

Amy H. Cannon  
County Manager

Tracy Jackson  
Assistant County Manager



Rawls Howard  
Director

David Moon  
Deputy Director

## Cumberland County Joint Planning Board

### MINUTES

June 15, 2021

#### Members Present

Mr. Stan Crumpler – Chairman  
Mr. Thomas Lloyd – Vice-Chair  
Mr. Carl Manning  
Mr. Gary Burton  
Mr. Mark Williams  
Mrs. Jami McLaughlin  
Mr. James Baker

#### Members Absent

Ms. Cassandra Herbert  
Mr. Jordan Stewart  
Mrs. Susan Moody

#### Others Present

Mr. Rawls Howard  
Mr. Chris Carr  
Asst. County Attorney  
Ms. Annie Melvin  
Mr. Telly Shinas  
Mrs. Yolanda Bennett

#### I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

#### II. APPROVAL OF / ADJUSTMENTS TO AGENDA

**Mr. Lloyd made a motion seconded by Mr. Williams to approve the agenda. Unanimous approval.**

#### III. PUBLIC MEETING DEFERRAL

**P21-33 REZONING 41.98 ARCES +/- FROM A1 AGRICULTURAL DISTRICT TO R7.5 RESIDENTIAL DISTRICT/CONDITIONAL ZONING DISTRICT UP TO 122 LOTS ZERO LOT LINE SUBDIVISION OR TO A MORE RESTRICTIVE ZONING DISTRICT, OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED EAST OF NC 87 HWY AND SOUTH OF OLABURNS DR., SUBMITTED BY JAMES D. HUBBARD AND NORMA GARCIA; CHERI AND MARTY LASSITER; TOMMY J AND DEBRA WOODSELL; TRAVIS ALLEN AND JILL ELIZABETH HUBBARD; PAMELA AND MICHAEL DOMANSKI; MICHAEL S. AND JODI M. DAVIS, CHRISTOPHER L DAVIS, KRISTIN M. DAVIS; BOYD D. PARSONS JR. AND MAE SMITH PARSONS. (OWNERS) (COUNTY)**

**Mr. Carl Manning made a motion, seconded by Mrs. McLaughlin to approve the deferral to the July 20, 2021 Planning Board Meeting. Unanimous approval.**

#### IV. ABSTENTIONS BY BOARD MEMBERS

Mr. Manning requested an abstention from voting on case P21-38 due to a business conflict.

**Mr. Lloyd made a motion, seconded by Mr. Williams to approve the abstention as requested. Unanimous approval.**

#### V. APPROVAL OF THE MINUTES OF MAY 18, 2021

**Mr. Lloyd made a motion, seconded by Mr. Williams to approve the minutes as submitted. Unanimous approval.**



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### VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Chair Crumpler read the welcome and rules of procedures.

### VII. PUBLIC MEETING CONSENT ITEMS

#### TEXT AMENDMENT

- A. **P21-35 REVISION AND AMENDMENT TO THE TOWN OF HOPE MILLS ZONING ORDINANCE IN ITS ENTIRETY FOR THE PURPOSE OF BRINGING THE ORDINANCE INTO COMPLIANCE WITH THE NEWLY ADOPTED CHAPTER 160D STATE STATUTES; TOWN OF HOPE MILLS (APPLICANT) (HOPE MILLS)**

In Case P21-35, the Planning and Inspections staff **recommends approval** of the text amendment and finds the request consistent with the 2030 Growth Vision Plan. While specific 2030 Growth Vision Plan policies do not address a comprehensive update to the Town of Hope Mills Zoning Ordinance, a current ordinance that is in compliance with the state statutes allows the department to continue to provide efficient and effective services to achieve goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans for the Town of Hope Mills within the County. Approval of this text amendment is also reasonable and in the public interest as it is a comprehensive update to clarify standards and review processes for the public.

