

Clifton McNeill, Jr.,
Chair
Cumberland County

Charles C. Morris, Vice-Chair
Town of Linden
David Averette,
John M. Gillis, Jr.,
Dr. Marion Gillis-Olison
Cumberland County



COUNTY of CUMBERLAND
—◆—
Planning and Inspections Department

Nancy Roy, AICP,
Director
Planning & Inspections

Joe W. Mullinax,
Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Frankie Underwood,
Town of Stedman

November 13, 2003

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Nancy Roy
SUBJECT: November 18, 2003 Meeting

The next scheduled meeting of the Cumberland County Joint Planning Board will be held on **Tuesday, November 18, 2003, 7:00 p.m.** in Public Hearing Room #3 of the Historic County Courthouse at 130 Gillespie Street. You will find the following information included in your packet.

1. Tentative Agenda for November 18, 2003, 2003 Meeting
2. Notice of November 18, 2003 6 p.m. Comprehensive Planning Committee meeting
3. Minutes of our November 4, 2003 Meeting
4. Information pertaining to Cases P03-84 - P03-85, and P03-89 – P03-92
5. Maps showing the final decisions on rezoning cases.

Should you have any questions about the enclosed information, please do not hesitate to call. I look forward to seeing you on November 18th.

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COUNTY of CUMBERLAND
—◆—
Joint Planning Board

TENTATIVE AGENDA
November 18, 2003
7:00 p.m.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF AGENDA/ADDITIONAL ITEMS
- III. PUBLIC HEARING DEFERRALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. CONSENT ITEMS

- A. APPROVAL OF THE MINUTES OF NOVEMBER 4, 2003

ZONING CASES

- A. P03-90: REZONING OF .48 ACRES FROM R10 TO C1 OR A MORE RESTRICTIVE ZONING DISTRICT AT 4444 CUMBERLAND ROAD, OWNED BY EARNEST D. POWELL AND WIFE, ALICE F. BAKER-POWELL.
 - B. P03-92: REZONING OF 3.8 ACRES FROM R6A TO C(P) OR A MORE RESTRICTIVE ZONING DISTRICT AT 1419 BRAGG BOULEVARD, OWNED BY H&R KING. (SPRING LAKE)
- VII. PUBLIC HEARING ITEMS
 - A. P03-84: A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A TRUCKING BUSINESS AND STORAGE OF EQUIPMENT ON 5.62 ACRES, IN AN A1 DISTRICT, AT 2690 INDIANA COURT, OWNED BY JAMES W. BOURGOYNE.
 - B. P03-85: A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A TRUCKING BUSINESS AND STORAGE OF EQUIPMENT ON 1.14 ACRES, IN AN A1 DISTRICT, AT 5694 MATT HAIR ROAD, OWNED BY JOHN R. LEBLANC.
 - C. P03-89: REZONING OF A 1.2-ACRE PORTION OF A 2.0-ACRE TRACT FROM R10 TO C1, OR A MORE RESTRICTIVE ZONING DISTRICT, AT 590 NORTH REILLY ROAD, OWNED BY JOE O. AND EVA G. AMBERGER.

- D. P03-91: REZONING OF A 1.0-ACRE PORTION OF A 3.21-ACRE TRACT FROM A1 TO M(P) OR A MORE RESTRICTIVE ZONING DISTRICT ON THE NORTHEAST SIDE OF WHITEHEAD ROAD, NORTH OF NC HIGHWAY 24, OWNED BY ZARKO JOHNSON.

VIII. DISCUSSION

- A. UPDATE FROM COMPREHENSIVE PLANNING COMMITTEE—JOE MULLINAX
- B. REPORT ON COMMISSIONERS' MEETING—JOHN GILLIS

IX. FOR YOUR INFORMATION

- A. DIRECTOR'S UPDATE

X. ADJOURNMENT

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COUNTY of CUMBERLAND
Cumberland County Joint Planning Board

MINUTES
November 4, 2003
7:00 p.m.

Members Present

Mr. Clifton McNeill, Chair
Mr. Charles Morris, Vice-Chair
Mr. David Averette
Mr. John M. Gillis
Mr. Donovan McLaurin
Mr. Joe W. Mullinax
Mr. Frank Underwood

Members Absent

Dr. Marion Gillis-Olion

Others Present

Ms. Nancy Roy, Director
Ms. Hope Barnhart
Mr. Matt Rooney
Ms. Barbara Swilley
Mr. Grainger Barrett,
County Attorney

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Chair McNeill delivered the invocation and led those present in the Pledge of Allegiance.

II. APPROVAL OF AGENDA/ADDITIONAL ITEMS

A motion was made by Mr. Morris and seconded by Mr. Gillis to approve the Agenda as presented. The motion passed unanimously.

III. APPROVAL OF THE MINUTES OF OCTOBER 21, 2003

Mr. Barrett asked that the words "all access" be inserted on page 6 to replace "the entrance" in the first full paragraph. A motion was made by Mr. Gillis, seconded by Mr. Mullinax to approve the Minutes of October 21, 2003 with the above change. The motion passed unanimously.

III. DISCUSSION

A. PRESENTATION ON ANNEXATION—JIMMY TEAL

Mr. Teal reported that the City Council adopted a Resolution of Intent to Annex and the Annexation Report in September. He said that citizen meetings to inform the residents about what the annexation will mean to them began in October and will conclude on November 6. He said that a public hearing will be held in the Coliseum on November 10, 2003, and City Council will be able to vote on the annexation on November 24. He said if the annexation is approved, the ordinance will be written, and annexation will occur on June 30, 2004.

Mr. Morris asked why the Eureka Springs and College Downs Subdivisions were not included in the annexation since they have a high incidence of septic failures. Mr. Teal said that they might qualify for rural grants to help with sewer costs. Mr. Morris asked if the process to obtain funds had begun, and Mr. Teal said that it is still being looked at. Mr.

Averette said that he thought that the subdivisions were too densely populated to qualify for the funds.

Mr. Barrett asked how long the Annexation Report is, and Mr. Teal wasn't sure. Mr. Barrett asked if the County staff could receive copies to distribute to the Board, and Mr. Teal said that he would get copies to the staff.

Chair McNeill asked why the annexation is so unusually large. Mr. Teal said that the City developed a four-phase annexation plan in 1993, and annexations occurred in 1994 (Foxfire), 1996 (Bunce Road—22,000 people), 1998 (northern county) and 2000 (Hope Mills Road to Redwood Drive), 2001 (Tiffany Pines). Mr. Teal said that in 2002, annexation of the Hope Mills Road area to the Hope Mills Town Limit was accomplished, and this concluded 95 percent of the plan. He said that the City is looking to the future because every annexation means redrawing district lines, and a larger annexation will require the lines to be drawn as often.

Mr. Teal continued that the Resolution of Intent to Annex allows citizen input, the Annexation Report to be prepared and City Council to vote on the matter.

Mr. Morris said that the proposed area contains services provided by PWC and Lumbee River Electric. He asked if the annexation would make PWC the exclusive provider. Mr. Teal said that it would not, and the residents would be allowed to request PWC. Mr. Morris said that some developers have laid the infrastructures with Lumbee River Electric and are concerned about being forced to use PWC. Mr. Gillis said that the Ordinance gives the City authority to restrict Lumbee River Electric to what they currently provide if a franchise license is issued. Mr. Teal said that the City in general in earlier annexations has not placed restrictions on the serving utility providers. Mr. Gillis said that the areas annexed in the past have not contained wide expanses of open spaces, so there hasn't been a need for service extensions. He added that PWC has said that water and sewer are breakeven services, and electricity is the profit maker for PWC. He said given the opportunity to restrict, it would seem logical that PWC would want to provide the service. Mr. Teal said the City would like to see PWC provide the services, but he didn't know what was planned.

Mr. Teal said that the City wants to be the least disruptive in restricting anything people are used to. Mr. Gillis asked if there have been discussions between PWC and the City regarding franchising. Mr. Teal said he didn't know of any. He said that providers for garbage and other services had not been displaced in the past.

Mr. Morris said that people have spent hundreds of thousands of dollars in developing infrastructures, and PWC has a reputation for being a monopoly. Mr. Barrett said that it would depend on who owns the infrastructures at the time. Mr. Gillis said that on Raeford Road, Lumbee River Electric developed a station to serve the area at a cost of over one million dollars. He said many tracts don't yet exist, and PWC could restrict Lumbee River Electric to their current acreage and move into the larger undeveloped tracts themselves. He said he wondered why the matter hadn't been discussed during earlier stages in the annexation process because of the impact on the property owners and the service providers.

Mr. Morris said that he owns 600 acres and has plans to bring in services. He said that if the City doesn't allow him to do this through other providers, it would be very costly to extend the line to the City. He said he has asked about this matter at annexation meetings, but no one has given him an answer. Mr. Teal said that he could speak with a representative of PWC.

Mr. Barrett said that the State Utility Commission has set out service areas, and Lumbee River Electric would not be displaced, but it could be prevented from expanding. Mr. Gillis said that there needs to be clarification, and the City Council members need to know the facts before they vote.

Mr. Barrett asked if any fire or police substations were proposed in the new area. Mr. Teal said that there isn't a proposal, but a fire station in the Cliffdale/Rim Road area has been discussed. He added that a park has been discussed for the E.E. Miller School area. Mr. Barrett asked about a police substation and was told that the City is looking at the matter. Mr. Teal said that there will be 58 officers for the area with a quicker response time than currently experienced. Mr. Barrett asked if the Annexation Report contains sewer outfall lines. Mr. Teal said there are lines in place that meet the two-year statutory requirements. He said that one will have to be added in the southern area.

Mr. Gillis said that Mr. McNeill at PWC said there were serious discussions about "pulling out the wedge" along the County line. Mr. Teal said that the boundaries or some taken out, but they cannot expand the proposal.

Mr. Barrett asked what planning has been done for City inspections and issuance of permits. Mr. Teal said that in areas dealing directly with the public, the Police, Fire, Inspections and Solid Waste Departments are scheduled to be enlarged, and a position is to be added to the City Attorney's staff.

Mr. Barrett asked about the transition from one set of regulations to another. Mr. Teal said that these will be handled as in previous annexations.

Mr. Averette said in order for it to be less painful to the citizens of the City and County, it would be wise for the County to have separate Planning and Zoning Boards as the City does, and the Planning Boards for the City and County to be combined. He said then the City would again have a Municipal Influence Area in which the infrastructures could be in place prior to annexations. Mr. Teal said that the City is looking at water, sewer and other services in the urban areas. He said by annexing, the City would set the assessment, and the County could participate. He said that the City Manager has been asked to look at options to assist with sewer assessments. Mr. Averette asked who would pay. Mr. Teal said that they are looking at grants.

Mr. Averette said that the City will have a challenge in dealing with farmland and areas that currently don't have districts that allow them in the City. He said that it is going to cost the citizens a lot because the City hasn't been part of the process for the last eight years.

Mr. Gillis asked how the City financed their portion of sewer assessments in the past. Mr. Teal said that PWC has paid, and the City has helped with street repairs, and revenue bonds were used. Mr. Gillis said that he would have hoped that more specific plans would

have been developed because in the past, the City has been able to rely on PWC, and their funds are running low, so it will fall on the taxpayers. Mr. Teal said that the City, County and PWC met in 1994 and agreed that the City would annex areas to address sewer problems, and PWC would extend infrastructures and outfalls, and the County would have a revolving fund. He said that the City has taken care of about 80 to 90 percent of the problems.

Mr. Gillis said no action had been taken in Eureka Springs and other areas where there are sewer problems that were identified years ago. He noted they would again be left out of this annexation. He said that the citizens are still experiencing septic tank problems, and the health issues are being ignored. He said if the City was really trying to help the citizens, they would be solving problems in the neighborhoods where the problems exist. Mr. Teal said that is what the City has been doing since it has been allowed to annex. He said that PWC is the only one who has helped with sewer problems.

Chair McNeill asked if the City is going to annex the areas in question (Eureka Springs, etc.) if it is determined that they do not qualify for rural funds. Mr. Teal said that those areas would be in the City, but there haven't been discussions to determine a date that he knew of. Chair McNeill said since the reason given was to allow the areas to receive rural funds, he would have thought that the City would have already determined what they would do if they didn't qualify for the funds. Mr. Averette asked if they could petition for annexation, and Mr. Teal said that they could. Mr. Averette asked if the City could then either accept or deny their request. Mr. Teal said that the City has the option, but they don't generally deny requests.

Mr. Morris pointed out an area of earlier annexation that contains holes that were not zoned and asked Mr. Teal's thoughts on why some areas were left out. Mr. Teal said that there was a change in the law in 1999 pertaining to taxing of farmland. He said that farmland that was annexed into the City prior to 1999 had to be taxed, but the statutes now exempt the farms from City taxes. He said now the City is able to annex farmland without additional cost to the farmers.

