



Cumberland County Joint Planning Board

MINUTES

July 16, 2024

Members Present	Members Absent	Others Present
Mr. Tom Lloyd, Chair	Mrs. Cassandra Herbert	Mr. Rawls Howard, Director
Mr. James Baker, Vice-Chair	Mr. William Walters	Mr. David Moon, Deputy Director
Mrs. Jamie McLaughlin		Mr. Rick Moorefield, County Attorney
Mr. Todd Mobley		Mrs. Cherice Hill
Mr. Stan Crumpler		
Mrs. Betty Lynd		
Mr. Charles Jones		
Mr. Mark Williams		

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Lloyd called the meeting to order at 6:00 PM. Mrs. McLaughlin delivered the invocation and led those present in the Pledge of Allegiance.

II. SWEARING-IN OF BOARD MEMBERS

Mrs. Hill, as a Notary Public for North Carolina, administered the oath of office to Ms. Betty Lynd and Mr. Charles Jones, officially sanctioning them as new members of Cumberland County's Joint Planning Board.

III. ADJUSTMENTS TO / APPROVAL OF AGENDA

Mr. Lloyd asked the Board if there were any adjustments to the agenda. There were none.

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

IV. PUBLIC MEETING WITHDRAWAL/DEFERRALS

Mr. Howard announced that the applicant has submitted a written request to defer Case ZON-24-0023 to the Joint Planning Board meeting scheduled for August 20, 2024. Mr. Lloyd informed the Board that he would need to abstain from Case ZON-24-0023 and the deferral request vote due to a monetary interest he has in the case which would constitute a conflict of interest.

Mr. Mobley made a motion, seconded by Mrs. McLaughlin to approve the written deferral request from the applicant. Unanimous approval with Mr. Lloyd abstaining from the vote.

V. ABSTENTIONS BY BOARD MEMBERS

Mr. Lloyd informed the Board that he would need to abstain from Case ZON-24-0023 due to having a monetary interest in the case which was discussed as part of the earlier deferral vote discussion.

VI. APPROVAL OF THE MINUTES OF JUNE 18, 2024

Mr. Lloyd asked the Board if anyone had any proposed changes to the minutes, as presented by staff.

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

VII. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

As the only contested case was deferred to the August 20, 2024 Joint Planning Board Meeting and there were no noted opposition speakers, Mr. Lloyd chose not to read the Welcome and Rules of Procedure.

VIII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **ZON-24-0024:** Rezoning from A1 Agricultural District to A1A Agricultural District or to a more restrictive zoning district for 3.62 +/- acres; located at 2660 Gainey Road, submitted by William and Teresa Trogon (Owners).

In Case ZON-24-0024, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. Staff finds that the request is consistent with the South-Central Cumberland 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-24-0024, Mr. Mobley made a motion, seconded by Mr. Baker to recommend approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. The Board finds that the request is consistent with the South-Central Cumberland 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.

- B. **ZON-24-0026:** Rezoning from R6A Residential District & C3 Heavy Commercial District to C2(P)/CZ Planned Service and Retail Conditional Zoning District or to a more restrictive zoning district for 1.54 +/- acres; located at the northeast corner of Cumberland Road and

Carbine Street, submitted by Greg Stewart (Agent) on behalf of Side Bet Ventures LLC (Owner).

In Case ZON-24-0026, Planning and Inspections staff recommends approval of the rezoning request from R6A Residential and C3 Heavy Commercial Districts to C2(P)/CZ Planned Service and Retail Conditional Zoning District. Staff finds that the request is consistent with the Southwest Cumberland Land Use Plan which calls for “Heavy 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-24-0026, Mr. Mobley made a motion, seconded by Mr. Baker to recommend approval of the rezoning request from R6A Residential and C3 Heavy Commercial Districts to C2(P)/CZ Planned Service and Retail Conditional Zoning District. The Board finds that the request is consistent with the Southwest Cumberland Land Use Plan which calls for “Heavy 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.

IX. PUBLIC MEETING CONTESTED ITEM

REZONING CASES

No items for consideration.

X. ITEMS OF BUSINESS

No items for consideration

XI. DISCUSSION

Mr. Howard introduced Alissia Brown, the Planning Department's intern from North Carolina A&T State University. He noted that she is currently a senior in Business Administration and hoping to learn about government operations as part of her experience.

XII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:07 pm