

P10-11-C
SITE PROFILE

P10-11-C: CONSIDERATION OF A SPECIAL USE PERMIT TO ALLOW THE EXPANSION OF A BORROW SOURCE OPERATION IN A M(P) PLANNED INDUSTRIAL DISTRICT ON A 34.68 +/- ACRE PORTION OF A 79.5 +/- ACRE TRACT, LOCATED ON THE WEST SIDE OF DOC BENNETT ROAD (SR 2212), NORTH OF I-95; SUBMITTED BY VIRGINIA CORBETT CARROLL (OWNER) AND JERALD F. MCDONALD.

Site Information:

Frontage & Location: 800' on Doc Bennett Road (SR 2212)

Depth: 2,300'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Borrow source operation (phase I) and Woodlands

Initial Zoning: M(P)-March 15, 1979 (Area 6)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: M(P) (Fayetteville/County), M2, M1(P), O&I & C(P); West: M(P) (Fayetteville/County), HS(P) and R10; East: M(P), RR, & R6A; South: RR (Fayetteville/County), M(P), C(P)

Surrounding Land Use: RV Park/Campground, regional airport, borrow source operations (4), residential (including a manufactured home) and woodlands

2030 Land Use Plan: Urban area

Special Flood Hazard Area (SFHA): None

Soil Limitations: Yes, hydric soil: JT Johnston Loam

Water/Sewer Availability: Well/Septic

Wetland Area: Yes, applicant does not include this area in their request

School Capacity/Enrolled: Elizabeth Cashwell Elementary: 675/769; South View Middle: 900/725; South View High: 1,800/1,838

Subdivision/Site Plan: See attached "Ordinance Related Conditions"

Average Daily Traffic Count (2006): 1,600 on Doc Bennett Road (SR 2212)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Municipal Influence Area: City of Fayetteville

Airport Overlay District: Yes

County Zoning Ordinance Reference: Section 904 Borrow Source Operation

Notes:

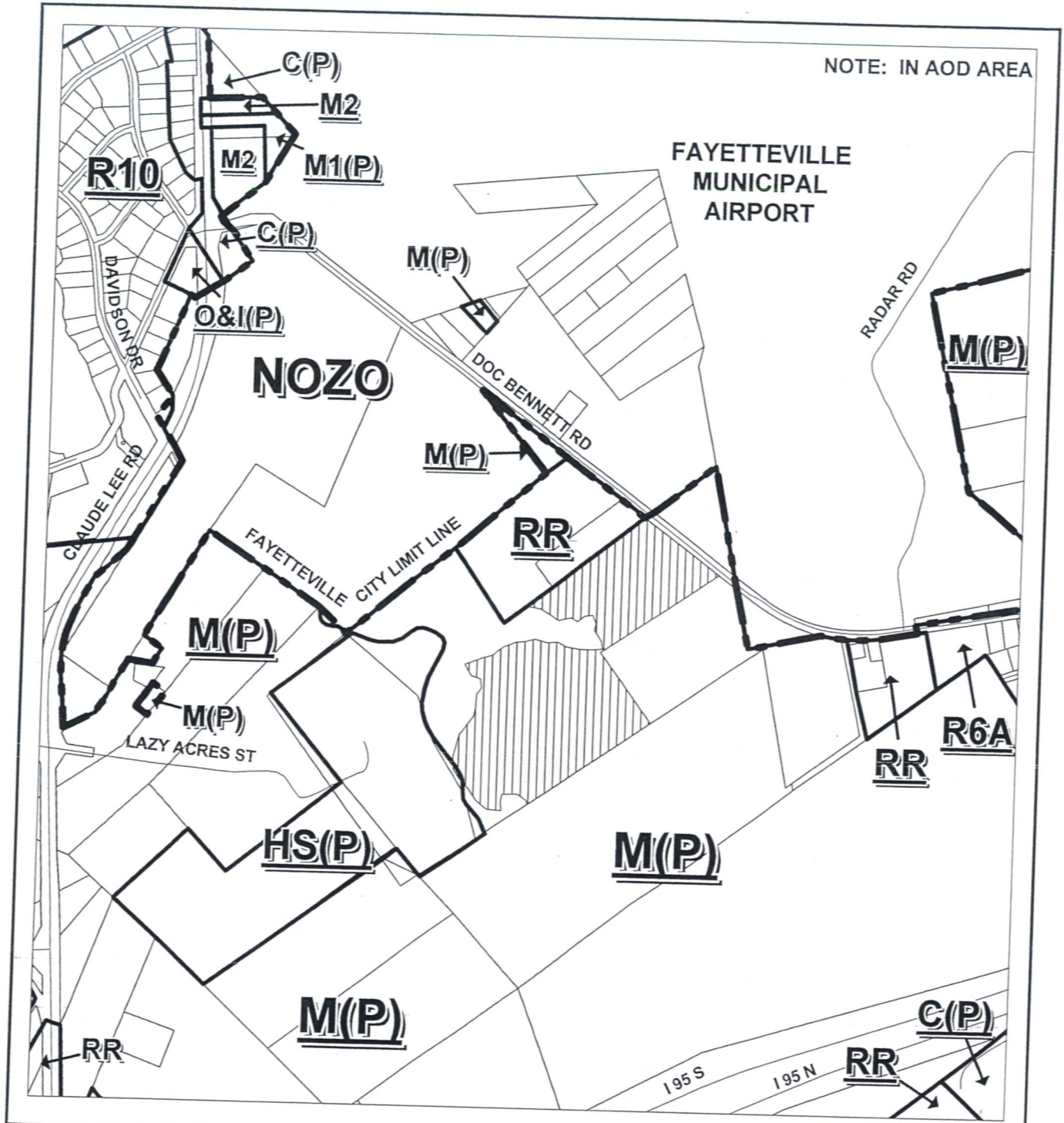
1. Special Use Permit for Borrow Source Operation, Case No. P08-06-C approved on 06/19/2008:
 - a. Phase I - 12.9 +/- acres
 - b. Employees: 2
 - c. No buildings on the site
 - d. Hours: 7:00 am - 6:00 pm, Monday-Saturday
 - e. Equipment: Backhoe, front end loader, material screening machine and trucks to remove the material

