

Location: 103 Tom Starling Road
Jurisdiction: Hope Mills

REQUEST Initial Rezoning County M(P) to Town M(P)

Applicant requests an initial rezoning from County M(P) Planned Industrial District to Town M(P) Planned Industrial District for one lot with approximately 21.10 +/- acres located at 103 Tom Starling Road. The M(P) district in the Hope Mills Zoning Code is designed "primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with residential, service or commercial uses." The rezoning request was initiated due to the subject lots being annexed by the Town of Hope Mills. A Town zoning district must be assigned to a property once it annexes into a municipality. This is a conventional rezoning, and no conditions are proposed at this time. Location of the subject property is illustrated in Exhibit "A".

PROPERTY INFORMATION

OWNER/APPLICANT:
Town of Hope Mills (agent) on behalf of Sky 107, LLC (owner)

ADDRESS/LOCATION: Located 103 Tom Starling Road. Refer to Exhibit "A", Site Location. REID number: 0424515845000.

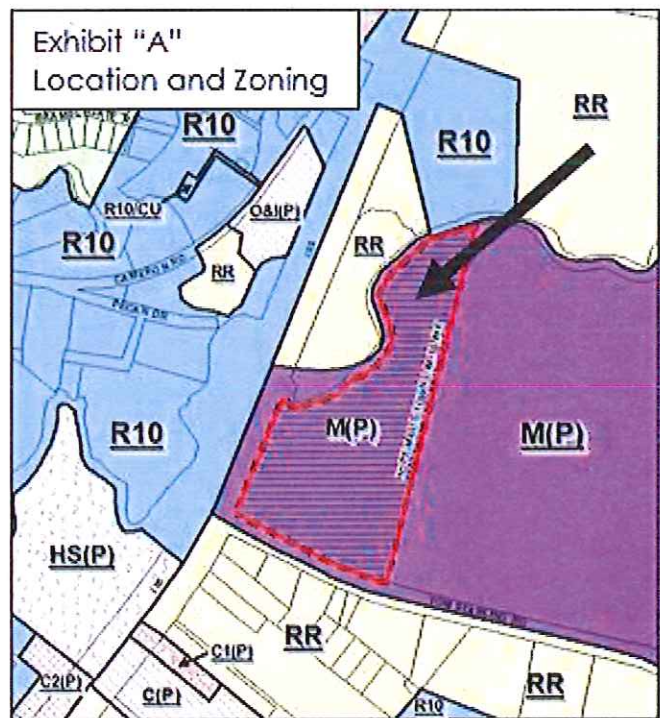
SIZE: 21.10 +/- acres within one parcel. The property has approximately 847 +/- feet of street frontage along the north side of Tom Starling Rd and approximately 631 +/- feet along the east side of I-95 Business. The properties have a depth of about 1850 feet.

EXISTING ZONING: Prior to annexation the property was zoned County M(P) Planned Industrial District. The M(P) district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with surrounding or abutting residential or commercial areas. The general intent of this district is to permit uses confined to service, wholesaling, manufacturing, fabrication and processing activities that are developed in an unobtrusive manner and characterized by low concentration, limited external effects, suitable open spaces, landscaping, parking and service areas.

EXISTING LAND USE: The parcel is vacant. Exhibit "B" shows the existing use of the subject property.

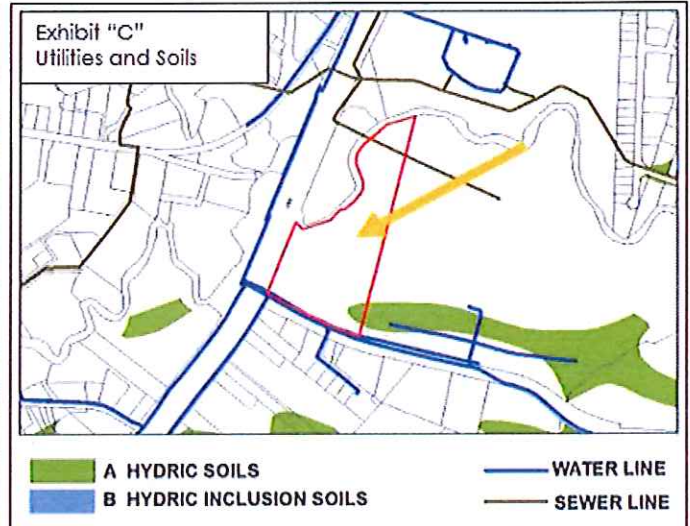
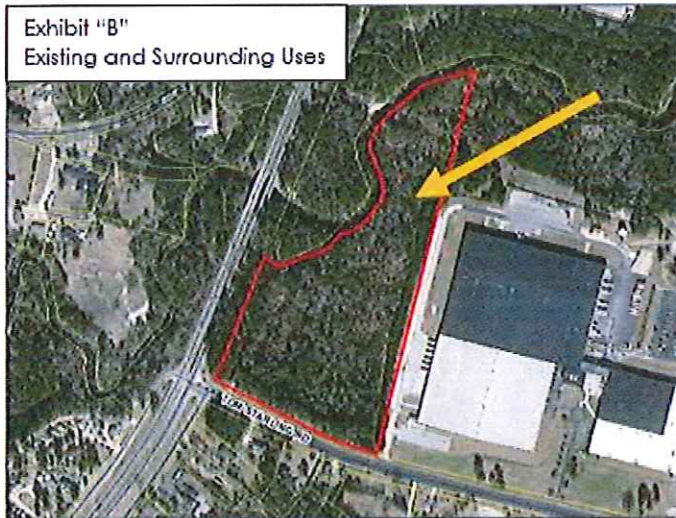
SURROUNDING LAND USE: Exhibit "B" illustrates the following:

North: Two properties which abut to the north are vacant, wooded, and zoned RR. The northern most parcel to abut the subject site is approximately 62 acres used for religious activity, zoned R10 and RR.



- East:** Warehousing activities occur on the 97.5-acre parcel abutting the subject site to the east, under the same ownership of the subject site, and zoned M(P).
- West:** I-95 ROW abuts the subject site to the west. Further west are residences on lots zoned R10.
- South:** south of Tom Starling Rd are single-family residences zoned RR. Further south on Marracco Dr are commercial and industrial properties zoned C(P) and M(P), respectfully.

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed but is located within a Special Flood Hazard Area. The subject property, as delineated in Exhibit "C", illustrates the presence of small pocket of hydric soils at the southeast corner of the parcel. Hydric inclusion soils are not present.

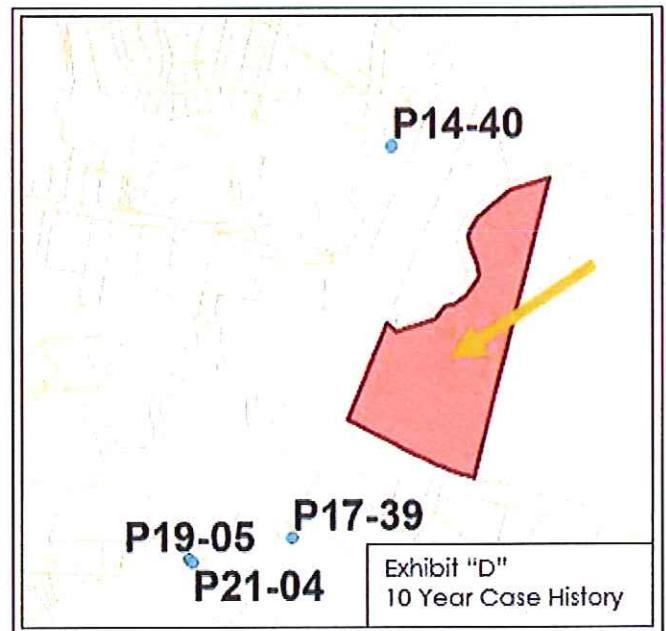


TEN YEAR ZONE CASE HISOTRY:

Exhibit "D" denotes the location of the zoning case history described below.

- **P14-40:** R10 TO O&I(P); **Approved;** 3.34 acres
- **P17-39:** RR TO C1(P); **Approved;** 0.93 acres
- **P19-05:** R10 to C2(P)/CZ for Trades Contractor Activities; **Approved;** 1.5 acres
- **P21-04:** C2(P)/CZ to C2(P); **Approved;** 1.5 acres

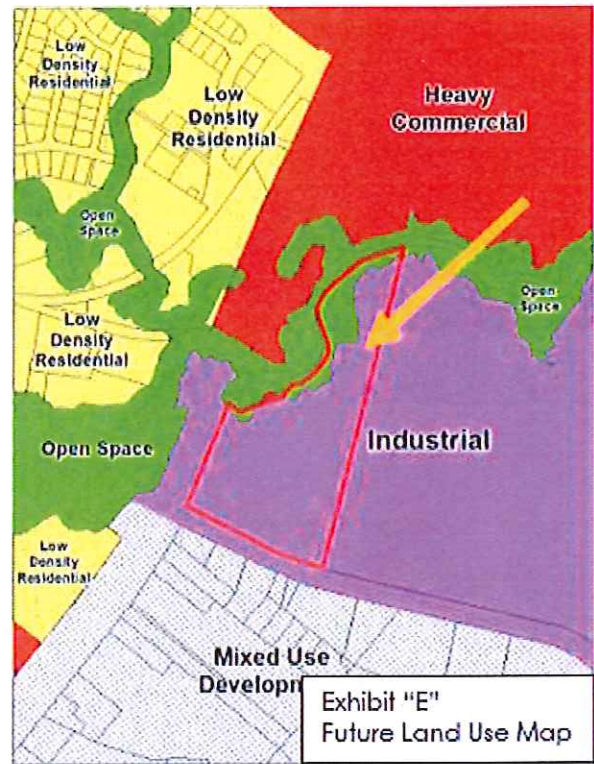
DEVELOPMENT REVIEW: Subdivision review by County Planning & Inspections will be required prior to any division of land. County staff have reached out to Hope Mills staff and have received no comment.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	M(P) (Prior County Zoning)	M(P) (Proposed Hope Mills Zoning)
Front Yard Setback	100 feet (from ROW) 130 feet (from CL)	100 feet (from ROW) 130 feet (from CL)
Side Yard Setback	50 feet	50 feet
Rear Yard Setback	50 feet	50 feet
Lot Area	N/A	N/A
Lot Width	N/A	N/A

COMPREHENSIVE PLANS: This site is located within the Southwest Cumberland Land Use Plan (2013) and is designated as Industrial (uses that require a substantial amount of land area, infrastructure and access and have the potential for noxious effects on the surrounding properties) and Open Space (land used for recreation, natural resource protection and buffer areas). Both designations are shown within Exhibit "E". The Industrial designation, in the Southwest Cumberland Land Use Plan, calls for the associated zoning district of M(P). The Open Space designation calls for the associated zoning district of CD. **Request is consistent with the adopted land use map.**



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: PWC water is only available along the frontage of Tom Starling Road. PWC force main runs through the property. Responsibility is placed on the applicant to determine if these utilities will adequately serve their development. Utilities for water and sewer are shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Metropolitan Planning Organization (FAMPO), the subject property abuts Tom Starling Road and is identified as a major collector in the Metropolitan Transportation Plan. No roadway construction improvement projects are planned on Tom Starling Road; however, a project is planned for the I-95 Business route near the subject property. I-95 Business route is identified in the Transportation Improvement Program as W-5519, a safety improvements project from NC 87 South to NC-59. Construction is currently in progress. In addition, Tom Starling Rd has a AADT of 6,800 and road capacity of 15,100 AADT. Due to lack of data and the small scale of the project, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact capacity on Tom Starling Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Alderman Rd Elem	750	601
South View Mid	900	648
South View High	1800	1400

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: Cumberland County staff have solicited comments from the Hope Mills Fire Marshal's office. However, staff have received none.

SPECIAL DISTRICTS: The property is located within the Fayetteville Regional Airport Overlay District, but not within five miles of Fort Bragg Military Base. Cumberland County staff have solicited comments from the Fayetteville Regional Airport. However, staff have received none.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

CODE DEVIATIONS: No deviations have been identified.

OTHER AGENCY OR LOCAL GOVERNMENT COMMENTS: No comments were received from the Town of Hope Mills or State agencies during the staff and agency coordination review process.

STAFF RECOMMENDATION

In Case ZON-21-0026, the Planning and Inspections staff **recommends approval** of the rezoning request from County M(P) Planned Industrial District to Town M(P) Planned Industrial District. Staff finds the request is consistent with the Southwest Cumberland Land Use Plan (2013) which calls for Industrial and Open Space at this location. Staff further finds that recommending approval of the request is reasonable and in the public interest because Town M(P) Planned Industrial District would allow industrial uses at an intensity that would be compatible and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

BOWERS, KENNETH N; & RUTH ANN S
146 TOM STARLING RD
FAYETTEVILLE, NC 28306

ARNETT, JASON; & HANNAH
3271 GLENMORE DR
HOPE MILLS, NC 28348

CUMBERLAND COUNTY
PO BOX 449
FAYETTEVILLE, NC 28302

EVANS, TAI EVERLY AVERTA
4181 PECAN DR
HOPE MILLS, NC 28348

GARNER, JOHN W, & PAULINE T
298 SAINT JOHNS WOOD
FAYETTEVILLE, NC 28303

JACOBS, ANTHONY R; VIVIAN; &
ANTHONY BRADLEY
204 TOM STARLING RD
FAYETTEVILLE, NC 28306

JACOBS, CINDY T
PO BOX 277
HOPE MILLS, NC 28348

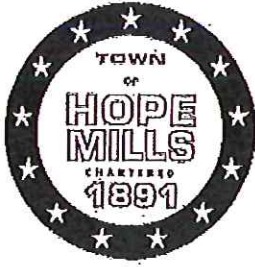
JONES, MICHAEL S; & VALERIE L
2850 DAIRY RD
TITUSVILLE, FL 32796

MOORE, JOHN LESTER; & MARIA B
130 TOM STARLING RD
FAYETTEVILLE, NC 28306

RADHA SOAMI SOCIETY
BEAS-AMERICA
4115 GILLESPIE ST
FAYETTEVILLE, NC 28306

STATE OF NORTH CAROLINA
116 W JONES ST
RALEIGH, NC 27603

ATTACHMENT – APPLICATION



Town of Hope Mills
County Planning Department

CASE NO.: ZON-21-0026

ZONING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT NO.: _____

RECEIVED BY: _____

**APPLICATION FOR
REZONING
HOPE MILLS ZONING ORDINANCE**

The following items are to be submitted with this completed application:

1. A copy of the *recorded* deed and/or plat;
2. If portion(s) of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered for the rezoning; and
3. A check made payable to "Cumberland County" in the amount of \$ _____.
(See attached Fee Schedule).

Rezoning Procedure:

1. Complete application submitted by the applicant.
2. Notification to surrounding property owners.
3. Zoning Board hearing.
4. Re-notification of interested parties and adjacent property owners; public hearing advertisement in the newspaper.
5. Hope Mills Commissioners' public hearing (approximately two to four weeks after Planning Board public hearing)
6. If approved by the Hope Mills Commissioners, rezoning becomes effective immediately.

The County Planning Staff may advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions, call (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to/on the application may cause the case to be delayed and re-scheduled for the next available Board meeting according to the Board's meeting schedule. Also, the application fee is *nonrefundable* once processing of the application has begun.

TO THE ZONING BOARD AND THE TOWN OF HOPE MILLS BOARD OF COMMISSIONERS, HOPE MILLS, NORTH CAROLINA:

I (We), the undersigned, hereby submit this application, and petition the Hope Mills Board of Commissioners to amend and to change the zoning map of the Town of Hope Mills as provided for under the provisions of the Hope Mills Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from GP M/P to M/P

If the area is a portion of an existing parcel, a written metes and bounds description of only that portion to be considered for rezoning, including the exact acreage must accompany this application along with a copy of the recorded deed and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

2. Address/location of property to be Rezoned: 103 TOM STARLING ROAD

3. Parcel Identification Number (PIN #) of property: 0424-51-5845
(also known as Tax ID Number or Property Tax ID)

4. Acreage: 21.10 ± Frontage: 469.90 Depth: 1850

5. Water Provider: Well: _____ PWC:

6. Septage Provider: Septic Tank _____ PWC Other (name) _____

7. Deed Book 10346, Page(s) 0201 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

8. Existing use(s) of property: VACANT

9. Proposed use(s) of the property: INDUSTRIAL

10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No

If yes, where? _____

11. Has a violation been issued on this property? Yes _____ No

The County Planning Staff is available for advice on completing this application; however, they are not available for completion of the application.

