

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

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

Vacant
Wade, Falcon & Godwin



CUMBERLAND
COUNTY
NORTH CAROLINA

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

TENTATIVE AGENDA

May 15, 2018
7:00 P.M.

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

P18-16. REZONING OF 95.92+/- ACRES FROM R6A RESIDENTIAL, R10 RESIDENTIAL & CD CONSERVANCY DISTRICT TO MXD MIXED USE DEVELOPMENT/CZ CONDITIONAL ZONING OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON BOTH SIDES OF SR 1118 (PARKTON ROAD), SOUTHWEST SIDE OF NC HWY 59 (SOUTH MAIN STREET); SUBMITTED BY DAVID B. MCMILLAN (OWNER) & BOB STAFFORD ON BEHALF OF STAFFORD LAND COMPANY (AGENT). **DEFERRED TO JUNE 19, 2018**

P18-20. REZONING OF 5.00+/- ACRES FROM R10 RESIDENTIAL TO R6 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 4700 CHERRY STREET; SUBMITTED BY TRANSFORMATIVE REI, LLC (OWNER) AND SCOTT BROWN ON BEHALF OF 4D SITE SOLUTIONS, INC (AGENT). (HOPE MILLS) **APPLICANT WITHDRAWAL**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF APRIL 17, 2017
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P18-17.** REZONING OF 5.28+/- ACRES FROM A1 AGRICULTURAL & R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF NC HWY 24 & SR 1843 (MAGNOLIA CHURCH ROAD); SUBMITTED BY KEVIN CARROLL & RHETT BUNCE (OWNERS) & WESLEY S. CAMPBELL ON BEHALF OF THE GAS MART, INC. (AGENT). (Stedman & County)
- B. **P18-19.** REZONING OF 2.00+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON SOUTH SIDE OF SR 2240 (H BULLARD ROAD), WEST OF SR 2239 (CYPRESS LAKES ROAD); SUBMITTED BY PERCY & VIVIEN LUNSFORD (OWNER) AND TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES (AGENT).

