

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



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

CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

TENTATIVE AGENDA

June 17, 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 MAY 20, 2014
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P14-26.** REZONING OF 1.92+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1105 JOHN MCMILLAN ROAD, SUBMITTED BY BRIAN S. AND LISA M. ALGER (OWNERS).
- B. **P14-27.** INITIAL ZONING OF .58+/- ACRE TO R10 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 534 THELMA SEARLES ROAD, OWNED BY TERRY GREEN. (SPRING LAKE)

VIII. PUBLIC HEARING CONTESTED ITEMS

IX. DISCUSSION

DIRECTOR'S UPDATE

X. ADJOURNMENT

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June 10, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the June 17, 2014 Board Meeting

P14-26. REZONING OF 1.92+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1105 JOHN MCMILLAN ROAD, SUBMITTED BY BRIAN S. AND LISA M. ALGER (OWNERS).

CONSISTENCY WITH LAND USE PLAN STATEMENT

The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban fringe” 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.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-26
SITE PROFILE

P14-26. REZONING OF 1.92+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1105 JOHN MCMILLAN ROAD, SUBMITTED BY BRIAN S. AND LISA M. ALGER (OWNERS).

Site Information:

Frontage & Location: 121.57'+/- on SR 2244 (John Mcmillan Road)

Depth: 648.25'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 1 residential structure

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

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: R40/CU (80 lot subdivision), RR/DD/CUD (234 lot subdivision), R40A, RR & A1; South: CD & A1; East: A1; West: R40, CD & A1

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

2030 Growth Strategy Map: Urban fringe

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

Soil Limitations: None

School Capacity/Enrolled: Gray's Creek Elementary: 495/440; 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): 770 on SR 2244 (John Mcmillan Road)

Highway Plan: John Mcmillan is identified in the Highway Plan as a Local Road. There are no road improvements/construction specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

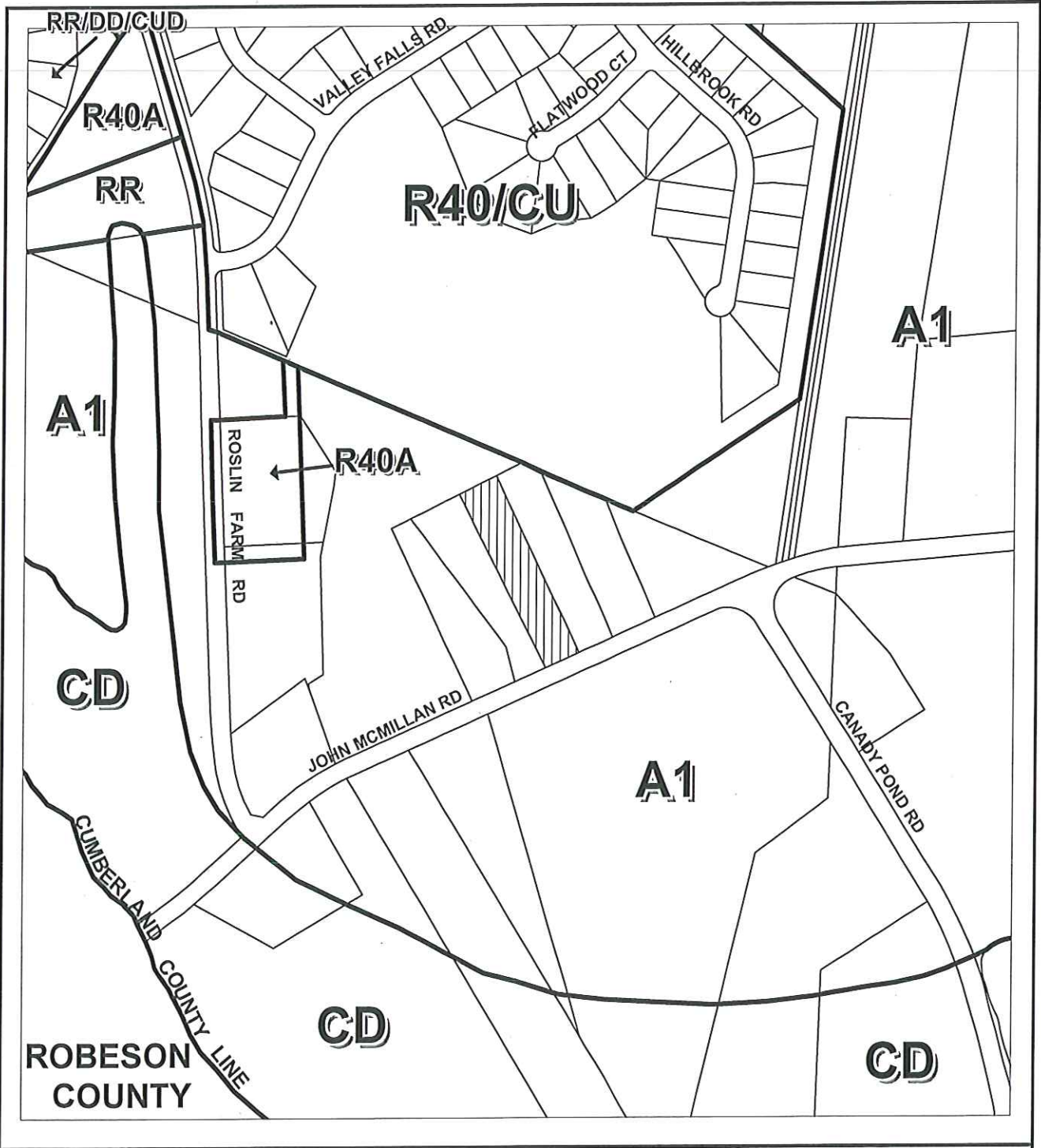
1. Density:
A1 – 1 unit
A1A – 1 lot/ 2 units
R40 – 2 lots/units