2. Proposed Borrow Source Operation request:
 - a. Phase II - 34.68 +/- acres
 - b. Employees: Adding 1
 - c. No buildings on the site
 - d. Same hours of operation and equipment as phase I
 - e. One portable toilet on site

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.

NOTE: IN AOD AREA



BOARD OF ADJUSTMENT SPECIAL USE PERMIT

ACREAGE: 34.68 AC.+/-

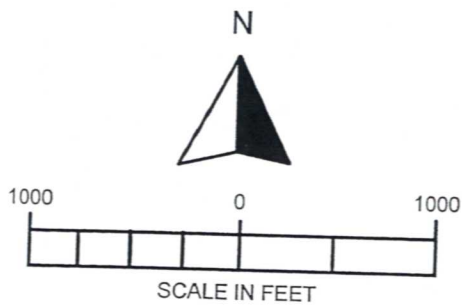
HEARING NO: P10-11-C

ORDINANCE: COUNTY

HEARING DATE

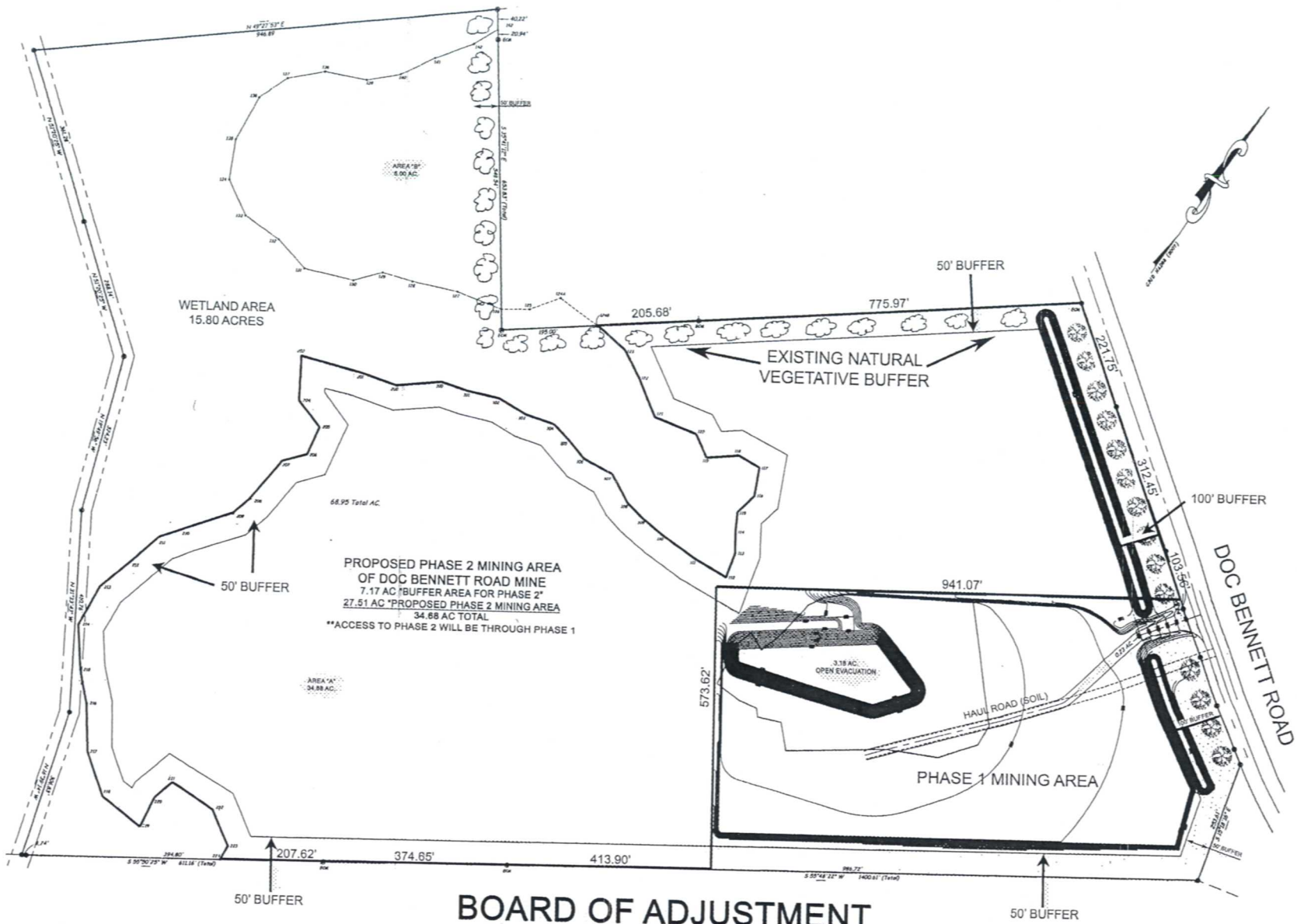
ACTION

GOVERNING BOARD



PORT. OF PIN: 0434-67-2595

WL
08/04/10



BOARD OF ADJUSTMENT
SPECIAL USE PERMIT
 REQUEST: CONSIDERATION TO ALLOW THE EXPANSION
OF A BORROW SOURCE OPERATION IN A M(P) DISTRICT
 CASE: P10-11-C ACREAGE: 34.68 AC +/-
 ZONED: M(P) SCALE: NTS
 *SCALED DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEST

BOARD OF ADJUSTMENT

WEST SIDE OF DOC BENNETT RD. APPROXIMATELY

LOCATION OF PROPERTY: 1 MILE NORTH OF I-95 INTERSECTION

OWNER: VIRGINIA CORBETT CARROLL

ADDRESS: 2404 MORGANTON RD. ZIP CODE: 28303

TELEPHONE: HOME WORK

AGENT: GERALD F. McDONALD

ADDRESS: 2611 MURCHISON RD., FAY., NC 28301

TELEPHONE: HOME 308-6483 WORK 630-2200

APPLICATION FOR A SPECIAL USE PERMIT

As required by the Zoning Ordinance

A. Parcel Identification Number (PIN #) of subject property: 0434-67-2595 (also known as Tax ID Number or Property Tax ID)

B. Acreage: 34.68 Frontage: 638 Depth: 1987

C. Water Provider: WELL

D. Septage Provider: SEPTIC

E. Deed Book 716, Page(s) 267, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).

F. Existing use of property: WOODS LAND

G. It is proposed that the property will be put to the following use: (Describe proposed use/activity in detail including hours of operation, number of employees, signage, parking, landscaping, etc.) BORROW SOURCE OPERATION

PROPOSED PHASE 2
ADDING 1 EMPLOYEE
NO BUILDINGS ON SITE
ONE PORTABLE TOILET ADDED
OPERATION HOURS 7 AM - 6 PM M-SAT
SAME EQUIPMENT

STATEMENT OF ACKNOWLEDGEMENT

Regarding appearance before the Board of Adjustment, 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 approve, deny, or defer the request for additional information to be provided;
- If the petitioner or their representative for this application does not appear personally before the Board, whether there is opposition or not, the Board has full authority to consider the case.
- If the Board's decision is to deny the matter before them, **the aggrieved party shall file a "Notice to Intent to Appeal" with the Planning & Inspections Staff on the next business day following the meeting in which the Board's decision was made final, or the next business day following receipt of the written copy thereof.**
- Any petition for review by Superior Court shall be file with the Clerk of Superior Court within 30 days after the decision of the Board is made final.

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

↓ SIGNATURE OF OWNER(S) Virginia Corbett Carroll

PRINTED NAME OF OWNER(S) VIRGINIA CORBETT CARROLL

DATE 6-16-2010

Only expressly authorized agents or assigns may sign this acknowledgement in lieu of the tax record owners' signatures.

Special Use Permit – Board of Adjustment

DRAFT

Ordinance Related Conditions

Revision Related:

1. Five copies of a revised plan must be submitted. Landscaping must be provided for Area “A” in accordance with Section 1102 N, Landscaping, County Zoning Ordinance and shown on the site plan. The following are the minimum standards for the required landscaping of this site:
 - a. Thirteen large shade trees or 26 small ornamental trees within the front yard setback area along SR 2212 (Doc Bennett Road).

In addition:

- a. Required plant materials shall be maintained by the property owner, including replacing dead or unhealthy trees and shrubs; and
- b. All yard and planting areas shall be maintained in a neat, orderly, and presentable manner and kept free of weeds and debris.

Pre- Permit Related:

2. Prior to any new local permits being issued, the landscaping requirements for Phase I as previously approved on Case: P08-06-C must be complied with. The following standards were required by Case: P08-06-C:
 - Seven large shade trees (minimum of two inch caliper) or 14 small ornamental trees (minimum six feet in height) within the front yard setback area. (Note: The revised site plan dated 09-22-08 shows 14 ornamental trees.)

Permit-Related:

3. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the County Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.
4. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environment and Natural Resources. If one acre or more of land is to be disturbed, prior to the issuance of any building/zoning permits for this site, a copy of the State’s *Post-Construction Permit* must be provided to County Code Enforcement.
5. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environment and Natural Resources (NCDENR) sedimentation and erosion control plan (S&E) prior to any application for permits. (Note: If any retention/detention basins are required for state approval of this plan, then three copies of a revised plan must be submitted and approved by Planning & Inspections prior to application for any building/zoning permits.) A copy of the NCDENR approval must be provided to Code Enforcement at the time of application for any building/zoning permits.
6. The developer must provide to Code Enforcement a copy of the approved Mine Permit Modification (Cumbe-52) from NC Department of Environment and Natural Resources (NCDENR) prior to any local permits being issued.
7. The site final inspection cannot be accomplished until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans.

8. A review of the data available to the Army Corp of Engineers indicates that jurisdictional waters are likely to be present on this property and therefore are likely to be impacted by the proposed project. However, without an official Jurisdictional Determination at the property, these findings cannot be confirmed.

A permit will be required for this project if construction will involve the temporary and/or permanent placement of fill in waters of the United States including wetlands. If a permit is required, the applicant will be required to avoid and minimize impacts to wetland/waters of the United States and may need to provide compensatory mitigation for unavoidable impacts.

