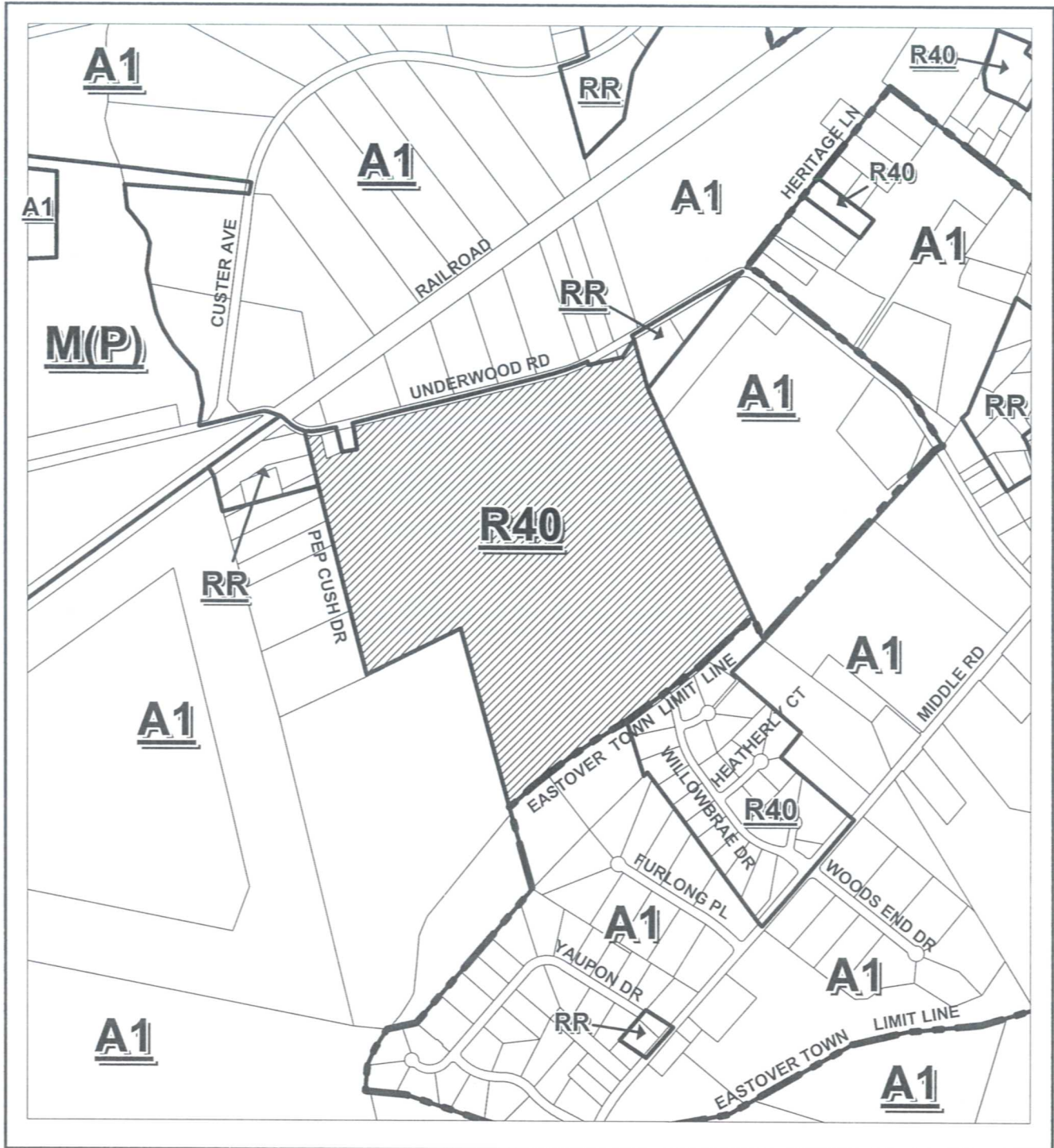


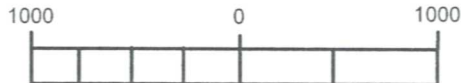
PORT. OF PIN: 0431-32-4901

REQUESTED REZONING A1 TO R20/DD/CZ

ACREAGE: 34.55 AC.+/-		HEARING NO: P11-56	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			



N



SCALE IN FEET

PIN: 0448-96-1424

REQUESTED REZONING R40 TO R20

ACREAGE: 116.77 AC.+/-		HEARING NO: P12-03	
ORDINANCE: COUNTY		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

Roy Turner,
Chair
Cumberland County

Walter Clark,
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

January 10, 2012

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Lori Epler,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for January 17, 2012 Board Meeting

P11-51: REZONING OF 1.00+/- ACRE FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5338 CHICKEN FOOT ROAD, SUBMITTED BY LINDA WALTERS (OWNER).

The Planning & Inspections Staff recommends approval of the R40A Rural Residential district based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for "rural" at this location, as well as meeting the location criteria for rural density residential development as listed in the Land Use Policies Plan;
2. The location and character of the use will be in harmony with the surrounding area; and
3. If approved, the rezoning would make the lot conforming to the R40A zoning classification.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P11-51
SITE PROFILE

P11-51: REZONING OF 1.00+/- ACRE FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5338 CHICKEN FOOT ROAD, SUBMITTED BY LINDA WALTERS (OWNER).

Site Information:

Frontage & Location: 137.00'+/- on SR 2252 (Chicken Foot Road)

Depth: 377.83'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Manufactured dwelling

Initial Zoning: A1 – June 25, 1980 (Area 13)

Nonconformities: Lot created after zoning and does not meet A1 standards

Zoning Violation(s): None issued

Surrounding Zoning: North: A1; South: R40, A1 & CD; East: R40A & A1; West: A1 & CD

Surrounding Land Use: Residential (including manufactured homes), farmland & woodlands

2030 Growth Strategy Map: Rural

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

Soil Limitations: None

School Capacity/Enrolled: Gray's Creek Elementary: 495/393; Gray's Creek Middle: 1,000/953; Gray's Creek High: 1,270/1,284

Subdivision/Site Plan: Lot created prior to August 22, 1984

Average Daily Traffic Count (2008): 1,800 on SR 2252 (Chicken Foot Road)

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:

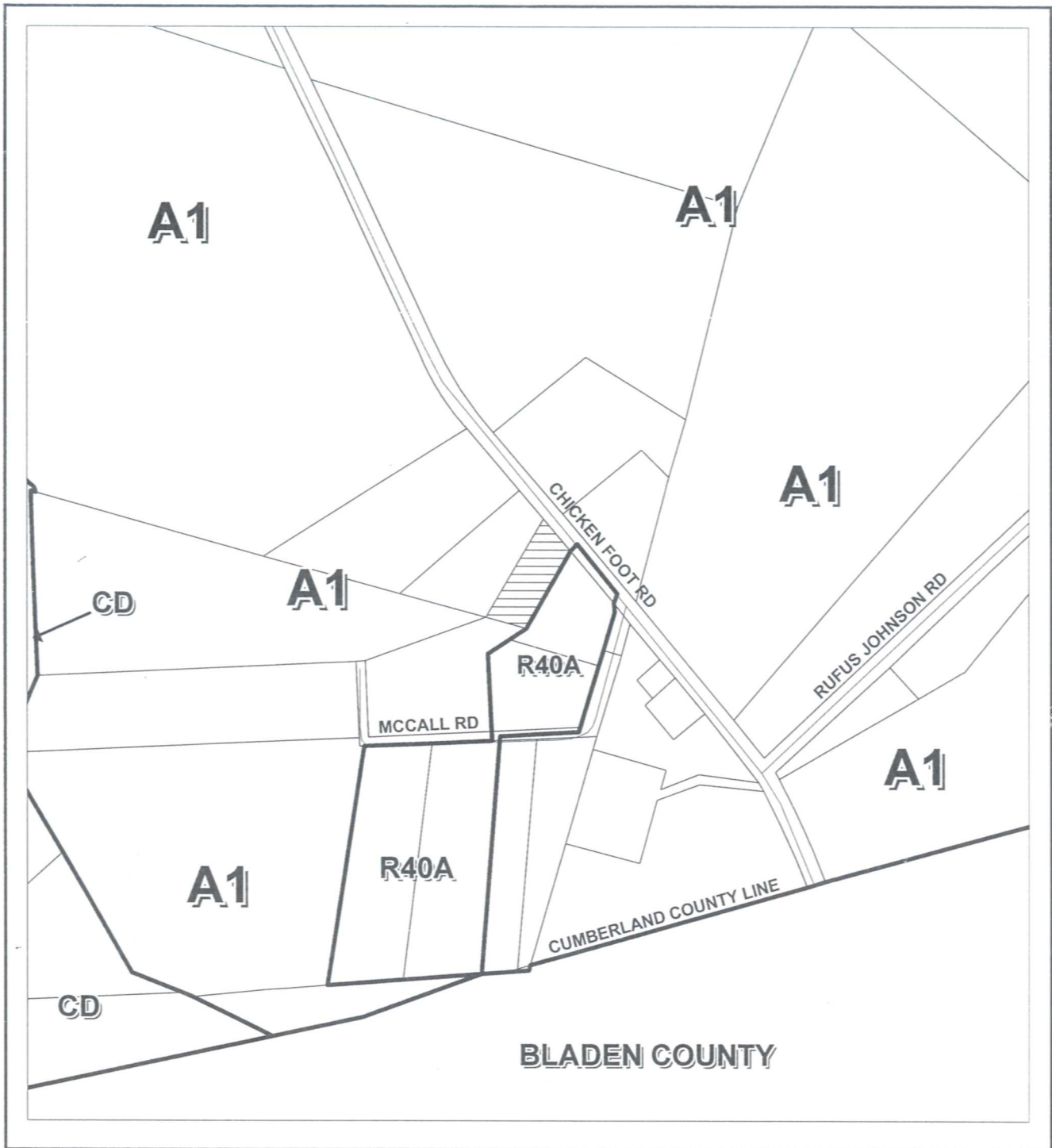
1. Density:
A1 – 0 lots/units
R40A – 1 lot/unit

2. Minimum Yard Setback Regulations:

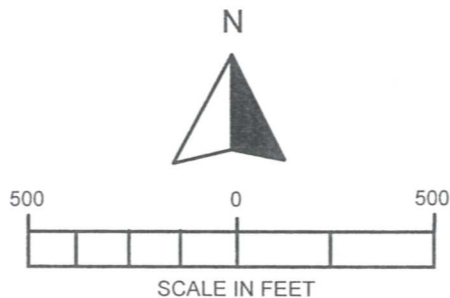
<u>A1</u>	<u>R40A</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

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' acknowledgement of notice is also included in the case file.



REQUESTED REZONING A1 TO R40A



ACREAGE: 1.00 AC.+/-		HEARING NO: P11-51	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0339-06-7490

WL

Roy Turner,
Chair
Cumberland County

Walter Clark,
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

January 10, 2012

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Lori Epler,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: Staff Recommendation for the January 17, 2012 Board Meeting

P12-01: REZONING OF 1.30+/- ACRES FROM R10 RESIDENTIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6609 CLINTON ROAD, SUBMITTED BY CHARLES E. HORNE (OWNER). (STEDMAN)

The Planning and Inspections Staff recommends approval of the C3 Heavy Commercial district for this request based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for "community growth" at this location and meets the location criteria of the Policies Plan for "heavy commercial" since the subject property has access to public water and sewer, direct access to a collector street, borders a major thoroughfare, is of sufficient size for buffering, screening and landscaping; and
2. Although the request is not consistent with the Stedman Detailed Land Use Plan which calls for "low density residential, the area has significantly transitioned to commercial since the plan's adoption and this can be attributed to the imminent improvements of NC Hwy 24.

The staff recommends the Town direct us to prepare a text amendment adding the C2(P) Planned Service and Retail district to the Town's zoning ordinance. This district, if adopted, could assure the Town Commissioner's site plan approval authority for development and uses in the Town along the Town's entrance corridors.