*** THIS IS AN INITIAL ZONING REQUEST TIED TO A RECENT ANNEXATION ***

Location: 2449 Lillington Hwy
Jurisdiction: County - Unincorporated

REQUEST

Rezoning C1(P) to C2(P)

Applicant requests a rezoning from C1(P) Planned Local Business District to C2(P) Planned Service and Retail District for approximately 5.5 +/- acres located at 2449 Lillington Hwy. This would allow the property to develop with service and retail uses not typically considered intrusive to neighboring residential properties. Examples of currently permissible uses in the existing C1(P) District are ABC Sales, hardware and garden supply sales, motor vehicle service stations, etc. The intent of the property owner is to establish a small engine repair and sales service at this location. This is a conventional rezoning, and no conditions are proposed at this time. Location of the subject property is illustrated in Exhibit "A".

PROPERTY INFORMATION

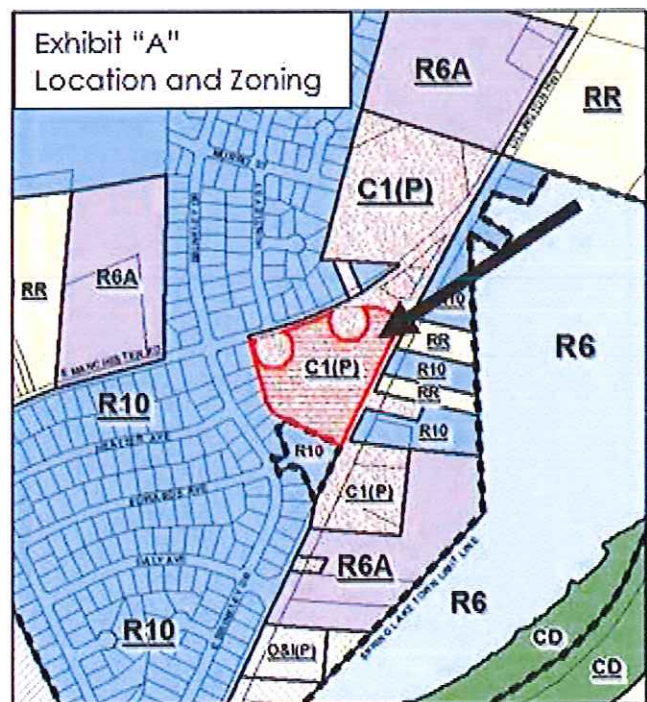
OWNER/APPLICANT:

Jeffrey Eugene (agent) on behalf of Stuart Lewis (owner)

ADDRESS/LOCATION: Located at 2449 Lillington Hwy. Refer to Exhibit "A", Site Location. REID number: 0513408800000.

SIZE: 5.5 +/- acres within one parcel. The property has approximately 537.5 +/- feet of street frontage along the south side of E Manchester Road and approximately 619 feet of frontage along the northwest side of Lillington Hwy. The property has a depth of about 812 feet.

EXISTING ZONING: The property is zoned C1(P) Planned Local Business District. The C1(P) district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas.



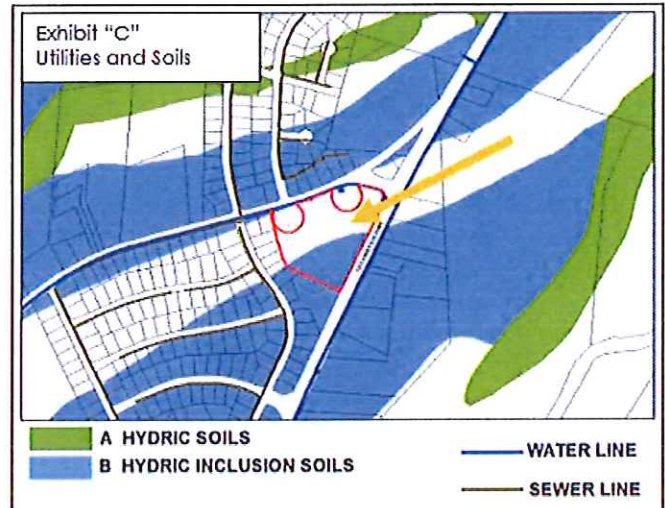
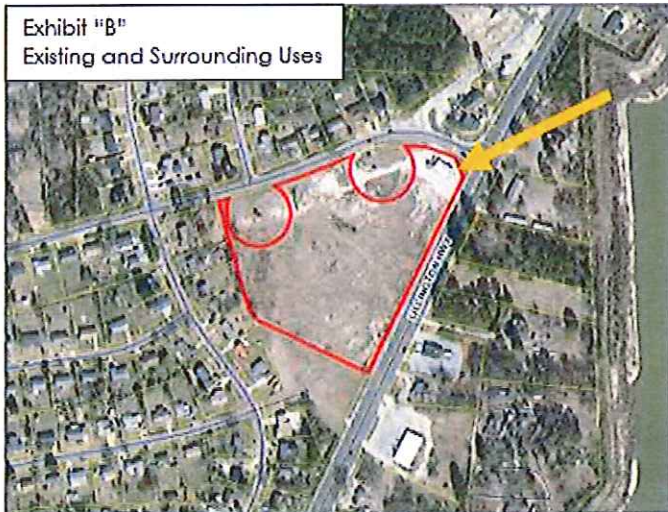
EXISTING LAND USE: The parcel is occupied by the lawn mower repair and sales activity recently established at this location by the applicant. Exhibit "B" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- North:** A Single-family subdivision -- Overhills Park -- is north of E Manchester Rd on properties zoned R10 and one lot zoned O&I(P). A restaurant, water tower, and vacant commercial building sit at the northwest corner of E Manchester and Lillington, on lots zoned C1(P).
- East:** East of Lillington Hwy are Restaurants, single-family residences, and vacant properties on lots zoned RR, R10, and C1(P). Further east is the Carolina Sands MHP zoned R6A and vacant and wooded properties zoned R6.
- West:** The single-family subdivision, Manchester Park, abuts the subject site to west on lots zoned R10.

South: Due to the orientation of the subject site along Lillington Hwy, the Manchester Park Subdivision and Carolina Sands MHP are also south of the subject site. Beginning approximately 1,000 feet south of the subject site is a funeral home and an automotive service and repair business, zoned O&I(P), O&I(P) CU and C(P), respectively.

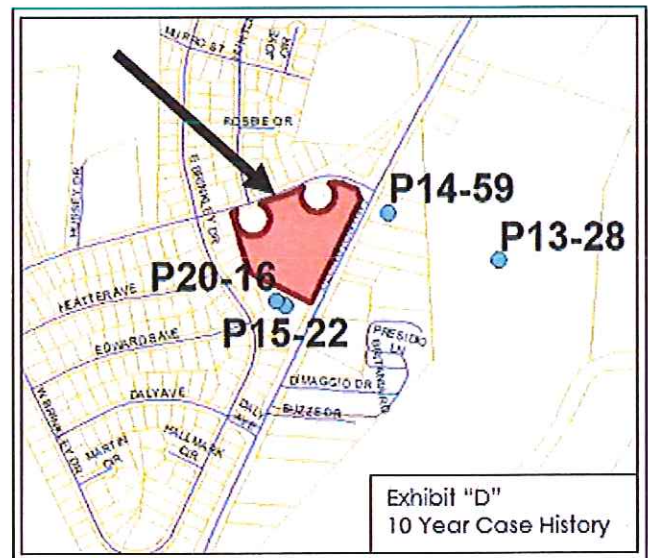
OTHER SITE CHARACTERISTICS: According to the County Engineers Office, the site is not located in a within a Flood Zone Hazard Area. The site is also not located in a Watershed. The subject property, as delineated in Exhibit "C", illustrates no presence of hydric, but does illustrate the presence hydric inclusion soils.



TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the location of the area zoning case history described below

- **P13-28:** Initial to R6 & CD; **Approved;** 74.87 acres
- **P14-59:** R10 to RR; **Approved;** 1.3 acres
- **P15-22:** R10 to C1(P); **Approved;** 1.58 acres
- **P20-16:** Initial to R10; **Approved;** 1.58 acres



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	C1(P) (Existing)	C2(P) (Proposed)
Front Yard Setback	45 feet from ROW, 75 feet from CL	50 feet from ROW, 80 feet from CL
Side Yard Setback	15 feet	30 feet
Rear Yard Setback	20 feet	30 feet
Lot Area	N/A	N/A
Lot Width	N/A	N/A

DEVELOPMENT REVIEW: Subdivision review by the Planning & Inspections Department will be required prior to any division of land.

COMPREHENSIVE PLANS: Located in the Spring Lake Land Use Plan (2002), the subject property is designated as Light Commercial, as shown within Exhibit "E". The Light Commercial designation is intended to provide convenience goods and services for the immediate neighborhood. The associated zoning districts for the Light Commercial classification are C1(P) and C2(P). **Request is consistent with the adopted land use map.**

APPLICABLE PLAN GOALS/POLICIES:

- Provide a variety of commercial development, which includes new, relocating, and expanding commercial activities that is responsive to market needs and **appropriately located and designed to be safe, attractive, and compatible with its surroundings.**
- Create a commercial atmosphere that fosters small business and business start-ups.



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Spring Lake water lines are present at the subject site. sewer lines are not next to the property. The subject site will have to be served by septic. Utilities for water are shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (MPO), the subject property sits on Lillington HWY and is identified as a principal arterial needing widening improvement in the Metropolitan Transportation Plan. No roadway construction improvement projects are planned, and the subject property will have no significant impact on the Transportation Improvement Program. In Addition, the roadway has an average annual daily trips (AADT) of 18,000 and the current road's capacity is 29,000 AADT. Due to the capacity of the road and small size of the development, a trip generation is not needed. The new development will not generate enough traffic to place Lillington HWY over capacity.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Lillian Black Elem	274	187
Spring Lake Mid	664	439
Pine Forest High	1712	1483

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no issue with this action.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and stated that the applicant must ensure that all fire department access roads requirements are met in accordance with section 503 of the NC 2018 Fire Code where required. Furthermore, submission of building plans drawn to-scale are required for new construction or renovation.

RULAC: Following an examination of the zone case materials by the RLUAC staff and Board of Directors (PIN: 0513408800000), and recognizing that their findings are non-binding on Cumberland County, the RLUAC Board of Directors finds that:

- The parcel is located beneath a Part 77 Airfield Imaginary Surface associated with Pope Field.
- The parcel is located within close proximity to a prescribed burn smoke awareness area.

The nature of the proposed rezoning of the subject parcel from one type of planned commercial district to another type of planned commercial district does not present any observed land use compatibility concerns. The applicant should be aware, however, that due to the parcel's location beneath an airfield imaginary surface, the height of any tall structure proposed for the site in the future, such as a wireless telecommunications tower, will need to be considered to avoid creating a hazard to safe aerial navigation. The applicant should also be aware that there is a prescribed burn smoke awareness area in close proximity to the parcel, which means that there could be periodic exposure to smoke from managed burns on nearby conservation lands.

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District but is within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

CODE DEVIATIONS: No deviations have been identified.

STAFF RECOMMENDATION

In Case ZON-21-0021, the Planning and Inspections staff **recommends denial** of the rezoning request from C1(P) Planned Local Business District to C2(P) Planned Service and Retail District. Staff finds the request is consistent with the Spring Lake Land Use Plan (2002) which calls for Light Commercial at this location. However, staff further finds that the request is unreasonable and not in the public interest because the C2(P) Planned Service and Retail District would allow certain commercial uses and intensity that would be incompatible and not in harmony with the surrounding land use activities and zoning at this location.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

