

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

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

Donovan McLaurin
Wade, Falcon & Godwin



Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

AGENDA

February 20, 2018

7:00 P.M.

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

P18-03. REZONING OF .93+/- ACRE FROM R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3496 GILLESPIE STREET, SUBMITTED BY PHILIP & SHARON KROPP (OWNERS). **STAFF REQUESTED DEFERRAL UNTIL APRIL 17, 2018**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF JANUARY 16, 2017
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

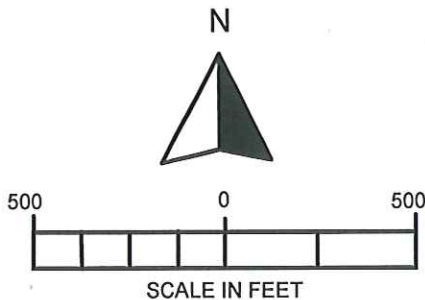
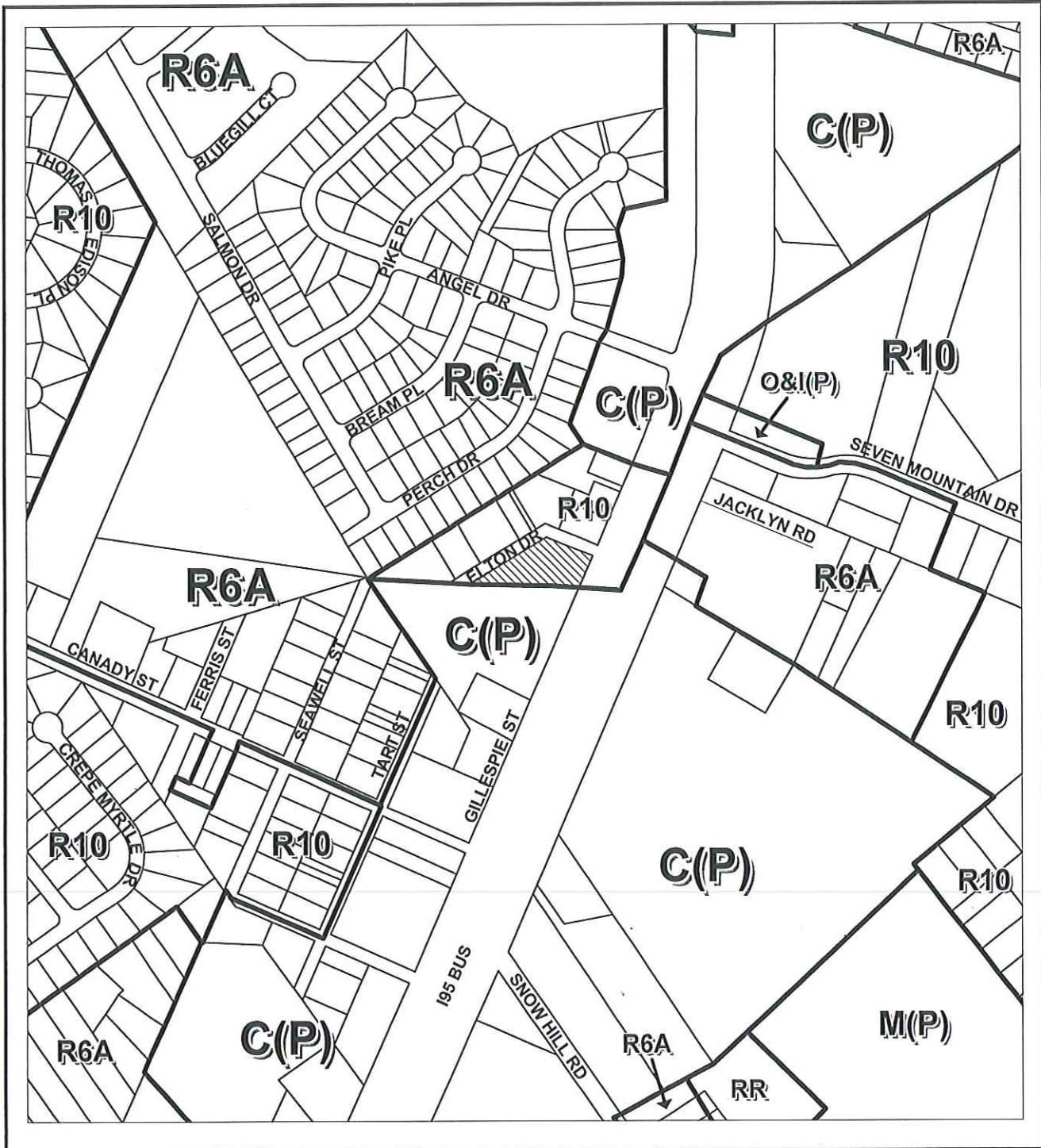
- A. **P18-04.** INITIAL ZONING OF 75.85+/- ACRES R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE EAST SIDE OF MISSION HILL ROAD, NORTH OF ROCKFISH CREEK; SUBMITTED BY GHM GROUP LLC & MILO INVESTMENTS LLC (OWNERS). (HOPE MILLS)
- B. **P18-05.** REZONING OF 2.04+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6776 MAXWELL ROAD, SUBMITTED BY NATHAN & SHEILA EIX (OWNERS).
- C. **P18-06.** REZONING OF 2.00+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2615 JOHN HALL ROAD. SUBMITTED BY MARIANA MELLO (OWNER).

