



Cumberland County Joint Planning Board

MINUTES

April 15, 2025

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

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

There were none.

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

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

Mr. Howard informed the Board that the applicant for Case ZON-25-0010 submitted a written request to defer their case to the May 20, 2025 meeting.

Mr. Crumpler made a motion, seconded by Mr. Baker, to grant the request to defer Case ZON-25-0010 to the May 20, 2025 Planning Board meeting. Unanimous Approval.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF MARCH 18, 2025

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

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Mr. Lloyd read the Welcome and Rules of Procedure.

VII. PUBLIC MEETING CONSENT ITEMS

- A. **ZNG-005-25:** Rezoning of 0.49 +/- acres from C(P) Planned Commercial to R6A Residential or to a more restrictive zoning district, located at 2427 Applebury Ln REID 0405960631000, submitted by Mike Adams with MAPS Surveying, Inc (applicant) on behalf of MAC Brother Painting, LLC (Owners). **(Hope Mills)**

In ZNG-005-25, the Town of Hope Mills Planning staff recommends approval of the rezoning request to the R6A 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 R6A 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 regards to economic development viability. Approval of the request is reasonable and in the public interest because the district requested compliments the development of adjacent parcels in the surrounding area.

In Case ZNG-005-25, Mrs. Lynd made a motion, seconded by Mr. Baker, to recommend approval of the rezoning request to the R6A 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 R6A 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 regards to economic development viability. The board finds the approval of the request is reasonable and in the public interest because the district requested compliments on the development of adjacent parcels in the surrounding area. Unanimous approval.

- B. **ZNG-006-25:** Request for site plan revision of previously approved site plans for empty lot located 973 +/- feet from the southwestern intersection of Golfview Rd & Souchak Dr REID 0414127276000, submitted by GMR Capital, LLC (Owners). **(Hope Mills)**

In ZNG-006-25, the Town of Hope Mills Planning staff recommends approval of the site plan revision to the previously approved site plan for the R5/CZ Residential Conditional Zoning district and finds that the request is partially consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment the area around this property in that it is residential and there is anticipation for community friendly development of what was previously considered to be the Hope Mills Golf Course. 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. 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-006-25, Mrs. Lynd made a motion, seconded by Mr. Baker, to recommend approval of the site plan revision to the previously approved site plan for the R5/CZ Residential Conditional Zoning district and finds that the request is partially consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment the area around this property in that it is residential and there is anticipation for community friendly development of what was previously considered to be the Hope Mills Golf Course. 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 finds the approval of the request is reasonable and in the public interest because the district requested compliments on the proposed development of adjacent parcels in the surrounding area. Unanimous approval.

- C. **ZNG-007-25:** Initial Zoning of 0.73 +/- acres to C(P)/CZ Planned Commercial with Conditional Zoning or to a more restrictive zoning district, located at 140 Missy Byrd Dr REID 0423171469000, submitted by George Rose, P.E. (applicant) on behalf of Joseph Callis (Owner). (**Hope Mills**)

In ZNG-007-24, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to the C(P)/CZ Planned Commercial with Conditional Zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested C(P)/CZ 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 regards to economic development viability. Approval of the request is reasonable and in the public interest because the district requested compliments the development of adjacent parcels in the surrounding area.

In Case ZNG-007-25, Mrs. Lynd made a motion, seconded by Mr. Baker, to recommend approval of the initial zoning request to the C(P)/CZ Planned Commercial with Conditional Zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested C(P)/CZ 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 regards to economic development viability. Approval of the request is reasonable and in the public interest because the district requested compliments the development of adjacent parcels in the surrounding area. Unanimous approval.

- D. **ZON-24-0031:** Rezoning request from PND Planned Neighborhood District to A1/CZ Agricultural District Conditional Zoning or to a more restrictive zoning district for four parcels combining a total of 44.95 +/- acres; located at 430 Carvers Falls Rd.; submitted by Timothy Bryant (Agent/Applicant); City of Fayetteville (Owner)

In Case ZON-24-0031, Planning and Inspections staff recommends approval of the rezoning request from PND Planned Neighborhood Development District to A1/CZ Agricultural District Conditional Zoning and find that: 1. Approval is an amendment to the adopted, current North Central 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 proposed use is for a solar panel farm that will serve a public utility need, and 3. The proposed use will generate minimal impacts to local roads and to nearby residential areas. 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-24-0031, Mrs. Lynd made a motion, seconded by Mr. Baker, to recommend approval of the rezoning request from PND Planned Neighborhood Development District to A1/CZ Agricultural District Conditional Zoning and find that: 1. Approval is an amendment to the adopted, current North Central 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 proposed use is for a solar panel farm that will serve a public utility need, and 3. The proposed use will generate minimal impacts to local roads and to nearby residential areas. 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-25-0006:** Rezoning request from RR Rural Residential to M(P)/CZ Planned Industrial District Conditional Zoning or to a more restrictive zoning district for a 30.24 +/- acre parcel; located at 2524 Lucas Rd; submitted by Alex and Shayla Edwards (Owners and Applicant).