7 STARS REI LLC
9105 TRIANA MARKET WALK
RALEIGH, NC 27617

24NORTH INVESTMENTS, LLC
1124 RAVEN PERCH DR
WENDELL, NC 27591

ALEXANDER, DAVID MATTHEWS
208 PINEWINDS DR
SANFORD, NC 27332

ALLEN, VERNON L; & YVETTE M
2904 E BRINKLEY DR
SPRING LAKE, NC 28390

AMERICAN HEROS STORAGE LLC
434 LANSDOWNE RD
FAYETTEVILLE, NC 28314

ATKINSON, RONALD; & CATHY
2551 US HWY 1 N
VASS, NC 28394

BARBARO, PAUL; & PEGGIE
500 E GRANT ST 201
MINNEAPOLIS, MN 55404

BASS, LEROYCE; & RUBY
3004 HUNTLY ST
SPRING LAKE, NC 28390

BENNETT, ROSHON
2905 ROBBIE CIRCLE
SPRING LAKE, NC 28390

BEST, WILBERT HEIRS JR
2719 EDWARDS AVE
SPRING LAKE, NC 28390

BOTTOM-LINE PROPERTY BUYERS, LLC
6437 MORGANTON RD
FAYETTEVILLE, NC 28314

BRAZELL, BILLY ROY
2550 LILLINGTON HWY
SPRING LAKE, NC 28390

BRYANT, BENNIE; & MICHELLE J
5318 S NC 210 HWY
BUNNLEVEL, NC 28323

BRZEZINSKI, PAUL A; & CHONG S
816 ELLIOTT BRIDGE RD
FAYETTEVILLE, NC 28311

BURBY, THERESA V
2805 BRINKLEY DR
SPRING LAKE, NC 28390

CARDWELL, JOHN P
56 FARRAR DAIRY RD
LILLINGTON, NC 27546

CAROLINA TELEPHONE & TELEGRAPH COMPANY
PO BOX 7909
OVERLAND PARK, KS 66207

CARTER, PAMELA R
2706 E BRINKLEY DR
SPRING LAKE, NC 28390

CHOPPER, RUBIELA
2810 BRINKLEY DR
SPRING LAKE, NC 28390

CLEMENTS, TAMMY T
3011 HUNTLEY DR
SPRING LAKE, NC 28390

CONCEPCION, ROBERTO
2723 EDWARDS AVE
SPRING LAKE, NC 28390

COOKE, DAVID A; & CAROLINE A
2705 BRINKLEY DR
SPRING LAKE, NC 28390

COOPER, INSUN POWELL
286 STONEBRIAR AVE
RAEFORD, NC 28376

DARDEN, DAVID K JR; & PAMELA E
3983 FINAL APPROACH DR
EASTOVER, NC 28312

DENNIS, KENNETH M
3012 HUNTLEY ST
SPRING LAKE, NC 28390

DOBBINS, LARRY
PO BOX 88
SPRING LAKE, NC 28390

ELLIOT, TANISHA; FRANK, EVANS
7414 ABBINGTON DR
OXON HILL, MD 20745

FAITH CHURCH INC
PO BOX 906
SPRING LAKE, NC 28390

GENERATIONAL INVESTMENT GROUP, LLC
7319 MATTHEWS MINT HILL RD
MINT HILL, NC 28227

GLASBY, GREGORY J JR
3006 HUNTLEY ST
SPRING LAKE, NC 28390

GRACIAK, LARRY E;& YUN YE
2724 HEATTER AVE
SPRING LAKE, NC 28390

GRACIAK, LARRY E;& YUNYE
1328 E MANCHESTER RD
SPRING LAKE, NC 28390

GRAHAM, CRYSTAL L
2709 E BRINKLEY DR
SPRING LAKE, NC 28390

GREEN, EMANUEL C
2724 HEATTER AVE
SPRING LAKE, NC 28390

HERRERA ESCOBAR, MARIA SANTOS
2712 BRINKLEY DR
SPRING LAKE, NC 28390

HODGES, WILLIE J;& KATHALEEN
ARTYBOOKER
3008 HUNTLEY ST
SPRING LAKE, NC 28390

HUBBARD, VIVIAN S
5460 BRUSHY MEADOWS DR
FUQUAY-VARINA, NC 27526

HUSSEY, JASPER J
1281 E MANCHESTER RD
SPRING LAKE, NC 28390

HUSSEY, JASPER;SHIRLEY
1281 E MANCHESTER RD
SPRING LAKE, NC 28390

ISBANIOLY, NABIL JERIES
P O BOX 215
RICHFIELD, NC 28137

JOHNSON, GARY A;& JOSEPHINE A
2908 MURRO DR
SPRING LAKE, NC 28390

JOSEPH, SANFORD
2725 HEATTER AVE
SPRING LAKE, NC 28390

LANDRY, HAROLD ANDREW JR;&
DOREEN DUPREE
2721 EDWARDS AVE
SPRING LAKE, NC 28390

LAWRENCE, ROBERT JEFFREY
3002 BRINKLEY DR
SPRING LAKE, NC 28390

LB UNION LLC
2726 HEATTER AVE
SPRING LAKE, NC 28390

LEWIS, HAROLD E
6400 TABOR CHURCH RD
FAYETTEVILLE, NC 28312

LEWIS, JOYCE ANNETTE
2721 HEATTER AVE
SPRING LAKE, NC 28390

LEWIS, STUART W;& ROBERTA
2919 LILLINGTON HWY
SPRING LAKE, NC 28390

LOCKHART, DANA BURTON
2703 E BRINKLEY DR
SPRING LAKE, NC 28390

MC ILWAIN, INEZ D H
300 N MAIN ST
SPRING LAKE, NC 28390

MCLEAN, WILLIAM;& LINDA D
2722 EDWARDS AVE
SPRING LAKE, NC 28390

MCLENNAN, TINA M HEIRS
3012 E BRINKLEY DR
SPRING LAKE, NC 28390

MCQUILLAN, CURTIS M
6506 STEARIN WAY
CONVERSE, TX 78109

MILLER, BRIAN K.
2902 E BRANTLEY DR
SPRING LAKE, NC 28390

MINCEY, LADONNA CAROL FOGG
2729 EDWARDS AVE
SPRING LAKE, NC 28390

MOHAMMED, SAEED
2907 ROBBIE CIR
SPRING LAKE, NC 28390

MONTGOMERY, MABEL MARIE
2723 HEATTER AVE
SPRING LAKE, NC 28390

MOORE, LLOYD G;& SIGRID B
2802 E BRINKLEY DR
SPRING LAKE, NC 28390

MORALES, BERTA J.
3009 HUNTLEY ST
SPRING LAKE, NC 28390

MUHAMMAD, SULTAN A;& DANA E
113 TRADEWINDS DR
SPRING LAKE, NC 28390

MULLINS, BETTY S
2904 MURROW ST
SPRING LAKE, NC 28390

MYGIG INC
PO BOX 2472
FAYETTEVILLE, NC 28302

NORMAN, EDWARD W;& GLENDA J
3005 HUNTLEY ST
SPRING LAKE, NC 28390

OCONNOR, JOHN J;LESUONG, P
2904 ROBBIE CIR
SPRING LAKE, NC 28390

OVERHILLS WATER COMPANY INC
PO BOX 766
SPRING LAKE, NC 28390

PALMER, ARTHUR P;& DEBBIE A
1751 HALL RD
SHANNON, NC 28386

PEREZ, ISMAEL;& MARIA S HERRERA
ESCOBAR
3007 BRINKLEY DR
SPRING LAKE, NC 28390

PEREZ, ISMAL;MARIA,
SANTOS;HERRERA, ESCOBAR
2712 BRINKLEY DR
SPRING LAKE, NC 28390

PRICE, JAMES R;& ROBIN E
2404 LILLINGTON HWY
SPRING LAKE, NC 28390

PRIVETTE, LESLIE B;& PATR
2804 E BRINKLEY DR
SPRING LAKE, NC 28390

RICHIE, AUDREY HUGHES HEIRS
2906 BRINKLEY DR
SPRING LAKE, NC 28390

RIVERA, ANGEL M;& BLANCA
2718 EDWARDS AVE
SPRING LAKE, NC 28390

SAGLEY, PAMELA S
2720 HEATHER AVE
SPRING LAKE, NC 28390

SM HOLDINGS GROUP, LLC
1417 E MANCHESTER RD
SPRING LAKE, NC 28390

SOLOMON INVESTMENTS LLC
105 CHANDRA CT
CARY, NC 27513

STEWARD, TAMIKA S
2903 ROBBIE CIR
SPRING LAKE, NC 28390

THE BRIDGEWATER HOLDING
COMPANY, LLC
171 BRIDGEWATER DR
SOUTHERN PINES, NC 28387

TOP HAT RENTALS &
PROPERTIES LLC
1513 N BRAGG BLV
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
PO BOX 617
SPRING LAKE, NC 28390

TURNER, NORVEL C JR;PATRICIA, A
7775 PINTAIL DR
FAYETTEVILLE, NC 28311

TYNDALL, LINDA K
2727 HEATTER AVE
SPRING LAKE, NC 28390

VERRICO, ANTHONY J
300 N MAIN ST
SPRING LAKE, NC 28390

W C JONES RENTALS LLC
951 S MCPHERSON CHURCH RD 201
FAYETTEVILLE, NC 28303

W S WELLONS CORP
PO BOX 766
SPRING LAKE, NC 28390

WBB ENTERPRISES LLC
806 LILLINGTON HWY
SPRING LAKE, NC 28390

WEAVER, JAMES A;& PRANOM
3006 BRINKLEY DR
SPRING LAKE, NC 28390

WELLONS, W S REALTY INC
PO BOX 766
SPRING LAKE, NC 28390

WILLIAMS, CHRIS;DEANNA, .
8001 WHITE STAR DR
FUQUAY-VARINA, NC 27526

WILLIAMS, ROY K;& ANNIE H
403 SAMUEL CT
SPRING LAKE, NC 28390

WOODARD, PEGGY G
2516 LILLINGTON HWY
SPRING LAKE, NC 28390

ATTACHMENT – APPLICATION



County of Cumberland
Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

**APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE**

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$ 475.
(See attached Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. County Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the County Commissioners, rezoning becomes effective immediately.

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from C₁P to C₂P
2. Address of Property to be Rezoned: 2449 Lillington Hwy Springlake 28390
3. Location of Property: Corner of E. morchester and Lillington Hwy.
4. Parcel Identification Number (PIN #) of subject property: 0513408800
(also known as Tax ID Number or Property Tax ID) off ranch
5. Acreage: 5.5 Frontage: 537.5 619 off 1st Depth: 812
6. Water Provider: Well: _____ PWC: _____ Other (name): City water
7. Septage Provider: Septic Tank Not Available PWC: _____
8. Deed Book 3315, Page(s) 422-425, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Fruit stand
10. Proposed use(s) of the property: A small engine shop for buying and selling lawn equipment to the near by residents of Spring Lake, NC
11. Do you own any property adjacent to or across the street from this property?
Yes No _____ If yes, where? _____
12. Has a violation been issued on this property? Yes No _____

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application.

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

~~Stewart~~ Stewart Lewis
NAME OF OWNER(S) (PRINT OR TYPE)

3003 Lillington Hwy Spring lake NC 28390
ADDRESS OF OWNER(S)

910 401 7956
HOME TELEPHONE # WORK TELEPHONE #

NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

ADDRESS OF AGENT, ATTORNEY, APPLICANT

E-MAIL

HOME TELEPHONE # WORK TELEPHONE #

Stewart W. Lewis
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

Location: South of Sanderosa Rd/West of Baywood Rd
Jurisdiction: County-Unincorporated

REQUEST

Rezoning A1 to C2(P)

Applicant requests a rezoning from A1 Agricultural District to C2(P) Planned Service and Retail District for a portion of approximately 1.00 acres within one parcel located south of Sanderosa Road and west of Baywood Road. This would allow the property to develop with permitted commercial uses, typically not associated with intrusive activities abutting residential areas. The intent of this request is to conduct motor vehicle washing services. This is a conventional rezoning, and no conditions are proposed at this time. Location of the subject property is illustrated in Exhibit "A".

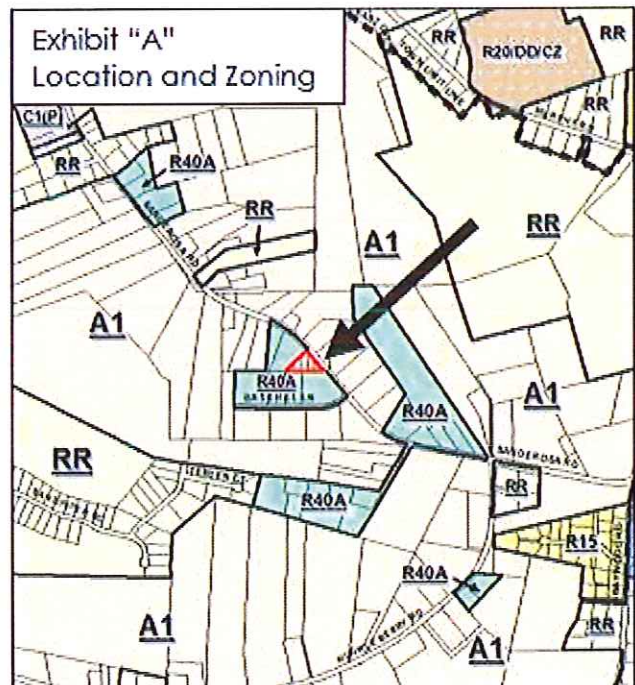
PROPERTY INFORMATION

OWNER/APPLICANT: Eugene and Vernorine Young (owners)

ADDRESS/LOCATION: South of Sanderosa Road and west of Baywood Road. Refer to Exhibit "A", Site Location. REID number: 0468604028000. This site is approximately 0.59 miles south of the Town of Eastover. This site is not located at or near a road intersection.

SIZE: 1.00 +/- acre portion within one parcel. The property has approximately 290 +/- feet of street frontage along the south side of Sanderosa Road. The property has a depth extending about 305 feet.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. This district is intended to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.



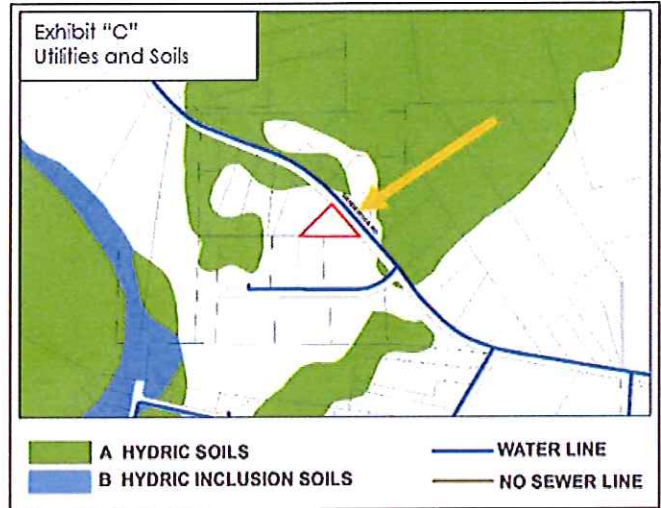
EXISTING LAND USE: The parcel is vacant and partially wooded. Exhibit "B" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- North:** Directly north is a double-wide manufactured home on property zoned A1, and under the same ownership of the subject site. Further to the north the lots are vacant, wooded, and zoned A1.
- East:** The subject site is a portion of a parcel which is bisected by Sanderosa Rd. Directly east of Sanderosa Rd is the remainder of the subject parcel. The lots abutting to the east are vacant, wooded, and zoned A1 and R40A.
- West:** The lots which abut to the west are vacant, wooded, and zoned R40A. Further west is a double-wide manufactured home and stick built homes on parcel property zoned A1.

South: Lots occupied by single-wide manufactured homes abut to the south zoned R40A.

OTHER SITE CHARACTERISTICS: According to the County Engineers Office, the site is not located within a Flood Zone Hazard Area. The site is also not located in a Watershed. The subject property, as delineated in Exhibit "C", illustrates no presence of hydric or hydric inclusion soils.

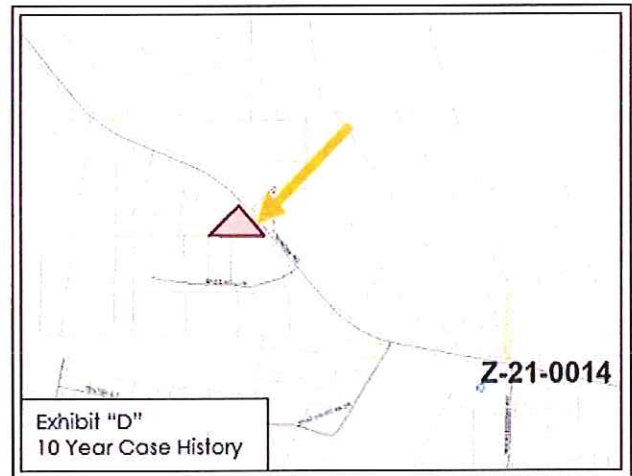


TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the location of the zoning case history described below.

- **ZON-21-0014:** A1 to R20; **Denied;** 3.35 acres

DEVELOPMENT REVIEW: Subdivision review by County Planning & Inspections will be required before any development activity.



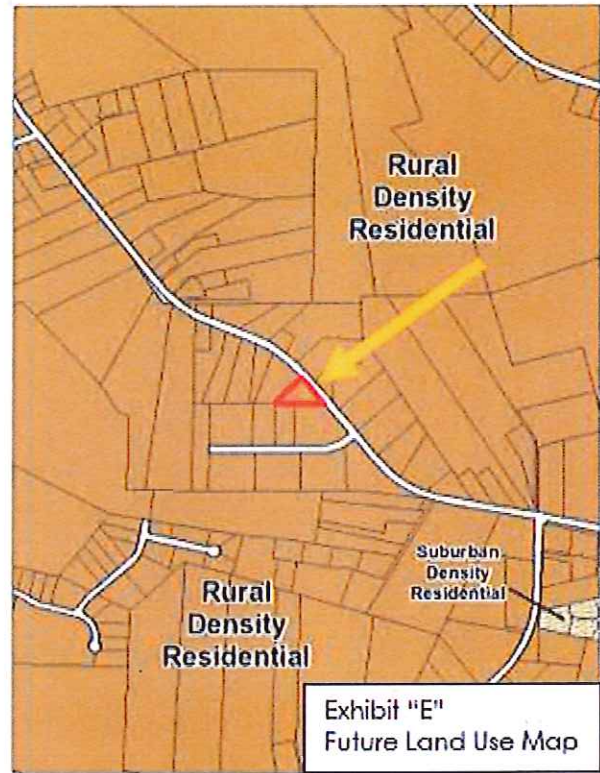
DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	C2(P) (Proposed)
Front Yard Setback	50 feet	50 feet from ROW, 80 feet from CL
Side Yard Setback	20 feet (one story) 25 feet (two story)	30 feet
Rear Yard Setback	50 feet	30 feet
Lot Area	2 acres (87,120 sq. ft.)	N/A
Lot Width	100'	N/A

COMPREHENSIVE PLANS: Located in the Eastover Land Use Plan (2018), the subject property is designated as Rural Density Residential, which is intended for residential properties with a minimum of 20,000 sq. ft., as shown within Exhibit "E". The Rural Density Residential designation, in the Eastover Land Use Plan, calls for associated zoning districts of R20, R20A, RR, R30, R30A, R40, and R40A. **Request is not consistent with the adopted land use plan.** Approval of this request would require a change in future land use classification.

APPLICABLE PLAN GOALS/POLICIES:

- Use development techniques that preserve the rural character of the area.
- Protect established residential from non-Residential development.



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Eastover Sanitary District water utility lines are located at the front of the property. The subject site will have to be served by septic. The applicant is responsible for coordinating with the utility providers to determine if these utilities will serve this property. Location of water lines are shown Exhibit "C".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (MPO), the subject property sits on Sanderosa Road and is identified as a local street in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Sanderosa Rd has an average annual daily trip (AADT) count of 800 and an estimated road capacity of 16,400 AADT by comparison to Murphy Rd, an equivalent 2 lane road to Sanderosa Rd. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Sanderosa Rd.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Armstrong Elem	441	361
Mac Williams Mid	1164	1076
Cape Fear High	1475	1400

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and has no comment at this time.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and stated that the applicant must ensure that all fire department access roads requirements are met in accordance with section 503 of the NC 2018 Fire Code where required. The applicant must ensure emergency responder radio coverage is achieved. Furthermore, submission of buildings plans to-scale are required for new construction or building renovation.

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

CODE DEVIATIONS: No deviations have been identified.