2. Minimum Yard Setback Regulations:

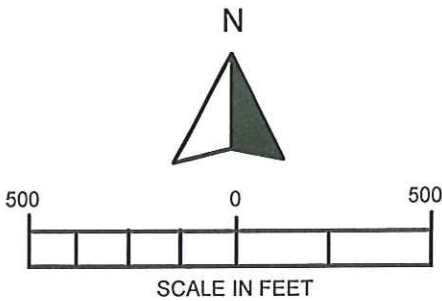
<u>A1 & A1A</u>	<u>R40</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

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: 1.92 AC.+/-	HEARING NO: P14-26	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

PIN: 0421-17-0516

5-20-14
AM

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CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

June 10, 2014

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: Staff Recommendation for June 17, 2014 Board Meeting

P14-27. INITIAL ZONING OF .58+/- ACRE TO R10 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 534 THELMA SEARLES ROAD, OWNED BY TERRY GREEN. (SPRING LAKE)

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 “low density residential” development as listed in the Land Use Policies Plan. The request is also consistent with Spring Lake Area Detailed Land Use Plan, which calls for “low density residential” at this location.

REASONABLENESS & IN THE PUBLIC INTEREST

Consideration of the R10 Residential district for the subject property is reasonable and in the public interest as the request will be in harmony with the surrounding area.

The Planning and Inspections Staff recommends approval of the R10 Residential district because of the foregoing and also based on the following:

1. Public utilities are available to the subject property; and
2. The request was submitted by the Town of Spring Lake.

The effective date of annexation is July 1, 2014. There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-27
SITE PROFILE

P14-27. INITIAL ZONING OF .58+/- ACRE TO R10 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 534 THELMA SEARLES ROAD, OWNED BY TERRY GREEN. (SPRING LAKE)

Site Information:

Frontage: 126.12'+/- on Thelma Searles Road (E911 named trail)

Depth: 213.99'+/-

Jurisdiction: Town of Spring Lake (annexation effective July 1, 2014)

Adjacent Property: No

Current Use: 1 residential structure

Initial Zoning: R10 – January 7, 1977 (Area 11)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: M1(P)/CU (SL)(mini-warehousing), R10/CU (manufactured home), M(P), C3, C(P) (SL), C1(P), RR, R10, R6 (SL) & R6A; South: C3, C1(P) (SL), C1 (SL), R10 (SL), R6 (SL), R6A & R5A (SL); East: C3 (SL), C(P), R6A & R5A (SL); West: R10

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

2030 Land Use Plan: Urban

Spring Lake Area Detailed Land Use Plan: Low density residential

Special Flood Hazard Area (SFHA): No

Water/Sewer Availability: Spring Lake/Spring Lake

Soil Limitations: None

School Capacity/Enrolled: Manchester Elementary: 340/393; Spring Lake Middle: 700/457; Pine Forest High: 1,750/1,634

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

Average Daily Traffic Count (2010): 3,600 on SR 1601 (Chapel Hill Road)

Highway Plan: Chapel Hill Road is identified in the Highway Plan as a Major Collector. The project is programmed for planning and environmental in 2012-2018 MTIP

