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Wade, Falcon & Godwin

Lori Epler,
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Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
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Charles C. Morris,
Town of Linden



COUNTY of CUMBERLAND
Planning and Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

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

September 27, 2007

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Revised Staff Recommendation, Case No. P07-47
October 2, 2007 Board Meeting

P07-47: REZONING OF TWO PORTIONS OF A 20.26 ACRE TRACT, CONSISTING OF 9.43 ACRES AND 4.20 ACRES FROM M2 TO R7.5 OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED SOUTH OF CHURCH STREET, EAST OF FREEDOM LANE, SUBMITTED BY JOSEPH H. GILLIS SR, OWNED BY GILLIS AND GILLIS INC.

This case was presented to the County Commissioner's at the August 20, 2007 meeting. Because of opposition raising issues which were not previously addressed by the Planning Board, the Commissioner's referred the case back to the Board for re-consideration.

The case was reheard by the Planning Board at the September 18, 2007 meeting to clarify concerns of the citizens and the Town of Hope Mills. The Board deferred the case until their October 2, 2007 meeting in order to allow more time for the interested parties to meet.

The Planning and Inspections Staff has amended their recommendation and now recommend approval of the R7.5 district for that portion of the subject property at or above the 84 MSL with the exception of the first 210 feet of the southeastern corner of Tract 1 where the R7.5 district line will follow the 83 MSL. The Staff also recommends that the remainder of the subject property below the 83 MSL be rezoned to CD Conservancy District based on the following:

1. This recommendation recognizes and accounts for the possible restoration of the lakebed, commonly referred to as "Hope Mills #2," to its previous level up to the 84 MSL; if and when this restoration occurs, dwelling units and any other future development of this property will not be disrupted or impede the restoration project;

2. The request is consistent with the 2010 Land Use Plan, which calls for Low Density Residential and Open Space at this location;
3. The request is consistent with the existing zoning in the area; and
4. Public utilities are available to the subject property.

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

Attachments:

- 1 - Site Profile
- 2 - Rezoning Sketch Map

SITE PROFILE

P07-47

REZONING OF TWO PORTIONS OF A 20.26 ACRE TRACT, CONSISTING OF 9.43 ACRES AND 4.20 ACRES FROM M2 TO R7.5 OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED SOUTH OF CHURCH STREET, EAST OF FREEDOM LANE, SUBMITTED BY JOSEPH H. GILLIS SR, OWNED BY GILLIS AND GILLIS INC.

Site Information:

Applicant/Owner: JOSEPH H. GILLIS SR / GILLIS AND GILLIS INC.

Area: 13.63 acres

Frontage & Location: 30 feet on Church Street

Depth: 430 feet

Jurisdiction: County

Adjacent Property: Yes

Current Use: Vacant

Initial Zoning: November 17, 1975 (Area 4)

Zoning Violation(s): None

Surrounding Zoning: North-R10, R10/CU, Hope Mills Town limit-R10, R6, C1(P), East-R10, R6, R6A, town limit-R10, South-R10, R6A, town limit-R10, and West-town limit-R10, R6

Surrounding Land Use: Single family residential and woodland

2010 Land Use Plan: Low Density Residential and Open Space

Designated 100-Year Floodplain or Floodway: Yes – There exists a small amount of Special Flood Hazard Area on the larger portion to be rezoned.

Municipal Influence Area: Hope Mills

Urban Services Area: Yes

Water/Sewer Availability: PWC / PWC

Soil Limitations: Yes (Johnston loam)

School Capacity/Enrolled: Ed V. Baldwin Elementary 790/615, Hope Mills Middle 686/761, South View High 1800/1866

