

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 & Inspections Department*

June 9, 2009

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Walter Clark,  
Roy Turner,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

### MEMORANDUM

**TO:** Cumberland County Joint Planning Board

**FROM:** Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for June 16, 2009 Board Meeting

**P09-18:** REZONING OF .51+/- ACRES FROM R15A RESIDENTIAL TO O&I OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6107 TAYLOR STREET; SUBMITTED BY BETH HOLMES, PRESIDENT; OWNED BY CABIN CREEK ENTERPRISES, INC. (FALCON)

The Planning & Inspections Staff recommends approval of the request for O&I Office and Institutional district based on the following:

1. Although the request is inconsistent with the 2010 Land Use Plan, which calls for low density residential at this location, and the request, if approved, would provide a transition zone between the existing industrial and residential uses and districts in the immediate area; and
2. Public utilities are available to the site.

There are no other suitable zoning districts to be considered for this site.

Attachments:

- 1 - Site Profile
- 2 - Sketch Map

**P09-18**  
**SITE PROFILE**

**P09-18:** REZONING OF .51+/- ACRES FROM R15A RESIDENTIAL TO O&I OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6107 TAYLOR STREET; SUBMITTED BY BETH HOLMES, PRESIDENT; OWNED BY CABIN CREEK ENTERPRISES, INC. (FALCON)

**Site Information:**

**Frontage & Location:** 149.00'+/- on Taylor Street

**Depth:** 149.20'+/-

**Jurisdiction:** Town of Falcon

**Adjacent Property:** Yes, south, east and west sides of subject property

**Current Use:** Residential - conversion to office in process

**Initial Zoning:** R15A- November 25, 1980 (Area 14)

**Nonconformities:** Yes, existing residential structure built in 1910 does not meet front yard setback requirements; if rezoning is approved, existing structure will become a nonconforming use and made more nonconforming for setbacks

**Zoning Violation(s):** None issued

**Surrounding Zoning:** North: R40A, R15, R15/CU (auto body repair shop), R15A, R15A/CU (Brooks St-allow operation of a photography studio), C(P)/CU (existing music studio) & M; East: R15A, R15A/CU (woodworking/cabinet making shop) & O&I; South: R40A, R20A & M/CUD(abattoir operations and other permitted uses); West: A1 (County) & R40A

**Surrounding Land Use:** Printing and reproduction, meat processing plant(abattoir), 2- open storage (trailers), motor vehicle parking, residential (including manufactured homes), pallet construction/sales, office for meat processing plant and farmland

**2010 Land Use Plan:** Low density residential

**Special Flood Hazard Area (SFHA):** None

**Water/Sewer Availability:** Falcon/NORCRESS

**Soil Limitations:** None

**Average Daily Traffic Count (2006):** 550 on SR 1005 (Fayetteville Road)

**Highway Plan:** No impact on the current Highway Plan or Transportation Improvement Program

**Notes:**

Town of Falcon Minimum Yard Regulations:

**R15A**

Front yard: 30'

Side yard: 15'

Rear yard: 35'

