

**Members:**

George Lott, Chairman  
George Turner, Vice-Chair  
Alfonso Ferguson Sr.  
Winton McHenry  
Gregory Parks



**Alternates:**

Robert E Davis  
Nathan Galbreath  
Stacy Michael Long  
Vacant  
Vacant

***CUMBERLAND COUNTY BOARD OF ADJUSTMENT***

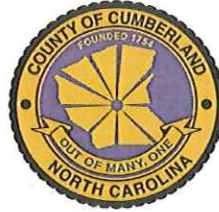
130 Gillespie Street  
Fayetteville North Carolina 28301  
(910) 678-7602

TENTATIVE AGENDA  
OCTOBER 18, 2018  
7:00 PM

A meeting of the Cumberland County Board of Adjustment is to be held on Thursday, October 18, 2018, at 7:00 p.m. in Hearing Room #3 of the Historic Courthouse at 130 Gillespie Street, Fayetteville, North Carolina. The agenda is as follows:

1. INVOCATION & PLEDGE OF ALLEGIANCE
2. OATH OF OFFICE
3. ROLL CALL
4. SWEAR IN STAFF
5. ADJUSTMENTS TO THE AGENDA
6. APPROVAL OF THE SEPTEMBER 20, 2018 MINUTES
7. ABSTENTIONS BY BOARD MEMBERS/BOARD MEMBER DISCLOSURES (SITE VISITS AND/OR PERSONAL AFFILIATIONS)
8. PUBLIC HEARING DEFERRALS/WITHDRAWALS
9. POLICY STATEMENT REGARDING APPEAL PROCESS
10. PUBLIC HEARING(S):
  - **P97-14-C:** MODIFICATION OF A SPECIAL USE PERMIT FOR A TELECOMMUNICATIONS TOWER IN A R10 RESIDENTIAL DISTRICT ON 0.10 +/- ACRES TO ALLOW A 50KW AC GENERATOR WITH A 211 GALLON DIESEL TANK ON A 4 FOOT BY 8 FOOT CONCRETE PAD, LOCATED AT 6341 CICADA STREET, SUBMITTED BY SRW BUILDERS INC (OWNER) AND DENISE L VILET ON BEHALF OF TOWER ENGINEERING PROFESSIONALS INC AND JEFFREY BELL ON BEHALF OF CROWN CASTLE (AGENTS). **DEFERRED FROM SEPTEMBER 20, 2018**
11. DISCUSSION/UPDATE(S)
12. ADJOURNMENT

**Members:**  
George Lott, Chair  
George Turner, Vice-Chair  
Alfonso Ferguson Sr.  
Winton McHenry  
Gregory Parks



**Alternates:**  
Robert E Davis  
Nathan Galbreath  
Stacy Michael Long  
Vacant  
Vacant

## ***CUMBERLAND COUNTY BOARD OF ADJUSTMENT***

130 Gillespie Street  
Fayetteville North Carolina 28301  
(910) 678-7602

MINUTES  
September 20, 2018  
7:00 PM

### **Members Present**

George Lott  
Alfonso Ferguson Sr.  
Winton McHenry  
Robert Davis  
Nathan Galbreath

### **Absent Members**

George Turner  
Gregory Parks

### **Staff/Others Present**

Hope Ward Page  
Patricia Speicher  
Dena Smith  
Robert Hasty, Jr. (Assistant  
County Attorney)

Chairman Lott called the meeting to order at 7:00 p.m. in Public Hearing Room #3 of the Historic Courthouse.

#### 1. INVOCATION

Chairman Lott

#### PLEDGE OF ALLEGIANCE

Recited by all.

Chairman Lott stated the procedural matters are to turn off all cell phones and other electronic devices, other than the camera, are fine and if asked to speak at the podium to please speak clearly into the microphone as the meeting is being recorded. Although there are no set time limits for any speaker addressing the board, the board asks speakers to not repeat what has been previously stated. If there is no new evidence to offer please make the board aware of your agreement with the previous speakers. If any board member wishes to speak or ask any questions please ask to be recognized by the Chairman before speaking.

#### 2. ROLL CALL

Mrs. Page called the roll and stated a quorum was present. For the audience Mrs. Page introduced Mr. Robert Hasty, Assistant County Attorney.

#### 3. SWEAR IN STAFF

Chair Lott swore in staff.

#### 4. ADJUSTMENTS TO THE AGENDA

There were none from staff.

