MEMORANDUM

TO: Cumberland County Joint Planning Board
    Cumberland County Board of Education
    Embarq
    Fayetteville Public Works Commission

FROM: Jeff Barnhill, Planner I

SUBJECT: Monthly Report for June 2017
        Subdivision & Site Development Plans

The following list of projects is submitted for your information. Please find attached a copy of the respective vicinity maps indicated by the case number and project name.

1. CASE NO: 17-073
   NAME OF DEVELOPMENT: Two Brothers Holding Company
   TYPE OF REVIEW: Site Plan/Group Development Review
   LOCATION: 806 Katie Street
   ZONING: C(P) Planned Commercial Districts
   NUMBER OF UNITS: 2
   TOTAL ACREAGE: .55 +/-
   JURISDICTION: Cumberland County
   STAFF APPROVAL DATE: June 1, 2017
   OWNER/DEVELOPER: Brad McLawhorn

2. CASE NO: 17-068
   NAME OF DEVELOPMENT: West Hampton lots 1&2
   TYPE OF REVIEW: Zero Lot Line Subdivision Review
   LOCATION: 4029 Princess Amelie Lane
   ZONING: R7.5 Residential District
   NUMBER OF LOTS: 2
   TOTAL ACREAGE: .47 +/-
   JURISDICTION: Hope Mills
   STAFF APPROVAL DATE: May 25, 2017
   HOPE MILLS COMMISSIONER’S APPROVAL DATE: June 5, 2017
   OWNER/DEVELOPER: Mohler Homes, Inc.
3. CASE NO: 05-042  
NAME OF DEVELOPMENT: Teakwood Forest phase 2  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: East end of SR 1308 (Palmerland Drive), west end of SR 3658 (Sheila Street)  
ZONING: R10 Residential District  
NUMBER OF LOTS: 14  
TOTAL ACREAGE: .47 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: June 8, 2017  
OWNER/DEVELOPER: RBC Homes, Inc.

4. CASE NO: 11-070  
NAME OF DEVELOPMENT: Autry LICD Development, LLC  
TYPE OF REVIEW: Site Plan Review  
LOCATION: Southwest side of SR 2212 (Doc Bennett Road),  
ZONING: M(P) Heavy Industrial District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 52.93 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: June 12, 2017  
OWNER/DEVELOPER: Autry Grading

5. CASE NO: 17-060  
NAME OF DEVELOPMENT: Hylton Leftwich Property  
TYPE OF REVIEW: Group Development Review  
LOCATION: 3614 & 3618 Coleman Road  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 2.00 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: June 12, 2017  
OWNER/DEVELOPER: Hylton Leftwich

6. CASE NO: 17-013  
NAME OF DEVELOPMENT: Godwin Town Hall  
TYPE OF REVIEW: Site Plan Review  
LOCATION: 4924 Markham Street  
ZONING: O&I(P) Office & Institutional District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: .74 +/-  
JURISDICTION: Godwin  
STAFF APPROVAL DATE: June 12, 2017  
OWNER/DEVELOPER: Town of Godwin
7. CASE NO: 17-076  
NAME OF DEVELOPMENT: Cypress Lakes lot 12, section 4, pt 2, lot 30  
Birchwood Farms  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: 1348 Sawyer Court & 5339 Clubhouse Lane  
ZONING: R15 Residential District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 1.05 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: June 13, 2017  
OWNER/DEVELOPER: Karen Stanley/L&J Properties

8. CASE NO: 17-069  
NAME OF DEVELOPMENT: Clarence Johnson  
TYPE OF REVIEW: Subdivision Review  
LOCATION: Northwest quadrant of J. Herbert Road and Ozie Drive  
ZONING: RR Rural Residential District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 3.95 +/-  
JURISDICTION: Eastover  
STAFF APPROVAL DATE: May 25, 2017  
EASTOVER TOWN COUNCIL APPROVAL DATE: June 13, 2017  
OWNER/DEVELOPER: Clarence Johnson