Mr. Gillis pointed to an area on Morganton Road and asked why it wasn't annexed because it created a hole in the City area. Mr. Teal said that in 1994, the City passed a Resolution of Intent for Annexation that included everything south of Morganton Road. He said that some landowners asked that they be left out because their farms would have been taxed more. He said since the law has changed, they have now petitioned for annexation. He said he was not sure if the other areas qualify. Mr. Gillis said they looked like they should qualify because they are contiguous with the annexed land.

Mr. Morris asked if once a person petitions for annexation, he's locked into PWC services. Mr. Barrett said that the Annexation Agreement forces them to have PWC services. Mr. Averette asked how much in the western area is already under agreement. Mr. Teal said that the newer developments are, but the older developments still don't have sewer.

Mr. Gillis said that the Farm Program exempts farms from City taxes, but it also keeps them from receiving City services, such as fire and police protection. He asked how the City would address the protection. Mr. Teal said that the fire and police protection are not

yet worked out, but the City will provide police protection, and they will provide fire protection for farms paying certain taxes. He repeated that the City is trying to make the annexation as seamless as possible, and they want the residents to know that the annexation is a benefit.

Mr. Morris said that people don't want higher taxes. Mr. Teal said that the increase is about \$.37. He said that on a \$100,000 home, the additional cost will be between \$225 and \$375 depending upon whether the household currently pays for garbage collection. He said that it isn't as bad as it originally sounded, and it pays for itself over a period of years.

Mr. Teal said for sewer to be installed, a public hearing must be held, and an order to PWC to install it. He said that the process takes approximately two years, then the City has another hearing and assesses the amounts due. He said that the last one cost about \$3,700 to each household, and it can be paid over 10 years. Mr. Gillis said that the fixed income folks get hit hard.

Mr. Gillis asked how hunting on farmland would be treated since the City doesn't allow the discharge of firearms. Mr. Teal said that the Police and City Attorney have to work this out, and there isn't yet a resolution. He said it will all be in place by the time of the actual annexation.

Mr. Gillis asked if the City is a bird sanctuary and if so, whether dove and quails would be exempt for hunting purposes. Mr. Teal said he wasn't aware that Fayetteville is a bird sanctuary. Mr. Gillis said that these issues cause emotional concerns for the residents. He said he hoped there would be a lot more work to fix these problems with ordinances, permitting, etc. before the annexation occurs. Mr. Teal said that the City is working on the problems.

Mr. Morris thanked Mr. Teal for his candidness and time to explain the process and answer the questions.

Chair McNeill also thanked Mr. Teal and said that the door is always open for the City to rejoin the Board so that much more could be accomplished to make the annexations less painful to the citizenry. Mr. Teal said that Mr. Stancil sent a memo to Mr. Martin regarding sharing services and functions.

B. WADE DETAILED LAND USE STUDY—JOE MULLINAX

Mr. Mullinax reported that the Comprehensive Planning Committee reviewed the Wade Detailed Land Use Plan and accompanying map. He said that the Committee's recommendation is to approve the Plan with the revised map that excludes a large portion of industrial land to be designated for medium-density residential use, and one-acre lots along the river. He said that the Board should hold a public hearing.

Ms. Roy added that a 300' foot buffer was also included in the map as proposed by the Sandhills Area Land Trust.

Ms. Barnhart explained the public hearing process for the Board and Town of Wade.

A Committee motion was offered to hold a public hearing on the Wade Detailed Land Use Plan and Map on Tuesday, December 2, 2003. The motion passed unanimously.

IV. FOR YOUR INFORMATION

Mr. Mullinax asked if the Board would hold a joint meeting with the City of Fayetteville on the fifth Tuesday in December—December 30.

A motion was made by Mr. Gillis and seconded by Mr. Morris to cancel the normal fifth Tuesday meeting with the Fayetteville Planning Commission. The motion passed unanimously.

V. DIRECTOR'S UPDATE

Ms. Roy thanked the Board for their support at the Randall Arendt Workshop held last week. She said that she has discussed some of the suggestions with Mr. Gillis, and he feels that there should be another meeting of the development community for feedback and to see how some of Mr. Arendt's suggestions can be implemented.

Mr. Averette said that the Workshop was well done, and he'd like to see the City and County Planning Boards get back together and see what can be done to provide a plan to help the developers do what's best for the City and County. He said that the ordinances should encourage and promote smart growth and good development.

Mr. Morris said that the Board needs definition on the next steps on how to implement some of the ideas they were discussed at the Workshop. Mr. Averette agreed and said that there were some wonderful concepts presented that the developers need to follow up on.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 p.m.

Clifton McNeill, Jr.
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November 13, 2003

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS FOR
NOVEMBER 18, 2003 MEETING

P03-90: REZONING OF .48 ACRES FROM R10 TO C1 OR A MORE RESTRICTIVE ZONING DISTRICT AT 4444 CUMBERLAND ROAD, OWNED BY EARNEST D. POWELL AND WIFE, ALICE F. BAKER-POWELL.

The Planning staff recommends approval of the C1 Local Business District based on the following:

1. The uses allowed in the C1 District are consistent with the development and zoning of the surrounding area.

Note: The staff finds that this area is in transition and no longer suitable for residential use.

The Planning staff finds that the subject property is also suitable for the O&I Office and Institutional District.

SITE PROFILE
P03-90

REZONING OF .48 ACRES FROM R10 TO C1 OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4444 CUMBERLAND ROAD, OWNED BY EARNEST D. POWELL AND WIFE, ALICE F. BAKER-POWELL.

Site Information:

Applicant/Owner: EARNEST D. POWELL AND WIFE, ALLICE F. BAKER-POWELL

Area: .48 acres

Frontage & Location: 75 feet on Cumberland Road

Depth: 279 feet

Jurisdiction: County

Adjacent Property: No

Current Use: Residential

Initial Zoning: August 1, 1975 (Area 3)

Previous Zoning Action(s): None

Surrounding Zoning: North-Fayetteville city limits, East and South-R10, R6A, C1, C1/CUO and C3, West-R10, C(P), C1, C1/CUO and C3

Surrounding Land Use: Church, office, auto sales, thrift shop and barber shop, open storage of junk cars, roofing company, exhaust business, motorcycle shop, club, the Narrow Way, home work center, vacant commercial

2010 Land Use Plan: Low Density Residential

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation:

Street Designation: Cumberland Road Study calls for Low Density Residential (Light Commercial across Cumberland Road).

Proposed Interchange or Activity Node: No

Urban Services Area: Yes

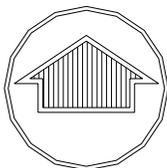
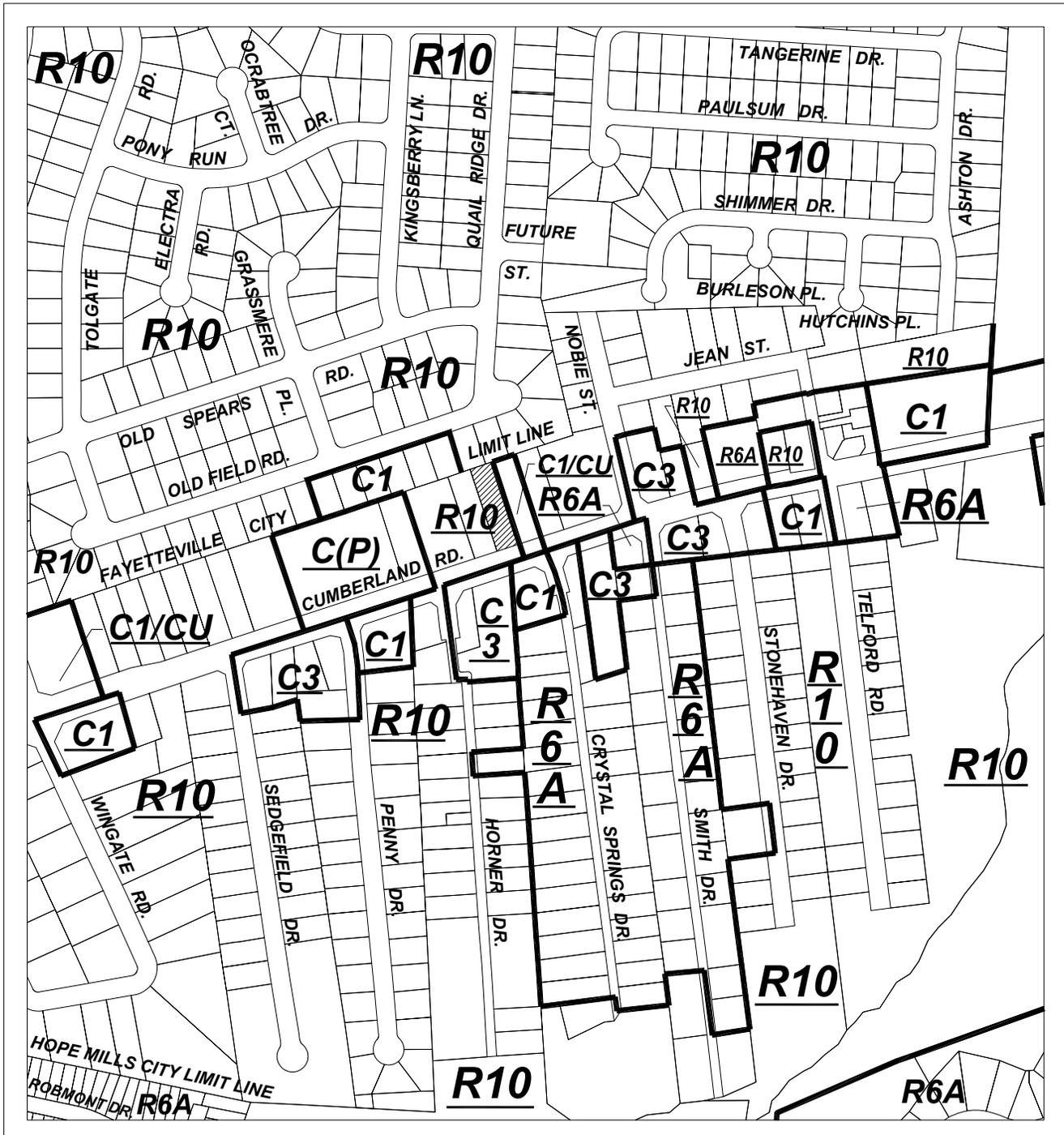
Water/Sewer Availability: PWC / Septic – PWC Sewer available on Old Field Road

Schools: Sherwood Park Elementary, Ireland Drive Middle, Douglas Byrd Middle & High

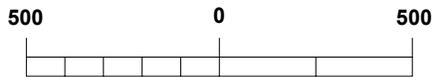
Thoroughfare Plan: Cumberland Road is identified as a Major Thoroughfare. Road widening is currently under construction. It has a current adequate 110-foot right-of-way. Road improvements are included in the 04-10 MTIP.

Average Daily Traffic Count (2000): 20,000 on Cumberland Road

Notes:



NORTH



SCALE IN FEET

REQUESTED REZONING: R10 TO C1

ACREAGE: 0.48 AC.±

HEARING NO: P03-90

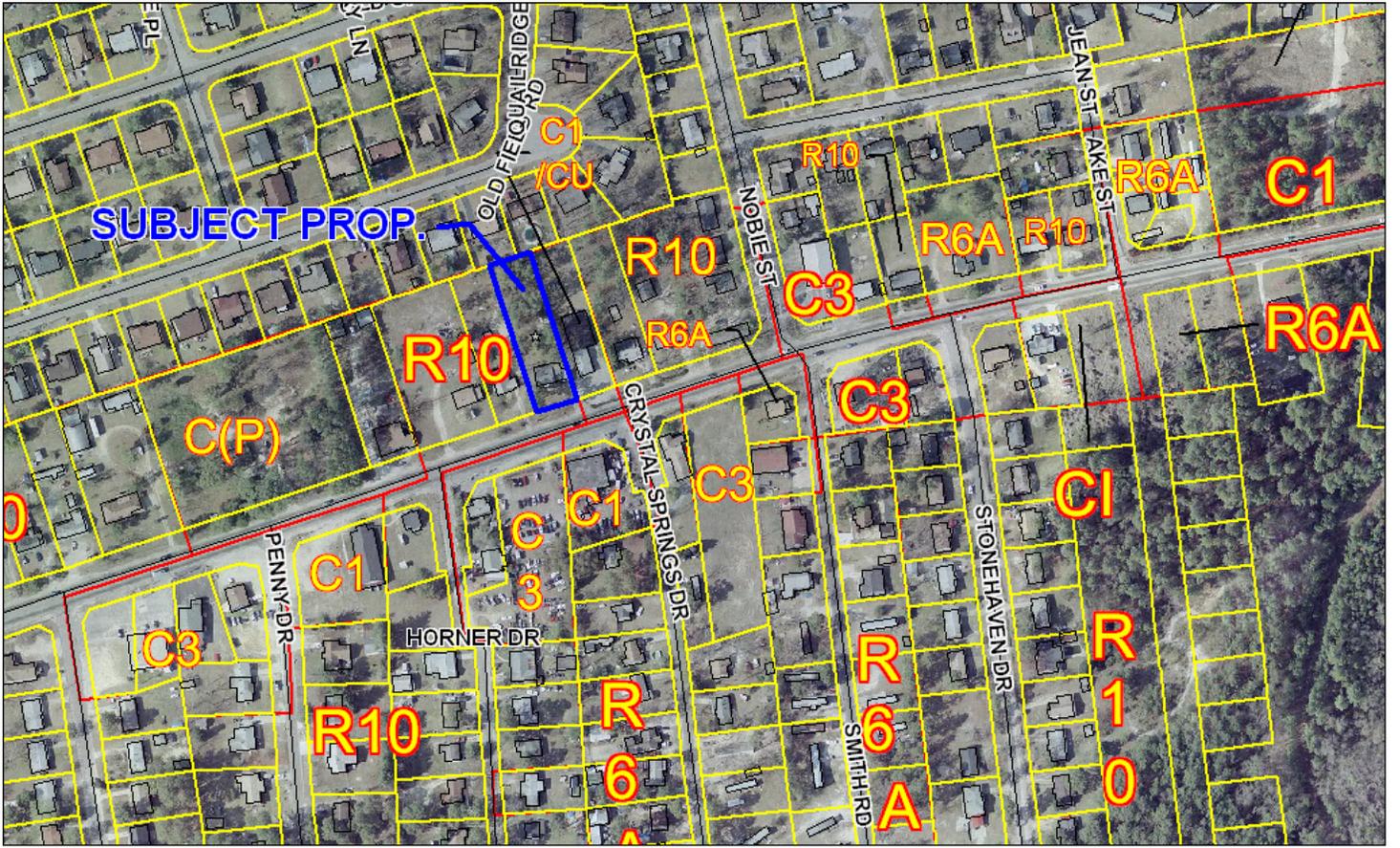
ORDINANCE: COUNTY

HEARING DATE

ACTION

PLANNING BOARD

GOVERNING BOARD





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November 13, 2003

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS FOR
NOVEMBER 18, 2003 MEETING