**O&I**

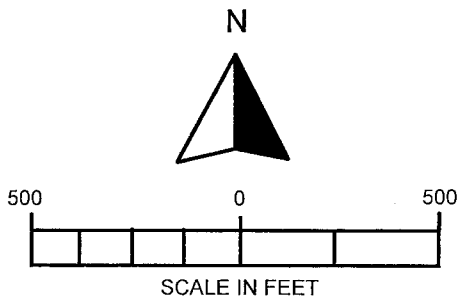
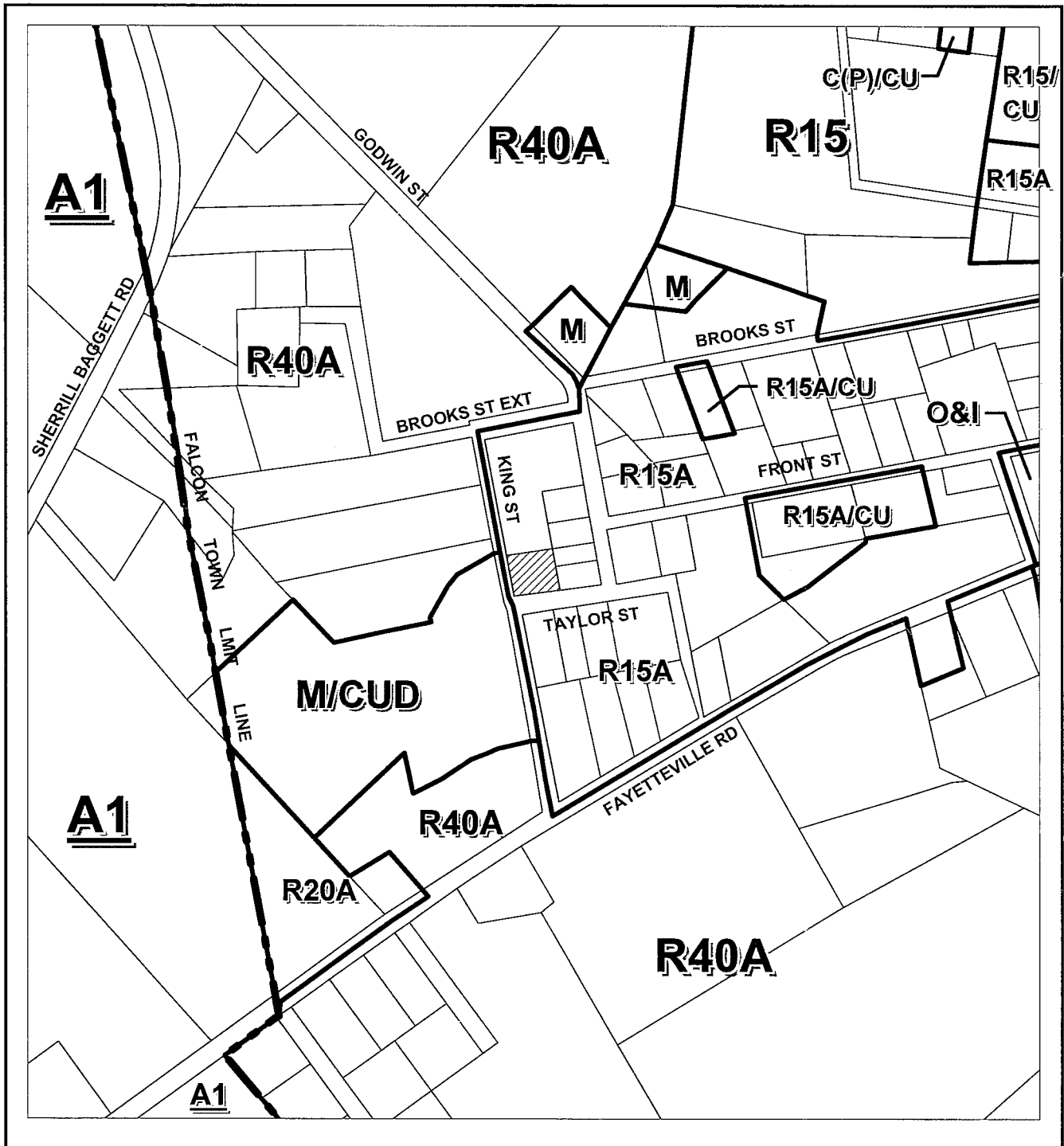
Front yard: 35'

Side yard: 15'

Rear yard: 20'

*First Class Mailed Notice Certification*

*A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.*



PIN: 1502-34-2135

## REQUESTED REZONING R15A TO O&I

|                             |              |                           |  |
|-----------------------------|--------------|---------------------------|--|
| <b>ACREAGE: 0.51 AC.+/-</b> |              | <b>HEARING NO: P09-18</b> |  |
| ORDINANCE: FALCON           | HEARING DATE | ACTION                    |  |
| STAFF RECOMMENDATION        |              |                           |  |
| PLANNING BOARD              |              |                           |  |
| GOVERNING BOARD             |              |                           |  |

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Benny Pearce,  
Town of Eastover

### MEMORANDUM

**TO:** Cumberland County Joint Planning Board

**FROM:** Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for June 16, 2009 Board Meeting

**P09-21:** REZONING OF .47+/- ACRES FROM R10 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4558 CUMBERLAND ROAD, SUBMITTED AND OWNED BY JERRY E. LANIER.

The Planning & Inspections Staff recommends approval of the request for C2(P) Planned Service and Retail district based on the following:

1. The request is consistent with the 2030 Growth Vision Plan, which calls for "urban" development at this location; and
2. The subject property meets the location criteria for light commercial as recommended in the Land Use Policies Plan.

The C1(P) district could also be considered suitable for this location.

Attachments:

- 1 - Site Profile
- 2 - Sketch Map

**P09-21**  
**SITE PROFILE**

**P09-21:** REZONING OF .47+/- ACRES FROM R10 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4558 CUMBERLAND ROAD, SUBMITTED AND OWNED BY JERRY E. LANIER.

**Site Information:**

**Frontage & Location:** 80.00'+/- on Cumberland Road

**Depth:** 280.00'+/-

**Jurisdiction:** Cumberland County

**Adjacent Property:** No

**Current Use:** Residential

**Initial Zoning:** R10 – August 1, 1975 (Area 3)

**Nonconformities:** Yes, existing residential structure built in 1956 does not meet yard setback requirements; if rezoning is approved, the existing structure will become a nonconforming use and made more nonconforming for setbacks

**Zoning Violation(s):** None

**Surrounding Zoning:** North: R10, R6, P2, C1 & C10 (Fayetteville); East: R10, R6A, C3, C(P) & C(P)/CUD(permitted uses with exclusions) (County/Hope Mills); South: R10, R6A, C(P) & C3 (County/Hope Mills); West: C1(P) & C(P)(County/Hope Mills), R15, P2, C1 & C1P (Fayetteville)

**Surrounding Land Use:** Offices (including post office, accounting, 2-medical clinics& insurance); Commercial (to including strip mall, 2- retail, vacant structure and bar & night club), religious worship activities, assembly and residential (including multi-family & manufactured homes)

