

P17-07

PENDING AMENDMENT

County Subdivision Ordinance
(Hope Mills' MIA Sidewalk Standards)

CURRENT MEETING INFORMATION:

(Planning Board sent this item back to the Joint Planning Board's Codes Committee, will be re-scheduled at a later date.)

~~County Joint Planning Board, 21 at 7:00 pm, Historic Courthouse, 130 Gillespie Street, Fayetteville, 2nd floor hearing room~~

CASE HEADING:

P17-07. REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY SUBDIVISION ORDINANCE AMENDING EXHIBIT 5 MUNICIPAL INFLUENCE AREA DEVELOPMENT STANDARDS, HOPE MILLS COLUMN, ROW ENTITLED *SIDEWALKS* (PAGE E5-E).

ADDITIONAL INFORMATION:

In 2015, the Hope Mills' Board of Commissioners adopted changes to the town's sidewalk requirements and are not requesting the County Board of Commissioners apply these same changes to properties proposed for development that are located within the Hope Mills' Municipal Influence Area (MIA). Complete text is attached.

CONTACT INFORMATION:

Jaimie Melton at 910-678-7603, email: jmelton@co.cumberland.nc.us or Ed Byrne at 910-678-7609, email: ebyrne@co.cumberland.nc.us



December 9, 2016

Ms. Amy Cannon
Cumberland County Manager
County Courthouse
117 Dick Street
Fayetteville, NC 28301

Via Hand Delivery and Courtesy Copies by Electronic Mail

Dear Ms. Cannon:

In 2015, the Hope Mills Board of Commissioners adopted a revision to our subdivision and zoning ordinance amending the requirements for sidewalks and walkways. Based on conversations with County Planning staff, it is my understanding that the Cumberland County Board of Commissioners needs to approve ordinance revisions for the Town of Hope Mills as part of the standards for Hope Mills' MIA so these requirements can be enforced in the MIA.

The revised ordinance is on the County Planning website and your planning staff is very familiar with it. They have indicated they will provide the ordinance information once the process has started. I have included the portion of our minutes indicating that the ordinance revision was approved. Accordingly, please begin the process on behalf of the Town to have these requirements included in our MIA standards. Please let me know what other actions we need to take.

As always, thank you and other County staff for all that you do for the Town of Hope Mills.

Sincerely,

John W. Ellis, III
Town Manager

Cc: Hope Mills Mayor and Board of Commissioners
Melissa P. Adams – Town Clerk
Chancer McLaughlin – Planning and Development Director
Dan Hartzog, Jr. – Town Attorney
Cumberland County Planning Staff via Patricia Speicher

Office of the Town Manager
Office (910) 426 - 4116
Electronic Mail - jwellis@townofhopemills.com

Received
12-9-16
ms

Exhibit 1 - MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
<p>Sidewalks (complying w/ ADA standards)</p> <p>Sidewalks (complying w/ ADA standards), <i>continued</i></p>	<p>One side of all streets w/in development; Along existing collector or arterial street adjacent to development [Sec. 25-61(5)] [Per interlocal agreement, in SSA on one side of collector streets (serves/intended to serve at least 100 dwelling units) and both sides of all thoroughfares]</p>	<p>Both Density equal to or greater than 2 units per acre, both sides of all proposed streets, internal drives for non-residential & multi-family – required only when curb & gutter type street cross-section exists, and along Along existing collector or arterial street(s) adjacent to development; sidewalks standards shall not apply in the Cumberland Industrial Center [Sec. 86A-405 86-122(g)]</p>	<p>One side of street, location determined by Town Building Inspector [§155.67(F)]</p>	<p>Pending – currently same as County</p>	<p>4' wide along all streets whether proposed (new) or existing, except cul-de-sac serving 8 or less lots/units</p> <p>When adjacent to parking area, 6' wide (Sec. 4.3.g)</p>	<p>4' paved sidewalks on one side of all new streets adjacent to curb and gutter (Sec.4.1.h)</p>	<p>Not applicable; however, sidewalks cannot be located over Town-owned water lines & Town will not accept existing system with sidewalks over lines</p>		
Group Development Provisions	Same as County	<p>Min. size of tract 40,000 sq ft;</p> <p>Setbacks comply with zoning of site</p> <p>40' access point</p> <p>1/35 acre per unit on site recreation</p>	<p>Min. size of tract 40,000 sq ft;</p> <p>Setbacks comply with zoning of site</p> <p>40' access point</p>	Pending – currently same as County	Same as County (Sec. 3.21)	Same as County (Sec. 3.21)	Not applicable	Same as County (Sec. 3.21)	Same as County (Sec. 3.21)

MIA Table

E5 - e

Cumberland County Subdivision Ordinance, Sec. 2302.A
P17-07 HM Request, Sidewalks February 16, 2017