P03-92: REZONING OF 3.8 ACRES FROM R6A TO C(P) OR A MORE RESTRICTIVE ZONING DISTRICT AT 1419 BRAGG BOULEVARD, OWNED BY H&R KING. (SPRING LAKE)

The Planning staff recommends approval of the C(P) Planned Commercial District for a portion of the property as shown on the map based on the following:

1. The Spring Lake Land Use Plan calls for planned commercial use and low-density residential development at this location.

SITE PROFILE
P03-92

REZONING OF 3.8 ACRES FROM R6A TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1419 BRAGG BOULEVARD, OWNED BY H&R KING. (SPRING LAKE)

Site Information:

Applicant/Owner: MOORMAN, KIZER & REITZEL, INC. / H&R KING

Area: 3.80 acres

Frontage & Location: 348 feet on Bragg Boulevard

Depth: 351 feet

Jurisdiction: Spring Lake

Adjacent Property: None

Current Use: Closed mobile home park

Previous Zoning Action(s): None

Surrounding Zoning: North-RR, R10, R6A, R5A and C(P), East-R6A, R5A, C(P) and C3, South-R10, R6A, C1 and C3, West-RR and R10

Surrounding Land Use: Spring substation, garage, auto sales, mobile home supply, mobile home park, small engine repair, towing business, hair salon, real estate business.

Spring Lake Land Use Plan: Planned Commercial and Low Density Residential

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: None

Municipal Influence Area: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: Yes

Water/Sewer Availability: Spring Lake utilities

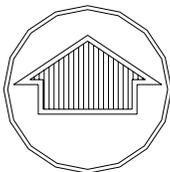
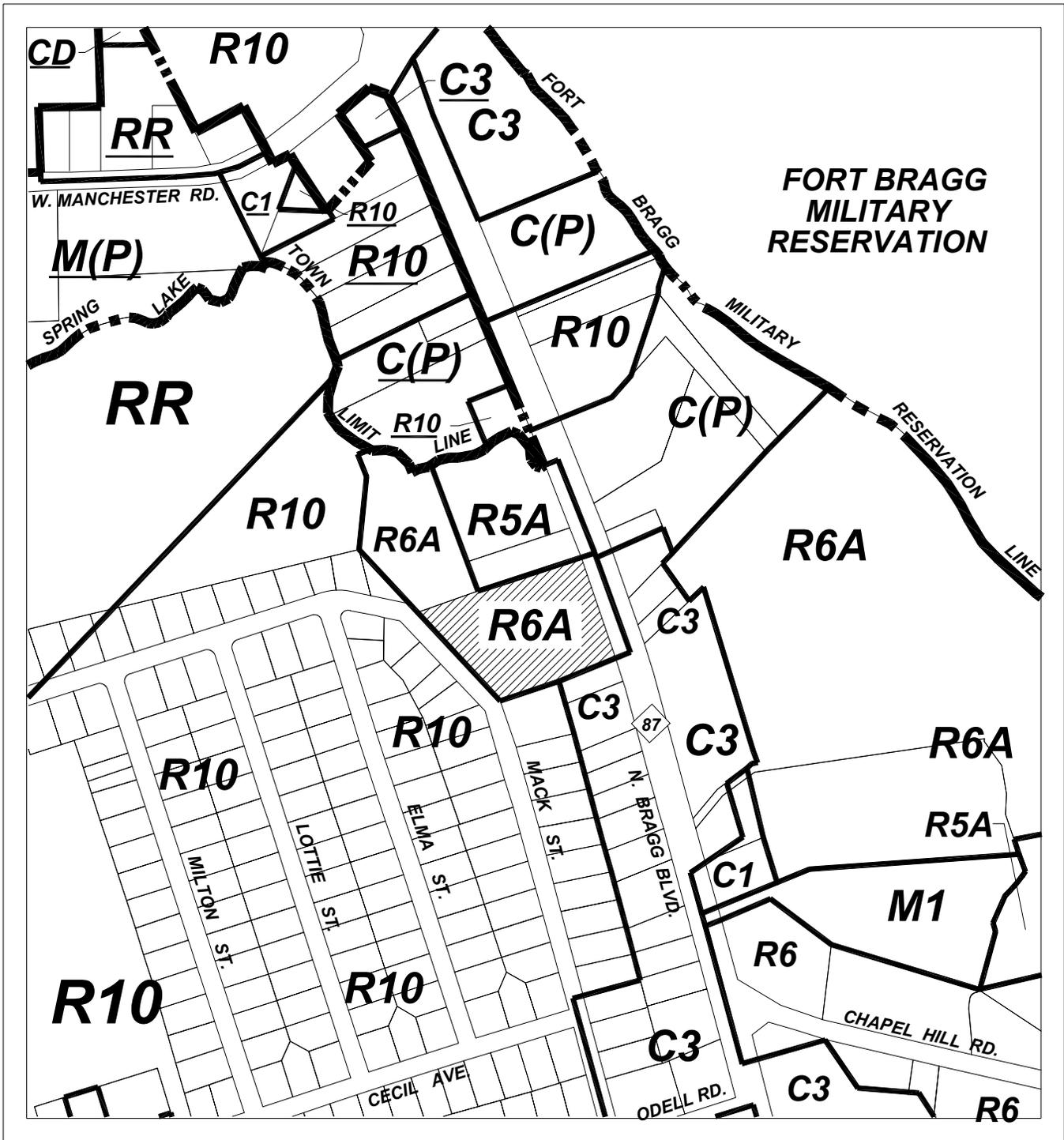
Schools: Mae Rudd Williams Elementary, Manchester Elementary, Spring Lake Middle, Pine Forest High

Subdivisions: C(P) Site Plan review will be required.

Thoroughfare Plan: No road improvements or new constructions specified for this area.

Average Daily Traffic Count (2000): 26,000 on Bragg Boulevard

Notes:



NORTH

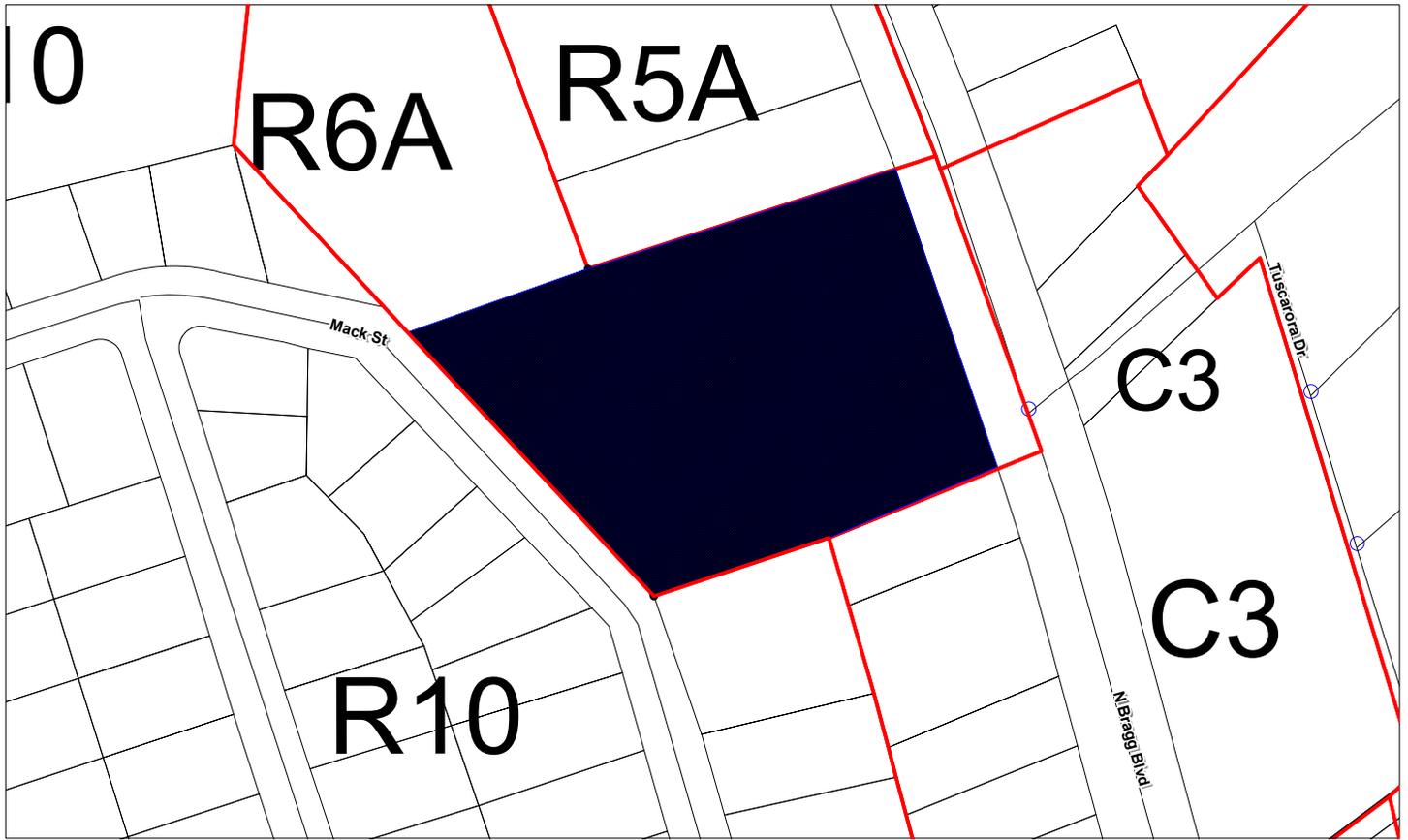
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SCALE IN FEET

REQUESTED REZONING: R6A TO C(P)

ACREAGE: 3.8 AC. ±	HEARING NO: P03-92	
ORDINANCE: SPRING LAKE	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		



SUBJECT PROPERTY (3.9 AC. TOTAL)

