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Cumberland County

## COUNTY *of* CUMBERLAND

### *Planning and Inspections Department*

#### AGENDA

SEPTEMBER 18, 2007

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. ABSTENTIONS BY BOARD MEMBERS
- IV. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- V. APPROVAL OF THE MINUTES OF SEPTEMBER 4, 2007
- VI. PUBLIC HEARING CONSENT ITEMS

#### REZONING CASES

- A. **P07-69:** REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE, NORTH CAROLINA CODE OF ORDINANCES, CHAPTER 156: ZONING CODE, AMENDING §§ 156.007, APPLICATION OF CHAPTER; 156.008, DEFINITIONS; 156.020, STATEMENT OF DISTRICT INTENT; PURPOSE AND ZONE CHARACTERISTICS; 156.035, DISTRICT USE REGULATIONS; REPEALING: OVERLAY DISTRICTS §§156.065, GENERALLY AND 156.066, SITE PLAN REQUIRED; CREATING: SUBCHAPTER "CONDITIONAL USE DISTRICTS AND PERMITS", §§ 156.064, COMPANION DISTRICT – CONDITIONAL USE DISTRICT; 156.067, MIXED USE DEVELOPMENT – CONDITIONAL USE DISTRICT; 156.068, PLANNED NEIGHBORHOOD DEVELOPMENT – CONDITIONAL USE DISTRICT; AND 156.069, DENSITY DEVELOPMENT – CONDITIONAL USE DISTRICT; REPEALING § 156.072, PLANNED NEIGHBORHOOD DEVELOPMENT (PND); AMENDING §§ 156.087 DISTRICT DIMENSIONAL PROVISIONS AND 156.149, FEES; REPEALING § 156.154, PLANNED NEIGHBORHOOD DEVELOPMENT; GENERAL DEVELOPMENT PLAN; CONTENT; AND UPDATING THE TABLE OF CONTENTS TO REFLECT CHANGES. (SPRING LAKE)
- B. **P07-70:** REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE CODE OF ORDINANCES, CHAPTER 155: SUBDIVISION REGULATIONS, AMENDING § 155.04, COMPLIANCE OF CHAPTER REQUIRED; § 155.06, DEFINITIONS, DELETING "TOWNHOUSE DEVELOPMENT" AND INSERTING "ZERO LOT LINE DEVELOPMENT"; AMENDING § 155.52, LOT STANDARDS, SUB-SECTIONS (B) AND (C); AMENDING § 155.54, VARIABLE LOT RESIDENTIAL DEVELOPMENTS,

DESIGN STANDARDS BY RE-NAMING AND CREATING “ZERO LOT LINE DEVELOPMENTS” PROVISIONS AND DELETING “VARIABLE LOT RESIDENTIAL DEVELOPMENTS, DESIGN STANDARDS” PROVISIONS; REPEALING § 155.56, TOWNHOUSE DEVELOPMENTS, REQUIREMENTS; AMENDING § 155.67, SPECIFIC IMPROVEMENTS, SUB-SECTION (H); AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

