

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

TENTATIVE AGENDA

February 18, 2014
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL/WITHDRAWAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF JANUARY 21, 2014
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASE

- A. **P14-04.** REZONING OF 2.50+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3814 LINDEN ROAD, SUBMITTED BY RUDOLPH JACOB AND ARNICE F. ROPER (OWNERS). (COUNTY 03/17/2014*)
- B. **P14-05.** REZONING OF .36+/- ACRE FROM R6 RESIDENTIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3112 DYKE STREET, SUBMITTED BY DAVID GAUSE (OWNER). (COUNTY 03/17/2014*)
- C. **P14-06.** REZONING OF .67+/- ACRE FROM C1(P) PLANNED LOCAL BUSINESS AND R6A RESIDENTIAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2986 CUMBERLAND ROAD; SUBMITTED BY NEILL E. CLARK, BILLIE H. CLARK AND DAVID E. CLARK ON BEHALF OF SKIBO PROPERTIES, LLC. (OWNER). (COUNTY 03/17/2014*)
- D. **P14-07.** REZONING OF 1.00+/- ACRE FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF SR 2245 (THROWER ROAD), EAST OF SR 2372 (NORTH FORK LANE); SUBMITTED BY ROBERT L. MCNAIR (OWNER) AND TIMOTHY B. EVANS. (COUNTY 03/17/2014*)

- E. **P14-08.** REZONING OF 3.00+/- ACRES FROM C(P) PLANNED COMMERCIAL AND R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3840 AND 3850 LEGION ROAD, SUBMITTED BY JAMES C. AND CATHERINE MELVIN (OWNERS) AND DAVID EVANS. (COUNTY 03/17/2014*)

VIII. PUBLIC HEARING CONTESTED ITEMS

IX. DISCUSSION

DIRECTOR'S UPDATE

- CITY/COUNTY PLANNING MERGER

X. ADJOURNMENT

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

Garland C. Hostetter,
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Harvey Cain, Jr.,
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February 10, 2014

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Carl Manning,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the February 18, 2014 Board Meeting

P14-04. REZONING OF 2.50+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3814 LINDEN ROAD, SUBMITTED BY RUDOLPH JACOB AND ARNICE F. ROPER (OWNERS).

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 exceeding the location criteria for “rural density residential” development as listed in the Land Use Policies Plan since Linden water is available to serve the subject property; the request is also consistent with the North Central Land Use Plan which calls for “farmland” at this location.

REASONABLENESS & IN THE PUBLIC INTEREST

The location and character of the district requested is reasonable and in the public interest, because it will be in harmony with the surrounding area.

The Planning and Inspections Staff recommends approval of the R40A Residential district because of the foregoing and based on the following:

- The request is comparable with recent rezoning and development in the general area.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-04
SITE PROFILE

P14-04. REZONING OF 2.50+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3814 LINDEN ROAD, SUBMITTED BY RUDOLPH JACOB AND ARNICE F. ROPER (OWNERS).

Site Information:

Frontage & Location: 117.30'+/- on SR 217 (Linden Road)

Depth: 927.81'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 1 manufactured dwelling & 1 accessory structure

Initial Zoning: A1 – December 17, 2001 (Area 15)

Nonconformities: Existing residential structure does not appear to meet front or side yard setbacks; however, if approved nonconformity will decrease

Zoning Violation(s): None

Surrounding Zoning: North: C(P), R15 & A1; South & East: A1; West: R40 & A1

Surrounding Land Use: Residential (including manufactured dwellings), farmland & woodlands

2030 Growth Strategy Map: Rural

North Central Land Use Plan: Farmland

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Linden/Septic

Soil Limitations: Yes, hydric – LE Lenoir

School Capacity/Enrolled: Raleigh Road Elementary (K-1): 220/218; Long Hill Elementary: 460/491; Pine Forest Middle School: 820/760; Pine Forest High: 1,750/1,642

Subdivision/Site Plan: If approved, new development may require review and approval

Average Daily Traffic Count (2010): 1,400 on SR 217 (Linden Road)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