Attachments:

- 1- Site Profile
- 2- Sketch Map

P12-01
SITE PROFILE

P12-01: REZONING OF 1.30+/- ACRES FROM R10 RESIDENTIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6609 CLINTON ROAD, SUBMITTED BY CHARLES E. HORNE (OWNER). (STEDMAN)

Site Information:

Frontage & Location: 245.00'+/- on NC 24 (Clinton Road)

Depth: 245.00'+/-

Jurisdiction: Stedman

Adjacent Property: No

Current Use: Residential

Initial Zoning: R10 – September 15, 1987 (Stedman)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: RR, R15 (Stedman), R10 (Stedman) & A1; South: C3 (Stedman), C1(P), R10 (Stedman) & A1; East: C3 (Stedman), C1 (Stedman) & R10 (Stedman); West: C3 (Stedman), R10 (Stedman) & A1

Surrounding Land Use: Residential, funeral home, office, retailing, religious worship, salon, second hand sales & day care

2030 Land Use Plan: Community Growth Area

Stedman Land Use Plan: Low density residential (plan adopted April 1, 1999)

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Stedman/Stedman

Soil Limitations: Yes, hydric – RA Rains sandy loam

School Capacity/Enrolled: Stedman Primary (K-1): 200/178; Stedman Elementary (2-5): 300/282; Mac Williams Middle: 1,270/1,210; Cape Fear High: 1,425/1,585

Subdivision/Site Plan: Permit required for development

Average Daily Traffic Count (2008): 13,000 on NC 24 (Clinton Road)

Highway Plan: Clinton Road is identified in the Highway Plan as a major thoroughfare. The plan calls for widening to a multi-lane facility with a proposed right-of-way of 110 feet. Road improvements are included in the 2012-2018 MTIP. (Currently measures 100' feet at this location)

Notes:

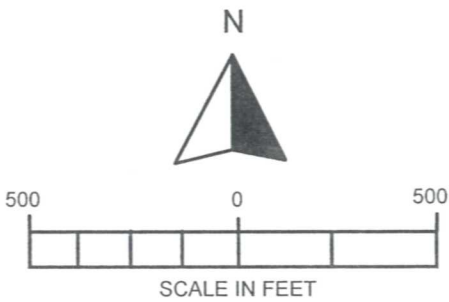
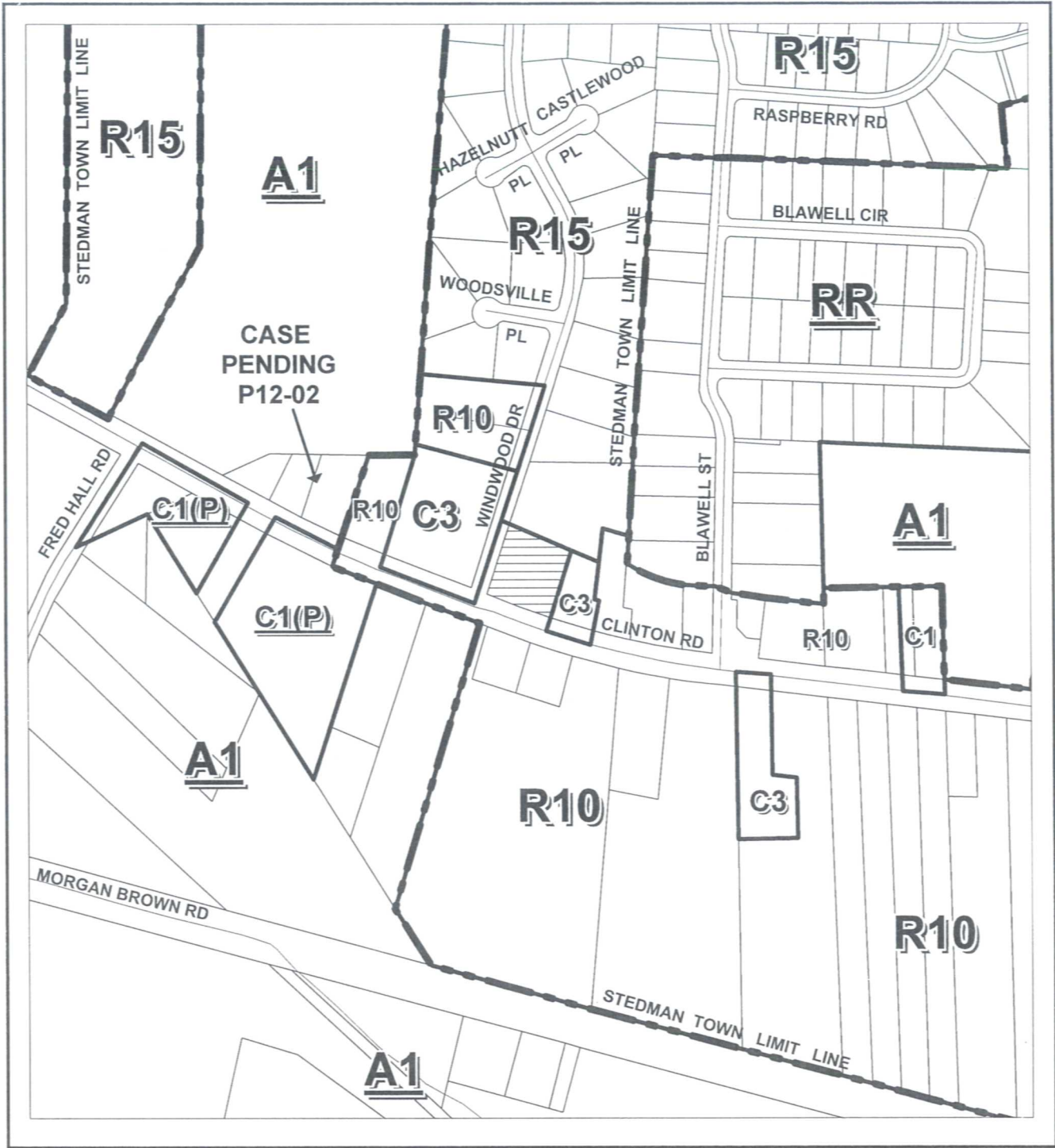
1. Density:
R10 – 7 lots/units

2. Minimum Yard Setback Regulations:

<u>R10</u>	<u>C3</u>
Front yard: 30'	Front yard: 45' from r/w/ 75' from centerline
Side yard: 10'	Side yard: 15'
Rear yard: 35'	Rear yard: 20'

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.



REQUESTED REZONING R10 TO C3

ACREAGE: 1.30 AC.+/-		HEARING NO: P12-01	
ORDINANCE: STEDMAN	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0486-51-2758

AM

Roy Turner,
Chair
Cumberland County

Walter Clark,
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

January 10, 2012

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Lori Epler,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: Staff Recommendation for the January 17, 2012 Board Meeting

P12-02: REZONING OF 1.22+/- ACRES FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6449 CLINTON ROAD AND ON THE NORTH SIDE OF NC 24 (CLINTON ROAD), WEST OF WINDWOOD DRIVE; SUBMITTED BY ANNA M. MOORE (OWNER).

