

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

Joel Strickland,
Acting Director

Vacant,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

TENTATIVE AGENDA

June 18, 2019
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRALS / WITHDRAWALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF MAY 21, 2019
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P19-31.** REZONING OF 4.83+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 9114 & 9120 DURANT NIXON ROAD, SUBMITTED BY PAIGE FAIRCLOTH & LONEL BASS (OWNERS) & TYLER BASS (AGENT).
- VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- B. **P19-29.** REZONING OF 1.60+/- ACRES FROM RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5894 US HWY 301 SOUTH, SUBMITTED BY JAMES G. CHANDLER (OWNER).

IX. DISCUSSION

- PLANNING DIRECTOR RECRUITMENT UPDATE FROM MCGILL AND ASSOCIATES

X. ADJOURNMENT

CASE NUMBER: P19-31

PLANNING BOARD HEARING DATE:
06/18/2019

REQUEST
A1 to R40A

ACREAGE: 4.83+/-

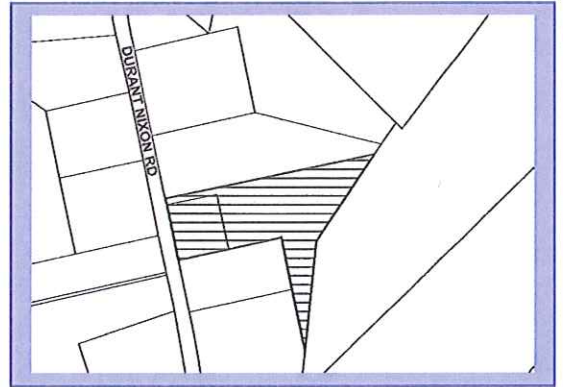
PROPERTY OWNER/APPLICANT
PAIGE FAIRCLOTH & LONEL BASS (OWNERS) &
TYLER BASS (AGENT)

PROPERTY ADDRESS/LOCATION
9114 & 9120 Durant Nixon Road

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 247'+/- on SR 1706 (Durant Nixon Rd)
Depth: 739'+/-
Adjacent Property: None
Current Use: Residential
Initial Zoning: A1 – December 17, 2001 (Area 16)
Municipal Influence Area: Linden
Nonconformities: Existing residential structure on 9114 Durant Nixon Rd is nonconforming to minimum required side setback.
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested; none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Linden/Septic
Soil Limitations: Yes; Hydric: De (Deloss loam)
Subdivision/Site Plan: If approved, subdivision or group development review required
Average Daily Traffic County (2016): 490 on SR 1706 (Durant Nixon Rd)
Highway Plan: Durant Nixon Road is identified as a local road in the 2045 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.



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

COMPREHENSIVE PLANS:
2030 Growth Vision Plan: Community Growth Areas
North Central Land Use Plan (2011): Farmland

Notes:

- Density**
A1- 2 lots/units
R40A- 5 lots/units

- Minimum Yard Setbacks:**

	A1	R40A
Front yard:	50'	30'
Side yard:	20'	15'
Rear yard:	50'	35'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