**In Case P21-35, Mr. Lloyd made a motion seconded by Mr. Williams to recommend approval of the text amendment and finds the request consistent with the 2030 Growth Vision Plan. While specific 2030 Growth Vision Plan policies do not address a comprehensive update to the Town of Hope Mills Zoning Ordinance, a current ordinance that is in compliance with the state statutes allows the department to continue to provide efficient and effective services to achieve goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans for the Town of Hope Mills within the County. Approval of this text amendment is also reasonable and in the public interest as it is a comprehensive update to clarify standards and review processes for the public. Unanimous approval.**

- B. **P21-41 REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKES CHAPTER 42 ZONING AND CHAPTER 36 SUBDIVISION ORDINANCES IN ITS ENTIRETY FOR THE PURPOSE OF BRINGING THE ORDINANCES INTO COMPLIANCE WITH THE NEWLY ADOPTED CHAPTER 160D STATE STATUTES; TOWN OF SPRING LAKE (APPLICANT) (SPRING LAKE)**

In Case P21-41, the Planning and Inspections staff **recommends approval** of the text amendments and finds the request consistent with the 2030 Growth Vision Plan. While specific 2030 Growth Vision Plan policies do not address a comprehensive update to the Town of Spring Lake Zoning and Subdivision Ordinances, a current ordinance that is in compliance with the state statutes allows the department to continue to provide efficient and effective services to achieve goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans for the Town of Spring Lake within the County. Approval of this text amendment is also reasonable and in the public interest as it is a comprehensive update to clarify standards and review processes for the public.



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**In Case P21-41, Mr. Lloyd made a motion seconded by Mr. Williams to recommend approval of the text amendments and finds the request consistent with the 2030 Growth Vision Plan. While specific 2030 Growth Vision Plan policies do not address a comprehensive update to the Town of Spring Lake Zoning and Subdivision Ordinances, a current ordinance that is in compliance with the state statues allows the department to continue to provide efficient and effective services to achieve goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans for the Town of Spring Lake within the County. Approval of this text amendment is also reasonable and in the public interest as it is a comprehensive update to clarify standards and review processes for the public. Unanimous approval.**

### REZONING CASES

- C. **P21-26:** REZONING OF 14.04+/- ACRES FROM A1 AGRICULTURAL DISTRICT TO R20 RESIDENTIAL DISTRICT OR A MORE RESTRICTIVE DISTRICT, LOCATED AT 2120 SMITH ROAD, SUBMITTED BY NORTHWOOD INVESTMENTS, LLC (OWNER) (COUNTY).

In Case P21-26, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agriculture to R20 Residential District and finds the request consistent with the South-Central Land Use Plan designation of Low Density Residential. Approval of the request is reasonable and in the public interest. Should this rezone be approved, a Subdivision Plan or Preliminary Plat must be submitted for review and approval to the Cumberland County Planning and Inspections Department in accordance with Cumberland County Zoning, Subdivision, or other applicable Ordinance requirements.

**In Case P21-26, Mr. Lloyd made a motion seconded by Mr. Williams to recommend approval of the rezoning request from A1 Agriculture to R20 Residential District and finds the request consistent with the South-Central Land Use Plan designation of Low Density Residential. Approval of the request is reasonable and in the public interest. Should this rezone be approved, a Subdivision Plan or Preliminary Plat must be submitted for review and approval to the Cumberland County Planning and Inspections Department in accordance with Cumberland County Zoning, Subdivision, or other applicable Ordinance requirements. Unanimous approval.**

- D. **P21-29** REZONING 5.16 +/- ACRES FROM RR RESIDENTIAL DISTRICT TO RURAL RESIDENTIAL DISTRICT RR/CZ CONDITIONAL ZONING DISTRICT UP TO 3 LOTS OR A MORE RESTRICTIVE ZONING DISTRICT, EAST OF BAYWOOD ROAD AND NORTH AND WEST OF TOBACCO ROAD, SUBMITTED BY LINDA SMITH AND LINDA D BLACK (OWNERS) (EASTOVER)

In Case P21-29, the Planning and Inspections staff **recommends approval** of the rezoning request from RR Rural Residential District to RR Rural Residential District/CZ Conditional Zoning for three lots and find the request is consistent with the Eastover Land Use Plan (2018) which calls for Rural Density at this location. Staff further finds that recommending approval of the request is reasonable and in the public interest because the RR Rural Residential District would allow dwelling types and a density that would be compatible with the surrounding area.

