

AMY H. CANNON
County Manager



RAWLS HOWARD
Director

TRACY JACKSON
Assistant County Manager



Vacant
Deputy Director

◆
Planning & Inspections Department

AGENDA

June 16, 2020
6:00 P.M.

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

P20-17. REVISION AND AMENDMENT TO THE HOPE MILLS ZONING ORDINANCE BY AMENDING ARTICLE IV PERMITTED, CONDITIONAL AND SPECIAL USES, SECTION 102A-403. USE MATRIX ALLOWING RECREATION/AMUSEMENT INDOOR (CONDUCTED INSIDE BUILDING FOR PROFIT, NOT OTHERWISE LISTED & NOT REGULATED) AS A PERMITTED USE WITHIN THE M(P) PLANNED INDUSTRIAL DISTRICT BY INSERTING A "P" IN THE M(P) COLUMN AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS) **APPLICANT REQUESTED DEFERRAL TO JULY 21, 2020 PB MEETING**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES OF FEBRUARY 18, 2020
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC HEARING CONSENT ITEMS

TEXT AMENDMENT

- A. **P20-12.** REVISION AND AMENDMENT TO THE HOPE MILLS ZONING ORDINANCE BY AMENDING ARTICLE XIV SIGNS, SECTION 102A-1402. SIGN DEFINITIONS, SECTION 102A-1404. SIGNS PERMITTED IN ANY DISTRICT, SECTION 102A-1405. GENERAL SITE AND SIGN SPECIFICATIONS, SECTION 102A-1406. SIGNS PERMITTED BY DISTRICT, SECTION 102A-1408. SIGNS PROHIBITED AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS)

INITIAL ZONING CASES

- B. **P20-14.** INITIAL ZONING OF 4.16+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT THE NORTHERN QUADRANT OF THE INTERSECTION OF NC 162 (GEORGE OWEN ROAD) & SR 1003 (CAMDEN ROAD); SUBMITTED BY SOUTH WOODLAND PROPERTIES LLC (OWNER). (HOPE MILLS)
- C. **P20-16.** INITIAL ZONING OF 1.58+/- ACRES TO R10 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2355 LILLINGTON HWY, SUBMITTED BY TOWN OF SPRING LAKE (OWNER). (SPRING LAKE)
- D. **P20-19.** INITIAL ZONING OF 2.00+/- ACRES TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 360 PINE TREE LANE, SUBMITTED BY CRUCIFORM CHURCH OF CHRIST INC. (OWNER). (SPRING LAKE)

CONDITIONAL ZONING CASE

- E. **P19-50.** REZONING OF 100.00+/- ACRES FROM RR RURAL RESIDENTIAL TO M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING FOR A BORROW SOURCE OPERATION OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED NORTH OF ROCKFISH CREEK, EAST OF SR 2341 (CLAUDE LEE ROAD); SUBMITTED BY JOSEPH R. RIVENBARK, JOELLA RIVENBARK POWELL, ROBERT L. RIVENBARK AND SUZANNE RIVENBARK SHEARON ON BEHALF OF R. LINWOOD RIVENBARK HEIRS (OWNER) & SETH THOMPSON (AGENT). **(APPLICANT HAS REVISED REQUEST TO INCLUDE ADDITIONAL M(P) USES.)**

REZONING CASES

- F. **P20-13.** REZONING OF 41.96+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5403 CHICKEN FOOT ROAD, SUBMITTED BY FRANKLIN JOHNSON ON BEHALF OF J F JOHNSON FAMILY FARMS LLC (OWNER).
- G. **P20-15.** REZONING OF 4.60+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4660 & 4676 MACEDONIA CHURCH ROAD, SUBMITTED BY ALEX HARRISON CULBRETH & KATHY DIANE CULBRETH (OWNERS).
- H. **P20-21.** REZONING OF 7.08+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF SR 1702 (HAWKINS ROAD), EAST OF SR 1700 (MCBRYDE STREET); SUBMITTED BY ALEXANDER KEITH ON BEHALF OF TRIPLE K INVESTMENTS, LLC (OWNER).

VIII. PUBLIC HEARING CONTESTED ITEMS

TEXT AMENDMENT

- I. **P20-20.** REVISION AND AMENDMENT TO THE WADE ZONING ORDINANCE BY AMENDING ARTICLE XII SIGN REGULATIONS, SECTION 1207. BILLBOARDS, SUBSECTION B.1. C(P) PLANNED COMMERCIAL DISTRICTS AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (WADE)

CONDITIONAL ZONING CASE

- J. **P20-02.** REZONING OF 3.70+/- ACRES FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5877 & 5911 CLINTON ROAD, SUBMITTED BY KATHRINA VICTORIA (OWNER) & SHAWN VALLINI (AGENT). **(APPLICANT HAS REVISED REQUEST TO C(P)/CZ FOR MOTOR VEHICLE SALES)**

REZONING CASE

- K. **P20-08.** REZONING OF 1.55+/- ACRES FROM RR RURAL RESIDENTIAL & C(P) PLANNED COMMERCIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5087 US HWY 301 S, SUBMITTED BY DELIVERANCE JESUS IS COMING VICTORY CENTER, INC. (OWNER).
- L. **P20-18.** REZONING OF 2.00+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2072 SCHOOL ROAD, SUBMITTED BY ESPERANZA MELENDEZ (OWNER).

IX. REPORT FROM THE NOMINATIONS COMMITTEE

X. DISCUSSION

- PRESENTATION OF SERVICE AWARDS
- DIRECTOR'S UPDATE

XI. ADJOURNMENT