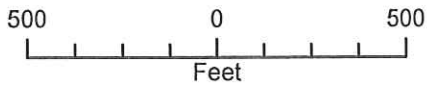
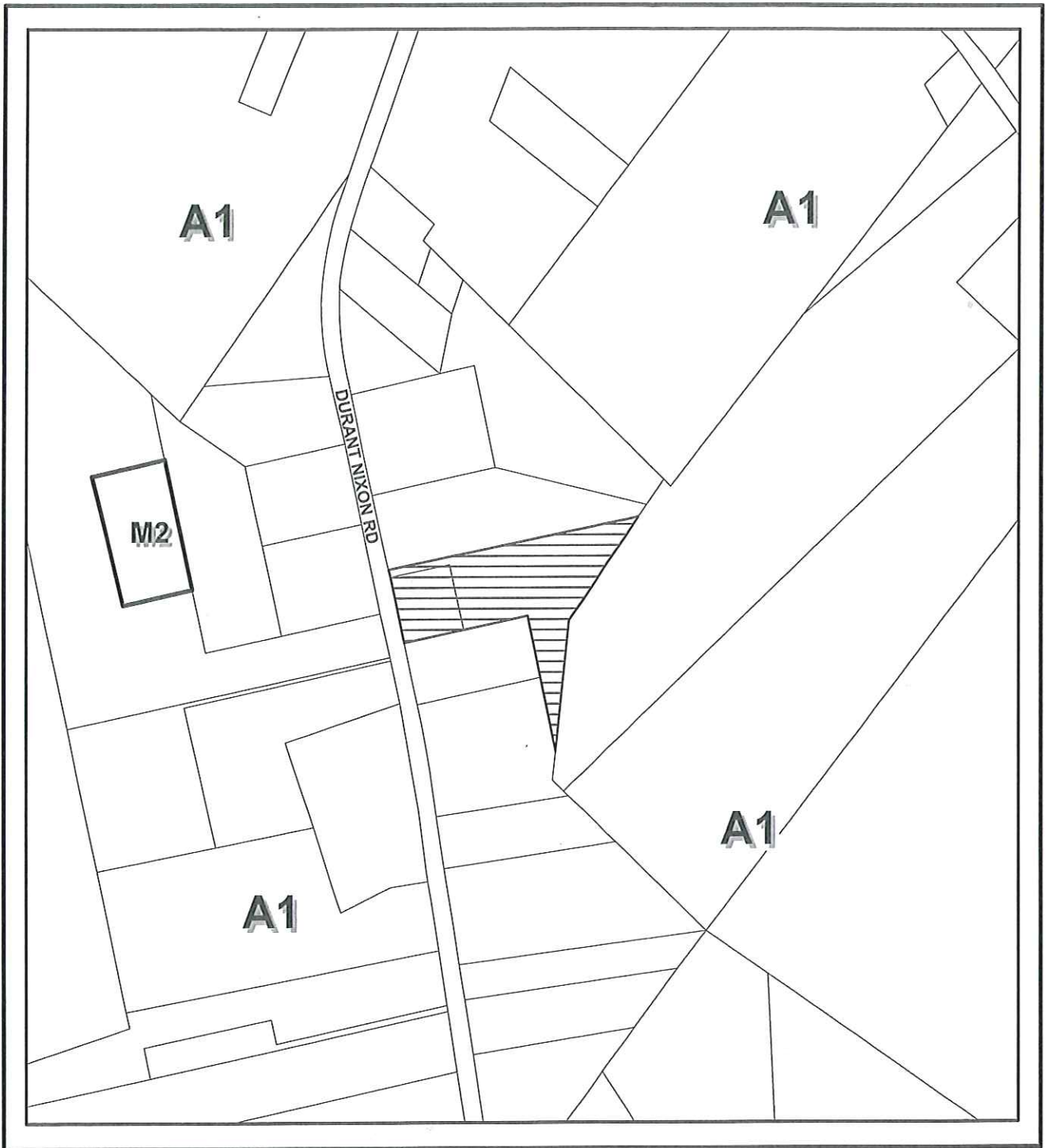
In Case P19-31, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40A Residential and find the request consistent with the North Central Land Use Plan (2011) which calls for "farmland" at this location, the "farmland" designation allows for density of one unit per acre and applicable zoning districts include R40A Residential; and further find that approval of the request is reasonable and in the public interest because the request is in harmony with surrounding existing land uses.

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.



REQUESTED REZONING A1 TO R40A

ACREAGE: 4.83 AC. +/-		HEARING NO: P19-31	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0574-82-0631,
PIN: 0574-72-6533

MB

CASE NUMBER: P19-29

PLANNING BOARD HEARING DATE:
06/18/2019

REQUEST
RR to C(P)

ACREAGE: 1.60+/-

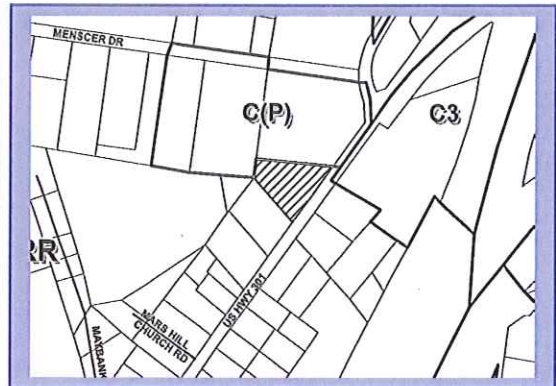
PROPERTY OWNER/APPLICANT
JAMES G. CHANDLER (OWNER)

PROPERTY ADDRESS/LOCATION
5894 US Hwy 301 South

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 350'+/- on US Hwy 301 South
Depth: 335'+/-
Adjacent Property: None
Current Use: Residential
Initial Zoning: RR – February 3, 1977 (Area 7)
Municipal Influence Area: Hope Mills (20 year)
Nonconformities: If approved, existing residential use will become nonconforming.
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested; none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Well/Septic
Soil Limitations: None
Subdivision/Site Plan: If approved, site plan review required
Average Daily Traffic County (2016): 9,700 on US Hwy 301 South
Highway Plan: US Hwy 301 South is identified as an existing thoroughfare in the 2045 Metropolitan Transportation Plan. There are no constructions/improvements planned and the subject property will have no impact on the Transportation Improvement Plan.



