



Cumberland County Joint Planning Board

MINUTES

May 21, 2024

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

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

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

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

Mr. Howard advised that the Town of Hope Mills has requested to defer Case ZNG-002-24 to the June 18th, 2024 Joint Planning Board meeting.

Mr. Mobley made a motion, seconded by Mr. Walters to approve the deferral. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF APRIL 16, 2024

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

Chairwoman McLaughlin read the welcome and rules of procedure.

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **ZNG-003-24:** Initial Zoning of 7.95 +/- ac to C2(P) Planned Service & Retail District & R5 Residential or more restrictive zoning located on the empty lots on Camden Rd near & across from Wipperwill Dr REIDs 9494958505000; 9494954294000; 9494961873000 submitted by Richard Collier, P.E., McKim & Creed, Inc. (agent) on behalf of Barbara McBryde Johnson Heirs (owners) **(Hope Mills)**

In ZNG-003-24, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to the R5 Residential and C2(P) Planned Service & Retail district and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment anticipated future developments within the immediate area as well as the existing developed properties within the area and 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.

In Case ZNG-003-24, Mr. Burton made a motion, seconded by Mr. Lloyd to recommend approval of the initial zoning request to the R5 Residential and C2(P) Planned Service & Retail district and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment anticipated future developments within the immediate area as well as the existing developed properties within the area and 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. Unanimous approval.

- B. **ZNG-004-24:** Rezoning 52.76 +/- ac from C1(P) & R7.5 to C2(P) & R5 or more restrictive zoning located at the empty lots on Camden Rd near & across from Wipperwill Dr REIDs 9494961873000; 0404059166000; & 0404048665000 submitted by Richard Collier, P.E., McKim & Creed, Inc. (agent) on behalf of Karla Coleman Johnson & Barbara McBryde Johnson Heirs (owners) **(Hope Mills)**

In Case ZNG-004-24, the Town of Hope Mills Planning staff recommends approval of the rezoning request to the R5 Residential and C2(P) Planned Service & Retail district and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment anticipated future developments within the immediate area as well as the existing developed properties within the area and 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.

In Case ZNG-004-24, Mr. Burton made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request to the R5 Residential and C2(P) Planned Service & Retail district and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment anticipated future developments within the immediate area as well as the existing developed properties within the area and 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. Unanimous approval.

- C. **ZON-24-0003:** Rezoning from O&I Office and Institutional District to R-5 Residential District or to a more restrictive zoning district for .34 +/- acres; located at 201 Ruth Street, submitted by Phyllis Way (Owner). **(Spring Lake)**

In Case ZON-24-0003, Planning and Inspections staff recommends approval of the rezoning request from O&I Office and Institutional District to R-5 Residential District. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for “High 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-24-0003, Mr. Burton made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from O&I Office and Institutional District to R-5 Residential District. The Board finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for “High 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.

- D. **ZON-24-0014:** Rezoning from R-6A Residential District and R-10 Residential District to R-10 Residential District or to a more restrictive zoning district for 1.96 +/- acres; located northeast of the Monroe Street and Pettit Street intersection, submitted by Gerald Matthews (Agent) on behalf of Restoration Life Changing Ministries (Owner). **(Spring Lake)**

In Case ZON-24-0014, Planning and Inspections staff recommends approval of the rezoning request from R-6A Residential District & R-10 Residential District to R-10 Residential District. Staff finds that the request is consistent with the Spring Lake Area 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-24-0014, Mr. Burton made a motion, seconded by Vice Chair Lloyd to recommend approval of the rezoning request from R-6A Residential District & R-10 Residential District to R-10 Residential District. The Board finds that the request is consistent with the Spring Lake Area 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.

- E. **ZON-24-0015:** Rezoning from RR Rural Residential District to A1 Agricultural District or to a more restrictive zoning district for 2.3 +/- acres; located at 3484 Beard Road, submitted by Ronnie Autry (Agent) on behalf of the Town of Eastover (Owner). **(Eastover)**

In Case ZON-24-0015, Planning and Inspections staff recommends approval of the rezoning request from RR Rural Residential District to A1 Agricultural District. Staff finds that the request is consistent with the Eastover Area Land Use Plan, which calls for “Suburban 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-24-0015, Mr. Burton made a motion, seconded by Vice Chair Lloyd to recommend approval of the rezoning request from RR Rural Residential District to A1 Agricultural District. The Board finds that the request is consistent with the Eastover Area Land Use Plan which calls for “Suburban 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.

- F. **ZON-24-0016:** Rezoning from A1 Agricultural District to C1(P) Planned Local Business District or to a more restrictive zoning district for 1.07 +/- acres; located at 4140 S. NC Hwy 87, submitted by Del Crawford (Agent) & PMV Property LLC (Owner).

In Case ZON-24-0016, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to C1(P) Planned Local Business District. Staff finds that the request is consistent with the South-Central Land Use Plan which calls for “Light 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-24-0016, Mr. Burton made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District to C1(P) Planned Local Business District. The Board finds that the request is consistent with the South-Central Land Use Plan which calls for “Light 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.

VIII. PUBLIC MEETING CONTESTED ITEM

REZONING CASES

- G. **ZON-24-0013:** Rezoning from C1(P)/CU Planned Local Business District Conditional Use and RR Rural Residential District to C1(P) Planned Local Business District or to a more restrictive zoning district for .69 +/- acres; located at 6189 US Hwy 301, submitted by Ronnie Davis (Owner).

Mr. Moon presented the case information.