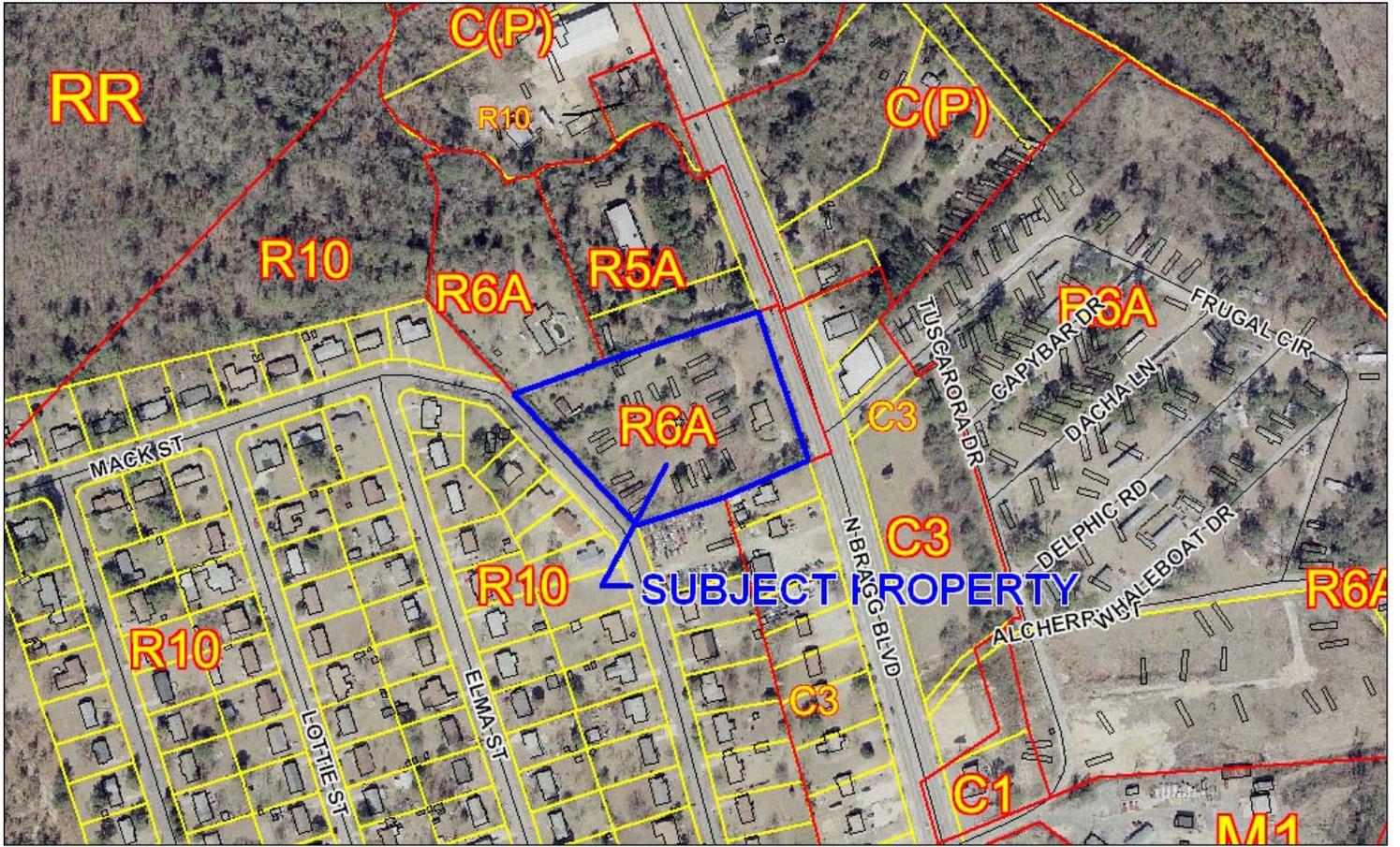


REZONING LINE RECOMMENDED BY STAFF (2.99 AC.)



EXISTING ZONING LINE

P03-92



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P03-84: A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A TRUCKING BUSINESS AND STORAGE OF EQUIPMENT ON 5.62 ACRES, IN AN A1 DISTRICT, AT 2690 INDIANA COURT, OWNED BY JAMES W. BOURGOYNE.

The Planning staff recommends approval of the Conditional Use Overlay District based on the findings that the request is reasonable, not arbitrary or unduly discriminatory and in the public interest.

The Planning staff recommends denial of the Conditional Use Overlay Permit based on the findings that the proposal:

1. Will materially endanger the public health and safety;
2. Will not be in harmony with the area in which it is to be located; and
3. Will not be in conformity with the 2010 Land Use and Thoroughfare Plans.

Note: The Department of Transportation has stated, "...the roads herein listed are inadequate to carry and would be injuriously affected by trucks or buses using the said roads and carrying the statutory road limits, unless restricted. The said highways are hereby designated as light traffic roads."

SITE PROFILE
P03-84

A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A TRUCKING BUSINESS AND STORAGE OF EQUIPMENT ON 5.62 ACRES, IN AN A1 DISTRICT, AT 2690 INDIANA COURT, OWNED BY JAMES W. BOURGOYNE.

Site Information:

Applicant/Owner: DAVID LEE ZURAVEL / JAMES W. BOURGOYNE

Area: 5.62 acres

Frontage & Location: 531 feet on Indiana Court

Depth: 380 feet

Jurisdiction: County

Adjacent Property: No

Current Use: Residential and business

Initial Zoning: September 3, 1996 (Area 17A)

Previous Zoning Action(s): Violation – No letter sent

Surrounding Zoning: A1

Surrounding Land Use: Open storage of tractor trailers

2010 Land Use Plan: Open Space and Farmland

Designated 100-Year Floodplain or Floodway: At 71 MSL

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: None

Water/Sewer Availability: Well / Septic Tank

Schools: Seabrook Elementary, Mac Williams Middle, Cape Fear High

Subdivisions: Group development pending.

Thoroughfare Plan: No road improvements or new constructions specified for this area.

Average Daily Traffic Count (2000): 200 on Matt Hair Road

Notes:

1. Trucking business hours: 24 hours, 7 days a week, office operating hours: 8:00 am to 5:00 pm.
2. Employees: 4
3. Signage: None
4. Equipment: 2 refrigerated trailers, 6 tractor-trailers.
5. No tractor-trailers will be loaded or unloaded on the premises.
6. All tractor-trailers parked behind the house unless repairs are needed.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit application and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for by Section 12.5 of the Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

The property sought for Conditional Use Overlay is located:

Address 2690 Indiana Court Fayetteville, North Carolina 28301
(Street address or Route and Box #, and Zip Code)

Located on Indiana Court
(Name of Street/ Road, or General Directions to Site)

Parcel Identification Number 0451 - 86 - 5695
(obtain from Tax Receipt or from Office of the Tax Administrator 678-7567)

Lot(s) # 1 Frontage 695.7 feet Depth 578.07 Containing 5.62 acres +/-.

The applicant(s) must furnish a copy of the recorded deed(s) and/or recorded plat map of the area considered for Conditional Use Overlay. If area to be considered for Conditional use Overlay is a portion of a parcel, a written legal description by metes and bounds must accompany the deed and/or plat. (Attach a copy of each, as they apply, to this petition.)

The property sought for Conditional Use is owned by: James W. Bourgoyne

as evidenced by deed from Vance Upton Tyson and wife Helen P. Tyson

as recorded in Deed Book 4107, Page(s) 0718, Cumberland County Registry.

It is requested that the foregoing property be rezoned as Conditional Use Overlay District from A-1 to A-1/CUQ Conditional Use.

Proposed use of property requested for Conditional Use: Trucking Service

Note: This information shall not be used in the consideration of the Conditional Use request by the Planning Staff, Planning Board or the County Commissioners but to ensure that the proposed or intended use of the property is not otherwise allowed as a Specified Conditional Use in the zoning district in which it is located. Planning Staff will assist in determining the proper classifications(s), however, the responsibility of the actual request as submitted is that of the applicant.

APPLICATION FOR
CONDITIONAL USE OVERLAY DISTRICT

1. Proposed uses(s):

- A. List the uses proposed for the Conditional Use Overlay District. (Use of the underlying district will continue to be legal, unless otherwise restricted.)
Operation of a small trucking business.
Residence will be used to answer business calls and dispatch truckers.
Tractor-trailors will be parked on premises.
Tractor-trailers will be repaired on premises.

- B. Justification in terms of need and benefit to the community. Include a statement regarding how the uses will be compatible.

This is a small, family-run trucking business that has been operating out of the premises for approximately 17 years with no complaints. Granting the Conditional Use would benefit the community by allowing the business, which employs four (4) Cumberland County residents, to continue in operation. The Use will be compatible with the surrounding area in that the area is currently zoned A-1 and there are a mixture of agricultural, residential and commercial uses already in place.

- C. Density: (If the project is to include residential units, state the number of dwelling units proposed for the project and the gross number of acres to be used.)
One (1) dwelling unit and truck repair shop exist on site / none
proposed 5.62 acres.

2. Dimensional Requirements:

- A. Reference either the dimensional requirements of district as shown in Section 7.3 or list proposed setbacks.

See Site Plan. all buildings existing setbacks shown

- B. Off-street parking and loading.

None

3. Sign Requirements:

A. Reference district sign regulations proposed from Section 9.4.

No signs will be installed

B. List any variance proposed from those regulations.

None

4. Miscellaneous:

Set forth other information regarding the proposed use(s), such as days and hours of operation, number of employees, exterior lighting, and noise, odor and smoke emission controls, etc., which are considered to determine whether the proposed use of the property will be compatible with surrounding areas and uses allowed therein.

Business will operate 24 hours/day, 7 days/week
(Main business hours are 8:00a.m. to 5:00p.m.)

Four (4) employees

No additional Lighting

No tractor-trailers are loaded or unloaded on premises

Business operates a total of six (6) trucks and six (6) trailers.

Tractor-trailers generally only arrive on premises on Thursday through

Sunday. On average, 1-2 refrigerator trailers are running and parked on premises on weekend (from approximately 6:00p.m. Saturday till 9:00p.m. Sunday)

5. Site Plan Requirements:

Attach a site plan drawn to scale. If the proposed uses involve development subject to Cumberland County subdivision regulations, the site plan required hereunder may be general in nature, showing a generalized street pattern, if applicable and the location of proposed structures. If the proposed uses involve development not subject to subdivision regulations, the site plan shall include sufficient detail to allow the Planning Department and Planning Board to analyze the proposed use(s) and arrangement of use(s) on the site. Outline all buildings to be placed on the site, the proposed number of stories, the location and number of off-street parking spaces, proposed points of access to existing streets and internal circulation patterns, and the location of all proposed buffers and fences.

6. Acknowledgement:

It is understood and agreed that upon review by the Planning Board and action by the Board of Commissioners, the uses proposed in the petition may be modified and conditions and limitations placed upon them to insure compatibility of the uses with land use plans, studies or policies and/or existing uses in the surrounding area or community.

Existing use of the property (Residential, commercial and specify any structures and respective uses): Residential

Water Provider (Existing or Proposed):

Well XX PWC _____ Community Water _____ (Name)

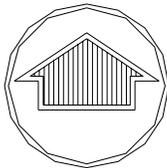
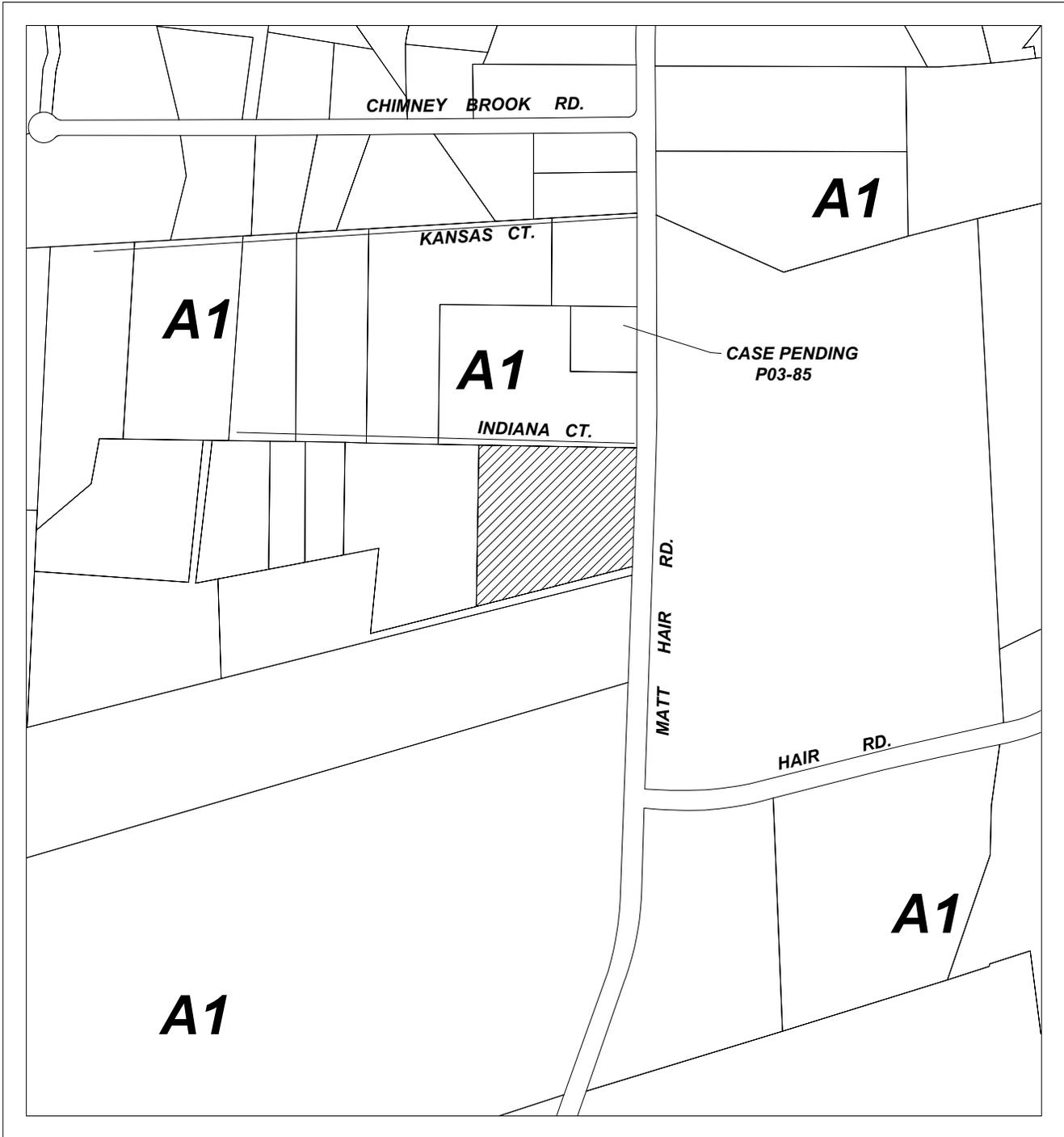
Septage Disposal Provided by: Septic Tank XX PWC _____

MAILING LIST

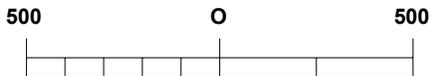
The following are all of the individuals, firms or corporations owning property adjacent to this parcel considered for rezoning. Adjacent properties are those that abut this request on any SIDE, the REAR, or in FRONT of (directly across the street, road, highway, etc., property lines extended.)