**In Case P21-29, Mr. Lloyd made a motion seconded by Mr. Williams to recommend approval of the rezoning request from RR Rural Residential District to RR Rural Residential**



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**District/CZ Conditional Zoning for three lots and find the request is consistent with the Eastover Land Use Plan (2018) which calls for Rural Density at this location. Staff further finds that recommending approval of the request is reasonable and in the public interest because the RR Rural Residential District would allow dwelling types and a density that would be compatible with the surrounding area. Unanimous approval.**

- E. **P21-38 REZONING 70.98 +/- ACRES FROM R6A, RR, AND R10 RURAL RESIDENTIAL AND RESIDENTIAL DISTRICTS TO R6A RESIDENTIAL DISTRICT/ CONDITIONAL ZONING DISTRICT UP TO 120 LOTS ZERO LOT LINE SUBDIVISION OR A MORE RESTRICTIVE ZONING DISTRICT, NORTH OF ODELL RD, SUBMITTED BY ELMA S SMITH POA VICTORIA M MCLEOD AND SAMANTHA WULLENWABER (OWNERS) (SPRING LAKE)**

In Case P21-38, the Planning & Inspections Department staff **recommends approval** of the rezoning request from R6A Residential, RR Rural Residential, and R10 Residential to R6A Residential District/Conditional Residential for up to 120 Lots Zero Lot Line Subdivision and finds:

a. The approval is an amendment to the adopted, current Spring Lake Area Land Use Plan (2002); and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request. b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: Subdivision Plan shows the entire development proposal outside the Accident Zone APZ1, and only a small portion of the site proposes lots within the Important Land Protection based on the RULAC JLUC 2018 study. c. Rezoning approval is reasonable and in the public interest because the conditional zoning district requested provide conditions to keep the development in harmony with surrounding zoning and existing land uses.

**In Case P21-38, Mr. Lloyd made a motion seconded by Mrs. McLaughlin to recommend approval of the rezoning request from R6A Residential, RR Rural Residential, and R10 Residential to R6A Residential District/Conditional Residential for up to 120 Lots Zero Lot Line Subdivision and finds: a. The approval is an amendment to the adopted, current Spring Lake Area Land Use Plan (2002); and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request. b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: Subdivision Plan shows the entire development proposal outside the Accident Zone APZ1, and only a small portion of the site proposes lots within the Important Land Protection based on the RULAC JLUC 2018 study. c. Rezoning approval is reasonable and in the public interest because the conditional zoning district requested provide conditions to keep the development in harmony with surrounding zoning and existing land uses. Unanimous approval with Mr. Manning abstaining.**

### VIII. PUBLIC MEETING CONTESTED ITEMS

There were none.

### IX. DISCUSSION

- PRESENTATION OF SERVICE AWARD



## Cumberland County Joint Planning Board

Mr. Crumpler presented Mr. Manning a plaque of appreciation for his service on the board on behalf of the board members and staff.

- OFFICER ELECTIONS

Mrs. McLaughlin reported that the Nominations Committee recommends Mr. Crumpler and Mr. Lloyd to remain Chair and Vice Chair, respectively, for the next year. Mrs. McLaughlin made a motion seconded by Mr. Manning to accept the Nomination Committee recommendation for officers for next year. Unanimous approval.

- BOARD VACANCY RECOMMENDATION PROCESS

Mr. Howard recommended to the board that the nomination committee should be making any future recommendations to the Board of Commissioners for any vacancies that need to be filled. The Board accepted the new procedure and advised staff to have the Nominations Committee meet to recommend a replacement for Mr. Manning's seat.

- ENERGOV IMPLEMENTATION

Mr. Howard informed the board that the new, on-line permitting software Energov is anticipated to go live within 30 days.

- BETHANY LAND USE PLAN DROP-IN MEETING

Mr. Howard shared that the Bethany meeting will be held on June 29<sup>th</sup> from 6:00 p.m. – 8:00 p.m. at the Center Baptist Church in Wade, NC

- TRAVEL FOR PLANNING BOARD

Mr. Howard informed the board that all County in-state travel restrictions have been lifted. He also encouraged Planning Board members who have never been to a state planning conference to consider attending this year. If there was an interest, to please contact him or Laverne. This year's 2021 conference is in Durham, NC.

- SIGN REGULATIONS UPDATE

Mr. Howard stated that the County is looking into hiring contractors to assist with revamping the signs regulations for the entire county as part of the FY22 budget adoption.

### X. ADJOURNMENT

There being no further business, the meeting adjourned at 6:48 p.m.