



Cumberland County Joint Planning Board

MINUTES

February 18, 2025

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

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Chair James Baker acknowledged the absence of Chairman Thomas Lloyd and informed the audience that he would be leading the meeting. He then called the meeting to order at 6:00 PM. Mr. Mark Williams delivered the invocation and led those present in the Pledge of Allegiance.

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

There were none.

Mr. Williams made the motion, seconded by Mr. Crumpler to approve the agenda, as published. Unanimous approval.

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

Mr. Howard informed the Board that the applicant for Case ZNG-011-24 submitted a written request to defer the case to the March 18, 2025 meeting. He noted that the case had previously been deferred from the January 21, 2025 Board meeting.

Mr. Crumpler made a motion, seconded by Mrs. Lynd, to approve the applicant's request to defer Case ZNG-011-24 to the March 18, 2025 Planning Board meeting. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF JANUARY 21, 2025

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

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Mr. Baker read the Welcome and Rules of Procedure.

VII. PUBLIC MEETING CONSENT ITEMS

- A. **ZNG-001-25:** Initial Zoning of 16.71 +/- acres C(P) Planned Commercial or to a more restrictive zoning district, located at intersection of Rockfish Rd & Camden Rd REIDs 0404470464000, 0404473615000, 0404474156000, 0404463906000, & 0404471087000, submitted by Chad J. Post (agent) on behalf of Hope Mills (Rockfish) WW, LLC (owners). **(Hope Mills).**

In Case ZNG-001-25, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to the C(P) Planned Commercial Zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating these properties the requested C(P) will mirror the development directly across the street/intersection, therefore, it does complement the future vision of the Town of Hope Mills. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regard to economic development viability. Approval of the request is reasonable and in the public interest because the district requested is compliments the proposed development of adjacent parcels in the surrounding area.

In Case ZNG-001-25, Mr. Crumpler made a motion, seconded by Mrs. Lynd to recommend approval of the initial zoning request to the C(P) Planned Commercial Zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating these properties the requested C(P) will mirror the development directly across the street/intersection, therefore, it does complement the future vision of the Town of Hope Mills. The Board also finds that he economic and regional impact of the proposed development fits within the vision and long-term outlook of the area regarding economic development viability. Unanimous approval.

- B. **ZNG-002-25:** Rezoning of 0.46 +/- acres from R6 Residential to O&I(P) Office & Institutional or to a more restrictive zoning district, located at 4950 Cameron Rd REID 0414824864000, submitted by Clearview Property Management, Inc. (agent) on behalf of RB2 Holding, LLC (owners). **(Hope Mills).**

In Case ZNG-002-25, the Town of Hope Mills Planning staff recommends approval of the rezoning request to the O&I(P) Office and Institutional Zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested O&I(P) will complement the current and future vision of the Town of Hope Mills. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regard to economic development

viability. Approval of the request is reasonable and in the public interest because the district requested is compliments the proposed development of adjacent parcels in the surrounding area.

In Case ZNG-002-25, Mr. Crumpler made a motion, seconded by Mrs. Lynd to recommend approval of the rezoning request to the O&I(P) Office and Institutional zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested O&I(P) will complement the current and future vision of the Town of Hope Mills. The Board finds that the economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regard to economic development viability. The Board also finds that the approval of the request is reasonable and in the public interest because the district requested is compliments the proposed development of adjacent parcels in the surrounding area. Unanimous approval.

- C. **ZNG-003-25:** Rezoning of 7.13 +/- acres from C(P) Planned Commercial to R5 Residential or to a more restrictive zoning district, located at 5242 Fisher Rd REIDs 0405568102000 & 0405661103000, submitted by Mike Wansik Choe (agent) on behalf of Mike Wansik Choe (owner). **(Hope Mills).**

In Case ZNG-003-25, the Town of Hope Mills Planning staff recommends approval of the rezoning request to the R5 Residential Zoning district and finds that even though this request is not consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested R5 will complement the current and future vision of the Town of Hope Mills. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regard to economic development viability. Approval of the request is reasonable and in the public interest because the district requested is compliments the proposed development of adjacent parcels in the surrounding area.

In Case ZNG-003-25, Mr. Crumpler made a motion, seconded by Mrs. Lynd to recommend approval of the rezoning request to the R5 Residential Zoning district and finds that even though this request is not consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested R5 will complement the current and future vision of the Town of Hope Mills. The Board finds the economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regards to economic development viability. The Board also finds approval of the request is reasonable and in the public interest because the district requested compliments the proposed development of adjacent parcels in the surrounding area. Unanimous approval.

- D. **ZON-25-0001:** Rezoning from A1A Agricultural District to R30A Residential District or to a more restrictive zoning district for 3.51 +/- acres; located at southeast corner of the Burnett Road and Norris Road intersection, submitted by John Roberson (Owner).

