MINUTES

January 20, 2026

Members Present	Members Absent	Others Present
Mr. James Baker, Vice Chair	Ms. Betty Lynd	Mr. David Moon, Deputy Director
Mr. Charles Jones	Mr. Tom Lloyd, Chair	Mr. Telly Shinas, Current Planning Manager
Mr. Stan Crumpler		Mr. Carr, Assistant County Attorney
Mr. Todd Mobley		Ms. Amanda Ozanich, Snr Admin. Professional
Mr. Mark Williams		Mr. Timothy Doersam, Planner II
Mr. Lyndel Ray Jenkins		
Mr. William Walters		
Ms. Jamie McLaughlin		

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. Moon noted that there are no adjustments to the agenda.

Mr. Walters motioned, seconded by Mr. Mobley, to approve the agenda, as submitted. Unanimous approval.

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF DECEMBER 16, 2025

Mr. Crumpler made motion, seconded by Mr. Williams to approve the minutes for the December Board meeting, as submitted by staff. 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. **ZON-25-0059:** Rezoning request from C(P) Planned Commercial District to R7.5 Residential District or to a more restrictive zoning district for the southern 0.79 acres of a lot comprising 1.80 acres; located at the southeastern corner of Dunn Rd and Eastgate St; submitted by Lori Epler (Agent/Applicant) on behalf of Wingate Properties, LLC (Owners). **(Eastover)**

In Case ZON-25-0059, Planning and Inspections staff recommends approval of the rezoning request from C(P) Planned Commercial District to R7.5 Residential District and find that: 1. Approval is an amendment to the adopted, current Eastover Area Land Use Plan and that the Town Council should not require any additional request or application for amendment to said map for this request. 2. The character of the surrounding area changed with the area-wide amendment to the Commercial Core Overlay District boundaries approved by the Town Council in October 2025. 3. The subject property abuts an existing established residential neighborhood assigned the R7.5 zoning designation and the Suburban Density Residential land use designation. 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-25-0059, Mr. Mobley made a motion, seconded by Mr. Crumpler, to recommend approval of the rezoning request from C(P) Planned Commercial District to R7.5 Residential District and find that: 1. Approval is an amendment to the adopted, current Eastover Area Land Use Plan and that the Town Council should not require any additional request or application for amendment to said map for this request. 2. The character of the surrounding area changed with the area-wide amendment to the Commercial Core Overlay District boundaries approved by the Town Council in October 2025. 3. The subject property abuts an existing established residential neighborhood assigned the R7.5 zoning designation and the Suburban Density Residential land use designation. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

VIII. PUBLIC MEETING CONTESTED ITEMS

There were none.

IX. PUBLIC HEARING ITEMS

SUBDIVISION WAIVER

A. **DEV-0153-25:** Consideration of Subdivision Waiver from Section 2303.D, Access to Certain Classified Streets, Cumberland County Subdivision Ord, to construct five shared driveways in lieu of providing a required private street, more applicably a Class “B” private street for eight lots and a shared driveway for the remaining two lots, that would serve a proposed total ten-lot residential subdivision, on a parcel comprising 31.26 +/- acres located at the intersection of Bushy Lk and Cedar Creek Rd; submitted by Mitchell Averette (Agent) on behalf of Southeastern Construction of Rockfish, LLC (Owner).

Mr. Doersam presented staff's key findings and the rules the Board may use to approve, deny or approve with conditions. Mr. Doersam also pointed out the other developments in the immediate area have installed Class "B" or Class "C" streets in accordance with the County Subdivision Ordinance.

Mr. Baker opened the public hearing and swore in Jeffrey Wright.

Mr. Wright explained that he is requesting to have shared driveways as the alternative for the provision for streets which would create a road parallel to Cedar Creek Rd. He mentioned that accessing houses from that new road would be a problem as the property is on a hill and it would push the buildable property back. Most of the good soil would be in front. So, it would affect the egress points and widen the spacing between those points.

Mr. Baker asked if there were any questions of Mr. Wright.

As Mr. Wright had no more comments and there were no questions from the Board, Mr. Baker closed the public hearing.

Mr. Baker opened the discussion amongst Board members.

Mr. Williams stated that he didn't feel that any of the criteria for a waiver were met.

Mr. Baker asked what staff recommendation was.

Mr. Moon pointed out that being a quasi-judicial hearing, staff does not have a recommendation. Based on the testimony and information presented to you by staff and speakers, the Board decides based on the three criteria provided in the County Subdivision Ordinance.

Mr. Baker pointed out in the staff packet and report, it stated that the request is not consistent with the land use plan and that is not to be considered a recommendation but a finding of fact.

Mr. Baker reiterated Mr. Williams statement that the request doesn't meet the three criteria and asked if the Board had any other thoughts or discussion points.

There was no other discussion from Board members.

Mr. Williams motioned to deny the waiver as it did not meet any of the three waiver criteria as provided by the County Subdivision Ordinance. Mr. Mobley seconded the motion for denial. Unanimous approval to deny the subdivision waiver request.

X. DISCUSSION

Mr. Crumpler informed the Board that he attended the introductory meeting with Mr. Harvey from the consulting group N-FOCUS for the UDO project and that more information should be forthcoming in the following months.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:27 pm.