

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

Jami McLaughlin,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Vacant
Wade, Falcon & Godwin



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

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Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

AGENDA

October 16, 2018
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRALS /WITHDRAWALS

P18-35. REZONING OF 21.56+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON BOTH SIDES OF LAZY ACRES STREET, EAST OF SR 2341 (CLAUDE LEE ROAD); SUBMITTED BY JOHN LEE, FRED LEE, JR. AND JAMES LEE (OWNERS) & JAMES C. ROBINSON (AGENT). **APPLICANT REQUESTED DEFERRAL UNTIL 12/18/2018.**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF AUGUST 21, 2017
- VII. JOINT PLANNING BOARD 2018 / 2019 DEADLINE / MEETING SCHEDULE
- VIII. PUBLIC HEARING CONSENT ITEMS

TEXT AMENDMENT

- A. **P18-40.** REVISION AND AMENDMENT TO THE HOPE MILLS ZONING ORDINANCE AMENDING ARTICLE XIV SIGNS, SECTION 102A-1402. SIGN DEFINITIONS; SECTION 102A-1404. SIGNS PERMITTED IN ANY DISTRICT, SUB-SECTION H. TEMPORARY POLITICAL SIGNS & SUB-SECTION L. SANDWICH BOARD SIGNS; SECTION 102A-1405. GENERAL SITE AND SIGN SPECIFICATIONS, SUB-SECTION C. FREESTANDING SIGN LOCATION – ALL DISTRICTS (EXCLUDING BILLBOARDS), SUB-SECTION D. MAINTENANCE AND APPEARANCE & SUB-SECTION G. UNSAFE AND UNLAWFUL SIGNS; SECTION 102A-1406. SIGNS PERMITTED BY DISTRICT, SUB-SECTION A. RESIDENTIAL AND CONSERVANCY DISTRICTS & SUB-SECTION B. PROFESSIONAL, COMMERCIAL AND INDUSTRIAL DISTRICTS; SECTION 102A-1407. BILLBOARDS (OFF-PREMISES SIGNS), SUB-SECTION A. GENERAL PROVISIONS; AND SECTION 102A-1408. SIGNS PROHIBITED. (HOPE MILLS)

- B. **P18-41:** REVISIONS AND AMENDMENTS TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CHAPTER 42 BY REPLACING CONDITIONAL USE DISTRICT AND PERMIT WITH CONDITIONAL ZONING DISTRICT; AMENDING ARTICLE I. - IN GENERAL SEC. 42.8 DEFINITIONS. FOR *CONDITIONAL USE AND ZONING*; AMENDING ARTICLE II. - ZONING DISTRICTS SEC. 42.35 STATEMENT OF DISTRICT INTENT; PURPOSE AND ZONE CHARACTERISTICS. SUB-SECTIONS (11) – (14); AMENDING ARTICLE III. - PERMITTED, CONDITIONAL, AND SPECIAL USES SEC. 42-63.1 GENERAL. SUB-SECTION (A) AND (B), SEC. 42-63.2 USES BY RIGHT. SEC. 42-63.3 USE MATRIX. AND TABLE OF PERMITTED FOR THOSE LAND USES AND DISTRICTS AS RELATED TO BE ALLOWED WITHIN THE CONDITIONAL ZONING DISTRICT (CZ), SEC. 42.66 INDIVIDUAL USES. BY ADDING *DEVELOPMENT STANDARDS FOR INDIVIDUAL USES*; AMENDING ARTICLE VI. - CONDITIONAL USE DISTRICTS AND PERMITS SEC. 42-138, SEC. 42-139, SEC. 42-140 AND SEC. 42-141; AMENDING ARTICLE VIII. - LOT AND YARD REGULATIONS SEC. 42-192. – DISTRICT DIMENSIONAL PROVISIONS BY ADDING SUB-SECTIONS AND *SPECIAL DEVELOPMENTS*; AMENDING ARTICLE X. - OFF-STREET PARKING AND LOADING SEC. 42-260 SUB-SECTION (1); AMENDING ARTICLE XI. - SIGN REGULATIONS SEC. 42-293 SUB-SECTION (D); AMENDING ARTICLE XIII. - ADMINISTRATION AND ENFORCEMENT SEC. 42-362 SUB-SECTION (A), SEC. 42-367 SUB-SECTIONS (A) AND (C); CREATE NEW ARTICLE XIV. - LEGAL PROVISIONS AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

CONDITIONAL ZONING CASE

- C. **P18-33.** REZONING OF 1.14+/- ACRES FROM RR RURAL RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT, LOCATED AT 6569 ROCKFISH ROAD, SUBMITTED BY LAJOS GOCZAN (OWNER).

REZONING CASES

- D. **P18-34.** REZONING OF 1.28+/- ACRES FROM R6A RESIDENTIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 940 LILLINGTON HWY; SUBMITTED BY KELLY BUCHANAN ON BEHALF OF BUCHANAN ROOFING & GUTTERING, INC. (OWNER). (SPRING LAKE)
- E. **P18-38.** INITIAL ZONING OF 2.08+/- ACRES C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF NC 59 (NORTH MAIN STREET), WEST OF SR 1115 (GOLFVIEW ROAD); SUBMITTED BY JOSEPH P. RIDDLE III ON BEHALF OF CARROLL RIDDLE, LLC (OWNER). (HOPE MILLS)
- F. **P18-39.** INITIAL ZONING OF 4.93+/- ACRES C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5435 CORPORATION DRIVE, SUBMITTED BY JERRY & JACQUELYN HALL (OWNERS). (HOPE MILLS)

IX. PUBLIC HEARING CONTESTED ITEMS

CONDITIONAL ZONING CASE

- G. **P18-36.** REZONING OF 2.68+/- ACRES FROM R6 RESIDENTIAL, O&I(P) OFFICE & INSTITUTIONAL, AND C1(P) PLANNED LOCAL BUSINESS DISTRICT TO C1(P) PLANNED LOCAL BUSINESS DISTRICT/CZ CONDITIONAL ZONING FOR CONVENIENCE RETAIL WITH GASOLINE

SALES & OTHER SPECIFIC REQUESTED ALLOWED USES OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF SR 1112 (ROCKFISH ROAD) & BULLARD STREET, SOUTH OF NC 59 (NORTH MAIN STREET); SUBMITTED BY BARRY & MARY CLEMENTE, CARL EDWIN WEST, PAUL & PATSI D'ALPE, SOTERIA FRANGOS AND ANDY PRIOLO ON BEHALF OF CIRCLE K (OWNERS). (HOPE MILLS)

X. PUBLIC HEARING ITEM

H. EASTOVER AREA LAND USE PLAN

XI. DISCUSSION

XII. ADJOURNMENT