NOTE: Information can be obtained from the Tax Mapping Office located on the 5th floor of the New County Courthouse. It is a provision of law that all adjacent property owners be notified of any public hearing regarding the requested rezoning of land.

NAME	ADDRESS (INCLUDING ZIP CODE)	
Alton George LeBlanc	2689 Indiana Ct. Fayetteville, N.C. 28301	0451-87-5018-
Marcus Allen Hair	5114 Cedar Oaks Dr. Fayetteville, N.C. 28301	0451-75-3868-
Vance U. Tyson and wife Helen P. Tyson	5029 S. NC Hwy 87 Fayetteville, N.C. 28306	0451-86-1652-
Marcus Allen Hair	5114 Cedar Creek Rd. Fayetteville, N.C. 28301	0451-96-4657-
Vance U. Tyson and wife Helen P. Tyson	5029 S. NC Hwy 87 Fayetteville, N.C. 28306	0451-76-8365-



NORTH

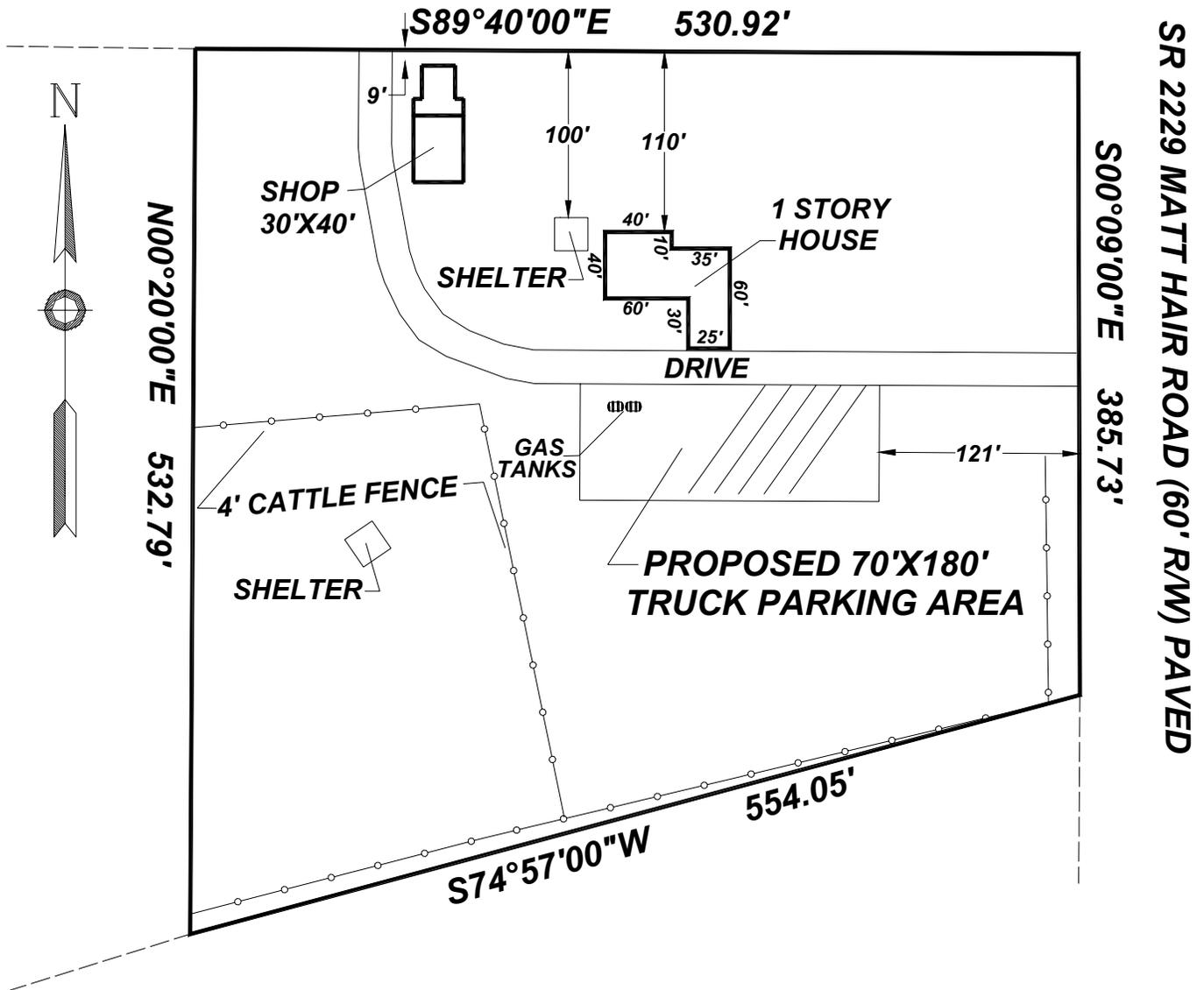


SCALE IN FEET

CONDITIONAL USE OVERLAY DISTRICT REQUEST

ACREAGE: 5.62 AC. ±		HEARING NO: P03-84	
ORDINANCE: COUNTY	PLANNING BOARD	HEARING DATE	ACTION
GOVERNING BOARD			

INDIANA COURT (60' CLASS "C" PRIVATE STREET)

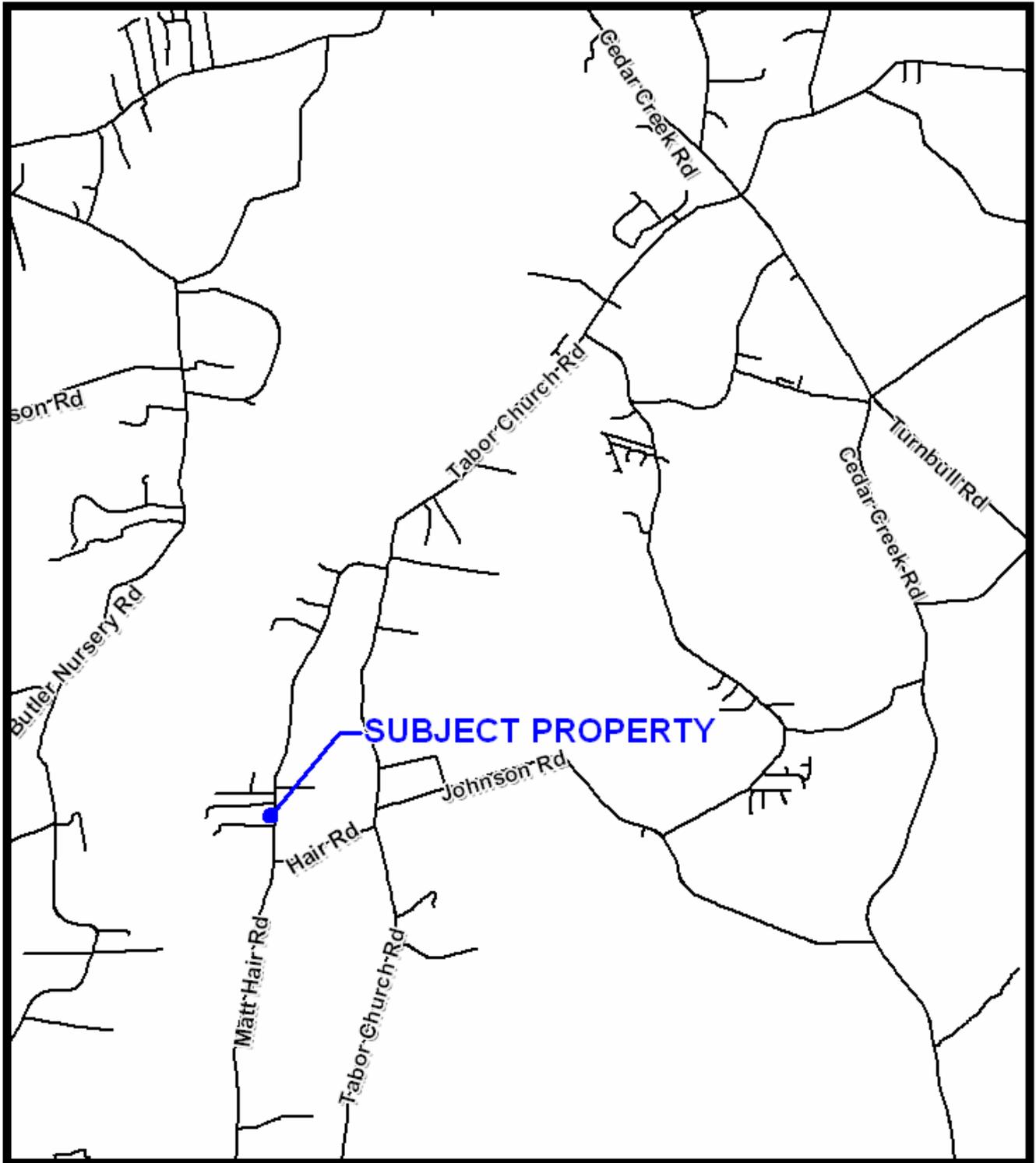


CONDITIONAL USE OVERLAY DISTRICT

CASE: P03-84 SCALE: 1"=100'

REQUEST: TO ALLOW A TRUCKING BUSINESS/REPAIR & STORAGE OF EQUIPMENT

ACREAGE: 5.62± ZONED: A1 PARKING: AS SHOWN



LOCATION MAP P03-84



Clifton McNeill, Jr.
Chair
Cumberland County

Charles C. Morris, Vice-Chair
Town of Linden
David Averette,
John M. Gillis, Jr.
Dr. Marion Gillis-Olion
Cumberland County



COUNTY of CUMBERLAND

Planning and Inspections

Nancy Roy, AICP
Director
Planning & Inspections

Joe W. Mullinax,
Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Frank Underwood,
Town of Stedman

November 13, 2003

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS FOR
NOVEMBER 18, 2003 MEETING

P03-85: A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A TRUCKING BUSINESS AND STORAGE OF EQUIPMENT ON 1.14 ACRES, IN AN A1 DISTRICT, AT 5694 MATT HAIR ROAD, OWNED BY JOHN R. LEBLANC.

The Planning staff recommends approval of the Conditional Use Overlay District based on the findings that the request is reasonable, not arbitrary or unduly discriminatory and in the public interest.

The Planning staff recommends denial of the Conditional Use Overlay Permit based on the findings that the proposal:

1. Will materially endanger the public health and safety;
2. Will not be in harmony with the area in which it is to be located; and
3. Will not be in conformity with the 2010 Land Use and Thoroughfare Plans.

Note: The Department of Transportation has stated, "...the roads herein listed are inadequate to carry and would be injuriously affected by trucks or buses using the said roads and carrying the statutory road limits, unless restricted. The said highways are hereby designated as light traffic roads."

SITE PROFILE
P03-85

A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A TRUCKING BUSINESS AND STORAGE OF EQUIPMENT ON 1.14 ACRES, IN AN A1 DISTRICT, AT 5694 MATT HAIR ROAD, OWNED BY JOHN R. LEBLANC.

Site Information:

Applicant/Owner: DAVID L. ZURAVEL / JOHN R. LEBLANC

Area: 1.14 acres

Frontage & Location: 209 feet on Matt Hair Road

Depth: 209 feet

Jurisdiction: County

Adjacent Property: No

Current Use: Residential and business

Initial Zoning: March 1, 1994 (Area 17)

Previous Zoning Action(s): Violation – Letter sent.

Surrounding Zoning: A1

Surrounding Land Use: Trucking company

2010 Land Use Plan: Open Space and Farmland

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: No

Water/Sewer Availability: Well / Septic Tank

Schools: Seabrook Elementary, Mac Williams Middle, Cape Fear High

Thoroughfare Plan: No road improvements or new constructions specified for this area.