**2030 Growth Vision Plan:** Urban area

**Special Flood Hazard Area (SFHA):** None

**Water/Sewer Availability:** PWC/PWC

**Soil Limitations:** None

**School Capacity/Enrolled:** Sherwood Park Elementary: 540/603; Ireland Drive Middle: 340/335; Douglas Byrd Middle: 600/677; Douglas Byrd High: 1,280/1,262

**Subdivision/Site Plan:** If approved, site plan review will be required prior to application for permits

**Municipal Influence Area:** Town of Hope Mills

**Average Daily Traffic Count (2006):** 24,000 on Cumberland Road (SR 1141)

**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

**Notes:**

1. Applicant was informed if request is approved, the lot will have an 18' wide building envelope according to the C2(P) setbacks

2. Minimum Yard Setback Regulations:

**R10**

Front yard: 30'

Side yard: 10'

Rear yard: 35'

**C2(P)**

Front yard: 50'

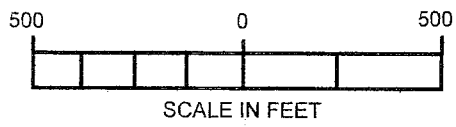
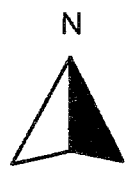
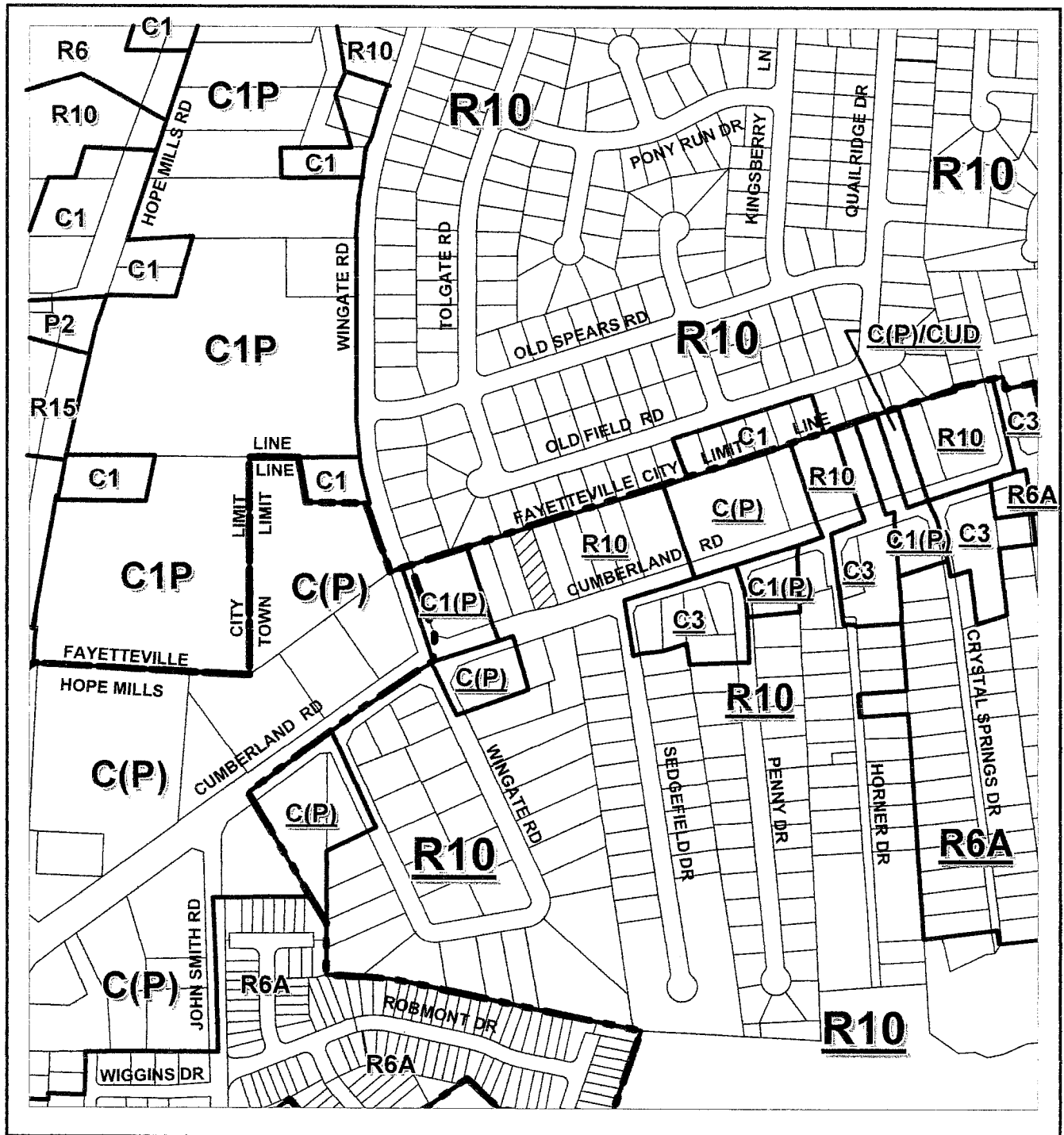
Side yard: 30'

