



## Cumberland County Joint Planning Board

### MINUTES

June 20, 2023

Members Present	Members Absent	Others Present
Mr. Stan Crumpler, Chair	Mrs. Susan Moody	Mr. Rawls Howard
Mrs. Jami McLaughlin, Vice-Chair	Mr. Jordan Stewart	Mr. David Moon
Mr. James Baker	Mr. Mark Williams	Mr. Rufus D. Smith III
Mr. William Walters		Mr. Rick Moorefield, County Attorney
Mr. Tom Lloyd		Mrs. Cherice Hill
Ms. Kasandra Herbert		
Mr. Gary Burton		

#### 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

There were none.

**Mr. Baker made a motion, seconded by Mr. Burton to approve the agenda, as submitted. Unanimous approval.**

#### III. PUBLIC MEETING DEFERRAL / WITHDRAWALS

**ZNG-006-23:** Initial zoning of 4.01 +/- acres to C(P) Planned Commercial District or to a more restrictive zoning district, located at 0 Golfview Rd REID 0414127031000, submitted by the Town of Hope Mills (agent) on behalf of JNM of NC Inc. (owner).  
**THE TOWN OF HOPE MILLS REQUESTED DEFERRAL TO JULY 18, 2023**

**Mr. Baker made a motion, seconded by Ms. Herbert to approve the deferral and hear case ZNG-006-23 at the July 18, 2023 Board meeting. Unanimous approval.**

Clarence G. Grier  
County Manager

Sally Shutt  
Assistant County Manager



Rawls Howard  
Director

David Moon  
Deputy Director

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**ZON-23-0010:** Rezoning from A1 Agricultural District to R40A Residential District or to a more restrictive zoning district for 10.04 +/- acres; located South of Tom Burns Road off Cedar Creek Road, submitted by Deborah Pichardo and Robin Tyler Woodard (applicant/owner). **APPLICANT REQUESTED WITHDRAWAL OF REZONING APPLICATION**

**Mr. Baker made a motion, seconded by Mr. Lloyd to accept the case withdrawal. Unanimous approval.**

### IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

### V. APPROVAL OF THE MINUTES OF MAY 16, 2023

**Mr. Baker made a motion, seconded by Mrs. McLaughlin to approve the minutes, as submitted. Unanimous approval.**

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

Chairman's welcome was not read as there were no sign ups to speak for or against any of the cases.

### VII. PUBLIC MEETING CONSENT ITEMS

#### REZONING CASES

- A. ZON-23-0011: Text Amendment to the Eastover Commercial Core Overlay Ordinances to update and revise standards associated with permissible and prohibited uses located within the Commercial Core; submitted by Town of Eastover (applicant).

In Case ZON-23-0011, Planning & Inspections staff recommends approval of the text amendment and finds the request consistent with the Eastover Area Land Use Plan which encourages promotion and enhancement of the small-scale commercial character of the overlay area. Approval of the text amendment is also reasonable and in the public interest as it meets the purpose and intent of the Commercial Core Overlay District.

**In Case ZON-23-0011, Mr. Lloyd made a motion, seconded by Mr. Baker to recommend approval of the text amendment and find the request consistent with the Eastover Area Land Use Plan which encourages promotion and enhancement**



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**of the small-scale commercial character of the overlay area. Approval of the text amendment is also reasonable and in the public interest as it meets the purpose and intent of the Commercial Core Overlay District. Unanimous approval.**

### VIII. PUBLIC MEETING CONTESTED ITEMS

#### REZONING CASES

\*\*\*None\*\*\*

### IX. DISCUSSION

- B. Mr. Smith presented Comprehensive Planning's Land Use Policies Plan Summary Report. He explained recommendations made by the report and asked the Board for guidance to identify additional issues. Mr. Smith asked the Board to help his division update the land use policies plan so that it can be a reference for future zoning cases.

Mr. Walters joined the Board at 6:10pm.

Mr. Howard advised the Board he could provide a digital copy of the Land Use Plan Report, if preferred.

Mr. Lloyd stated that the Policies Plan should be viewed as part of the 2030 Plan and not an addendum to it. He gave a brief history as to its development. He expressed concerns about the details in the report and recommends Mr. Smith involve industry experts such as farmers, stake holders, and the Board in the update process. He further stated that the Board makes recommendations and needs to know what those recommendations are based on, which is where the Policies Plan comes into play.

Mr. Smith reiterated that the reason for the Land Use Plan Report was a "first step" to encourage Board involvement and noted that it was going to be an ongoing project. He further expressed that the report was in the beginning stages and plan to use the current 30-page document to move forward with the Board's guidance on the actual update.

Mr. Howard expressed that the Land Use Plan Report Summary process was overseen by professors at East Carolina University and was also guided by the Planning Department senior staff. He also noted that the report was reviewed in a Comprehensive Plan Committee meeting.

Chair Crumpler expressed concerns regarding engineer's accountability in the invent of floodings and who would be held responsible considering they are the ones providing professional expertise to contractors on new developments.



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The Board further discussed engineering's relation to land use and how to incorporate them in the Land Use Policy Report, as well as how to mitigate responsibility in the event of conflicting land use issues, such as flooding.

- C. Mr. Howard advised the Board that the Planning Department ended the contract with the existing consultant due to performance concerns. He informed them that after July 1st, he would work to put out an RFP to solicit other firms to complete the work done thus far. Mr. Howard further stated that he received a working draft from the current consultant that can be used by the new consultant, the focus group, and Codes Committee.
- D. Mr. Howard informed the Board of upcoming text amendment modifications to the sign ordinance and others. He also advised that because of Fort Bragg's name change, they will make any necessary changes to the County's ordinances. Mr. Howard also pointed out that the State has come out with a model comprehensive update of its Watershed Ordinance. He advised that Planning staff are working on ways to incorporate updates. Mr. Howard requested to meet with the Codes Committee to review the updates to the Comprehensive Watershed Ordinance.

Chair Crumpler inquired about how the new sign ordinances are being received by the citizens.

Mr. Howard advised the Board the Sign Ordinance update was received very well; especially the standard for regulation based upon road size. He mentioned that there needed to be some minor amendments to address some noticed interpretation issues.

- E. Mr. Howard acknowledged the appointment of the new Board member for Stedman, Todd Mobley, who was in the audience and advised of the re-appointment status of the remaining Board members. He advised that members would be sworn in at the next Board meeting in July. He also advised of the upcoming election of officers.

Mr. Lloyd requested clarification from the Planning Department on the process of approving exempt subdivisions. He asked for a meeting with the County Attorney and staff to discuss the process for exempt plat review and approval.

## X. ADJOURNMENT

There being no further business, the meeting adjourned at 6:39 pm