Average Daily Traffic Count (2000): 200 on Matt Hair Road

Notes:

1. Trucking business hours: 24 hours, 7 days a week, office operating hours: 8:00 am to 5:00 pm.
2. Employees: 4
3. Signage: None
4. Equipment: 1 refrigerated tractor-trailer, 5 tractor-trailers.
5. No tractor-trailers will be loaded or unloaded on the premises.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit application and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for by Section 12.5 of the Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

The property sought for Conditional Use Overlay is located:

Address 5694 Matt Hair Road Fayetteville, North Carolina 28301
(Street address or Route and Box #, and Zip Code)

Located on Matt Hair Road
(Name of Street/ Road, or General Directions to Site)

Parcel Identification Number 0451-87-7262 -
(obtain from Tax Receipt or from Office of the Tax Administrator 678-7567)

Lot(s) # 17 Frontage 208.36 feet Depth 238.72 Containing 1.14 acres +/-.

The applicant(s) must furnish a copy of the recorded deed(s) and/or recorded plat map of the area considered for Conditional Use Overlay. If area to be considered for Conditional use Overlay is a portion of a parcel, a written legal description by metes and bounds must accompany the deed and/or plat. (Attach a copy of each, as they apply, to this petition.)

The property sought for Conditional Use is owned by: John Robert LeBlanc

as evidenced by deed from Upton Tyson and wife, Helen P. Tyson

as recorded in Deed Book 3427, Page(s) 0207, Cumberland County Registry.

It is requested that the foregoing property be rezoned as Conditional Use Overlay District from A-1 to A-1/CUO Conditional Use.

Proposed use of property requested for Conditional Use: Trucking Service

Note: This information shall not be used in the consideration of the Conditional Use request by the Planning Staff, Planning Board or the County Commissioners but to ensure that the proposed or intended use of the property is not otherwise allowed as a Specified Conditional Use in the zoning district in which it is located. Planning Staff will assist in determining the proper classifications(s), however, the responsibility of the actual request as submitted is that of the applicant.

APPLICATION FOR
CONDITIONAL USE OVERLAY DISTRICT

1. Proposed uses(s):

- A. List the uses proposed for the Conditional Use Overlay District. (Use of the underlying district will continue to be legal, unless otherwise restricted.)

Operation of small trucking business.

Residence will be used to answer business calls and dispatch truckers.

Tractor-trailers will also be parked on premises (on average One (1) tractor-trailer is parked on premise during weekend)

- B. Justification in terms of need and benefit to the community. Include a statement regarding how the uses will be compatible.

This is a small, family-run trucking business that has been operating out of the premises for approximately 14 years with no complaints. Granting the Conditional Use would benefit the community by allowing the business, which employs seven (7) Cumberland County residents to continue in operation. The Use will be compatible with the surrounding area in that the area is currently zoned A-1 and there are a mixture of agricultural, residential and commercial uses already in place.

- C. Density: (If the project is to include residential units, state the number of dwelling units proposed for the project and the gross number of acres to be used.)

One (1) dwelling unit exists on site/None proposed 1.14 acres.

2. Dimensional Requirements:

- A. Reference either the dimensional requirements of district as shown in Section 7.3 or list proposed setbacks.

See Site Plan: all buildings existing setbacks shown

- B. Off-street parking and loading.

None

3. Sign Requirements:

A. Reference district sign regulations proposed from Section 9.4.

No signs will be installed

B. List any variance proposed from those regulations.

None

4. Miscellaneous:

Set forth other information regarding the proposed use(s), such as days and hours of operation, number of employees, exterior lighting, and noise, odor and smoke emission controls, etc., which are considered to determine whether the proposed use of the property will be compatible with surrounding areas and uses allowed therein.

Business will operate 24 hours/day, 7 days/week

(Main business hours are from 8:00a.m. to 5:00p.m.)

7 employees (Mr. LeBlanc, spouse, and daughter are the only employees who work out of residence)

Tractor-trailers are usually not on premises during the weekdays

On average, one (1) refrigerated tractor-trailer is on premises during weekends

Business operates a total of five (5) tractor-trailers

5. ~~No tractor-trailers are loaded or unloaded on premises~~
Site Plan Requirements:

Attach a site plan drawn to scale. If the proposed uses involve development subject to Cumberland County subdivision regulations, the site plan required hereunder may be general in nature, showing a generalized street pattern, if applicable and the location of proposed structures. If the proposed uses involve development not subject to subdivision regulations, the site plan shall include sufficient detail to allow the Planning Department and Planning Board to analyze the proposed use(s) and arrangement of use(s) on the site. Outline all buildings to be placed on the site, the proposed number of stories, the location and number of off-street parking spaces, proposed points of access to existing streets and internal circulation patterns, and the location of all proposed buffers and fences.

6. Acknowledgement:

It is understood and agreed that upon review by the Planning Board and action by the Board of Commissioners, the uses proposed in the petition may be modified and conditions and limitations placed upon them to insure compatibility of the uses with land use plans, studies or policies and/or existing uses in the surrounding area or community.

Existing use of the property (Residential, commercial and specify any structures and respective uses): Residential /Agricultural

Water Provider (Existing or Proposed):

Well XX PWC _____ Community Water _____ (Name)

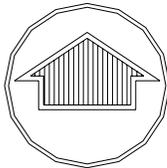
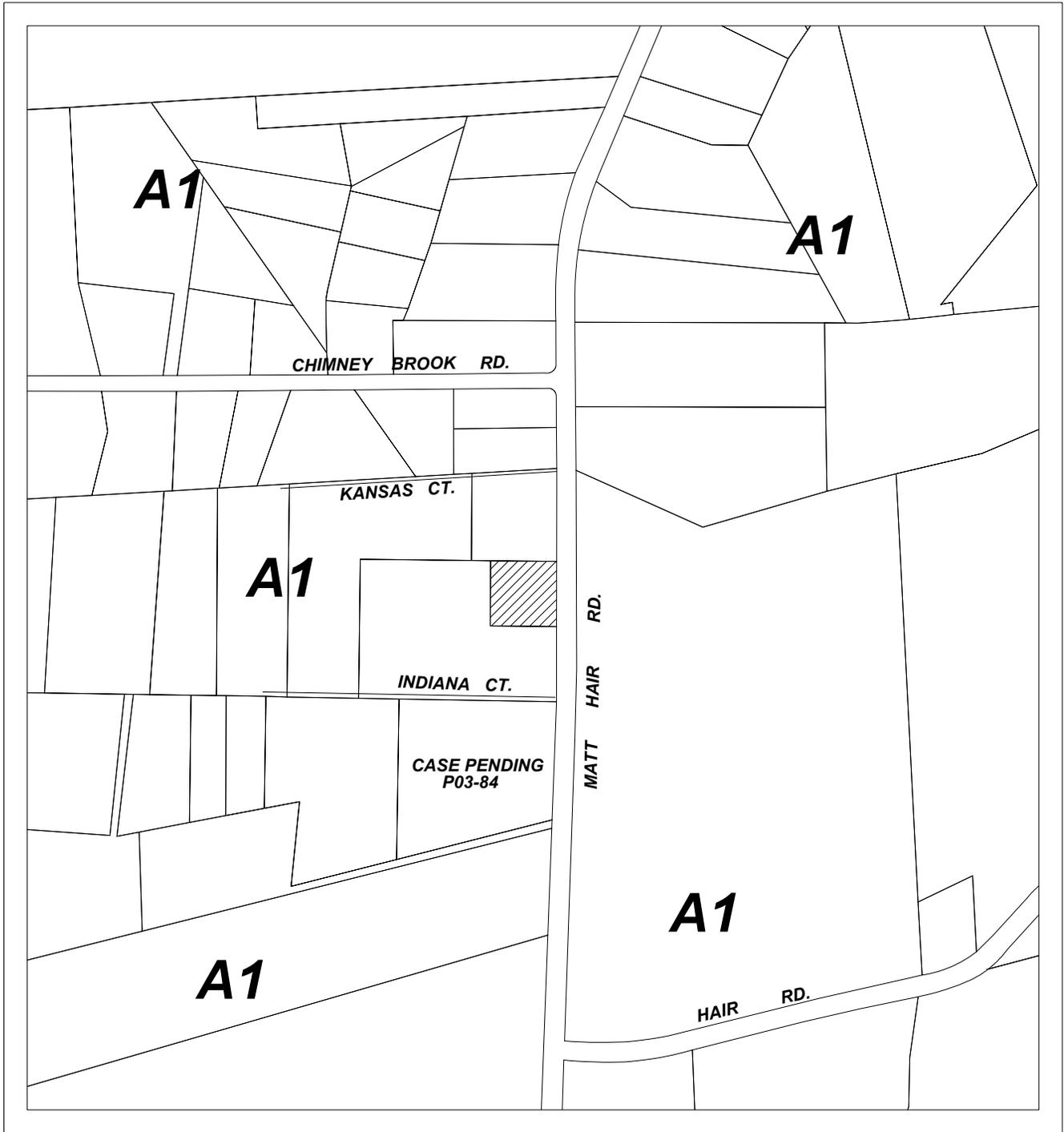
Septage Disposal Provided by: Septic Tank XX PWC _____

MAILING LIST

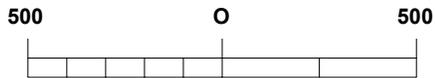
The following are all of the individuals, firms or corporations owning property adjacent to this parcel considered for rezoning. Adjacent properties are those that abut this request on any SIDE, the REAR, or in FRONT of (directly across the street, road, highway, etc., property lines extended.)

NOTE: Information can be obtained from the Tax Mapping Office located on the 5th floor of the New County Courthouse. It is a provision of law that all adjacent property owners be notified of any public hearing regarding the requested rezoning of land.

NAME	ADDRESS (INCLUDING ZIP CODE)
Lillie M. & Lester Council	5664 Matt Hair Rd. Fay. NC 28301 #0451-87-7437-
Alton George LeBlanc	2689 Indiana Rd. Fay. NC. 28301 #0451-87-5018-
Marcus Allen Hair	5114 Cedar Creek Rd. Fay. NC 28301 0451-96-4657-



