

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

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

Vacant
Wade, Falcon & Godwin



Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler,
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

Planning & Inspections Department

MINUTES
July 17, 2018

Members Present

Mr. Charles Morris, Chair
Mrs. Diane Wheatley, Vice-Chair
Mrs. Lori Epler
Mr. Harvey Cain, Jr.
Mr. Stan Crumpler
Ms. Patricia Hall
Mr. Carl Manning
Mrs. Jamie McLaughlin

Members Absent

Dr. Vikki Andrews

Others Present

Mr. Cecil Combs
Ms. Annie Melvin
Ms. Patricia Speicher
Mrs. Laverne Howard

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Chair Morris delivered the invocation and Mr. Manning led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA

There were no adjustments to the agenda.

Mrs. Epler made a motion, seconded by Mrs. Wheatley to approve the adjustments to the agenda. Unanimous approval.

III. PUBLIC HEARING WITHDRAWAL / DEFERRAL

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

The policy statement was not needed.

VI. APPROVAL OF THE MINUTES OF JUNE 19, 2018

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

VII. PUBLIC HEARING CONSENT ITEMS

CONDITIONAL ZONING CASE

- A. **P18-26.** REZONING OF 1.89+/- ACRES FROM RR RURAL RESIDENTIAL TO M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING FOR MACHINE TOOL MANUFACTURING AND WELDING WITH EXISTING MANUFACTURED HOME & ACCESSORY STRUCTURES OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5576 LEITHA LANE, SUBMITTED BY EDDIE RAY TEW (OWNER).

In Case P18-26, the Planning and Inspections Staff recommends approval of the rezoning from RR Rural Residential to M(P)/CZ for machine tool manufacturing and welding with existing manufactured home & accessory structures and find:

- a. The approval is an amendment to the adopted current Northeast Cumberland Land Use Plan (2010) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request because the land uses within any detailed plan area are not parcel specific and in any event the Land Use planning process was never intended to shut down an existing business;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: at the time the subject property was rezoned to RR Rural Residential, urban services and municipal influence areas did not exist, however the subject property is included on a list of potential properties for annexation by the Town of Godwin.
- c. And this rezoning approval is reasonable and in the public interest because although staff acknowledges the existing business has been expanded, the property owner has indicated this business began on the site prior to zoning, permit records do not go that far back, regardless it would be unfathomable to constrain an existing viable business when the owner voluntarily submitted this application once he became aware that the expansions were not accomplished in the proper manner.

In Case P18-26, Mrs. Epler made a motion, seconded by Mr. Crumpler to approve the rezoning from RR Rural Residential to M(P)/CZ for machine tool manufacturing and welding with existing manufactured home & accessory structures and find: a. The approval is an amendment to the adopted current Northeast Cumberland Land Use Plan (2010) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request because the land uses within any detailed plan area are not parcel specific and in any event the Land Use planning process was never intended to shut down an existing business; b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: at the time the subject property was rezoned to RR Rural Residential, urban services and municipal influence areas did not exist, however the subject property is included on a list of potential properties for annexation by the Town of Godwin; c. And this rezoning approval is reasonable and in the public interest because although staff acknowledges the existing business has been expanded, the property owner has indicated this business began on the site prior to zoning, permit records do not go that far back, regardless it would be unfathomable to constrain an existing viable business when the owner voluntarily submitted this application once he became aware that the expansions were not accomplished in the proper manner. This rezoning is subject to conditions. Unanimous approval.

IX. DISCUSSION

There was none.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:03 pm.