#### 5. APPROVAL OF THE JUNE 21, 2018 MINUTES

**CHAIR LOTT:** The motion has been made, motion of a second has been made, all those in favor of approval?

Mr. Davis made a motion to approve the minutes from the June 21, 2018 meeting with any necessary corrections, seconded by Mr. Ferguson. The motion passed unanimously.

IN FAVOR	
LOTT	YES
FERGUSON	YES
MCHENRY	YES
DAVIS	YES
GALBREATH	YES

6. APPROVE 2019 DEADLINE/MEETING SCHEDULE

Mr. Davis made a motion to approve the 2019 Deadline/Meeting Schedule, seconded by Mr. McHenry. The motion passed unanimously.

IN FAVOR	
LOTT	YES
FERGUSON	YES
MCHENRY	YES
DAVIS	YES
GALBREATH	YES

7. ABSTENTIONS BY BOARD MEMBERS/BOARD MEMBER DISCLOSURES (SITE VISITS AND/OR PERSONAL AFFILIATIONS)

There were none.

8. PUBLIC HEARING DEFERRALS/WITHDRAWALS

There were none.

9. POLICY STATEMENT REGARDING APPEAL PROCESS

MS. SPEICHER: It's not necessary. Donna doesn't want to speak.

10. PUBLIC HEARING(S)

**P97-14-C:** MODIFICATION OF A SPECIAL USE PERMIT FOR A TELECOMMUNICATIONS TOWER IN A R10 RESIDENTIAL DISTRICT ON 0.10 +/- ACRES TO ALLOW A 50KW AC GENERATOR WITH A 211 GALLON DIESEL TANK ON A 4 FOOT BY 8 FOOT CONCRETE PAD, LOCATED AT 6341 CICADA STREET, SUBMITTED BY SRW BUILDERS INC (OWNER) AND DENISE L VILET ON BEHALF OF TOWER ENGINEERING PROFESSIONALS INC AND JEFFREY BELL ON BEHALF OF CROWN CASTLE (AGENTS).

Chair Lott read the case heading for Case No. P97-14-C.

Mrs. Page reviewed the zoning, sketch map, and land use of the area surrounding subject property. She briefly reviewed board packet material. Mrs. Page asked if the section of the zoning ordinance Section 927 Towers which are referencing on pages 106 - 109. The application submitted by the owner is complete and the owner has agreed to all the ordinance related conditions that were included in your packet. Staff asked when making a motion if you could make the motion subject to the findings of facts located behind the special use tab in your binders.

CHAIR LOTT: Ok, thank you.

MR. FERGUSON: Wasn't there a tower on that site already what you had there?

CHAIR LOTT: Yes there is existing.

MRS. PAGE: Yes there is an existing tower and they are requesting a modification to the site to add the proposed generator, they were wanting to add that and any other proposed or existing equipment for the site.

CHAIR LOTT: Any other questions? Speakers?

MRS. PAGE: We do not have any speakers. Neither the applicant nor owner are attending the meeting, so do not have any speakers signed up to speak.

MR. GALBREATH: If I may, this is good timing just coming off the hurricane to talk about having emergency backup generator for a cellular tower.

CHAIR LOTT: Right.

MR. GALBREATH: I notice the request from essentially looks like T Mobile just trying to do the right thing and back up their cell tower for times such as last week when all people had were cellular networks. Maybe we can just walk through the four finding of facts and discuss those. The first one, the use will not materially endanger the public health or safety of located according to the plan submitted and recommended. It is a two hundred and eleven gallon diesel tank, but it looks like it's surrounded by woods, the chances of something occurring to the tank like that, I think would be slim to none.

MR. FERGUSON: Not true. Because in the military you always put rubber surrounding around diesel tanks because things can happen we had like a boat thing you put around diesel tanks. Nobody's protesting it so I won't protest it. It can leak out of those tanks and go into the woods.

MS. SPEICHER: Please speak into your microphone; pull it closer, she's getting all this on the recording.

MR. FERGUSON: Ok. What I was saying about diesel fuel and tanks is in the military they put these rubber around the tanks because when you have diesel fuel they can over run and will run into the soil base and the water hydra line as well but what I said is nobody's coming to protesting it so I'm just saying something can happen. I will not say it won't, but it can happen. Diesel can leak out of those tanks into the soil. So what I'm saying is I think we should have someone here to speak on that part to be for sure to protect the citizens.

CHAIR LOTT: Has that question been raised by the?

MRS. PAGE: Unfortunately since there is no one here to speak to that.

CHAIR LOTT: I do know from experience that there's maintenance crews that keep these sites up because they're very important for the communications community and maintenance is part of that so I would assume because, I'm personally involved in a couple of them that my friends own, that they do have maintenance crews there almost on a weekly basis.

