



Cumberland County Joint Planning Board

Approved MINUTES

June 16, 2026

Members Present	Members Absent	Others Present
Mr. James Baker, Vice Chair	Mr. Ray Jenkins	Mr. Rawls Howard, Director
Ms. Betty Lynd,		Mr. David Moon, Deputy Director
Mr. Stan Crumpler		Mr. Rob Hasty, Assistant County Attorney
Mr. Todd Mobley		Ms. Amanda Ozanich, Snr. Admin. Professional
Mr. Charles Jones		Ms. Azelia Ellis Administrative Professional
Mr. Alfred Wheatley		Mr. Richard Fagan Planner II
Ms. Jami McLaughlin		Mr. Trey Smith, Comp. Planning Manager

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Baker called the meeting to order at 6:00 PM. Ms. McLaughlin delivered the invocation, and Mr. Baker led those present in the Pledge of Allegiance.

II. SWEARING IN OF NEW MEMBER

III. ADJUSTMENTS TO / APPROVAL OF AGENDA

Mr. Baker asked if everyone had time to review the agenda.

Mr. Wheatley motioned, seconded by Ms. Lynd, to approve the agenda, as submitted by staff. Unanimous approval.

IV. PUBLIC MEETING WITHDRAWAL/DEFERRALS

Mr. Howard informed the Board that the applicant for ZON-26-0017 submitted a request for the case be deferred to the July meeting.

Ms. Lynd made the motion, seconded by Mr. Jones, to approve the deferral of Case ZON-26-0017 to the July 2026 meeting. Unanimous approval.

V. ABSTENTIONS BY BOARD MEMBERS

Mr. Baker asked if there were any members who would be abstaining from voting on any of the cases. Mr. Mobley indicated he has a personal interest in case ZON-26-0015 and will abstain from this case.

VI. APPROVAL OF THE MINUTES OF MAY 19, 2026

Ms. Lynd motioned, seconded by Mr. Crumpler, to approve the minutes, as submitted by staff. Unanimous approval.

VII. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

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

VIII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. ZNG-003-26:** Rezoning of 0.88 +/- acres from R10 Residential District to C(P) Planned Commercial District, located at 3310 N. Main Street. REID 0414361810000 Submitted by ALMS House (applicant) and (owners). **(Hope Mills)**

In Case ZNG-003-26, the Town of Hope Mills' Planning staff recommends approval of the rezoning request from R10 Residential District to C(P) Planned Commercial District, as it is consistent with the 2013 Southwest Cumberland Land Use Plan, which calls for Heavy Commercial. The proposed zoning is a strategic fit with the Town's ongoing and future economic growth and development goals. It is also appropriate, given the existing nearby land uses, making the request reasonable to the public.

Mr. Crumpler motioned, seconded by Mr. Jones, to recommend approval of the rezoning request from R10 Residential District to C(P) Planned Commercial District, as it is consistent with the 2013 Southwest Cumberland Land Use Plan, which calls for Heavy Commercial. The proposed zoning is a strategic fit with the Town's ongoing and future economic growth and development goals. It is also appropriate, given the existing nearby land uses, making the request reasonable to the public. Unanimous approval.

- B. ZON-26-0025:** Rezoning request from A1 Agricultural District to A1A Agricultural District or to a more restrictive zoning district for a parcel comprising approximately 2.10 acres; located at 2159 William Duke Rd; submitted by Ervin Locklear Jr. (Applicant) on behalf of Ervin Locklear Sr. and Readie Marie Locklear (Owners).

In Case ZON-26-0025, 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 South-Central 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.

Mr. Crumpler motioned, seconded by Mr. Jones, 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 South-Central Land Use Plan which calls for "Farmland" 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-26-0030:** Initial zoning request from County A1 Agricultural District to Town R6 Residential District or to a more restrictive zoning district for a parcel comprising approximately 4.92 acres; located on the south side of Godwin Falcon Rd. and approximately 1,700 feet west of Interstate 95; submitted by Willie Burnette (Applicant) on behalf of Zachary and Arielle Angle (Owners). **(Godwin)**

In Case ZON-26-0030, Planning and Inspections staff recommends approval of the initial zoning request from County A1 Agricultural District to Town R6 Residential District and find that: Approval is an amendment to the adopted, current Northeast Cumberland 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. The proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population. The proposed zoning district is adjacent to existing, comparable zoning and meets criteria set forth in the land use plan for Medium Density Residential. Staff also finds that the request is reasonable and in the public interest as it is compatible to and is in harmony with the surrounding land use activities and zoning.