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

1. The request and the recommendation for the C(P) zoning district are generally consistent with the location criteria for "heavy commercial," as listed in the Land Use Policies Plan of the 2030 Growth Vision Plan and the Stedman Area Detailed Land Use Plan; however, the recommended C2(P) district will ensure that the allowed uses are consistent with other uses in this area and that the allowed uses are appropriate along an entrance corridor to the Town of Stedman; and
2. The recommendation of the C2(P) district does meet the location criteria for the Policies Plan since the subject property has access to public water and sewer, direct access to a collector street and will provide convenient goods and services to the immediate surrounding neighborhood; and

The C1(P) Planned Local Business district could also be considered suitable for this request.

The applicant has verbally agreed to the recommendation for the C2(P) Planned Service and Retail district.

Attachments:

- 1 - Site Profile
- 2 - Sketch Map

P12-02
SITE PROFILE

P12-02: REZONING OF 1.22+/- ACRES FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6449 CLINTON ROAD AND ON THE NORTH SIDE OF NC 24 (CLINTON ROAD), WEST OF WINDWOOD DRIVE; SUBMITTED BY ANNA M. MOORE (OWNER).

Site Information:

Frontage & Location: 268.66'+/- on NC 24 (Clinton Road)

Depth: 285.00'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Residential

Initial Zoning: A1 – September 3, 1996 (Area 20)

Nonconformities: Existing structure does not appear to meet front yard setbacks

Zoning Violation(s): None

Surrounding Zoning: North: RR, R15 (Stedman) & A1; South: C3 (Stedman), C1(P), R10 (Stedman) & A1; East: C3 (Stedman) & R10 (Stedman); West: A1

Surrounding Land Use: Residential (including manufactured dwellings), funeral home, office, retailing, salon, religious worship & woodlands

2030 Land Use Plan: Community Growth Area

Stedman Land Use Plan: Heavy Commercial

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Stedman/Stedman

Soil Limitations: None

School Capacity/Enrolled: Stedman Primary (K-1): 200/178; Stedman Elementary (2-5): 300/282; Mac Williams Middle: 1,270/1,210; Cape Fear High: 1,425/1,585

Subdivision/Site Plan: If approved, new development will require a review and approval

Municipal Influence Area: Town of Stedman

Average Daily Traffic Count (2008): 13,000 on NC 24 (Clinton Road)

Highway Plan: Clinton Road is identified in the Highway Plan as a major thoroughfare. The plan calls for widening to a multi-lane facility with a proposed right-of-way of 110 feet. Road improvements are not included in the 2012-2018 MTIP. (Currently measures 100' at this location)

Notes:

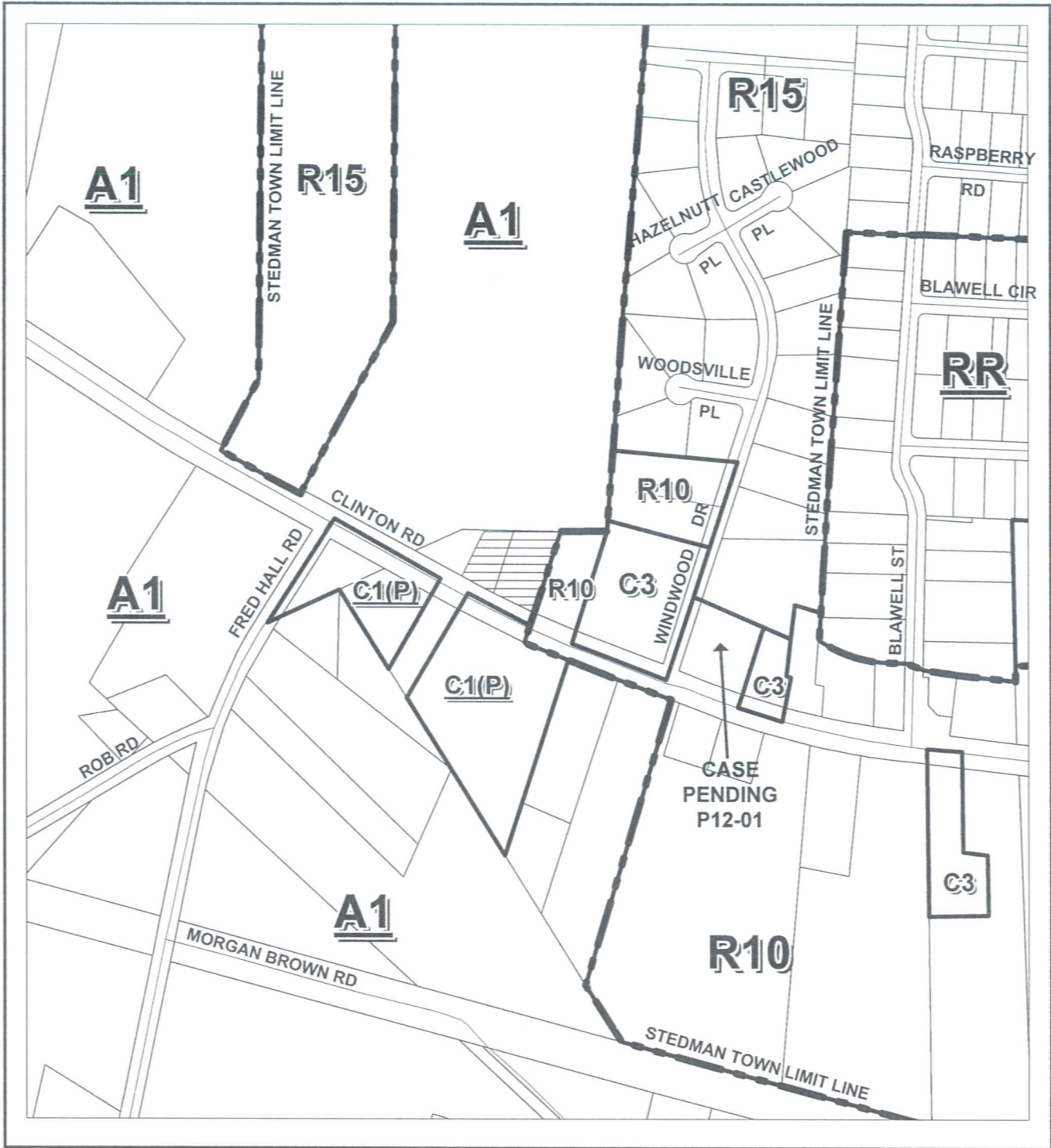
1. Density:
A1 – 2 lots/units

2. Minimum Yard Setback Regulations:

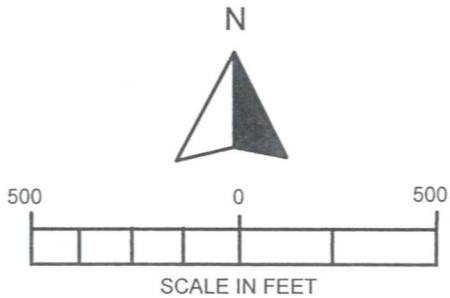
<u>A1</u>	<u>C2(P) & C(P)</u>
Front yard: 50'	Front yard: 50'
Side yard: 20'	Side yard: 30'
Rear yard: 50'	Rear yard: 30'

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.



REQUESTED REZONING A1 TO C(P)



ACREAGE: 1.22 AC.+/-

HEARING NO: P12-02

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

PIN: 0486-42-4088
PIN: 0486-42-6005

AM

11-133
SITE PROFILE

CASE NO. 11-133. CONSIDERATION OF THE LEE ROY & SYLVIA SMITH PROPERTY; REQUEST FOR A WAIVER FROM THE REQUIREMENTS TO HAVE DIRECT ACCESS TO A PUBLIC OR PRIVATE STREET AND TO HAVE A MINIMUM OF 20 FEET OF STREET FRONTAGE; COUNTY SUBDIVISION ORDINANCE, SECTION 2401.D STREET ACCESS AND SECTION 2303.C STREET FRONTAGE; ZONED: R6A; TOTAL ACREAGE: 0.50+/-; LOCATED AT 618 HILLEY STREET; SUBMITTED BY LEE ROY & SYLVIA SMITH (OWNERS). (COUNTY JURISDICTION - HOPE MILLS MIA)

Summary of Request

Developer is requesting waiver from the requirement to have a minimum of 20 feet of road frontage for direct access to either a public or private street for the placement of a second dwelling unit. The site currently has one existing manufactured home on the lot and plans on placing a second manufactured home on the lot. This development is located within the Town of Hope Mills' Municipal Influence Area (MIA), which also requires the minimum 20 feet of road frontage.

Site Information:

Frontage & Location: 0.00'+/- about 100.00' off of SR 1118 (Parkton Road)

Depth: 230.00'+/-

Jurisdiction: Cumberland County

Municipal Influence Area (MIA): Town of Hope Mills

Adjacent Property: No

Nonconformities: No

Water & Sewer: Well & Septic

Special Flood Hazard Area (SFHA): No

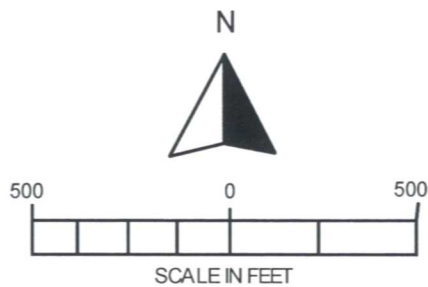
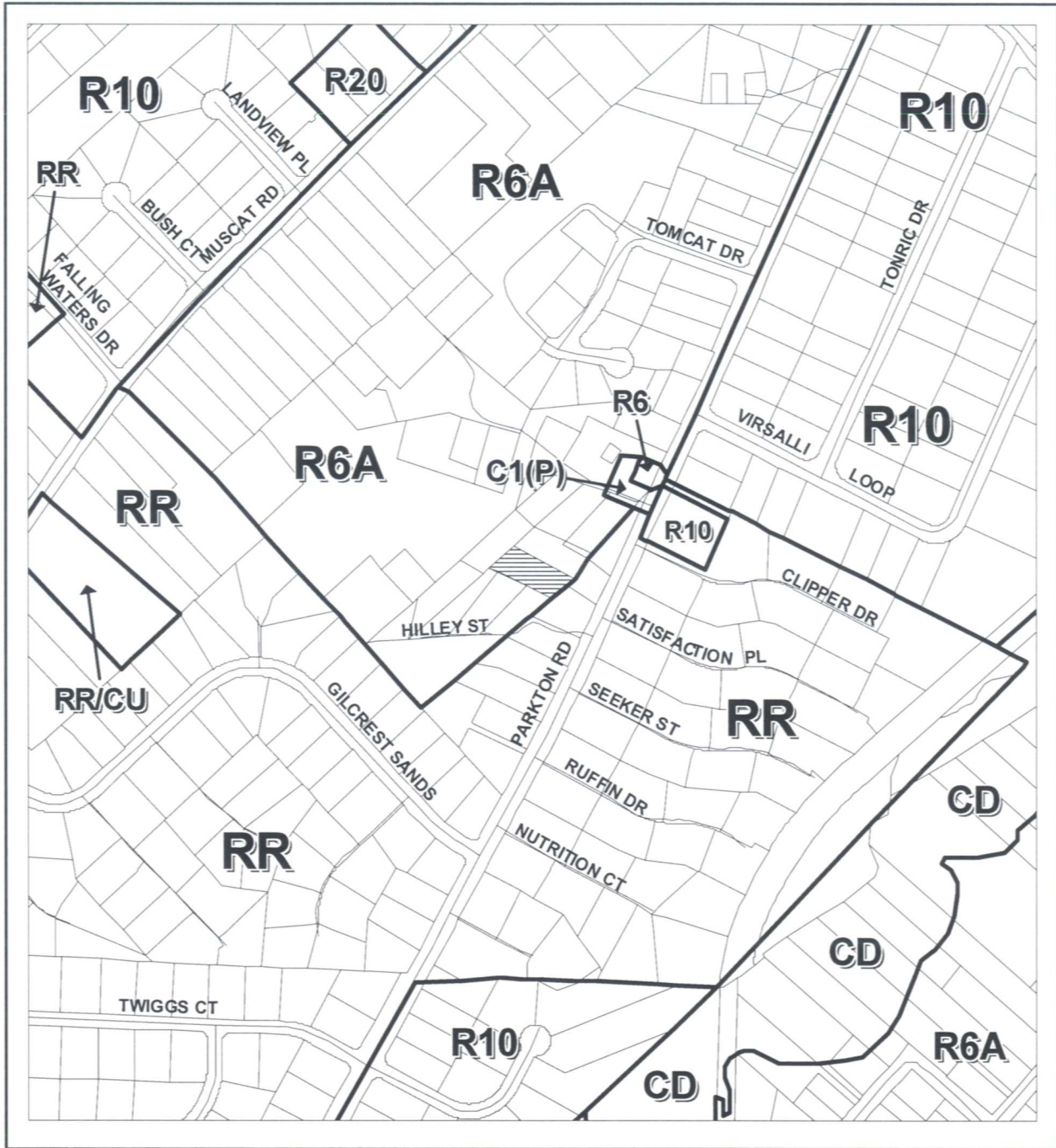
Applicable County Subdivision Ordinance Provisions