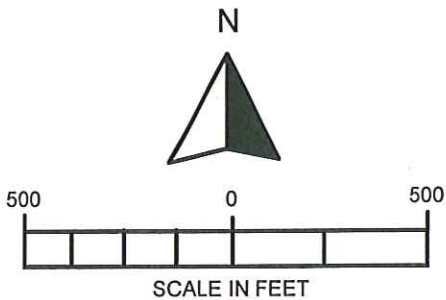
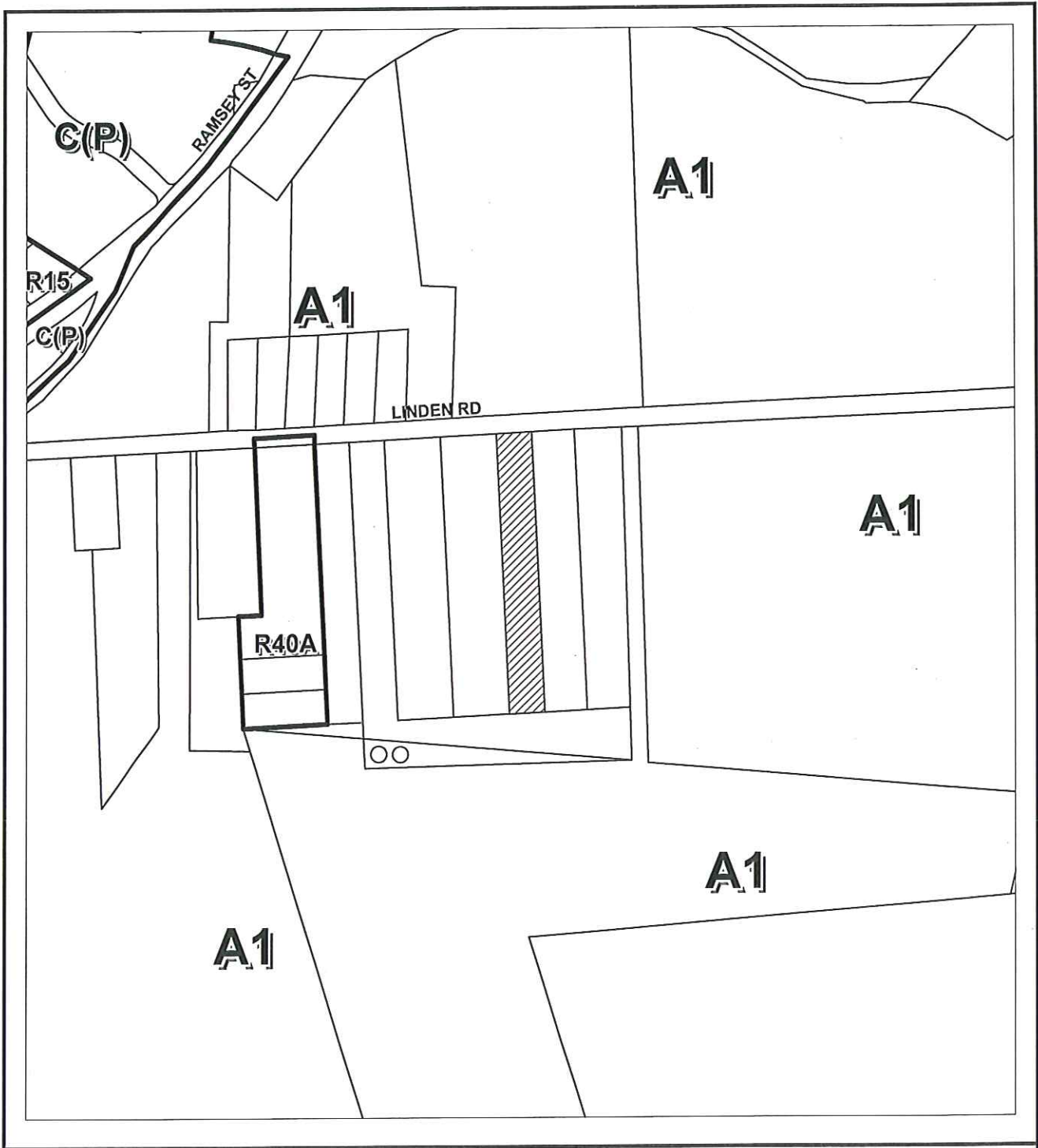
1. Density:
A1 & A1A – 1 lot/unit
R40 & R40A – 2 lots/units

2. Minimum Yard Setback Regulations:

<u>A1 & A1A</u>	<u>R40 & R40A</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.



REQUESTED REZONING A1 TO R40A

ACREAGE: 2.50 AC.+/-

HEARING NO: P14-04

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

Walter Clark,
Chair
Cumberland County

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Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

February 10, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the February 18, 2014 Board Meeting

P14-05. REZONING OF .36+/- ACRE FROM R6 RESIDENTIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3112 DYKE STREET, SUBMITTED BY DAVID GAUSE (OWNER).

CONSISTENCY WITH LAND USE PLAN STATEMENT

The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban” at this location, as well as meeting the location criteria for “high density residential” development as listed in the Land Use Policies Plan; the request is also consistent with the recently adopted Southwest Cumberland Land Use Plan which calls for “mixed use development” at this location.

REASONABLENESS & IN THE PUBLIC INTEREST

The location and character of the district is reasonable and in the public interest, because it will be in harmony with the surrounding area.

