

**TOWN OF HOPE MILLS
BOARD OF ADJUSTMENT SPECIAL MEETING
MONDAY, AUGUST 21, 2017, 6:00 P.M.
BILL LUTHER & DORIS LUTHER BOARD MEETING ROOM**

Mayor Pro Tem Gorman called the special meeting of the Hope Mills Board of Adjustment to order on Monday, August 21, 2017 at 6:01 p.m.

GOVERNING BOARD MEMBERS PRESENT

Mayor Pro Tem Gorman, Commissioners Pat Edwards, Jerry Legge and Bryan Marley.

GOVERNING BOARD MEMBERS ABSENT

None.

STAFF MEMBERS PRESENT

Town Manager Melissa Adams, Interim Town Clerk Deborah Holland and Planning & Development Administrator Chancer McLaughlin. Also present were Town Attorney Dan Hartzog, Jr and Ed Byrne of Cumberland County Planning Board.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Legge, followed by the Pledge of Allegiance led by Mayor Pro Tem Gorman.

1. APPROVAL OF AGENDA.

Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to approve the agenda as presented.

2. APPROVAL OF MINUTES – Minutes of February 20, 2017 Special Meeting.

Motion made by Commissioner Edwards, seconded by Commissioner Legge and carried unanimously, to approve the minutes from the Board of Adjustment meeting from February 20, 2017.

3. PUBLIC HEARING.

- a. CASE P17-01 HM-CONSIDERATION OF A SPECIAL USE PERMIT TO ALLOW A DAY CARE FACILITY IN AN O&I(P) PLANNED OFFICE AND INSTITUTIONAL DISTRICT ON 0.99+/- ACRE, LOCATED AT 5802 ROCKFISH ROAD; SUBMITTED BY FUAD S. ALSAIDI (OWNER) AND JOHNCIE ROBIN ADELLE HARDEE (AGENT). (HOPE MILLS)**

Planning & Development Administrator Chancer McLaughlin presented Case P17-01 commenting the subject property is located on the corner of Rockfish Road and Golfview Drive and went on to present several photos and aerial maps.

Mayor Pro Tem Gorman opened the public hearing at 6:10 p.m.

Commissioner Edwards inquired the type of fencing that would be used to protect the children while at the facility. Mr. McLaughlin responded an ordinance requires fencing around the playground area and buffering on adjacent properties but there are no requirements for fencing along the entire property.

Commissioner Legge inquired if the applicant would be required to install sidewalks. Mr. McLaughlin responded sidewalks would be required along Golfview Drive and the Rockfish Road side that abuts the subject property.

Mayor Pro Tem Gorman inquired about the exit arrows and 85' depicted on the site plan. Mr. McLaughlin responded there is a one-way exit onto Golfview Drive and the 85' gives an idea of the distance from the roadway to the carport at the daycare facility from the Rockfish Road entrance.

Commissioner Edwards commented the proposed daycare facility would be an enhancement to the area.

Interim Town Clerk Deborah Holland swore in the applicant, Johnnie Hardee, 1938 Henry St, Fayetteville, NC.

Commissioner Marley inquired how the proposed site would not materially endanger public health or safety. Ms. Hardee responded the play area for the children would be fenced in.

Commissioner Marley inquired whether the use of the facility would be able to meet all the required criteria listed on the conditions sheet. Ms. Hardee responded the building would be compliant and continued that she is offering short-term child care during the day and would allow children to stay for 4 hours at a time.

Commissioner Marley inquired how the facility would maintain or enhance the value of adjoining or abutting properties. Ms. Hardee responded the daycare facility would enhance the community as they are offering the only hourly daycare in the area.

Commissioner Marley inquired whether the character of the building would be in harmony with the area where it is located and in general conformity with Hope Mills adopted land use plan. Ms. Hardee responded she'll be adding landscaping and driveways/parking to enhance the property.

Commissioner Legge inquired the number of parking spaces the site plan called for and how many staff members the facility would employ. Ms. Hardee responded she'll be adding 4 parking spaces and have two employees, herself included.

Interim Town Clerk Deborah Holland swore in Leslie Aldridge, 5801 Nicolet Dr, Hope Mills, NC.

Ms. Aldridge spoke in opposition of Case P17-01 commenting her concern for the traffic congestion it would possibly create. Ms. Aldridge lives directly behind the subject property and already has existing issues exiting her neighborhood.

Commissioner Legge inquired why Ms. Hardee chose to place the entrance along Rockfish Road. Ms. Hardee responded she chose Rockfish Road because she felt it was easier to access versus Golfview Drive. Commissioner Legge inquired why the driveway couldn't be two ways. Planning & Development Administrator Chancer McLaughlin responded that would require widening the driveway and was already recommended in the conditions criteria.

Renee Caisse, 5721 Gentleman Dr, spoke in favor of the proposed daycare facility commenting she uses Ms. Hardee for childcare services for her son and highly recommends her for Hope Mills.

Planning & Development Administrator McLaughlin commented when going over the site plan with the Town's Plan Review Committee, staff's recommendation was to widen the driveway to 20' as opposed to 10' to allow for adequate flow as a one-way driveway.

Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to close the public hearing.

Mayor Pro Tem Gorman closed the public hearing at 6:35 p.m.

Commissioner Legge inquired whether Ms. Hardee would be willing to widen the driveway to 20' to which Ms. Hardee replied she would.

Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to approve that the use will not materially endanger public health or safety.

Motion made by Commissioner Edwards, seconded by Commissioner Marley and carried unanimously, to approve that the use meets all required conditions and specifications.

Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to approve that the use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity.

Motion made by Commissioner Edwards, seconded by Commissioner Legge, and carried unanimously, to approve that the location and character of use will be in harmony with the area where it is located and is in general conformity with Town's adopted land use plan.

Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to approve Case P17-01 Special Use Permit to allow a daycare facility in an O&I(P) Planned Office and Institutional District on 0.99+/- acre, located at 5802 Rockfish Road.

4. ADJOURNMENT.

Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to adjourn the meeting.

Mayor Pro Tem Gorman adjourned the meeting at 6:40 p.m.

Bob Gorman, Mayor Pro Tem

ATTEST:

Deborah Holland, NCCMC
Interim Town Clerk