

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager



Rawls Howard
Director

David Moon
Deputy Director

Cumberland County Joint Planning Board

MINUTES July 19, 2022

Members Present

Mr. Stan Crumpler - Chairman
Mr. Thomas Lloyd, Vice-Chair
Mr. William Walters
Mr. Gary Burton
Mr. James Baker
Mrs. Jami McLaughlin
Mr. Mark Williams
Mr. Jordan Stewart
Mrs. Sue Moody

Members Absent

Ms. Kassandra Herbert

Others Present

Mr. Rawls Howard
Mr. David Moon
Mr. Christopher Portman
Mrs. Addie Corder
Mrs. Laverne Howard
Mr. Chris Carr - Asst. Cnty. Attorney

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

Mr. Howard advised the board that he was going to add "Discussion with DEQ Representatives" to the Other Items section of the agenda and that Case ZNG-012-22 would be moved to Contested Items.

Mr. Crumpler made a motion, seconded by Mr. Burton to approve the agenda with the changes. Unanimous approval.

III. PUBLIC MEETING DEFERRAL / WITHDRAWALS

ZON-22-0043: Rezoning from A1 Agricultural District to RR Rural Residential/CZ Conditional Zoning District or to a more restrictive zoning district for 106.75 +/- acres; located east of Hummingbird Place and west of Maxwell Road; submitted by George Rose (applicant) on behalf of Astrakel International LTD (owner). APPLICANT REQUESTED DEFERRAL TO AUGUST 16, 2022 MEETING

Mr. Crumpler made a motion, seconded by Mr. Burton to approve the deferral. Unanimous approval.

ZON-22-0044: Rezoning from C(P) Planned Commercial District to M(P) Planned Industrial/ CZ Conditional Zoning District or to a more restrictive zoning district on 4.87 +/- acres; located at 3703 Gillespie Street; submitted by Seth Henry Britton Saeugling (applicant) on behalf of Kathryn & Robert Gaines (owner). APPLICANT REQUESTED WITHDRAWAL

Mr. Crumpler made a motion, seconded by Mr. Burton to accept the withdrawal request. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

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There were none.

V. APPROVAL OF THE MINUTES OF JUNE 21, 2022

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

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Chair Crumpler read the welcome and rules of procedures.

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **Case ZNG-011-22:** Rezoning of 1.19+/- acres from C1(P) Planned Local Business to R5 Single Family or to a more restrictive zoning district; located at 4092 Professional Drive on REIDs 0414833058000; submitted by Longleaf Properties (agent) on behalf of Cumberland County Hospital System, Inc (owner). (Hope Mills)

In ZNG-011-22, the Town of Hope Mills Planning staff recommends approval of the rezoning from C1(P) Planned Local Business to the R5 Residential District and finds a) The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map for the R5 Area and that the Board of Commissioners should not require any additional requests 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. As the Mixed-Use Land Use designation does contemplate the facilitation of residential development a single-family residential use is compatible with the multifamily residential development on the existing adjacent R5 zoned parcel, and c) Approval of the request is reasonable and in the public interest as the proposed use would be in harmony with the overall surrounding area, will be in line with existing surrounding zoning, and because the site has access to public utilities.

In ZNG-011-22, Mr. Crumpler made a motion, seconded by Mrs. Moody to recommend approval of the rezoning from C1(P) Planned Local Business to the R5 Residential District and finds: a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map for the R5 Area and that the Board of Commissioners should not require any additional requests 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. As the Mixed-Use Land Use designation does contemplate the facilitation of residential development, a single-family residential use is compatible with the multifamily residential development on the existing adjacent R5 zoned parcel, and c. Approval of the request is reasonable and in the public interest as the proposed use would be in harmony with the overall surrounding area, will be in line with existing surrounding zoning, and because the site has access to public utilities. Unanimous approval.

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- B. **Case ZON-22-0056:** Text Amendment to the Town of Wade Zoning Ordinance for the purpose of compliance with the newly adopted chapter 160D state statutes and to remove or amend standards associated with Zero Lot Line developments and to bring the ordinance into consistency with the Wade Zoning and Subdivision Ordinances; Mid-Carolina Regional Council (Applicant) on behalf of the Town of Wade. (Wade)

In Case ZON-22-0056, planning staff recommends approval of the text amendment to the Town of Wade Zoning Ordinance and finds the request consistent with the 2030 Growth Vision Plan. Furthermore, planning staff finds that the request to remove Zero Lot Line Provisions from the zoning ordinance is consistent with the Wade Study Area Detailed Land Use Plan, as the plan notes a need for protection and preservation of rural character. 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 ZON-22-0056, Mr. Crumpler made a motion, seconded by Mrs. Moody to approve the text amendment to the Town of Wade Zoning Ordinance and finds the request consistent with the 2030 Growth Vision Plan. Furthermore, planning staff finds that the request to remove Zero Lot Line Provisions from the zoning ordinance is consistent with the Wade Study Area Detailed Land Use Plan, as the plan notes a need for protection and preservation of rural character. 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.