The Planning and Inspections Staff recommends approval of the R6A Residential district because of the foregoing and based on the following:

- Public utilities are available to the subject property.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-05
SITE PROFILE

P14-05. REZONING OF .36+/- ACRE FROM R6 RESIDENTIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3112 DYKE STREET, SUBMITTED BY DAVID GAUSE (OWNER).

Site Information:

Frontage & Location: 73.53'+/- on SR 1285 (Dyke Street)

Depth: 203.37'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Vacant land

Initial Zoning: R6 – November 17, 1975 (Area 4)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: R6/CU (upholstery), R6/CU (hairdressing), HI (Fay), M1(P), LI (Fay), C3, C(P), C1(P), CC (Fay), O&I(P), O&I (Fay), R6, SF-6 (Fay) & R6A; South: M(P), HI (Fay), M2, C3, LC (Fay), C1(P), CC (Fay), R10, R6, SF-6 (Fay), R6A & R5A; East: C3, CC (Fay), R6 & R6A; West: M1(P), C3, R6 & R6A

Surrounding Land Use: Residential (including manufactured dwellings), motor vehicle parts & accessories sales (2), convenience retail w/ gasoline sales, upholstering, bingo, lodge, manufactured home park & trade contractor

2030 Growth Strategy Map: Urban

Southwest Cumberland Land Use Plan: Mixed use development

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: None

School Capacity/Enrolled: Cumberland Road Elementary: 457/449; Ireland Drive Middle (6): 340/364; Douglas Byrd Middle (7-8): 702/743; Douglas Byrd High: 1,280/1,225

Subdivision/Site Plan: If approved, new development may require review and approval

Municipal Influence Area: City of Fayetteville

Average Daily Traffic Count (2010): 2,200 on SR 1285 (Dyke Street)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

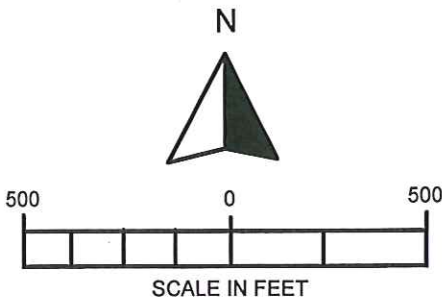
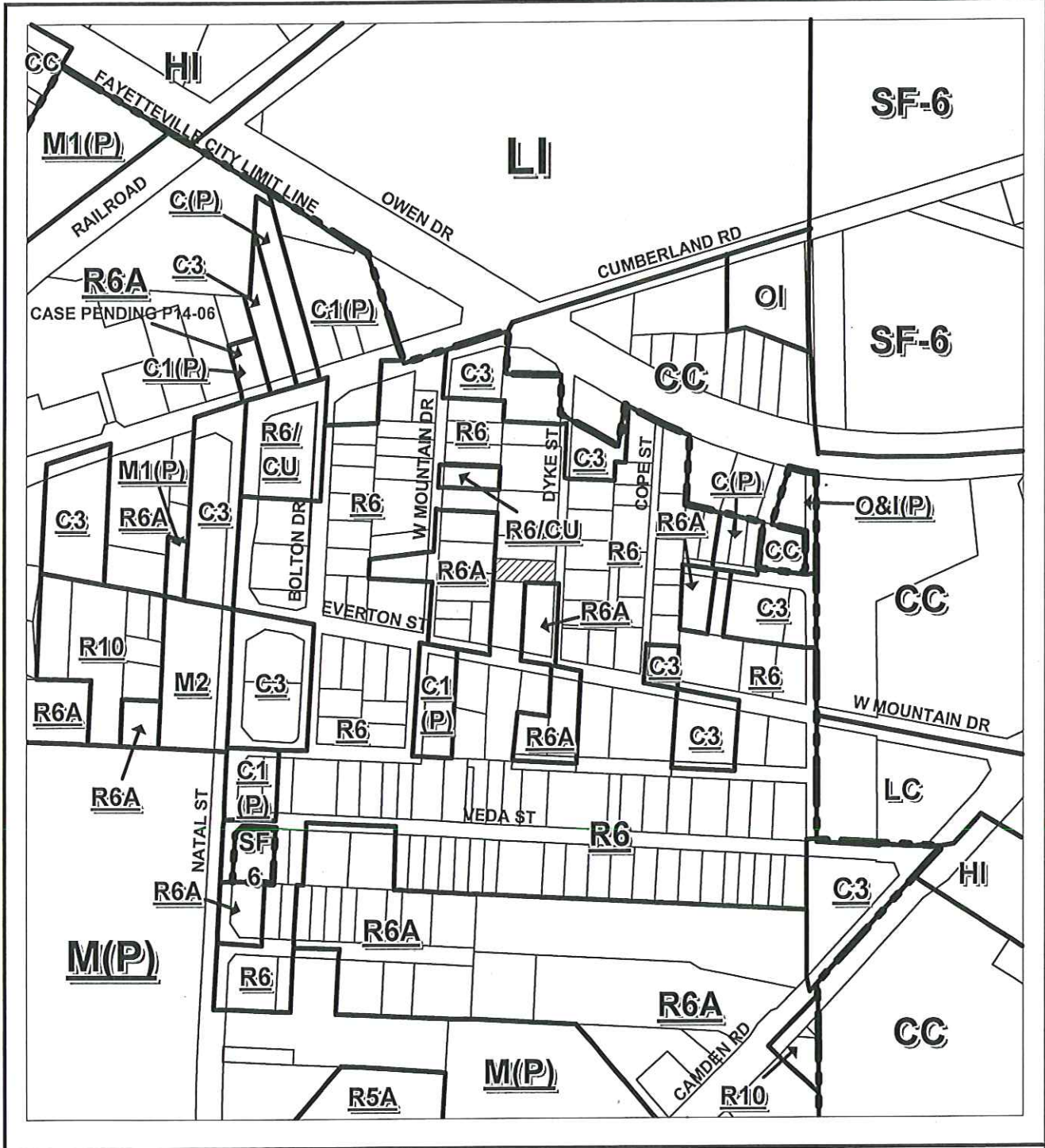
1. Density:
R6 & R6A – 2 lots/units