9. CASE NO: 17-078  
NAME OF DEVELOPMENT: John & Deborah Foley Property  
TYPE OF REVIEW: Subdivision Review  
LOCATION: 9390 E Reeves Bridge Road  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 18.70 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: June 22, 2017  
OWNER/DEVELOPER: John Foley

10. CASE NO: 14-130  
NAME OF DEVELOPMENT: The Forest & McAllister Farm  
TYPE OF REVIEW: Subdivision Review  
LOCATION: 7500 River Road  
ZONING: R30 Residential District  
NUMBER OF LOTS: 36  
TOTAL ACREAGE: 169.31 +/-  
JURISDICTION: Wade  
STAFF APPROVAL DATE: June 15, 2017  
OWNER/DEVELOPER: McLaurin Company
11. CASE NO: 13-049
NAME OF DEVELOPMENT: Thomas Foldesi Property
TYPE OF REVIEW: Site Plan/Group Development Review
LOCATION: 2735 Hope Mills Road
ZONING: C(P) Planned Commercial District
NUMBER OF UNITS: 2
TOTAL ACREAGE: .52 +/-
JURISDICTION: Hope Mills
STAFF APPROVAL DATE: May 3, 2017
HOPE MILLS COMMISSIONER’S APPROVAL DATE: June 19, 2017
OWNER/DEVELOPER: TJF Commercial Properties

12. CASE NO: 17-077
NAME OF DEVELOPMENT: Bakeal Albarati Property
TYPE OF REVIEW: Site Plan Review
LOCATION: 2376 Cedar Creek Road
ZONING: C(P) Planned Commercial District
NUMBER OF UNITS: 1
TOTAL ACREAGE: 1.06 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 20, 2017
OWNER/DEVELOPER: Bakeal Albarati

13. CASE NO: 17-082
NAME OF DEVELOPMENT: Armstrong Elementary School Property
TYPE OF REVIEW: Site Plan (Canopy Addition) Review
LOCATION: 3395 Dunn Road
ZONING: RR Rural Residential District
NUMBER OF UNITS: 1
TOTAL ACREAGE: 16.90 +/-
JURISDICTION: Eastover
STAFF APPROVAL DATE: June 22, 2017
OWNER/DEVELOPER: Cumberland Co. School Board

14. CASE NO: 17-078
NAME OF DEVELOPMENT: John & Deborah Foley Property
TYPE OF REVIEW: Subdivision Review
LOCATION: 9390 E. Reeves Bridge Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 18.70 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 28, 2017
OWNER/DEVELOPER: John Foley
15. CASE NO: 17-074
   NAME OF DEVELOPMENT: Dirt Bag Brewery
   TYPE OF REVIEW: Site Plan Review
   LOCATION: 5435 Corporation Drive
   ZONING: C3 Planned Commercial (AOD Airport Overlay) Districts
   NUMBER OF UNITS: 1
   TOTAL ACREAGE: 4.93 +/-
   JURISDICTION: Cumberland County
   STAFF APPROVAL DATE: June 27, 2017
   OWNER/DEVELOPER: Nichols Builders

16. CASE NO: 17-079
   NAME OF DEVELOPMENT: Timothy Simmons Property
   TYPE OF REVIEW: Subdivision Review
   LOCATION: North side of NC HWY 210 South, east of Dolomite Drive
   ZONING: A1 Agricultural District
   NUMBER OF LOTS: 6
   TOTAL ACREAGE: 16.2 +/-
   JURISDICTION: Cumberland County
   STAFF APPROVAL DATE: June 27, 2017
   OWNER/DEVELOPER: Tim Simmons