Notes:

1. Density
RR- 3 lots/units

2. Minimum Yard Setbacks:

	RR	C(P)
Front yard:	30'	50'
Side yard:	15'	30'
Rear yard:	35'	30'

SURROUNDING LAND USE: Residential (including manufactured homes), motor vehicle repair (2), cemetery, religious worship facility, truck terminal activities, equestrian facility

COMPREHENSIVE PLANS:
2030 Growth Vision Plan: Urban Fringe
Southwest Cumberland Land Use Plan (2013): Suburban Residential

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

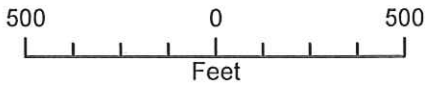
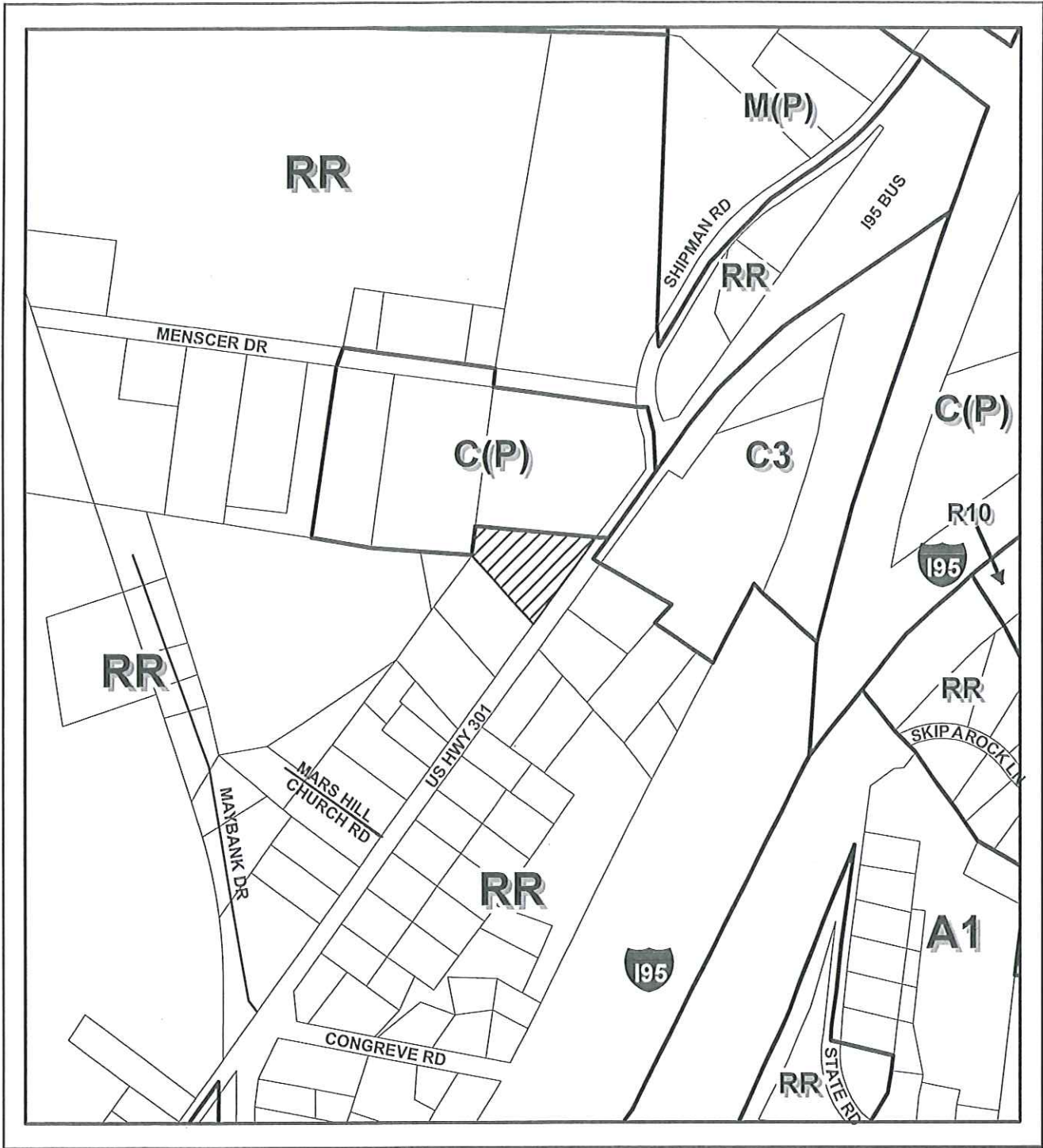
In Case P19-29, the Planning and Inspections Staff recommends denial of the rezoning from RR Rural Residential to C(P) Planned Commercial and find the request is not consistent with the adopted Southwest Cumberland Land Use Plan (2013) which calls for "suburban residential" at this location; and further find that denial of the request is reasonable and in the public interest because the subject property lacks access to public utilities to serve heavy commercial development and denial would prevent further encroachment of heavy commercial zoning in an established residential area.

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.



PIN: 0413-70-4335

REQUESTED REZONING RR TO C(P)

ACREAGE: 1.60 AC. +/-		HEARING NO: P19-29	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

MB