MR. MCHENRY: Excuse me, the unit that you say that you are familiar with do they have tanks that are double lined?

CHAIR LOTT: No but those tanks are certified for that use, for diesel fuel.

MR. MCHENRY: Well it's not a matter whether something happens to the tank but when they are loading or filling the tank, if they run over.

CHAIR LOTT: I know most companies that supply the fuel they have cutoffs on those fuel tanks just like they do at the gas stations where we get our fuel same type of nozzle except they're course much larger.

MR. FERGUSON: I'm not quite agreeing with you on that part of it but like I said again but we don't have anybody from the public here to protest is fine but I'm saying even the military, and I shipped many tanks overseas, we ordered these rubber parts to go under these tanks because fuel can dump in the soil and anything can happen if it goes over into the soil so we aren't arguing the point because that's not what's on the board, I just brought it up.

MR. HASTY: Chairman, if I could, you are able to make a decision based on the site plan, application and what not but since we are already seeing why evidence, additional evidence, may be needed the board may just want to discuss whether or not there is sufficient evidence or if you wish to defer this to a later date or continue moving forward. I'm not sure that the evidence that's in there is meeting what you are discussing currently can work and meet these four requirements.

CHAIR LOTT: Okay.

MR. GALBREATH: I was just about to say, because we can't establish the safety of it and what precautions they may take, it might be worth tabling it until we can.

CHAIR LOTT: Put that in the form of a motion? Would we call it a deferral or table?

MR. HASTY: I think either way is fine.

MS. SPEICHER: We prefer defer to a specific date so that we do not have to re-mail notice letters.

**Mr. Galbreath made a motion to defer this case until next month's Board of Adjustment meeting, seconded by Mr. Ferguson. The motion passed unanimously.**

**IN FAVOR**

LOTT	YES
FERGUSON	YES
MCHENRY	YES
DAVIS	YES
GALBREATH	YES

MRS. PAGE: Deferred to October 18, 2018.

CHAIR LOTT: Would you still like to ask your question or wait? (**Addressing Donna McFayden**)

MS. MCFADEN: (Since it's going to be deferred, my main concern is about the tank because there is well water out there on the lots)

CHAIR LOTT: Okay. This case has been deferred.

MR. DAVIS: Since she has already been here, can it be entered into the register so she doesn't have to be here next time?

CHAIR LOTT: Donna, do you want to come up and identify yourself and tell us who you are and make your statement or is it too late?

MS. SPEICHER: Next meeting.

MR. DAVIS: Maybe she'll want to come back next time.

CHAIR LOTT: If you would, come back to the next meeting.

MS. MCFADEN: (okay)

CHAIR LOTT: Thank you.

## 11. DISCUSSION/UPDATES

MR. GALBREATH: If I may, was there supposed to be a discussion on terms, folks service terms? Was anybody up?

MRS. PAGE: No. The Board of Commissioners were going to appoint two alternate members however, after the meeting was canceled I do not have two alternate members yet. There are no expiration terms right now for anyone sitting. Once the terms expire we then take the necessary precautions to contact Ms. Kellie Beam the Deputy Clerk to the Board of Commissioners and she sends the applications over, which is what you all received in email to nominate and select the members.

MR. GALBREATH: Okay.

CHAIR LOTT: Okay. Make a motion for adjournment?

12. ADJOURNMENT

**Mr. Ferguson made a motion to adjourn, seconded by Mr. Davis. The motion passed unanimously. Meeting adjourned at 7:22pm.**

	<b>IN FAVOR</b>
LOTT	YES
FERGUSON	YES
MCHENRY	YES
DAVIS	YES
GALBREATH	YES

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Dena L Smith, Clerk to the Board

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George Lott, Chairman

**P97-14-C:** MODIFICATION OF A SPECIAL USE PERMIT FOR A TELECOMMUNICATIONS TOWER IN A R10 RESIDENTIAL DISTRICT ON 0.10 +/- ACRES TO ALLOW A 50KW AC GENERATOR WITH A 211 GALLON DIESEL TANK ON A 4 FOOT BY 8 FOOT CONCRETE PAD, LOCATED AT 6341 CICADA STREET, SUBMITTED BY SRW BUILDERS INC (OWNER) AND DENISE L VILET ON BEHALF OF TOWER ENGINEERING PROFESSIONALS INC AND JEFFREY BELL ON BEHALF OF CROWN CASTLE (AGENTS).

