



Cumberland County Joint Planning Board

Tentative MINUTES

December 16, 2025

| Members Present | Members Absent | Others Present |
|----------------------------|---------------------|--|
| Mr. James Baker-Vice Chair | Mr. Charles Jones | Mr. Rawls Howard, Director |
| Ms. Betty Lynd, | Mr. Tom Lloyd-Chair | Mr. David Moon, Deputy Director |
| Mr. Stan Crumpler | Ms. Jami McLaughlin | Mr. Chris Carr, Asst. County Attorney |
| Mr. Todd Mobley | | Ms. Amanda Ozanich, Snr. Admin. Professional |
| Mr. Mark Williams | | Mr. Matthew Mottinger |
| Mr. Lyndel Ray Jenkins | | |
| Mr. William Walters | | |

I. INVOCATION AND PLEDGE OF ALLEGIANCE

In the absence of the Chair, Mr. Baker 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. Howard noted Cases ZON-25-0049, ZON-25-0053, and ZON-25-0054 needed to be moved to the contested portion of the agenda as speakers were signed up in opposition.

Mr. Crumpler motioned, seconded by Ms. Lynd, to approve the agenda with the noted adjustments. Unanimous approval.

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF SEPTEMBER 17, 2024

Mr. Howard stated there was one misspelling of Ms. McLaughlin's first name on the first page of the minutes and needed to be noted for correction.

Ms. Lynd motioned, seconded by Mr. Crumpler, to approve the minutes with the one correction. Unanimous approval.

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Mr. Baker read the Chairman's Welcome and the Rules of Procedure.

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. ZNG-013-25:** Rezoning of 0.68 +/- acres from R15 Residential District to R7.5 Residential District, located at 0 Legion Rd. The empty lot at the Southwest Corner of Brower Trail and Legion Rd. REID 0414749173000 Submitted by Maps Surveying (applicant) on behalf of Sewak, LLC (owners). **(Hope Mills)**

The Town of Hope Mills Planning staff recommends approval of the rezoning request from R15 Residential District to R7.5 Residential District, as it is consistent with the 2013 Southwest Cumberland Land Use Plan, which calls for Low-Density Residential. The proposed zoning is a strategic fit with the Town's ongoing and future goals for economic growth and development. It is also appropriate, given the existing and anticipated nearby land uses, making the request both reasonable and beneficial to the public.

In Case ZNG-013-25, Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval of the rezoning request from R15 Residential District to R7.5 Residential District, as it is consistent with the 2013 Southwest Cumberland Land Use Plan, which calls for Low-Density Residential. The proposed zoning is a strategic fit with the Town's ongoing and future goals for economic growth and development. It is also appropriate, given the existing and anticipated nearby land uses, making the request both reasonable and beneficial to the public. Unanimous approval.

- B. ZON-25-0047:** Rezoning request from R10 Residential District to R10M Residential District or to a more restrictive zoning district for a parcel comprising .52 +/- acres; located at 210 Hillsboro St; submitted by Clayton Homes (Agent/Applicant) on the behalf of Anna Christine Lee (Owners). **(Stedman)**

In Case ZON-25-0047, Planning and Inspections staff recommends approval of the rezoning request from R10 Residential District to R10M Residential District. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High 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-25-0047, Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval of the rezoning request from R10 Residential District to R10M Residential District. The board finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High 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-25-0050:** Rezoning request from C(P) Planned Commercial District to A1 Agricultural District or to a more restrictive zoning district for a parcel comprising 25.78 +/- acres; located

200 feet East of the intersection of Kingfisher Dr. and Loon Dr.; submitted by Lori Epler (Agent/Applicant) on behalf of Riddle Companies Inc. (Owner).

In Case ZON-25-0050, Planning and Inspections staff recommends approval of the rezoning request from C(P) Planned Commercial District to A1 Agricultural District. Staff finds that the request is consistent with the Southwest Cumberland Land Use Plan which calls for "Open Space" 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-25-0050, Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval of the rezoning request from C(P) Planned Commercial District to A1 Agricultural District. The board finds that the request is consistent with the Southwest Cumberland Land Use Plan which calls for "Open Space" 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-25-0051:** Rezoning request from A1 Agricultural District to C(P) Planned Commercial District or to a more restrictive zoning district for a parcel comprising .91 +/- acres; located northeast of the intersection of NC Hwy 87 and Upton Tyson Road; submitted by Alhubishi Abdurrahman (Agent/Applicant) on the behalf Sherwood Presbyterian Church (Owner).

In Case ZON-25-0051, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to C(P) Planned Commercial 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-25-0051, Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval of the rezoning request from A1 Agricultural District to C(P) Planned Commercial 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.