Rear yard: 30'

3. CUD& Permit was explained as an option to applicant

**First Class Mailed Notice Certification**

*A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.*



SCALE IN FEET

PIN: 0415-18-5068

## REQUESTED REZONING R10 TO C2(P)

|                             |                           |        |
|-----------------------------|---------------------------|--------|
| <b>ACREAGE: 0.47 AC.+/-</b> | <b>HEARING NO: P09-21</b> |        |
| ORDINANCE: COUNTY           | HEARING DATE              | ACTION |
| STAFF RECOMMENDATION        |                           |        |
| PLANNING BOARD              |                           |        |
| GOVERNING BOARD             |                           |        |

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June 9, 2009

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Cumberland County

Benny Pearce,  
Town of Eastover

### **MEMORANDUM**

**TO:** Cumberland County Joint Planning Board

**FROM:** Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for June 16, 2009 Board Meeting

**P09-26:** REZONING OF 48.47+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO M1(P) PLANNED LIGHT INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1027 MARVIN LUCAS PARKWAY, SUBMITTED BY THE TOWN OF SPRING LAKE AND OWNED BY TOWN OF SPRING LAKE AND RLM DEVELOPMENT GROUP, LLC. (SPRING LAKE)

The Planning & Inspections Staff recommends approval of M1(P) Planned Light Industrial district based on the following:

1. The request is consistent with the 2010 Land Use Plan, which calls for light industrial at this location;
2. The request is consistent with the land uses currently allowed within the general area; and
3. The request was initiated by the Town of Spring Lake.

There are no other suitable zoning districts to be considered for this site.

Attachments:

- 1 - Site Profile
- 2 - Sketch Map

**P09-26**  
**SITE PROFILE**

**P09-26:** REZONING OF 48.47+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO M1(P) PLANNED LIGHT INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1027 MARVIN LUCAS PARKWAY, SUBMITTED BY THE TOWN OF SPRING LAKE AND OWNED BY TOWN OF SPRING LAKE AND RLM DEVELOPMENT GROUP, LLC. (SPRING LAKE)

**Site Information:**

**Frontage:** 1,610.00'+/- on Marvin Lucas Parkway

**Depth:** 1,930.00'+/-

**Jurisdiction:** Spring Lake

**Adjacent Property:** No

**Current Use:** Vacant, woodlands and structure under construction (RLM Communications)

**Initial Zoning:** RR – January 7, 1977 (Area 11); P01-89 initial zoning to M(P) October 28, 2002

**Nonconformities:** None

**Zoning Violation(s):** None

**Surrounding Zoning:** North: R10 & R6A; East: R10 & R6A; South: CD, R10, R6A, C3 & M2 (County/Spring Lake) R5A

**Surrounding Land Use:** Children's day care center, concrete company and woodlands

**Spring Lake Area Detailed Land Use Plan:** Light industrial

**Special Flood Hazard Area (SFHA):** Yes

**Water/Sewer Availability:** Spring Lake/Spring Lake

**Soil Limitations:** Yes, hydric inclusion: WMB Wickham fine sandy (small portion located in the southern region)

**School Capacity/Enrolled:** Manchester Elementary: 340/381; Spring Lake Middle: 700/477; Pine Forest High: 1,750/1,591

**Subdivision/Site Plan:** Site plan approval on file (RLM Communications, Case No. 08-058); review and approval required