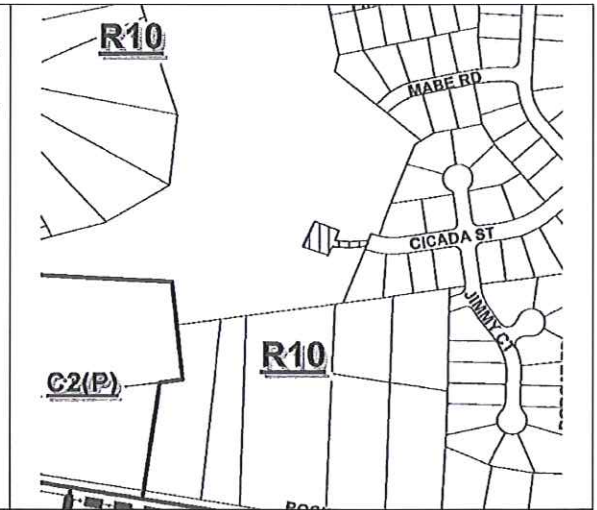
**Cumberland County Zoning Ordinance References:**

Section 927 Towers (pgs. 106-109) and Section 1606 Special Use Permit; Sub-Section F. Modification of Plans (Pg. 184)

**Notes:**

In 1997 a special use permit was granted for a 180' monopole telecommunications tower, the modification request is to allow a proposed 50KW ac generator with a 211 gallon diesel tank on a 4 foot by 8 foot concrete pad and other equipment for an existing telecommunications tower site

Owner has agreed to the attached ordinance related conditions



INITIAL ZONING	ADJACENT PROPERTY	NONCONFORMITIES	WATER/SEWER AVAILABILITY	SIZE OF PROPERTY
R10 – February 6, 1976 (Area 5)	None	None	PWC/PWC	<b>Frontage &amp; Location:</b> 1. 665' +/- Cicada St (SR4002); 2. 387' +/- Mabe Rd (SR3493); 3. 412 +/- Firefly St (SR3494)
<b>JURISDICTION</b> County	<b>CURRENT USE</b> Telecommunications Tower Site	<b>ZONING VIOLATIONS</b> None	<b>SOIL LIMITATIONS</b> Yes Hydric Soil: TR – Torhunta and Lynn Haven	<b>Frontage Total: 1464'</b>
<b>MUNICIPAL INFLUENCE AREA</b> Hope Mills			<b>WATERSHED</b> No	<b>Depth: 758' +/-</b>
			<b>SPECIAL FLOOD HAZARD AREA</b> None	

<p><b>SURROUNDING ZONING</b>  <b>North:</b> RR, R10, CD  <b>East:</b> R10, R10/CU (CU – to allow manufactured dwelling)  <b>South:</b> R10, C1(P), C2(P), RR; (<i>Hope Mills</i>): RR, C2(P)  <b>West:</b> R10, RR, C2(P)</p> <p>*All surrounding zoning is in the County, unless otherwise noted*</p>	<p><b>SURROUNDING LAND USE:</b>  Residential (including manufactured homes)  Cell Tower  Office Use  Religious Worship Facility  Woodlands</p>
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<p><b>COMPREHENSIVE PLANNING:</b>  <b>South Central Land Use Plan:</b> Low Density Residential/Heavy Commercial  <b>2030 Growth Strategy:</b> Urban</p>	<p><b>TRANSPORTATION PLANNING:</b>  The subject property lies on Rockfish Road. Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. Rockfish Road, Transportation Improvement Plan as U-5857 is planned to be widened with Right-of-Way acquisition beginning in Fiscal Year 2020.</p>
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**OTHER PROPERTY INFO:**