STAFF RECOMMENDATION

In Case ZON-21-0025, the Planning and Inspections staff **recommends denial** of the rezoning request from A1 Agricultural District to C2(P) Planned Service and Retail District. Staff finds the request is not consistent with the Eastover Land Use Plan (2018) which calls for Rural Density Residential at this location. Staff further finds that recommending denial of the request is reasonable and in the public interest because the C2(P) Planned Service and Retail District would allow commercial uses at an intensity that would not be compatible or in harmony with the rural character of the area, surrounding land use activities, and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

ANDERSON, CARL;&
SANDRA GLENDORIA
3666 MURPHY RD
EASTOVER, NC 28312

ANDERSON, CARALIN
1125 DEEP CREEK RD
FAYETTEVILLE, NC 28312

BASS, CHARLES BRANSON
3609 BASS HILL LN
FAYETTEVILLE, NC 28312

BASS, NORMAN WILLIAM;&
KATHY BEARD
1706 ENGLEWOOD DR
FAYETTEVILLE, NC 28312

BIXBY, ROBERTE:
ROSE, MARIE I TRUSTEES
3981 SANDEROSA RD
FAYETTEVILLE, NC 28312

BLAKELY, CAROLYN E
144 DEER PATH RD
DEBARY, FL 32713

BUNCE, JOANNE MCGILL
5400 JARVIS ST
FAYETTEVILLE, NC 28314

CAMPBELL, LISA ANN
3610 SANDEROSA RD
FAYETTEVILLE, NC 28312

CARTER, ARTHUR L HEIRS
427 ANGELOW RD
BERLIN, NC 08009

DARLING, RANDELL;& ANKE H R
3824 SANDEROSA RD
FAYETTEVILLE, NC 28312

GATES, ANTHONY A
830 INDIAN RIVER DR
WEST COLUMBIA, SC 29170

CARTER, CLAUDE
1616 ROGERS CROSSINGS DR
LITHONIA, GA 30058

GRAHAM, DELDRID M;& DARLENE
1860 BRIDGER ST
FAYETTEVILLE, NC 28301

GRANT, ANTHONY;WILLIAM, JR
365 MCKINLEY AVE
BRIDGEPORT, CT 06604

HALL, JEFFREY;& TAMMY
3586 SANDEROSA RD
FAYETTEVILLE, NC 28312

HEATH, GARY LYNN;& DIANNE
PICACHE
3559 SANDEROSA RD
FAYETTEVILLE, NC 28312

MCDUGLE, RUBY CARTER
3520 NUTMEG PL
FAYETTEVILLE, NC 28311

MCKOY, LEO;& PHYLLIS
3321 SANDEROSA RD
FAYETTEVILLE, NC 28301

MCNATT, STEVEN J
3549 SANDEROSA RD
FAYETTEVILLE, NC 28312

MCNATT, STEVEN J;
MELVIN, CLEMENTINE
3557 SANDEROSA RD
FAYETTEVILLE, NC 28312

MCNATT, WILLIAM;RAYNOR,
VIOLA;JONES, MARY LOUISE;MARTIN,
JANET;LAWSON, CAROLYN L
5650 E SAHARA AVE #2034
LAS VEGAS, NV 89142

MEDEIROS, DAVID P;& LINDA H
3420 REEDY BRANCH RD
FAYETTEVILLE, NC 28312

MELVIN, CARY J;& CLEMENTINE
3557 SANDEROSA RD
FAYETTEVILLE, NC 28312

MELVIN, CLEMENTINE;& CARY
633 GLENSFORD DR
FAYETTEVILLE, NC 28314

MURPHY, PAUL LAVERNE;& EDNA
HOWELL;BENNETT, MURRAY
1739 CREEKBOTTOM TRL
FAYETTEVILLE, NC 28312

NUNNERY, DIANA G;& CLAUDE F JR
3607 SANDEROSA RD
FAYETTEVILLE, NC 28312

ROBINSON, DENNIS L
PO BOX 1146
MONTCLAIR, NJ 07042

SCHNELL INVESTMENT
PROPERTIES LLC
5420 PLATEAU RD
FAYETTEVILLE, NC 28303

SMITH, JACOB GLEN;& DEIDRE RENEE
3610 SANDEROSA RD
FAYETTEVILLE, NC 28312

STRICKLAND, WILLIAM CALVIN JR
1207 THATFORD CT
FAYETTEVILLE, NC 28304

TEW, TERRY
3861 SANDEROSA RD
FAYETTEVILLE, NC 28312

YOUNG, EUGENE F;& VERNORI
3659 SANDEROSA RD
FAYETTEVILLE, NC 28312

ATTACHMENT – APPLICATION



County of Cumberland
◆
Planning & Inspections Department

CASE #:	<u>20W-21-0025</u>
PLANNING BOARD MEETING DATE:	_____
DATE APPLICATION SUBMITTED:	_____
RECEIPT #:	_____
RECEIVED BY:	_____

**APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE**

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$_____.
(See attached Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. County Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the County Commissioners, rezoning becomes effective immediately.

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from A-1 to C-2(P)
2. Address of Property to be Rezoned: South of Sandersa & West of Baywood
3. Location of Property: _____
4. Parcel Identification Number (PIN #) of subject property: 0468604028000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1 Frontage: 285.25 ft Depth: 308.86^{ft}
6. Water Provider: Well: _____ PWC: _____ Other (name): Eastover Sanitation
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 3192, Page(s) 214, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant
10. Proposed use(s) of the property: Commercial
11. Do you own any property adjacent to or across the street from this property?
Yes No _____ If yes, where? 3659 Sandersa Rd. Hwy 70 28302
12. Has a violation been issued on this property? Yes _____ No

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application.

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Eugene F. Young & Vernorine E. Young
NAME OF OWNER(S) (PRINT OR TYPE)

3659 Sanderson Road Fayetteville N.C 28312
ADDRESS OF OWNER(S)

(910) 483-8198
HOME TELEPHONE #

Cell (910) 527-9534
WORK TELEPHONE #

NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

ADDRESS OF AGENT, ATTORNEY, APPLICANT

Miss V Young 1955@gmail.com
E-MAIL

(910) 483-8198
HOME TELEPHONE #

(910) 527-9534
WORK TELEPHONE #

Eugene F Young
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Vernorine E Young
SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

Location: 771 Chicken Foot Road
Jurisdiction: Hope Mills

REQUEST Initial Rezoning County A1 and C3 to Town R6

Applicant requests an initial rezoning from County A1 Agriculture and C3 Commercial to Town R6 Residential District for a portion of three lots with approximately 43.78 +/- combined acres located at 771 Chicken Foot Road. The R6 district in the Hope Mills Zoning Code is designed for a "mix of single- and multi-family dwellings". This would allow the property to be developed with single-family and multifamily dwellings. The rezoning request was initiated due to the subject lots being annexed by the Town of Hope Mills. A Town zoning district must be assigned to a property once it annexes into a municipality. This is a conventional rezoning, and no conditions are proposed at this time. Location of the subject property is illustrated in Exhibit "A".

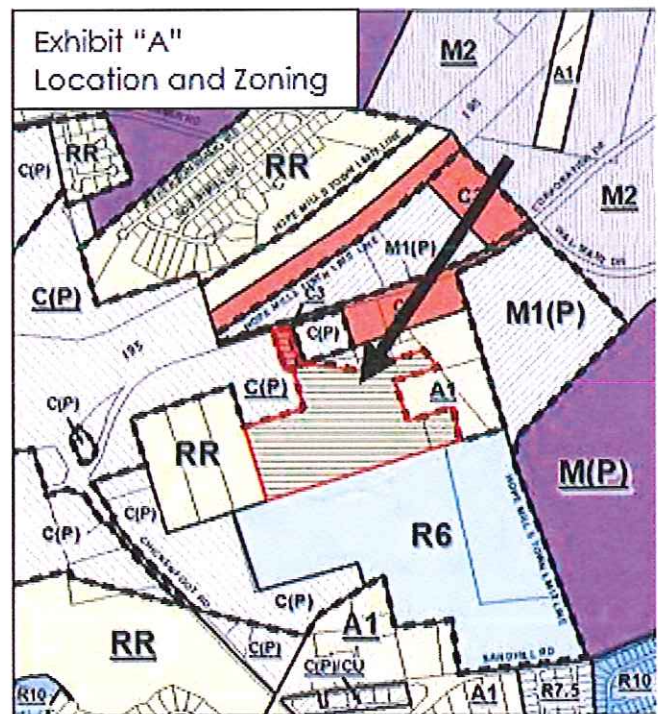
PROPERTY INFORMATION

OWNER/APPLICANT:
 Town of Hope Mills (agent) on behalf of Charles and Nancy Maxwell (owners).

ADDRESS/LOCATION: Located at 771 Chicken Foot Road. Refer to Exhibit "A", Site Location. REID numbers: 0423622175000, 0423723143000, & 0423527946000.

SIZE: 43.78 +/-acres within a portion of three parcels. The property has approximately 210 +/- feet of street frontage along the south side of Corporation Drive. The properties have a depth of about 1635 feet.

EXISTING ZONING: Prior to annexation the properties were zoned County A1 Agricultural District and C3 Planned Commercial District. The A1 district is designed to promote and protect agricultural lands, including woodland, within the County. C3 is a dormant commercial district which abides by the regulations of C(P) districts. The C(P) district is designed to assure the grouping of buildings on a parcel of land to constitute a harmonious, efficient, and convenient retail shopping area.



EXISTING LAND USE: The parcel is vacant. Exhibit "B" shows the existing use of the subject property.

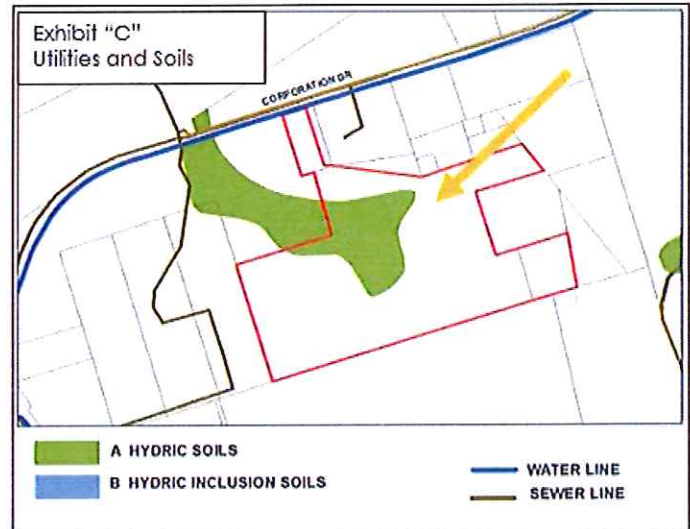
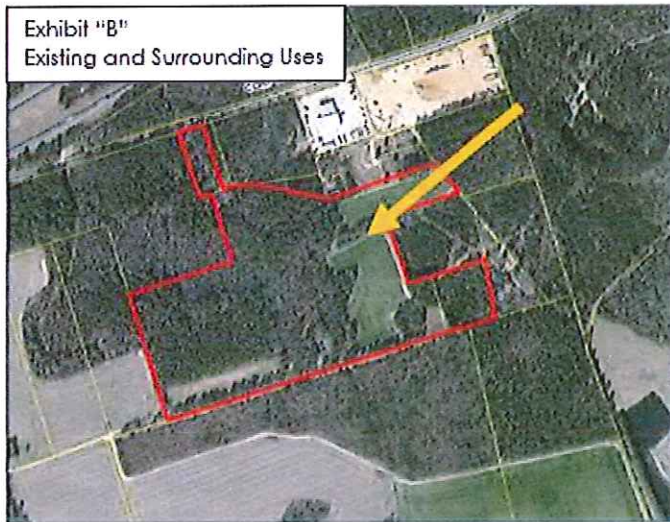
SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- North:** Across Corporation Dr. to the north is a vacant and wooded lot zoned M1(P). Further north is the I-95 ROW.
- East:** Commercial, residential, and vacant land zoned C3, C(P), and A1 abuts the subject site. A 46.02-acre vacant parcel is further east zoned M(P).

West: The properties to the west are vacant, and zoned C(P) and R6. The lots zoned R6 were recently rezoned in case ZON-21-22. They are under the same ownership as the subject site and intended to be used for a residential subdivision that encompass properties covered by this case.

South: Directly south are parcels with approximately 110 acres, recently annexed into Hope Mills and zoned R6.

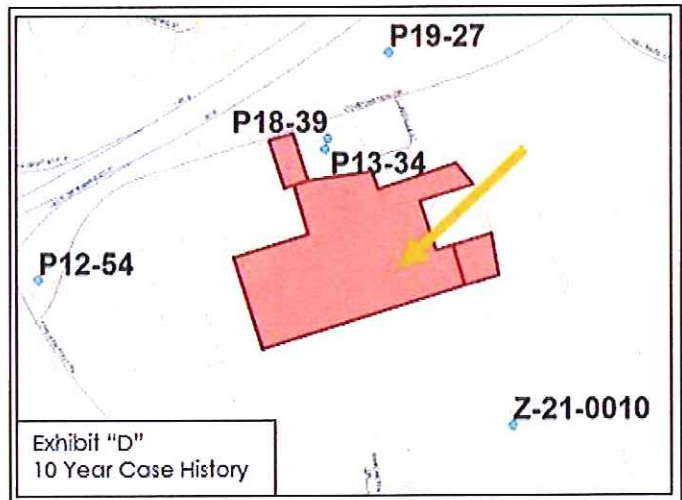
OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or a Special Flood Hazard Area. The subject property, as delineated in Exhibit "C", illustrates the presence of hydric but not hydric inclusion soils.



TEN YEAR ZONE CASE HISOTRY:

Exhibit "D" denotes the location of the zoning case history described below.

- **P12-54:** Initial to C(P); **Approved;** 1.34 acres
- **P13-34:** C3 to M(P); **Withdrawn;** 4.93 acres
- **P18-39:** Initial to C(P); **Approved;** 4.93 acres
- **P19-27:** C3 & C(P) to M(P); **Approved;** 77.3 acres
- **ZON-21-0010:** Initial to R6; **Approved;** 110.89 acres



DEVELOPMENT REVIEW: Subdivision review by County Planning & Inspections will be required prior to any division of land. Hope Mills staff have indicated that the subject site will require stormwater review.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

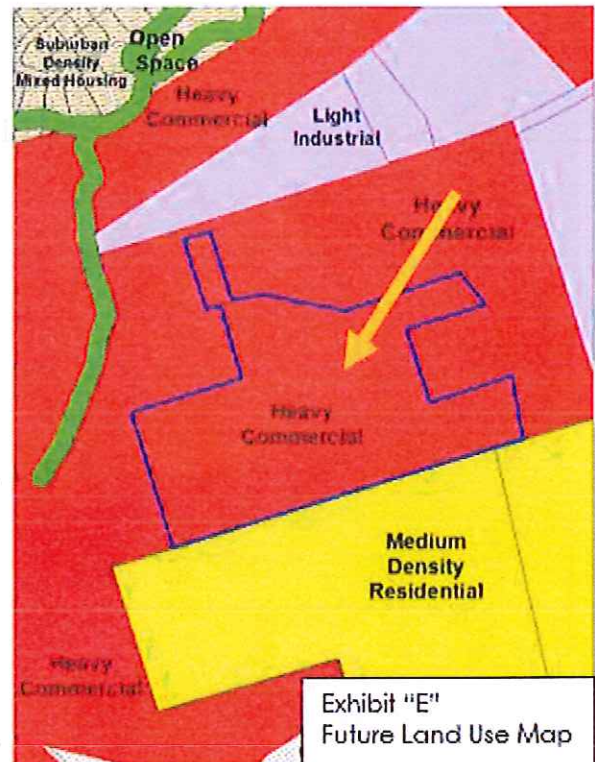
Minimum Standard	A1 (Prior County Zoning)	R6 (Proposed Hope Mills Zoning)
Front Yard Setback	50 feet	25 feet
Side Yard Setback	20 feet: 1 story, 25 feet: 2 story	10 feet: 1 story, 12 feet: 2 story
Rear Yard Setback	50 feet	30 feet
Lot Area	2 acres (87,120 sq. ft.)	6,000 sq. ft
Lot Width	100'	60'

DEVELOPMENT POTENTIAL:

Existing County Zoning (A1)	Proposed Town Zoning (R6)
17 dwelling units	249 dwelling units

- Assume 80% of land usable for development after the exclusion of land for roads, driveways, and drainage.
- Calculation: $\text{site acreage} \times .8 / \text{minimum lot size for zone district}$
- **Section 202 (A):** When the number of dwelling units permitted on a lot submitted for approval as a group development result in a fraction of a dwelling unit, a fraction of one-half or more shall be considered a dwelling unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS: This site is located within the Southwest Cumberland Land Use Plan (2013) designated as Heavy Commercial (uses that provide a wide variety of retail, wholesale and commercial businesses), as shown within Exhibit "E. The Heavy Commercial designation, in the Southwest Cumberland Land Use Plan, calls for associated zoning district of C(P). **Request is not consistent with the adopted land use map.** If the zoning change is approved, the future land use plan will have to be amended.