**Average Daily Traffic Count (2006):** 10,200 on East Manchester Road (SR 1451)

**RLUAC:** No objections to proposed rezoning request

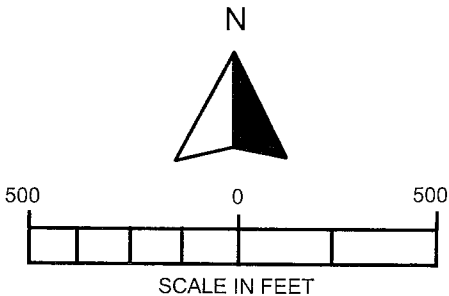
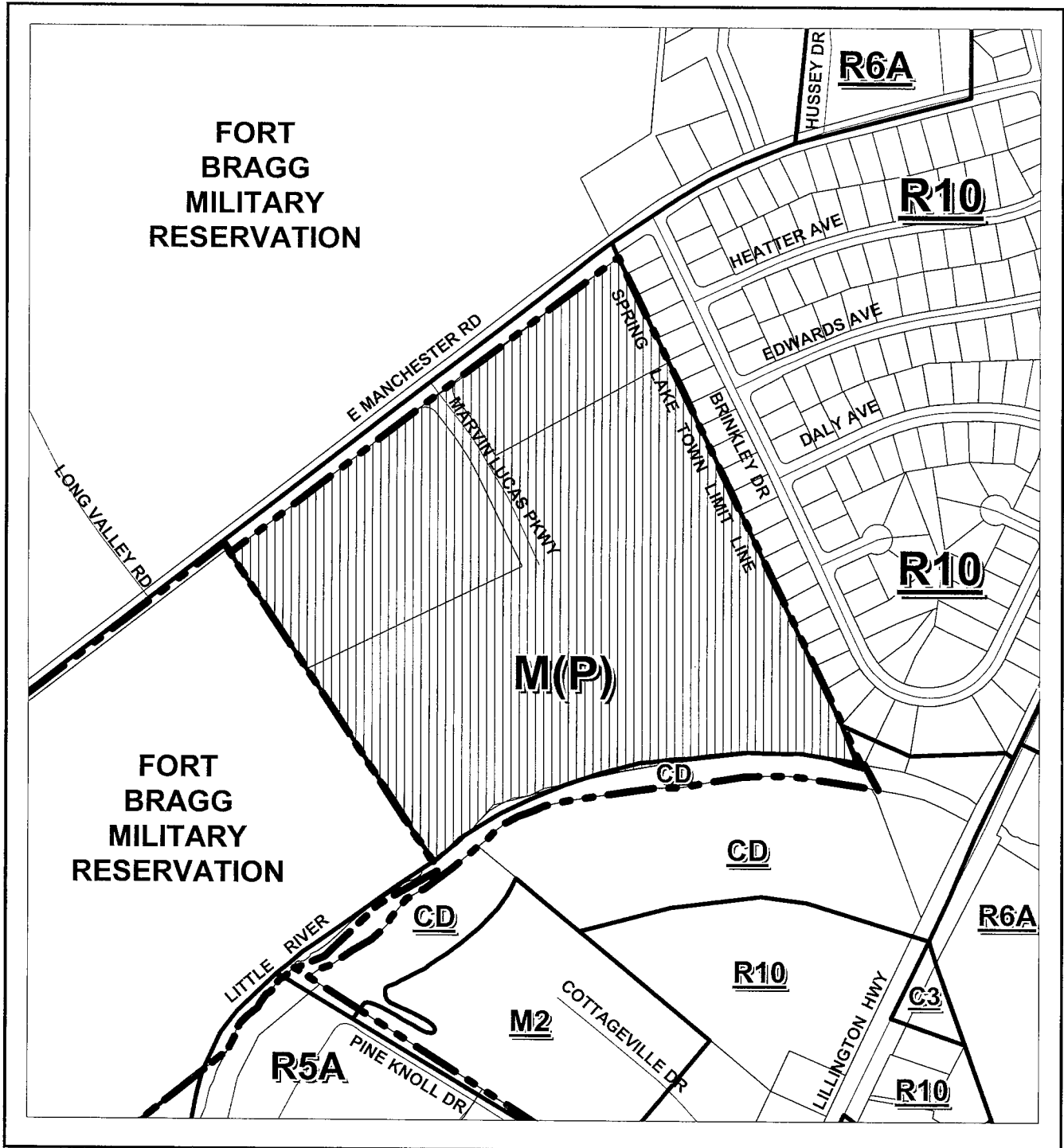
**Accident Potential Zone (APZ):** The property is not located within an Accident Potential Zone (APZ) or critical noise area. For construction of significant height associated with this case, applicant is advised to file FAA Form 7460-1 with the Federal Aviation Administration to determine any potential impact to Pope AFB/Fort Bragg flying operations

**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

*First Class Mailed Notice Certification*

*A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.*





## REQUESTED REZONING M(P) TO M1(P)

|                              |              |                           |  |
|------------------------------|--------------|---------------------------|--|
| <b>ACREAGE: 48.47 AC.+/-</b> |              | <b>HEARING NO: P09-26</b> |  |
| ORDINANCE: SPRING LAKE       | HEARING DATE | ACTION                    |  |
| STAFF RECOMMENDATION         |              |                           |  |
| PLANNING BOARD               |              |                           |  |
| GOVERNING BOARD              |              |                           |  |

PIN: 0512-29-0411,5238  
 PIN: 0513-20-6001

Donovan McLaurin,  
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Lori Epler,  
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## COUNTY of CUMBERLAND

### *Planning & Inspections Department*

June 11, 2009

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Walter Clark,  
Roy Turner,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

### MEMORANDUM

**TO:** Joint Planning Board

**FROM:** Edward M. Byrne, Land Use Codes

**SUBJECT:** CASE NO. 07-068. CONSIDERATION OF THE CHRIST WORSHIP CENTER CHURCH, INC., RR SITE PLAN REVIEW; REQUEST FOR A WAIVER FROM SECTION 2306.A, UTILITIES, COUNTY SUBDIVISION ORDINANCE, REGARDING CONNECTION TO PUBLIC SEWER; ZONING: RR; TOTAL ACREAGE: 11.64 +/-; LOCATED ON THE SOUTHEAST SIDE OF SR 1115 (BLACK BRIDGE ROAD), NORTHEAST OF QUARTER HORSE RUN.

The property owner of this proposed development is requesting a waiver from the requirement for mandatory public sanitary sewer connection. A proposed religious worship facility was approved on May 11, 2007 and the contractor is now requesting permission to not be required to connect to the public sewer system – see Condition No. 3 on the attached conditional approval. The County Subdivision Ordinance requires developments with two to ten units within 300 feet of an existing public sanitary sewer line to connect to the public system.

