Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Planning & Inspections Department

** NOTICE OF PUBLIC HEARING **
BOARD OF COUNTY COMMISSIONERS (BOCC)
Case ZON-26-0049: Rezoning

BOCC Hearing Date:	**October 19, 2026**
Time:	**6:45 PM, or shortly thereafter**
Meeting Location:	County Commissioners Meeting Room, New Courthouse at 117 Dick Street, Fayetteville
Meeting Item:	Rezoning, 46.30+/- acres. From: A1 Agricultural District To: R40/CZ Residential District Conditional Zoning
Subject Site:	West side of Fire Department Rd, south of Roseway Court (refer to attached location map)

October 5, 2026

Dear Property Owner(s):

The Cumberland County Board of Commissioners will hold a public hearing on Monday, October 19, 2026, beginning at 6:45 P.M. or shortly thereafter, in the County Commissioners' meeting Room 118, on the first floor of the Judge E. Maurice Braswell Cumberland County Courthouse, located at 117 Dick Street in Fayetteville, NC and will hear the following:

> **ZON-26-0049:** Rezoning request from A1 Agricultural District to R40/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels comprising approximately 46.30 acres; located on the west side of Fire Department Rd, south of Roseway Court; submitted by Kenneth Smith (Applicant) on behalf of JFJ III Investments, LLC (Owner).

A sketch map identifying the location of the above referenced property, shown in a cross-hatched pattern, appears on the reverse side of this letter.

Persons who wish to speak at this public hearing before the Board of Commissioners must sign up prior to commencement of the meeting. A sign-up sheet will be available 15 minutes before the start of the BOCC meeting. A Request-to-Speak form can also be obtained by calling 910-678-7771, or by email at atebbe@cumberlandcountync.gov. The hearing will be broadcast live on CCNCTV Spectrum Cable Ch. 5.

A copy of the rezoning application and conditional zoning site plan can be viewed by the public at the Department of Planning and Inspections, Room 103, 130 Gillespie Street, Fayetteville, NC, from 8:00 AM to 4:30 PM weekdays but excluding holidays. If you have questions regarding the Planning Board recommendation or the rezoning application for this case or the upcoming Commissioners meeting, please call the Planning Department at (910) 678-7558/7627.

MAP INSERTED ON PAGE 2 (BACKSIDE)

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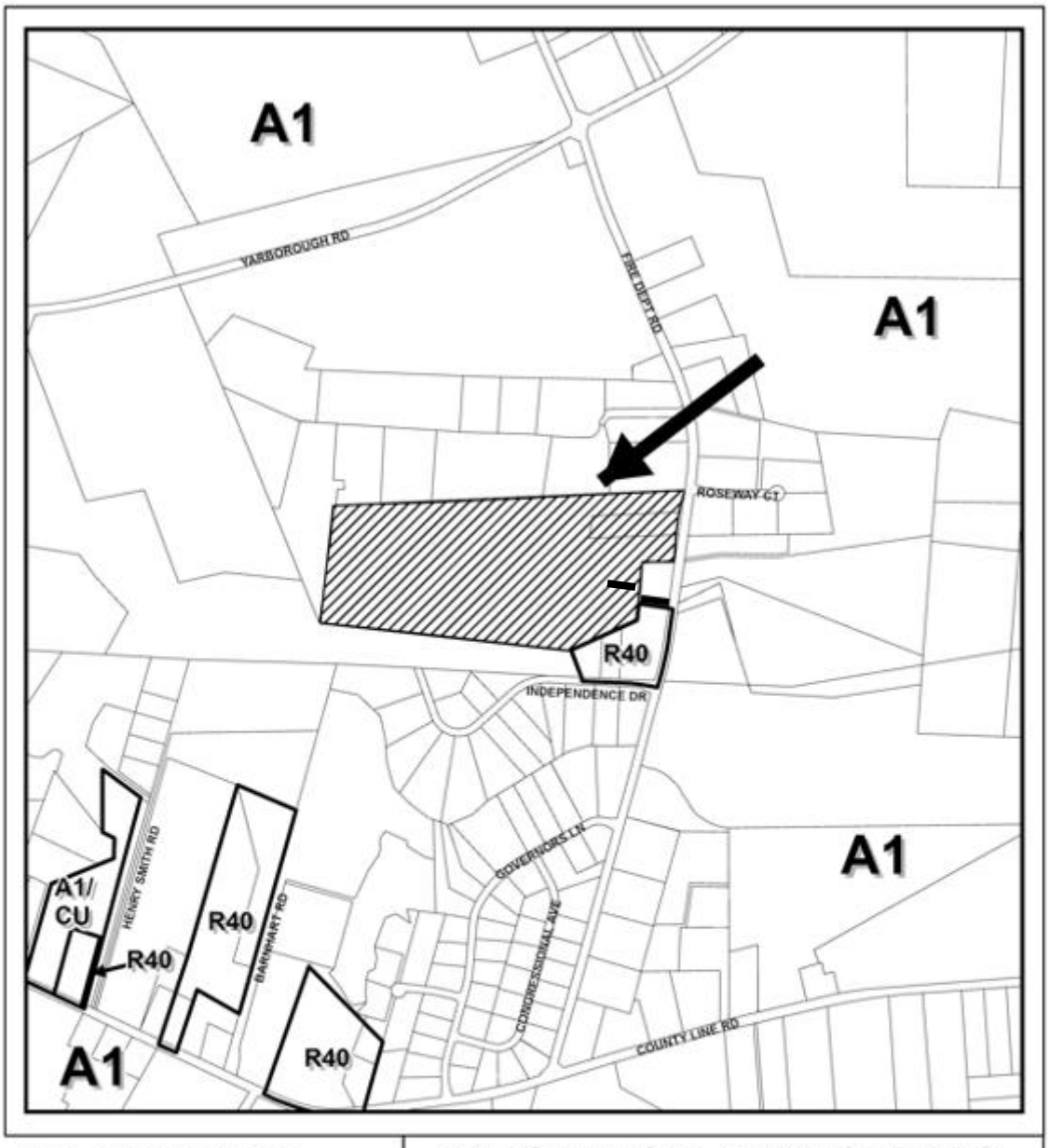

REID: 0430-73-0019-000
0430-62-0861-000

(NOT TO SCALE)

REQUEST REZONING
A1 TO R40/CZ

ACREAGE:	46.30 ac +/-	HEARING: ZON-26-0049

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NORTH CAROLINA

Together, we can.