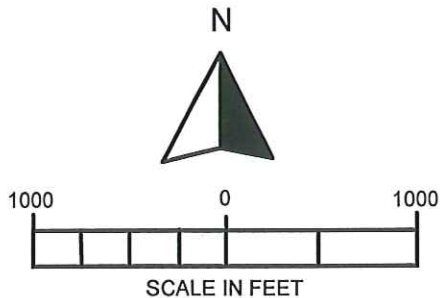
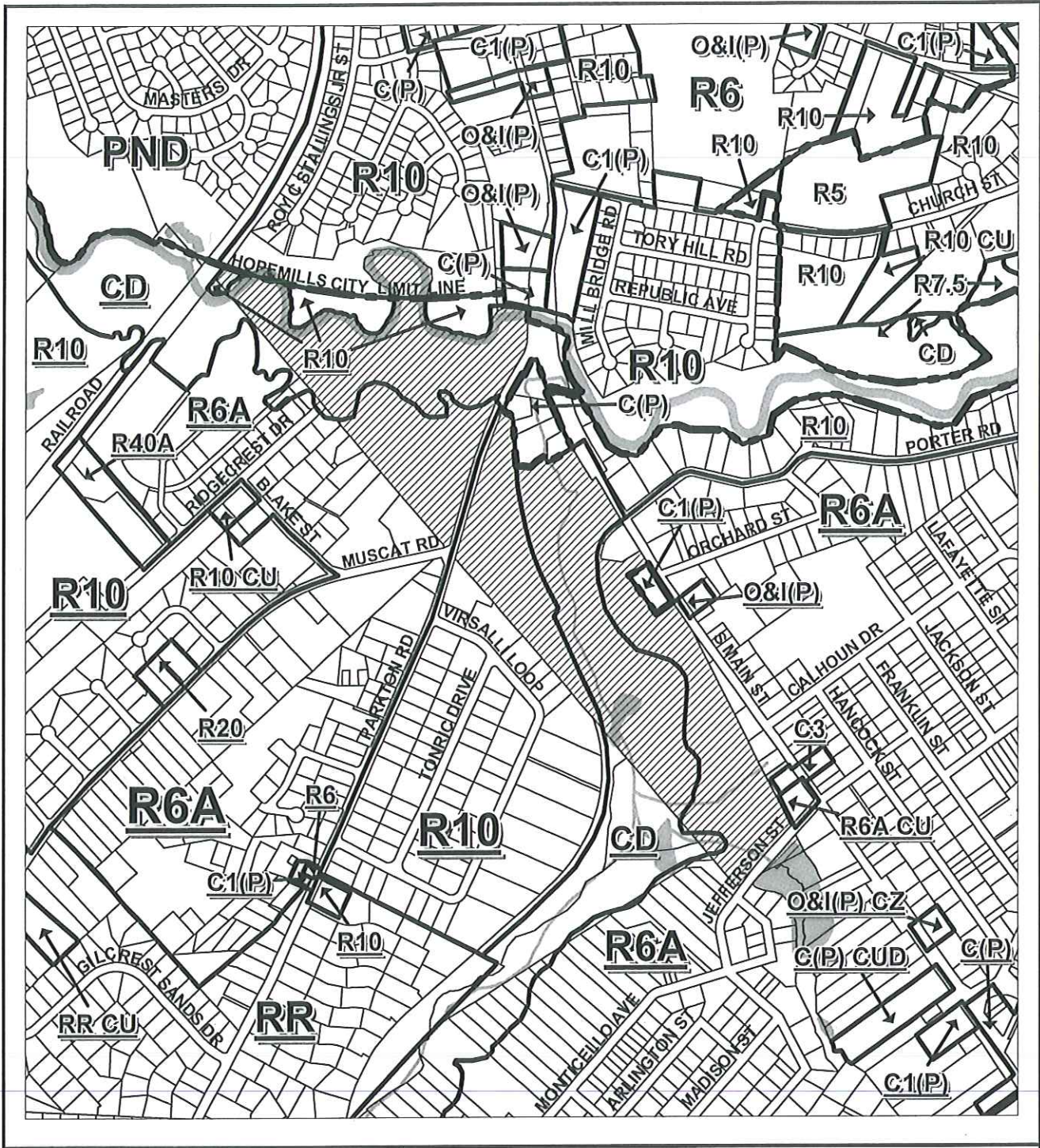
VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- C. **P18-18.** REMOVAL OF 1.49+/- ACRES FROM MSOD MAIN STREET OVERLAY DISTRICT & REZONING FROM R6 RESIDENTIAL AND C3 HEAVY COMMERCIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 701 NORTH MAIN STREET, SUBMITTED BY MICHAEL NEPSTAD ON BEHALF OF MDN RENTALS LLC (OWNER). (Spring Lake)