Section 2401 GROUP DEVELOPMENTS, D, *Street access.* The property to be developed must have a boundary line or lines contiguous with and giving direct vehicular access to and from one or more public streets, or private streets with public access approved in accordance with Section 2304. Group developments in the form of apartment complexes or unit ownership (i.e., condominium or townhouse) developments with owners' associates legally obligated to maintain vehicular access and circulation drives shall not be subject to the street standards specified in Section 2304.

Section 2301 MINIMUM LOT STANDARDS, C, *Street frontage.* Except as otherwise provided for in Section 2401, every lot shall abut a public street or private street approved under the terms of this ordinance for at least 20 feet, such frontage (abutting) to be continuous from the property line to building setback line.

Attachments

- 1 - Sketch Map
- 2 - Group Development Plan
- 3 - Aerial Photo
- 4 - Application for Waiver with Attachments
- 5 - Conditions of Approval
- 6 - Hope Mills Recommendation



COUNTY SUBDIVISION ORDINANCE WAIVER

ACREAGE: 0.50 AC.+/-

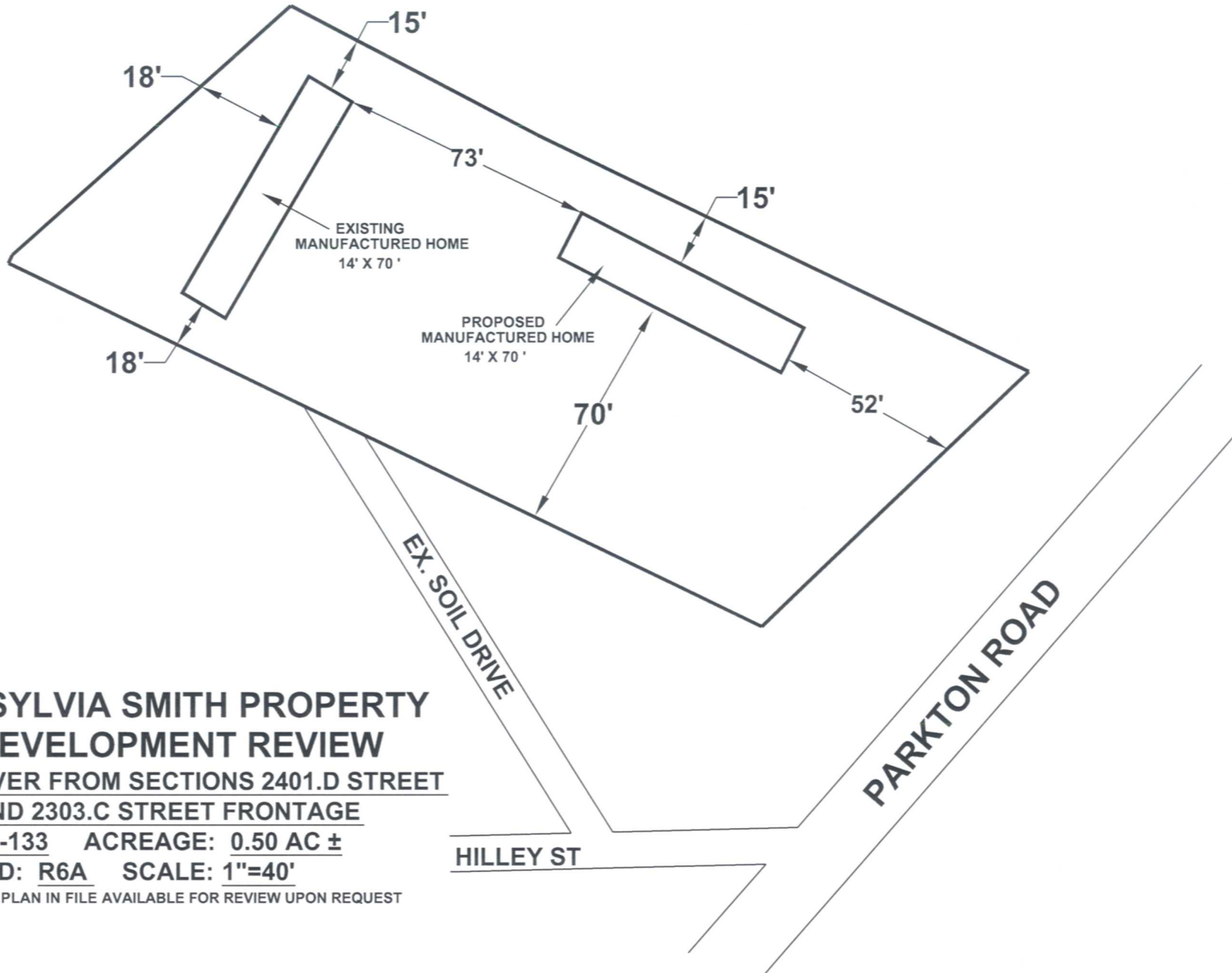
HEARING NO: 11-133

ORDINANCE COUNTY

HEARING DATE

ACTION

GOVERNING BOARD



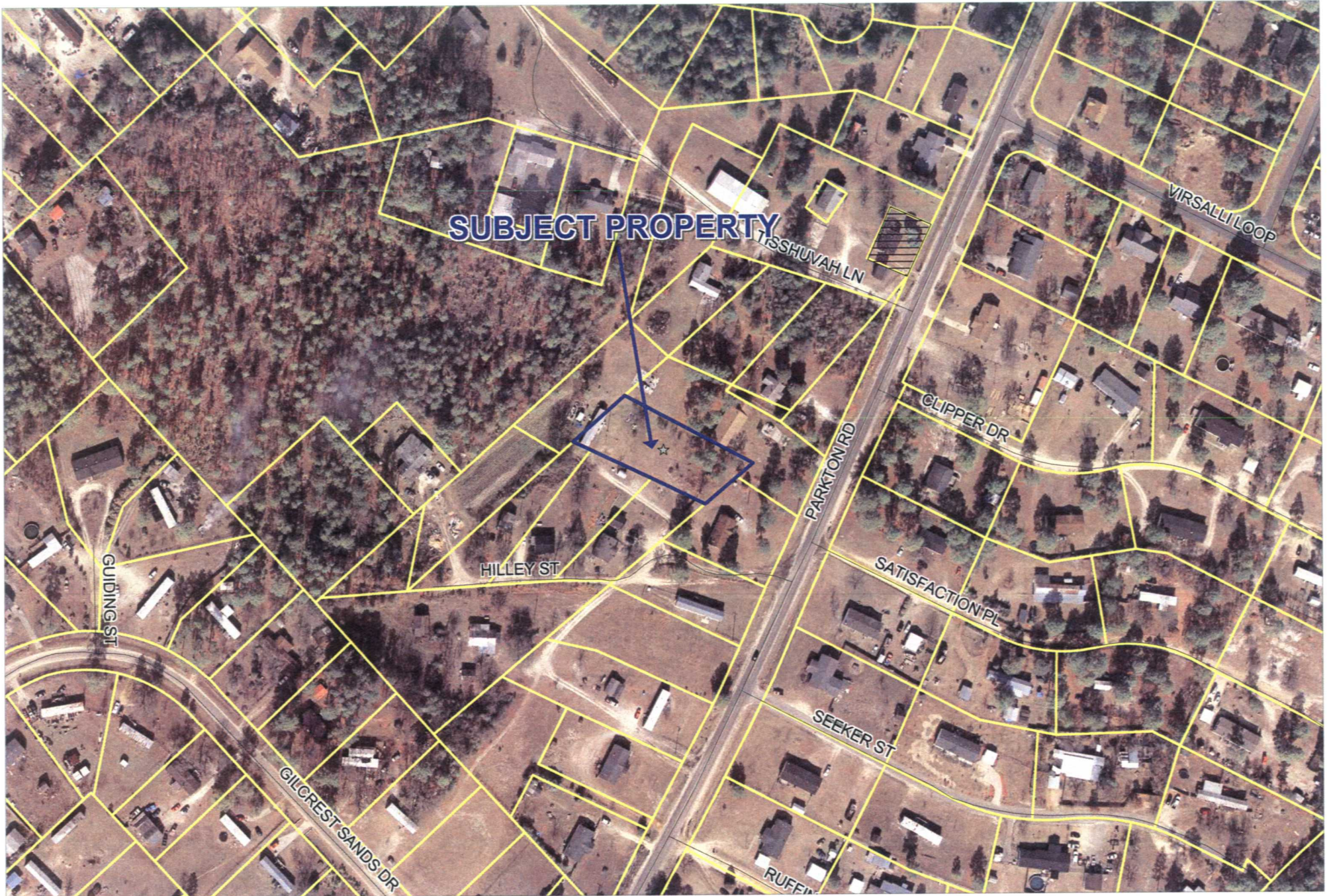
**LEE ROY & SYLVIA SMITH PROPERTY
GROUP DEVELOPMENT REVIEW**

**REQUEST: A WAIVER FROM SECTIONS 2401.D STREET
ACCESS AND 2303.C STREET FRONTAGE**

CASE: 11-133 ACREAGE: 0.50 AC ±

ZONED: R6A SCALE: 1"=40'

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



**AERIAL PHOTO
CASE NO: 11-133**



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

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

LOCATION OF PROPERTY: 618 Hilley St, Hopewills N.C 28348
OWNER: Sylvia & Lee Roy Smith
ADDRESS: 5406 Spreading Branch Rd Hopewills ZIP CODE: 28348
TELEPHONE: HOME 910 424-0807 WORK 988-1170-3910611
AGENT: _____
ADDRESS: _____
TELEPHONE: HOME _____ WORK _____

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

- A. Parcel Identification Number (PIN #) of subject property: 0413-56-0647
(also known as Tax ID Number or Property Tax ID)
- B. Acreage: .250 Frontage: 100 Depth: 230
- C. Water Provider: Well
