

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

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



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

TENTATIVE AGENDA

March 18, 2014

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL/WITHDRAWAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF FEBRUARY 18, 2014
- VII. PUBLIC HEARING CONSENT ITEMS

TEXT AMENDMENTS

- A. **P14-11.** REVISION AND AMENDMENT TO THE TOWN OF STEDMAN SUBDIVISION ORDINANCE, ARTICLE IV, IMPROVEMENTS REQUIRED, SECTION 4.3 OTHER REQUIREMENTS; AMENDING SUB-SECTION G. SIDEWALKS, BY EXCLUDING THE APPLICABILITY OF THIS SUB-SECTION TO PROPERTIES ZONED M2 HEAVY INDUSTRIAL. (STEDMAN)
- B. **P14-17.** REVISIONS AND AMENDMENTS TO THE CUMBERLAND COUNTY ZONING ORDINANCE BY ADOPTION AND ESTABLISHMENT OF A COLISEUM TOURISM OVERLAY DISTRICT (CTOD) AMENDING THE COUNTY ZONING MAP, CREATING THE OVERLAY DISTRICT LAYER ON 327.98+/- ACRES GENERALLY BOUNDED BY US HWY 301 (GILLESPIE STREET), SR 2283 (EAST MOUNTAIN DRIVE), SR 1007 (OWEN DRIVE) AND NC HWY 87 (MARTIN LUTHER KING JR FREEWAY); AND AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS SECTION 203 DEFINITION OF SPECIFIC TERMS AND WORDS, SPECIFICALLY DEFINING THE TERMS *HOTEL* AND *MOTEL*; AMENDING AND CREATING ARTICLE III ZONING DISTRICTS SECTION 308.1. OVERLAY DISTRICTS, SUB-SECTION B, TO BE ENTITLED *COLISEUM TOURISM OVERLAY DISTRICT (CTOD)*; ARTICLE VIII.I OVERLAY DISTRICTS, SECTION 8.102, ENTITLED *COLISEUM TOURISM OVERLAY DISTRICT (CTOD)*; AND AMENDING ARTICLE XIII SIGN REGULATIONS, SECTION 1307. BILLBOARDS (OFF-PREMISES SIGNS), SUB-SECTION A. GENERAL PROVISIONS, PARAGRAPH 1.

REZONING CASE

- C. **P14-10.** REZONING OF 32.93+/- ACRES FROM A1 AGRICULTURAL TO R20A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6631 SANDY CREEK ROAD AND ON THE NORTH SIDE OF SR 1847 (SANDY CREEK ROAD), EAST OF SR 2084 (JEREMIAH STREET); SUBMITTED BY PHILLIP T. AND DEBORAH F. DAVIS (OWNERS) AND MICHAEL J. ADAMS.

CONDITIONAL ZONING DISTRICT

- D. **P13-50.** REZONING OF 1.37+/- ACRES FROM R20 RESIDENTIAL TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 725 AND 729 SNOW HILL ROAD, SUBMITTED BY HUXLEY A. AND AHUILDA J. JONES (OWNERS).

VIII. PUBLIC HEARING CONTESTED ITEMS

IX. DISCUSSION

DIRECTOR'S UPDATE

X. ADJOURNMENT

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Wade, Falcon & Godwin

March 11, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: Staff Recommendation for the March 18, 2014 Board Meeting

P14-11. REVISION AND AMENDMENT TO THE TOWN OF STEDMAN SUBDIVISION ORDINANCE, ARTICLE IV, IMPROVEMENTS REQUIRED, SECTION 4.3 OTHER REQUIREMENTS; AMENDING SUB-SECTION G. SIDEWALKS, BY EXCLUDING THE APPLICABILITY OF THIS SUB-SECTION TO PROPERTIES ZONED M2 HEAVY INDUSTRIAL. (STEDMAN)

The Planning and Inspections Staff recommends approval of the proposed sidewalk text amendment to the Subdivision Ordinance for the Town of Stedman based on the following:

1. If approved, the amendment will remove the requirement of installing sidewalks for any development on property zoned M2 Heavy Industrial within the Town or the Town's Municipal Influence Area, with the exception of properties abutting Clinton Road; and
2. The amendment was requested by the Town Board of Commissioners.

Attachment: P14-11 Stedman Subdivision Ordinance Text Amendment

P14-11

Town of Stedman Subdivision Ordinance Text Amendment (Sidewalks)

P14-11. REVISION AND AMENDMENT TO THE TOWN OF STEDMAN SUBDIVISION ORDINANCE, ARTICLE IV, IMPROVEMENTS REQUIRED, SECTION 4.3 OTHER REQUIREMENTS; AMENDING SUB-SECTION G. SIDEWALKS, BY EXCLUDING THE APPLICABILITY OF THIS SUB-SECTION TO PROPERTIES ZONED M2 HEAVY INDUSTRIAL. (STEDMAN)

AMEND Article IV. IMPROVEMENTS REQUIRED, Section 4.3 OTHER REQUIREMENTS, sub-section g. Sidewalks, as follows:

Section 4.3

g. Sidewalks. All new development inside the Town of Stedman or its Municipal Influence Area (MIA) fronting on a public or private street shall be required to construct a minimum of four foot wide concrete sidewalk along the existing street(s) and all new streets, except for cul-de-sacs serving eight or less residential lots or units and for any development proposed on property zoned M2 Heavy Industrial. However, for development on properties abutting Clinton Road a sidewalk is required to be constructed regardless of zoning district. Walks along designated major or minor thoroughfares and collector streets as defined in the Highway Plan shall be a minimum of five foot wide. This shall apply to the development on both sides of the street. The cost of these required walks shall be borne by the developer. All walks shall meet the *Americans With Disabilities Act* (ADA) standards. When walks are installed adjacent to parking areas, the walks shall be six feet wide to accommodate vehicular bumper overhang. All sidewalk plans must be reviewed and approved by the Town of Stedman. (Amd. 8-4-2005)

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MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: P14-17 background information for the March 18, 2014 Board Meeting

On March 6, 2013, the County Board of Commissioners' Policy Committee directed the Planning Staff to set the attached zoning ordinance text and map amendment establishing a Coliseum Tourism Overlay District and limiting billboards along US HWY 301 for public hearing.

