



Cumberland County Joint Planning Board

TENTATIVE MINUTES

June 17, 2025

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

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Lloyd called the meeting to order at 6:02 PM. Mr. Jones 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 proposed adjustments to the agenda.

Mr. Howard noted that a speaker had initially signed up to speak in opposition to Case ZON-25-0017. However, after a discussion held before the meeting with that speaker, the individual chose to withdraw their concerns. As a result, the case remained on the Consent Agenda.

Mr. Howard confirmed that there were no changes to the agenda as originally presented by staff.

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF MAY 20, 2025

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

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

As there were no contested items on the agenda, the Rules of Procedure were not read.

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **ZNG-008-25:** Rezoning of 0.65 +/- acres and 0.55 +/- acres for a total acreage of 1.2 +/- acres from R6 Residential District to C1(P) Planned Local Business District, located at 3429 N. Main Street REID 0414462618000 and 0 Duncan Street (+/- 128ft from the intersection of Davis Street and Duncan Street) REID 0414461871000 , submitted by Lori S. Epler (applicant) on behalf of Gardner Assets, LLC (Owners). **(Hope Mills)**

In Case ZNG-008-25, the Hope Mills Planning Department recommends approval of the rezoning to the C1(P) Planned Local Business District. This recommendation aligns with the 2013 Southwest Cumberland Land Use Plan, as the proposed zoning supports the current and future development goals of the Town of Hope Mills. The proposed use is consistent with surrounding land uses and contributes positively to the area's economic potential. Therefore, the request is deemed both reasonable and in the public interest.

In Case ZNG-008-25, Ms. Lynd made a motion, seconded by Mr. Williams, to approve the rezoning to the C1(P) Planned Local Business District. This recommendation aligns with the 2013 Southwest Cumberland Land Use Plan, as the proposed zoning supports the current and future development goals of the Town of Hope Mills. The Board finds the proposed use is consistent with surrounding land uses and contributes positively to the area's economic potential. The Board further finds that therefore, the request is deemed both reasonable and in the public interest. Unanimous approval.

- B. **ZNG-009-25:** Rezoning of 27.4 +/- ac from R5/CZ Residential with Conditional Zoning to C2(P)/CZ Planned Service and Retail District with Conditional Zoning or more restrictive zoning for undeveloped area located 720 +/- feet from the southeast intersection of Waldos Beach Rd and Rockfish Rd REIDs 9494961873000, 9494951997000, 9494863275000, & 9494765995000, submitted by Charles Maxwell with Grant-Murray Real Estate (applicant) on behalf of Barbara M Johnson Heirs (Owners). **(Hope Mills)**

In Case ZNG-009-25, the Town of Hope Mills Planning staff recommends approval of the rezoning request to C2(P) Planned Service & Retail district with Conditional Zoning. While inconsistent with the 2013 Southwest Cumberland Land Use Plan, staff finds the request aligns with and complements anticipated future and existing developments in the immediate area. They also note the proposed development's economic and regional impact fits the long-term vision for the area to the immediate south. Approval is deemed reasonable and in the public interest because the requested district harmonizes with surrounding uses and zoning.

In Case ZNG-009-25, Ms. Lynd made a motion, seconded by Mr. Williams, to approve the rezoning request to C2(P) Planned Service & Retail district with Conditional Zoning. While inconsistent with the 2013 Southwest Cumberland Land Use Plan, The Board finds the request aligns with and complements anticipated future and existing developments in the immediate area. They also note the proposed development's economic and regional impact fits the long-term vision for the area to the immediate south. The Board further finds the approval is deemed reasonable and in the public interest because the requested district harmonizes with surrounding uses and zoning. Unanimous approval.

- C. **ZNG-010-25:** Initial zoning of 0.75 +/- acres to C(P) Planned Commercial District, located at 141 Missy Byrd Dr. REID 0423170248000, submitted by George Rose (applicant) on behalf of Dohn Broadwell, and David Cashwell, Singwell South, LLC (Owners). **(Hope Mills)**

In ZNG-010-25, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to C(P) Planned Commercial District and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested C(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 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-010-25, Ms. Lynd made a motion, seconded by Mr. Williams, to approve of the initial zoning request to C(P) Planned Commercial District and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested C(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 regards to economic development viability. The Board further finds 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-25-0017:** Text Amendment to transition Manufactured Home Park and Group Development standards from the County Subdivision Ordinance to the County Zoning Ordinance and other minor amendments; submitted by Cumberland County Planning and Inspections (Applicant).