- E. ZON-25-0055:** Rezoning request from R30 Residential District to C2(P) Planned Service and Retail District or to a more restrictive zoning district for a parcel comprising 0.88 +/- acres; located at the southwest intersection of Wade Stedman Rd and Maxwell Rd; submitted by George D. Regan, Jr., Esq. (Agent/Applicant) on the behalf of Vu Hung Le (Owner).

In Case ZON-25-0055, Planning and Inspections staff recommends approval of the rezoning request from R30 Residential District to C2(P) Planned Service and Retail District and find that: 1. Approval is an amendment to the adopted, current Eastover 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 requested zoning district is located at a four-way street junction with established commercial and institutional uses

occurring at all surrounding street corners and immediate area. 3. Other parcels at this street junction are situated within other adopted land use plans, each finding commercial uses consistent with their respective adopted land use plans and policies. 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-25-0055, Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval of the rezoning request from R30 Residential District to C2(P) Planned Service and Retail District and find that: 1. Approval is an amendment to the adopted, current Eastover 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 requested zoning district is located at a four-way street junction with established commercial and institutional uses occurring at all surrounding street corners and immediate area. 3. Other parcels at this street junction are situated within other adopted land use plans, each finding commercial uses consistent with their respective adopted land use plans and policies. 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-25-0057:** Rezoning request from RR Rural Residential District to C2(P) Planned Service and Retail District or to a more restrictive zoning district for a parcel comprising 1.37 +/- acres; located at 3883 Clinton Rd; submitted by Bevil Groves (Applicant/Owner).

In Case ZON-25-0057, Planning and Inspections staff recommends approval of the rezoning request from RR Rural Residential District to C2(P) Planned Service and Retail District. Staff finds that the request is consistent with the Vander Area Land Use Plan which calls for "Light 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-25-0057, Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval of the rezoning request from RR Rural Residential District to C2(P) Planned Service and Retail District. The board finds that the request is consistent with the Vander Area Land Use Plan which calls for "Light 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.

- G. ZON-25-0058:** Rezoning request from A1 Agricultural District to A1A Agricultural District or to a more restrictive zoning district for a parcel comprising 2.23 +/- acres; located 7552 Turnbull Road; submitted by Laverne Robinson (Agent/Applicant) on behalf of Key Legacy Group LLC (Owner).

In Case ZON-25-0058, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. Staff finds that the request is consistent with the Southeast Cumberland 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-25-0058, Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. The board finds that the request is consistent with the Southeast Cumberland 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. Unanimous approval.

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- A. ZON-25-0049:** Rezoning request from A1 Agricultural District to R7.5 Residential District or to a more restrictive zoning district for two parcels comprising 34.72 +/- acres; located at 1539 & 1543 Tom Starling Rd; submitted by Max and Janet Carter (Applicant/Owner).

In Case ZON-25-0049, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R7.5 Residential District. Staff finds that the request is consistent with the South-Central Land Use Plan which calls for “Low Density Residential” and “Open Space” 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.

Sabrina Greer presented staff findings and recommendation.

The board raised questions about sewer requirements since the site is approximately 1,500 feet from existing sewer lines.

Mr. Moon explained that under R7.5 zoning, developers would be required to connect to public utilities, noting that properties with densities under 20,000 square feet typically trigger a sewer connection rather than septic use.

Ms. Greer added that PWC had no comment on the rezoning request and did not indicate capacity concerns.

Ms. Lynd asked about the Land Use Plan, which was created in 2013.

Mr. Howard responded that an update is scheduled for mid-to-late this upcoming year.

Mr. Baker opened the floor for public comment.

Mr. Howard noted that five individuals had signed up to speak, with one in favor and four opposed.

Ms. Janet Carter, applicant, spoke in favor of the rezoning. She explained that she and her husband have lived on the property for 35 years, are now retired, and have always planned to sell and downsize. She described the area along Tom Starling Road as largely industrial with scattered residential uses, arguing that it is no longer rural and that the rezoning request aligns with the Land Use Plan. She stated that schools were not over capacity according to staff’s research. Also noted that most vehicle accidents occur at night or at the end of the road, and that her home did not flood during hurricanes Florence and

Matthew, though minor flooding occurred at the back of the property. They are requesting R7.5 zoning to make the property more desirable to a developer or builder.

Ms. Meredith Short, first speaker in opposition, introduced herself and stated that she moved to the area to avoid neighborhoods and does not want to see one developed nearby.

Mr. Joey Short, the second speaker in opposition, added that R7.5 zoning does not align with the area's light residential designation and argued that the rezoning is intended to make the property more marketable rather than serve community interests. He expressed concerns about traffic, accidents, and compatibility with the area's character.

