



227 N. Main Street  
Raeford, North Carolina  
28376

Commissioner's Room  
Pratt Building

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## A G E N D A

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**INVOCATION & PLEDGE:** Vice Chairman Allen Thomas, Jr.

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### ITEM

1. **Adoption of Agenda**
2. **Public Comment**
3. **Public Hearings: Planning Matters**

#### Public Hearing Items

- a. Application for General Use Rezoning RZ-21-8 submitted by J&K General Contractors to rezone an approximately 6.25 acre unaddressed parcel known as Hoke County Parcel Identification Number (PIN) 494550001386. The property is currently zoned Residential Agricultural (RA-20) and the applicant requests to rezone the property to Highway Commercial (HC). **The Planning Board unanimously recommended approval.**
- b. Application for General Use Rezoning RZ-21-9 submitted by Ralph Huff to rezone the approximately 93.66 acre unaddressed parcel known as Hoke County Parcel Identification Number (PIN) 494460001129 and a 23.86 acre portion of the 92.48 acre parcel known as PIN 494450001001. The properties are currently zoned Residential Agricultural (RA-20) and the applicant requests to rezone the properties to Residential (R-8). **The Planning Board unanimously recommended approval.**
- c. Application for General Use Rezoning RZ-21-10 submitted by Ralph Huff to rezone an approximately 69.72 acre unaddressed parcel known as Hoke County Parcel Identification Number (PIN) 494550001013. The property is currently zoned Residential Agricultural (RA-20) and the applicant requests to rezone the property to Residential (R-8). **The Planning Board recommended approval (5-1)**
- d. Application for Conditional Use Permit CU-21-5 submitted by Janice Locklear for the use of "Restaurant" on the approximately 1.00 acre parcel located at 187 N. Hilltop Road also known as Hoke County Parcel Identification Number (PIN) 384920001112. The property is currently zoned Residential Agricultural (RA-20). **The Planning Board unanimously recommended approval.**

#### Subdivisions

- e. Preliminary plat amendment request submitted by 4D Site Solutions for the 166 lot major subdivision located at the 44.01 acre portion of the unaddressed parcel known as Hoke County Parcel Identification Number (PIN) 494560301008. The property is zoned Conditional Use District (CUD) 12-01. This one was approved by the Board of Commissioners at their April 2021 meeting. At that time it was approved for 131 lots. They have adjusted the density and are increasing the total number of lots from 131 to 166. **The Planning Board unanimously recommended approval with one (1) abstention.**
- f. Preliminary plat amendment approval request submitted by 4D Site Solutions for the 33 lot major subdivision named Woodhaven located at the 27.89 acre unaddressed parcel known as Hoke County Parcel Identification Number (PIN) 794730001348. The property is zoned Residential Agricultural (RA-20). **The Planning Board unanimously recommended approval with one (1) abstention.**
- g. Preliminary plat approval request submitted by 4D Site Solutions for the 61 lot major subdivision named Townsend Estates located at the 25.75 acre portion of the unaddressed parcel known as Hoke County Parcel Identification Number (PIN) 494550001072. The property is zoned Residential (R-8). **The Planning Board unanimously recommended approval with one (1) abstention.**

- h. Preliminary plat approval request submitted by 4D Site Solutions for the 80 lot major subdivision named Graceland Subdivision located at the 55.8 acre parcel located at 774 TC Jones Road also known as Hoke County Parcel Identification Number (PIN) 494740001122. The property is zoned Residential Agricultural (RA-20). **The Planning Board unanimously recommended approval with one (1) abstention.**
- i. Preliminary plat approval request submitted by 4D Site Solutions for the 18 lot major subdivision named Johnson Estates Subdivision located at unaddressed parcels known as Hoke County Parcel Identification Number (PIN) 494830101001, 494830101002 and 494830101092, 24.85, 25.12 and 0.73 acres respectfully. The properties are zoned Residential Agricultural (RA-20). **The Planning Board unanimously recommended approval with one (1) abstention.**
- j. Preliminary plat approval request submitted by Double D Engineering for the 64 lot major subdivision named Carolina Crossing located at the 40 acre parcel located at 1685 N Horace Walters Road also known as Hoke County Parcel Identification Number (PIN) 584950001059. The property is zoned Residential Agricultural (RA-20). **The Planning Board unanimously recommended approval.**
- k. Preliminary plat approval request submitted by Double D Engineering for the 67 lot major subdivision named Walters Meadow located at the 44 acre parcel located at 2496 N Horace Walters Road also known as Hoke County Parcel Identification Number (PIN) 584950001044 and 584950001045. The property is zoned Residential Agricultural (RA-20). **The Planning Board unanimously recommended approval.**
- l. Preliminary plat approval request submitted by Moorman, Kizer & Reitzel for the 117 lot Phase 5 of the major subdivision named Bedford Subdivision located at the 55.15 acre unaddressed parcel known as Hoke County Parcel Identification Number (PIN) 494660101005. The property is zoned Residential (R-8). **The Planning Board unanimously recommended approval.**

#### **4. Consent Agenda**

- a. Minutes from May 3, 2021 regular meeting
- b. NC Vehicle Tax System pending refunds
- c. Health Department copier lease contract
- d. Letter of Intent to City of Raeford for bulk water purchase
- e. RFQ for Design-Build Services for new HATS Facility
- f. Finance: Budget Amendments

#### **5. Reappointment of Ophelia Ray and Will Wright to Lumber River Workforce Development Board**

#### **6. Manager's Report**

#### **7. Chairman's Report**

#### **8. Adjourn**