- VIII. PUBLIC HEARING CONTESTED ITEMS
- IX. DISCUSSION

DIRECTOR'S UPDATE

- HOPE MILLS WORKSHOP

- X. ADJOURNMENT



REQUESTED REZONING R10 TO C(P)

ACREAGE: 0.93 AC.+/-

HEARING NO: P18-03

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

REQUEST
INITIAL to R7.5

ACREAGE: **75.85+/-**

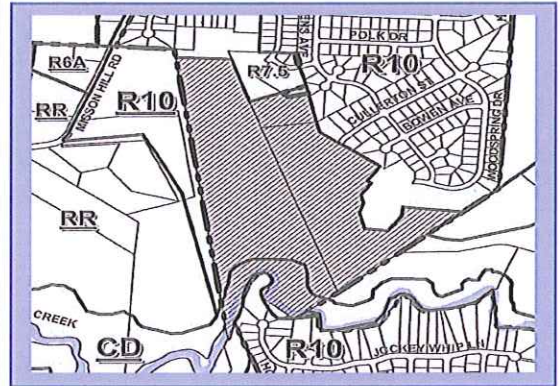
PROPERTY OWNER/APPLICANT
GHM GROUP LLC & MILO INVESTMENTS LLC
(OWNERS)

PROPERTY ADDRESS/LOCATION
East side of Mission Hill Road, North of
Rockfish Creek

Jurisdiction: **Hope Mills**

PROPERTY INFORMATION

Frontage & Location: 50'+/- on Woodspring Drive
Depth: 1550'+/-
Adjacent Property: Yes
Town of Hope Mills: Requested R7.5
Current Use: Vacant
Initial Zoning: R10 & CD- February 3, 1977 (Area 7);
(Annexed by Hope Mills- January 8, 2018)
Nonconformities: None
Zoning Violation(s): None issued
School Capacity/Enrolled: Comments requested, none received
Special Flood Hazard Area (SFHA): Yes
Water/Sewer Availability: PWC/PWC
Soil Limitations: Yes- Hydric: Wo (Woodington loamy sand),
TR (Torhunta and Lynn Haven soils) & JT (Johnston loam)
Subdivision/Site Plan: See Case 2014-021 (3-11-16)
Average Daily Traffic County (2016): 10,000 on SR 1112
(Rockfish Road)
Highway Plan: Cullerton Street is identified as a local road in
the 2040 Metropolitan Transportation Plan with no constructions/
improvements planned; no impact on the Transportation
Improvement Plan.