In Case ZON-25-0006, Planning and Inspections staff recommends approval of the rezoning request from RR Rural Residential District to M(P)/CZ Planned Industrial District Conditional Zoning and find that: 1. Approval is an amendment to the adopted, current Spring Lake 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 requested district would be more appropriate for the parcel as it is more compatible than a residential district due to the proximity to Ft. Bragg, and 3. The requested use and zoning district are compatible with the Land Use Plan policies. 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-25-0006, Mrs. Lynd made a motion, seconded by Mr. Baker, to recommend approval of the rezoning request from RR Rural Residential District to M(P)/CZ Planned Industrial District Conditional Zoning and find that: 1. Approval is an amendment to the adopted, current Spring Lake 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 requested district would be more appropriate for the parcel as it is more compatible than a residential district due to the proximity to Ft. Bragg, and 3. The requested use and zoning district are compatible with the Land Use Plan policies. 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-25-0007:** Rezoning request from RR Rural Residential District and R15 Residential District to R20 Residential District or to a more restrictive zoning district for two parcels

combining a total of 93.10 +/- acres; located on the north side of Johnson Farm Rd, southwest of Elliot Farm Rd; submitted by Scott Brown (Agent) and owned by ABJ Investments (Applicant).

In Case ZON-25-0007, Planning and Inspections staff recommends approval of the rezoning request from RR Rural Residential and R15 Residential Districts to R20 Residential District. Staff finds that the request is consistent with the Spring Lake 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-25-0007, Mrs. Lynd made a motion, seconded by Mr. Baker, to recommend approval of the rezoning request from RR Rural Residential and R15 Residential Districts to R20 Residential District. The board finds that the request is consistent with the Spring Lake 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.

- G. **ZON-25-0009:** Rezoning request from A1 Agricultural District to R40 Residential District or to a more restrictive zoning district for a parcel comprising 2.19 +/- acres; and located at 2070 Canady Pond Rd; submitted by Jeff Riddle (Agent), Cape Fear Investments (Owner/Applicant).

In Case ZON-25-0009, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds that the request is consistent with the South-Central Area 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-25-0009, Mrs. Lynd made a motion, seconded by Mr. Baker, to recommend approval of the rezoning request from A1 Agricultural District to R40 Residential District. The board finds that the request is consistent with the South-Central Area 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.

VIII. PUBLIC MEETING CONTESTED ITEMS

None

IX. ITEMS OF BUSINESS

There was none.

X. DISCUSSION

Mr. Howard provided discussion on the new Request for Proposal (RFP) being developed for a Unified Development Ordinance (UDO). He outlined the potential involvement of the board contingent upon the approval of a bid with key updates on land development.

Mr. Howard indicated that the zoning, subdivision, watershed, floodplain, junk vehicle, and minimum housing regulations would be reviewed. These ordinances are at various stages of modernization and are planned to be integrated into the UDO. He also mentioned that the planning board will be involved throughout the process.

Mr. Crumpler expressed concerns about the potential impact on municipalities. Mr. Howard clarified that municipalities would still maintain their own ordinances. This effort would address changes to the County ordinance only.

Chair Lloyd requested that staff reach out to noted, repetitive absentee members regarding their status.

A discussion took place regarding term limits from Board members. Members asked about coordinating with their respective boards and processing what was needed to make changes to term limits for the towns. Mr. Moorefield proposed providing the board with resolution language that could be presented to their respective towns for submission or approval by the Board of County Commissioners.

Stan Crumpler stated that he has been asked by his town to represent them for another term on the Planning Board.

Mr. Howard informed Mr. Crumpler that he is on his second term. A recommendation vote would be needed by the Planning Board for a third term, per the interlocal agreement. Following this recommendation, a written decision needs to be made by the Eastover Town Board granting a third term. Mr. Howard stated that he would place the item on the May agenda for consideration of a recommendation and start the process.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:47 pm.