



Cumberland County Joint Planning Board

MINUTES

October 17, 2023

Members Present	Members Absent	Others Present
Mrs. Jami McLaughlin, Chair	Mr. Mark Williams	Mr. Rawls Howard
Mr. Tom Lloyd, Vice-Chair		Mr. David Moon
Mr. Todd Mobley		Mr. Christopher Portman
Mrs. Susan Moody		Mrs. Laverne Howard
Mr. Stan Crumpler		Mr. Richard Fagan
Mr. James Baker		Mr. Timothy Doersam
Mr. William Walters		Mr. Joel Schult
Ms. Kasandra Herbert		Asst. County Mgr. Sally Schutt
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.

Mrs. Moody made a motion, seconded by Mr. Lloyd to approve the agenda, as submitted. Unanimous approval.

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

Mr. Lloyd and Mr. Burton stated that they would both need to abstain from Case ZON-23-0024.



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Mr. Crumpler made a motion, seconded by Mrs. Moody to approve the abstentions. Unanimous approval.

V. APPROVAL OF THE MINUTES OF AUGUST 15, 2023

Mr. Crumpler asked that the minutes be adjusted to reflect that he was present at that meeting and that Mr. Williams was absent.

Mrs. Moody made a motion, seconded by Mr. Lloyd to approve the minutes, with the adjustment. Unanimous approval.

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Chair McLaughlin read the welcome and rules of procedure.

VII. JOINT PLANNING BOARD 2023/2024 DEADLINE / MEETING SCHEDULE

Mr. Howard advised the Board that staff made a slight modification to the schedule that was included in their packet. The new, amended schedule was in their booklets. After explaining the changes, Mr. Howard requested the Board approve the amended schedule.

Mr. Lloyd made a motion, seconded by Mrs. Moody to approve the amended schedule, as presented by staff. Unanimous approval.

VIII. PUBLIC MEETING CONSENT ITEMS

INITIAL ZONING CASES

- A. **ZNG-009-23:** Case ZNG-009-23: Initial zoning of 1.25+/- acres to the C2(P) Planned Service and Retail District; located 7163 Rockfish Rd REID 9494872510000; submitted by the Town of Hope Mills (agent) on behalf of Petromarts, LLC (owner).

In ZNG-009-23, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to the C2(P) Planned Service and Retail District and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) this request complements the existing zoned properties adjacent to the subject property that are already developed. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area developed to the immediate south.



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Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

In ZNG-009-23, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the initial zoning request to the C2(P) Planned Service and Retail District and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) this request complements the existing zoned properties adjacent to the subject property that are already developed. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area developed to the immediate south. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

- B. **Case ZNG-010-23:** Initial zoning of 32.44+/- acres to the R7.5 Residential District; located 0 Muscat Rd REIDs 0403647315000, 0403373181000, and 0403744513000; submitted by the Town of Hope Mills (agent) on behalf of JSJ Development Company, LLC (owner).

In ZNG-010-23, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to the R7.5 Residential District and finds that the request is consistent with the Southwest Cumberland Land Use Plan (2013) designation and complements the existing zoned properties adjacent to the subject property that have similar developments. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area developed to the immediate north. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

In ZNG-010-23, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the initial zoning request to the R7.5 Residential District and finds that the request is consistent with the Southwest Cumberland Land Use Plan (2013) designation and complements the existing zoned properties adjacent to the subject property that have similar developments. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area developed to the immediate north. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning. Unanimous approval.



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REZONING CASES

- C. **ZON-23-0022:** Rezoning from C1(P) Planned Local Business District to C2(P) Planned Service and Retail District or to a more restrictive zoning district for 1.1 +/- acres; located at the intersection of Lillington Hwy and E. Manchester Road, submitted by M.A.P.S Surveying (Agent) on behalf of Stuart Lewis (Owner).

In Case ZON-23-0022, Planning and Inspections staff recommends approval of the rezoning request from C1(P) Planned Local Business District to C2(P) Planned Local Retail and Service District. Staff finds the request is consistent with the Spring Lake Land Use Plan which calls for "Commercial" at this location. 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-23-0022, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from C1(P) Planned Local Business District to C2(P) Planned Local Retail and Service District. The Board finds the request is consistent with the Spring Lake Land Use Plan which calls for "Commercial" at this location. 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.