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: PWC sewer is available along Corporation Dr. The closest PWC water lines are approximately 2,520 feet south on the south side of Sand Hill Rd. It is the applicant's responsibility to determine if this utility will adequately serve their development. Utilities for water and sewer are shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Metropolitan Planning Organization (FAMPO), the subject property is listed as 771 Chicken Foot Rd but also sits on Corporation Drive. Chicken Foot Rd is identified as a major collector and Corporation Dr as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Chicken Foot Rd has a 2019 AADT of 19,000 and a road capacity of 15,800 and Corporation Drive has a AADT of 2,800 and no road capacity data. Chicken Foot Rd is currently over capacity; however, the subject project only has access to Corporation Drive which is not over capacity. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Chicken Foot Road or Corporation Drive.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Gallberry Farm Elem	884	853
Gray's Creek Mid	1083	1096
Gray's Creek High	1517	1343

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: Cumberland County staff have solicited comments from the Hope Mills Fire Marshal's office. However, staff have received none.

SPECIAL DISTRICTS: The property is located within the Fayetteville Regional Airport Overlay District, but not within five miles of Fort Bragg Military Base. Cumberland County staff have solicited comments from the Fayetteville Regional Airport. However, staff have received none.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

CODE DEVIATIONS: No deviations have been identified.

OTHER AGENCY OR LOCAL GOVERNMENT COMMENTS: No comments were received from state agencies during the staff and agency coordination review process.

STAFF RECOMMENDATION

In Case ZON-21-0026, the Planning and Inspections staff **recommends denial** of the rezoning request from County A1 Agriculture and C3 Commercial to Town R6 Residential District. Staff finds the request is not consistent with the Southwest Cumberland Land Use Plan (2013) which calls for Heavy Commercial at this location. Staff further finds that the request is unreasonable and not in the public interest because Town R6 Residential District would allow residential intrusion within a commercial interchange node and would not be compatible and in harmony with the existing surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

I
BURNS, HATTIE HEIRS
PO BOX 215
HOPE MILLS, NC 28348

BURNS, ANDREA-PAYLA;KELVIN;CAROL
KIRK, TANNISSA; STEVEN;
BURNS, WALTER HEIRS
5035 ANCILLA ST
HOPE MILLS, NC 28348

INGRAM, CATHERINE; MACDONALD,
M LAUCLIN; & CHARLOTTE
1010 N MAGNOLIA ST
RAEFORD, NC 28376

MCLEAN, DREW CLAYTON
5025 ANCILLA ST
HOPE MILLS, NC 28348

PAUL, ELIZABETH C;CASHWELL, MICHAEL
B;STEVEN N; ANGUS DIXON;JOHNSON, EMILY
C;CASHWELL, LAUCLIN M;FRASCHE, MARY
C;BRADLEY, PRUDENCE C;
231 WOODSTREAM CIRCLE
MOORESVILLE, NC 28117

BRUCE BARCLAY CAMERON FOUNDATION
INC; WILLIAM LIBERTY POINT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

HALL, JERRY; & JACQUELYN
2344 PARK GARDEN COURT
FAYETTEVILLE, NC 28306

MARSH FERBIE HEIRS; NOLAN,
CHERYL E MCPHERSON; SIMMONS, GLENDA
MCPHERSON; WIMBERY, YOLANDA;
MCPHERSON, HAROLD
909 WICKER CT
FAYETTEVILLE, NC 28304

MELVIN, KENNETH EARL
1451 SANDHILL RD
HOPE MILLS, NC 28348

WOOD, WAYMON W TRUSTEE, WOOD,
MARGARET C TRUSTEE-KENNEDY, CHARLES

BURNS, MICHAEL; GWENDOLYN;
KENNETH-PATRICIA;THOMAS, ANGELIA
BURNS;BURNS, PAMELA;CHRISTOPHER
5035 ANCILLA ST
HOPE MILLS, NC 28348

HORNER, JOHN WESLEY
1853 FABER ST
FAYETTEVILLE, NC 28304

MAXWELL, CHARLES; & NANCY
PO BOX 405
HOPE MILLS, NC 28348

CASHWELL, HELEN C TRUSTEE-HOLT, HENRY
WALTER JR; HOLT, WILLIAM DEROSSET II
231 WOODSTREAM CIRCLE
MOORESVILLE, NC 28117

ATTACHMENT – APPLICATION



Town of Hope Mills
County Planning Department

CASE NO.: ZON-21-0027

ZONING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT NO.: _____

RECEIVED BY: _____

**APPLICATION FOR
REZONING
HOPE MILLS ZONING ORDINANCE**

The following items are to be submitted with this completed application:

1. A copy of the *recorded* deed and/or plat;
2. If portion(s) of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered for the rezoning; and
3. A check made payable to "Cumberland County" in the amount of \$_____.
(See attached Fee Schedule).

Rezoning Procedure:

1. Complete application submitted by the applicant.
2. Notification to surrounding property owners.
3. Zoning Board hearing.
4. Re-notification of interested parties and adjacent property owners; public hearing advertisement in the newspaper.
5. Hope Mills Commissioners' public hearing (approximately two to four weeks after Planning Board public hearing)
6. If approved by the Hope Mills Commissioners, rezoning becomes effective immediately.

The County Planning Staff may advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions, call (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to/on the application may cause the case to be delayed and re-scheduled for the next available Board meeting according to the Board's meeting schedule. Also, the application fee is nonrefundable once processing of the application has begun.

TO THE ZONING BOARD AND THE TOWN OF HOPE MILLS BOARD OF COMMISSIONERS, HOPE MILLS, NORTH CAROLINA:

I (We), the undersigned, hereby submit this application, and petition the Hope Mills Board of Commissioners to amend and to change the zoning map of the Town of Hope Mills as provided for under the provisions of the Hope Mills Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from A1 to R6

If the area is a portion of an existing parcel, a written metes and bounds description of only that portion to be considered for rezoning, including the exact acreage must accompany this application along with a copy of the recorded deed and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

2. Address/location of property to be Rezoned: 771 CHICKENFOOT ROAD

0423-52-7946

3. Parcel Identification Number (PIN #) of property: 0423-62-2175
(also known as Tax ID Number or Property Tax ID) 0423-72-3143

4. Acreage: 43.78 Frontage: 153 Depth: 794

5. Water Provider: Well: _____ PWC:

6. Septage Provider: Septic Tank _____ PWC Other (name) _____

7. Deed Book 4093, Page(s) 0502 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

8. Existing use(s) of property: VACANT

9. Proposed use(s) of the property: RESIDENTIAL

10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No

If yes, where? _____

11. Has a violation been issued on this property? Yes _____ No

The County Planning Staff is available for advice on completing this application; however, they are not available for completion of the application.

*** THIS IS AN INITIAL ZONING REQUEST TIED TO A RECENT ANNEXATION**

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

CHARLES E. NANCY MAXWELL
Property owner(s)' name (print or type)

P.O. Box 405 HOPE MILLS, NC 28348
Complete mailing address of property owner(s)

910.624.1966

910.426.4103

Telephone number

Alternative telephone number

amelaw@lin@townofhopehills.com
E-mail address

910.424.4902

Fax number

TOWN OF HOPE MILLS

Agent, attorney, or applicant (other than property owner) (print or type)

5770 ROCK FISH ROAD HOPE MILLS, NC

Complete mailing address of agent, attorney, or applicant

910.426.4103

Telephone number

Alternative telephone number

amelaw@lin@townofhopehills.com
E-mail address

910.424.4902

Fax number

Owner's signature

Agent, attorney, or applicant's signature
(other than property owner)

Owner's signature

Upon submission, the contents of this application becomes "public record" and is available for review and/or copies upon request.

REQUEST

Subdivision Waiver from Section 2303.C

Applicant requests a Subdivision Waiver from Section 2303.C Street Frontage requirements for a proposed lot containing approximately 2.75 +/- acres and located approximately 5600 +/- feet east of South NC 87 Hwy on a private access easement titled Upton Tyson Road. Access to the site will not meet the minimum requirements of for a Class "C" street. Thus, the proposed lot does not meet the requirements of Section 2303. Access is proposed to occur along a twenty-foot wide access easement that has been obtained by the applicant from two property owners – Vance Tyson and Sherwood Church. As the new lot will not have access to a standard street, approval of a subdivision waiver by the Joint Planning Board is necessary to allow a lot that does not have access to a standard public or private Class "C" street.

Location of the subject property is illustrated in Exhibit "A". The proposed 2.75-acre lot would be used for an electric substation) that would be owned by Southern River Electric Member Corporation. (Refer to Exhibit "G" for conceptual site plan)

SECTION 2303. MINIMUM LOT STANDARDS, SUBDIVISION ORDINANCE

C. Street frontage. Except as otherwise provided for in Section 2401, every lot shall abut a public street or private street approved under the terms of this ordinance for at least 20 feet; such frontage (abutting) to be continuous from the property line to building setback line.

The proposed subdivision plat for the intended substation lot from the easement documents appearing in Exhibit "E". This easement is identified as an ingress/egress easement and does not meet the county's standards for a private or public Street.

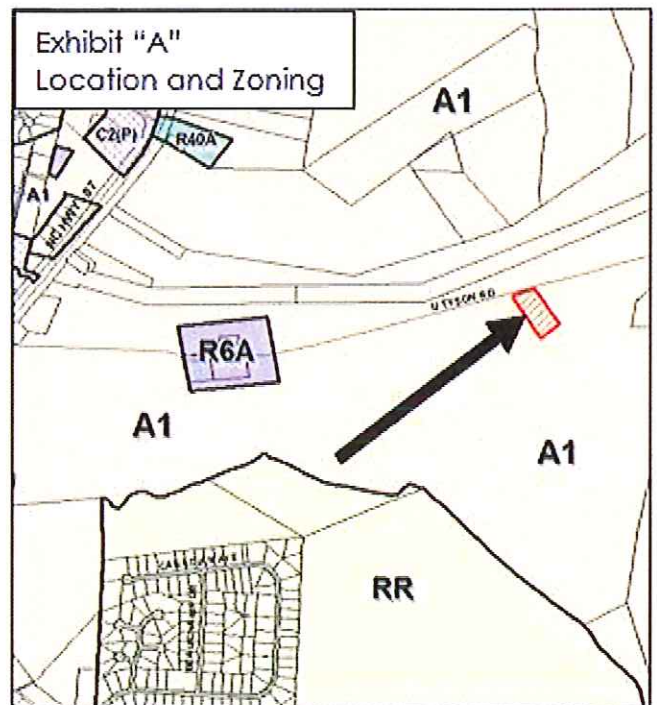
PROPERTY INFORMATION

OWNER/APPLICANT: South River Electric Membership Corporation/Pike Engineering, LLC (agent) on behalf of Vance U. Tyson Jr. (owner)

ADDRESS/LOCATION: Located approximately 5600 +/- feet east of South NC 87 Hwy on Upton Tyson Road. Refer to Exhibit "A", Site Location. REID number: 0442787881000.

SIZE: The proposed subdivided lot will have 2.75 +/- acres within one parcel. The property will have approximately 237 +/- feet of frontage along the south side of Upton Tyson Road. The property will have a depth of about 506 feet.

EXISTING ZONING: The property is zoned A1 Agricultural District, which is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of



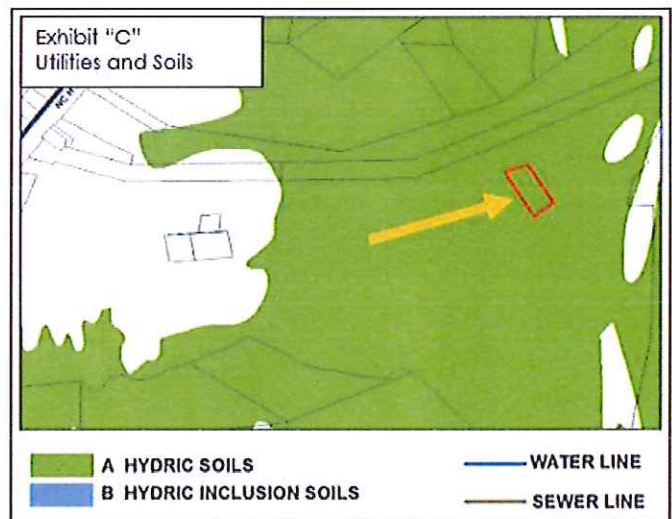
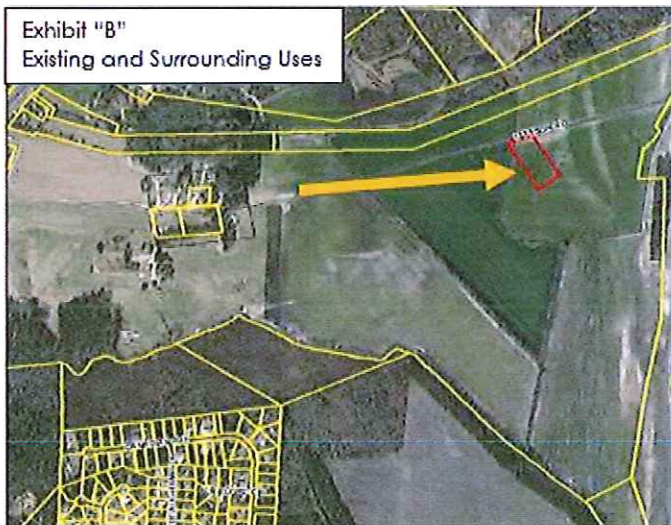
convenient commercial uses are permitted to ensure essential services for the residents.

EXISTING LAND USE: The proposed parcel is vacant. Exhibit "B" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

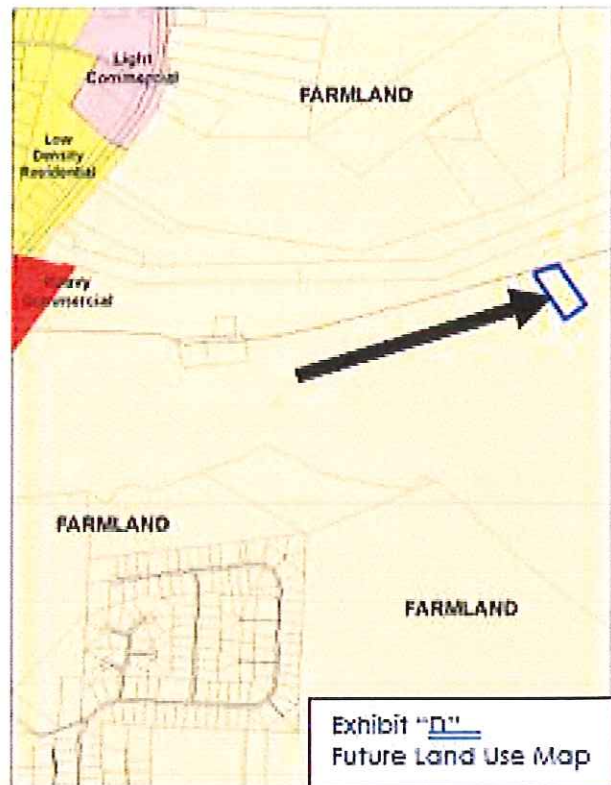
- North:** The abutting parcels to the north of the proposed subdivided lot are vacant and wooded. Parcels to the immediate north are zoned A1.
- East:** The lots to the east are vacant and zoned A1.
- West:** Single wide manufactured homes and a single-family residence occupy the parent parcel spanning westward to NC Hwy 87 South. The section of the parent parcel occupied by manufactured homes is zoned R6A.
- South:** The parent parcel will extend approximately 2,600 +/- feet to the south of the proposed lot. The closest single-family subdivision, Twin Peaks, to the south will be approximately 3,200 +/- feet away with lots zoned RR.

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or a Special Flood Hazard Area according to the County Engineering Department. The subject property, as delineated in Exhibit "C", illustrates the presence of hydric, but not hydric inclusion soils.



DEVELOPMENT REVIEW: Subdivision review by the Planning & Inspections Department will be required prior to any division of land.

COMPREHENSIVE PLANS: Located in the South Central Land Use Plan (2015), the subject property is designated as Farmland, as shown within Exhibit "D". The Farmland Designation is intended to preserve and protect farmland to ensure the continued viability of farming and agri-business industry in the study area. The associated zoning district for the Farmland classification are A1, A1A, and CD. **Request is consistent with the adopted land use map.**



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: PWC water and sewer are available along the frontage of NC HWY 87 South. It is the applicant's responsibility to determine if this utility will serve their development. Utilities for water are shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), no roadway construction improvement projects are planned for Upton Tyson Road and the subject subdivision will have no significant impact on the Transportation Improvement Plan. Upton Tyson Rd is basically a twenty-foot wide dirt accessway extending 2.35 miles across private property from Hwy 87 to Butler Nursery Road. All but approximately a quarter mile of the eastern portion of Upton Tyson Road is owned by Vance Tyson Jr. The applicant has obtained an access easement agreement from Vance Tyson Jr. to create legal access along Upton Tyson Road from Hwy 87 to the subdivision lot. Pictures of Upton Tyson Road are found in Exhibit "H". **The new development should not generate enough traffic to significantly impact Upton Tyson Rd.**

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and stated that the applicant must ensure that all fire department access roads requirements are met in accordance with section 503 of the NC 2018 Fire Code where required. Furthermore, submission of building plans drawn to-scale are required for new construction or renovation. For questions, please contact the Fire Marshal's Office at (910) 321-6737.