2. Minimum Yard Setback Regulations:

	<u>R6</u>	<u>R6A</u>
Front yard:	25'	25'
Side yard:	10'	10'
Rear yard:	30'	15'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.



REQUESTED REZONING R6 TO R6A

ACREAGE: 0.36 AC. +/-		HEARING NO: P14-05	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

Garland C. Hostetter,
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Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

February 10, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the February 18, 2014 Board Meeting

P14-06. REZONING OF .67+/- ACRE FROM C1(P) PLANNED LOCAL BUSINESS AND R6A RESIDENTIAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2986 CUMBERLAND ROAD; SUBMITTED BY NEILL E. CLARK, BILLIE H. CLARK AND DAVID E. CLARK ON BEHALF OF SKIBO PROPERTIES, LLC. (OWNER).

CONSISTENCY WITH LAND USE PLAN STATEMENT

The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban” at this location, as well as meeting the location criteria for “light commercial” development as listed in the Land Use Policies Plan; the request is also consistent with the recently adopted Southwest Cumberland Land Use Plan which calls for “mixed use development” in this area.

REASONABLENESS & IN THE PUBLIC INTEREST

Consideration of the C1(P) Planned Local Business district for the subject property is reasonable because the request is comparable to development and rezonings within the general area.

The Planning and Inspections Staff recommends approval of the C1(P) Planned Local Business district because of the foregoing and based on the following:

- The request is a logical extension of the C1(P) Planned Local Business district.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-06
SITE PROFILE

P14-06. REZONING OF .67+/- ACRE FROM C1(P) PLANNED LOCAL BUSINESS AND R6A RESIDENTIAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2986 CUMBERLAND ROAD; SUBMITTED BY NEILL E. CLARK, BILLIE H. CLARK AND DAVID E. CLARK ON BEHALF OF SKIBO PROPERTIES, LLC. (OWNER).

Site Information:

Frontage & Location: 94.00'+/- on SR 1141 (Cumberland Road)

Depth: 329.56'+/-

Jurisdiction: Cumberland County

Adjacent Property: Yes, east of subject property

Current Use: Salon

Initial Zoning: R6A – August 1, 1975 (Area 3); portion rezoned to C1(P) January 21, 1984

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: HI (Fay), M1(P), LI (Fay), LC (Fay), CC (Fay), SF-10 (Fay), SF-6 (Fay) & R6A; South: R6/CU (hairdressing), R6/CU (upholstery), M(P), M2, M1(P), C3, C1(P), R10, R6, SF-6 (Fay) & R6A; East: LI (Fay), C3, C(P), C1(P) & CC (Fay); West: R6A

Surrounding Land Use: Residential (including manufactured dwellings), substation, manufactured home park, retailing, strip mall, vacant industrial structure, second hand sales, office, bingo & school

2030 Growth Strategy Map: Urban

Southwest Cumberland Land Use Plan: Mixed use development

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/Septic

Soil Limitations: None

School Capacity/Enrolled: Cumberland Road Elementary: 457/449; Ireland Drive Middle (6): 340/364; Douglas Byrd Middle (7-8): 702/743; Douglas Byrd High: 1,280/1,225

Subdivision/Site Plan: If approved, new development may require review and approval

Municipal Influence Area: City of Fayetteville

Average Daily Traffic Count (2010): 25,000 on SR 1141 (Cumberland Road)

Highway Plan: Cumberland Road is identified in the Highway Plan as a Major Thoroughfare. This is a multi-lane facility with an adequate right-of-way of 90 feet. Road improvements have been completed