SURROUNDING LAND USE: Residential,
religious worship facility, public utility
substation

COMPREHENSIVE PLANS: 2030
Growth Vision Plan: Urban; **Southwest**
Cumberland Land Use Plan: Low
Density Residential & Open Space

Notes:

- Density (minus 15% for r/w)
R7.5- 374 lots/units
- Minimum Yard Setbacks:

	<u>R7.5</u>
Front yard:	30'
Side yard:	10'
Rear yard:	35'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

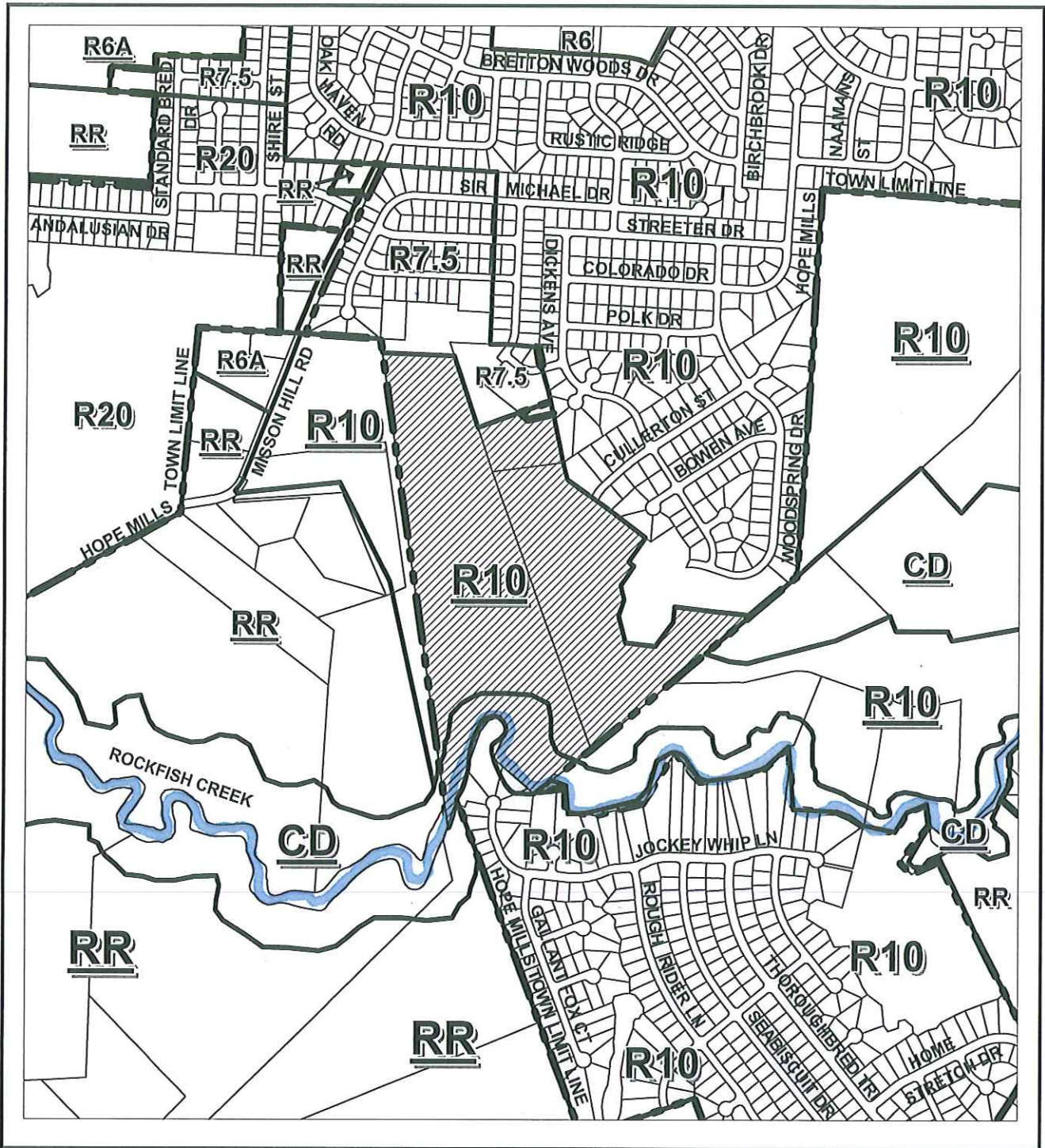
In Case P18-04, the Planning and Inspections Staff recommends approval of the initial zoning to R7.5 Residential except for that portion located within the Special Flood Hazard Area and Floodway to be zoned CD Conservancy and find this recommendation to be consistent with the Southwest Cumberland Land Use Plan which calls for "Low Density Residential" and "Open Space" at this location; and further find approval of the request is reasonable and in the public interest because the town initiated the request and the district requested is in harmony with the surrounding zoning.