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: The following conditions of approval are suggested by Planning staff if the Joint Planning Board moves to approve the requested subdivision waiver:

1. Prior to or simultaneous with recording of the plat, owner shall record at owner's cost a twenty-foot wide access easement extending from Highway 87 eastward to the entrance of the utility substation following the alignment provided in Exhibit "E" of this Staff Report.
2. Prior to erecting the utility substation permanent security fence or within sixty days after clearing and grading of the substation site commences, whichever occurs first, owner shall ensure the existing access along Upton Tyson Road between Highway 87 and the utility substation complies with minimum standards set forth in Chapter V, Section 503 of the State Fire Code: 20 foot wide, 13.6 foot high clearing; capable of supporting at minimum a 75,000 lbs. vehicle in all-weather driving conditions, provides a suitable turnaround area in the form of a cul-de-sac or hammerhead at the end of the access driveway; and as further described in Section 503 and by the County Fire Marshal.
3. The Plat shall include a note that the owner of the utility substation shall be responsible for maintaining the access easement per Section 503, NC State Fire Code.
4. The subdivision waiver shall expire within one year from the date of its approval by the Cumberland County Joint Planning Board if the plat for the substation lot has not been recorded.

FINDING OF FACT

SECTION 2601. WAIVERS.

The Planning Board may waive the requirements of this ordinance where it finds by resolution that:

- A. Because of the size of the tract to be subdivided or developed, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause a special hardship to the property owner and be inequitable, and
- B. The public purposes of this ordinance and the County Zoning Ordinance would be served to an equal or greater degree, and
- C. The property owner would not be afforded a special privilege denied to others.

In granting waivers through a quasi-judicial hearing and decision, the Planning Board may require such conditions as will secure, in so far as practicable, the objectives of the requirements waived. Any waiver, thus granted, is required to be entered in writing in the minutes of the Planning Board and the reasoning upon which departure was justified set forth. (Amd. 6-21-21). Planning staff recommends that the Joint Planning Board include the Conditions of Approval in the Staff Report as part of its motion.

The applicant's response is found in Exhibit "F", as an attachment.

Attachments:
Notification Mailing List
Proposed Plat
Applicant's Response
Conceptual Site Plan
Upton Tyson Road Photos

EXHIBIT E

Proposed Subdivision Plat and Access Easement

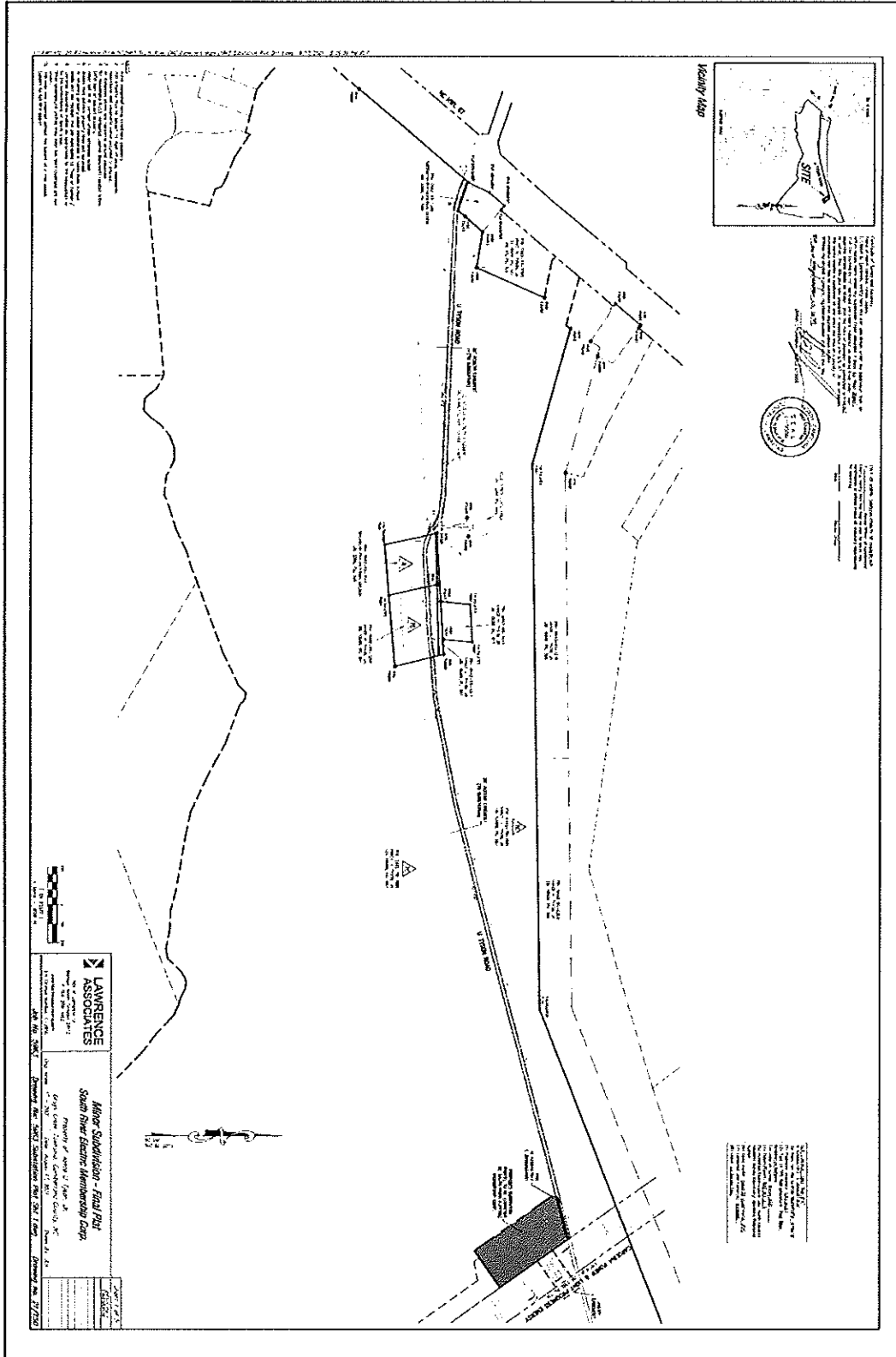


EXHIBIT F

Applicant's Response

Appendix to Application for Variance/Waiver from Subdivision Ordinance Requirements

5029 S NC 87 Hwy (PIN 0442-78-7881)

F. Existing and/or proposed use of property. Property is currently used as farmland. Owner is subdividing the Property to create a 2.7-acre parcel, as shown on the attached map, which will be conveyed to South River Electric Membership Corporation for use as an electrical substation.

G. Section and provision of the Subdivision Ordinance from which a Waiver is requested: Applicant requests a waiver from the street frontage requirements set out in Section 2303(C) of the Subdivision Ordinance so that the Property can be subdivided to create a new 2.7 acre parcel accessed solely by an access easement from Highway 87 to permit the construction and location of a new electrical substation.

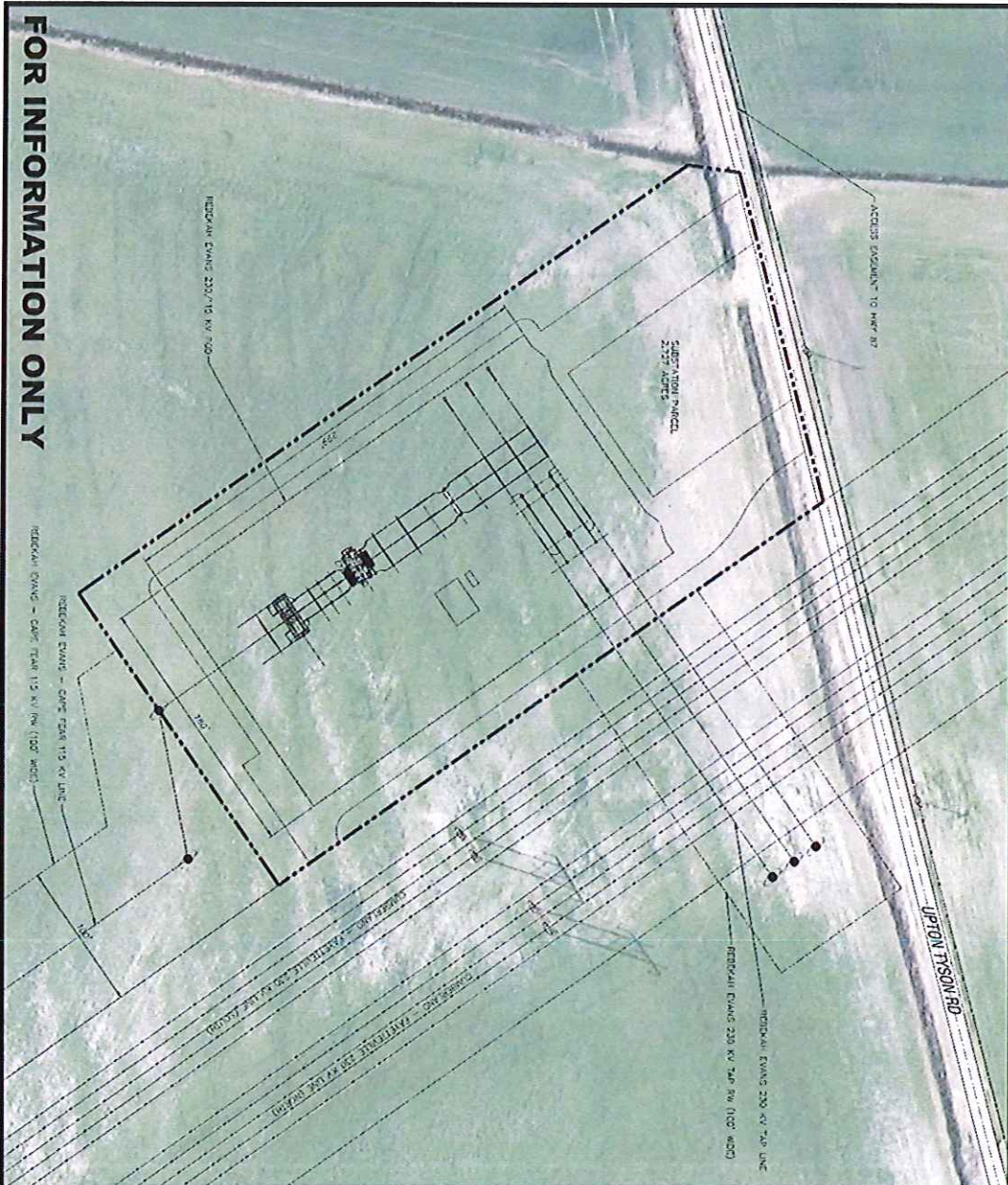
H. Nature and extent of hardship involved in strict application of the Subdivision Ordinance: To further improve service, meet customer demand, and ensure reliable service, South River EMC needs a new electrical substation in this area of the county. The substation will draw power from an existing 230 kV transmission line owned by Duke Energy (shown as the "Existing Duke Energy 230 kV Line" on the enclosed map), and therefore needs to be close in proximity to the transmission line. South River EMC is seeking to place the substation in a location that does not impact existing residences or businesses. The proposed creation of a new 2.7-acre parcel in the middle of the Property is therefore an ideal location for the new substation. The new 2.7-acre parcel is approximately 5,600 feet from Highway 87 (the nearest public right of way) and is currently accessed via a 20-foot-wide ingress/egress easement shown on County maps as Upton Tyson Road (the "Upton Tyson Road Easement"). Because the existing Upton Tyson Road Easement does not currently meet the County's standards for a private road, a waiver is required to create the new 2.7-acre parcel without widening and otherwise upgrading the entire 5,700' length of the Upton Tyson Road Easement. Requiring that more than a mile of an existing access easement crossing farmland be widened and upgraded to meet NCDOT standards for secondary roads (as is required to be considered a private road by the County) in order to create a parcel for the new electric substation constitutes a hardship, particularly where the new parcel already has an access easement that the County's GIS maps refer to as a "road."

The hardship is the result of the large size of the 381-acre Property being subdivided, as well as the location of the Existing Duke Energy 230 kV Line, which runs through a portion of the Property that is more than a mile from the nearest public right-of-way and accessed only by the Upton Tyson Road Easement.

This waiver would not afford the Property owner a special privilege. There are other parcels inside the Property that are solely accessed via the Upton Tyson Road Easement, including a parcel owned by the Sherwood Presbyterian Church. The subdivision would facilitate the construction of a new electrical substation that is a public necessity.

The proposed subdivision will serve the public purposes of the Subdivision Ordinance, in that it will provide sufficient access to the 2.7-acre parcel that will be used as an secured, unmanned electrical substation that will be visited infrequently. The waiver will permit the substation to be located next to

EXHIBIT G Conceptual Site Plan



FOR INFORMATION ONLY

GRAPHIC SCALE

PROJECT INFORMATION

PROJECT NO. 230KV-POD-2023-001

PROJECT NAME: REBEKAH EVANS 230KV POD

CLIENT: SOUTH RIVER ELECTRIC MEMBERSHIP CORPORATION

DATE: 08/15/2023

DRAWN BY: [Name]

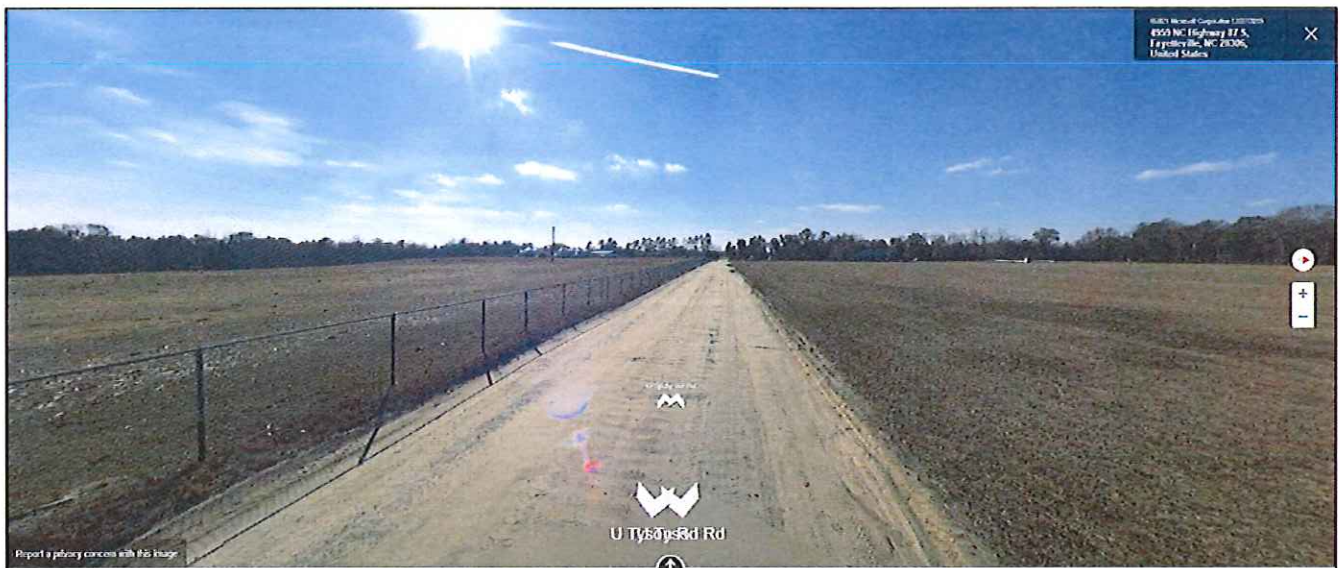
CHECKED BY: [Name]

APPROVED BY: [Name]

<p>PROJECT: REBEKAH EVANS 230KV POD CUMBERLAND COUNTY, NC</p> <p style="text-align: center;">SITE PLAN</p> <p>SHEET 1 of 1 PAGE 1 of 1</p>	<p>South River Electric Membership Corporation</p>	<p style="text-align: center;">PIKE ENGINEERING</p>	
---	--	--	--