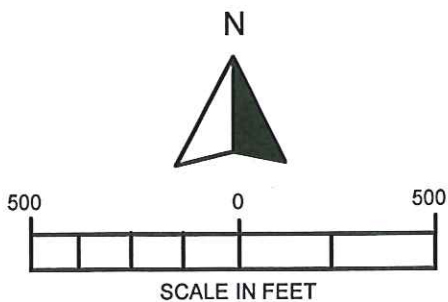
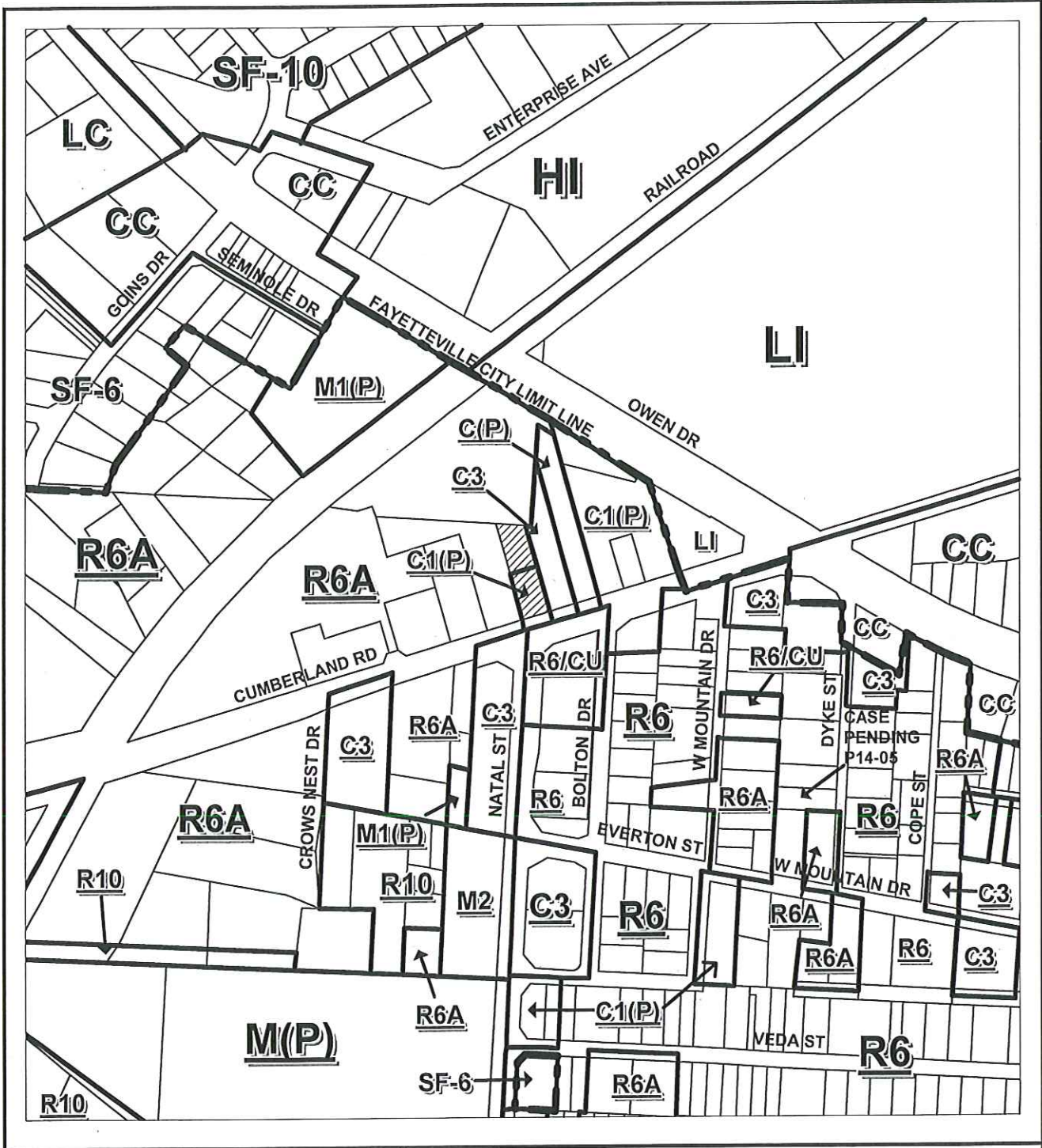
Note:

Minimum Yard Setback Regulations:

	<u>C1(P)</u>	<u>R6A</u>
Front yard:	45'	25'
Side yard:	15'	10'
Rear yard:	20'	15'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.