CONSISTENCY WITH LAND USE PLAN

The proposed amendment is consistent with the 2030 Growth Vision Plan and is an effort to ensure that *better, more quality-conscious development standards are applied consistently throughout the county, resulting in higher quality developments* (Vision Statement from 2030 Growth Vision Plan). The provisions contained in the proposed amendment are supported by many policies and actions of the Plan to include Policy Areas: 1, A More Diversified Local Economy; 2, Well-Managed Growth and Development; Infrastructure That Keeps Pace; 9, Compatible Commercial Development; 10, Community Appearance and Image; 11, A Healthy, Sustainable Environment; and 16, Intergovernmental Cooperation and Efficiency (this is a joint endeavor between the Cumberland County and the City of Fayetteville).

REASONABLENESS AND IN THE PUBLIC INTEREST

A favorable recommendation from the Planning Board would be reasonable and in the public interest by promoting the Crown Center complex and re-development of surrounding properties, the area within the proposed district will be established as a contemporary, vibrant retail area that is harmonious with the complex events and increased tourism.

In addition to the above statements:

1. Approval of the overlay district and billboard amendment should encourage new construction and re-development that is oriented to serving the users of the Crown Center complex, particularly the traveling public, and increasing the economic well being of the county.
2. The provisions prohibiting billboards within 1,000 feet on each side of US HWY 301 will not affect the 18 existing (and one proposed) billboards along this corridor; however, if approved the ordinance regulations will prevent any increase in the number of billboards in an area that is oversaturated with signage. Billboards are also not proposed as an allowed use within the overlay district.

Attachments: 1 – Site Profile 2 – Sketch Map 3 – P14-17 Coliseum Tourism Overlay District & Billboard

130 Gillespie Street - Post Office Box 1829 - Fayetteville, North Carolina 28302-1829 - (910) 678-7600 - Fax: (910) 678-7631

P14-17
SITE PROFILE

P14-17. REVISIONS AND AMENDMENTS TO THE CUMBERLAND COUNTY ZONING ORDINANCE BY ADOPTION AND ESTABLISHMENT OF A COLISEUM TOURISM OVERLAY DISTRICT (CTOD) AMENDING THE COUNTY ZONING MAP, CREATING THE OVERLAY DISTRICT LAYER ON 327.98+/- ACRES GENERALLY BOUNDED BY US HWY 301 (GILLESPIE STREET), SR 2283 (EAST MOUNTAIN DRIVE), SR 1007 (OWEN DRIVE) AND NC HWY 87 (MARTIN LUTHER KING JR FREEWAY); AND AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS SECTION 203 DEFINITION OF SPECIFIC TERMS AND WORDS, SPECIFICALLY DEFINING THE TERMS *HOTEL* AND *MOTEL*; AMENDING AND CREATING ARTICLE III ZONING DISTRICTS SECTION 308.1. OVERLAY DISTRICTS, SUB-SECTION B, TO BE ENTITLED *COLISEUM TOURISM OVERLAY DISTRICT (CTOD)*; ARTICLE VIII.I OVERLAY DISTRICTS, SECTION 8.102, ENTITLED *COLISEUM TOURISM OVERLAY DISTRICT (CTOD)*; AND AMENDING ARTICLE XIII SIGN REGULATIONS, SECTION 1307. BILLBOARDS (OFF-PREMISES SIGNS), SUB-SECTION A. GENERAL PROVISIONS, PARAGRAPH 1.

Coliseum Tourism Overlay District:

Frontage & Location: 4,500.00'+/- along US Hwy 301; 2,700.00'+/- along SR 2283 (E Mountain Drive); 9,200.00'+/- along SR 1007 (Owen Drive); 2,500' on SR 2210 (Wilkes Road) & 1,900.00'+/- along Martin Luther King Fwy

Depth: Approximately 1,000' on the west side of US Hwy 301; approximately 7,800' from the west side of US Hwy 301 to Martin Luther King Jr Fwy & approximately 3,800' from the south side of Wilkes Road to Owen Drive

Jurisdiction: Cumberland County (327.98+/- acres) & City of Fayetteville (205.52+/- acres)

Initial Zoning: November 17, 1975 (Area 4, portion) & March 15, 1979 (Area 6, portion) – General zoning references only, some individual lots have since been rezoned or annexed into the City of Fayetteville

Surrounding Land Use: Mix of industrial, commercial, residential (including manufactured homes) & woodlands

2030 Growth Vision Plan: Urban Area

Water/Sewer Availability: Majority PWC water & sewer, however there are some private wells & septic tanks

Soil Limitations: Yes, hydric – JT Johnston loam, WO Woodington loamy sand, CO Coxville loam and RO Roanoake and Wahee loams

Average Daily Traffic Count (2010): 26,000 on US Hwy 301, 4,700 on SR 2283 (E Mountain Drive), 39,000 on SR 1007 (Owen Drive), 2,000 on SR 2210 (Wilkes Road) & 1,5000 on Martin Luther King Jr Fwy

Billboard Amendment:

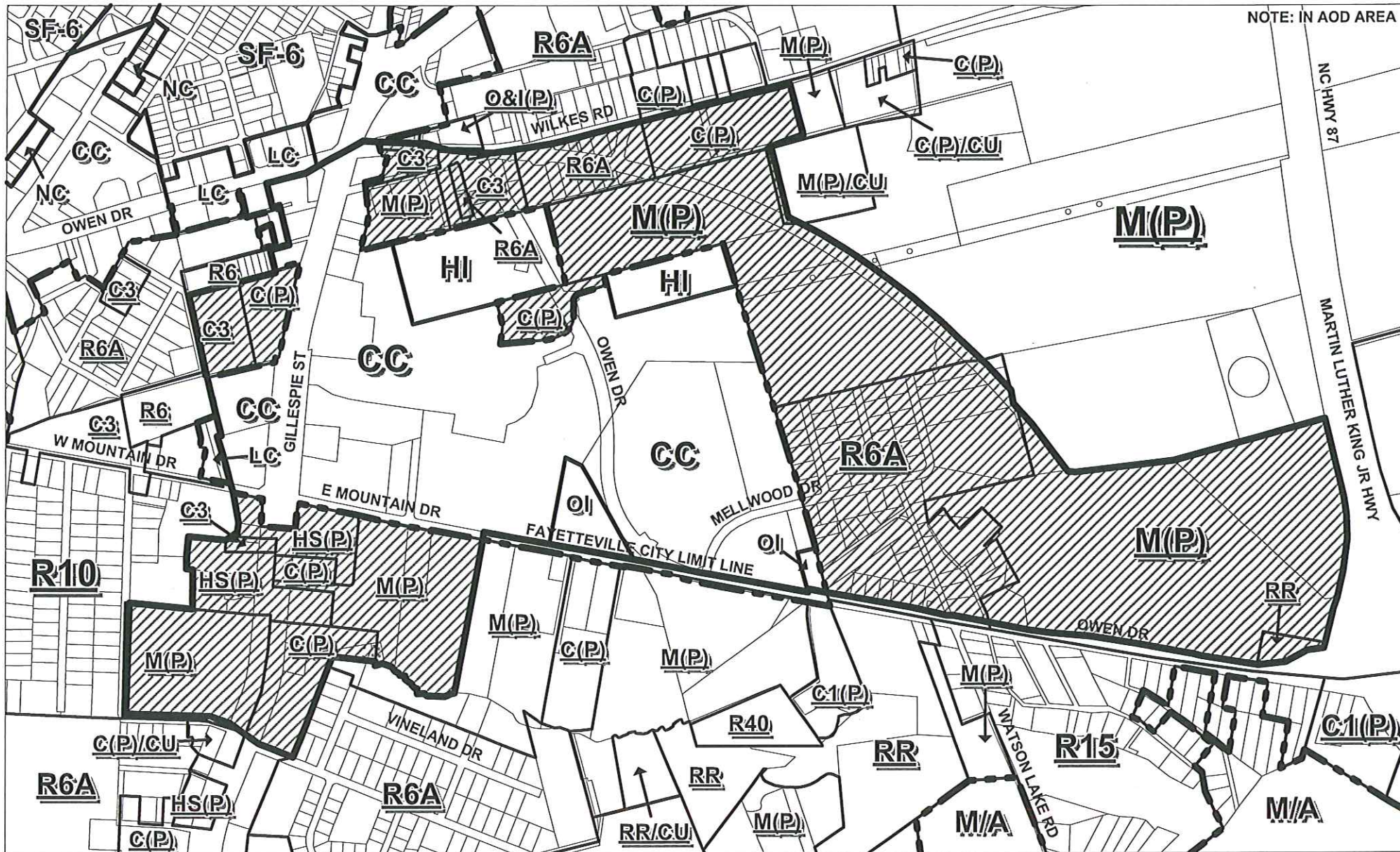
There are 18 billboards (plus 1 pending application) on a 3.77+/- mile stretch starting at US Hwy 301 to Martin Luther King Jr Fwy onward to East Mountain Drive

Note:

Proposed map and text is attached

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.



COLISEUM TOURISM OVERLAY DISTRICT REZONING		
ACREAGE: 327.98 AC +/-	HEARING NO: P14-17	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

P14-17
Cumberland County Zoning Ordinance Text Amendment
(Coliseum Tourism Overlay District and Billboards)

AMEND Article II Interpretations, Calculations, and Definitions; Section 203. Definition of Specific Terms and Words by INSERTING the terms *Hotel* and *Motel* with definitions as follows:

ARTICLE II
INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS

SECTION 203. DEFINITION OF SPECIFIC TERMS AND WORDS.

Hotel: An establishment which provides compensated lodging on a short-term basis with access to units from interior lobbies or hallways, and provides numerous amenities intended to increase guests' lodging satisfaction.

Motel: An establishment that provides short-term and long-term lodging for compensation, usually with less guest amenities than a hotel, has independent exterior entrances/exits to each unit from the off-street parking area and is typically one or two stories.

AMEND Article III Zoning Districts, Section 308.1. Overlay Districts by ESTABLISHING sub-section "B" to be entitled: *Coliseum Tourism Overlay District (CTOD)*, with contents to read as follows:

ARTICLE III
ZONING DISTRICTS

SECTION 308.1. OVERLAY DISTRICTS.

B. ~~Reserved for future use~~ Coliseum Tourism Overlay District (CTOD). The primary purpose of this district is to ensure development within the district boundary is compatible with the objective of promoting the Crown Coliseum Complex and establishing the image as a contemporary, vibrant retail area that is harmonious with the complex events. Ensuring that new construction and re-development is oriented to serving the users of the coliseum complex, particularly the traveling public, the economic well being of the county will be maximized.

C. Reserved for future use.

AMEND Article VIII.I Overlay Districts, by CREATING Section 8.102. to be entitled: *Coliseum Tourism Overlay District (CTOD)*, with contents to read as follows:

ARTICLE VIII.I
OVERLAY DISTRICTS

SECTION 8.102. COLISEUM-TOURISM OVERLAY DISTRICT (CTOD).

A. Applicability. The provisions of this section shall apply to the proposed development and any re-development of properties within the Coliseum-Tourism Overlay District, including any addition, remodeling, relocation or construction requiring a zoning or building permit. In the event there is a conflict between the requirements of provisions of this ordinance and this overlay district, the overlay provisions shall prevail.

