

Donovan McLaurin,
Chair
Wade, Falcon & Godwin

Lori Epler,
Vice-Chair
Cumberland County

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
Town of Hope Mills
Charles C. Morris,
Town of Linden



Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Walter Clark,
Roy Turner,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

COUNTY of CUMBERLAND

Planning and Inspections Department

MINUTES

June 16, 2009

Members Present

Mr. Donovan McLaurin, Chair
Mrs. Lori Epler, Vice-Chair
Mr. Roy Turner
Mr. Benny Pearce
Ms. Patricia Hall
Mrs. Sara Piland
Mr. Charles Morris

Members Absent

Mr. Walter Clark
Mr. Garland Hostetter
Mr. Harvey Cain, Jr.

Others Present

Mr. Tom Lloyd, Director
Mr. Grainger Barrett,
County Attorney
Mrs. Laverne Howard
Ms. Donna McFayden

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF / ADJUSTMENTS TO AGENDA

Mr. Lloyd advised the Board that because there were no items pulled from the Consent Agenda items number 5 and 9 could be removed from the agenda.

Mrs. Piland made a motion to approve the adjustments to the agenda, seconded by Ms. Hall. Unanimous approval

III. ABSTENTIONS BY BOARD MEMBERS

There were none.

IV. APPROVAL OF THE MINUTES OF JUNE 2, 2009

Mr. Pearce made a motion to accept the minutes as submitted, seconded by Vice-Chair Epler. Unanimous approval

V. PUBLIC HEARING CONSENT ITEMS

- A. **P09-18:** REZONING OF .51+/- ACRES FROM R15A RESIDENTIAL TO O&I OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6107 TAYLOR STREET; SUBMITTED BY BETH HOLMES, PRESIDENT; OWNED BY CABIN CREEK ENTERPRISES, INC. (FALCON)

The Planning & Inspections Staff recommends approval of the request for O&I Office and Institutional district based on the following:

1. Although the request is inconsistent with the 2010 Land Use Plan, which calls for low density residential at this location, and the request, if approved, would provide a transition zone between the existing industrial and residential uses and districts in the immediate area; and
2. Public utilities are available to the site.

There are no other suitable zoning districts to be considered for this site.

A motion was made by Vice-Chair Epler, seconded by Mrs. Piland, to follow the staff recommendation and approve case P09-18. Unanimous approval

- B. **P09-21:** REZONING OF .47+/- ACRES FROM R10 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4558 CUMBERLAND ROAD, SUBMITTED AND OWNED BY JERRY E. LANIER.

The Planning & Inspections Staff recommends approval of the request for C2(P) Planned Service and Retail district based on the following:

1. The request is consistent with the 2030 Growth Vision Plan, which calls for “urban” development at this location; and
2. The subject property meets the location criteria for light commercial as recommended in the Land Use Policies Plan.

The C1(P) district could also be considered suitable for this location.

A motion was made by Vice-Chair Epler, seconded by Mrs. Piland, to follow the staff recommendation and approve case P09-21. Unanimous approval

- C. **P09-26:** REZONING OF 48.47+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO M1(P) PLANNED LIGHT INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1027 MARVIN LUCAS PARKWAY, SUBMITTED BY THE TOWN OF SPRING LAKE AND OWNED BY TOWN OF SPRING LAKE AND RLM DEVELOPMENT GROUP, LLC. (SPRING LAKE)

The Planning & Inspections Staff recommends approval of M1(P) Planned Light Industrial district based on the following:

1. The request is consistent with the 2010 Land Use Plan, which calls for light industrial at this location;
2. The request is consistent with the land uses currently allowed within the general area; and
3. The request was initiated by the Town of Spring Lake.

There are no other suitable zoning districts to be considered for this site.