Mr. Anthony Kimbrell, the third speaker in opposition, introduced himself stating he owns adjacent property. He operates a tree farm and reports multiple accidents near his property, including cars ending up in his ditch. He noted flood risks, steep terrain near the river, and wildlife habitat preservation. He argued that rezoning for financial gain undermines the agricultural use and stated he would be interested and able to purchase the property if appraised appropriately.

Ms. Stephanie Kimbrell, final speaker in opposition, raised concerns about school capacity, citing that Grey's Creek High is over capacity with 1,450 students compared to its 1,300-student capacity, and Grey's Creek Middle is at capacity with 1,000 students. She warned that adding 200 homes would worsen overcrowding.

With no more speakers, Mr. Baker closed the public comment session.

Ms. Lynd described her experience living in the neighboring development that was severely flooded during a hurricane. She expressed concerns of allowing that much of an increase in density and not having a site plan in place.

Mr. Mobley agreed with the concerns and doesn't feel comfortable opening the property in such a way.

Mr. Howard stated in response to Ms. Lynd suggesting a Conditional zoning, that it would require a buyer lined up to create a plan and that the applicants didn't appear to be at that stage.

The board further discussed concerns regarding sewer requirements, flood potential, and the upcoming land use plan update.

Mr. Walters motioned, seconded by Ms. Lynd, to recommend denial of the rezoning request from A1 Agricultural District to R7.5 Residential District. The board finds that the request provides too many uncertainties and variables with flood potential and the sewer concerns, a significant increase in density for the area, and no developer plan being provided to address these concerns. Unanimous recommendation for denial.

- B. ZON-25-0053:** Rezoning request from A1 Agricultural District to R40 Residential District or to a more restrictive zoning district for a parcel comprising 14.74 +/- acres; located south of the intersection of Sanderosa Rd and Shadowmoss Dr.; submitted by Tim Evans (Agent/Applicant) on behalf of Mary W. Parker and Anna W. Taylor (Owners).

In Case ZON-25-0053, 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.

Mr. Fagan presented the staff findings and recommendation.

Mr. Baker opened public comment.

Mr. Howard noted that there are four speakers for the case; one in favor and three in opposition.

Tim Evans, speaking in favor of the proposal, addressed the board as a representative of Mary Parker and her sister Anna and as an investor. He explained that Mary Parker’s father had long expressed concerns about ensuring the land was handled properly, and that he and his partners were committed to developing it in a way that met the family’s expectations. The property in question is 14 acres, and the request is for R40 zoning. Evans emphasized that 60% of the trees would remain, with this requirement written into the covenants, and a 40-foot buffer would be maintained along Shadowmoss.

The plan calls for 5 of the 7 lots being of at least 2 acres each, all with stick-built, high-value homes estimated between \$450,000 and \$600,000. He noted that while additional trees might be removed if homeowners chose to install swimming pools, otherwise the preservation commitment would stand. Evans also reported that the Department of Transportation had approved curb cuts, ensuring that driveways would not be shared. Mary Parker has expressed to Mr. Evans that her father’s concerns about the family’s properties were central to her position, and she expressed cautious support provided the development was carried out in a manner consistent with her and her sister’s wishes. Also, the quality and value of the homes will be of equal or greater value than the surrounding homes. Mr. Evans also expressed that he travels the road to church often and it is not a busy road. Sandersa is not the cut through road.

Ms. Chastidy Rice, the first speaker in opposition, expressed sadness over the development of the small remaining area, noting that the community has limited space left. She raised safety concerns about the curve of the road at Sanderosa and emphasized that Eastover is experiencing rapid growth, which she feels is causing the small community to be lost and leaving wildlife without a place to go. Ms. Rice also stated that residents on Shadowmoss Drive had not received a zoning letter and voiced her opposition to the area becoming like Hope Mills.

Mr. William Rice, the second speaker in opposition, explained that while he has no objection to development or building in general, he and his family would have been interested in purchasing the property for their son had they known it was available, rather than buying in Sampson County. His primary concern centers on the turn coming up from Huckelberry, noting that since living on Shadowmoss Drive since 1998, traffic has steadily increased and a neighbor on the corner has had to rebuild his mailbox twice due to speeding vehicles. Although the posted limit is 55 miles per hour, drivers often exceed it, and the curve makes it difficult to see oncoming traffic. Mr. Rice stated he is more opposed to multiple driveways entering onto Sanderosa than he would be to a single shared

driveway for all the homes. He concluded by expressing appreciation for the buffer that Mr. Evans committed to maintaining.