Site-Related:

9. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Zoning Ordinances for the M(P) zoning district must be complied with, as applicable.
10. This conditional approval is not approval of any freestanding signs. If a freestanding sign is desired, re-submittal of the site plan is required prior to application for any freestanding sign permits. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)
11. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environment and Natural Resources' (NCDENR) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Section 2306 D, County Subdivision Ordinance)
12. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision Ordinance)
13. In the event a stormwater utility structure is required by the NC Department of Environment and Natural Resources (NCDENR), the owner/developer must secure the structure with a four foot high fence with a lockable gate, and is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
14. The developer must obtain a new driveway permit from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit must be provided to Code Enforcement at the time of application for building/zoning permits.
15. Turn lanes may be required by the NC Department of Transportation (NCDOT).
16. All lighting is required to be directed internally within this development and comply with the provisions of Section 1102 M, Outdoor Lighting, County Zoning Ordinance.
17. A solid buffer must be provided and maintained along the public thoroughfares and the side and rear property lines where this tract/site abuts residentially zoned properties and the public street in accordance with the provisions of Section 1102 G, Buffer Requirements, County Zoning Ordinance. (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)

Use of the existing vegetation for the buffer is strongly encouraged; however, the existing vegetation must be dense enough to qualify for compliance with the County Zoning Ordinance buffer provisions. The developer is also strongly encouraged to leave undisturbed as many trees as possible on this site.
18. The existing vegetation or stabilized, vegetated berms serving as buffers and to prevent soil erosion are required and shall be maintained between the borrow source operation, adjacent residences and public thoroughfares to screen the operation from the public view.
19. The owner/developer is responsible and liable for maintenance and upkeep of this site, all structures, and appurtenances, to include ensuring that the site is kept free of litter and debris, all grass areas mowed, all buffers and shrubbery kept trim and maintained, so that the site remains in a constant state of being aesthetically and environmentally pleasing.

20. Noise levels shall not exceed 60 dB(A) between the hours of 10:00 pm and 7:00 am. In any event, the noise level, regardless of the time of day, shall not become a nuisance to neighboring properties and strict compliance with the County's Noise Ordinance is required.
21. Trucks while in transit must use appropriate load covers, and water trucks or other means must be utilized as necessary to prevent dust from leaving the borrow source operation site.
22. All notes and calculations as shown on the site plan are to be considered as a part of this conditional approval. Any deviation from the approved site plan, other than what is addressed in the conditional approval, will require re-submittal of the site plan, and dependant upon the extent of the change, may be required to be re-submitted to the Board of Adjustment.

Advisories:

23. The applicant is advised to consult an expert on wetlands before proceeding with any development. There may be wetlands located in the project area that are subject to the permit requirements of Section 404 of the Clean Water Act. To avoid a violation of federal and/or state law, it is recommended the developer contact the Office of the Army Corp of Engineers or hire an environmental consultant to identify and delineate any wetlands in the project area prior to construction. A Section 404 permit will be required if the applicant needs to fill wetlands and the permit must be obtained prior to any construction on this site.
24. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.
25. The developer is encouraged to re-consider the proposed use, especially considering the probable effect of US Defense Department's Base Realignment and Closure (BRAC) changes within this area; if the borrow source operation is approved and activated, the site will lose its development potential. This property had been considered for expansion of non-residential development similar to the current Cumberland County Industrial Park sites.
26. Because the subject property is located within the Airport Overlay District, the developer is strongly encouraged to discuss their development plans with Land Use Codes Section and/or the Fayetteville Regional Airport Director early in the planning stage to ensure that the proposed height of any proposed structure can be found to be no obstruction or hazard to air navigation and that the site will remain aesthetically pleasing for visitors to and from the airport.

If you need clarification of any conditions, please contact Ed Byrne at 910-678-7609 or Patti Speicher at 910-678-7605; otherwise, contact the appropriate agency at the contact numbers below.

Contact Information (Area Code is 910 unless otherwise stated):

Subdivision/Site Plan/Plat	Ed Byrne	678-7609
Code Enforcement (Permits):	Ken Sykes	321-6654
Ground Water Issues:	Matt Rooney	678-7625
Fayetteville Planning:	Marsha Bryant	433-1416
County Public Utilities:	Tom Cooney	678-7682
Corp of Engineers (wetlands):	Crystal C. Amschler	(910) 251-4170
NCDENR (E&S):	Sally McKinney	433-3300
E911 Site-Specific Address:	Ron Gonzales	678-7616
Tax Parcel Numbers:		678-7549
NCDOT (driveways/curb-cuts):	Gary Burton	486-1496
N.C. Division of Water Quality:	Mike Randall	(919) 733-5083 ext. 545

P10-12-C
CASE PROFILE

P10-12-C CONSIDERATION OF AN APPEAL SUBMITTED UNDER ARTICLE XVI SECTION 1604, ADMINISTRATIVE REVIEW WITH THE BASIS OF THE APPEAL CONCERNING ARTICLE II, SECTION 303, ARTICLE IV SECTION 403 (“SCHOOL, BUSINESS AND COMMERCIAL FOR NURSES OR OTHER MEDICALLY ORIENTED PROFESSIONS, TRADE, VOCATIONAL & FINE ARTS;” “SCHOOLS, PUBLIC, PRIVATE, ELEMENTARY OR SECONDARY”), ARTICLE IX SECTION 916 AND ARTICLE XVI AS APPLIED TO THE TIGERSWAN TRAINING COLLABORATION CENTER; SUBMITTED BY JULIA KATHERINE FAIRCLOTH AND ROBY M. MULIER, RAEFORD B. LOCKAMY, II, AND SAMUEL D. AND DORIS M. FORT.