- D. **ZON-23-0023:** Rezoning from A1 Agricultural District & M1(P)/CUD Planned Light Industrial Conditional Use District to A1 Agricultural District or to a more restrictive zoning district for 2.0 +/- acres; located at 11466 Dunn Rd, submitted by Connor and Brenna Knudsen (Owners).

In Case ZON-23-0023, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District and M1(P)/CUD Light Industrial Planned Conditional Use District to A1 Agricultural District. Staff finds the request is consistent with the Vision Northeast Land Use Plan which calls for "Farmland" at this location. 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-23-0023, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District and M1(P)/CUD Light Industrial Planned Conditional Use District to A1 Agricultural District. The Board finds the request is consistent with the Vision Northeast Land Use Plan which calls for "Farmland" at this location. The Board also finds that the



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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.

- E. **ZON-23-0025:** Rezoning from A1 Agricultural District to R20 Residential District or to a more restrictive zoning district for 1.0 +/- acres; located off Fennell Road, south of Port Richey Lane, submitted by Tim Evans (Applicant) on behalf of Rockfish Run Land and Development LLC (Owner).

In Case ZON-23-0025, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R20 Residential District. Staff finds the request is consistent with the South-Central Land Use Plan which calls for "Low Density Residential" at this location. 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-23-0025, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District to R20 Residential District. The Board finds the request is consistent with the South-Central Land Use Plan which calls for "Low Density Residential" at this location. 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.

IX. PUBLIC MEETING CONTESTED ITEMS

REZONING CASE

- F. **ZON-23-0024:** Rezoning from A1 Agricultural District & R40 Residential District to R20 Residential district or to a more restrictive zoning district for 13.16 +/- acres; located East of Chicken Foot Road, North of Rufus Johnson Road, submitted by M.A.P.S Surveying (Applicant) on behalf of JF Johnson Family Farms, LLC (Owner).

Mr. Portman presented the case information and photos.

In Case ZON-23-0024, Planning and Inspections staff recommends denial of the rezoning request from A1 Agricultural District and R40 Residential District to R20 Residential District. Staff finds the request is not consistent with the South-Central Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is not



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reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

There were people signed up to speak in favor and in opposition.

Public meeting opened.

Mr. Mike Adams spoke in favor. Mr. Adams read from the Southeast Central Land Use Plan that calls for cluster development with open space as a method of development. Mr. Adams stated that the plan states that this area is far more suitable for cluster development than farmland.

Mr. Franklin Johnson spoke in favor. Mr. Johnson stated that the subject property is not good farmland. Mr. Johnson read from the soil survey of Cumberland County that stated what the production of good farmland should be. Mr. Johnson named five subdivisions in the area with half acre lots.

Mr. Steve Sanders spoke in opposition. Mr. Sanders stated that he was concerned about increased traffic and losing privacy. He is also concerned about losing the quiet peaceful neighborhood and losing his property value.

Donald Healey spoke in opposition. Mr. Healey stated that he was concerned about increased traffic and noise and the tax base increasing that would impact his affordability to live in the area.

Public meeting closed.

The Board had discussion about the smaller lots that were already present in the area, concerns about the rest of the applicant's property that doesn't get developed with this request and the overcrowding of the schools in Grays Creek.

Mr. Johnson advised the Board that he had no intentions of doing anything other than this R20 request.

In Case ZON-23-0024, Mr. Mobley made a motion, seconded by Mr. Crumpler to recommend approval of the rezoning request from A1 Agricultural District & R40 Residential District to R20 Residential District. The Board finds that the request complies with the adopted land use plan. The motion passed (5-1) with Mr. Walters voting in opposition and Mr. Lloyd and Mr. Burton abstaining from the vote.



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Mr. Baker arrived at the meeting at 6:45 PM.

X. DISCUSSION

- Mr. Howard updated the Board on the status of the Subdivision Ordinance Update. Mr. Howard reminded the Board that the previous contract had to be cancelled with the prior consultant. He also advised that staff was wrapping up the RFP process for a new consultant selection. He mentioned that he plans to have a new consultant onboard within the next 30-45 days and would be restarting the project with the subcommittee and focus group.
- Mr. Howard updated the Board on a request from the City of Fayetteville to look into expanding their MIA into Cumberland County. There will need to be meetings with the City's Planning Board and meetings with City staff about how to approach this. Mr. Howard just wanted to make the Board aware of the request from the City.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:51 pm