B. Coliseum-Tourism Overlay District Map. The boundary of the CTOD is established as a layer on the Official Zoning Map, Cumberland County North Carolina in digital format and is hereby adopted and made a part of the provisions of this section as if the map itself were contained herein – see Appendix 3 for informational sketch maps.

C. Land Uses.

1. Principal Uses. All new uses of property and any change in an existing use shall first require approval of a Conditional Zoning application subject to the provisions of Article V prior to commencement of the proposed or change in use. To ensure the primary objective of the district is attained and not including officially sanctioned government events, land uses within the district are limited to the following:

- a. Alcoholic Beverage Control Sales;
- b. Apparel and Accessory Sales;
- c. Assemblies, Community, Assembly Hall, Armory, Stadium, Coliseum, Community Center, Fairgrounds, and similar uses;
- d. Banks, Savings and Loan Company and Other Financial Activities;
- e. Books & Printed Matter Sales, not including those regulated by Section 924;
- f. Convenience Retail with Gasoline Sales, including drive through motor vehicle washing;

g. Dry Cleaning/Laundry, self service;

h. Farmers' Market;

i. Flower Shop;

j. Hotel, except as regulated by Section 924;

k. Motor Vehicle Rentals;

l. Office Use – with no on-premises stock or goods for sale to the general public and the operations and services of which are customarily conducted and concluded by means of written, verbal or mechanically reproduced communications material;

m. Public/Community Utility Stations/Sub-stations;

n. Recreation/Amusement Indoor (Section 920) conducted inside building for profit, not otherwise listed and not regulated by Section 924;

o. Recreation or Amusement Public/Private (Section 920) not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, and similar uses, and not regulated by Section 924;

p. Restaurant, operated as commercial enterprise, not including those regulated by Section 924;

q. Swimming Pools, incidental to a principal use (Section 1002.C);

r. Veterinarian.

2. Accessory, Ancillary and Incidental Uses. In conjunction with the above allowed principal uses as listed in sub-section 1,

a. Permanent outdoor sales and displays shall be permitted only within a physically defined area that is delineated on the site plan as approved by the Board of Commissioners, and all physical improvements defining the sales/display area shall be constructed of materials comparable to the primary building(s) on site – this provision shall not apply to a farmers' market, see Section 907.1 for specific regulations pertaining to farmers' markets;

b. Outdoor storage shall be prohibited within this district;

c. Temporary or promotional events conducted outside must have the prior approval of the Planning & Inspections Director, or the director's designee;

3. Nonconformities. To ensure the primary objective of the district is attained, strict implementation of the below provisions regulating nonconformities within the district is paramount. For purposes of this section, permissible repair is defined as those repairs, not replacement, that are limited to routine or ordinary maintenance and which would not result in the extension of the normal life of the structure. Impermissible replacement is defined as maintenance, construction or re-construction of a nonconforming structure or part thereof or structure housing a nonconforming use within the district that is damaged by fire, storm or other causes including natural deterioration to an extent exceeding 40 percent of the structure's reproducible value or its bulk (including foundations)

a. All nonconforming uses not carried on within a structure, except those which are specifically allowed as an accessory, ancillary or incidental to an allowed use subject to the provisions of this section, shall be discontinued within one calendar year from the effective date of this ordinance, regardless whether or not the nonconforming use status applies to structure(s) and premises in combination with the nonconforming outdoor use – any subsequent use of the land and structures placed thereon shall conform to the provisions of this section.

b. A nonconforming use may not be changed or expanded, or resumed if the nonconforming use has ceased for a period of 180 calendar days within the district.

c. Any structure that is nonconforming due to noncompliance with dimensional requirements, but which houses an allowed use within the district may continue provided that its nonconformity is not increased, except where specifically approved by the County Board of Commissioners, and provided that prior to any upgrades to any nonconforming structure housing an allowed use beyond permissible repairs, the minimum landscaping and pedestrian improvements are implemented on the site.

d. Owners of properties within the district shall not allow for the impermissible replacement of any nonconforming structure located inside the district unless specifically approved by the County Board of Commissioners.

D. Site Design/Site Layout.

1. Yard Setbacks. The lot and yard setback provisions of Article XI as applied to the C2(P) district shall apply to properties fronting on Gillespie Street (US HWY 301/I-95 Bus) and Owen Drive (SR 1007), except that for proposed buildings with a height of greater than 25 feet, the front yard setback shall be a minimum distance equaling twice the building height. For developments along all other streets, regardless whether public or private and including new or proposed streets, the yard setbacks shall be as follows:

a. Minimum of 35 feet from each street right-of-way/property line for the front yard setbacks, except that for structures more than 25 feet in height, the front yard setback shall be a minimum distance equaling twice the height of the building;

b. Minimum of 15 feet from a side or rear property line where the adjacent property is also within the district or zoned for non-residential use; and

c. Minimum of 30 feet from a side or rear property line where the adjacent property is zoned residential.

In the event development is proposed for a property without direct frontage on a public or approved private street, the yard setbacks as requested by the developer must afford public safety and be delineated on the site plan. In addition, the plan for ingress/egress must clearly be shown on the site plan, addressed in the application and the requisite easements provided to the Code Enforcement Manager at the time of permit application.

2. Off-Street Parking, Loading and Drives. Off-street parking and loading shall be provided as required by Article XII; however, all required parking shall be surfaced with asphalt, concrete or pervious material and shall be maintained in proper repair. Interconnectivity between parcels within the district is mandatory and shall be included on the site plan indicating the location and width of the proposed interconnecting drive areas along with all driveways to the street right-of-way.

3. Signs. Signage shall be allowed in the district consistent with the provisions for the C1(P) zoning district, to include all related regulations of Article XIII, except that the maximum height of any freestanding sign shall be 25 feet within the overlay district.