OTHER SUITABLE DISTRICTS: None

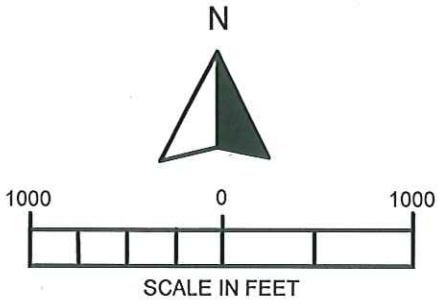
ATTACHMENTS: SKETCH MAP

First Class and Record Owners' Mailed Notice Certification

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



INITIAL ZONING TO R7.5



ACREAGE: 75.85 AC. +/-		HEARING NO: P18-04	
ORDINANCE: HOPE MILLS		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0404-31-3069
 PIN: 0404-31-8623
 PIN: 0404-32-6039

1/25/2018
 MB

CASE NUMBER: P18-05

PLANNING BOARD HEARING DATE:

02/20/2018

REQUEST
A1 TO R40

ACREAGE: 2.04+/-

PROPERTY OWNER/APPLICANT
NATHAN & SHEILA EIX (OWNERS)

PROPERTY ADDRESS/LOCATION
6776 Maxwell Road

Jurisdiction: **County**

PROPERTY INFORMATION

Frontage & Location: 175'+/- on SR 1006 (Maxwell Road)

Depth: 507'+/-

Adjacent Property: No

Current Use: Residential

Initial Zoning: A1 – September 3, 1996 (Area 20)

Nonconformities: None

Zoning Violation(s): None issued

School Capacity/Enrolled: Comments requested, none received

Special Flood Hazard Area (SFHA): None

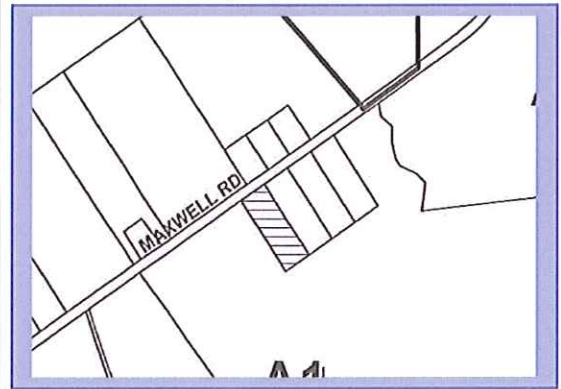
Water/Sewer Availability: ESD/Septic

Soil Limitations: Yes: Hydric- JT (Johnston Loam)

Subdivision/Site Plan: Development review may be required

Average Daily Traffic County (2016): 5,900 on SR 1006 (Maxwell Road)

Highway Plan: Maxwell Road is identified as a Thoroughfare in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.