- D. Septage Provider: Purpose Septic
- E. Deed Book 5697, Page(s) 064, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
- F. Existing and/or proposed use of property: Residential

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

2401-D

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

We Have the property and would like to Add a
Second unit to our property at This Time please For
Rental.

STATEMENT OF ACKNOWLEDGEMENT

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

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

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

Sylvia Smith *Lee Roy Smith*

Property owner(s)' signature(s)

Sylvia Smith *Lee Roy Smith*

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

5406 Spreading Branch Rd Hope Mills NC 28348

Complete mailing address of property owner(s)

910 424-0807 *910 391-0611*

Telephone number Alternative telephone number

D4Love000@aol.com *910 424 0807*

Email address FAX number

BK08762 PG0812

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS

EASEMENT

FILED Nov 10, 2011
AT 04:52:00 pm
BOOK 08762
START PAGE 0812
END PAGE 0813
INSTRUMENT # 37164
RECORDING \$26.00
EXCISE TAX (None)

KSJ

EASEMENT OF INGRESS, EGRESS AND REGRESS

Prepared By: Attorney Charles H. Gardner

GLF File #10183-11

Return to: Gardner Law Firm, PLLC - P.O. Box 715, Hope Mills, NC 28348

WITHOUT TITLE EXAMINATION OR CERTIFICATION

Revenue Stamps: \$NONE

This EASEMENT, made on October 25, 2011, by and between:

GRANTOR	GRANTEE
Jason Shone Williams and wife, Shavonda H. Williams	Lee Roy Smith and wife, Sylvia Smith
1023 Gatesville Drive, Hope Mills, NC 28348	5406 Spreading Branch Road Hope Mills, NC 28348

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

W I T N E S S E T H, in consideration of the mutual covenants contained herein and Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby bargain, grant, sell and convey to Grantees, their heirs, executors, successors and/or assigns, a permanent easement of ingress, egress and regress over and across the following described property near the Town of Hope Mills, Rockfish Township, Cumberland County, North Carolina and more particularly described as follows:

BEING a certain strip of land thirty (30) feet in width, providing access to and from N.C.S.R. 1118 (Parkton Road) and being more particularly described as follows:

BEGINNING at a point in the western margin of N.C.S.R. 1118 (Parkton Road), said point being the eastern most corner of that land conveyed to Jason Shone Williams and wife, Shavonda H. Williams by deed recorded in Book 7599, Page 824, Cumberland County Registry, more commonly known as Lot 47 GILCREST SANDS, SECTION 7, Plat Book 64, Page 100 aforesaid registry, and running thence North 54 degrees 27 minutes 57 seconds West 117.93 feet to a point, said point being in the common boundary line of Williams' land and that land conveyed to Lee Roy Smith and wife, Sylvia Smith by deed recorded in Book 5697, Page 66, aforesaid registry; thence with the common boundary line of Williams' and Smith's land, South 53 degrees 22 minutes 03 seconds West 30 feet to a point; thence South 53 degrees 57 minutes 38 seconds East 131.24 feet to a point in the western margin of N.C.S.R. 1118 (Parkton Road); thence North 27 degrees 38 minutes 25 seconds East 30 feet to a point and place of BEGINNING.

BK08762 PG0813

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jason Shone Williams (SEAL)
Jason Shone Williams

Shavonda H. Williams (SEAL)
Shavonda H. Williams

Cumberland County, North Carolina

I certify that the following person(s) personally appeared before me this day and acknowledged to me that he/she/they signed the foregoing document for the purposes stated therein and in the capacity indicated:

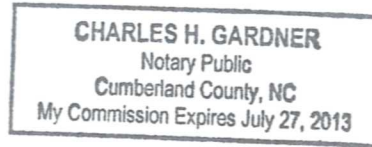
Jason Shone Williams and Shavonda H. Williams

Witness my hand and Notarial stamp or seal on this date: 11-9-11.

CHG

Notary Public Signature

Charles H. Gardner
Printed Name of Notary Public



My Commission Expires: July 27, 2013.

(N.P. SEAL)

Roy Turner,
Chair
Cumberland County

Walter Clark,
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

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Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

STAFF REVIEW: 12-22-11 PLANNING BOARD DECISION: 01-17-12

CASE NO: 11-133 NAME OF DEVELOPMENT: LEE ROY & SYLVA SMITH PROPERTY

MIA: HOPE MILLS GROUP DEVELOPMENT REVIEW

LOCATION: 618 HILLEY STREET ZONING: R6A

PIN: 0413-56-0647

OWNERS / DEVELOPER: LEE ROY & SYLVA SMITH ENGINEER OR DESIGNER: N/A

PLANNING & INSPECTIONS DEPARTMENT ACTION:

- PRELIMINARY
- EXTENSION REVISION
- CONDITIONAL APPROVAL
- DENIED

PLANNING BOARD DECISION:

- PRELIMINARY
- EXTENSION REVISION
- APPROVED CONDITIONALLY
- 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. A copy of a recorded ingress/egress access easement that secures a minimum of 20 feet of access to SR 1118 (Parkton Road) must be provided to Code Enforcement at the time of permit application.
3. The County Health Department must approve water and sewer plans prior to application for any permits. Site and soil evaluations must be conducted on the property by the County Environmental Health Department prior to application for permits. A copy of the Health Department approval must be provided to Code Enforcement at the time of application for any building/zoning permits. (Note: All Health Department requirements must be met prior to issuance of final permits.) (Section 2306 A, Water and Sewer, County Subdivision Ordinance)
4. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.

- 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. In the event the proposed manufactured home location changes, re-submittal of the site plan for review and approval is required.

Site-Related:

- All uses, dimensions, setbacks and other related provisions of the County Subdivision and Zoning Ordinances for the R6A zoning district must be complied with, as applicable.
- 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)
- For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision Ordinance)

Other Relevant Conditions:

- The applicant is advised to consult an expert on wetlands before proceeding with any development.
- Under current standards, no more than two manufactured homes may be permitted on the subject property and no division of this property can be authorized.
- 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.
- This proposed development is scheduled for the January 17, 2012 Joint Planning Board meeting for the board’s consideration of approval of an access waiver for the site.

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
County Health Department:	Daniel Ortiz	433-3680
Ground Water Issues:	Matt Rooney	678-7625
Town of Hope Mills:		424-4555*
Town Clerk:	Melissa P. Adams	
Chief Building Inspector:	Mike Bailey	
County Public Utilities:		678-7682
Corp of Engineers (wetlands):	Crystal C. Amschler	(910) 251-4170
NCDENR (E&S):	Sally Castle	433-3300
Location Services:		
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

*This is the main telephone number for the Town of Hope Mills; once connected, the caller will be directed to the various departments.



MEMORANDUM

TO: Cumberland County Planning Board

FROM: Melissa P. Adams, MMC Town Clerk *M.P.A.*

DATE: January 10, 2012

SUBJECT: CASE NO. 11-133
Lee Roy & Sylvia Smith - Request for Waiver

CASE NO. 11-133. CONSIDERATION OF A RECOMMENDATION ON THE LEE ROY & SYLVIA SMITH PROPERTY; REQUEST FOR A WAIVER FROM THE REQUIREMENTS TO HAVE DIRECT ACCESS TO A PUBLIC OR PRIVATE STREET AND TO HAVE A MINIMUM OF 20 FEET OF STREET FRONTAGE; COUNTY SUBDIVISION ORDINANCE, SECTION 2401.D STREET ACCESS AND SECTION 2303.C STREET FRONTAGE; ZONED: R6A; TOTAL ACREAGE: 0.50+/-; LOCATED AT 618 HILLEY STREET; SUBMITTED BY LEE ROY & SYLVIA SMITH (OWNERS). (COUNTY JURISDICTION - HOPE MILLS MIA)

The Hope Mills Board of Commissioners at their January 4, 2012 Regular Meeting voted unanimously to recommend approval of the request for a waiver from the requirements to have direct access to a public or private street and to have a minimum of 20 feet of street frontage.

If additional information is needed, please let me know.

cc: John W. Ellis, III, Interim Town Manager
Mike Bailey, Chief Building Inspector
Edward M. Byrne, Cumberland County Planning Department