IX. DISCUSSION

X. ADJOURNMENT



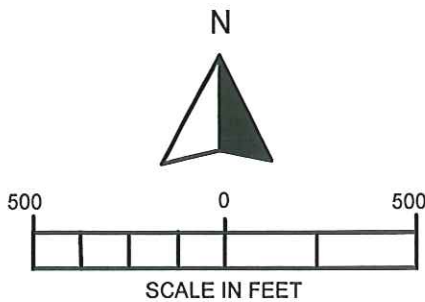
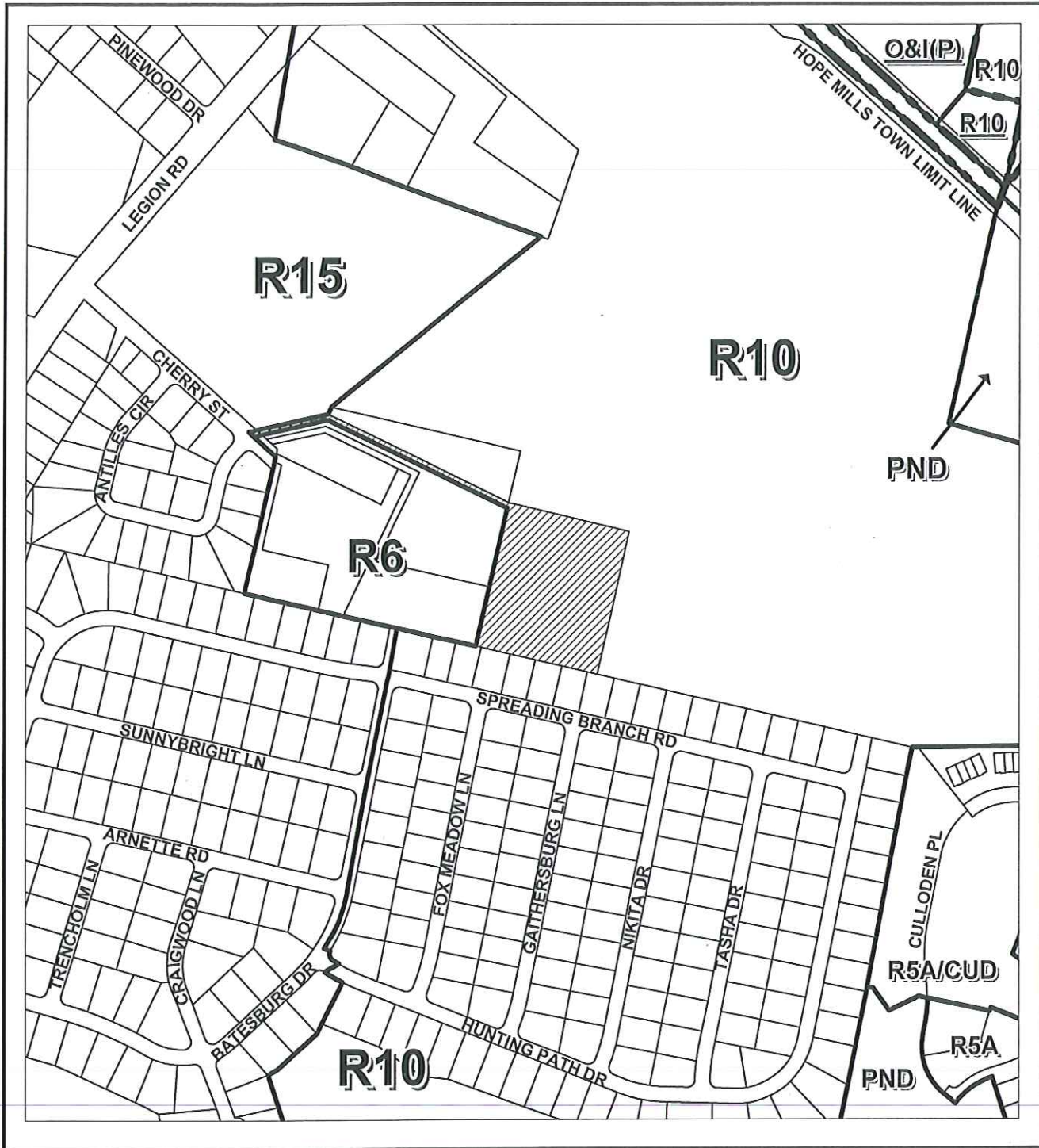
REQUESTED REZONING R6A, R10, & CD TO MXD/CZ

ACREAGE: 95.92 AC.+/-	HEARING NO: P18-16	
ORDINANCE: COUNTY/HOPE MILLS	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

PIN: 0414-50-9242

AJ
4/19/18

NOTE: IN AOD AREA



REQUESTED REZONING R10 TO R6

ACREAGE: 5.00 AC.+/-	HEARING NO: P18-20	
ORDINANCE: HOPE MILLS	HEARING DATE	ACTION
STAFF RECOMMENDATION		<i>Withdrawn</i>
PLANNING BOARD		
GOVERNING BOARD		

PIN: 0424-06-7206

AKJ

CASE NUMBER: P18-17

PLANNING BOARD HEARING DATE:
05/15/2018

REQUEST
A1 & R10 to C(P)

TOTAL ACREAGE: 5.28+/-
STEDMAN: 2.28+/-
COUNTY: 3.00+/-

PROPERTY OWNER/APPLICANT
KEVIN CARROLL & RHETT BUNCE (OWNER) &
WESLEY CAMPBELL ON BEHALF OF THE GAS MART
INC. (AGENT)

PROPERTY ADDRESS/LOCATION
Southwest quadrant of the intersection of NC
Hwy 24 & SR 1843 (Magnolia Church Road)

Jurisdiction: **County & Stedman**

PROPERTY INFORMATION

Frontage & Location: 490'+/- on NC Hwy 24; 439'+/- on SR 1843
(Magnolia Church Road)

Depth: 500'+/-

Adjacent Property: None

Current Use: Vacant

Municipal Influence Area: County portion in Stedman MIA

Initial Zoning: A1 – September 3, 1996 (Area 20); R10 – Stedman
portion

Nonconformities: None

Zoning Violation(s): None

School Capacity/Enrolled: Comments requested, none received

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Stedman/Stedman

Soil Limitations: Yes: Hydric Inclusion- Ly (Lynchburg sandy loam)

