



Cumberland County Joint Planning Board

MINUTES

May 20, 2025

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

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

Mr. Lloyd asked if there were any adjustments to the agenda

Mr. Howard noted a speaker signed up in opposition to Case ZON-25-0010. The case would need to be moved to the contested portion of the agenda.

Mr. Baker made a motion, seconded by Mr. Crumpler to approve the agenda, with the adjustment for Case ZON-25-0010. Unanimous approval.

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF APRIL 15, 2025

Mr. Mobley made a motion, seconded by Mr. Baker 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

TEXT AMENDMENT

- A. **ZNG-012-24:** Text Amendment to the Town of Hope Mills Zoning Ordinance to update and amend as needed throughout the ordinance. **(Hope Mills)**

In Case ZNG-012-24, the Town of Hope Mills Planning staff recommends approval of the Text Amendment to the Town of Hope Mills Zoning Ordinance to amend regulations related to the ordinance.

In Case ZNG-012-24, Mrs. Lynd made a motion, seconded by Mr. Crumpler, to approve the Text Amendment to the Town of Hope Mills Zoning Ordinance to amend regulations related to the ordinance. Unanimous approval.

REZONING CASES

- A. **ZON-25-0008:** Rezoning from C1(P) Planned Local Business District and R6A Residential District to C2(P)/CZ Planned Service and Retail District Conditional Zoning or to a more restrictive zoning district for a parcel comprising 0.93 +/- acres; located at 3856 Cumberland Road; submitted by Lydia Coachman and Wayne Chestnutt (Applicant); Affordable Seamless Gutters & Home Improvement Fayetteville, LLC. (Owners)

In Case ZON-25-0008, Planning and Inspections staff recommends approval of the rezoning request from R6A Residential District and C1(P) Planned Local Business District to C2(P)/CZ Planned Service and Retail District Conditional Zoning. 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-25-0008, Mrs. Lynd made a motion, seconded by Mr. Crumpler, to approve the rezoning request from R6A Residential District and C1(P) Planned Local Business District to C2(P)/CZ Planned Service and Retail District Conditional Zoning. 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.

- B. **ZON-25-0013:** Rezoning from A1 Agricultural District to R30 Residential District or to a more restrictive zoning district for a parcel comprising 3.45 +/- acres; located north of Huckleberry Road and east of White Plains Dr.; submitted by Timothy Evans (Agent); Gallberry Run Land & Development, LLC and Nicholas Harrell. (Owners)

In Case ZON-25-0013, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R30 Residential District. Staff finds that the request is consistent with the Eastover Area Land Use Plan which calls for "Rural 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-25-0013, Mrs. Lynd made a motion, seconded by Mr. Crumpler, to approve the rezoning request from A1 Agricultural District to R30 Residential District. The board finds that the request is consistent with the Eastover Area Land Use Plan which calls for "Rural 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.

- C. **ZON-25-0015:** Initial zoning from C(P) Planned Commercial District to C3 Heavy Commercial District or to a more restrictive zoning district for a 1.66 acre portion of a parcel comprising 4.97 +/- acres; located at 8020 Godwin Falcon Road; submitted by Clifton Turpin Jr. (Owner) **(Falcon)**

In Case ZON-25-0015, Planning and Inspections staff recommends approval of the initial zoning request from County C(P) Planned Commercial District to Town C3 Heavy Commercial District. Staff finds that the request is consistent with the Vision Northeast Land Use Plan which calls for "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-25-0015, Mrs. Lynd made a motion, seconded by Mr. Crumpler, to approve the initial zoning request from County C(P) Planned Commercial District to Town C3 Heavy Commercial District. The board finds that the request is consistent with the Vision Northeast Land Use Plan which calls for "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.

- D. **ZON-25-0016:** Rezoning from RR Rural Residential District and R10 Residential District to C(P) Planned Commercial District or to a more restrictive zoning district for three parcels comprising 4.3 +/- acres; located at 2428, 2450, and 2468 Lillington Hwy; submitted by Gregory Spears and Gabriel Sital. (Owners)

In Case ZON-25-0016, Planning and Inspections staff recommends approval of the rezoning request from R10 Residential District and RR Rural Residential District to C(P) Planned Commercial District 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 subject properties are located at the intersection of two major arterial roadways with commercial zoning existing across the street and nearby. 3. The Spring Lake Area Land Use Plan policies support commercial zoning for smaller parcels along NC 210 and along fringes of 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-25-0016, Mrs. Lynd made a motion, seconded by Mr. Crumpler, to approve the rezoning request from R10 Residential District and RR Rural Residential District to C(P) Planned Commercial District 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 subject properties are located at the intersection of two major arterial roadways with commercial zoning existing across the street and nearby. 3. The Spring Lake Area Land Use Plan policies support commercial zoning for smaller parcels along NC 210 and along fringes of 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.

VIII. PUBLIC MEETING CONTESTED ITEMS

- A. **ZON-25-0010:** Rezoning from A1 Agricultural District to R40 Residential District or to a more restrictive zoning district for a parcel comprising 16.88 +/- acres; located east of Rock Hill Road and north of Rocky River Road; submitted by Timothy Evans (Agent); Gallberry Run Land & Development, LLC and Nicholas Harrell. (Owners)

In Case ZON-25-0010, 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 Eastover Area Land Use Plan which calls for "Rural 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.