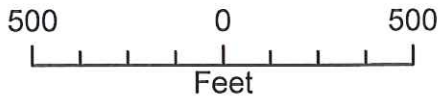
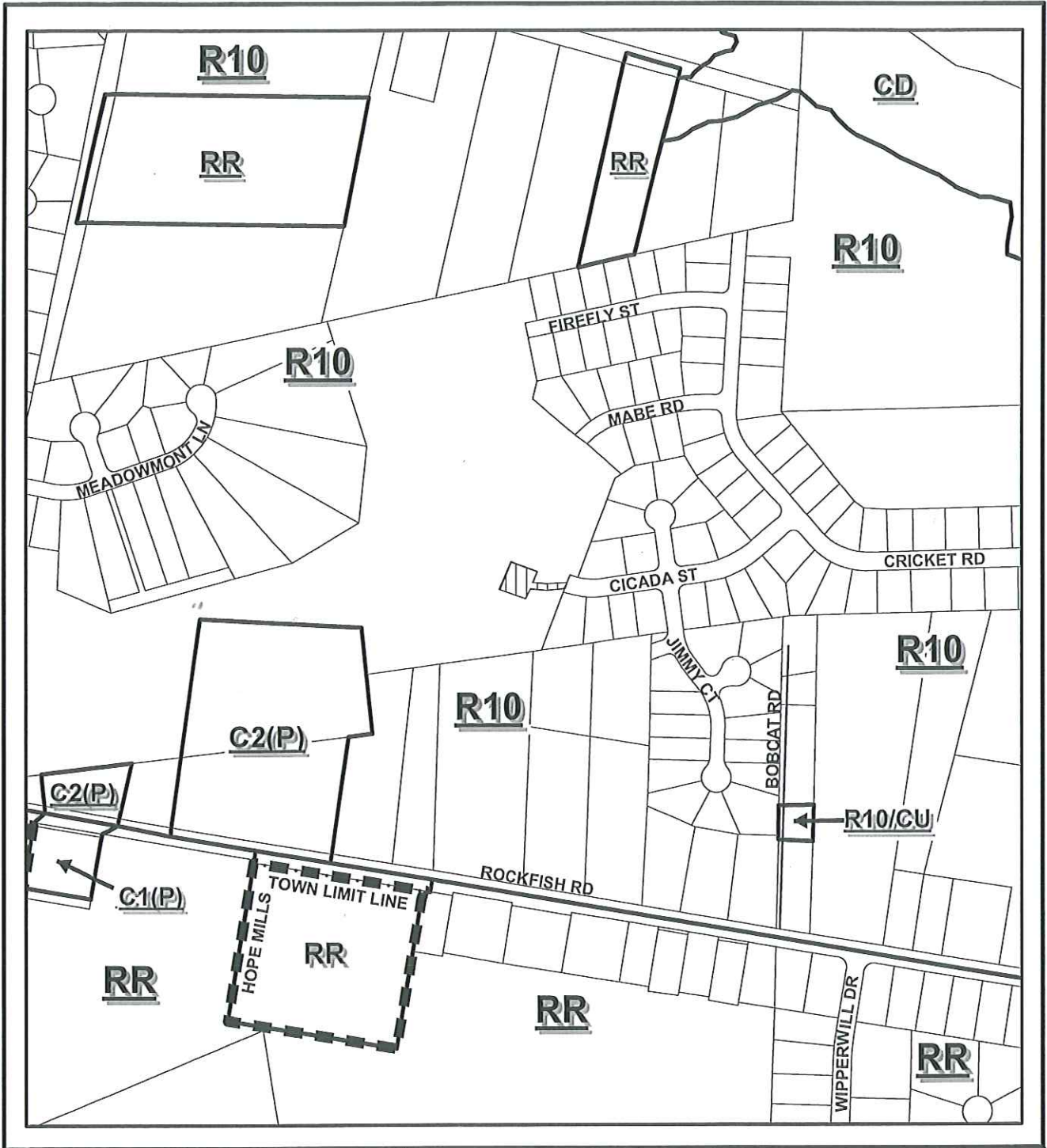
**School Capacity/Enrolled:** Comment requested, none received  
**Subdivision/Site Plan:** See Ordinance Related Conditions  
**Average Daily Traffic Count (2016):** No value reported (Cicada St; SR4002)  
**US Fish & Wildlife:** No comments related to red-cockaded woodpecker recovery efforts

Attached. Sketch Map. Site Plan. Written Modification of Special Use Permit Request. Conditions

*All documentation required by the ordinance is attached to the application or contained within the case file, and is available for review upon request.*

*First Class and Record Owners' Mailed Notice Certification*

*A certified copy of the listing with the tax record owner(s) of the subject and adjacent properties, along with their tax record mailing addresses, is contained within the case file and incorporated by*