PIN: 0426-41-3870

REQUESTED REZONING R6A & C1(P) TO C1(P)

ACREAGE: 0.67 AC.+/-	HEARING NO: P14-06	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

Garland C. Hostetter,
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NORTH CAROLINA

Planning & Inspections Department

February 10, 2014

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Lori Epler,
Sara E. Piland,
Vikki Andrews,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the February 18, 2014 Board Meeting

P14-07. REZONING OF 1.00+/- ACRE FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF SR 2245 (THROWER ROAD), EAST OF SR 2372 (NORTH FORK LANE); SUBMITTED BY ROBERT L. MCNAIR (OWNER) AND TIMOTHY B. 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, because it will be in harmony with 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 make the lot conforming to the R40 zoning classification.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-07
SITE PROFILE

P14-07. REZONING OF 1.00+/- ACRE FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF SR 2245 (THROWER ROAD), EAST OF SR 2372 (NORTH FORK LANE); SUBMITTED BY ROBERT L. MCNAIR (OWNER) AND TIMOTHY B. EVANS.

Site Information:

Frontage & Location: 110.17'+/- on SR 2245 (Thrower Road)

Depth: 379.73'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Woodlands

Initial Zoning: A1 – June 25, 1980 (Area 13)

Nonconformities: Lot created after zoning and does not meet A1 standards, approval of the R40 district would bring the parcel into compliance

Zoning Violation(s): None

Surrounding Zoning: North: R40, RR, A1A & A1; South & East: A1; West: R40 & A1

Surrounding Land Use: Residential (including manufactured dwellings), farmland & woodlands

2030 Growth Strategy Map: Rural

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

Soil Limitations: None

School Capacity/Enrolled: Alderman Road Elementary: 750/644; Gray's Creek Middle: 1,100/1,067; Gray's Creek High: 1,270/1,271

Subdivision/Site Plan: If approved, new development may require review and approval

Average Daily Traffic Count (2010): 290 on SR 2245 (Thrower Road)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

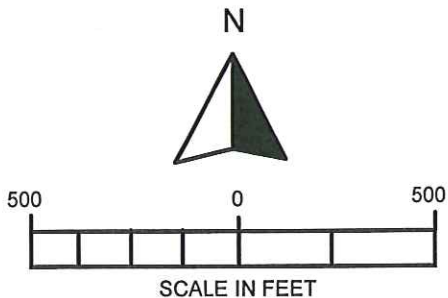
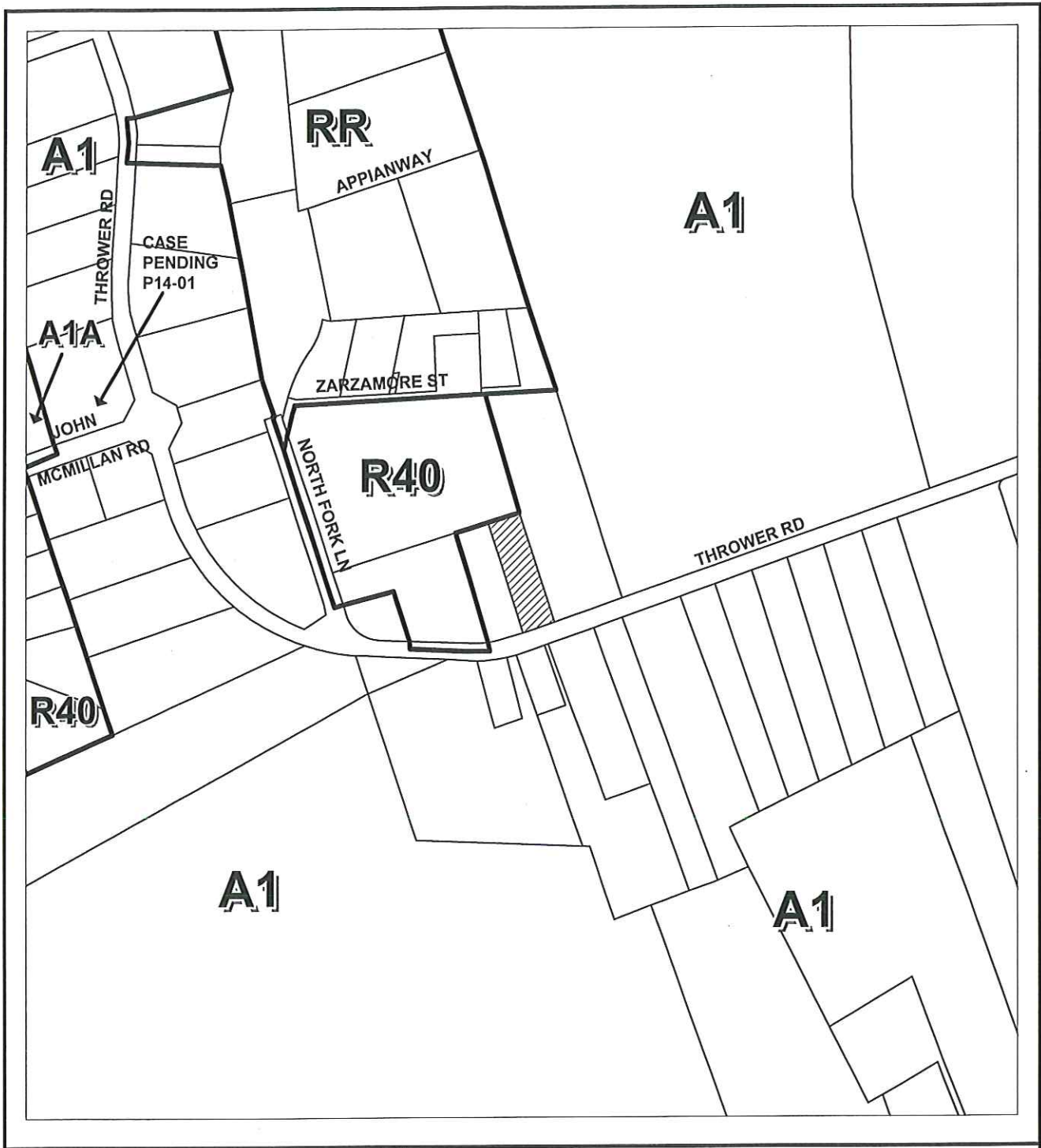
1. Density:
A1 – 0 lots/units
R40 – 1 lot/unit