- C. **Case ZON-22-0060:** Text Amendment to the Town of Wade Subdivision Ordinance for the purpose of compliance with the newly adopted chapter 160D state statutes and to remove or amend standards associated with Zero Lot Line developments and bring the ordinance into consistency with the Wade Zoning and Subdivision Ordinances; Mid-Carolina Regional Council (Applicant) on behalf of the Town of Wade. (Wade)

In Case ZON-22-0060, planning staff recommends approval of the text amendment to the Town of Wade Subdivision Ordinance and finds the request consistent with the 2030 Growth Vision Plan. Furthermore, planning staff finds that the request to remove Zero Lot Line provisions from the subdivision ordinance is consistent with the Wade Study Area Detailed Land Use Plan, as the plan notes a need for protection and preservation of rural character. 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 ZON-22-0060, Mr. Crumpler made a motion, seconded by Mrs. Moody to approve the text amendment to the Town of Wade Subdivision Ordinance and finds the request consistent with the 2030 Growth Vision Plan. Furthermore, planning staff finds that the request to remove Zero Lot Line provisions from the subdivision ordinance is consistent with the Wade Study Area Detailed Land Use Plan, as the plan notes a need for protection and preservation of rural character. 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.

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VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- D. **Case ZNG-012-22:** Case ZNG-012-22, Initial Zoning of 33.92+/- acres from RR Rural Residential (County) to R7.5 Single Family (Hope Mills) or to a more restrictive zoning district, located at 4742 Tumbleweed Drive on REIDs 0403469536000, 0403469721000, 0403477336000, submitted by Town of Hope Mills (agent) on behalf of Johnnie Bunnells & Donald Taylor Jr. (owner). (Hope Mills)

In ZNG-012-22, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to the R7.5 Single Family Residential district and finds that the approval is consistent with the adopted current Southwest Cumberland Land Use Plan of "Low Density Residential" and that recommending approval of the request is reasonable and in the public interest because the site will be developed with single family residential uses that would be compatible with the harmony of the established residential development in the surrounding area.

Mrs. Moody made a motion to defer the case to the August Planning Board meeting, seconded by Mr. Crumpler. Mrs. Moody stated that she wanted to pull the case because she had concerns about the location and impact of this request. The road that this is on already has a lot of traffic, the community is upset about the things that are happening.

Mr. Lloyd asked about a time limit on a property that has already been annexed for initial zoning.

Mr. Howard stated that there is a sixty-day time limit when municipal zoning must be initially applied to a property after annexation, per State statutes, or else it becomes unzoned. This means that the property would be exposed to having any sort of use on it and advised that if the case is continued to the August meeting, that could put the case over the sixty-day timeframe.

Mrs. Moody stated that the community has a lot of reservations about the traffic on that road and the community would like to know what the plans are, long range, to address that concern. Mrs. Moody also had questions for Hope Mills staff that she would like to have addressed and was concerned that Hope Mills staff was not present to discuss the case.

Mr. Howard advised the Board that it was within their purview to approve, deny, or defer the case.

Mr. Carr advised the board on how they needed to word their vote if they wanted to approve or deny the request.

Mrs. Moody made a motion, seconded by Mr. Crumpler to withdraw the motion to defer Case ZNG-012-22 so the Board could have more discussion. Unanimous approval.

Mr. Carr clarified the timeline of when the annexation for this case was approved by the Hope Mills Town Board based upon the staff report from Hope Mills staff in the packet.

Mrs. Moody went on to discuss more of her concerns, including three recent accidents that happened on that road, and stated that there is a private recreation center there that creates a lot of traffic and there's not enough parking, and then when I-295 opens there is going to be more

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traffic coming that way. Mrs. Moody stated that they can't base their decision on traffic alone, but safety is a concern and that can be factored into the decision.

Mr. Lloyd stated that he felt the Planning Board should have more information to make a sound decision and wanted to defer it to next month instead of voting to approve to deny it to discuss more details with Hope Mills staff.

Mr. Lloyd made a motion, seconded by Mr. Williams to defer Case ZNG-012-22 to the August 16, 2022 Planning Board meeting. Unanimous approval.

IX. OTHER ITEM

E. DEPARTMENT OF ENVIRONMENTAL QUALITY

Mr. Tim LaBounty and Mr. Mike Lallier were present from the Department of Environmental Quality for a Q & A session with the Board. They explained DEQ's role in regard to water quantity and stormwater issues for Cumberland County. Based on the discussion, the Planning Board asked staff to look into options for local regulation of stormwater and what other counties are doing in this regard.

F. SPRING LAKE AREA LAND USE PLAN

Addie Corder, Planner, presented the Spring Lake Area Land Use Plan to the Board. She went over the plan area, the vision & goals, population and housing demographics. She also reviewed the Economic Development & Labor demographics. Ms. Corder also discussed the public engagement and SWOT analysis, online outreach, future land use map and classifications, and explained flex area, compatibility and classification and went over recommendations and resources that came from the citizens that participated in the plan.

Mrs. McLaughlin made a motion, seconded by Mr. Williams to recommend approval of the plan as written by staff. Unanimous approval.

X. DISCUSSION

• OFFICER ELECTIONS

Mrs. McLaughlin reported that the Nominations Committee recommends Mr. Crumpler to remain as Chairman and Mrs. McLaughlin to be appointed as Vice Chair, for the next year.

Mrs. Moody made a motion, seconded by Mr. Williams to accept the Nomination Committee recommendation for officers for next year. Unanimous approval.

• SUBDIVISION ORDINANCE UPDATE

Mr. Howard advised the Board that he was in the process of finalizing the contract with the consultant for the Subdivision Ordinance update and felt that there might be a need to review the MIA areas. He suggested that this be done as a separate action running in tandem with

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the consultant's work. He committed to staff working with Board members in the coming months on this issue.

There being no further business, the meeting adjourned at 7:26 p.m.