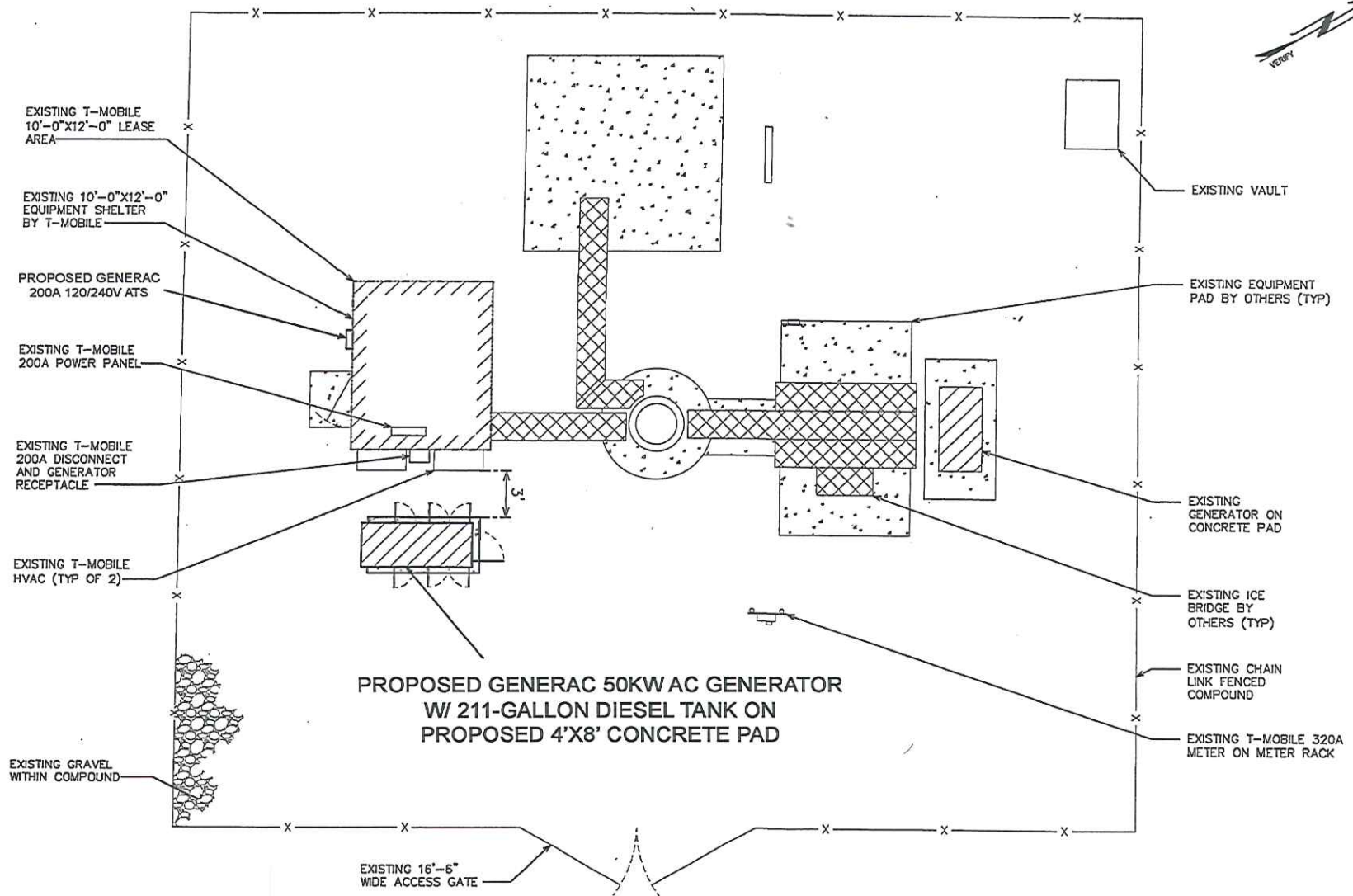
## BOARD OF ADJUSTMENT MODIFICATION SPECIAL USE PERMIT

ACREAGE: 0.10 AC. +/-	HEARING NO: P97-14-C
ORDINANCE: COUNTY	
GOVERNING BOARD	

PIN: 9494-88-9518

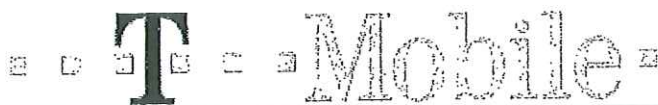
MB  
8/24/18





**MODIFICATION OF  
 SPECIAL USE PERMIT**  
 REQUEST: TO ALLOW A 50KW AC GENERATOR WITH A 211  
 GALLON DIESEL TANK ON A NEW 4' X 8' CONCRETE PAD  
 CASE: P97-14-C ACREAGE: 0.10 AC+/-  
 ZONED: R10 SCALE: NTS

\*SCALED DETAILED SITE PLAN AVAILABLE FOR REVIEW UPON REQUEST



August 1, 2018

Cumberland County Board of Adjustment

Proposed Modification

Site Address: 6341 Cicada Street, Fayetteville, NC 28306

T-Mobile Site ID: 5FA0742A

Crown Site ID: 813288

Pin: 9494-88-9518

Owner: Crown Castle

To whom it may concern:

T-Mobile is in the process of installing emergency back-up power equipment that supports its wireless telecommunications network. As part of this effort, T-Mobile will be installing a 50KW AC Diesel Generator. The Generator will be installed on a new 4 feet by 8-feet concrete pad within the existing fenced compound and within T-Mobile's existing lease area.

