

Charles C. Morris
Chair
Town of Linden

Donovan McLaurin
Vice-Chair
Wade, Falcon & Godwin
Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman



COUNTY of CUMBERLAND

Planning and Inspections Department

Thomas J. Lloyd,
Interim Director

Clifton McNeill, Jr.,
Roy Turner,
Lori Epler,
Sara E. Piland,
Cumberland County

MINUTES MARCH 7, 2006

Members Present

Mr. Charles Morris, Chair
Mr. Donovan McLaurin, Vice-Chair
Mr. Harvey Cain, Jr.
Ms. Lori Epler
Mr. Garland Hostetter
Mr. Clifton McNeill, Jr.
Ms. Sara Piland
Mr. Roy Turner

Others Present

Mr. Tom Lloyd, Interim
Director
Ms. Donna McFayden
Ms. BJ Cashwell
Mr. Grainger Barrett, County
Attorney

VIII. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Turner delivered the invocation, and Chair Morris led those present in the Pledge of Allegiance.

IX. ADJUSTMENTS TO AGENDA

Mr. McNeill asked that the Administrative Committee Report be added to the Agenda. Chair Morris said it would be added as Item "A" under Discussion. A motion was made by Mr. McNeill and seconded by Ms. Epler to approve the Agenda as amended. The motion passed unanimously.

X. ABSTENTIONS BY BOARD MEMBERS

There were no abstentions.

XI. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF FEBRUARY 21, 2006

A motion was made by Ms. Epler and seconded by Mr. Turner to approve the Minutes of February 21, 2006 as written. The motion passed unanimously.

PLAT & PLAN

- B. CASE 06-040: CONSIDERATION OF S & S DRY CLEANERS, C1(P) SITE PLAN REVIEW, REQUEST FOR ALTERNATE YARD REQUIREMENTS, FROM SECTION 1102.H. "YARD REGULATIONS", CUMBERLAND COUNTY ZONING ORDINANCE, LOCATED ON THE WEST SIDE OF NC HWY. 210N (LILLINGTON HWY.), NORTH OF SR 1451 (E. MANCHESTER ROAD).

A motion was made by Ms. Epler and seconded by Ms. Piland to follow the staff recommendation and grant the request for alternate yard requirements. The motion passed unanimously.

XII. PLAT & PLAN

- A. CASE 06-039: CONSIDERATION OF CLEO COGDELL ESTATE DIVISION, SUBDIVISION REVIEW, REQUEST FOR A WAIVER FROM SECTION 3.20 "LOT STANDARDS", CUMBERLAND COUNTY SUBDIVISION ORDINANCE, LOCATED ON THE NORTH SIDE OF SR 1734 (HATCHER LANE), WEST OF SR 1838 (DUNN ROAD).

Mr. Lloyd informed the Board that the applicant was not present and it was at the Board's discretion whether to go ahead with the case.

Mr. McNeill said he had discussed the case with the Planning Staff and felt approval of the request would set a precedent and recommended the Board follow the staff recommendation.

A motion was made by Mr. McNeill and seconded by Mr. Turner to follow the staff recommendation and deny the request for a waiver from Section 3.20 "Lot Standards". The motion passed unanimously.

VI. FOR YOUR INFORMATION

- A. MODIFIED RESOLUTION FOR ZONING AUTHORITY FOR THE TOWN OF GODWIN.

Mr. Lloyd informed the Board that this Resolution was a similar request that was also done for the Town of Wade. He told the Board that this Resolution would give the Town of Godwin the Final Authority for their rezoning. He asked for the Board's endorsement of the Resolution.

A motion was made by Mr. McLaurin and seconded by Ms. Piland to send their endorsement of the Resolution to the Town of Godwin. The motion passed unanimously.

- B. PRESENTATION – COLONEL AYCOCK

Mr. Lloyd introduced Mr. Glen Prillaman, Chief Planner for Fort Bragg and Colonel Aycock, Garrison Commander at Fort Bragg to the Board.

Col. Aycock gave a lecture on the below noted topics along with a Powerpoint presentation:

- Mission of Fort Bragg
- Vision of Fort Bragg
- Some Background Data on Fort Bragg—the City
- Our Installation Challenges and Priorities
- Fort Bragg's Dramatic Building Growth (Not Population Growth) over the last 20 Years
- What Guides Growth on Fort Bragg
- How Fort Bragg Incorporates Sustainability in our Planning and Construction
- How Population will be Changing with BRAC and Army Modular Force.
- How we are Handling our Growth Problems
- How we use Historic Fort Bragg Planning Principles to guide our New Construction
- What our Housing Privatization Contractor is building.

Col. Aycock also explained that they were trying to be pro-active in trying to encourage local contractors to apply for government contracts. He said in doing this, they are asking the community colleges and the small business administration to provide seminars on how to apply for military contracts. He told the Board that the military also provides classes on how to apply for military contracts. He informed the Board that if contractors don't obtain the prime contracts that they are encouraged to apply for the subcontracts.

Chair Morris said it had been discussed that Harnett County would be providing a sewer system and PWC might be providing water service to Fort Bragg and asked if they were going toward privatization of services. Col. Aycock said previously the military had to run their own water and sewer because there was no one else to do it. He told the Board that all bases were going to have their services privatized. He said they were also planning to privatize their natural gas system.

Ms. Piland commended Col Aycock on his presentation and said with the dramatic increase in construction, did he know what the impact would be on housing construction. Col Aycock explained that there were forces coming back to the United States and units might be consolidated and would be dispersed to various bases. He explained they could not complete a housing survey until final decisions on the consolidations had been made or what the total expansion of Fort Bragg would be.

Chair Morris asked what type of zoning would be compatible within the one mile encroachment of Fort Bragg if they could request it. Mr. Prillaman explained that a lot of other factors would come into play because it

would not all be consistent. He said a lot of the noise issues involve Hoke County and a lot of the land in Cumberland County and Fayetteville seemed to be compatible.

Mr. Hostetter said there had been discussion on extending the Pope Runway and asked if it was going to be extended. Col. Aycock explained that there had been some discussion about 10 years ago but it was found that there were wetlands and too much development for it to be extended.

Chair Morris thanked Col. Aycock for giving such a thorough presentation to the Board.

IX. FOR YOUR INFORMATION

A. ADMINISTRATIVE COMMITTEE REPORT

A motion was made by Mr. McNeill and seconded by Mr. Hostetter to go into Closed Session for Personnel Matters. The motion passed unanimously.

A motion was made by Mr. Turner and seconded by Mr. Hostetter to go back into Open Session. The motion passed unanimously.

B. DIRECTOR'S UPDATE

Mr. Lloyd passed out information regarding Riparian Buffers and related information from other counties.

Chair Morris expressed concern of the CD line delineation and the public was not aware of how it was done. Mr. Lloyd explained that they had more accurate maps showing the CD line and Chair Morris confirmed with Mr. Lloyd that it followed the 100 year flood line. Mr. Lloyd said the CD information would be reviewed.

X. ADJOURNMENT

There being no further business, the meeting adjourned at 8:45 p.m.