



Cumberland County Joint Planning Board

AGENDA

January 21, 2021

6:00 P.M.

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

P21-02. REZONING OF 1.53+/- ACRES FROM R40A RESIDENTIAL TO R30 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE WESTERN SIDE OF THE INTERSECTION OF SR 2252 (CHICKEN FOOT ROAD) & MCCALL ROAD, SUBMITTED BY H & S INVESTMENTS OF NC, LLC (OWNERS) AND TIM EVANS (AGENT). **ON HOLD INDEFINATELY APPLICANT REQUESTED**

P21-05: REZONING OF 72.80+/- ACRES FROM R6A RESIDENTIAL, RR RURAL RESIDENTIAL, R10 RESIDENTIAL AND M(P) PLANNED INDUSTRIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF ODELL ROAD AND WEST OF NC 87 (N BRAGG BLVD), SUBMITTED BY VICTORIA MCLEOD (POWER OF ATTORNEY) ON BEHALF OF ELMA S. SMITH (OWNER) AND MICHAEL BLAKLEY ON BEHALF OF DRAFTING AND DESIGN SERVICES, INC. (AGENT). (COUNTY & SPRING LAKE) **DEFERRED TO FEBRUARY 16, 2021**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES OF DECEMBER 15, 2020
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P20-63.** REZONING OF 1.00+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO R30 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTHWEST SIDE OF SR 2212 (DOC BENNETT ROAD), NORTH OF INTERSTATE 95, SUBMITTED BY GERALD D. AND JAMES S. PONE (OWNERS).
- B. **P21-04.** REZONING OF 1.50+/- ACRES FROM C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR TRADES CONTRACTOR ACTIVITIES TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTHWEST SIDE OF SR 1243 (US HWY 301 SOUTH), NORTH OF SR 1126 (BROOKLYN CIRCLE), SUBMITTED BY AUGUSTIN ALVAREZ ON BEHALF OF AJD, LLC (OWNER) AND GEORGE M. ROSE (AGENT).
- C. **P21-06.** REZONING OF 0.47+/- ACRES FROM O&I(P) PLANNED OFFICE AND INSTITUTIONAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3533 NORTH MAIN STREET, SUBMITTED BY RONNIE GODBOLT ON BEHALF OF WORD OF TRUTH MINISTRY (OWNER) AND DEBRA E. JOAS (AGENT). (HOPE MILLS)



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- D. **P21-07.** REZONING OF 4.26+/- ACRES FROM C(P) PLANNED COMMERCIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SR 1842 (SHELTON BEARD ROAD) AND SR 1006 (MAXWELL ROAD), SUBMITTED BY NICHOLAS S. HARRELL (OWNER) & JAMES C. LONG JR. (AGENT).

CONDITIONAL ZONING CASE

- E. **P20-51.** REZONING OF 0.64+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF NC 59 (S MAIN STREET) AND SR 3352 (BETSY ROSS DRIVE), SUBMITTED BY FREDRICK L. WALLACE (OWNER). **(APPLICANT HAS REVISED REQUEST TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR MOTOR VEHICLE SALES**
- F. **P21-01.** REZONING OF 30.10+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL/CZ CONDITIONAL ZONING FOR A 26 LOT ZERO LOT LINE SUBDIVISION OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2647 & 2673 WADE STEDMAN ROAD, SUBMITTED BY JAMES S. & BEVERLY L. FISHER (OWNERS) & BEN STOUT (AGENT).

VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- G. **P20-47.** REZONING OF 22.28+/- ACRES FROM A1 AGRICULTURAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTHEAST AND SOUTHEAST QUADRANTS OF THE INTERSECTION OF SR 2028 (AVA ROAD) & SR 2027 (BEAVER DAM ROAD), SUBMITTED BY CARIN A. BUNCE (OWNER).
- H. **P21-03.** REZONING OF 2.06+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6524 CEDAR OAKS CIRCLE, SUBMITTED BY VICKI LISZEWSKI (OWNER) & CLAYTON HOMES (AGENT).

IX. REPORT FROM THE NOMINATIONS COMMITTEE

X. DISCUSSION

- ZONING AND SCHOOL ZONING
- DIRECTOR'S UPDATE
 - HISTORIC GRANT

XI. ADJOURNMENT