

## **DUNN PLANNING BOARD MEETING**

Tuesday, February 27, 2024

**5:30 P.M.**

### **AGENDA**

#### **PLEDGE OF ALLEGIANCE and INVOCATION**

#### **MINUTES**

Review and approve November 28, 2023 Planning Board Minutes.

#### **PUBLIC MEETINGS**

##### **REZONING REQUEST – RZ-01-24**

**NC 55 E NC**

**PIN: 1526-45-4121.000**

This request is to rezone one parcel 19.765 acres +/- located at **NC 55 E NC**. The property is currently zoned **RA-40, Single-Family Dwelling and Agricultural District** and is proposed to be rezoned to **I-100, Industrial District**.

##### **CONDITIONAL ZONING APPLICATION CZ-01-24**

**1105 Erwin Road**

**PIN: 1506-99-0391.000**

This is a request to rezone one .90 acre +/- parcel located at 1105 Erwin Road on the south side of Erwin Road, between Cherry Lane and Tilghman Drive, Dunn, NC 28334. The parcel is currently zoned **O&I, Office & Institutional District**. The proposed rezoning is **MXU, Mixed Use District CZD (Conditional Zoning District)** to allow Family Care Home (6 or fewer residents-See GS 160D-907), Outside Sales, Personal Care Services, and Temporary Shelter (emergencies).

##### **CONDITIONAL ZONING APPLICATION CZ-02-24**

**2050 W Cumberland St.**

**PINs: 1507-91-4820.000; 1507-91-6743.000; 1507-91-7858.000; and 1507-91-7577.000**

This is a request to rezone four (4) parcels 5.61 acre +/- located at 2050 West Cumberland Street, near the intersection of West Cumberland Street and Powell Avenue, Dunn, NC 28334. Three parcels are currently zoned **I-10, Restricted Industrial District** and one is zoned **C-3, Highway Commercial District**. The proposed rezoning is **C-3, Highway Commercial District CZD (Conditional Zoning District)** to allow Restaurant, Professional Office, Bank or Financial Institution, and General Commercial. The future development of the four parcels will share an access drive off West Cumberland Street.

#### **OTHER ITEMS**

##### **REPORTS FROM THE PLANNING DIRECTOR**

- Need to change the monthly Planning Board meeting day and/or week.
- Planning Director retirement date announced.

##### **REPORTS FROM ANY BOARD MEMBERS**

#### **ADJOURNMENT**