Crown Castle is respectfully requesting the Board's approval to accept the attached site plan, which adds the referenced generator, as a supplement to the original site plan submitted and approved in 1997.

Regards,

A handwritten signature in black ink, appearing to read 'Jeffrey Ball'.

Jeffrey Ball

Project Manager

Crown Castle  
3530 Toringdon Way, Suite 300  
Charlotte, NC 28277

## Special Use Permit – Board of Adjustment

**DRAFT**

### **Ordinance Related Conditions**

*Proposed Generator & Other Equipment to Existing Telecommunications Tower Site*

#### **Pre- Permit Related:**

1. All conditions of the April 17, 1997 County Board of Adjustment approval to include the contents of the original application and site plan must be complied with.
2. Prior to permit application, the developer must provide to the Code Enforcement Section documentation of NC Department of Environmental Quality Division of Energy, Mineral and Land Resources' (NCDEQ DEMLR) approval of the Sedimentation and Erosion control plan for this project. NCDEQ DEMLR requires a Sedimentation and Erosion control plan be submitted and approved 30 days prior to land disturbing activities if said land disturbing activity will exceed one acre.

*If a plan is not required, per 15ANCAC 04B.0105* "Person conducting land disturbing activity shall take all reasonable measures to protect public and private property from damage cause by such activities." Sedimentation and erosion control measures will need to be installed to protect adjacent properties.

[Sec. 4-8(b)(6), County Code; originally under County jurisdiction relinquished to NCDEQ around 2000]

#### **Permit-Related:**

3. The owner/developer(s) of these lots must obtain detailed instructions from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street on provisions of the County Zoning Ordinance and any permits that may be required to place any structure within this development or to commence any use of the subject property. For additional information, the developer should contact a Code Enforcement Officer. (Chpt. 4, County Code & Sec. 107, County Zoning Ord.)
4. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application. [Sec. 4-8(b)(2), County Code]
5. Construction of any new connection or alteration of any existing connection may require an approved Driveway Permit. For additional information contact the NC Department of Transportation's (NCDOT) Division 6/District 2 office.

Change of use of subject properties shall require an approved Driveway Permit. Permits MUST be secured prior to the change or alteration of existing or proposed property use. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense. For additional information contact the Division 6/District 2 office.

In the event that a structure (house) is built by a contractor for commercial gain and/or if property changes ownership from existing owner to builder, an approved Driveway Permit must be secured.

**Note: In the event the NCDOT driveway permit process alters the site plan in any manner, three copies of a revised site plan (and \$25.00 revision fee) must be submitted for staff review and approved prior to permit application.**

**Note: The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application.**

[§ 136-18(29), NCGS]

6. If the proposed lease area for the proposed cell tower and accessory uses is to be recorded as lease lot and split out for tax or other purposes, prior to application for any permits, the developer must submit to the Planning and Inspections Department a subdivision review to subdivide the lease lot. (County Subdivision Ord. & Sec. 107, County Zoning Ord.)
7. 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 Department of Energy, Minerals and Land Resources, NC Department of Environmental Quality (DEMLR NCDEQ). If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy. (Note: If any retention/detention basins are required for state approval of this plan, three copies of a revised plan (and \$25 revision fee) must be submitted and approved by Planning & Inspections.) (Sec. 2306.D, County Subdivision Ord. & 2006-246, NC Session Law)

8. The building 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. (Sec. 107.B, County Zoning Ord.; & Secs. 2005 & 2007 County Subdivision Ord.)

**Site-Related:**

9. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance and Zoning Ordinances for the R10 zoning district for a tower and accompanying accessory uses, to include the contents of the application and site plan, 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.) (Art. XIII, County Zoning Ord.)
11. "Cicada Street" must be labeled as "SR 4002 (Cicada Street)" on all future plans.
12. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Section 2307.A, County Subdivision Ord.)
13. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306.C, County Subdivision Ord.)
14. 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.
15. The tower base shall be enclosed by a chain link fence that is at least 10 feet in height. (Section 927.E, County Zoning Ord.)
16. A 25 foot wide evergreen buffer area surrounding the tower compound is required to be planted and maintained. This buffer must shield the compound area from the entire remaining tract. No structures, including guyed wires or anchors, may be constructed within the buffer. The buffer area is required to be planted in accordance with Section 927.F, County Zoning Ordinance. The inner fringe of the buffer area shall be planted with an evergreen hedge with an initial height of three feet and an expected attainment of six feet in height within four years of planting. The buffer area shall be planted with evergreen trees that will attain a minimum height of 25 feet spaced no greater 20 feet apart. This buffer shall be maintained for the duration of the lease. Note: The developer is required to obtain an owner's statement granting permission to maintain this buffer area outside the actual lease lot area. (Section 927.F, County Zoning Ord.)