Subdivision/Site Plan: If approved, site plan review required

Average Daily Traffic County (2014): 470 on SR 1843 (Magnolia
Church Road)

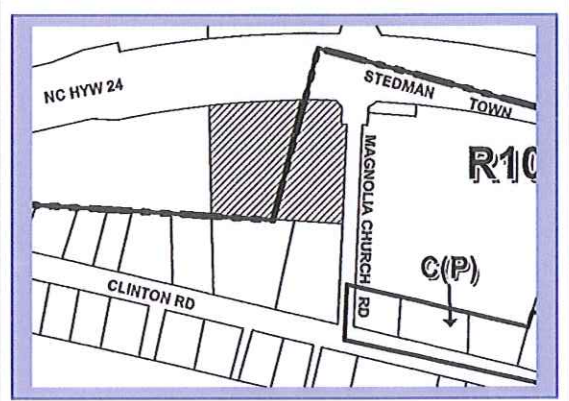
Highway Plan: NC Highway 24 is identified as an Expressway
Existing in the 2040 Metropolitan Transportation Plan with no
constructions/improvements planned; no impact on the Transportation
Improvement Plan.

Notes:

- Density
A1- 1 lot/2 units
R10- 12 lots/13 units

- Minimum Yard Setbacks:

	<u>A1</u>	<u>R10</u>	<u>C(P)</u>
Front yard:	50'	30'	50'
Side yard:	20'	10'	30'
Rear yard:	50'	35'	30'



SURROUNDING LAND USE: Residential,
general office, woodland

COMPREHENSIVE PLANS:
2030 Growth Vision Plan: Community
Growth Areas; **Stedman Land Use Plan:**
Low Density Residential & Suburban
Residential

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

In Case P18-17, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural & R10 Residential to C(P) Planned Commercial and find:

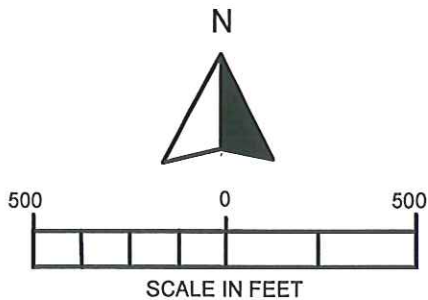
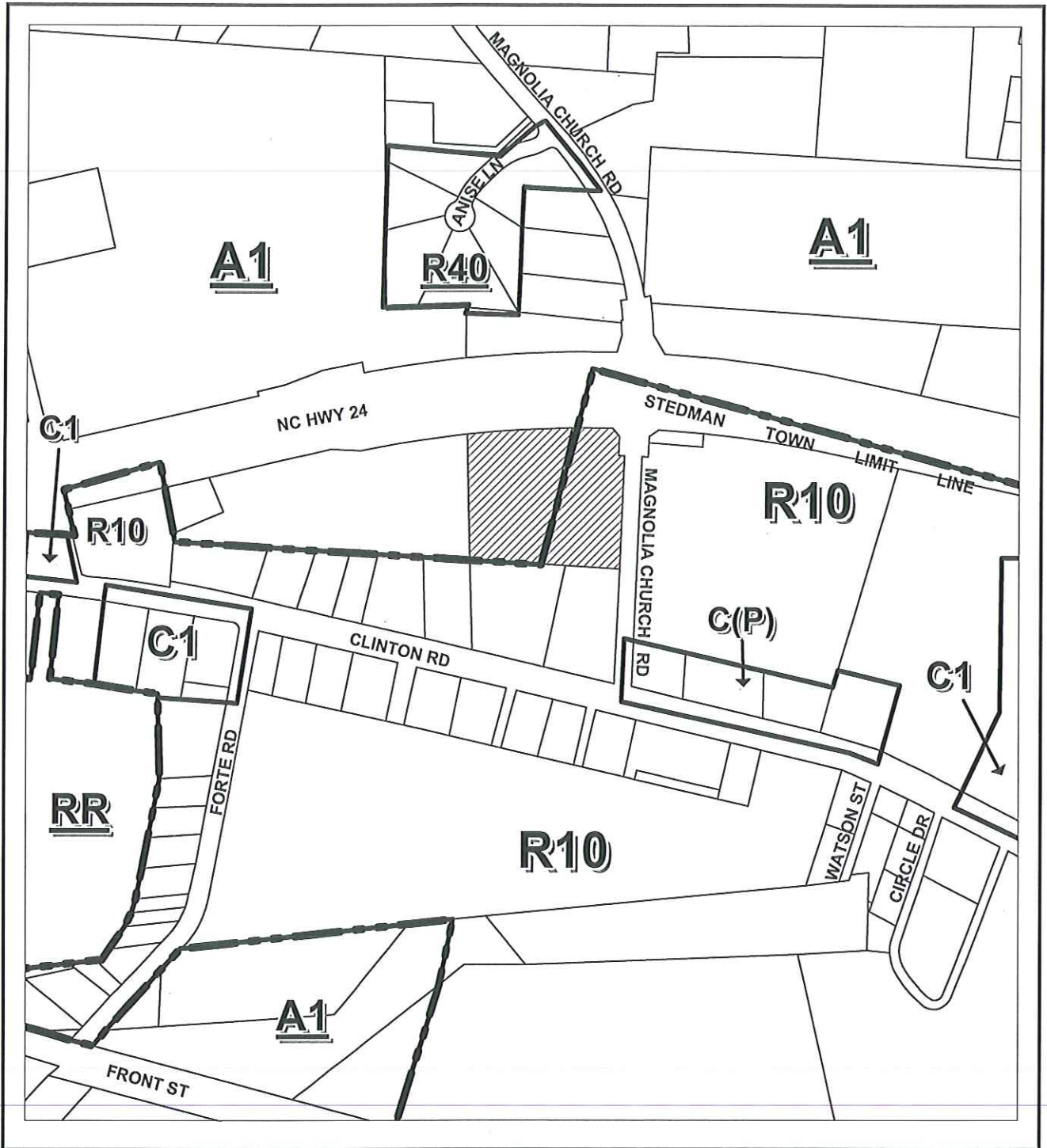
- The approval is an amendment to the adopted current Stedman Land Use Plan (1999) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the requested district is consistent with the more recently adopted 2030 Growth Vision Plan (2009) which calls for "community growth areas" at this location and meets the location criteria for "heavy commercial" as defined in the Land Use Policies Plan (2009) particularly because of the recent NC Hwy 24 improvements;
- And, this rezoning approval is reasonable and in the public interest because the new NC Highway 24 has controlled access and the request is consistent with similar approvals in the area.

OTHER SUITABLE DISTRICTS: C1 Stedman/ C1(P) County

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.



PIN: 0486-91-4541
 PIN: 0486-91-1594

REQUESTED REZONING R10 & A1 TO C(P)

ACREAGE: 5.28 AC.+/-	HEARING NO: P18-17	
ORDINANCE: STEDMAN/COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

AKJ
 5/2/2018

CASE NUMBER: P18-19

PLANNING BOARD HEARING DATE:
05/15/2018

REQUEST
A1 to R40

ACREAGE: 2.00+/-

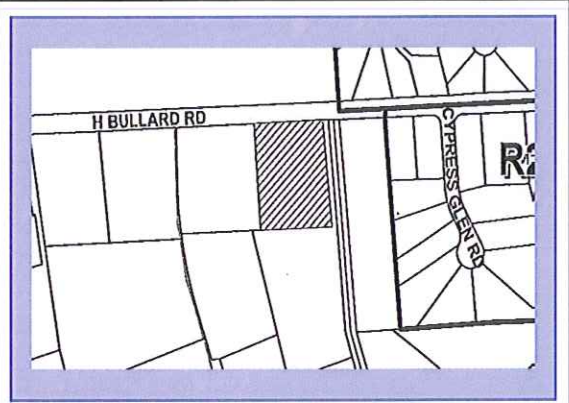
PROPERTY OWNER/APPLICANT
PERCY & VIVIEN LUNSFORD (OWNER) & TIM EVANS
ON BEHALF OF LONGLEAF PROPERTIES (AGENT)

PROPERTY ADDRESS/LOCATION
South side of SR 2240 (H Bullard Road),
west of SR 2239 (Cypress Lakes Road)