A motion was made by Vice-Chair Epler, seconded by Mrs. Piland, to follow the staff recommendation and approve case P09-26. Unanimous approval

VI. CONSENT PLANTS & PLANS

CASE NO. 07-068: CONSIDERATION OF THE CHRIST WORSHIP CENTER CHURCH, INC., RR SITE PLAN REVIEW; REQUEST FOR A WAIVER FROM SECTION 2306.B, UTILITIES, COUNTY SUBDIVISION ORDINANCE, REGARDING CONNECTION TO PUBLIC SEWER; ZONING: RR; TOTAL ACREAGE: 11.64 +/-; LOCATED ON THE SOUTHEAST SIDE OF SR 1115 (BLACK BRIDGE ROAD), NORTHEAST OF QUARTER HORSE RUN.

The property owner of this proposed development is requesting a waiver from the requirement for mandatory public sanitary sewer connection. A proposed religious worship facility was approved on May 11, 2007 and the contractor is now requesting permission to not be required to connect to the public sewer system – see Condition No. 3 on the attached conditional approval. The County Subdivision Ordinance requires developments with two to ten units within 300 feet of an existing public sanitary sewer line to connect to the public system.

The closest existing public sanitary sewer is located along the extreme northeast corner of the subject property; however the distance that the developer would have to extend the sewer main to serve the proposed buildings would be over 1200 feet. The developer, under PWC's policy, would have to extend the sewer main along the entire side property line to the SR 1115 (Black Bridge Road) right-of-way and then bring the sewer lateral from the new manhole.

The Planning and Inspections Staff recommends approval of the waiver request from Section 2306.A based on the following:

- a. Because of the size and length of the tract with existing public sewer located at the extreme northeast corner coupled with the location of an existing gas line easement, it would cause a special hardship to the property owner to require mandatory public sewer main extension of approximately 1,200 feet in order to connect a sewer lateral to serve this site;
- b. The public purposes of the Subdivision and Zoning Ordinance will be served to an equal or greater degree since the developer has agreed to connect to the public sewer system at such time that public sewer becomes available along SR 1115 (Black Bridge Road) and in the event the private septic system fails; and
- c. The property owner would not be afforded a special privilege denied to others if this request is approved since by ordinance a developer would not be required to extend public sewer more than 300 feet for the development of one lot.

Mrs. Piland made a motion, seconded by Ms. Hall to follow the staff recommendation and approve the request. Unanimous approval

VII. DISCUSSION

A. REPORT FROM THE NOMINATING COMMITTEE

Mrs. Piland reported that the Committee nominated Mrs. Lori Epler to serve as Chairperson of the Planning Board effective July 1, 2009 and Mr. Roy Turner was nominated to serve as Vice-Chairman of the Planning Board effective July 1, 2009.

Mrs. Piland made a motion to elect Mrs. Lori Epler as Chairperson and Mr. Roy Turner as Vice-Chair, seconded by Mr. Morris. Unanimous approval

B. JOINT PLANNING BOARD MEETING SCHEDULE

Mr. Lloyd presented the Board with the Joint Planning Board Meeting Schedule for the upcoming year for their approval.

Vice-Chair Epler made a motion to approve the meeting schedule as submitted, seconded by Ms. Hall. Unanimous approval

VIII. FOR YOUR INFORMATION

DIRECTOR'S UPDATE

- Mr. Lloyd advised the Board about a Department Head meeting that was held earlier in the day to discuss the budget and wanted to thank the Board for the sacrifices that had been made to help with the budget situation.
- Mr. Lloyd stated that he was waiting for work programs from two more municipalities, and would have that by the next meeting.
- Mr. Lloyd asked the Board if they wanted to have the joint meeting with the City for the fifth Tuesday. The Board suggested meeting in September.
- Mr. Lloyd and the Board thanked Mr. McLaurin for all his work and dedication during the past 2 years while serving as Chairperson. They pointed to the new Bylaws, MIA Agreement, Land Use Policies Plan, and approved of the 2030 Plan as accomplishments under his tenure.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:35 p.m.