

Patricia Hall,
Chair
Town of Hope Mills

Charles Morris,
Vice-Chair
Town of Linden

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

Donovan McLaurin,
Wade, Falcon & Godwin



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark
Cumberland County

Benny Pearce,
Town of Eastover

TENTATIVE AGENDA

December 15, 2015

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF NOVEMBER 17, 2015
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P15-59.** REZONING OF 4.72+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHEAST SIDE SR 4518 (DULLES ROAD), WEST OF SR 2376 (SOUTH FORTY DRIVE); SUBMITTED BY ROBERT AND STEPHANIE VAUGHN (OWNERS) AND CHRIS ROBERTS.
- VIII. CONTESTED ITEMS
 - IX. DISCUSSION
 - DIRECTOR'S UPDATE
 - SCHEDULE A WORK SESSION
 - X. ADJOURNMENT

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—◆—
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December 8, 2015

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Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
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MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the December 15, 2015 Board Meeting

P15-59: REZONING OF 4.72+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHEAST SIDE SR 4518 (DULLES ROAD), WEST OF SR 2376 (SOUTH FORTY DRIVE); SUBMITTED BY ROBERT AND STEPHANIE VAUGHN (OWNERS) AND CHRIS ROBERTS.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P15-59 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” because the site is located in an urban area. The request is consistent with the South Central Land Use Plan which calls for “low density residential” at this location.

The staff also recommends the board approve this rezoning request as it is reasonable and in the public interest because the district requested for the subject property meets most of the location criteria of the adopted Land Use Policies Plan, in that: *public or community water and sewer required, the adjacent subdivision is served by PWC utilities; must have direct access to a public collector street, Dulles Road is not a collector street, however, it does have access to South Forty Drive which is a collector street; must not be located in any defined critical area as defined by the Fort Bragg Small Area Study; desirable to not be located in the Special Flood Hazard Area and must not be an area with hydric soils unless sewer is available.*

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P15-59 for the R20 Residential district for residential use based on the following:

- The location and character of the requested district will be in harmony with the general area.

The R40 and R30 districts could also be considered suitable for this request.

Attachments: 1 – Site Profile
2 – Sketch Map

P15-59
SITE PROFILE

P15-59: REZONING OF 4.72+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHEAST SIDE SR 4518 (DULLES ROAD), WEST OF SR 2376 (SOUTH FORTY DRIVE); SUBMITTED BY ROBERT AND STEPHANIE VAUGHN (OWNERS) AND CHRIS ROBERTS.

Site Information:

Frontage & Location: 520.00+/- on SR 4518 (Dulles Road)

Depth: 590.28'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Vacant land

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

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: A1, R40, R20 & RR ; South: C(P), C1(P), RR, R15 & R10; East: A1, R20, RR & R15; West: R15

Surrounding Land Use: Residential & woodlands

2030 Land Use Plan: Urban

South Central Land Use Plan: Low density residential

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: None

Sewer Service Area: Yes

School Capacity/Enrolled: Alderman Road Elementary: 750/731; Gray's Creek Middle: 1100/1025; Gray's Creek High: 1,270/1,368

Subdivision/Site Plan: If approved, review may be required

Average Daily Traffic Count (2012): 1,500 on SR 2239 (Cypress Lakes Road)