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 255'+/- on SR 2240 (H Bullard Road)
Depth: 336'+/-
Adjacent Property: Yes, adjacent parcel to west
Current Use: Vacant
Initial Zoning: A1 – June 25, 1980 (Area 13)
Nonconformities: None
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested, none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: PWC/Septic
Soil Limitations: None
Subdivision/Site Plan: If approved, subdivision or group development may be required
Average Daily Traffic County (2016): 840 on SR 2240 (H Bullard Road)
Highway Plan: H Bullard Road 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 (including manufactured homes), woodland

COMPREHENSIVE PLANS:
2030 Growth Vision Plan: Urban;
South Central Land Use Plan: Low Density Residential (R7.5 & R15)

Notes:

1. Density
A1- 1 lot/unit
R40- 2 lots/units
2. Minimum Yard Setbacks:

	A1	R40
Front yard:	50'	30'
Side yard:	20'	15'
Rear yard:	50'	35'

STAFF RECOMMENDATION

APPROVAL	APPROVAL WITH CONDITIONS	DENIAL
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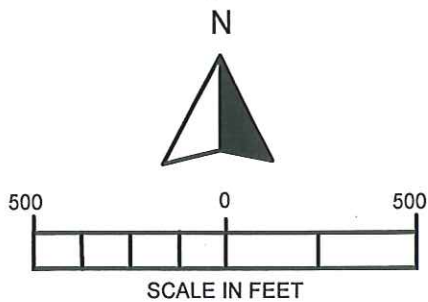
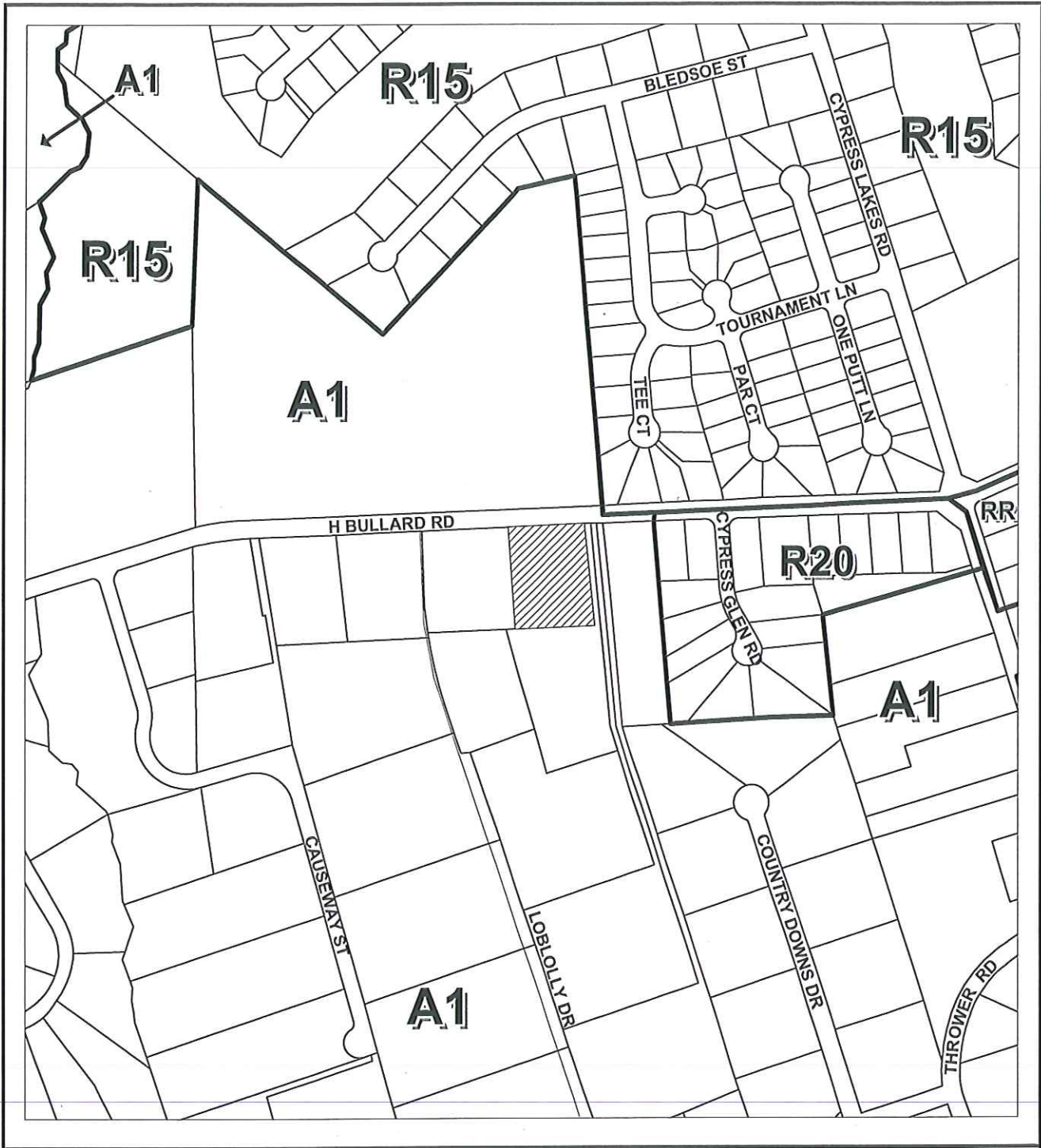
In Case P18-19, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40 Residential and find:

- a. The approval is an amendment to the adopted current South Central Land Use Plan (2015) map which calls for "low density residential" at this location; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the parcel lacks the public sewer to support "low density residential";
- c. And, this rezoning approval is reasonable and in the public interest because the district requested will limit uses on this site to primarily single-family residential uses and is accordant with previous approvals in the general area.

OTHER SUITABLE DISTRICTS: None
ATTACHMENTS: SKETCH MAP

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REQUESTED REZONING A1 TO R40

ACREAGE: 2.00 AC.+/-

HEARING NO: P18-19

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

PIN: 0432-62-9747

AKJ

CASE NUMBER: P18-18

PLANNING BOARD HEARING DATE:
05/15/2018

REQUEST
Removal from MSOD; R6 & C3 to C3

ACREAGE: 1.49+/-

PROPERTY OWNER/APPLICANT
MICHAEL NEPSTAD ON BEHALF OF MDN RENTALS
LLC (OWNER)

PROPERTY ADDRESS/LOCATION
701 North Main Street

Jurisdiction: **Spring Lake**

PROPERTY INFORMATION

Frontage & Location: 578'+/- on SR 1449 (North Main Street)
Depth: 210'+/-
Adjacent Property: None
Current Use: Vacant commercial building
Town of Spring Lake Staff: "No comment"
Initial Zoning: R6 & C3 – May 28, 1979 (Spring Lake)
Nonconformities: One structure does not meet minimum front yard setback.
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested, none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Spring Lake/Spring Lake
Soil Limitations: None
Subdivision/Site Plan:
Average Daily Traffic County (2016): 2,300 on SR 1449 (North Main Street)
Highway Plan: North Main Street 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 abandoned manufactured homes and multi-family), motor vehicle rental, restaurant, barbering, convenience store (2), vacant commercial building, religious worship facility, motor vehicle body work, second hand sales, motor vehicle wash

COMPREHENSIVE PLANS:
2030 Growth Vision Plan: Urban;
Spring Lake Land Use Plan (September 2003): Heavy Commercial

Notes:

- Minimum Yard Setbacks:**

	R6	C3
Front yard:	25'	45'
Side yard:	10'	15'
Rear yard:	30'	20'
- Main Street Overlay (MSOD) adopted on September 22, 2014 by Town Board of Aldermen.