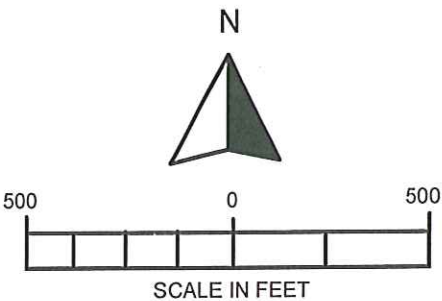
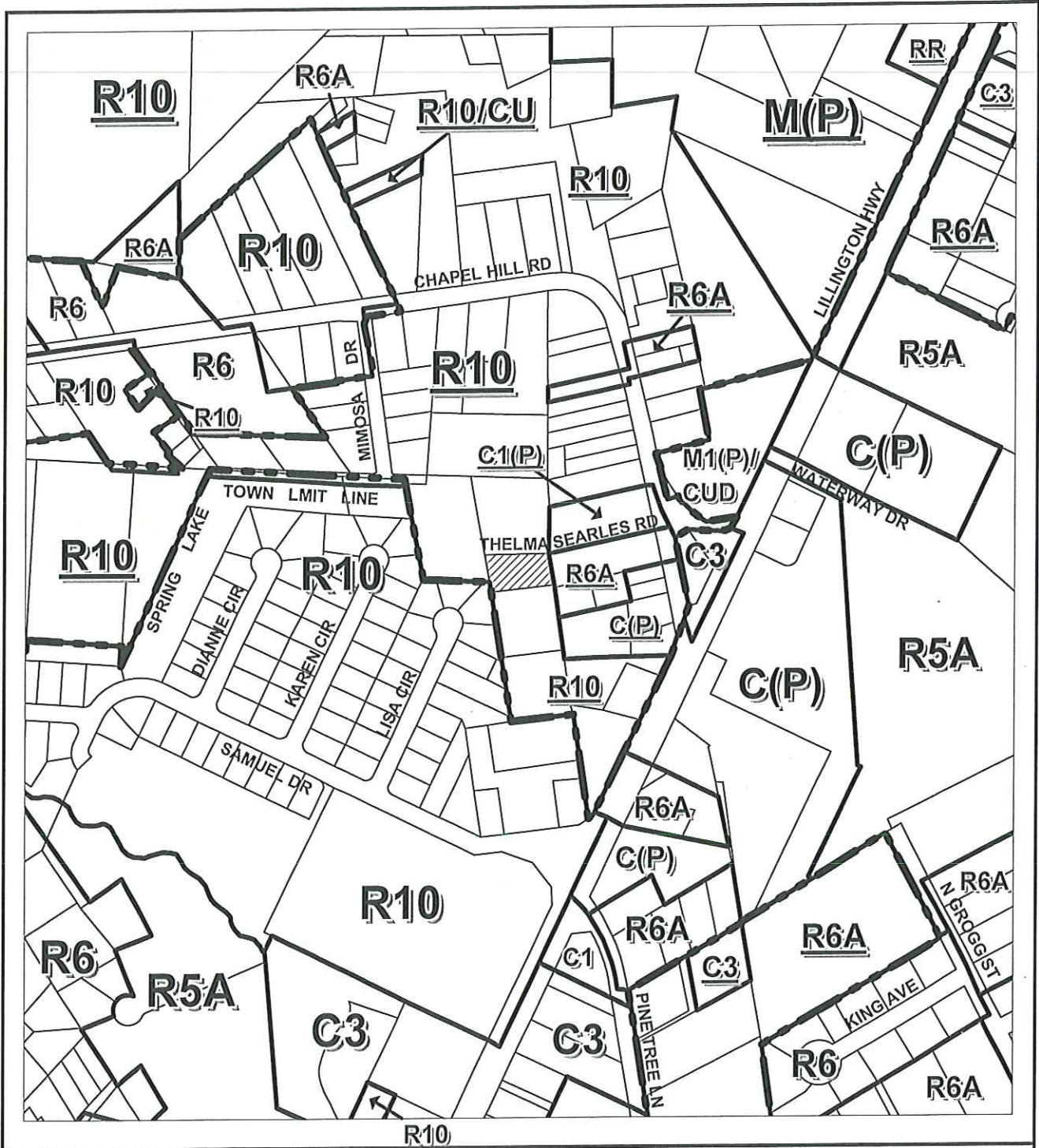
Notes:

1. Density:
R10 – 3 lots/units

2. Minimum Yard Setback Regulations:
R10
Front yard: 30'
Side yard: 10'
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.



PIN: 0502-90-7946

INITIAL ZONING TO R10

(ANNEXATION EFFECTIVE JULY 1, 2014)

ACREAGE: 0.58 AC.+/-	HEARING NO: P14-27	
ORDINANCE: SPRING LAKE	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		