2. Minimum Yard Setback Regulations:

<u>A1</u>	<u>R40</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.



REQUESTED REZONING A1 TO R40

ACREAGE: 1.00 AC.+/-

HEARING NO: P14-07

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

Walter Clark,
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February 10, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the February 18, 2014 Board Meeting

P14-08. REZONING OF 3.00+/- ACRES FROM C(P) PLANNED COMMERCIAL AND R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3840 AND 3850 LEGION ROAD, SUBMITTED BY JAMES C. AND CATHERINE MELVIN (OWNERS) AND DAVID EVANS.

CONSISTENCY WITH LAND USE PLAN STATEMENT

The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban” at this location, as well as meeting the location criteria for “heavy commercial” development as listed in the Land Use Policies Plan; the request is also consistent with the recently adopted Southwest Cumberland Land Use Plan which calls for “heavy commercial” at this location.

REASONABLENESS & IN THE PUBLIC INTEREST

Consideration of the C(P) Planned Commercial district for the subject property is reasonable and in the public interest because the request is comparable to development and rezonings within the general area. The request is also reasonable because SR 1132 (Legion Road) is a major thoroughfare that is planned as a multi-lane facility with a right-of-way of 100 feet and public utilities are available to this site.

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

- The request is logical as the majority of the subject property is already zoned C(P) Planned Commercial.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-08
SITE PROFILE

P14-08. REZONING OF 3.00+/- ACRES FROM C(P) PLANNED COMMERCIAL AND R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3840 AND 3850 LEGION ROAD, SUBMITTED BY JAMES C. AND CATHERINE MELVIN (OWNERS) AND DAVID EVANS.

Site Information:

Frontage & Location: 199.86'+/- on SR 1132 (Legion Road)

Depth: 652.86'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 2 residential structures & 1 accessory structure

Initial Zoning: R10 – November 17, 1975 (Area 4); rezoned to R6A on December 15, 1977; portion rezoned to C(P) on June 16, 2003

Nonconformities: Yes, if approved residential structure & use will become nonconforming

Zoning Violation(s): None

Surrounding Zoning: North: C(P)/CU (bottled gas distribution), C(P), O&I(P) & R10; South: C3/CU (open storage), CP/CUD (motor vehicle repair & towing w/ other uses), R6A/CU (R/V in a manufactured home park), M(P) (Hope Mills), C3, C2(P), C1(P), R10 & R6A ; East: R10 & R6A; West: R6A

Surrounding Land Use: Residential (including manufactured dwellings & multi-family), religious worship (2), restaurant, salon, lodge, manufactured home parks (2), trade contractor, farm machinery sales, motor vehicle repair, retailing & woodlands

2030 Land Use Plan: Urban

Southwest Cumberland Land Use Plan: Heavy commercial

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/Septic

Soil Limitations: Yes, hydric – TR Torhunta and Lynn Haven soils

School Capacity/Enrolled: E. V. Baldwin Elementary: 790/745; South View Middle: 900/783; South View High: 1,800/1,784

Subdivision/Site Plan: If approved, new development will require review and approval

Municipal Influence Area: Town of Hope Mills

Average Daily Traffic Count (2010): 12,000 on SR 1132 (Legion Road)

Highway Plan: Legion Road is identified in the Highway Plan as a Major Thoroughfare. This proposal calls for a multi-lane facility (U-2809) with a right-of-way of 100 feet. Road improvements have are included in the 2012-2018 MTIP