In Case ZON-24-0013, Planning and Inspections staff recommends denial of the rezoning request from C1(P)/CU Planned Local Business District Conditional Use and RR Rural

Residential District to C1(P) Planned Local Business District. Staff finds that the request is not consistent with the Southwest Cumberland Land Use Plan which calls for “Farmland” 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.

The Board and Staff discussed the rezoning request and noted this case was continued from the April meeting.

Mr. Moon explained that Mr. Ronnie Davis modified the application to change the use from a barber shop to self-storage. He stated that the Planning Staff’s recommendation from the previous meeting remains unchanged with a denial recommendation. The denial of the request from C1(P)CU to C1(P), despite the change in the proposed use by the applicant, would still be inconsistent in character and harmony with the area and with the current land use plan.

Mr. Williams inquired about the initial zoning request and if the County’s Sheriff’s Office had any input with the current zoning. Mr. Williams explained that he would need more information to deny the request.

Mr. Howard stated that he did not believe there were any current concerns with the Sheriff’s Office.

Mr. Lloyd asked the staff questions about the rezoning proposed location and stated concerns about the street being a dead-end road.

Mr. Howard addressed the question about the road and echoed concerns about road access and neighborhood character.

There were no speakers for or against the case.

In Case ZON-24-0013, Mr. Lloyd made a motion, seconded by Mr. Burton to recommend denial of the rezoning request from C1(P)/CU Planned Local Business District Conditional Use and RR Rural Residential District to C1(P) Planned Local Business District. The Board finds that the request is not consistent with the Southwest Cumberland Land Use Plan which calls for “Farmland” at this location. The Board 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. The Board voted 7-1 to recommend denial with Mr. Williams voting against the motion.

- H. **ZON-24-0017:** Rezoning from A1 Agricultural District & C(P) Planned Commercial District to O&I Planned Office & Institutional District or to a more restrictive zoning district for 2.00 +/- acres; located at 8907 Clinton Rd, submitted by Danny M. Johnson (Agent) on behalf of Danny & Lorie Johnson (Owners).

Mr. Fagan presented the case information and photos.

In Case ZON-24-0017, Planning and Inspections staff recommends denial of the rezoning request from A1 Agricultural District & C(P) Planned Commercial District to O&I(P)

Planned Office and Institutional District. Staff finds the request is not consistent with the Stedman Area Land Use Plan which calls for “Suburban 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.

Mr. Crumpler asked questions regarding the C(P) zoning of the proposed site and the use.

Mr. Moon explained that a small portion of the site is zoned C(P). He further explained that the response would be better addressed by the applicant as Planning Staff do not have any records to refer to.

Mr. Howard informed the Board that we had one speaker in favor with no one in opposition. He further stated that the speaker in favor is the applicant.

Chairwoman McLaughlin asked the Board if anyone had questions for the applicant.

Chairwoman McLaughlin opened the public meeting.

Mr. Danny Johnson provided the Board information on the property and the reason for his rezoning request. He further stated he needs more space for his insurance business.

Mr. Mobley provided historical information on the Town of Stedman and this particular area. He asked questions regarding the proposed business site to the applicant.

The Staff and Board conversed about the surrounding zoning and character of the area.

Mr. Crumpler asked Mr. Johnson if the business is currently run out of his house and if so, inquired about the type of traffic he receives.

Mr. Johnson explained that he does not receive much traffic. He further explained that his father ran a services station for 47 years in the middle of the road of the proposed site which was later affected by NCDOT road projects.

Mr. Mobley spoke on the County’s current land use plan and how its adoption did not consider what existed in the past. He provided history of the area and explained how the current land use plans are not always aligned with reality. Mr. Mobley stated to the Board and applicant that the Planning Staff are only recommending denial of the rezoning case based on the current land use plan. He further went on to accept the request for rezoning.

Vice Chair Lloyd stated that the traffic would not uptick significantly based on the proposed business planned for the rezoning request. He mirrored Mr. Mobley’s sentiments by recommending approval of the applicant’s request. Mr. Lloyd also mentioned that the A1 district also allows, by right, some basic office uses for surrounding farming areas and that the proposed district is not that intense of a change.

The Board and Staff discussed the lot size and possible additional uses of the applicant’s rezoning site.

Chairwomen McLaughlin closed the public meeting.

In Case ZON-24-0017, Mr. Mobley made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District & C(P) Planned Commercial District to O&I(P) Planned Office and Institutional District. The

Board finds that although the request does not comply with the adopted land use plan, the O&I(P) district allows similar uses allowed by right in the A1 and C(P) district. 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. DISCUSSION

Mr. Howard informed the board that Mr. Charles Jones and Ms. Betty Lynd are two new members joining the Joint Planning Board. Their swearing-in will be at the July meeting. He also stated that Mrs. Kasandra Herbert has been reappointed for a second term.

Mr. Howard told the Board that Planning staff would recognize Gary Burton and Susan Moody for their service to the Joint Planning Board at the next meeting.

Mr. Howard provided information on the Hearing room technology upgrades recently approved by the County's ITS department.

Chairwoman McLaughlin requested that the hearing room curtains be cleaned.

Mr. Mobley asked that considering the technology upgrades, would the hearing room become equipped with internet capabilities.

Mr. Howard stated that he could provide a password for internet access in the event it is needed. He further stated he would reach out to the County's ITS for this request.

Chairwoman McLaughlin provided congratulations on behalf of the Board to Sarahgrace Mitchell in the Comprehensive Planning Division on the birth of her first child.

X. ADOJURNMENT

There being no further business, the meeting adjourned at 6:34 pm