EXHIBIT H

Upton Tyson Road Photos



ATTACHMENT – MAILING LIST

GC LOT 5 LLC
PO BOX 53729
FAYETTEVILLE, NC 28305

DEVAULT, DONNA BRAMBLE
2129 YARBOROUGH RD
ST. PAULS, NC 28384

GRAYS CREEK LLC
PO BOX 53729
FAYETTEVILLE, NC 28305

HOLT REAL ESTATE ENTERPRISES INC
PO BOX 53157
FAYETTEVILLE, NC 28305

LEE, HARRY
4040 HAVELOCK ST
FAYETTEVILLE, NC 28306

LINCOLN-WILLIS, DELORES H TRUSTEE
9918 LA DUKE DR
KENSINGTON, MD 20895

MCKENZIE, DANDRA A
4026 HAVELOCK ST
FAYETTEVILLE, NC 28306

NWOSU, LUKE TRUSTEE
3613 RAEFORD RD
FAYETTEVILLE, NC 28304

PAUL WENFRED DAVIS
REVOCABLE TRUST
4793 S NC 87 HWY
FAYETTEVILLE, NC 28306

RIDDLE PROPERTIES LLC
1215 SPIVEY RD
WHITEVILLE, NC 28472

ROTHCHILD ASSETS LLC
23 MARKET SQ
FAYETTEVILLE, NC 28301

SHERWOOD PRESBYTERIAN CHURCH
4857 S NC 87 HWY
FAYETTEVILLE, NC 28306

TIERNEY, CURTIS M; & PAMELA H
4020 HAVELOCK ST
FAYETTEVILLE, NC 28306

TYSON, VANCE U JR
4925 S NC 87 HWY
FAYETTEVILLE, NC 28306

V/D NEAL PROPERTIES LLC
1007 ARSENAL AVE
FAYETTEVILLE, NC 28305

WALTERS, BETTY B
5208 S NC 87 HWY
FAYETTEVILLE, NC 28306

WILLIAMS, EDITH B
4032 HAVELOCK RD
FAYETTEVILLE, NC 28306

WILLIAMS, ROBERT J V; RIDDLE,
JOSEPH P III TRUSTEES; RIDDLE,
JOSEPH P III
PO BOX 53729
FAYETTEVILLE, NC 28305

WISTERIA GROUP LLC
3121 DRURY LN
FAYETTEVILLE, NC 28303

ATTACHMENT – APPLICATION



COUNTY of CUMBERLAND

Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

**APPLICATION FOR WAIVER (VARIANCE)
FROM
CUMBERLAND COUNTY SUBDIVISION ORDINANCE PROVISION(S)**

The Cumberland County Joint Planning Board meetings are held in the second floor hearing room of the Historic Courthouse at 130 Gillespie Street, Fayetteville, unless otherwise specified. The Joint Planning Board will advertise the public hearing and a notice will be mailed or delivered to surrounding residents or property owners that may be affected by the proposed waiver [variance] request, giving notice of date and time of the meeting.

The Joint Planning Board will conduct a quasi-judicial hearing on this request and all persons wishing to appear before the board should be prepared to give sworn testimony on relevant facts. Applicants for waivers [variances] are encouraged to read Section 2601, currently entitled *Waivers* of the County's Subdivision Ordinance to establish whether or not their case merits further consideration by the Board (see next page).

The following items are to be submitted with the complete application:

1. A copy of the recorded deed and/or plat,
2. If a portion of an existing tract, an accurate written legal description of only the area to be considered;
3. A copy of a detailed site plan drawn to an engineering scale – see attached for site plan specifications; and
4. Cash or check payable to "Cumberland County" in the amount of \$200.

NOTE: Any revisions, inaccuracies or errors to the application or site plan may cause the case to be delayed and will be scheduled for the next available Joint Planning Board meeting according to the board's meeting/deadline schedule. Also, the application fee is *nonrefundable*.

**EXCERPT FROM
CUMBERLAND COUNTY SUBDIVISION ORDINANCE**

SECTION 2601. WAIVERS [VARIANCES].

The Planning Board may waive the requirements of this ordinance where it finds by resolution that:

A. Because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause a special hardship to the property owner and be inequitable, and

B. The public purposes of this ordinance and the County Zoning Ordinance would be served to an equal or greater degree, and

C. The property owner would not be afforded a special privilege denied to others.

In granting waivers, the Planning Board may require such conditions as will secure, in so far as practicable, the objectives of the requirements waived. Any waiver, thus granted, is required to be entered in writing in the minutes of the Planning Board and the reasoning upon which departure was justified set forth.

Related State Statute: N. C. GEN. STAT. § 153A-336

Any waiver [variance] granted becomes null and void if not exercised within the time specified in such approvals, or if no date is specified, within two calendar years from the date of such approval. If the board denies the waiver [variance] request, it shall enter the reason for its action in the minutes of the meeting at which the action is taken. In the event of a denial, the Joint Planning Board shall not consider re-submission of the application for the same waiver [variance] request on the same property without a substantial material change concerning the property and the application.

**TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD,
FAYETTEVILLE, NORTH CAROLINA:**

I (We), the undersigned, hereby submit this application, and petition the Cumberland County Joint Planning Board to waive [vary] certain adopted provisions of the County's Subdivision Ordinance as specified below and provided for under the terms of the Subdivision Ordinance. In support of this petition, the following facts are submitted:

LOCATION OF PROPERTY: 5029 S NC 87 Highway

OWNER: Vance U. Tyson Jr.

ADDRESS: _____ ZIP CODE: _____

TELEPHONE: HOME _____ WORK _____

AGENT: South River Electric Membership Corporation/Pike Engineering, LLC (Attn: Nathan Bass)

ADDRESS: 123 N White St, Fort Mill, SC 29715

TELEPHONE: HOME _____ WORK 704-576-3499

**APPLICATION FOR A WAIVER [VARIANCE]
As required by the Subdivision Ordinance**

A. Parcel Identification Number (PIN #) of subject property: 0442-78-7881 (parent tract)
(also known as Tax ID Number or Property Tax ID)

B. Acreage: 381.29 ac (parent tract)
2.7 ac (new parcel) Frontage: _____ Depth: _____

C. Water Provider: Not applicable; no water service will be necessary.

D. Septage Provider: Not applicable; no septage service will be necessary.

E. Deed Book 010009, Page(s) 00887, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).

F. Existing and/or proposed use of property: See attached Appendix

G. Section and provision of the Cumberland County Subdivision Ordinance from which a waiver [variance] is requested:

SECTION 2303 - C. (SEWER FRONTAGE)

See attached Appendix

H. Nature and extent of hardship involved in strict application of the County Subdivision Ordinance - attach additional sheet if necessary:

See attached Appendix

STATEMENT OF ACKNOWLEDGEMENT

Regarding appearance before the Joint Planning Board, the undersigned owner(s), agents, or their assigns, by virtue of their signature(s) to this application, hereby acknowledge the following:

- That although appearance before the board is not required, it is strongly encouraged;
- The board will hear any and all arguments for and against this matter before them and such relevant facts will be given under sworn testimony;
- At the public hearing the board has the authority to issue a final approval or denial decision on this request, or defer the request for additional information to be provided;
- If the petitioner or the representative of this application does not appear personally before the board, whether there is opposition or not, the board has full authority to consider the case and defer, approve, or deny the case.
- If the board's action is to deny the matter before them, the course of appeal to the decision will be that of Cumberland County Superior Court. (Affected parties of the board's decision have 30 days from date of proper notification in which to serve notice of appeal).

Signed acknowledgement that the County Planning & Inspections Staff has explained the application process and procedures regarding this request and the public hearing procedure stated above and that the application is complete and accurate.

Vance U. Tyson Jr.
Property owner(s)' signature(s)

Vance U. Tyson Jr.
Property owner(s)' name (print or type)

4925 NC Hwy 87 South, Fayetteville, NC 28306
Complete mailing address of property owner(s)

910 308 405 7 910 433 90 10
Telephone number Alternative telephone number

VANCETYSO@AOL.COM
Email address FAX number

Chuck Richardson (VP of Operations & Engineering)
Agent, attorney, or applicant's signature (other than property owner)

South River Electric Membership Corporation (Chuck Richardson, VP of Operations and Eng.)
Agent, attorney, or applicant (other than property owner) (print or type)

17494 US 421 S., Dunn, NC 28335
Complete mailing address of agent, attorney, or applicant

910-303-2999
Telephone number Alternative telephone number

crichardson@sremc.com
Email address FAX number

Upon submission, the contents of this application becomes "public record" and is available for review and/or copies upon request.

Appendix to Application for Variance/Waiver from Subdivision Ordinance Requirements

5029 S NC 87 Hwy (PIN 0442-78-7881)

F. Existing and/or proposed use of property. Property is currently used as farmland. Owner is subdividing the Property to create a 2.7-acre parcel, as shown on the attached map, which will be conveyed to South River Electric Membership Corporation for use as an electrical substation.

G. Section and provision of the Subdivision Ordinance from which a Waiver is requested: Applicant requests a waiver from the street frontage requirements set out in Section 2303(C) of the Subdivision Ordinance so that the Property can be subdivided to create a new 2.7 acre parcel accessed solely by an access easement from Highway 87 to permit the construction and location of a new electrical substation.

H. Nature and extent of hardship involved in strict application of the Subdivision Ordinance: To further improve service, meet customer demand, and ensure reliable service, South River EMC needs a new electrical substation in this area of the county. The substation will draw power from an existing 230 kV transmission line owned by Duke Energy (shown as the "Existing Duke Energy 230 kV Line" on the enclosed map), and therefore needs to be close in proximity to the transmission line. South River EMC is seeking to place the substation in a location that does not impact existing residences or businesses. The proposed creation of a new 2.7-acre parcel in the middle of the Property is therefore an ideal location for the new substation. The new 2.7-acre parcel is approximately 5,600 feet from Highway 87 (the nearest public right of way) and is currently accessed via a 20-foot-wide ingress/egress easement shown on County maps as Upton Tyson Road (the "Upton Tyson Road Easement"). Because the existing Upton Tyson Road Easement does not currently meet the County's standards for a private road, a waiver is required to create the new 2.7-acre parcel without widening and otherwise upgrading the entire 5,700' length of the Upton Tyson Road Easement. Requiring that more than a mile of an existing access easement crossing farmland be widened and upgraded to meet NCDOT standards for secondary roads (as is required to be considered a private road by the County) in order to create a parcel for the new electric substation constitutes a hardship, particularly where the new parcel already has an access easement that the County's GIS maps refer to as a "road."

The hardship is the result of the large size of the 381-acre Property being subdivided, as well as the location of the Existing Duke Energy 230 kV Line, which runs through a portion of the Property that is more than a mile from the nearest public right-of-way and accessed only by the Upton Tyson Road Easement.

This waiver would not afford the Property owner a special privilege. There are other parcels inside the Property that are solely accessed via the Upton Tyson Road Easement, including a parcel owned by the Sherwood Presbyterian Church. The subdivision would facilitate the construction of a new electrical substation that is a public necessity.

The proposed subdivision will serve the public purposes of the Subdivision Ordinance, in that it will provide sufficient access to the 2.7-acre parcel that will be used as an secured, unmanned electrical substation that will be visited infrequently. The waiver will permit the substation to be located next to

the Existing Duke Energy 230 kV Line in an area that does not impact existing residential or commercial development.

REQUEST

Subdivision Waiver from Section 2303.C

Applicant requests a Subdivision Waiver from Section 2303.C Street Frontage requirements for approximately 10.55 acres; located at 6559 Alamance Road.

SECTION 2303. MINIMUM LOT STANDARDS

C. Street frontage. Except as otherwise provided for in Section 2401, every lot shall abut a public street or private street approved under the terms of this ordinance for at least 20 feet; such frontage (abutting) to be continuous from the property line to building setback line.

The owner has a single-family home on a substandard Class "C" street and desires to locate a second home – a double-wide mobile home on the 10.55 acre site. Owner has applied for a new group home development to accommodate the mobile home. However, the second home requires access to a standard Class "C" street. Currently, access occurs from a ten-foot wide accessway. The proposed group development illustrates the planned residences taking access from Alamance Road, as shown in Exhibit "E". Alamance Road as identified does not meet the county's standards for a private or public Street. Location of the subject property is illustrated in Exhibit "A". While the 10.55 acres has had up to four residences on the 10.55 acre site in the past, only one single family home occurs on the parcel as the other dwellings were demolished or removed. A double-wide mobile home has been placed on the parcel, but occupancy cannot occur until a group development application has been approved and a subdivision waiver granted by the Joint Planning Board for the substandard access to the second home – the double-wide trailer. The site plan for the proposed group development with up to two dwelling units on substandard Class "C" street is presented in Exhibit "E".

PROPERTY INFORMATION

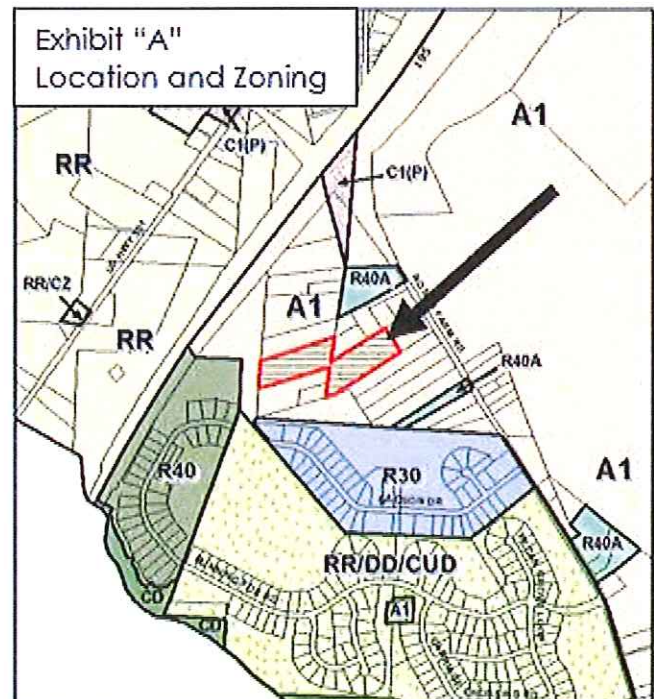
OWNER/APPLICANT:

Rodney Dent (agent) on behalf of Kathleen Holesko (owner)

ADDRESS/LOCATION: Located at 6559 Alamance Road. Refer to Exhibit "A", Site Location. REID number: 0412641314000.

SIZE: 10.55 +/- acres within one parcel. The property has approximately 574 +/- feet of frontage along both sides of Alamance Road. The property has a depth of about 1533 feet, spanning Alamance Rd.

EXISTING ZONING: The property is zoned A1 Agricultural District, which is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development.