Case Information

County Zoning Ordinance References

1. Article II, Interpretations, Calculations, and Definitions. (Co. Zon. Ord. P-5)

The interpretation of terms, methods of measurement, and definitions contained in this article shall be observed and applied when construing this ordinance, except when the context clearly indicates otherwise. Words not otherwise defined shall be construed and given their customary and ordinary meaning.

(Note: “Private School” not defined in County Zoning Ordinance.)

2. Section 303. Agricultural Districts. (Co. Zon. Ord. P-31)

A. A1 Agricultural District. This district 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.

3. Article IV, Section 403. Use Matrix. (Co. Zon. Ord. P-45)

The matrix indicates Permitted, Special, and some Conditional Uses.

LAND USES	ZONING CLASSIFICATION
	A1
School, business and commercial for nurses or other medically Oriented professions, trade, vocational and fine arts	
Schools, public, private, elementary or secondary (Sec 916)	P

4. Article IX, Section 916. Non-Residential Use as a Permitted Use in a Residential or Agricultural District (and not otherwise listed within this article). (Co. Zon. Ord. P-90 & 91)

A. Site plan review and approval in accordance with Article XIV and providing for the specific information required by this section.

B. The minimum yard requirements shall meet or exceed those required in the C1(P) zoning district.

First Class Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.

- C. Required parking shall be paved if otherwise required to be paved by this ordinance. In these circumstances, paved parking shall be provided with all parking areas and internal drives being clearly marked. IN addition, no parking shall be permitted in the required front yard.
- D. Buffering and/or landscaping for the use shall be provided and maintained in such a manner as to comply with the standards of this ordinance (Section 1102. G) and is dependent upon the zoning and nature of the surrounding area. The site must provide ample area and adequate open space on all sides of the structure so that the character of the neighborhood is preserved.
- E. The subject property shall have direct access to a public right-of-way. Also, the plan shall include proposed points of access, ingress, and egress and the pattern of internal circulation. Points of ingress and egress shall be located so as to minimize traffic hazards, inconvenience and congestion. The existing access streets must be able to handle the anticipated increase in traffic volume, r the developer shall cover the costs of upgrading the streets' such as, but not limited to, the addition of a turning lane.
- F. Signage for the development shall not exceed those allowed under Section 1306.A. (*Amd. 01-19-10*)
- G. Noise levels shall not exceed 60 dB(A) between the hours of 10:00 p.m. and 7:00 a.m. In any case, the noise level, regardless of the time of day, shall not become a nuisance to neighboring properties and strict compliance with the County's aforementioned Noise Ordinance is required. (Note: dB(A) refers to the sound pressure level in decibels as measured on a sound level meter using the A weighting network.) (*Amd. 01-19-10*)

5. Article XVI, Board of Adjustment. (Co. Zon. Ord. P-155)

Appeals may be taken to the Board of Adjustment by any person aggrieved or by an officer, department, board or bureau of the County affected by any decision of an administrative official charged with the enforcement or interpretation of this ordinance thought to be in error. Such appeals shall be filed with the Board of Adjustment by notice specifying the grounds for appeal. Appeal shall be filed within 30 calendar days from the date of the action being appealed. The officer from whom the appeal is taken shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken, together with any additional written reports or documents, as the administrative official deems pertinent. The Board of Adjustment may after public hearing, so long as such action is in conformity with the terms of this ordinance, reverse or affirm, wholly or in part, or may modify any order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the administrative official from whom the appeals is taken. (*Amd. 01-19-10*)

First Class Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.

Application Received 6/23/10
By PAV

TO THE CUMBERLAND COUNTY (NORTH CAROLINA) BOARD OF ADJUSTMENT:

I (We), the undersigned, hereby submit this application, and petition the County Board of Adjustment to consider my (our) appeal as described below. In support of this application, the following facts are submitted: *Tigerswan Training Collaboration Center Property*

1. Address of Property (if request is site specific): Site Plan Case No. 10-058

3. Location of Property (if no address assigned): Southwest Side of SR2053 (Doe Hill Rd), Southwest of NC Hwy 210

4. Parcel Identification Number (PIN #) of subject property: 0493-04-5262
(also known as Tax ID Number or Property Tax ID)

5. Acreage: 978.4 Frontage: N/A Depth: N/A

6. Water Provider: Well N/A PWC N/A Other (name) N/A

8. Septage Provider: Septic Tank N/A PWC N/A

9. Deed Book 05968, Page(s) 00118, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).

10. Existing use of property: Vacant

11. Do you own any property adjacent to or across the street from this property?
Yes No If yes, where? Fort Parcel ID 0484-50-0723
Faircloth ID 0484-70-3754
Lockamy ID 0493-68-8049

13. Has a Notice of Violation been issued on this property? Yes N/A No N/A

If yes, Violation Case No.: _____ Date: _____
(Attach a copy of Notice of Violation)

14. Provision of County Zoning Ordinance on which appeal is based: _____

See Attachment A

15. Brief explanation of basis for appeal (attach additional sheets if necessary): _____

See Attachment A

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

Payment Received 6/23/10
Receipt # 6282

Attachment A.

14. Provisions of Zoning Ordinance on which the appeal is based:

Article II, Sections 303, 403 ("SCHOOL, business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts;" "SCHOOLS, public, private, elementary or secondary"), 916 and Article XVI.