Mr. Crumpler motioned, seconded by Mr. Jones, to recommend approval of the initial zoning request from County A1 Agricultural District to Town R6 Residential District and find that:

- 1. Approval is an amendment to the adopted, current Northeast Cumberland 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 proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population.**
- 3. The proposed zoning district is adjacent to existing, comparable zoning and meets criteria set forth in the land use plan for Medium Density Residential.**

The board also finds that the request is reasonable and in the public interest as it is compatible to and is in harmony with the surrounding land use activities and zoning. Unanimous approval.

IX. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- A. **ZON-26-0015:** Rezoning request from A1 Agricultural District to R40 Residential District or to a more restrictive zoning district for two parcels comprising approximately 27.21 combined acres; located on the east and west sides of Mary McCall Road and 125 feet south of Harvestgrain Drive; submitted by Todd Mobley (Agent/Applicant) on behalf of Jesse W. Hall, Jr. (Owner).

In Case ZON-26-0015, 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 Stedman Area Land Use Plan which calls for "Suburban Density Residential" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible too and in harmony with the surrounding land use activities and zoning.

Due to his noted recusal from the case, Mr. Mobley left the meeting room.

Mr. Howard noted that this case was previously heard by the Board at the April meeting and later by the Board of Commissioners in May. At that meeting, the Commissioners requested that the case be returned to the Joint Planning Board for further review. It was also noted that during the April meeting, the Joint Planning Board considered R40 to be a better fit for the surrounding area, which contributed to the split vote with the R30 request.

Mr. Fagan presented the staff findings and the accompanying PowerPoint presentation.

Ms. Lynd asked whether the case had been re-advertised, noting a significant difference in attendance.

Mr. Moon stated that the mailouts were sent to the same list of property owners as before.

Mr. Howard noted there were two speakers signed up for the case, one in-favor and the other in opposition. He then called for the first speaker.

Mr. Jesse Hall Jr., owner, was called to speak in favor of the rezoning request. Mr. Hall explained that at the first meeting, as a novice to zoning, he did not realize that R40 would still allow him to keep and maintain his family-owned property while permitting Mr. Mobley to continue logging and agricultural operations until he is ready to move forward with his development plans. He would like to move forward with the suggestion of rezoning to R40 instead of the later R30 request.

Ms. Beverly F. Hobgood opposed the rezoning due to concerns about traffic, school capacity, lack of municipal services, emergency response times, and water quality due to PFAS contamination.

Mr. Baker closed public comments.

Ms. Lynd pointed out that staff worked with the applicant to amend the request the way we discussed in the last hearing and it has been readvertised and we have significantly less public showing up, perhaps they were fine with it too.

Ms. Lynd made the motion, seconded by Ms. McLaughlin, 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 Stedman Area Land Use Plan which calls for “Suburban 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 with Mr. Mobley recusing from the vote.

X. PUBLIC HEARING ITEMS

SUBDIVISION WAIVERS

There were none.

XI. ITEMS OF BUSINESS

A. REVIEW OF DRAFT HOPE MILLS AREA LAND USE PLAN

Mr. Mobley returned to the room and to his seat at the dais.

Mr. Trey Smith gave a summary and presentation of the Hope Mills Area Land Use Plan.

Mr. Baker asked if there were any questions to staff.

Mr. Jones made a motion, seconded by Ms. Lynd, to recommend approval of the Hope Mills Area Land Use Plan, as presented by staff. Unanimous approval.

B. ELECTION OF OFFICERS

The board discussed officer position interests among the members and conducted elections for chair and vice chair positions. The board also discussed member service terms and acknowledged members who declined further service.

Mr. Jones made a motion, seconded by Ms. Lynd, to nominate Mr. Baker to serve as Chair for the next term. Unanimous approval.

Mr. Baker motioned, seconded by Ms. McLaughlin, to nominate Ms. Lynd as Vice-Chair for the next term. Unanimous approval.

XII. DISCUSSION

Mr. Howard introduced a new administrative staff member, Azelia Ellis, who will assist with the Planning Department's assigned boards.

Mr. Howard expressed appreciation to the Comprehensive Planning team on their recent work of the Hope Mills Area Land Use Plan.

The Board recognized Commissioner Patel who was present and thanked him for his attendance.

XIII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:45 pm.