In Case ZON-25-0017, Planning & Inspections staff recommends approval of the text amendment and finds the request consistent with the 2030 Growth Vision Plan. While specific land use plan policies do not specifically address regulations for specific development types, a current ordinance that promotes efficient review processes achieves goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans within the County. Approval of this text amendment is also reasonable and in the public interest as it is an update to clarify standards and review processes for the public.

In Case ZON-25-0017, Ms. Lynd made a motion, seconded by Mr. Williams, to approve the text amendment and finds the request consistent with the 2030 Growth Vision Plan. While specific land use plan policies do not specifically address regulations for specific development types, a current ordinance that promotes efficient review processes achieves goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans within the County. The Board finds the approval of this text amendment is also reasonable and in the public interest as it is an update to clarify standards and review processes for the public. Unanimous approval.

- E. **ZON-25-0018:** Rezoning from A1 Agricultural District and R40 Residential District to R40 Residential District or to a more restrictive zoning district for a parcel comprising 2.82 +/- acres; located at 3003 H. Clark Rd; submitted by Erin and Mark Rice (Owners).

In Case ZON-25-0018, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District and R40 Residential 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-25-0018, Ms. Lynd made a motion, seconded by Mr. Williams, to approve the rezoning request from A1 Agricultural District and R40 Residential 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.

- F. **ZON-25-0019:** Rezoning from R10 Residential District to RR Residential District or to a more restrictive zoning district for two parcels comprising 16.84 +/- acres; located at 6766 Rockfish Rd and an adjoining parcel; submitted by Marion and Kimberly Starling (Owners)

In Case ZON-25-0019, Planning and Inspections staff recommends approval of the rezoning request from R10 Residential District to RR Rural Residential District and find that: 1. Approval is an amendment to the adopted, current Southwest Cumberland 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 requested district is compatible to existing lot sizes and character of the nearby area. 3. The requested zoning district is currently

established and pervasive on parcels adjacent to the site and throughout the area. 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-25-0019, Ms. Lynd made a motion, seconded by Mr. Williams, to approve the rezoning request from R10 Residential District to RR Rural Residential District and find that: 1. Approval is an amendment to the adopted, current Southwest Cumberland 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 requested district is compatible to existing lot sizes and character of the nearby area. 3. The requested zoning district is currently established and pervasive on parcels adjacent to the site and throughout the area. 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-25-0021:** Rezoning from A1 Agricultural District to C2(P) Planned Service and Retail District or to a more restrictive zoning district for a parcel comprising 1.00 +/- acres; located at the northwest intersection of NC Hwy 87 South and Pummill Rd; submitted by Jeff Riddle (Agent) on behalf of Chaudhuri Investments, LLC (Owners)

In Case ZON-25-0021, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to C2(P) Planned Service and Retail District. Staff finds that the request is consistent with the South-Central 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-25-0021, Ms. Lynd made a motion, seconded by Mr. Williams, to approve the rezoning request from A1 Agricultural District to C2(P) Planned Service and Retail District. The Board finds that the request is consistent with the South-Central 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.

VIII. PUBLIC MEETING CONTESTED ITEMS

NONE.

IX. ITEMS OF BUSINESS

A. ELECTION OF OFFICERS

Mr. Howard informed the Board that it was the time of year again to elect Board officers.

Responding to member questions, he stated that Planning staff had reviewed the bylaws pertaining to Board officer roles. He reviewed the length of terms for officers while serving on the Board and the rules regarding re-election of officers.

Mr. Howard concluded by noting that officer elections at tonight's meeting will take effect on July 1, 2025, aligning with the next regularly scheduled meeting.

The Board and staff engaged in a discussion regarding the process for nominating officers for the upcoming term.

Ms. McLaughlin stated that she and Ms. Herbert comprised the Nominations Committee. She further advised that no Board members had contacted her with specific suggestions for officer nominations.

Given the absence of feedback or alternative nominations, Ms. McLaughlin proposed that the Board proceed with nominations during the current meeting and proposed the current Chair and Vice-Chair continue in their respective roles, if no objections were noted.

Mr. Jones made a motion, seconded by Mr. Williams, to nominate Mr. Tom Lloyd to continue serving as Chair and Mr. James Baker to continue as Vice-Chair for the upcoming term, with both terms effective July 1, 2025. Unanimous approval.

X. DISCUSSION

Mr. Howard informed the Board that he would be meeting with the Planning & Inspections Commissioner Liaison to address several items. He noted that some processes may need clarification or adjustment due to recent changes following the election of new County Commissioners and new County policies being enacted.

Mr. Howard also clarified that the attendance provisions are outlined in the bylaws specific to the Joint Planning Board, as well as the participating municipalities. Mr. Lloyd reiterated that the bylaws regarding Board member attendance are clear, as confirmed during the May 20, 2025 Joint Planning Board meeting.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:14 pm.