

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

Jami McLaughlin,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin,
Wade, Falcon & Godwin



Planning & Inspections Department

MINUTES

August 16, 2016

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler,
Cumberland County

Benny Pearce,
Town of Eastover

Patricia Hall,
Town of Hope Mills

Members Present

Mr. Charles Morris, Chairman
Mrs. Diane Wheatley
Mr. Benny Pearce
Mr. Carl Manning
Mrs. Lori Epler
Mrs. Jami McLaughlin
Ms. Patricia Hall
Mr. Harvey Cain, Jr.
Dr. Vikki Andrews
Mr. Donovan McLaurin

Members Absent

Others Present

Mr. Thomas Lloyd
Ms. Patricia Speicher
Ms. Donna McFayden
Mrs. Laverne Howard
Mr. Rick Moorefield,
County Attorney
Mr. Rufus Smith III
Ms. Alexandria Voignier
Mrs. Jennifer Oppenlander

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mrs. Epler delivered the invocation and Mr. Pearce led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA.

There were none.

Mrs. Epler made a motion to accept the agenda as submitted, seconded by Dr. Andrews. Unanimous approval.

III. PUBLIC HEARING DEFERRAL / WITHDRAWAL

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF JULY 19, 2016

Mrs. Wheatley made a motion to accept the minutes as submitted, seconded by Ms. Hall. Unanimous approval.

VI. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

P16-27. REZONING OF .68+/- ACRES FROM R6A RESIDENTIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3886 & 3890 CUMBERLAND ROAD, SUBMITTED BY ERIC NANTES & LESLIE BOSWELL (OWNERS).

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” development at this location. While the request is not entirely consistent with the Southwest Cumberland Land Use Plan which calls for “heavy commercial”, it could be considered appropriate due to the current zoning and transitional nature of the area.

The staff recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer desirable*, PWC water available; *should have a direct access to a collector street*, Cumberland Road is a minor arterial street; *if not in an office park, should serve as a transition between commercial and residential uses*, subject property is located in an area that includes both commercial and residential districts; *must be located on a sufficient site that provides adequate area for buffering, screening, and landscaping*; subject property is .68 acres.

2nd MOTION

The Planning and Inspections Staff recommends the board approve Case No. P16-27 for O&I(P) Planned Office and Institutional District, in addition to the information above, based on the following:

- The O&I(P) Planned Office and Institutional district will allow for land uses that exist in the general area.

There are no other districts appropriate for the request at this location.

Mr. Pearce made both of the motions referenced above, seconded by Mr. McLaurin, to follow the staff recommendations and approve the rezoning request. The motions passed unanimously.

VII. PUBLIC HEARING ITEM

SOUTHEAST CUMBERLAND LAND USE PLAN

THIS PLAN PROVIDES THE LOCATION OF PROPOSED FUTURE LAND USES FOR THE SOUTHEAST CUMBERLAND AREA. THE PLAN COVERS AN AREA DEFINED GENERALLY TO THE SOUTH BY BLADEN COUNTY; TO THE WEST BY THE CAPE FEAR RIVER, CEDAR CREEK AND CEDAR CREEK ROAD; ON THE EAST BY SAMPSON COUNTY AND ON THE NORTH BY N.C. HIGHWAY 210.

Mr. Smith presented the Southeast Cumberland Land Use Plan. Mr. Smith talked about the study area, process, and sessions with the citizen planning committee, recommendations, and recommended projects.

Mr. Lloyd stated that he would make sure the following statement would be added to this plan and all future plans:

“It should be noted that this Plan may be changed, modified, or altered if the basis for some or all of the land use decisions made within this document changes in the future. Factors that may precipitate this change include; but are not limited to, the extension of public or community water and sewer, road improvements or changes, the construction of a school or public facility, changes in the economic climate, land use policy changes, or the location of major employment in or near the area.”

Mrs. McLaughlin made a motion to approve the plan and move it forward to the Board of Commissioners for their review and approval, seconded by Mrs. Wheatley. Unanimous approval.

VIII.DISCUSSION

DIRECTOR'S UPDATE

Mr. Lloyd said that we were done with the work sessions, if the board members had any suggestions for work sessions he would be glad to set it up for future sessions. Mr. Morris suggested a session with a soil scientist, Mr. Lloyd suggested NCDEQ, and Mrs. Epler suggested NCDOT.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:22 pm.