Vishva Rathod, Planner III, was introduced as the presenter for the case. Ms. Rathod delivered a presentation detailing the case and, in conclusion, invited the Board to ask questions.

Mr. Charles VanSant signed up to speak in opposition to the rezoning request. Mr. VanSant expressed concerns regarding the rezoning request, citing increased traffic, environmental impacts, and excessive tree clearing that diminishes noise buffering and exacerbates soil erosion. He also noted a significant rise in trash accumulation and highlighted that the current 55 mph speed limit has become hazardous due to growing traffic.

Mr. Lloyd inquired whether Mr. VanSant had participated in the 2018 update of the Future Land Use Plan, which now calls for increased density in the area. He emphasized the importance of community involvement, noting that the Planning Board bases zoning decisions on this framework. Mr. VanSant confirmed that he had not attended any of the community engagement sessions during the plan's update.

Mr. Lloyd asked for any other speakers.

Mr. Tim Evans spoke in favor of the rezoning. He stated that he had engaged with the neighboring community, including Mr. VanSant, regarding the proposal. Initially requesting an R40 zoning instead of the neighboring R30, Mr. Evans emphasized his commitment to maintaining a substantial tree buffer. His development plans include \$400-\$500K homes on 1-acre lots, with a 25-foot tree buffer per lot and a 40-50-foot perimeter buffer to preserve the area's character.

Mr. Lloyd closed the public meeting.

Mr. Crumpler expressed his inclination to support the staff recommendation. He noted that the property is a beautiful piece of land and aligns with what the community has advocated for during the last Land Use Plan update.

Mrs. Lynd, who works for the NC Department of Transportation, acknowledged the current traffic issues pertaining to the I-95 project nearby and attributing them to ongoing construction and traffic rerouting. She assured Mr. VanSant that traffic should decrease once construction is completed.

Mr. Lloyd re-emphasized the importance of community participation in land use planning processes and called for a motion.

In Case ZON-25-0010, Mr. Crumpler made a motion, seconded by Mr. Walters, to approve the rezoning request from A1 Agricultural District to R40 Residential District. The board finds that the request is consistent with the Eastover Area Land Use Plan which calls for "Rural 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.

IX. ITEMS OF BUSINESS

A. RECOMMENDATION FOR EASTOVER BOARD APPOINTMENT

Mr. Howard advised the board that Mr. Crumpler's appointment is due to expire. According to the bylaws he can serve a 3rd 4-year term upon favorable recommendation from this board.

Mr. Mobley made a motion, second by Mr. Jones, to recommend Mr. Crumpler for a 3rd 4-year term to the Town of Eastover. Unanimous approval.

B. RECOMMENDATION TO COUNTY COMMISSIONERS FOR ABSENTEE APPOINTMENT

Mr. Howard informed the board that, in accordance with the bylaws, a member who misses consecutive meetings may be subject to replacement by the Board of County Commissioners with a recommendation from the Joint Planning Board. Given that Mrs. Herbert has not attended a meeting in the current year and has only participated in five meetings over a two-year period, the board would be within its rights to request a replacement for the unexpired term.

Mr. Howard noted that staff and other members of the Board had attempted to reach out repeatedly via email and telephone to Mrs. Herbert regarding her attendance. All attempts of contact were unsuccessful.

Mr. Moorefield further clarified that, according to the bylaws, if the replacement serves more than half the term, it would be considered serving a full term. However, the appointee would still be eligible to serve a second term afterward and possibly a 3rd depending on the planning boards favorable recommendation.

Mr. Mobley made a motion, seconded by Mr. Walters, to request a replacement board member for Mrs. Kasandra Herbert's unexpired term as a County representative from the Board of County Commissioners. Unanimous approval.

X. DISCUSSION

A. UPDATE ON COUNTY BOARD OF COMMISSIONERS BOARD APPOINTMENT SCHEDULE

Mr. Howard discussed the possibility of upcoming changes by the County to how County board appointments are handled, as well as the timing of such changes. While no decisions have been made yet, modifications may be forthcoming and are still under review.

B. UPCOMING ELECTION OF OFFICERS

Mr. Howard noted that it is the time of year to update board officer appointments. This item will be placed at the end of the June board meeting agenda, with changes set to take effect at the July meeting. If members wish to use the department's conference room for an in-person discussion, to let Mrs. Ozanich know and it can provide, if desired.

Mr. Howard will send out an email to the board with any restrictions that the bylaws may have on the officer's elections.

C. UPDATE ON NORTHEAST CUMBERLAND LAND USE PLAN

The Northeast Cumberland Land Use Plan is nearing completion, with a draft ready for review with the comprehensive planning committee in June.

The next plan in the queue is the Southwest Cumberland Land Use Plan with Hope Mills. The Town of Hope Mills has expressed an interest for more cooperative involvement with Town staff with this new, upcoming planning process.

As an aside, Mr. Howard announced that staff has submitted the recently adopted North Central Cumberland Land Use Plan for a state planning award through the NC Chapter of the American Planning Association. The results of this effort will be announced in the fall.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:53 pm.