In Case ZON-25-0001, Planning and Inspections staff recommends approval of the rezoning request from A1A Agricultural District to R30A Residential District and find that:

1. Approval is an amendment to the adopted, current Vision Northeast 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. Development and density allowed by the R30A district is compatible to existing lot sizes and character of the surrounding area, and 3. The site is directly adjacent to a land use plan designation which encourages higher densities. Staff 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-25-0001, Mr. Crumpler made a motion, seconded by Mrs. Lynd to recommend approval of the rezoning request from A1A Agricultural District to R30A Residential District. The Board finds that: 1. Approval is an amendment to the adopted, current Vision Northeast 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. Development and density allowed by the R30A district is compatible to existing lot sizes and character of the surrounding area, and 3. The site is directly adjacent to a land use plan designation which encourages higher densities. 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-25-0002:** Rezoning from A1 Agricultural District to A1A Agricultural District or to a more restrictive zoning district for a 1.75 +/- acre portion of a 3.91 +/- acre parcel; located on the eastside of Ramsey Street north of Linden Road, submitted by Lisa Clifton (Agent) on behalf of Todd and Stephen Clifton (Owners).

In Case ZON-25-0002, 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 North Central Area Land Use Plan which calls for "Rural/Agricultural" 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-25-0002, Mr. Crumpler made a motion, seconded by Mrs. Lynd to approve the rezoning request from A1 Agricultural District to A1A Agricultural District. The Board finds that the request is consistent with the North Central Area Land Use Plan which calls for "Rural/Agricultural" 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.

REZONING CASES

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- F. **ZON-24-0042:** Rezoning from A1 Agricultural District to R15 Residential District or to a more restrictive zoning district for two parcels comprising 20.06 +/- acres; located south of Sharon Church Road and east of Turnbull Road, submitted by Mike Adams (Agent) on behalf of the Jefe Trust (Owner).

In Case ZON-24-0042, Planning and Inspections staff recommends denial of the rezoning request from A1 Agricultural District to R15 Residential District. Staff finds that the request is not consistent with the Southeast 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.

Mr. Moon introduced Ms. Vishva Rathod, Planner III, as the presenter for the case. Ms. Rathod delivered a presentation detailing the case and, upon its conclusion, invited the Board to ask any questions.

Mr. Howard clarified that the primary concern from staff that led to their denial recommendation was that R15 is a higher-density district in an area currently surrounded largely by A1 Agricultural zoning, with no existing R15 nearby. He further explained that there are concerns regarding the presence of hydric soils and hydric inclusion soils throughout the properties, as well as the lack of identified water and sewer services in the area.

While Mr. Howard acknowledged that the area could be suitable for single-family home development, he noted that the site has only 18 feet of road frontage for access, which poses a significant limitation for a development of this scale. He also stated that the Planning staff had communicated these concerns to the applicant and agent and aimed to ensure the Board was aware of them through the staff report.

Mrs. Lynd asked if the applicant was present in the audience and stated that NCDOT would not grant permission to build a driveway on the limited 18 feet of road frontage. She further inquired whether the applicant had provided any indication of their plans should the rezoning request be approved.

Mr. Moon responded to Mrs. Lynd’s questions by stating that, during his discussions with the applicant, they indicated that while the property owner would need to speak for themselves, they had been in talks with abutting property owners to potentially acquire additional land. This would allow for access either from the east or west from the north of the proposed site.

Mr. Howard stated that NCDOT would require approximately 45 to 50 feet at a minimum to establish a right-of-way for the proposed 60 homes. He reiterated that the applicant currently has only 18 feet of road frontage. For comparison and perspective, he noted that a single-use home would typically require a 20-foot flag lot width for access.

Mr. Baker opened the public meeting and asked for any speakers.

Mr. Howard stated there was one person signed up to speak, who was in favor. He then introduced the community member who had signed up to speak on the case.

Mr. Christopher Campbell, a resident, introduced himself and provided his address for the record. He stated that he was confused by the case and uncertain about whether he supported the request. He noted that his property would be significantly affected if the Board approved the applicant’s request due to the proposed size and density, as well as its potential impact on his land.

Mr. Campbell requested clarification on whether the applicant intended to develop a manufactured home community, stating that if this were the case, he would be completely opposed. In conclusion, he questioned whether the soil could support a project of this scale, noting that he had personally been required to install a raised septic tank on his property due to the soil conditions in the community.

Mr. Howard informed Mr. Campbell that the rezoning request intended to develop stick-built homes, with Planning staff estimating a total density of approximately 60 homes.

With no further speakers, Mr. Baker closed the public meeting.

Mr. Baker stated to his fellow Board members that he was inclined to support the Planning staff's recommendation to deny the applicant's rezoning request and called for a motion.

In Case ZON-24-0042, Mr. Williams made a motion, seconded by Mr. Crumpler to recommend denial of the rezoning request from A1 Agricultural District to R15 Residential District. The Board finds that the request is not consistent with the Southeast 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. Unanimous approval.

IX. ITEMS OF BUSINESS

There were none.

X. DISCUSSION

Mr. Howard presented the Cumberland County Historic Architectural Survey and distributed a few printed materials for further reference. He also stated that if any Board member would like a copy of both phases of the survey, he would be glad to provide them upon request. Additionally, Mr. Howard also expressed staff's enthusiasm for both learning about and educating others on Cumberland County's historic landmarks.

Some Board members further inquired about the survey, expressed their appreciation for its positive impact on the County, and requested physical copies of both Phase One and Phase Two of the Historic Architectural Survey.

Mr. Howard promised to send copies of the survey to each Board member and expressed his gratitude to the Comprehensive Planning Division's work in completing the survey.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:48 pm.