

Walter Clark,  
Chair  
Cumberland County

Patricia Hall,  
Vice-Chair  
Town of Hope Mills

Garland C. Hostetter,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman  
Charles C. Morris,  
Town of Linden



**CUMBERLAND**  
★ **COUNTY** ★  
NORTH CAROLINA

*Planning & Inspections Department*

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Vikki Andrews,  
Diane Wheatley,  
Carl Manning,  
Cumberland County

Benny Pearce,  
Town of Eastover

Donovan McLaurin,  
Wade, Falcon & Godwin

**MINUTES**

May 20, 2014

**Members Present**

Mr. Walter Clark, Chair  
Ms. Patricia Hall, Vice-Chair  
Mr. Charles Morris  
Mr. Benny Pearce  
Mrs. Diane Wheatley  
Mr. Carl Manning  
Mr. Donovan McLaurin  
Dr. Vikki Andrews  
Mr. Harvey Cain, Jr.

**Members Absent**

Mr. Garland Hostetter

**Others Present**

Mr. Thomas Lloyd  
Ms. Patricia Speicher  
Ms. Donna McFayden  
Mrs. Laverne Howard

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Morris delivered the invocation and led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA.

There were none

**Ms. Hall made a motion to accept the agenda as submitted, seconded by Dr. Andrews. Unanimous approval.**

III. PUBLIC HEARING DEFERRAL /WITHDRAWAL

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF APRIL 15, 2014

Mr. Pearce asked that the minutes be changed on page five to show that speaker Elizabeth Cooper spoke in opposition.

**Mr. Pearce made a motion to accept the minutes with changes, seconded by Mr. Morris. Unanimous approval.**

VI. PUBLIC HEARING CONSENT ITEMS

REZONING CASE

A. **P14-22.** REZONING OF 8.32+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 3529 THROWER ROAD; SUBMITTED BY VANCE UPTON TYSON, JR. ON BEHALF OF VANCE UPTON TYSON HEIRS (OWNER) AND TIMOTHY EVANS.

**CONSISTENCY WITH LAND USE PLAN STATEMENT**

The district requested is consistent with the 2030 Growth Vision Plan, which calls for “rural” at this location, as well as meeting the location criteria for “rural density residential” development as listed in the Land Use Policies Plan.

**REASONABLENESS & IN THE PUBLIC INTEREST**

The location and character of the district is reasonable and in the public interest by allowing for lot sizes and uses comparable to those in the surrounding area.

The Planning and Inspections Staff recommends approval of the R40 Residential district because of the foregoing and based on the following:

- If approved, the rezoning would be consistent with recent rezonings in the general area.

There are no other districts considered suitable for this request.

**Mr. Morris made motions to recommend the approval and adoption of the consistency and reasonableness statements; and to approve R40 Residential district, seconded by Ms. Hall. The motions passed with a unanimous vote.**

- B. **P14-23.** REZONING OF 4.63+/- ACRES FROM R40 RESIDENTIAL TO R30 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF US 401 (RAMSEY STREET), EAST OF SR 1609 (W REEVES BRIDGE ROAD); SUBMITTED BY ARNELL VANESSA BOBBITT (OWNER).

**CONSISTENCY WITH LAND USE PLAN STATEMENT**

The district requested is consistent with the 2030 Growth Vision Plan, which calls for “rural” at this location, as well as meeting the location criteria for “suburban density residential” development as listed in the Land Use Policies Plan; the request is also consistent with the North Central Land Use Plan which calls for suburban density at this location.

**REASONABLENESS & IN THE PUBLIC INTEREST**

The location and character of the district is reasonable and in the public interest by allowing for lot sizes and uses comparable to those existing in the surrounding area.

The Planning and Inspections Staff recommends approval of the R30 Residential district because of the foregoing and based on the following:

1. If approved, the rezoning would be consistent with recent rezonings in the general area.
2. Public water is available to the subject property.
3. Soils in this area are suitable for private septic systems.

There are no other districts considered suitable for this request.

**Mr. Morris made motions to recommend the approval and adoption of the consistency and reasonableness statements; and to approve R30 Residential district, seconded by Ms. Hall. The motions passed with a unanimous vote.**

- C. **P14-25.** REZONING OF 1.00+/- ACRE FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF NC HWY 24 (CLINTON ROAD), WEST OF SR 1853 (JOHN NUNNERY ROAD), SUBMITTED BY JERRY G. AND TAMMY B. TAYLOR (OWNERS) AND ROBERT M. BENNETT, RLS.

### **CONSISTENCY WITH LAND USE PLAN STATEMENT**

Although the request is not entirely consistent with the 2030 Growth Vision Plan, which calls for “rural” at this location and under the Land Use Policies’ location criteria where public water and sewer are required, sewer is not available; approval of the request would be consistent with the 2030 Plan objectives by promoting sufficiently zoned commercial areas to accommodate the needs of County residents and locating commercial development with the least impact on residential and other non-compatible uses.

### **REASONABLENESS & IN THE PUBLIC INTEREST**

The location and character of the district is reasonable and in the public interest by allowing for lot sizes and uses comparable to those existing in the general area.

The Planning and Inspections Staff recommends approval of the C(P) Planned Commercial district because of the foregoing and based on the following:

1. If approved, the rezoning would be consistent with recent rezonings in the general area.
2. The district requested is reasonable as this area will likely transition to more non-residential uses with the imminent improvements of NC Hwy 24.

The C1(P) and C2(P) districts could also be considered suitable for this request.

**Mr. Morris made motions to recommend the approval and adoption of the consistency and reasonableness statements; and to approve C(P) Planned Commercial district, seconded by Ms. Hall. The motions passed with a unanimous vote.**

## VII. NOMINATIONS COMMITTEE REPORT

Mr. McLaurin, Moderator of the Nominations Committee, said that the committee was making a recommendation for Ms. Hall to serve as Chairman of the Planning Board and Mr. Morris to serve as Vice-Chair for this year.

**Mr. Manning made a motion to approve the recommendation, seconded by Dr. Andrews. The motion passed with a unanimous vote.**

## VIII. DISCUSSION

There was none.

## IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:08 p.m.