**Note: It is likely that the existing vegetation is sufficient to satisfy this condition.**

17. In the event the tower is not used for a period of six months, the tower shall be considered abandoned and must be removed. The owner of the tower is required to remove any abandoned, unused or structurally unsound tower within 90 days of receiving notice requiring removal. The Code Enforcement Coordinator may establish a shorter period of time for removal in the event the tower is determined to be structurally unsound. (Section 927.Q, Towers, County Zoning Ordinance.)

**Advisories:**

18. The subject property must maintain fire department access.
19. The subject property lies on Rockfish Road. Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. There are two projects planned in the area, with Rockfish Road improvements planned in the

State Transportation Improvement Plan as U-5857, a widening of Rockfish, with Right-of-Way acquisition beginning in Fiscal Year 2020. The second project is a Feasibility Study on intersection improvements for the Camden and Rockfish intersection. For questions related to this comment, please contact Transportation Planning.

20. The applicant is advised to consult an expert on wetlands before proceeding with any development. There may be wetlands located on the parcel 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.
21. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.
22. An internal street system will most likely be required to serve any future division of the subject property.
23. 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.

*Thank you for choosing Cumberland County for your business location!*

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

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

Subdivision/Site Plan/Plat Code Enforcement (Permits):	Ed Byrne	678-7609	<a href="mailto:ebyrne@co.cumberland.nc.us">ebyrne@co.cumberland.nc.us</a>
County Building Inspections:	Scott Walters	321-6654	<a href="mailto:swalters@co.cumberland.nc.us">swalters@co.cumberland.nc.us</a>
Fire Marshal – Emergency Services	Michael Naylor	321-6657	<a href="mailto:mnyalo@co.cumberland.nc.us">mnyalo@co.cumberland.nc.us</a>
PWC:	Kevin Lowther	321-6625	<a href="mailto:klowther@co.cumberland.nc.us">klowther@co.cumberland.nc.us</a>
Town of Hope Mills:	Joe Glass	223-4740	<a href="mailto:joe.glass@faypwc.com">joe.glass@faypwc.com</a>
Town Clerk:	Jane Starling	424-4555*	<a href="mailto:jstarling@townofhopemills.com">jstarling@townofhopemills.com</a>
Planner – Zoning Permits	Chancer McLaughlin		<a href="mailto:cmclaughlin@townofhopemills.com">cmclaughlin@townofhopemills.com</a>
Corp of Engineers (wetlands):	Liz Hair	(910) 251-4049	<a href="mailto:hair@usacr.army.mil">hair@usacr.army.mil</a>
NCDEQ (E&S):	Leland Cottrell	(910) 433-3393	<a href="mailto:leland.cottrell@ncdenr.gov">leland.cottrell@ncdenr.gov</a>
US Fish & Wildlife Services	Susan Ladd Miller	(910) 695-3323	<a href="mailto:susan_miller@fws.gov">susan_miller@fws.gov</a>
Location Services:			
Site-Specific Address:	Will Phipps	678-7616	<a href="mailto:wphippis@co.cumberland.nc.us">wphippis@co.cumberland.nc.us</a>
Street Naming/Signs:	Diane Shelton	678-7665	<a href="mailto:nameit2@co.cumberland.nc.us">nameit2@co.cumberland.nc.us</a>
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	364-0601	<a href="mailto:tlbaker@ncdot.gov">tlbaker@ncdot.gov</a>
NCDOT (subdivision roads):	Earl C. Locklear	364-0601	<a href="mailto:elocklear@ncdot.gov">elocklear@ncdot.gov</a>
Transportation Planning:	Greg Shermeto	678 7615	<a href="mailto:gshermeto@co.cumberland.nc.us">gshermeto@co.cumberland.nc.us</a>
N.C. Division of Water Quality:	Mike Randall	(919) 807-6374	<a href="mailto:mike.randall@ncdenr.gov">mike.randall@ncdenr.gov</a>

cc: Chancer McLaughlin, Town of Hope Mills