4. Buffers. The provisions of Section 1102.G shall apply along the periphery of every developed lot within the district that is also adjacent to a residentially-zoned property.

5. Dumpster and Utility Screening. All dumpster and utility areas shall be located on concrete pads and screened on a minimum of three sides with a solid fence between the dumpster or utility and complimented with vegetative plantings.

6. Fencing. Any fencing proposed must be specifically identified as to type and location on the site plan; if not included on the plan, the permit for said fence shall be denied – this provision includes open fences as well as solid.

7. Landscaping. Landscaping shall be provided in accordance with the provisions of Section 1102.N, except that for the streetscape landscaping a

minimum of four small ornamental trees per 50 linear feet of street frontage shall be required. Healthy existing large shade trees may be utilized for calculation of landscaping compliance in lieu of the ornamental streetscape trees only if they are in the appropriate area on the subject lot and a minimum of eight inch caliper. The developer is strongly encouraged to retain as many existing trees of significant stature as possible.

8. Stormwater Utility Structures. Any stormwater utility structure proposed within the front yard or within view from the public or private street shall be integrated into the proposed project design and aesthetically pleasing. The burden shall be on the developer to address the stormwater utility structure aesthetic design plans proposed within the application or on the site plan.

9. Underground Utilities. All utilities shall be located underground except where specifically prohibited by the utility provider.

10. Other Regulations. The developer/property owner shall ensure compliance with all applicable Federal, State and local regulations.

AMEND Article XIII Sign Regulations, Section 1307. Billboards (Off-Premises Signs), sub-section A. General Provisions, paragraph 1 as indicated below:

ARTICLE XIII SIGN REGULATIONS

SECTION 1307. BILLBOARDS (OFF-PREMISES SIGNS)

In addition to other applicable standards contained within this article, the following provisions shall apply to all billboards:

A. General Provisions.

1. Billboards shall be allowed only along rights-of-way with full-control or limited control of access, such as freeways and major thoroughfares, except that billboards shall be prohibited within 1,000' of either side of the right-of-way of the following:

a. US Highway 301 (South Eastern Boulevard/Gillespie Street) from NC Highway 87 (Martin Luther King Jr Freeway) south to SR 2286 (Seven Mountain Drive); and

b. Reserved for future use.

2. Billboards shall not face or be oriented toward any adjoining or abutting residentially-zoned or residentially-used property and shall not be located within 200 feet of a residential zoning district boundary line;
(Amd. 02-19-08)

3. Billboards shall not exceed a sign height of 35 feet;

4. All billboards are considered as a principal use of property, not accessory, and shall be allowed in the C(P) Planned Commercial District, upon approval of a Special Use Permit (Section 1606), and M(P) Planned Industrial District, upon approval of the site plan (Article XIV) as a permitted use, provided that the dimensional criteria outlined below is complied with;
(Amd. 01-19-10)

5. All Federal, State, and other local regulations shall be complied with and
(Amd. 01-19-10)

6. Billboards are exempt from the landscaping and buffering provisions of this ordinance.
(Amd. 01-19-10)

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MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: Staff Recommendation for the March 18, 2014 Board Meeting

P14-10. REZONING OF 32.93+/- ACRES FROM A1 AGRICULTURAL TO R20A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6631 SANDY CREEK ROAD AND ON THE NORTH SIDE OF SR 1847 (SANDY CREEK ROAD), EAST OF SR 2084 (JEREMIAH STREET); SUBMITTED BY PHILLIP T. AND DEBORAH F. DAVIS (OWNERS) AND MICHAEL J. ADAMS.

CONSISTENCY WITH LAND USE PLAN STATEMENT

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 “suburban density residential” development as listed in the Land Use Policies Plan.

REASONABLENESS & IN THE PUBLIC INTEREST

The location and character of the district requested is reasonable and in the public interest, because it will be in harmony with the surrounding area, allowing lot sizes and uses comparable to those existing in the area.

The Planning and Inspections Staff recommends approval of the R20A Residential district because of the foregoing and based on the following:

- Public Water (ESD) is available to the subject properties.

The R40, R30 and R20 Residential districts could also be considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-10
SITE PROFILE

P14-10. REZONING OF 32.93+/- ACRES FROM A1 AGRICULTURAL TO R20A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6631 SANDY CREEK ROAD AND ON THE NORTH SIDE OF SR 1847 (SANDY CREEK ROAD), EAST OF SR 2084 (JEREMIAH STREET); SUBMITTED BY PHILLIP T. AND DEBORAH F. DAVIS (OWNERS) AND MICHAEL J. ADAMS.

Site Information:

Frontage & Location: 1,003.56'+/- on SR 1847 (Sandy Creek Road)

Depth: 1,070.00'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Vacant residential structure

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

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: R40 & A1; South: C(P), R40A, RR, R6A & A1; East: C(P)/CUD (crematorium), R40A & A1; West: RR & A1

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

2030 Growth Strategy Map: Rural

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: ESD/Septic

Soil Limitations: Yes, hydric – LE Leon sand & WO Woodington loamy sand

School Capacity/Enrolled:

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

Average Daily Traffic Count (2010): 390 on SR 1847 (Sandy Creek 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:

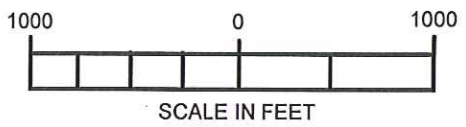
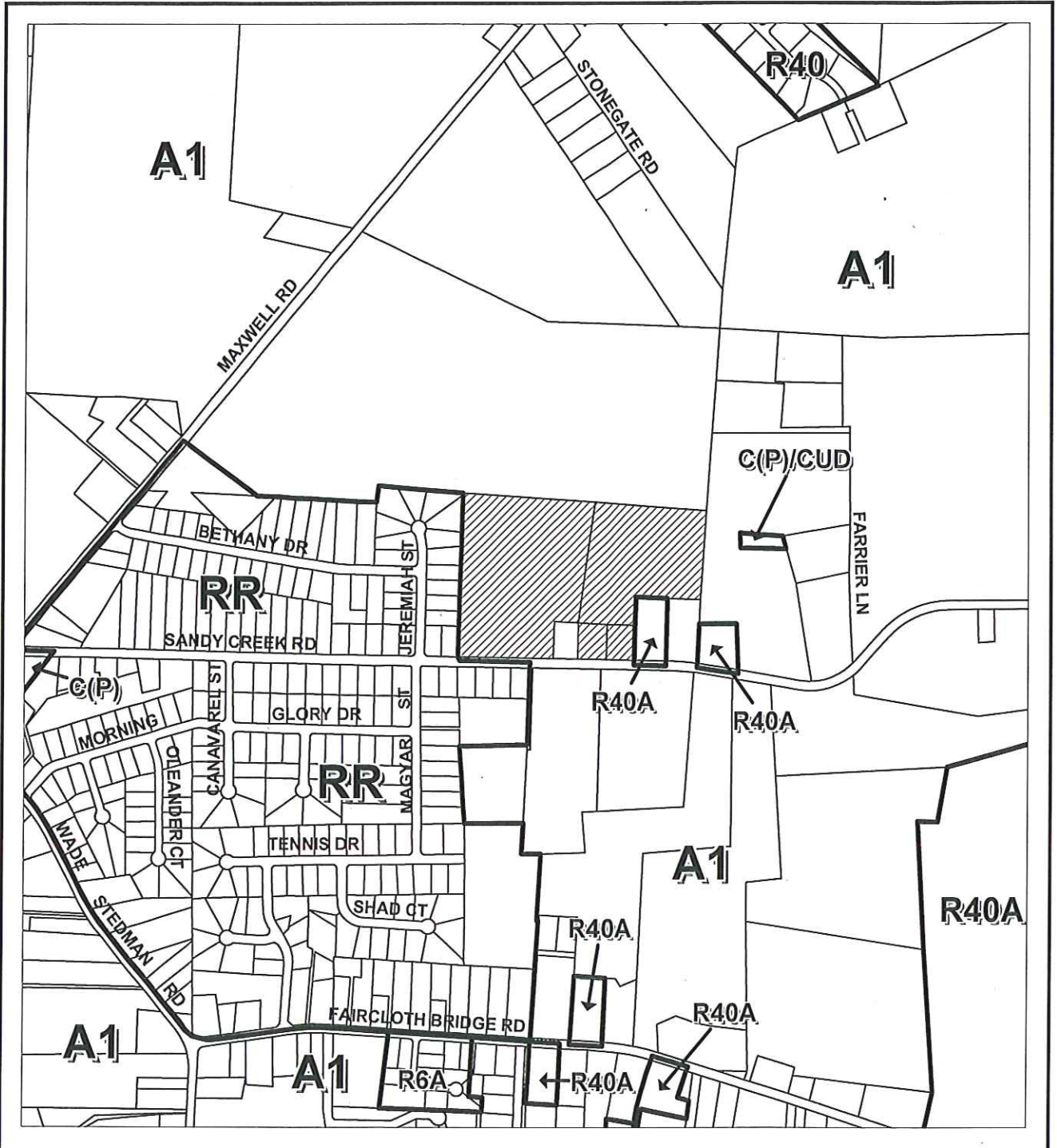
1. Density (minus 15% for R/W):
A1 – 17 lots/units (14 lots/units)
R40 – 36 lots/units (31 lots/units)
R30 – 48 lots/units (41 lots/units)
R20A – 72 lots/units (61 lots/units)

2. Minimum Yard Setback Regulations:

<u>A1</u>	<u>R40, R30 & R20A</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.



REQUESTED REZONING A1 TO R20A

ACREAGE: 32.93 AC.+/-		HEARING NO: P14-10	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0497-58-2673,0684
 PIN: 0497-59-4107
 PIN: 0497-49-6018

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

Garland C. Hostetter,
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Town of Linden



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

March 11, 2014

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
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 March 18, 2014 Board Meeting

P13-50. REZONING OF 1.37+/- ACRES FROM R20 RESIDENTIAL TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 725 AND 729 SNOW HILL ROAD, SUBMITTED BY HUXLEY A. AND AHUILDA J. JONES (OWNERS).

On February 17, 2014 the Board of Commissioners sent this case back to staff to allow the property owner/applicant to amend their application and site plan. On February 21, 2014 the property owner/applicant amended their previously modified application (December 20, 2013) and revised their site plan. The property owner/applicant are now requesting your consideration of a favorable recommendation for a M(P) Planned Industrial/CZ Conditional Zoning district [M(P)/CZ] for ammunition remanufacturing, assembly and distribution.

CONSISTENCY WITH LAND USE PLAN STATEMENT

The district requested is consistent with the 2030 Growth Vision Plan, which calls for "urban" at this location, as well as meeting the location criteria for "heavy industrial" development as listed in the Land Use Policies Plan.

REASONABLENESS & IN THE PUBLIC INTEREST

The location and character of the district requested is reasonable and in the public interest, as it will be in harmony with the surrounding area.

The Planning and Inspections Staff recommends approval of the M(P) Planned Industrial/CZ Conditional Zoning district [M(P)/CZ] for ammunition remanufacturing, assembly and distribution because of the foregoing, subject to the ordinance related conditions and based on the following:

- On January 14, 2014 staff recommended denial of the aforementioned case because the subject property was not big enough to accommodate M(P) setbacks, provide adequate area for buffering, screening and landscaping. Staff also cited the Fayetteville Regional Airport's comments/concerns regarding ammunition remanufacturing in close proximity to the airport's primary runway. However, the revised plan reduces the number of buildings from 3 to 2 and the ordinance related conditions require a zero-lot-line agreement between the subject property and the adjacent property (PIN 0434-15-5205) that would satisfy the minimum zoning ordinance standards. Regarding the airport's concerns, the property owner/applicant spoke at the January 21, 2014 Planning Board meeting and addressed the fact that the propellant used in this type of operation is not explosive nor would it be stored in high quantities.