The closest existing public sanitary sewer is located along the extreme northeast corner of the subject property; however the distance that the developer would have to extend the sewer main to serve the proposed buildings would be over 1200 feet. The developer, under PWC's policy, would have to extend the sewer main along the entire side property line to the SR 1115 (Black Bridge Road) right-of-way and then bring the sewer lateral from the new manhole.

In accordance with Section 2601, Waivers, Cumberland County Subdivision Ordinance, 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 the 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 the Subdivision Ordinance and the 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.**

The Planning and Inspections Staff recommends approval of the waiver request from Section 2306.A based on the following:

- a. Because of the size and length of the tract with existing public sewer located at the extreme northeast corner coupled with the location of an existing gas line easement, it would cause a special hardship to the property owner to require mandatory public sewer main extension of approximately 1,200 feet in order to connect a sewer lateral to serve this site;
- b. The public purposes of the Subdivision and Zoning Ordinance will be served to an equal or greater degree since the developer has agreed to connect to the public sewer system at such time that public sewer becomes available along SR 1115 (Black Bridge Road) and in the event the private septic system fails; and
- c. The property owner would not be afforded a special privilege denied to others if this request is approved since by ordinance a developer would not be required to extend public sewer more than 300 feet for the development of one lot.

Attached you will find the developer's waiver request, conditions of approval, RR site plan sketch, aerial photo map and a vicinity map. If you have any questions regarding this memorandum, please contact Ed Byrne at 678-7609, email: [ebyrne@co.cumberland.nc.us](mailto:ebyrne@co.cumberland.nc.us).

Attachments

cc: Christ Worship Center Church, Inc., Owner  
Tim Bell, Contractor  
Grainger Barrett, County Attorney  
Patti Speicher, Land Use Codes



Date Request Submitted: 06-05-09  
Planning Board Meeting Date: 6-16-09  
Received by: PSS

Cumberland County Subdivision Ordinance

Request for Waiver

Case No.: 07-068 Case Name: Christ Worship Center  
Related Ordinance Section Number(s): 230b.A  
Summary of Request: Request for Waste Handling Variance

Section 6.1 of the County Subdivision Ordinance governs the Planning Board's authority to waiver provisions of the Subdivision Ordinance. This section reads as follows:

Section 6.1. 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, its topography, the condition or nature of adjoining areas, problems of access, 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 the Subdivision Ordinance and the 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.

The applicant is strongly encouraged to read the above provisions and relate the written waiver request as closely as possible to the criteria contained within. All supporting documentation for the request shall be submitted along with this request for waiver. For example, if the request is based on topography or soils, the applicant is the responsible

party to submit as evidence 'topo' and/or soils maps or if the request is based on the "condition or nature of adjoining property", the applicant will be required to submit evidence supporting this as basis for the request.

My request should receive favorable consideration by the Planning Board based on the following summary of the basis for this request:

- 1. Because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, problems of access, or the existence of other unusual physical conditions (at least one of the preceding basis must be addressed in this request), strict compliance with the provisions of this Ordinance would cause a special hardship to the property owner and be inequitable, due to:

*Because of the size of the Tract to be developed, the developer would be required to extend a sewer line approximately 1000 feet, which far exceeds the distance ordinarily required for sewer extension.*

- 2. The public purposes of the County Subdivision and County Zoning Ordinances would be served to an equal or greater degree and the applicant agrees to:

*In the event the public sewer is extended along Black Bridge Road and the proposed septic tanks in the future, the developer and/or property owner agrees to connect at that time.*

- 3. The property owner would not be afforded a special privilege denied to others, because:

*if the lot were subdivided the proposed religious worship facility would not be required to connect.*

By signing this request, the applicant is signifying that all statements contained within this request are accurate and true to the best of their knowledge.

Tim Bell  
Printed Name of Applicant/Agent

*Tim Bell*  
Signature of Applicant/Agent

910-237-3262  
Daytime Phone Number

06-05-09  
Date Signed

Charles C. Morris,  
Chair  
Town of Linden

Thomas J. Lloyd,  
Director

Garland C. Hostetter,  
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Patricia Hall,  
Town of Hope Mills



**COUNTY of CUMBERLAND**  
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Roy Turner,  
Lori Epler,  
Sara E. Piland,  
Cumberland County

PLANNING STAFF DECISION: 5-11-07 PLANNING BOARD DECISION: N/A COUNTY OR COUNCIL MEETING: N/A

CASE NO: 07-068 NAME OF DEVELOPMENT: CHRIST WORSHIP CENTER CHURCH, INC  
(RR SITE PLAN REVIEW) (HM MIA)