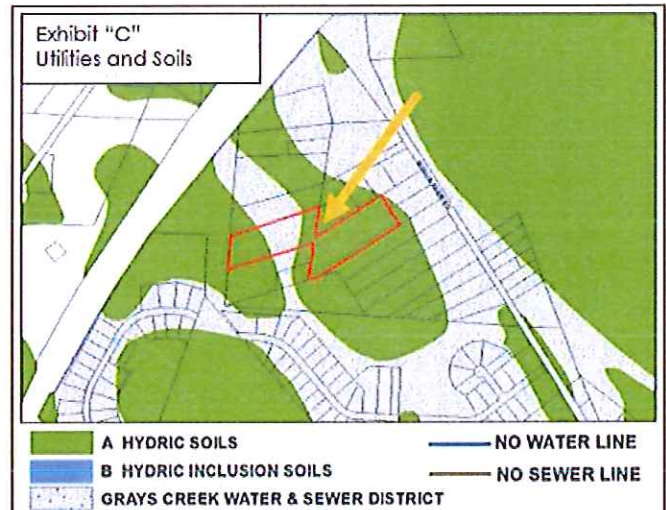
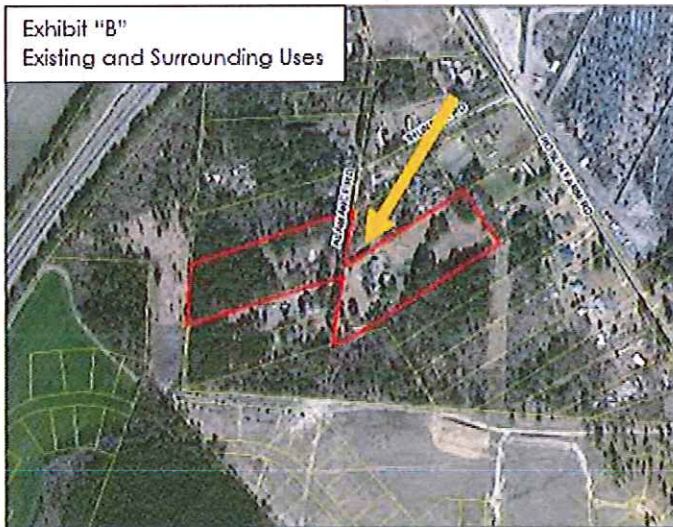


EXISTING LAND USE: The parcel is occupied by a single-family residence and a single-wide manufactured home. Exhibit "B" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

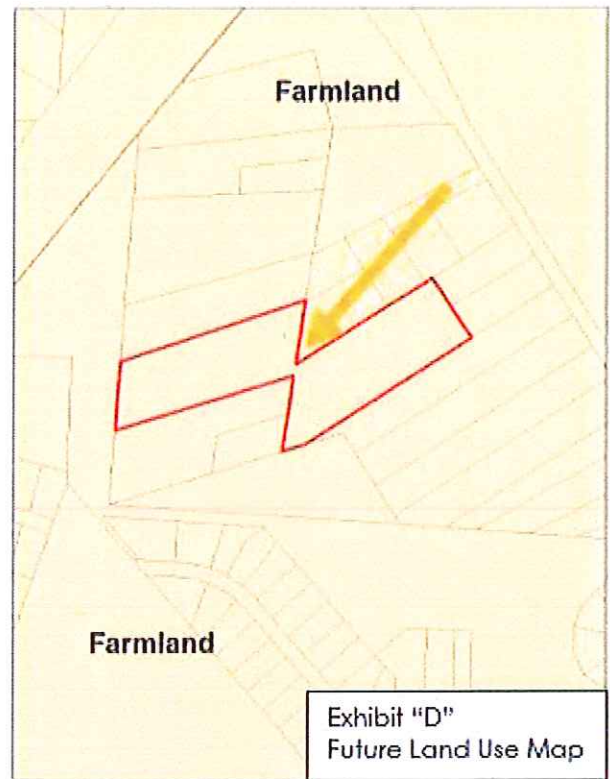
- North:** Single-wide and double-wide manufactured homes line Alamance and Thunder Rd, leading to I-95, on lots zoned A1 and R40A. C1(P) does occur at the overpass of I-95.
- East:** Single-wide and double-wide manufactured homes abut to the east of the subject site, on the west side of Rosline Farm Rd, on lots zoned A1. East of Rosline Farm Rd is the 531-acre Barker Gallberry Solar Farm, zoned A1.
- West:** The properties abutting the west of the subject site are vacant, wooded, and zoned A1 and R40.
- South:** The single-family subdivisions, Rosline Farms West and The Meadow at Rosline Farms West, are south of the subject site on lots zoned R30, R40, RR DD/Cud.

OTHER SITE CHARACTERISTICS: According to the County Engineering Department, the site is not located in a Watershed or a Special Flood Hazard Area. The subject property, as delineated in Exhibit "C", illustrates the presence of hydric but not hydric inclusion soils.



DEVELOPMENT REVIEW: Subdivision review by the Planning & Inspections Department will be required prior to any division of land.

COMPREHENSIVE PLANS: Located in the South Central Land Use Plan (2015), the subject property is designated as Farmland, as shown within Exhibit "D". The Farmland Designation is intended to preserve and protect farmland to ensure the continued viability of farming and agri-business industry in the study area. The associated zoning district for the Farmland classification are A1, A1A, and CD. **Request is consistent with the adopted land use map.**



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Sewer and water lines are not adjacent to the property. The subject site will have to be served by well and septic. Utilities for water are shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (MPO), the subject property sits on Alamance Road and is identified as a local Road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Alamance Rd has no AADT or road capacity data. Due to lack of data and the small scale, the request does not demand a trip generation review. The new development should not generate enough traffic to significantly impact trip capacity on Alamance Road.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and has no issue with the proposed action.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and stated that the Fire Marshal's office has no comments on removing the existing single-family dwelling (mobile home) and replacing it with another single-family dwelling (mobile home) in the same location.

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: No condition of approval at this time.

CODE DEVIATIONS: No deviations have been identified.

FINDING OF FACT

SECTION 2601. WAIVERS.

The Planning Board may waive the requirements of this ordinance where it finds by resolution that:

- A. Because of the size of the tract to be subdivided or developed, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause a special hardship to the property owner and be inequitable, and
- B. The public purposes of this ordinance and the County Zoning Ordinance would be served to an equal or greater degree, and
- C. The property owner would not be afforded a special privilege denied to others.

In granting waivers through a quasi-judicial hearing and decision, the Planning Board may require such conditions as will secure, in so far as practicable, the objectives of the requirements waived. Any waiver, thus granted, is required to be entered in writing in the minutes of the Planning Board and the reasoning upon which departure was justified set forth. (Amd. 6-21-21)

The applicant's response to the above criteria is found in "Exhibit F", as an attachment.

Attachments:

Notification Mailing List
Proposed Group Development
Applicant's Response
Application

EXHIBIT E

PROPOSED GROUP DEVELOPMENT

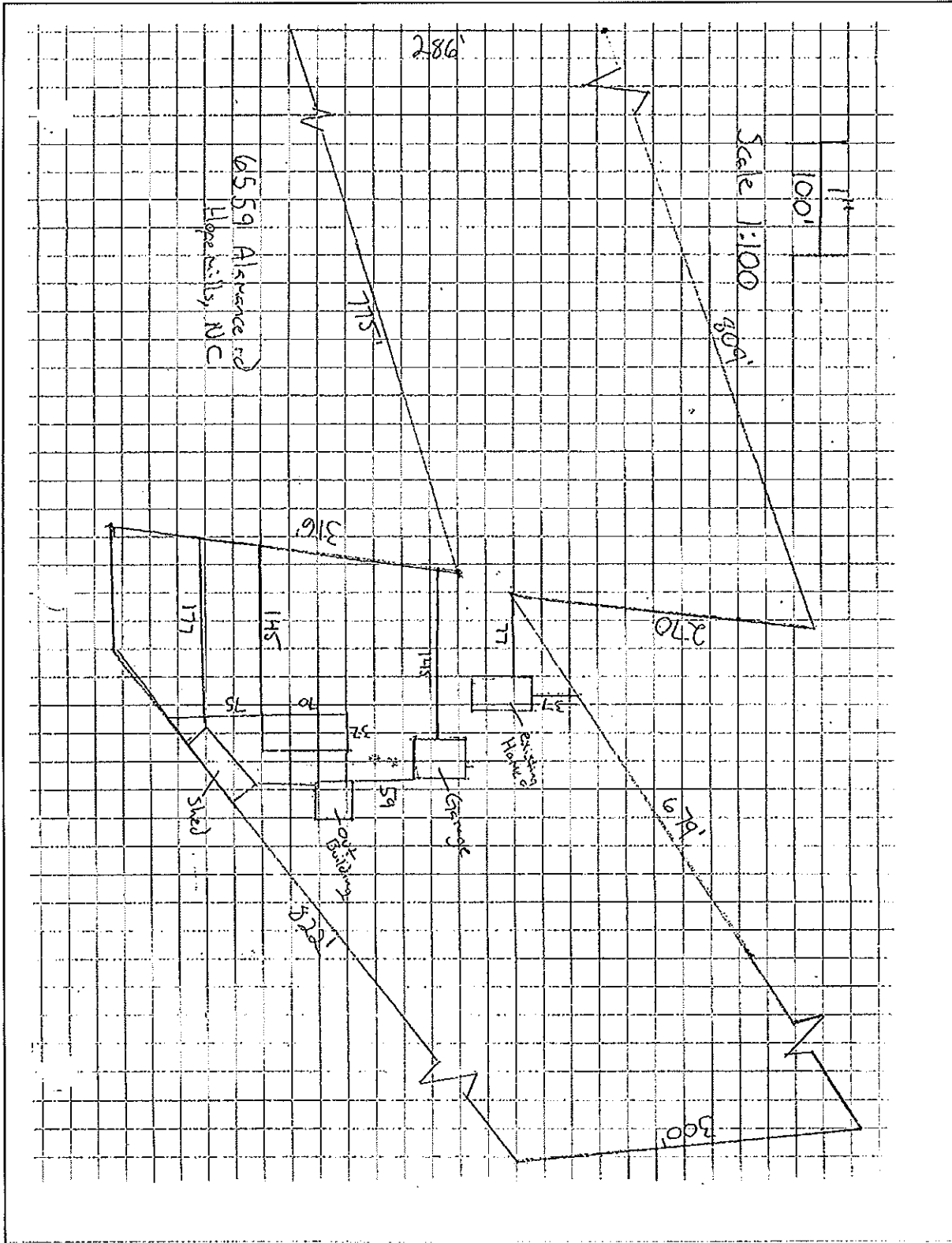


EXHIBIT F

APPLICANT'S RESPONSE

Dear Planning Board and Members of the Council,

My name is Kathleen Holesko. I recently sold my home in Georgia to be closer to my family in North Carolina. I completed the sale of my home and purchased a 10.5 acre tract of land on Alamance Rd. in Hope Mills, North Carolina and a new manufactured home to replace an unlivable residence on the property. The property that I purchased previously had a total of four homes and I was sold on the idea that my family and I could be close together by both the previous owner and the real estate agent. After closing on the land and purchasing the double wide home to replace the unlivable single wide home we went to get permits. We had a new well dug and new septic tank put in because the ones that were there were not up to code. It was when we tried to obtain the permit to switch the three bedroom single wide for the three bedroom double wide that we encountered an issue. We were told that we could not obtain the permits required because according to their records there are four homes on the land and we could not replace a single wide with a double wide home. We were also informed at that point that the 10.5 acre tract I purchased, until recently, was two separate tracts of land and had it remained that way there would not have been an issue. The 10.5 acre tract of land that I purchased only has two homes, not four, and the single wide being removed and the double wide replacing it have the same amount of bedrooms.

A. The original property contained four addresses. Four separate homes with separate addresses, four separate wells and septic systems. The property was purchased from Robert Kreeel with the understanding and expectation that the existing usage would continue.

B. By granting this waiver, the dilapidated original dwellings will be replaced with new, up to code dwellings. This will increase the property value and therefor, the tax revenue, benefiting the public as a whole. In addition, the reduction in the number of total dwellings will reduce the amount of traffic on Alamance Rd.

C. As there were already four dwellings existing on the property granting this waiver will not afford any special privilege denied to others.

Hoping for your consideration in this matter,

Kathleen A. Holesko

330-442-5108

ATTACHMENT – MAILING LIST

I
DAVIS, WILLIAM D
3221 NATAL ST
FAYETTEVILLE, NC 28306

DAVIS, STRAUS
8412 JUDY DR
FAYETTEVILLE, NC 28314

GARDNER, CHARLES T; & JANET K
PO BOX 64076
FAYETTEVILLE, NC 28306

GESSLER, BOBBIE
6546 ROSLIN FARM RD
HOPEMILLS, NC 28348

HOLESKO, KATHLEEN
6539 ALAMANCE RD
HOPE MILLS, NC 28348

JACOBS, MARYANN
6504 ALAMANCE RD
HOPE MILLS, NC 28348

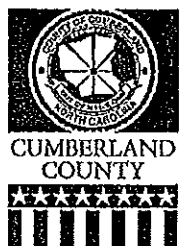
KUCHEN, THOMAS; & SHARON
6560 ROSLIN FARM RD
HOPE MILLS, NC 28348

LOWERY, BOBBY; & PASTY
220 THUNDER RD
HOPE MILLS, NC 28348

MATHEWS, DIANE G; & SUSAN GOINS
1081 HARBOR HOUSE DR
MANNING, SC 29102

SIMPSON, JOHN J
6554 ALAMANCE RD
HOPE MILLS, NC 28348

ATTACHMENT – APPLICATION



COUNTY of CUMBERLAND

Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

APPLICATION FOR WAIVER (VARIANCE) FROM CUMBERLAND COUNTY SUBDIVISION ORDINANCE PROVISION(S)

The Cumberland County Joint Planning Board meetings are held in the second floor hearing room of the Historic Courthouse at 130 Gillespie Street, Fayetteville, unless otherwise specified. The Joint Planning Board will advertise the public hearing and a notice will be mailed or delivered to surrounding residents or property owners that may be affected by the proposed waiver [variance] request, giving notice of date and time of the meeting.

The Joint Planning Board will conduct a quasi-judicial hearing on this request and all persons wishing to appear before the board should be prepared to give sworn testimony on relevant facts. Applicants for waivers [variances] are encouraged to read Section 2601, currently entitled *Waivers* of the County's Subdivision Ordinance to establish whether or not their case merits further consideration by the Board (see next page).

The following items are to be submitted with the complete application:

1. A copy of the recorded deed and/or plat,
2. If a portion of an existing tract, an accurate written legal description of only the area to be considered;
3. A copy of a detailed site plan drawn to an engineering scale – see attached for site plan specifications; and
4. Cash or check payable to "Cumberland County" in the amount of \$200 .

NOTE: Any revisions, inaccuracies or errors to the application or site plan may cause the case to be delayed and will be scheduled for the next available Joint Planning Board meeting according to the board's meeting/deadline schedule. Also, the application fee is *nonrefundable*.

**EXCERPT FROM
CUMBERLAND COUNTY SUBDIVISION ORDINANCE**

SECTION 2601. WAIVERS [VARIANCES].

The Planning Board may waive the requirements of this ordinance where it finds by resolution that:

A. Because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause a special hardship to the property owner and be inequitable, and

B. The public purposes of this ordinance and the County Zoning Ordinance would be served to an equal or greater degree, and

C. The property owner would not be afforded a special privilege denied to others.

In granting waivers, the Planning Board may require such conditions as will secure, in so far as practicable, the objectives of the requirements waived. Any waiver, thus granted, is required to be entered in writing in the minutes of the Planning Board and the reasoning upon which departure was justified set forth.

Related State Statute: N. C. GEN. STAT. § 153A-336

Any waiver [variance] granted becomes null and void if not exercised within the time specified in such approvals, or if no date is specified, within two calendar years from the date of such approval. If the board denies the waiver [variance] request, it shall enter the reason for its action in the minutes of the meeting at which the action is taken. In the event of a denial, the Joint Planning Board shall not consider re-submission of the application for the same waiver [variance] request on the same property without a substantial material change concerning the property and the application.

**TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD,
FAYETTEVILLE, NORTH CAROLINA:**

I (We), the undersigned, hereby submit this application, and petition the Cumberland County Joint Planning Board to waive [vary] certain adopted provisions of the County's Subdivision Ordinance as specified below and provided for under the terms of the Subdivision Ordinance. In support of this petition, the following facts are submitted:

LOCATION OF PROPERTY: 6539 ALAMANCE RD, HOPE MILLS

OWNER: KATHLEEN A HOLESKO

ADDRESS: 6539 ALAMANCE RD ZIP CODE: 28348

TELEPHONE: HOME 330-442-5108 WORK _____

AGENT: _____

ADDRESS: _____

TELEPHONE: HOME _____ WORK _____

**APPLICATION FOR A WAIVER [VARIANCE]
As required by the Subdivision Ordinance**

A. Parcel Identification Number (PIN #) of subject property: 0412-64-1314
(also known as Tax ID Number or Property Tax ID)

B. Acreage: 10.5 Frontage: _____ Depth: _____

C. Water Provider: Well

D. Septage Provider: _____

E. Deed Book _____, Page(s) _____, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).

F. Existing and/or proposed use of property: _____

G. Section and provision of the Cumberland County Subdivision Ordinance from which a waiver [variance] is requested:

H. Nature and extent of hardship involved in strict application of the County Subdivision Ordinance – attach additional sheet if necessary:

STATEMENT OF ACKNOWLEDGEMENT

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Kathleen A. Holesko

Property owner(s)' signature(s)

KATHLEEN A HOLESKO

Property owner(s)' name (print or type)

6539 ALAMANCE RD, HOPE MILLS NC 28349

Complete mailing address of property owner(s)

330-442-5108

Telephone number

910-366-0653

Alternative telephone number

Kathyholesko@aol.com

Email address

FAX number

Agent, attorney, or applicant's signature (other than property owner)

Agent, attorney, or applicant (other than property owner) (print or type)

Complete mailing address of agent, attorney, or applicant

Telephone number

Alternative telephone number

Email address

FAX number

Upon submission, the contents of this application becomes "public record" and is available for review and/or copies upon request.

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