

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager



Rawls Howard
Director

David Moon
Deputy Director

Cumberland County Joint Planning Board

MINUTES

October 18, 2022

Members Present

Mr. Stan Crumpler, Chair
Mrs. Jami McLaughlin, Vice-Chair
Mr. William Walters
Mr. Gary Burton
Mr. James Baker
Mr. Tom Lloyd
Mrs. Susan Moody
Mr. Jordan Stewart
Ms. Kassandra Herbert
Mr. Mark Williams

Members Absent

Others Present

Mr. Rawls Howard
Mr. David Moon
Mrs. Sabrina Greer
Mrs. Laverne Howard
Mr. Rick Moorefield
County 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 requested that the Board move the Presentation Item from the Three River Land Trust to after the Consent Items and before the Contested Items.

Mr. Baker made a motion, seconded by Mrs. Moody to approve the agenda with the change. Unanimous approval.

III. PUBLIC MEETING DEFERRAL / WITHDRAWALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF SEPTEMBER 20, 2022

Mrs. Moody made a motion, seconded by Mr. Burton to approve the minutes as submitted. The vote passed unanimously.

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager



Rawls Howard
Director

David Moon
Deputy Director

Cumberland County Joint Planning Board

Chair Crumpler read the welcome and rules of procedures.

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **ZON-22-0069:** Rezoning from A1 Agricultural District to R40A Residential District or to a more restrictive zoning district for 13.35 +/- acres; located at 6313 Tabor Church Road; submitted by Patricia McDonald (applicant) on behalf of Charles Earl McDonald (owner).

In Case ZON-22-0069, Planning Staff recommends approval of the rezoning request from A1 Agricultural District to R40A Residential District. Staff finds the request is consistent with the Southeast Cumberland Land Use Plan. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-22-0069, Vice-Chair McLaughlin made a motion, seconded by Mr. Baker to recommend approval of the rezoning request from A1 Agricultural District to R40A Residential District. The Board finds the request is consistent with the Southeast Cumberland Land Use Plan. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

THREE RIVERS LAND TRUST PRESENTATION

Mr. Travis Moorehead, Executive Director of Three Rivers Land Trust talked about their mission which included expanding public farms, saving family land, and protecting local waters. Mr. Moorehead explained the different ways that they work with people, such as buying land and then transferring it to a different conservation agency. Some will work with a farmer to place a conservation easement on their farm so that it will remain a farm forever and remain undeveloped. In water conservation efforts they try and acquire lands around rivers and streams that protect our water quality in the region. Mr. Moorehead showed the Board the area that they cover and went on to discuss the work that the Land Trust has done. Mr. Moorehead stated that they were also working with Ft. Bragg to conserve lands around Ft. Bragg so that the encroachment from development will not affect the military's ability to train, so they work to buffer Ft. Bragg which is very important. They also work with landowners regardless of whether it's expanding public lands or saving public farms. This is just a highlight of what they do to preserve properties.

The Board had an opportunity to ask Mr. Moorehead questions.

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager



Rawls Howard
Director

David Moon
Deputy Director

Cumberland County Joint Planning Board

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- B. **ZON-22-0068:** Rezoning from C(P) Planned Commercial District and RR Rural Residential District to RR Rural Residential District or to a more restrictive zoning district for estimated 284.94 +/- acres; located at 2849 Downing Road; submitted by Karen Patricia Hair Blackman (applicant/owner).

Mr. Moon presented the case information and photos.

In Case ZON-22-0068, Staff recommends denial of the request and finds the request from C(P) Commercial District and RR Rural Residential District to RR Rural Residential District is not consistent with the Eastover Land Use Plan which calls for "Industrial" at this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

There was one person signed up to speak in favor.

Chair Crumpler opened the public meeting.

Ms. Karen Hair Blackman spoke in favor. Ms. Hair said that the subject property is family land and has always been farmland and the land is very wet. Ms. Blackman stated that the water is contaminated with Gen X and other chemicals. There were plans for the land to be used for other things, but the land is so wet you can't do anything but farm it.

Chair Crumpler asked if Ms. Blackman wanted to rezone the property to get some relief on the tax value on the property.

Ms. Blackman said that was correct.

Chair Crumpler asked if there was anyone interested in purchasing the property.

Ms. Blackman said people have come to her and asked her to list it, but no one has made any serious inquiries.

Mr. Lloyd made a motion, seconded by Chair Crumpler to approve the request to rezone from C(P) Planned Commercial District and RR Rural Residential District to RR Rural Residential District. Whereas the request is not consistent with the Eastover Land Use Plan, the soil is too wet to support any industrial designation or heavy commercial. Unanimous approval.

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager



Rawls Howard
Director

David Moon
Deputy Director

Cumberland County Joint Planning Board

- C. **ZON-22-0070:** Rezoning from RR Rural Residential District to C(P) Planned Commercial District or to a more restrictive zoning district for two parcels with a combined 1.57 +/- acres; located at approximately 1000 feet north of the intersection of NC HWY 87 and Sand Hill Road; submitted by Joseph Riddle (applicant) on behalf of Linda Adkins Butler and Willie Butler (owner).

Mr. Moon presented the case information and photos.

In Case ZON-22-0070, the Planning and Inspections staff recommends denial of the rezoning request from RR Rural Residential District to C(P) Commercial District. Staff finds the request is not consistent with the South-Central Land Use Plan which calls for "Low Density Residential" at this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

There was one person present to speak in favor.

Chair Crumpler opened the public meeting.

Mr. Joe Riddle spoke in favor. Mr. Riddle stated that the owner wanted to sell the property and they live right next door. Mr. Riddle said that utilities are at the site and the soils are good. Mr. Riddle said he was okay with C1(P) or C2(P), as suggested by Staff.

Mr. Lloyd asked where the access would be to Mr. Riddle's property.

Mr. Riddle stated that at the time when it's developed, he would have to put a deacceleration lane in and have a driveway to access the frontage highway. There is a divided median there, so there are no left turns.

Mr. Moon said there is currently a twenty-five-foot right-of-way reservation that the Department of Transportation (DOT) has placed on the property through a recorded plat.

Mr. Lloyd confirmed that staff would look more favorably at C2(P).

Mr. Howard said yes, staff could support an alternative recommendation to C1(P) or C2(P) as these designations are less intense and in conformance with similar designations that are adjacent to the site.

Public meeting closed.

Mr. Lloyd made a motion, seconded by Mrs. Moody to approve recommending rezoning to the C2(P) Planned Service and Retail District. Whereas the request is not consistent with the South-Central Land Use Plan, a deacceleration lane would

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager



Rawls Howard
Director

David Moon
Deputy Director

Cumberland County Joint Planning Board

be more advantageous for the development of the property and the growth of other surrounding commercial development has created a commercial node in that area amongst this and surrounding properties. Unanimous approval.

IX. DISCUSSION

- **PLANNING BOARD TRAINING FOLLOW-UP**

Mr. Howard asked for feedback from the Board on the training class that they took and stated that based on their feedback he could look for more classes for them if they were interested.

D. ADJOURNMENT

There being no further business, the meeting adjourned at 7:40 p.m.