SURROUNDING LAND USE: Residential (including manufactured homes), tower, farmland, woodlands

COMPREHENSIVE PLANS: 2030 Growth Vision Plan: Rural Areas

Notes:

- Density
A1- 1 lot/unit
R40- 2 lots/units

2. Minimum Yard Setbacks:

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

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

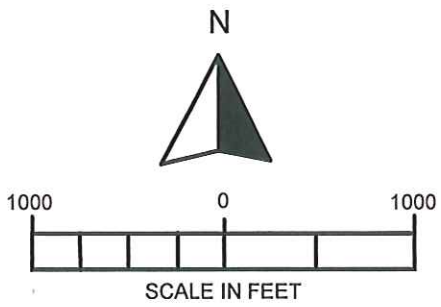
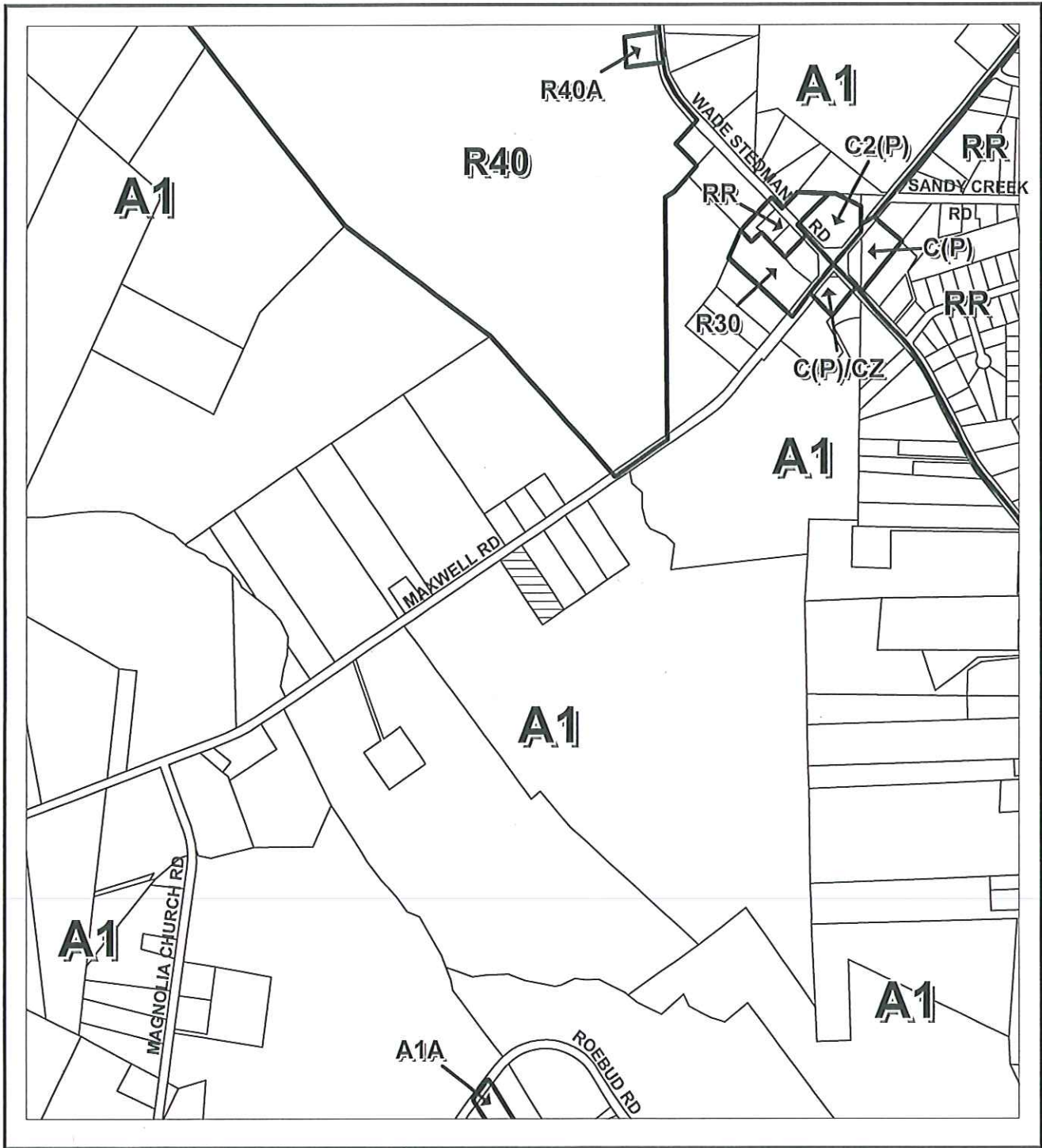
In Case P18-05, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40 Residential and find this recommendation to be consistent with the 2030 Growth Vision Plan which calls for "Rural Areas" at this location; and further find approval of the request is reasonable and in the public interest because public water is available and the request is comparable to lot sizes in the surrounding area and will allow similar land uses.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