15. Brief Explanation of basis for appeal:

Tigerswan has proposed and has obtained site plan approval for a "training collaboration center" in the A-1 zoning district in Cumberland County. This approval was based on the interpretation of the zoning administrator that the "training collaboration center" is a "private school," which is a permitted use in that district. This appeal challenges that determination. The "training collaboration center" is not a private school as that term is used in the Zoning Ordinance and is not otherwise permitted in the A-1 district. Thus, the determination of the zoning administrator should be reversed and the BOA should determine that the "training collaboration center" is not permitted at all in the A-1 district and must be prohibited and its site plan approval revoked.

The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct. The undersigned further understands that the burden of proving their position regarding this appeal rests with the petitioner.

↓ Faircloth, Julia Katherine (Parcel ID 0484-70-3754)
NAME OF TAX RECORD OWNER(S) (PRINT OR TYPE)

↓ 6504 S. NC 210 Hwy, Stedman, NC 28391
COMPLETE MAILING ADDRESS OF OWNER(S)

910-531-3051
HOME TELEPHONE # WORK TELEPHONE #

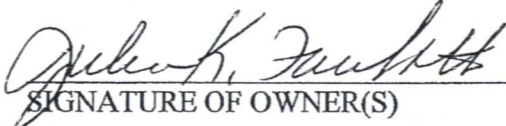
FAX # EMAIL ADDRESS

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

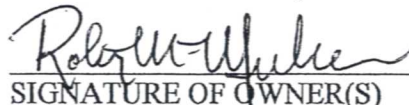
ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE # WORK TELEPHONE #

FAX # EMAIL ADDRESS

↓ 
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

↓ 
SIGNATURE OF OWNER(S)

Upon submission the contents of this application becomes "public record."

The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct. The undersigned further understands that the burden of proving their position regarding this appeal rests with the petitioner.

RAEFORD B. LOCKAMY II (Parcel ID 0493-68-8049)

NAME OF TAX RECORD OWNER(S) (PRINT OR TYPE)

5509 LABRADOR DR. HOPE MILLS NC 28348

COMPLETE MAILING ADDRESS OF OWNER(S)

910-485-2761

HOME TELEPHONE #

WORK TELEPHONE #

FAX #

EMAIL ADDRESS

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE #

WORK TELEPHONE #

FAX #

EMAIL ADDRESS

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

Upon submission the contents of this application becomes "public record."

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↓
FORT, Samuel D. and wife Doris M. (Parcel 10 0484-50-0723)
NAME OF TAX RECORD OWNER(S) (PRINT OR TYPE)

↓
6506 Emu Dr, Hope Mills, NC 28348
COMPLETE MAILING ADDRESS OF OWNER(S)

910-483-7296
HOME TELEPHONE # WORK TELEPHONE #

FAX # EMAIL ADDRESS

↓
Robin T. Currin, ATTORNEY
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

↓
P.O. Box 1801, Raleigh, NC 27602-1801
ADDRESS OF AGENT, ATTORNEY, APPLICANT

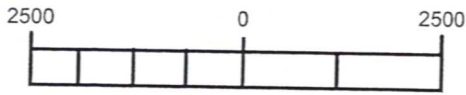
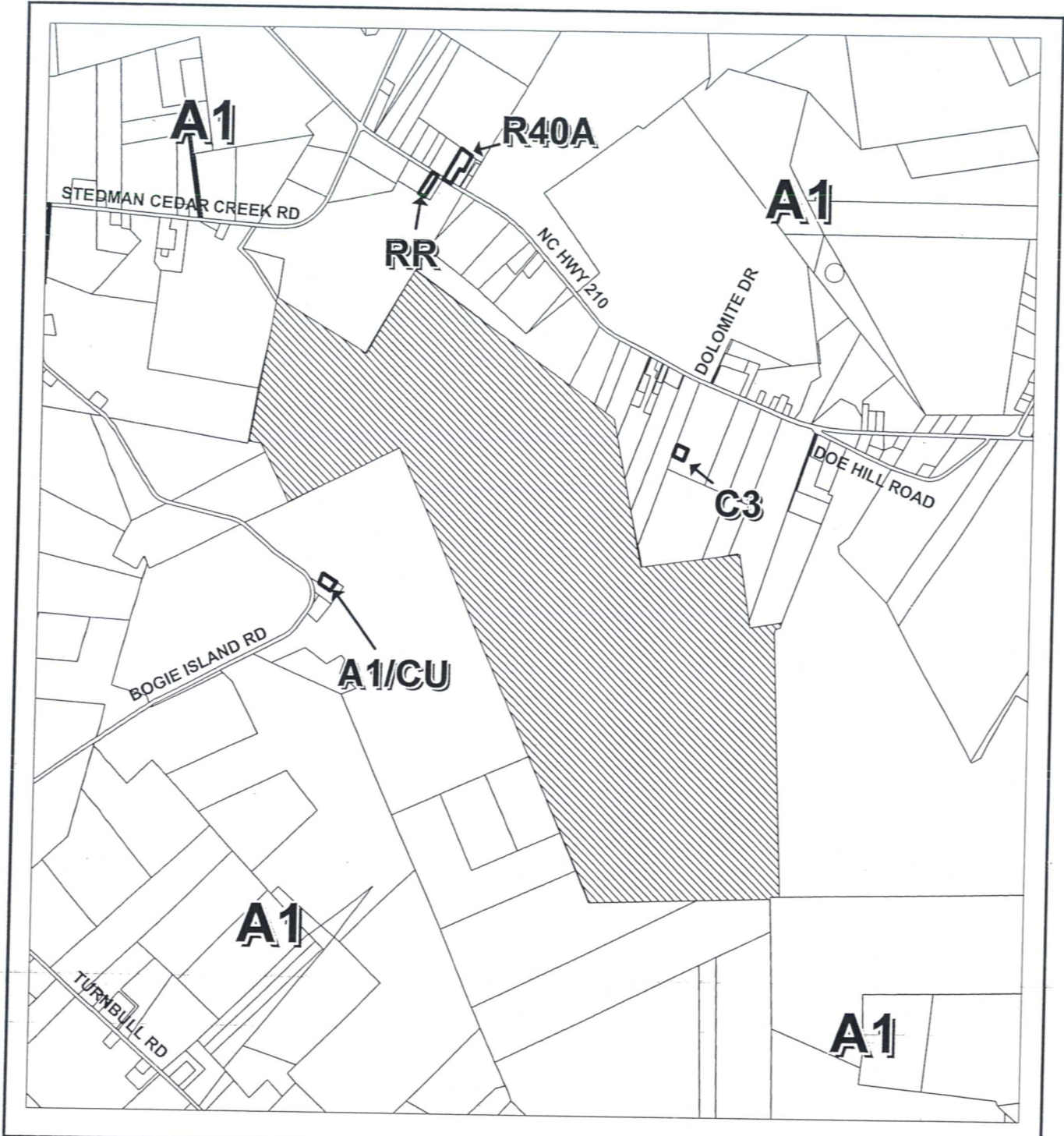
HOME TELEPHONE # 919-783-2931
WORK TELEPHONE #