LOCATION: EAST SIDE OF SR 1115 (BLACK BRIDGE RD), ZONING: RR  
NORTH OF SR 1116 (LAKE UPCHURCH ROAD) PIN: 0403-66-9250-

OWNER OR DEVELOPER: CHRIST WORSHIP CENTER CHURCH, INC. ENGINEER OR DESIGNER: JOHNNY POWERS

- COUNTY ORDINANCE
- GODWIN ORDINANCE
- STEDMAN ORDINANCE
- SPRING LAKE ORDINANCE
- FALCON ORDINANCE

| PLANNING DEPARTMENT ACTION   | PLANNING BOARD ACTION  | TOWN BOARD   |
|--|--|--|
| <input checked="" type="checkbox"/> PRELIMINARY                      | <input type="checkbox"/> PRELIMINARY                                 | <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> FINAL  |
| <input type="checkbox"/> EXTENSION <input type="checkbox"/> REVISION | <input type="checkbox"/> EXTENSION <input type="checkbox"/> REVISION | <input type="checkbox"/> EXTENSION <input type="checkbox"/> REVISION |
| <input checked="" type="checkbox"/> APPROVED CONDITIONALLY           | <input type="checkbox"/> APPROVED CONDITIONALLY                      | <input type="checkbox"/> APPROVED CONDITIONALLY                      |
| <input type="checkbox"/> DENIED                                      | <input type="checkbox"/> DENIED                                      | <input type="checkbox"/> DENIED                                      |

The development plat/plan you submitted to this office is conditionally approved. Your approval is subject to the following conditions:

**Permit-Related:**

1. 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.
2. The County Health Department must approve water plans prior to application for any permits. Well permit is required for this development, a copy of which must be provided to the Code Enforcement at the time of application for permits.. (Note: All Health Department requirements must be met prior to issuance of final permits.)
3. Connection to public sewer is required, the Public Works Commission must approve sewer plans prior to application for any permits.
4. The developer must provide the Code Enforcement Section with an approved state sedimentation and erosion control plan (S&E) prior to any application for permits. If any retention/detention basins are required for state approval of this plan, then five copies of a revised plan must be submitted and approved by Planning & Inspections prior to application for any permits.
5. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
6. The landscaping must be provided as shown on the site plan, except as noted herein, or at a minimum as stated below:
  - a. Six large shade trees or thirteen small ornamental trees are required within the front yard setback area;
  - b. One small ornamental trees and fourteen shrubs are required within the building yard area; and
  - c. Three large shade trees or six small ornamental trees are required within the parking area.

(Note: The required landscaping cannot be located within the 15' reservation area along the right-of-way – see condition number 11 below. The two trees proposed to be located within the existing gas easement cannot be approved without written, recorded documentation of approval from the easement holder for the trees to be located within this specific easement.)

All landscaping must be maintained and comply with the provisions of Section 1102 N of the County Zoning Ordinance.

7. A *Certificate of Occupancy* will not be issued until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans.

**Site-Related:**

8. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Zoning Ordinances for the RR zoning district must be complied with, as applicable.

9. 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 permit application.
10. One attached sign with a maximum size of one square foot for each linear foot of building frontage is allowed.
11. Reservation of 15 feet of right-of way along SR 1115 (Black Bridge Road) is required and the metes and bounds for both dedication and reservation must be shown on the final plat and/or reflected on any future site plans. The location of all improvements, required or otherwise, and all building setback lines are to be measured from the ultimate right-of-way line.
12. All utilities, except for 25kv or greater electrical lines must be located underground - Section 4.3.h, County Subdivision Ordinance.
13. The developer must obtain a driveway permit from the NC Department of Transportation (NCDOT).
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. A solid buffer must be provided and maintained along both sides and the rear of the property boundary, in accordance with the provisions of Section 1102 G, Buffer Requirements, County Zoning Ordinance
16. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
17. All required parking spaces shall be a minimum of 9' x 20' and shall be surfaced, with a permanent material such as asphalt or concrete, and striped prior to application for the *Certificate of Occupancy*. A minimum of one space for each 5 seats of seating capacity off-street parking spaces are required for this development. (Note: The number of off-street parking spacing shown on this site plan will allow for a maximum of 320 seating capacity.)

**Other Relevant Conditions:**

18. 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.
19. Noise levels cannot exceed the allowable limits as established in the Noise Regulations of the County Code.
20. This conditional approval is not approval of the location of the structure labeled as “Future Building” on the site plan. Prior to application for any permits on this structure, re-submittal is required and the structure must be re-located so that the minimum 45' required front yard setback is met, along with all other requirements of the ordinances.

**If you need clarification and/or negotiation of conditions, please contact Ed Byrne at 910-678-7609 or Patti Speicher at 910-678-7605.**

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

|                               |              |                |
|-------------------------------|--------------|----------------|
| Subdivision/Site Plan/Plat    | Ed Byrne     | 678-7609       |
| Code Enforcement (Permits):   | Ken Sykes    | 321-6654       |
| County Health Department:     | Danny Soles  | 433-3685       |
| PWC:                          | Heidi Maly   | 483-1401       |
| Town of Hope Mills            |              | 424-4555       |
| Corp of Engineers (wetlands): | Ronnie Smith | (910) 251-4829 |
| NCDENR (E&S)                  | Jodi Pace    | 433-3300       |
| E911 Site-Specific Address:   | Ron Gonzales | 678-7616       |
| Tax Parcel Numbers:           |              | 678-7549       |
| NCDOT (driveways/curb-cuts)   | Gary Burton  | 486-1496       |