- C. **P07-71:** REZONING OF TWO PARCELS TOTALING 7.93 ACRES FROM R6 AND C1(P)/CU TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF ANDREWS ROAD, EAST SIDE OF MCARTHUR ROAD, OWNED BY CREEKWOOD CAR COMPANY, LLC. AND JACQUELINE C. ANDREWS.
- D. **P07-72:** REVISION AND AMENDMENT TO THE TOWN OF FALCON ZONING ORDINANCE, ARTICLE II. GENERAL ZONING DISTRICT CLASSIFICATIONS, SECTION 2.1. STATEMENT OF INTENT, PURPOSE AND ZONE CHARACTERISTIC, BY CREATING SUB-SECTION 2.17. CD CONSERVANCY DISTRICT; ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 3.1. TABULATION OF PERMITTED USES, BY CREATING TABLE 1-I PERMITTED AND SPECIFIED CONDITIONAL USES, CD CONSERVANCY DISTRICT; ARTICLE VII. LOT AND YARD REGULATION, SECTION 7.3. DISTRICT DIMENSIONAL PROVISIONS, BY CREATING SUB-SECTION 7.19.1 LOT AREA EXCEPTION IN CONSERVANCY DISTRICTS; ARTICLE VII. LOT AND YARD REGULATION, SECTION 7.3. DISTRICT DIMENSIONAL PROVISIONS, BY CREATING DIMENSIONAL STANDARDS FOR THE CD CONSERVANCY DISTRICT; ARTICLE X. DEFINITION OF TERMS, SECTION 10.2. DEFINITIONS OF SPECIFIC TERMS AND WORDS, BY INSERTING IN ALPHABETICAL ORDER, AMENDING, OR DELETING TERMS RELATED TO THIS AMENDMENT; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (FALCON)
- E. **P07-73:** REVISION AND AMENDMENT TO THE TOWN OF FALCON SUBDIVISION ORDINANCE, AMENDING SECTION 1.6. COMPLIANCE WITH ORDINANCE REQUIRED; SECTION 1.8. DEFINITIONS; SECTION 3.20. LOT STANDARDS; CREATING SECTION 3.23. ZERO LOT LINE DEVELOPMENTS; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (FALCON)
- F. **P07-74:** REZONING OF TWO PARCELS TOTALING 1.76 ACRES FROM C3 TO RR OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTHWEST SIDE OF CLINTON ROAD, EAST SIDE OF BLADEN CIRCLE, OWNED BY DELLA MOL AND AMANDA R. WATSON.
- G. **P07-75:** REZONING OF TWO PARCELS TOTALING 11.66 ACRES FROM RR AND C(P) TO C(P)/CONDITIONAL USE DISTRICT AND PERMIT TO ALLOW MINI-WAREHOUSING, RETAIL/OFFICE SPACE, SECOND FLOOR DWELLING UNIT AND CAR WASH OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE SOUTH QUADRANT OF ROCKFISH AND CAMDEN ROADS, SUBMITTED BY BRADLEY W. YOUNG, OWNED BY USA STORAGE CENTER LLC.
- H. **P07-77:** REZONING OF 1.42 ACRES FROM R6A TO C1(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 3680 CUMBERLAND ROAD, SUBMITTED BY WILLIAM D. DECARLO, OWNED BY GRANVILLE T. AND EVELYN M. JACKSON.

VII. CONSENT PLATS AND PLANS

- A. **CASE NO. 02-223:** CONSIDERATION OF MILTON L. & DEBORAH M. UNDERWOOD PROPERTY, GROUP DEVELOPMENT REVIEW, REQUEST FOR WAIVER FROM SECTION 4.3 G, "OTHER REQUIREMENTS," FIRE HYDRANTS, COUNTY SUBDIVISION ORDINANCE, LOCATION: NORTH OF SR 1730 UNDERWOOD ROAD, WEST OF SR 1728 (MIDDLE ROAD).
- B. **CASE NO. 07-137:** CONSIDERATION OF ROBERT WILLIAMS PROPERTY, C(P) SITE PLAN REVIEW, A WAIVER FROM SECTION 4.3.(2) & 4.3.G, WATER & SEWER & FIRE HYDRANTS, COUNTY SUBDIVISION ORDINANCE AND ALTERNATE YARD REQUIREMENTS FROM SECTION 1102.G, BUFFER. COUNTY ZONING ORDINANCE, LOCATION: EAST SIDE OF SR 1003 (CAMDEN ROAD), SOUTH OF SR 1344 (BLACK & DECKER ROAD).

VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASES

- A. **P07-22:** REZONING OF 2.2 ACRES FROM A1 TO R20 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 871 REMLEY COURT, OWNED BY BRIAN DAIGNEAULT.
- B. **P07-47:** REZONING OF TWO PORTIONS OF A 20.26 ACRE TRACT, CONSISTING OF 9.43 ACRES AND 4.20 ACRES FROM M2 TO R7.5 OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED SOUTH OF CHURCH STREET, EAST OF FREEDOM LANE, SUBMITTED BY JOSEPH H. GILLIS SR, OWNED BY GILLIS AND GILLIS INC.

IX. CONTESTED PLATS AND PLANS

- A. **CASE NO. 07-060:** CONSIDERATION OF THE ESTAES OF CAMDEN, ZERO LOT LINE SUBDIVISION REVIEW, A WAIVER FROM SECTION 3.20.2 "MUNICIPAL INFLUENCE AREA COMPLIANCE" (MIA: HOPE MILLS), COUNTY SUBDIVISION ORINANCE, LOCATION: SOUTH SIDE OF SR 1003 (CAMDEN ROAD), NORTH OF SR 1113 (WALDOS BEACH ROAD).

IX. DISCUSSION

X. FOR YOUR INFORMATION

- A. DIRECTOR'S UPDATE

XI. ADJOURNMENT