Mr. Kenneth Eaker, the final speaker in opposition, is retired from law enforcement. He raised concerns about ongoing water pressure issues with Eastover water, noting that despite requests for improvement, the pressure continues to decline. He also described hazardous road conditions in winter, explaining that the curb near Shadowmoss becomes icy and does not melt, creating a dangerous situation. Mr. Eaker stated that the late Mr. Mac Williams, the father connected to the property, had wanted the land to remain natural and that he was unaware of any interest of him having toward development. He further expressed frustration at not having seen any site plans or layouts detailing what is proposed for the property and not being about to reach people at planning to discuss.

Mr. Evans clarified that he frequently travels Sanderosa Rd to attend church and does not consider it to be busy. He explained that Sanderosa is not used as a cut-through road, emphasizing instead that Murphy Rd. serves as the actual cut-through route. Also, noting that the Class C drive for the development will be on the opposite side of Shadowmoss.

Mr. Baker closed the public comment session.

Mr. Walters expressed that the proposal appeared to be a good fit for the area.

Ms. Lynd noted that the request aligns with the land use plan, which is recent, and clarified that the board's role is limited to considering the zoning change itself rather than details such as the number of homes or driveway classifications. She emphasized that the request involves moving from a district that permits mobile homes to one that does not.

Mr. Crumpler added that the development would be consistent with neighboring properties and therefore not intrusive. He remarked that the only way to prevent development is to purchase surrounding land and described the property as a strong candidate for quality development. He concluded by stating that even if the request were denied, the developer could likely still create 6 lots, and he characterized the project as outstanding.

Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval of 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.

- C. ZON-25-0054:** Rezoning request from A1 Agricultural District to A1A Agricultural District or to a more restrictive zoning district for a parcel comprising 2.01 +/- acres; located at 4740 Mastercraft Ct; submitted by Bryan Lopez and Margarita Lopez Archbold (Applicant/Owner).

In Case ZON-25-0054, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. Staff finds that the request is consistent with the Northeast Cumberland Land Use Plan which calls for "Rural/Agricultural" 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.

Sabrina Greer presented the staff findings and recommendation.

Mr. Howard addressed questions by the board about group development mobile home requirements in A1A versus A1.

Mr. Baker opened to public Comment.

Mr. Howard noted that there is one speaker in favor and four signed up in opposition.

Mr. Bryan Lopez, applicant, stated that his intent for the rezone is to build an in-law dwelling on the property so that he could care for his aging in-laws that have been living with him for 6 years. This would offer them a little bit of independence and maintain a proximity to them to help his wife to care for when he gets deployed. He would like to put a max of a 15 x 30 ft home separate from there home. Not looking for manufactured. He wants to maintain the character of the home. The builder when going to apply for a permit told them that they need to seek a rezone before they could build.

Chris Curlee, first speaker in opposition, introduced himself. Mr. Curlee's biggest concern in this is that it is a rural area and it would lose some of that character. Another concern is that it would set a precedent for this to continue happening.

Zack Csarnogusky, second speaker in opposition, introduced himself and said he has no problem with the parent's house, but it changes the zoning and sets precedence to others with no restriction of whether it is stick built or manufactured and he doesn't want stacking of houses there.

Anthony Stelluto, third speaker in opposition, lives at the house with the cell tower on it. His concerns are with access to the home. He doesn't want any infringement onto his property to include using his easement as a driveway for access nor to build and bring equipment through. He bought the property to be in rural setting and to hunt.

Ben Cowie, the final speaker in opposition, introduced himself and says that he supports what Mr. Lopez wants to accomplish and to be an active participant in the community. He does have concerns about setting precedence with rezoning for others to do the same in the area. He had a question of whether there is another solution for the Lopez's that wouldn't rezone the property?

Mr. Howard pointed out that we do not have separate standards for In-law suites or accessory dwellings. This was the best option given the code that staff works with.

Mr. Baker closed the public comment session.

The board and Mr. Howard had discussions about the buildable envelop and that A1 and A1A have the same setbacks and the restrictions of where the home can be placed is strict given the lot configuration.

Mr. Mobley made a motion, seconded by Mr. Williams, to recommend approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. The board finds that the request is consistent with the Northeast Cumberland Land Use Plan which calls for "Rural/Agricultural" 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. PUBLIC HEARING ITEMS

WAIVERS

DEV-0140-25: Consideration of Subdivision Waiver(s) from Section 2304.C.3, Upgrading Street Classification and 2304.C.4.c.(4), Class “C” Private Street Specifications, Cumberland County Subdivision Ord, for the subdivision of one lot into two lots on a Class “C” private street without upgrading the street classification, and to allow an additional lot on a Class “C” private street limited to a maximum of four lots, on a parcel comprising 1.00 +/- acres located at 3441 Nebular Drive; submitted by Michael Adams (Agent) on behalf of Harold McLaurin (Owner).