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

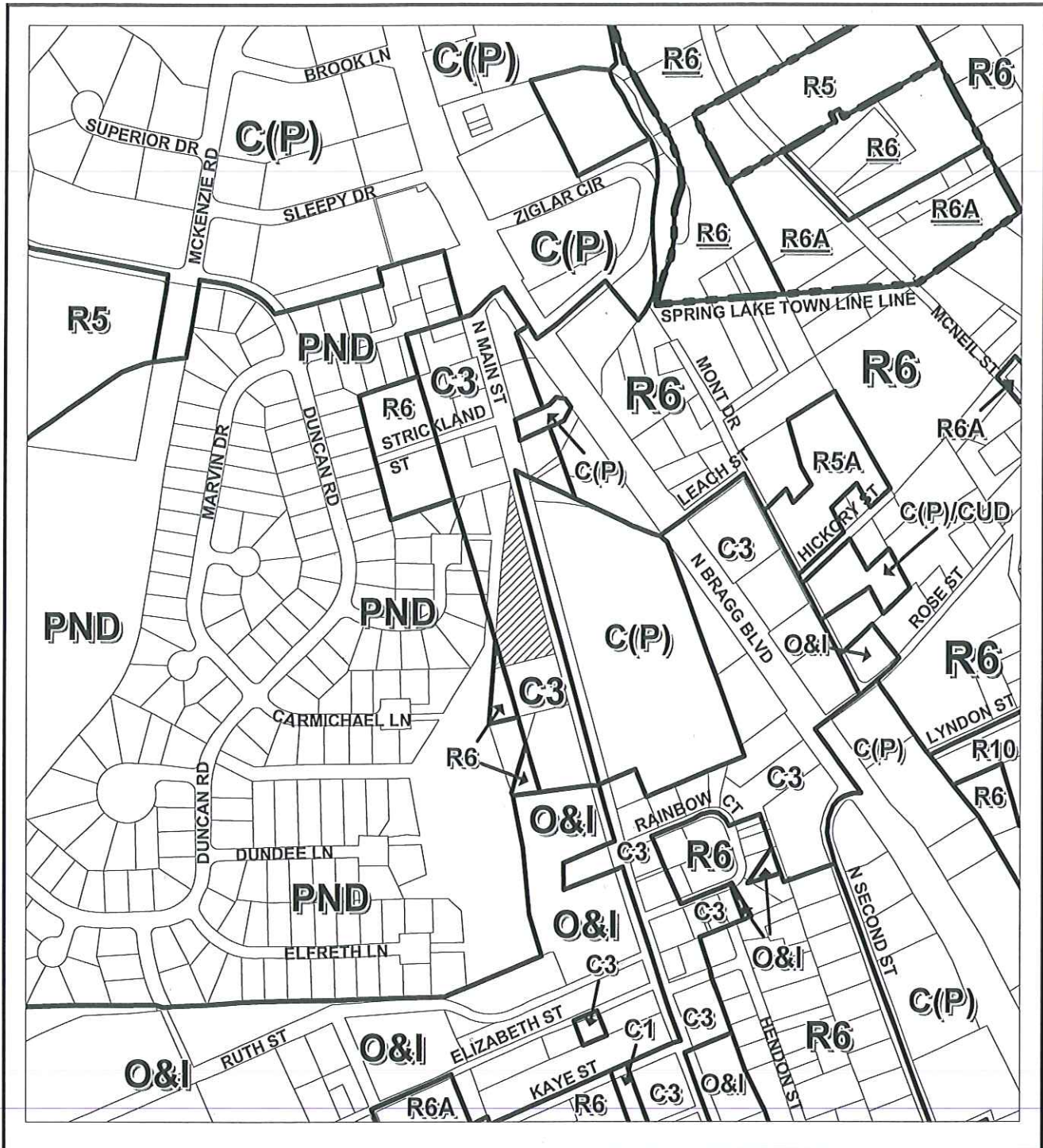
In Case P18-18, the Planning and Inspections Staff recommends denial of the removal of the subject property from the Main Street Overlay District and the rezoning from R6 Residential & C3 Heavy Commercial to C3 Heavy Commercial and find that although the rezoning request is consistent with the Spring Lake Land Use Plan (2003) which calls for "heavy commercial" at this location, the town adopted the Main Street Overlay District provisions in 2014 to protect and revive the downtown area into a pedestrian-friendly and vibrant economic environment; and further find that the request is not reasonable or in the public interest because it is contrary to the stated goals of re-developing Main Street and would be inequitable to those property owners who relied on the strict development standards for the enhancement of Main Street.

OTHER SUITABLE DISTRICTS: CB

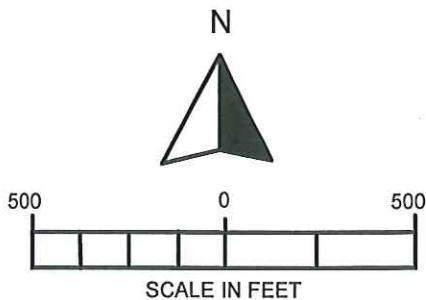
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REMOVAL FROM MSOD AND REQUESTED REZONING C3 & R6 TO C3



PIN: 0501-68-0347

ACREAGE: 1.49 AC.+/-	HEARING NO: P18-18	
ORDINANCE: SPRING LAKE	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		