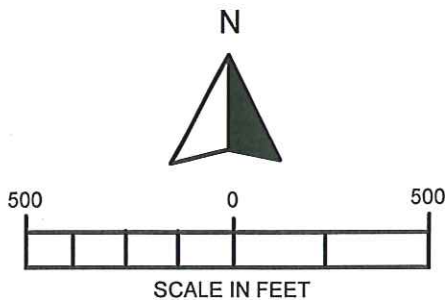
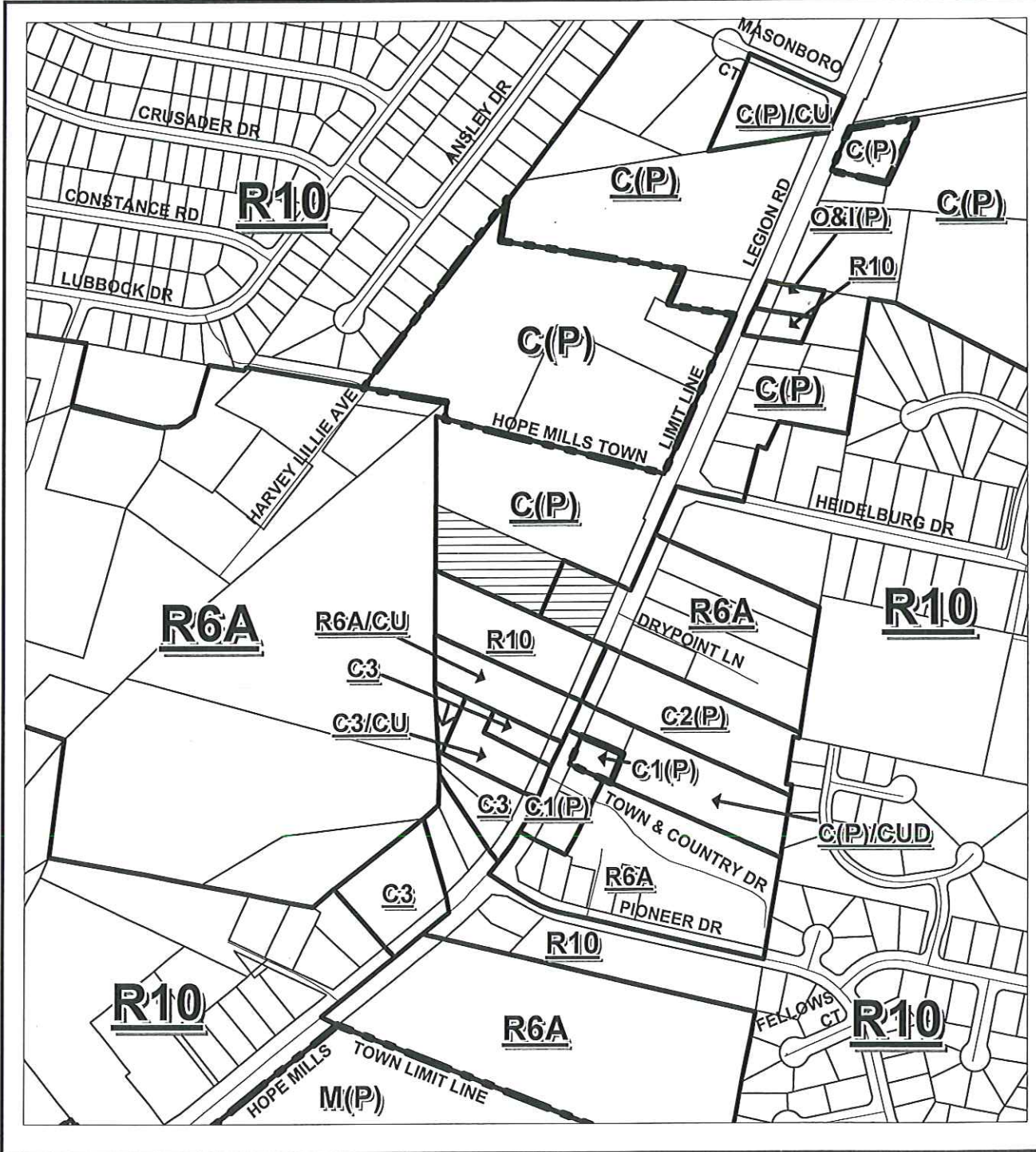
Note:

Minimum Yard Setback Regulations:

<u>R6A</u>	<u>C(P)</u>
Front yard: 25'	Front yard: 50'
Side yard: 10'	Side yard: 30'
Rear yard: 15'	Rear yard: 30'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.



REQUESTED REZONING C(P) & R6A TO C(P)

ACREAGE: 3.00 AC.+/-		HEARING NO: P14-08	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			