919-783-1075
FAX # Rcurrin@poyners.com
EMAIL ADDRESS

↓
Samuel D. Fort
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

↓
Doris M. Fort
SIGNATURE OF OWNER(S)

Upon submission the contents of this application becomes "public record."



SCALE IN FEET

BOARD OF ADJUSTMENT APPEAL

ACREAGE: 978.40 AC.+/-

HEARING NO: P10-12-C

ORDINANCE: COUNTY

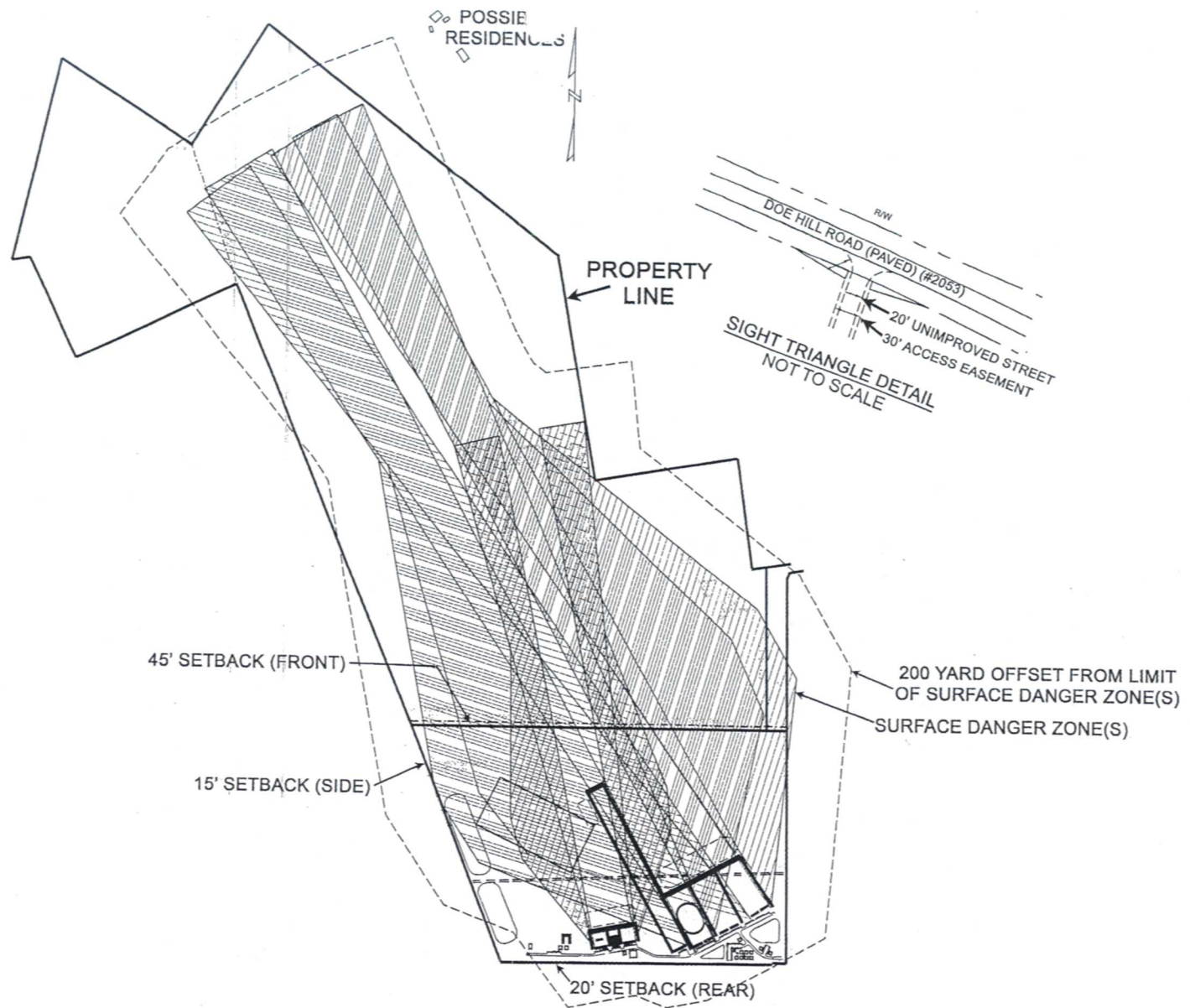
HEARING DATE

ACTION

GOVERNING BOARD

PORT. OF PIN: 0493-04-5262

WL



**BOARD OF ADJUSTMENT
APPEAL**

**REQUEST: CONSIDERATION OF AN APPEAL OF THE COUNTY ZONING
ORDINANCE AS APPLIED TO THE TIGERSWAN TRAINING COLLABORATION CENTER**

