



Cumberland County Joint Planning Board

MINUTES

November 21, 2023

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

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Mobley 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. Crumpler to approve the agenda, as submitted. Unanimous approval.

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.



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V. APPROVAL OF THE MINUTES OF OCTOBER 17, 2023

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

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

All cases remained on the consent agenda and the welcome and rules of procedure were not needed.

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **ZON-23-0026:** Rezoning from RR Rural Residential District to C1(P) Planned Local Business District or to a more restrictive zoning district for .23 +/- acres; located at 5250 Maxwell Road, submitted William McPhail (Owner).

In Case ZON-23-0026, Planning and Inspections staff recommends approval of the rezoning request from RR Rural Residential District to C1(P) Planned Local Business District and find that: 1. Approval is an amendment to the adopted, current Stedman Area Land Use Plan and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request. 2. The request would expand an existing commercial site and does not represent a substantial increase or impact to nearby residential areas. 3. The use of the parcel for a stand-alone use would be limited due to the parcel's unique size and configuration. The request is reasonable and in the public interest as the requested district would be compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-23-0026, Mrs. Moody made a motion, seconded by Mr. Baker to recommend approval of the rezoning request from RR Rural Residential District to C1(P) Planned Local Business District and find that: 1. Approval is an amendment to the adopted, current Stedman Area Land Use Plan and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request. 2. The request would expand an existing commercial site and does not represent a substantial increase or impact to nearby residential areas. 3. The use of the parcel for a stand-alone use would be limited due to the parcel's unique size and configuration. The Board finds the request is reasonable and in the public interest as the requested district would be compatible



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to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

- B. **ZON-23-0027:** Rezoning from R40 Residential District to R40A Residential District or to a more restrictive zoning district for 1.12 +/- acres; located at 3400 Nash Road, submitted Calvin Wilkerson (Owner).

In Case ZON-23-0027, Planning and Inspections staff recommends approval of the rezoning request from R40 Residential District to R40A Residential District. Staff finds the request is consistent with the South-Central 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-23-0027, Mrs. Moody made a motion, seconded by Mr. Baker to recommend approval of the rezoning request from R40 Residential District to R40A Residential District. The Board finds the request is consistent with the South-Central Land Use Plan which calls for "Farmland" 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.

- C. **ZON-23-0028:** Rezoning from A1 Agricultural District to R40A Residential District or to a more restrictive zoning district for 2.74 +/- acres; located at 4804 Grays Creek Church Road, submitted Sylvester and Hattie McKoy (Owners).

In Case ZON-23-0028, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40A Residential District. Staff finds the request is consistent with the South-Central 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-23-0028, Mrs. Moody made 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 South-Central Land Use Plan which calls for "Farmland" 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.



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VIII. DISCUSSION

Mr. Howard advised the board that he was given direction by County leadership to develop an ordinance amendment to regulate tobacco and hemp retail uses in the County. He advised that a draft of the County's Tobacco and Hemp Retail Ordinance was being developed based on Wake County's recently adopted ordinance.

Mr. Howard further advised that he spoke with Public Health Director, Dr. Jennifer Green, for guidance in relation to the ordinance, based on the Board of Commissioner's direction. Dr. Green advised that she presented the draft ordinance to the Board of Health and received unanimous consensus to move forward with the proposed ordinance. He further advised he would bring this proposed draft to the December Joint Planning Board Meeting for their review and comments.

Mrs. Moody inquired about the neon signs and vibrant lights attached to hemp stores and if they fall under the County's sign ordinance. Mr. Howard confirmed that they would be regulated by the sign ordinance.

Mr. Howard assured Mrs. Moody that spacing requirements will be in place for specific usage. He further advised he would go into detail next month once he provides a copy of the draft to the board.

Mr. Crumpler suggested when writing the Hemp and Retail Ordinance to include all cannabidiol, excluding those that are exempt from the hemp plant to avoid constant updates to the ordinance.

Mr. Howard reassured Mr. Crumpler and the Board that staff would certainly look into the matter and make sure it is covered in the ordinance.

Mr. Howard and the Board discussed the other town/municipalities hemp and retail ordinances.

Mr. Howard advised the board of next month's expected case load.

Mrs. McLaughlin congratulated Mr. Howard on updated technological advances he introduced to the Planning Department. She noted that Mr. Howard gave a presentation about the department and the County's permitting processes to the local Chamber of Commerce Governmental Affairs Committee. She noted that the presentation was well-received by the membership, but noted concerns about staffing



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levels. Mrs. McLaughlin noted new staff in the audience and asked for an introduction to the Board.

Mr. Howard introduced new Planning staff to the board and advised that the Current Planning Division is nearly fully staffed and remains committed to ensuring a quick and efficient development review process.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 6:09 pm