There are no other districts considered suitable for this request. The applicant/owner has verbally agreed all Ordinance Related Conditions

Attachments:

- 1 – Site Profile
- 2 – Sketch Map
- 3 – Site Plan
- 4 – Ordinance Related Conditions
- 5 – Application

P13-50
SITE PROFILE

P13-50. REZONING OF 1.37+/- ACRES FROM R20 RESIDENTIAL TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 725 AND 729 SNOW HILL ROAD, SUBMITTED BY HUXLEY A. AND AHUILDA J. JONES (OWNERS).

Site Information:

Frontage & Location: 176.31'+/- on SR 2341 (Claude Lee Road) & 344.83'+/- on SR 2219 (Snow Hill Road)

Depth: 425.84'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 1 residential structure (permit issued August 23, 2013)

Initial Zoning: M(P) – March 15, 1979 (Area 6); rezoned to R20 on December 17, 2012

Nonconformities: If approved, residential structure and use will be made nonconforming

Zoning Violation(s): None

Surrounding Zoning: North: M(P), RR, R15 & M/A (Fay); South: M(P), RR, R10 & R6A; East: M(P) & HS(P); West: M(P), RR, R15 & R10

Surrounding Land Use: Residential (including manufactured homes), truck terminal activities, quarry & woodlands

2030 Land Use Plan: Urban

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC (residential structure served by well & septic)

Soil Limitations: None

School Capacity/Enrolled: Alderman Road Elementary: 750/644; South View Middle: 900/713; South View High: 1,800/1,813

Subdivision/Site Plan: If approved, "Ordinance Related Conditions" apply

Fayetteville Regional Airport: Subject property is located in the APZ approximately 5,000 feet from pavement (on approach) to main runway (4). Concerned about explosion potential in the event of a crash

Municipal Influence Area: City of Fayetteville

Average Daily Traffic Count (2010): 3,100 on SR 2341 (Claude Lee Road) & 1,400 on SR 2219 (Snow Hill 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:

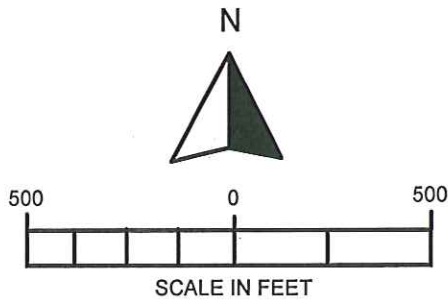
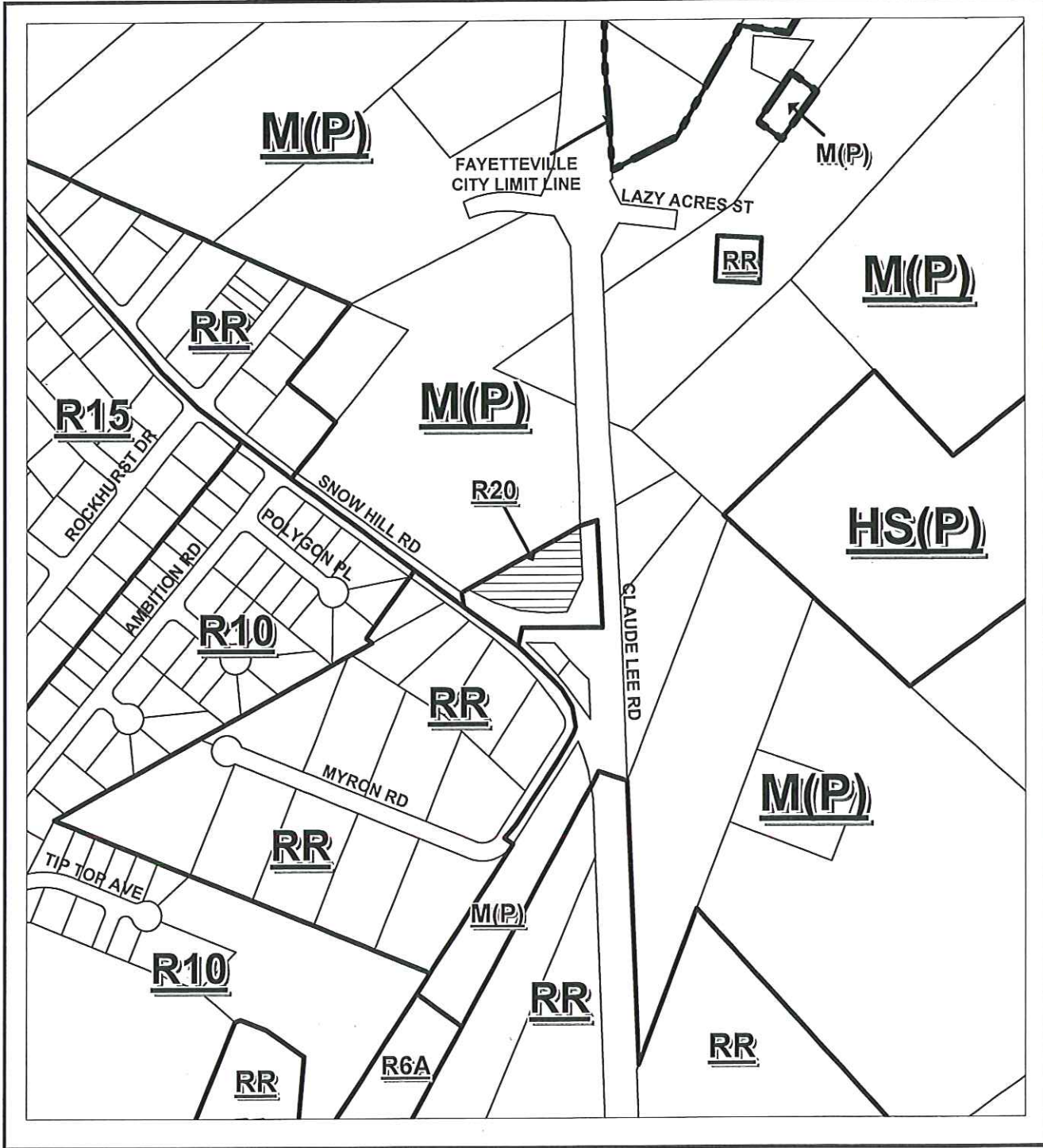
1. Density:
R20 – 2 lots/3units