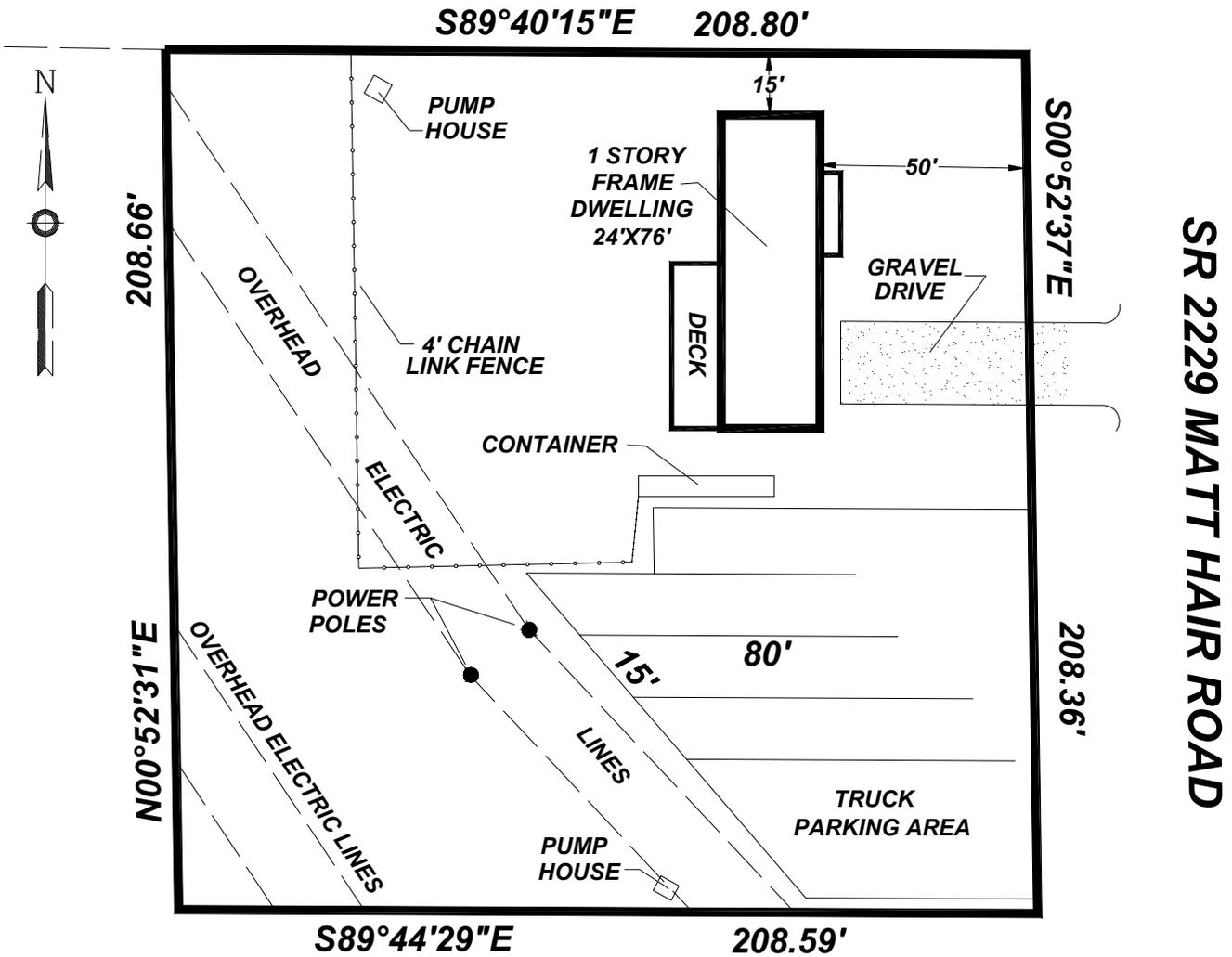
NORTH



SCALE IN FEET

CONDITIONAL USE OVERLAY DISTRICT REQUEST

ACREAGE: 1.14 AC. ±		HEARING NO: P03-85	
ORDINANCE: COUNTY		HEARING DATE	ACTION
PLANNING BOARD			
GOVERNING BOARD			

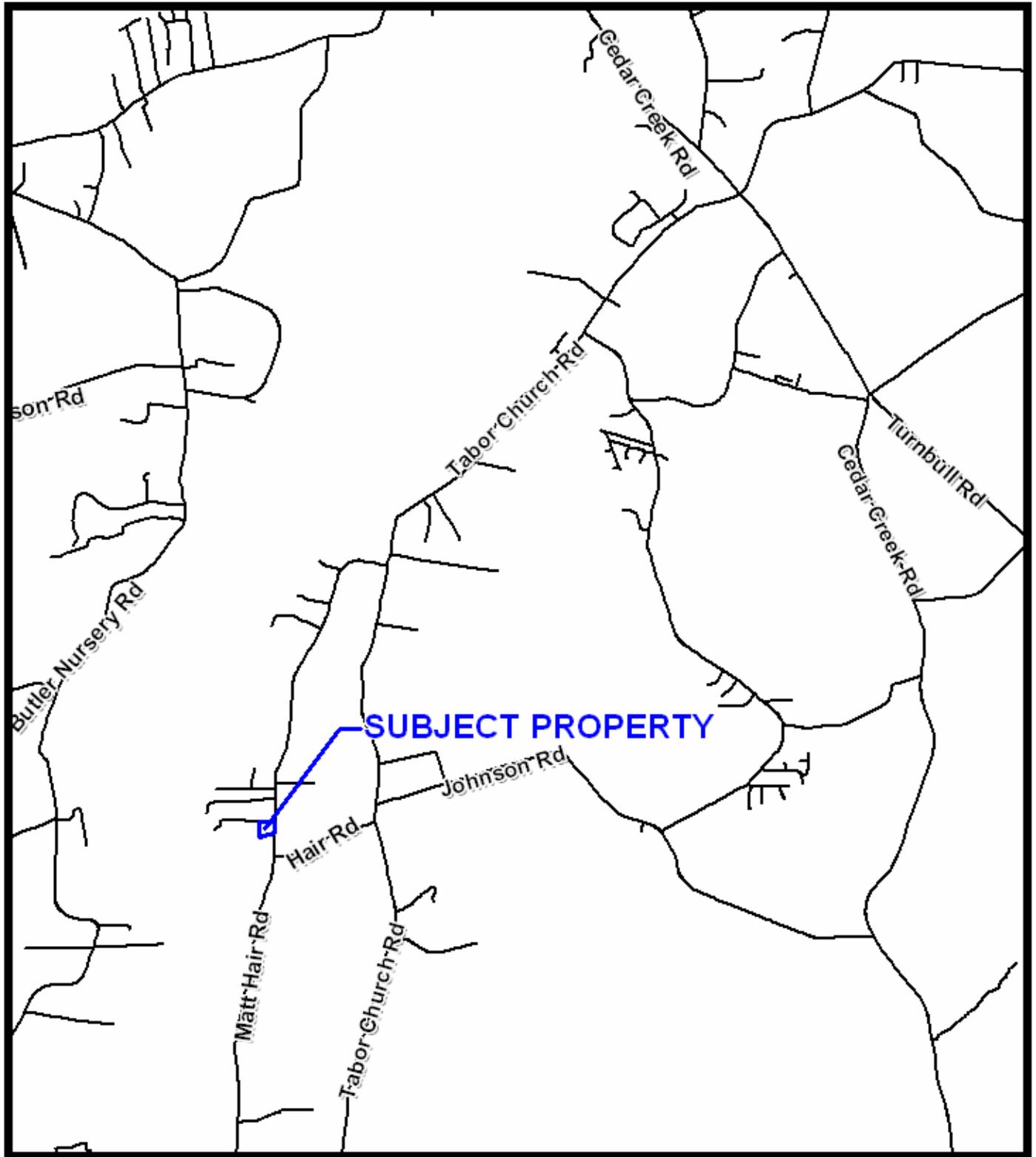


CONDITIONAL USE OVERLAY DISTRICT

CASE: P03-85 SCALE 1"= 40'

**REQUEST: TO ALLOW A TRUCKING BUSINESS
AND STORAGE OF EQUIPMENT**

ACREAGE: 1.14± ZONED: A1 PARKING: AS SHOWN



LOCATION MAP P03-85



Clifton McNeill, Jr.
Chair
Cumberland County



Nancy Roy, AICP
Director
Planning & Inspections

Charles C. Morris, Vice-Chair
Town of Linden
David Averette,
John M. Gillis, Jr.
Dr. Marion Gillis-Olson
Cumberland County

COUNTY of CUMBERLAND
—◆—
Planning and Inspections

Joe W. Mullinax,
Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Frank Underwood,
Town of Stedman

November 13, 2003

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS FOR
NOVEMBER 18, 2003 MEETING

P03-89: REZONING OF A 1.2-ACRE PORTION OF A 2.0-ACRE TRACT FROM R10 TO C1,
OR A MORE RESTRICTIVE ZONING DISTRICT, AT 590 NORTH REILLY ROAD, OWNED BY
JOE O. AND EVA G. AMBERGER.

The Planning staff recommends approval of the C1 Local Business District for 150 feet from
Reilly Road to line up with the existing commercial line along Reilly Road based on the
following:

1. The 2010 Reilly Road Plan calls for commercial use at this location.

SITE PROFILE
P03-89

REZONING OF A 1.2 ACRE PORTION OF A 2.0 ACRE TRACT FROM R10 TO C1 OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 590 NORTH REILLY ROAD, OWNED BY JOE O. AND EVA G. AMBERGER.

Site Information:

Applicant/Owner: WALTER E. SMITHERS, JOE O. AND EVA G. AMBERGER

Area: 1.2 acres

Frontage & Location: 150 feet on North Reilly Road

Depth: 541 feet

Jurisdiction: County

Adjacent Property: Yes

Current Use: Vacant

Initial Zoning: September 17, 1973 (Area 2A)

Previous Zoning Action(s): None

Surrounding Zoning: North-C(P), C1 and R10, East-R10, South-RR, R10, C1 and C1/Cuo, West-R10 and C1

Surrounding Land Use: Auto sales and repair, furniture shop, tax service (2), tanning shop, real estate business (2), sewing business, pizza business, barber shop, vacant commercial, daycare, church, triplex, abandoned well lot.

2010 Land Use Plan: Light Commercial

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation:

Street Designation: Reilly Road Study calls for Low Density Residential

Proposed Interchange or Activity Node: None

Urban Services Area: Yes

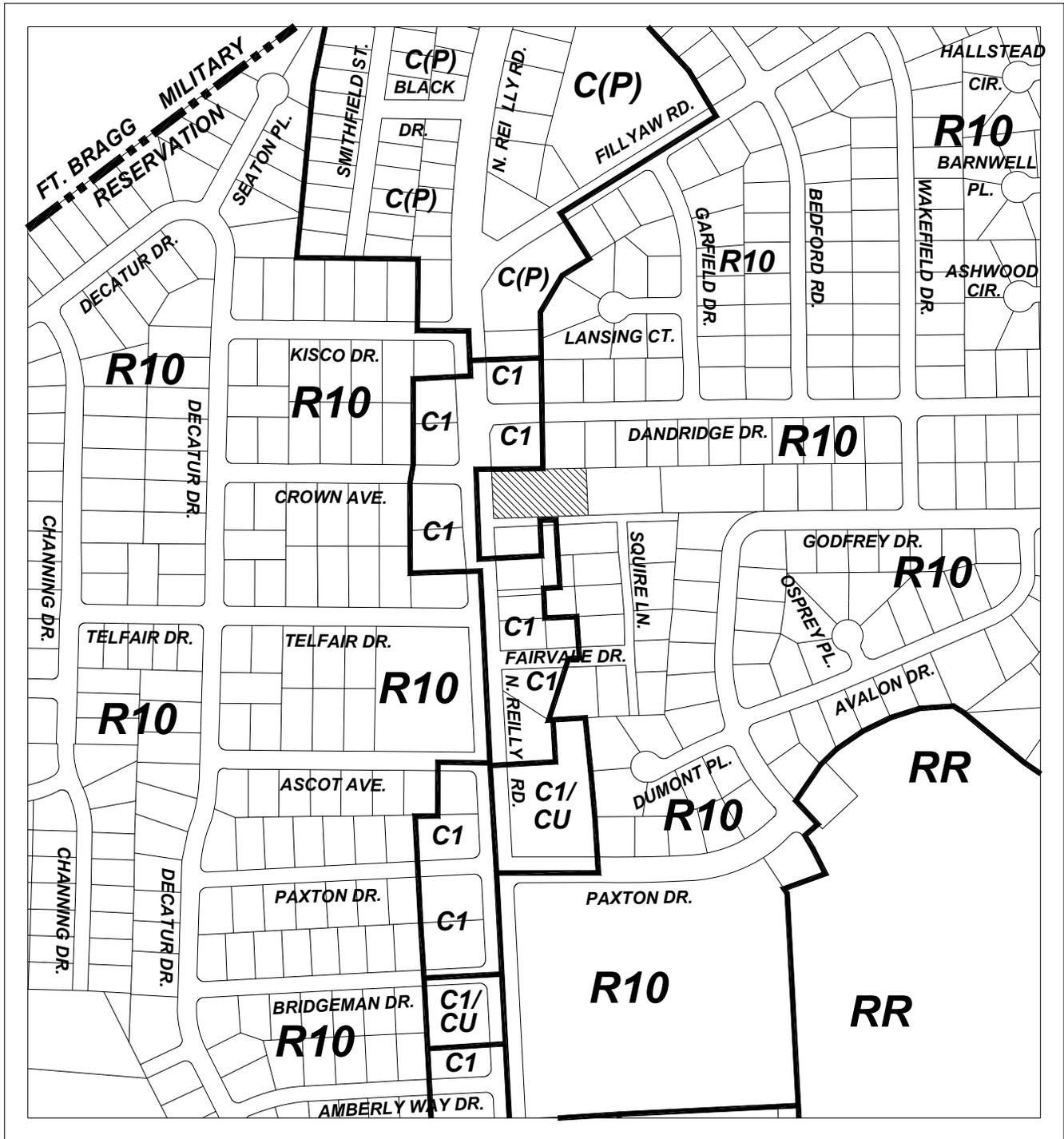
Water/Sewer Availability: PWC available, using Well / Septic

Schools: Ben Martin Elementary, Westover Middle and High

Thoroughfare Plan: Reilly Road is identified as a Major Thoroughfare with a current adequate 90-foot right-of-way. Road improvements are included in the 04-10 MTIP.

Average Daily Traffic Count (2000): 35,000 on North Reilly Road

Notes:



NORTH

500 0 500



SCALE IN FEET

REQUESTED REZONING: R10 TO C1

ACREAGE: 1.20 AC.±

HEARING NO: P03-89

ORDINANCE: COUNTY

HEARING DATE

ACTION

PLANNING BOARD

GOVERNING BOARD



Clifton McNeill, Jr.
Chair
Cumberland County



Nancy Roy, AICP
Director
Planning & Inspections

Charles C. Morris, Vice-Chair
Town of Linden
David Averette,
John M. Gillis, Jr.
Dr. Marion Gillis-Olson
Cumberland County

COUNTY of CUMBERLAND
—◆—
Planning and Inspections

Joe W. Mullinax,
Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Frank Underwood,
Town of Stedman

November 13, 2003

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS FOR
NOVEMBER 18, 2003 MEETING

P03-91: REZONING OF A 1.0-ACRE PORTION OF A 3.21-ACRE TRACT FROM A1 TO M(P) OR A MORE RESTRICTIVE ZONING DISTRICT ON THE NORTHEAST SIDE OF WHITEHEAD ROAD, NORTH OF NC HIGHWAY 24, OWNED BY ZARKO JOHNSON.

The Planning staff recommends denial of the M(P) Planned Industrial District based on the following:

1. The 2010 and Eastover Land Use Plans call for low-density residential development at this location; and
2. All surrounding uses on the same side of Whitehead Road are of an agricultural or rural nature.

SITE PROFILE
P03-91

REZONING OF A 1.0 ACRE PORTION OF A 3.21 ACRE TRACT FROM A1 TO M(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTHEAST SIDE OF WHITEHEAD ROAD, NORTH OF NC HIGHWAY 24, OWNED BY ZARKO JOHNSON.