17. CASE NO: 17-080
   NAME OF DEVELOPMENT: Braxton Cove Subdivision
   TYPE OF REVIEW: Zero Lot Line Subdivision Review
   LOCATION: 424 Derby Lane
   ZONING: R10 Residential District
   NUMBER OF LOTS: 3
   TOTAL ACREAGE: 2.96 +/-
   JURISDICTION: Cumberland County
   STAFF APPROVAL DATE: June 27, 2017
   OWNER/DEVELOPER: Bella Terra Development Company

18. CASE NO: 17-081
   NAME OF DEVELOPMENT: Rockfish Elementary School
   TYPE OF REVIEW: Site Plan Review
   LOCATION: 5763 Rockfish Road
   ZONING: PND Planned Neighborhood District
   NUMBER OF UNITS: 1
   TOTAL ACREAGE: 14.6 +/-
   JURISDICTION: Hope Mills
   STAFF APPROVAL DATE: June 27, 2017
   OWNER/DEVELOPER: Andy Nichols
19.  CASE NO: 17-083  
NAME OF DEVELOPMENT:  Ricky Nowland Property  
TYPE OF REVIEW:  Subdivision Review  
LOCATION:  3439 & 3440 Duck Pond Road  
ZONING:  A1 Agricultural District  
NUMBER OF LOTS:  3  
TOTAL ACREAGE:  70.20 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: June 29, 2017  
OWNER/DEVELOPER: Ricky Nowland  

20.  CASE NO: 17-084  
NAME OF DEVELOPMENT:  Jessie Britt Sr. Property  
TYPE OF REVIEW:  Zero Lot Line Subdivision Review  
LOCATION:  6873 Roslin Farm Road  
ZONING:  A1 Agricultural District  
NUMBER OF LOTS:  2  
TOTAL ACREAGE:  11.93 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: June 30, 2017  
OWNER/DEVELOPER: Jessie Britt Sr.
WEST HAMPTON LOTS 1 & 2
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 17-068

PIN(S): -0404-32-6654-
Created by GJB - EMB
MAY 19, 2017

Map not to scale
TEAKWOOD FOREST PHASE II PROPERTY
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 05 - 042

PIN(S): 0425-64-5516-
Prepared by EMB - CCJPB
MAY 21, 2013

Map not to scale
HYLTON LEFTWICH PROPERTY
GROUP DEVELOPMENT REVIEW
CASE NO. 17-060

PIN(S): -0560-22-2416-
Created by GJB - EMB
MAY 4, 2017

Map not to scale
BAKEAL ALBARATI PROPERTY
C(P) SITE PLAN REVIEW
CASE NO. 17-077

PIN(S): 0455-75-0507-
Created by GJB - EMB
JUNE 13, 2017

Map not to scale
JOHN & DEBORAH FOLEY PROPERTY
SUBDIVISION REVIEW
CASE NO. 17-078

PIN(S): 0554-51-6231-
Created by GJB - EMB
JUNE 23, 2017

Map not to scale
DIRT BAG BREWERY
C3 SITE PLAN REVIEW
CASE NO. 17-074

PIN(S): 0423-63-1007-
Created by GJB - EMB
MAY 17, 2017

Map not to scale
TIMOTHY SIMMONS PROPERTY
SUBDIVISION/RECOMBINATION REVIEW
CASE NO. 17-079

PIN(S): 0493-28-2732- & -493-28-1490-
Created by GJB - EMB
JUNE 19, 2017
Map not to scale
BRAXTON COVE SUBDIVISION
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 17-080

PIN(S) 0422-29-5477 / 0422-29-5139
Created by GJB - EMB
JUNE 21, 2017

Map not to scale
ROCKFISH ELEMENTARY SCHOOL
PND - SITE PLAN REVIEW
CASE NO. 17-081

PIN(S): 0414-24-8435-
Created by GJB - EMB
JUNE 28, 2017

Map not to scale
JESSIE BRITT SR. PROPERTY
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 17-084

PIN(S): 0412-91-2755- & 0412-92-4054-
Created by GJB - EMB
JUNE 29, 2017

Map not to scale