

Patricia Hall,
Chair
Town of Hope Mills

Charles Morris,
Vice-Chair
Town of Linden

Jami McLaughlin,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin,
Wade, Falcon & Godwin



Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark
Cumberland County

Benny Pearce,
Town of Eastover

AGENDA

June 16, 2015
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL

P15-31. REZONING OF .73+/- ACRE FROM R10 RESIDENTIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2444 AND 2448 HOPE MILLS ROAD, SUBMITTED BY RAFFAELLA AND MICHELE MASSA (OWNERS). (COUNTY) **DEFERRED UNTIL AUGUST 18, 2015**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF MAY 19, 2015
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P15-32.** INITIAL ZONING OF 20.22+/- ACRES TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 1115 (BLACK BRIDGE ROAD), SOUTHEAST OF HOME STAKES DRIVE; OWNED BY CAVINESS LAND DEVELOPMENT, INC. (HOPE MILLS)
- B. **P15-33.** REZONING OF 32.15+/- ACRES FROM R30 RESIDENTIAL, RR RURAL RESIDENTIAL AND R15 RESIDENTIAL TO R20 RESIDENTIAL AND CD CONSERVANCY OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED SOUTHWEST OF SR 1714 (RIVER ROAD), NORTHWEST OF SR 1716 (POWELL STREET); SUBMITTED BY DONOVAN MCLAURIN ON BEHALF OF MCLAURIN COMPANY, INC. (OWNER) AND WILLIAM B. SNIVELY, PLS. (WADE)
- C. **P15-34.** REZONING OF 3.18+/- ACRES FROM R6A RESIDENTIAL TO M(P) PLANNED INDUSTRIAL AND CD CONSERVANCY OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7133 AND 7139 POWELL STREET, SUBMITTED BY DONOVAN MCLAURIN ON BEHALF OF MCLAURIN COMPANY, INC. (OWNER) AND WILLIAM B. SNIVELY, PLS. (WADE)
- D. **P15-35.** REZONING OF .78+/- ACRE FROM R6A RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST

SIDE OF SR 1714 (RIVER ROAD), NORTH OF BOWDEN STREET; SUBMITTED BY DONOVAN MCLAURIN ON BEHALF OF MCLAURIN COMPANY, INC. (OWNER) AND WILLIAM B. SNIVELY, PLS. (WADE)

- E. **P15-36.** REZONING OF .42+/- ACRE FROM R6A RESIDENTIAL TO R6 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHEAST SIDE OF SR 1714 (CHURCH STREET), SOUTHWEST OF LOFTON STREET; SUBMITTED BY DONOVAN MCLAURIN ON BEHALF OF MCLAURIN COMPANY, INC. (OWNER) AND WILLIAM B. SNIVELY, PLS. (WADE)
- F. **P15-37.** REZONING OF 1.50+/- ACRES FROM R6A RESIDENTIAL TO R6 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 4038 LOFTON STREET AND ON THE SOUTH SIDE OF LOFTON STREET, NORTH SIDE OF SR 1714 (CHURCH STREET); SUBMITTED BY DONOVAN MCLAURIN ON BEHALF OF MCLAURIN COMPANY, INC. (OWNER) AND WILLIAM B. SNIVELY, PLS. (WADE)

CONDITIONAL ZONING DISTRICT

- G. **P15-38.** REZONING OF 4.40+/- ACRES FROM R5 RESIDENTIAL TO MXD MIXED USE/CZ CONDITIONAL ZONING OR TO A MORE RESTRICTIVE ZONING DISTRICT AND REVISING THE EXISTING MXD PLAN; LOCATED ON THE NORTH SIDE OF SR 1112 (ROCKFISH ROAD), SOUTHEAST OF SR 1003 (CAMDEN ROAD); SUBMITTED BY D. RALPH HUFF III ON BEHALF OF LANDSTONE, LLC. (OWNER). (HOPE MILLS)

VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- H. **P15-30.** REZONING OF 2.90+/- ACRES FROM C1(P) PLANNED LOCAL BUSINESS TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED IN THE SOUTHEASTERN QUADRANT OF NC HWY 301 (DUNN ROAD) AND NC HWY 82 (MAIN STREET), SUBMITTED BY DONALD M. AND BONNIE J. MCINTYRE (OWNERS). (GODWIN)

CONDITIONAL ZONING CASE

- I. **P15-26.** REZONING OF 1.33+/- ACRES FROM C2(P) PLANNED SERVICE AND RETAIL TO C1(P) PLANNED LOCAL BUSINESS/CZ CONDITIONAL ZONING FOR A CONVENIENCE STORE WITH GASOLINE SALES AND RESTAURANT OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 1112 (ROCKFISH ROAD), SOUTH OF WELL STREET; SUBMITTED BY PAT MOLAMPHY ON BEHALF OF ALBEMARLE OIL COMPANY (OWNER) AND CLARK CAMPBELL, ESQUIRE. (HOPE MILLS)

IX. DISCUSSION

DIRECTOR'S UPDATE

X. ADJOURNMENT