Tim Doersam, the project manager for subdivision waiver DEV-0140-25, was unable to attend the meeting. In his absence, Mr. Moon presented the staff findings and delivered a presentation on his behalf.

Mr. Moon explained that two waivers are being requested. 1. Section 2304.C.3: Owner requests the Joint Planning Board to approve a lot split without improving Nebular Drive to the higher street standard – Class “C” to Class “A” Street Standards. 2. Section 2304.C.4.c.(4): Owner requests the Joint Planning Board to waive this standard and allow an additional lot on a Class “C” private street that is currently limited to a maximum of four lots by the Subdivision Ordinance – Nebular Dr. currently serves eight lots.

Mr. Moon explained the permit history for the subject property is: February 2017—JPB reviews and approves Subdivision Waiver to allow two homes on the same lot on a substandard Class “C” street. Group Development permit was issued the same day. Due to delays, the second home was not constructed prior to the Group Development permit’s expiration.

June 5, 2023—New Group Development application was submitted. During the review, the Fire Marshal’s Office commented that the travel way conditions must be improved prior to building permit issuance. Applicant complied with gravel and crush and run, which the Fire Marshal’s Office accepted. Because the delays were determined outside the applicant’s control (such as the COVID-19 shutdown), the previous Group Development Permit approval was extended.

Applicant submitted for a preliminary subdivision review on September 18, 2025 for a two-lot subdivision. Due to the Class “C” travel way serving eight lots, a ninth lot would require an upgrade to at least a Class “A” private street unless a Subdivision Waiver was applied for and granted to waive both street upgrade requirements and the limitation of a four lot maximum on a Class “C” private street.

Mr. Moon explained the Joint Planning Boards authority under Section 2601. Waivers. The Planning Board may waive the requirements of this ordinance where it finds by resolution that: A. Because of the size of the tract to be subdivided or developed, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause a special hardship to the property owner and be inequitable, and B. The public purposes of this ordinance and the County Zoning Ordinance would be served to an equal or greater

degree, and C. The property owner would not be afforded a special privilege denied to others.

The board and Mr. Moon discussed the timeline and the intent of the subdivision request.

Mr. Baker opened up to public comment.

Mr. Harold McLaurin, the property owner, explained that the purpose of the subdivision is to honor his 87-year-old mother's wish to leave the house to his two children. He emphasized that all the land on Nebular is family property, which includes a family cemetery, and made clear there is no intention to pass it to any heir who might sell it. The property has been in the family for a century, and their goal is to preserve it as such. Mr. Baker closed the public comment session.

The board discussed history of approving waivers and issues with the lack of new plans.

Mr. Williams made a motion, seconded by Mr. Walters, to recommend approval for the first waiver. He noted that if the Board did not approve it as presented and it has received prior approvals in the past, the Board would be creating a hardship. Unanimous approval.

Mr. Lynd made a motion, seconded by Mr. Walters, to recommend approval for the second waiver. She noted the home is already there and no additional traffic or impact would be added, if the waiver were approved. Unanimous approval.

A request was made by the board to see the plat for this waiver, once it is received by the Planning Department. The board wished to review it for educational purposes. Mr. Howard mentioned that staff would be happy to provide that once it was available.

Board members also mentioned that they didn't want to allow for anymore waivers on Nebular Dr.

X. ITEMS OF BUSINESS

There were none.

XI. DISCUSSION

A. UPDATE ON UNIFIED DEVELOPMENT ORDINANCE (UDO) PROJECT

Mr. Howard noted that the Codes sub-committee is to meet and have a kickoff with the UDO Consultant on January 6th, 2026.

Mr. Howard also noted that Floodplain Administration has been relocated to the Planning Department from Engineering. Updating these standards would be included in the UDO update.

B. SCHEDULE OF PLANS – 2030 AND POLICIES PLAN

Mr. Howard also mentioned that the Policies Plan is outdated and that the Board had mentioned in the past to update it. He proposed that the update for this plan and the 2030 Growth Vision plan could occur simultaneously once the Southeast Plan comes up

for update in its cycle. Staff would skip over the Southeast Plan for this cycle as there is little to no development occurring in this area and focus on the 2030 and Policies plan update in one document.

Mr. Howard inquired if the Board was amendable to this proposal. The Board mentioned that they believe it to be a sound idea and recommended moving it forward as such.

XII. ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 pm.