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REQUESTED REZONING A1 TO R40

ACREAGE: 2.04 AC.+/-	HEARING NO: P18-05	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

PIN: 0487-86-8043

1-25-2018
MB

REQUEST
A1 TO R40

ACREAGE: 2.00+/-

PROPERTY OWNER/APPLICANT
MARIANA MELLO (OWNER)

PROPERTY ADDRESS/LOCATION
2615 John Hall Road

Jurisdiction: **County**

PROPERTY INFORMATION

Frontage & Location: 115'+/- on SR 2017 (John Hall Road)

Depth: 598'+/-

Adjacent Property: Yes

Current Use: Residential

Initial Zoning: A1 – September 3, 1996 (Area 20)

Nonconformities: Existing residential structure does not meet minimum required side yard setback (dwelling constructed in 2002)

Zoning Violation(s): None issued

School Capacity/Enrolled: Comments requested, none received

Special Flood Hazard Area (SFHA): None

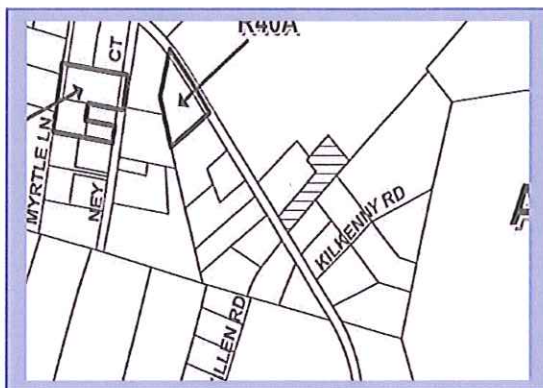
Water/Sewer Availability: Well/Septic

Soil Limitations: Yes- Le: (Leon sand)

Subdivision/Site Plan: Development review may be required

Average Daily Traffic County (2016): 1,000 on SR 2017 (John Hall Road)

Highway Plan: John Hall Road is identified as a thoroughfare existing in the 2040 Metropolitan Transportation Plan with no constructions/ improvements planned; no impact on the Transportation Improvement Plan.



SURROUNDING LAND USE: Residential (including manufactured homes), farmland, woodlands

COMPREHENSIVE PLANS: 2030
Growth Vision Plan: Rural Areas;
Southeast Cumberland Land Use Plan: One acre without water, half acre with public water

Notes:

1. Density
A1- 1 lot/unit
R40- 2 lots/units

2. Minimum Yard Setbacks:

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

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

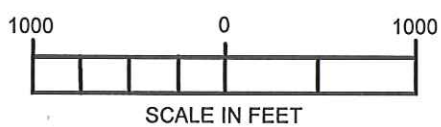
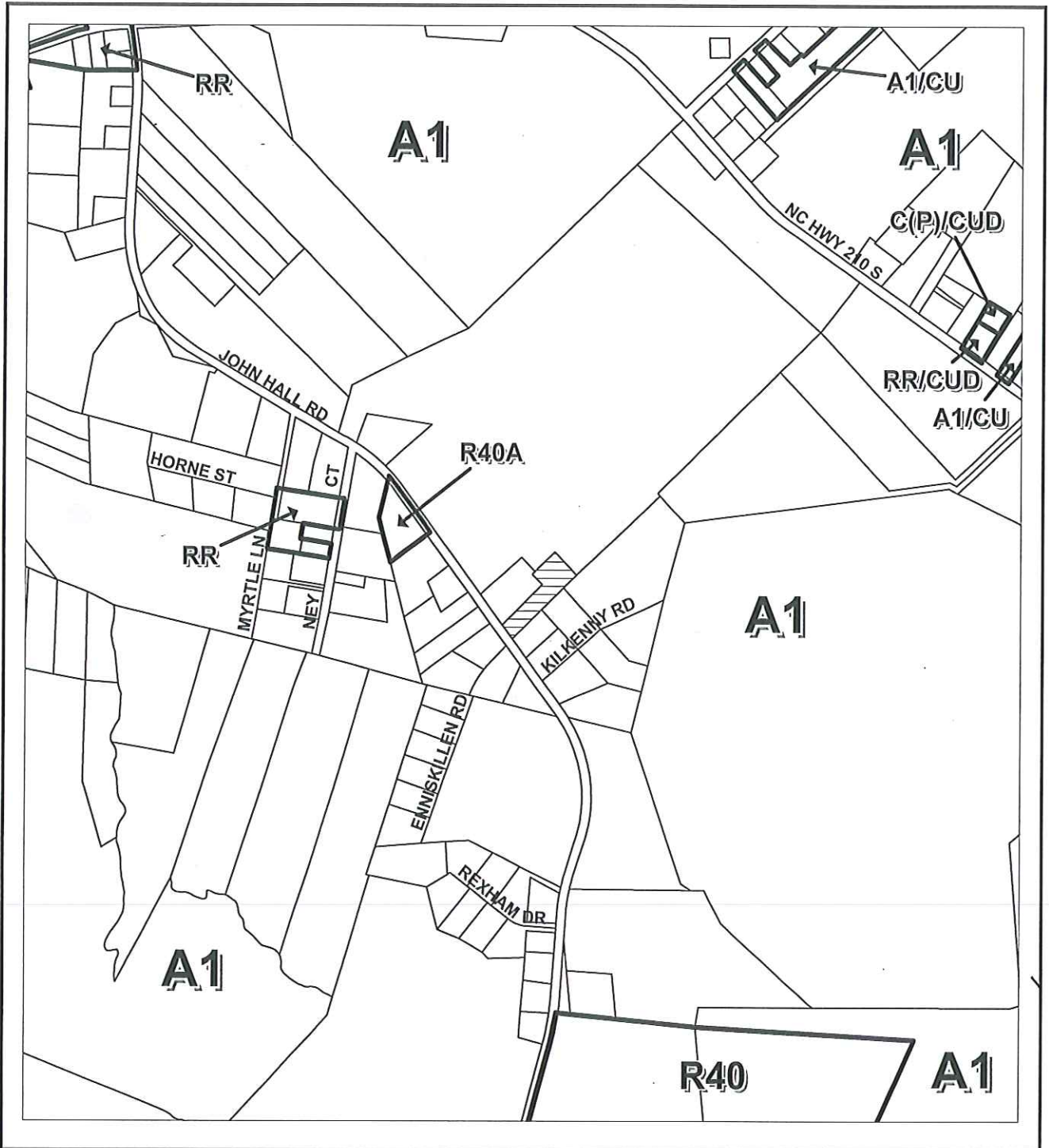
In Case P18-06, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40 Residential and find this recommendation to be consistent with the Southeast Cumberland Land Use Plan which calls for "one acre without water" at this location; and further find approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding lot sizes and land uses.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

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REQUESTED REZONING A1 TO R40

ACREAGE: 2.00 AC.+/-	HEARING NO: P18-06	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

PIN: 0474-66-7386

MB