CASE: P10-12-C ACREAGE: 978.40 AC +/-

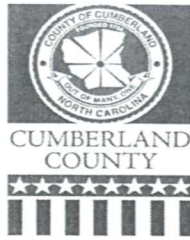
ZONED: A1 SCALE: NTS

***SCALED DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEST**

Lori Epler,
Chair
Cumberland County

Roy Turner,
Vice-Chair
Cumberland County

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
Town of Hope Mills
Charles C. Morris,
Town of Linden



COUNTY of CUMBERLAND

Planning & Inspections Department

November 13, 2009

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Walter Clark,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin
Wade, Falcon, & Godwin

Mr. Jim Reese
j.reese@tigerswan.biz

SUBJECT: Letter to J. Reese from T. Lloyd, dated August 8, 2007, Referencing
Zoning and Use Verification of Property with Tax Parcel #0493-04-5262

Dear Mr. Reese,

This letter is to confirm that the information contained in the above referenced letter, which is attached is still valid provided that all else is equal. Meaning that the use discussed with this staff, size of munitions, etc. are the same.

If there is any issue that may be different or added and has not already been addressed, please contact me so that we may confirm the permissibility of the change.

If you need any additional information, please contact me at 910-678-7618, email: ttloyd@co.cumberland.nc.us or Patti Speicher at 678-7605, email: pspeicher@co.cumberland.nc.us. We look forward to working with you on this project.

Sincerely,

Thomas J. Lloyd
Director

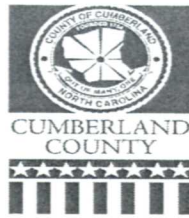
Attachment

cc: Phyllis Owens, Fayetteville Chamber of Commerce via email:
powers@fayettevillencchamber.org
Patti Speicher, Land Use Codes

Donovan McLaurin,
Chair
Wade, Falcon & Godwin

Lori Epler,
Vice-Chair
Cumberland County

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
Town of Hope Mills
Charles C. Morris,
Town of Linden



COUNTY of CUMBERLAND
Planning and Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Clifton McNeill, Jr.,
Roy Turner,
Sara E. Piland,
Cumberland County

August 8, 2007

Mr. Jim Reese
PO Box 1029
Moyock, NC 27958

SUBJECT: Zoning and Use Verification of Property with Tax Parcel #0493-04-5262

Dear Mr. Reese,

Per your request the following information is provided in reference to your proposed use of the above referenced parcel located in the Cedar Creek area of Cumberland County, North Carolina.

According to the information we have been provided, your intentions are to operate a training facility at this location that is intended to serve the military, law enforcement and other select organized groups of individuals. The facility will or at some point in the future include: weapon firing ranges, driving course(s), classrooms, and accessory structures incidental to the aforementioned uses.

The parcel referenced is zoned A1 Agricultural District and as Administrator of the County's Zoning Ordinance, there is no need for the parcel to be rezoned for the uses listed above. I have agreed that this type of use can be classified under our "private school" zoning use classification which is a "permitted use" in the A1 zoning district.

There is a requirement for a site plan review by the Planning & Inspections Staff and the minimum standards of the County Zoning Ordinance must be addressed during this review process. It is my understanding that you have been provided information concerning this process, including a copy of the *Site Plan Application*, fee amount, number of site plan copies required, and a checklist of what is necessary to be shown on the site plan.

If you have any questions or concerns regarding this letter, please call me at 910-678-7618 or email: tloyd@co.cumberland.nc.us, or contact Patti Speicher at 910-678-7605, her email is: pspeicher@co.cumberland.nc.us.

Sincerely,

original signed 8-8-07

Thomas J. Lloyd
Director

cc: Patti Speicher, Land Use Codes

BILLY R. KING
Chairman

KENNETH S. EDGE
Vice Chairman

JEANNETTE M. COUNCIL
MARSHALL FAIRCLOTH
PHILLIP GILFUS
JIMMY KEEFE
EDWARD G. MELVIN



MARIE COLGAN
Clerk to the Board

CANDICE WHITE
Deputy Clerk

BOARD OF COMMISSIONERS

5th Floor, New Courthouse • P.O. Box 1829 • Fayetteville, North Carolina 28302-1829
(910) 678-7771 • Fax: (910) 678-7770

August 6, 2010

August 16, 2010 Agenda Item

TO: Board of Commissioners
FROM: Candice H. White, Deputy Clerk to the Board ^{cu}
SUBJECT: Board of Adjustment

BACKGROUND: On August 2, 2010, the Board of Commissioners nominated the following individual to fill one (1) alternate member vacancy on the Board of Adjustment:

Ed Donaldson (new appointment)

I have attached the current membership list for this Board.

PROPOSED ACTION: Appoint individual to fill the one (1) vacancy above.

Attachment

pc: Tom Lloyd, Director
Planning and Inspections Department

Celebrating Our Past...Embracing Our Future