Site Information:

Applicant/Owner: ZARKO JOHNSON

Area: 1.0 acres

Frontage & Location: 199 feet on Whitehead Road

Depth: 230 feet

Jurisdiction: County

Adjacent Property: None

Current Use: Vacant

Initial Zoning: April 26, 1979 (Area 8)

Previous Zoning Action(s): Violation-Junk yard in an A1 district.

Surrounding Zoning: North-A1, RR and R10, East-A1, r40A and RR, South-RR, R6A, C(P) and M(P), west-RR and M(P)

Surrounding Land Use: Open storage of junk cars, nursery business, equipment company.

2010 Land Use Plan: One-Acre Residential

Eastover Land Use Plan: One-Acre Residential

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: Yes

Water/Sewer Availability: PWC available 370 ft. West, using Well / Septic

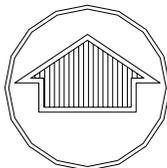
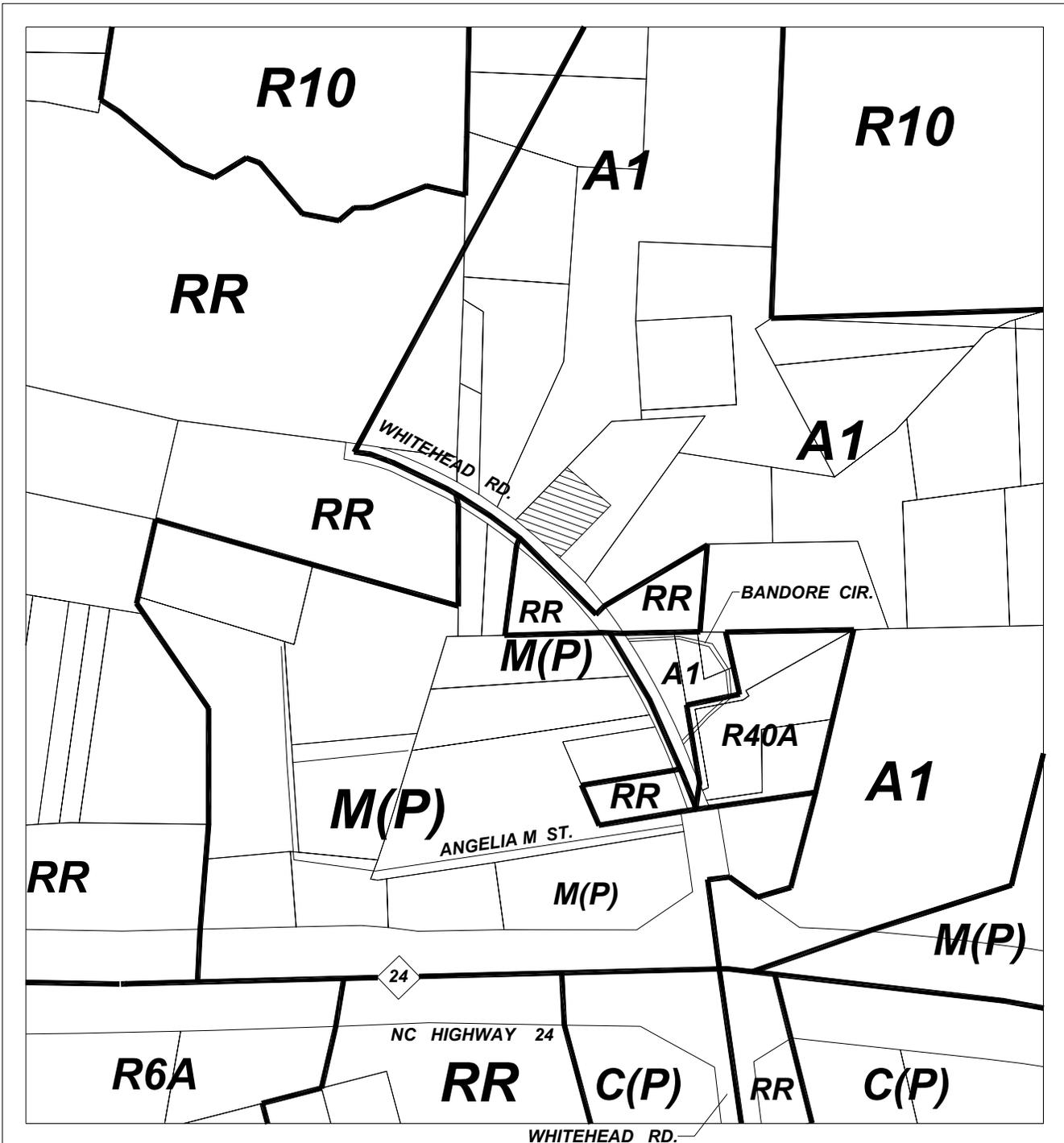
Schools: Armstrong Elementary, Mac Williams Middle, Cape Fear High

Subdivisions: M(P) site plan review will be required.

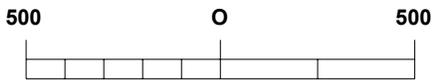
Thoroughfare Plan: No road improvements or new constructions specified for this area.

Average Daily Traffic Count (2000): 13,000 on NC Hwy 24

Notes:



NORTH



SCALE IN FEET

REQUESTED REZONING: A1 TO M(P)

ACREAGE: 1.00 AC. ±

HEARING NO: P03-91

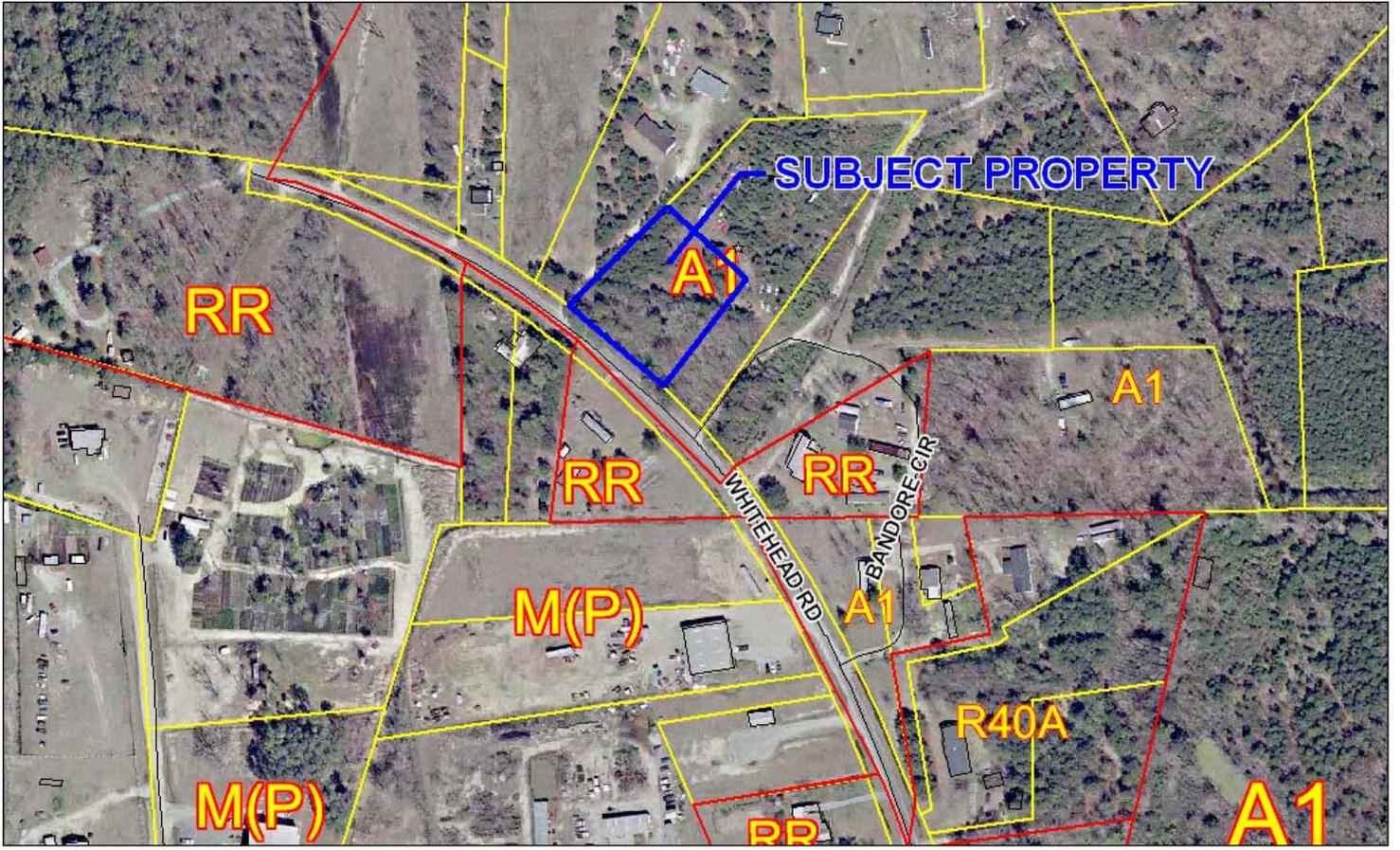
ORDINANCE: COUNTY

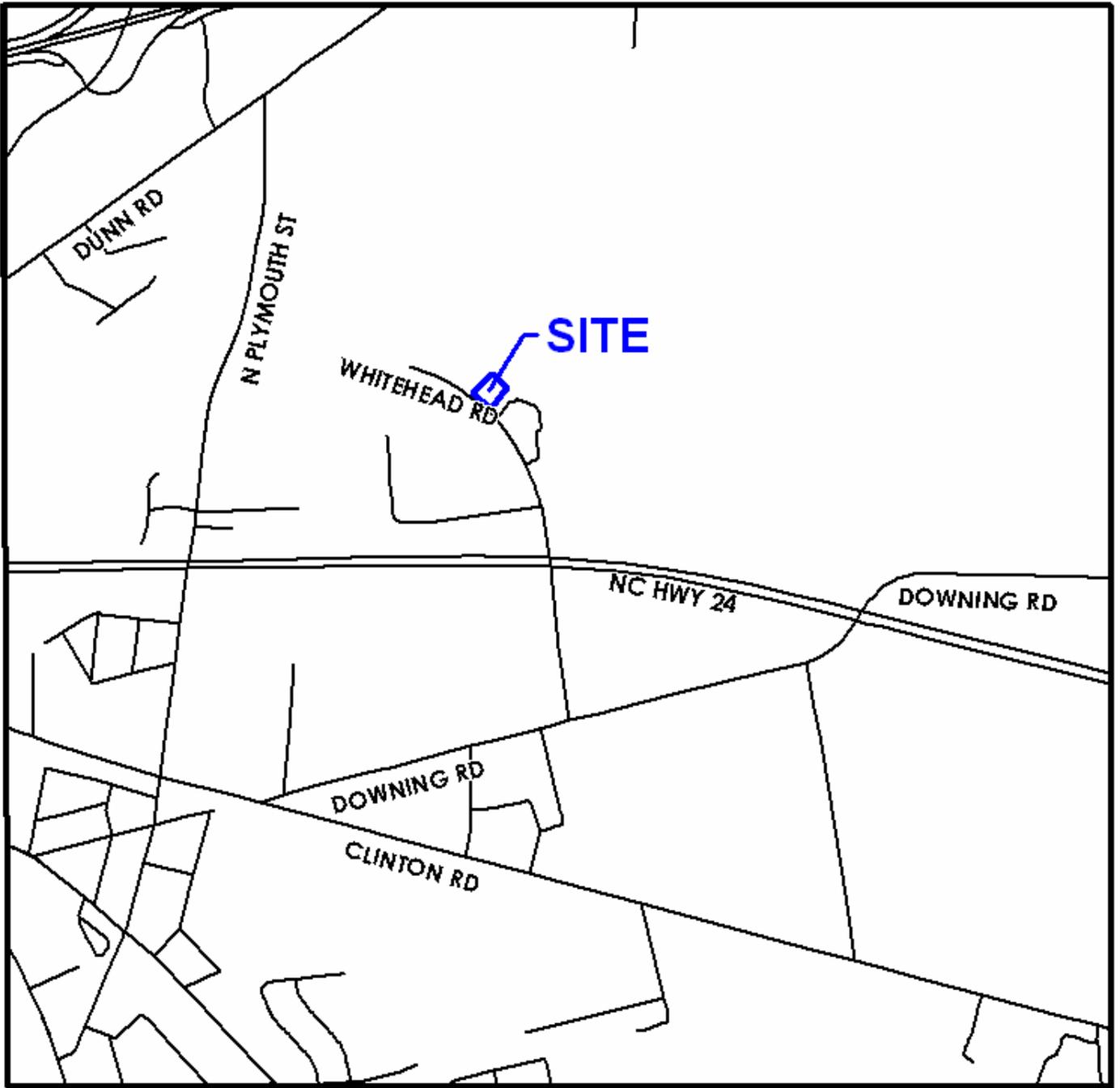
HEARING DATE

ACTION

PLANNING BOARD

GOVERNING BOARD





SITE LOCATION MAP
P03-91