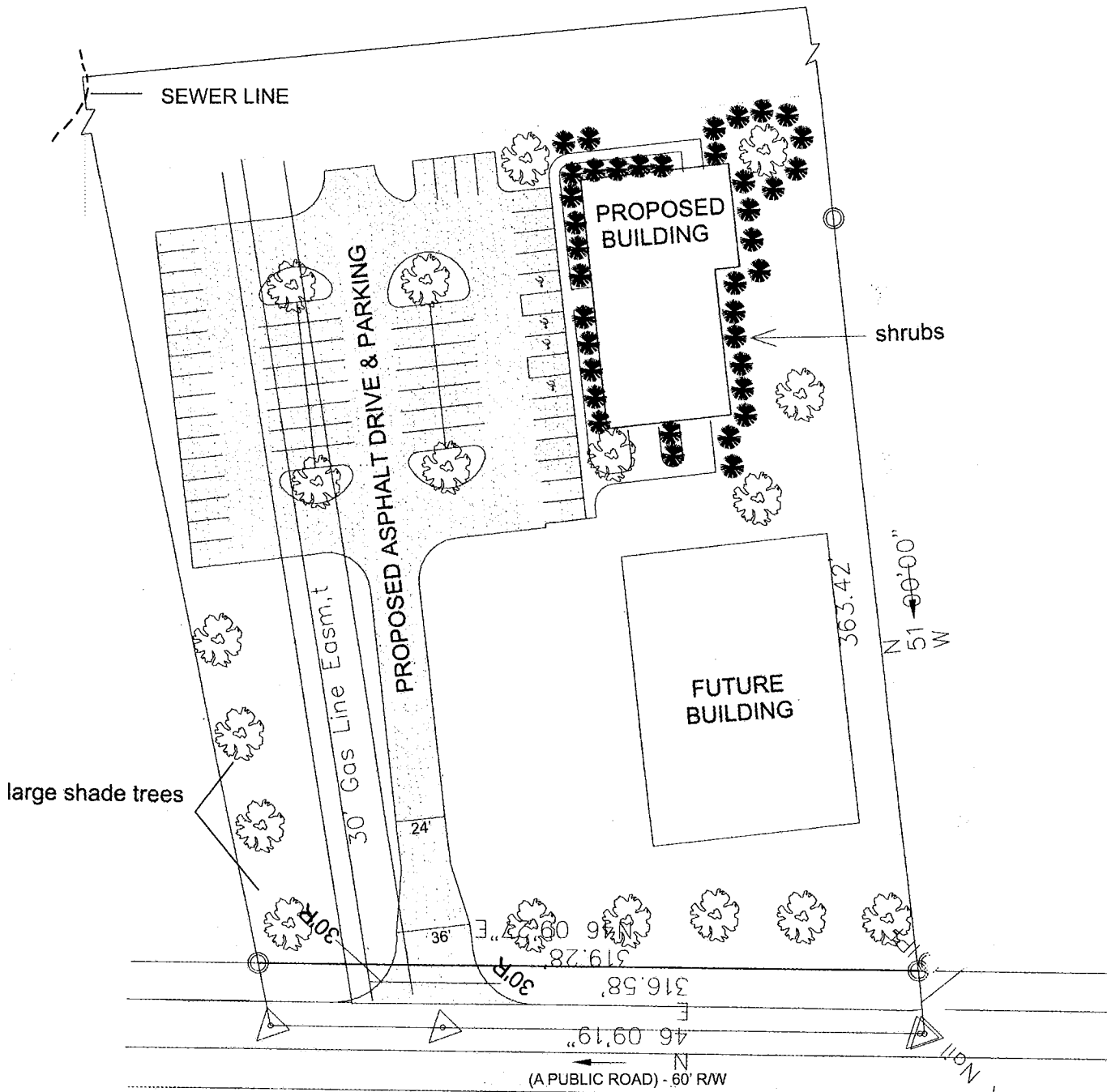
**OFFICIAL PRELIMINARY STAMP  
CUMBERLAND COUNTY  
CASE NO: 07-068**

THIS PLAN APPROVED BY THE CUMBERLAND COUNTY PLANNING & INSPECTION DEPARTMENT ON: 5-11-07

COMMENTS: SUBJECT TO CONDITIONS

I CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT AS DRAWN HEREON AND MAY BE USED FOR ANY OFFICIAL PURPOSE AS PERMITTED BY LAW. THIS APPROVAL IS VALID UNTIL: 5-11-09

*Patricia S. Speicher*  
\_\_\_\_\_  
SUPERVISOR, LAND USE CODES pj



## SR-1115 (BLACK BRIDGE ROAD)

CHRIST WORSHIP CENTER CHURCH, INC.  
RR SITE PLAN REVIEW

REQUEST: WAIVER FROM SECTION 2306.A, PUBLIC SEWER CONNECTION

CASE: 07-068 ACREAGE: 11.64 AC. +/-

ZONED: RR SCALE: NTS

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





--- WATER  
--- SEWER

# AERIAL PHOTO

## CASE: 07-068





**AERIAL PHOTO**  
**CASE: 07-068**



**CHRIST WORSHIP CENTER CHURCH, INC.**  
**RR SITE PLAN REVIEW**  
**CASE NO. 07-068**



PINS: 0403-66-9250-  
Prepared by EMB - CCJPB  
May 22, 2009

Map not to scale