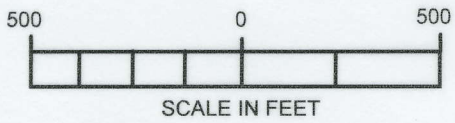
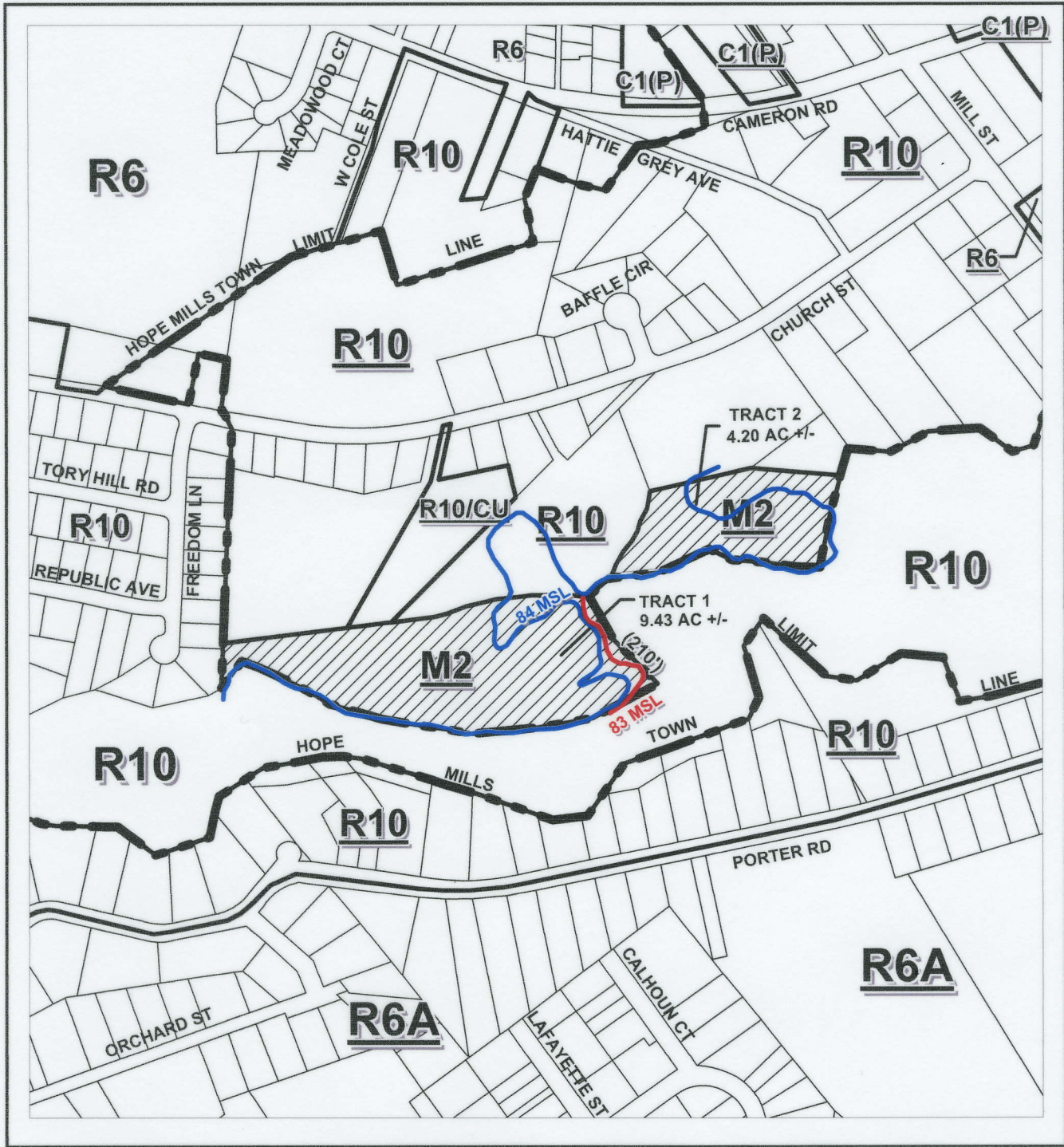
Subdivisions: Subdivision review is contingent upon rezoning for 61 lots on 25.08 acres, #06-205 on 1-16-07

Military Impact Area: No

Highway Plan: No road improvements or new construction specified for this area.

Notes:

Density minus 20% for roads: R7.5 – 94 lots (entire tract)



PORT. OF PIN: 0414-90-6637

REQUESTED REZONING M2 TO R7.5

ACREAGE: 13.63 AC +/-	HEARING NO: P07-47	
ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

AF
9/27/07

TRANSPORTATION COORDINATING COMMITTEE

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FAYETTEVILLE AREA METROPOLITAN PLANNING ORGANIZATION


W. L. (LEE) JERNIGAN, JR.
CO-CHAIRMAN

JIMMY TEAL
CO-CHAIRMAN

September 24, 2007

Memorandum

To: Cumberland County Joint Planning Board Members

From: Maurizia Chapman, Transportation Planner 

Subject: Fiscal Year 2009-2015 Metropolitan Transportation Improvement Program Draft
Candidate Projects List

Enclosed for your review is the Draft FY 2009-2015 Metropolitan Transportation Improvement Program (MTIP) Candidate Projects List.

As part of the Fayetteville Area Metropolitan Planning Organization (FAMPO) public involvement process, a two weeks public review period was advertised in the Fayetteville Observer on September 15 and September 18, 2007. Citizens had a chance to review and comment on the draft Candidate Projects from September 18 to October 2, 2007. In addition to the comment period, the newspaper advertised a Public Hearing to be held by the Cumberland County Joint Planning Board on October 2, 2007, to provide the public another opportunity to comment on the proposed program prior to final approval by the FAMPO Transportation Advisory Committee (TAC), the MPO's Policy Board. The Candidate Projects list will be used to negotiate with the North Carolina Board of Transportation in selecting additional/new projects for the next Transportation Improvement Program and it was compiled by a TIP sub-committee after soliciting ideas from the public through three citizens' meetings held on August 13, 14 and 15, 2007. The draft document and the Public Hearing information have also been posted on the FAMPO official web site at <http://www.fampo.org/>. This item does not require the Cumberland County Joint Planning Board to take action, rather to open and close the public hearing.

After the Public Hearing is closed, any comments by Board Members will be added to the general public's comments.

Should you require additional information/clarifications please contact me at (910) 678-7615 or via e-mail at mchapman@co.cumberland.nc.us.