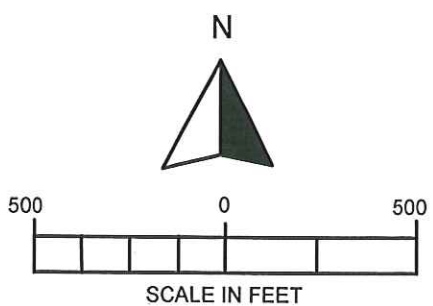
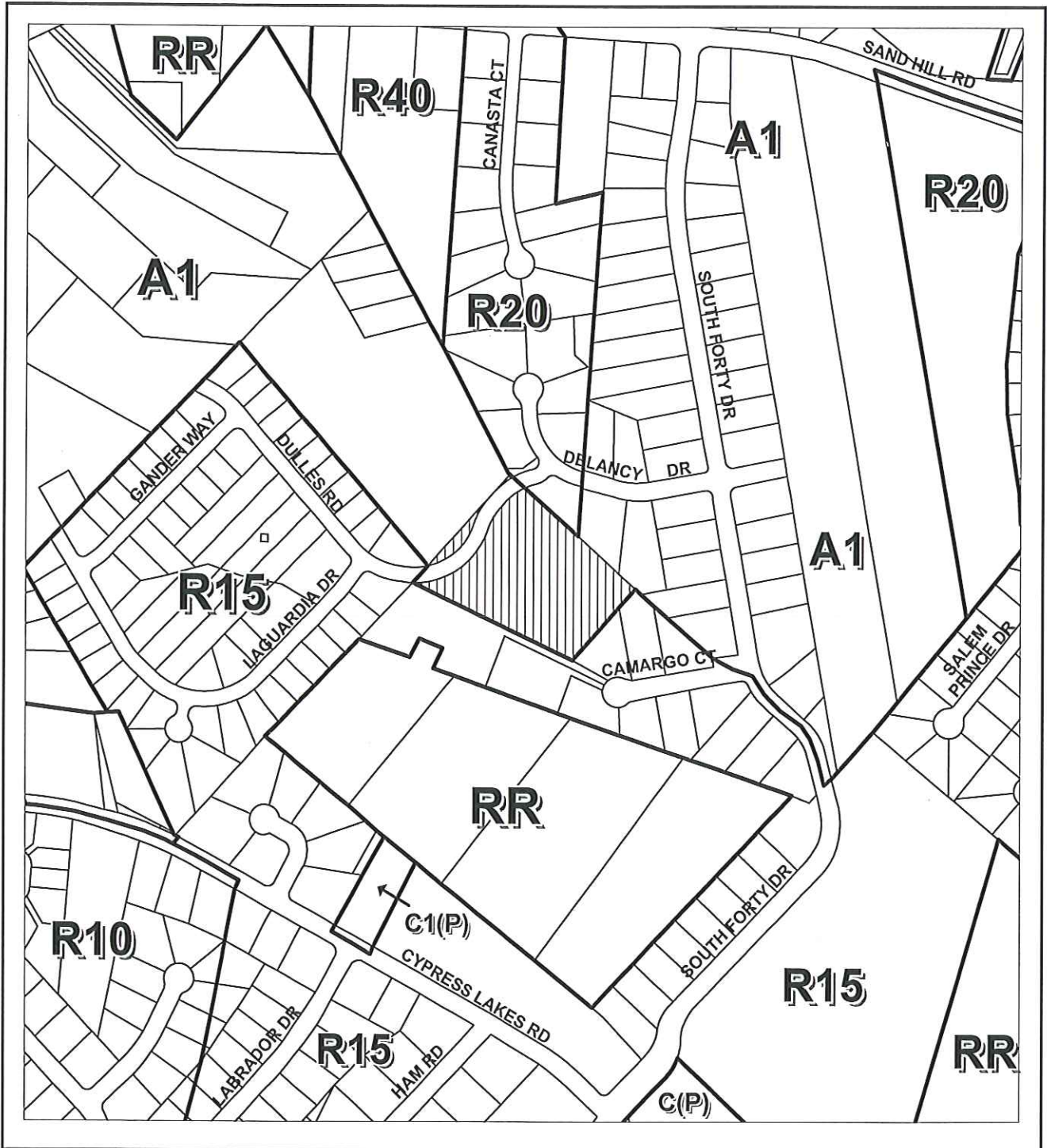
Highway Plan: Dulles Road and South Forty Drive are both identified as local roads in the Highway Plan. There are no planned improvements or construction for this area. This project has no impact on the current Highway Plan or Transportation Improvement Program.

Notes:

- | | | |
|----|--|--------------------------------------|
| 1. | <u>Density</u> | <u>Density (minus 15%)</u> |
| | A1 – 2 lots/units | R20 – 8 lots/9 units |
| | R40 – 5 lots/units | R40 – 4 lots/units |
| | R30 – 6 lots/units | R30 – 5 lots/units |
| | R20 – 10 lots/units | |
| 2. | <u>Minimum Yard Setback Regulations:</u> | |
| | <u>A1</u> | <u>R40 & R30</u> <u>R20</u> |
| | Front yard: 50' | Front yard: 30' Front yard: 30' |
| | Side yard: 20' | Side yard: 15' Side yard: 15' |
| | Rear yard: 50' | Rear yard: 35' 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 R20

ACREAGE: 4.72 AC.+/-		HEARING NO: P15-59	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PINS: 0433-50-3434
 0433-50-1505
 0433-50-2785

AM
 12/2/2015