2. Minimum Yard Setback Regulations:

<u>R20</u>	<u>M(P)</u>
Front yard: 30'	Front yard: 100'
Side yard: 15'	Side yard: 50'
Rear yard: 35'	Rear yard: 50'

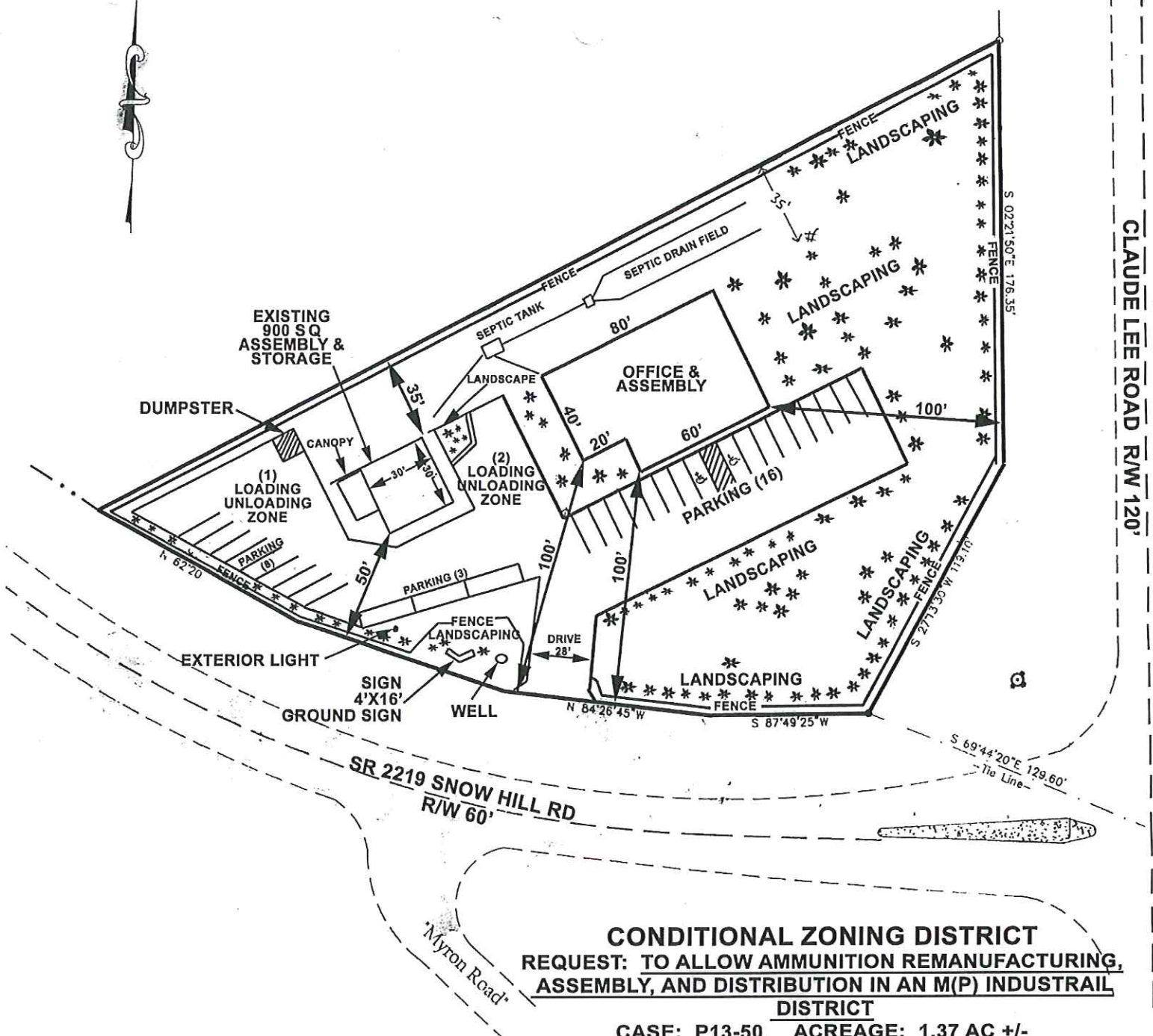
First Class and Record Owners' Mailed Notice Certification

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.



REQUESTED REZONING R20 TO M(P)/CZ

ACREAGE: 1.37 AC.+/-	HEARING NO: P13-50	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		



**CONDITIONAL ZONING DISTRICT
 REQUEST: TO ALLOW AMMUNITION REMANUFACTURING,
 ASSEMBLY, AND DISTRIBUTION IN AN M(P) INDUSTRIAL
 DISTRICT**

**CASE: P13-50 ACREAGE: 1.37 AC +/-
 ZONED: R20 SCALE: NTS**

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

2/25/2014

M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING DISTRICT
(Ammunition Remanufacturing, Assembly and Distribution – aka: Industrial Use Not Otherwise Prohibited)

DRAFT
Ordinance Related Conditions

Pre-Permit Related

1. Prior to any application(s) for any permit(s), the developer must submit a final plat to Land Use Codes reflecting a zero-lot-line agreement with PIN 0434-15-5205.

Permit-Related:

2. 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.
3. At the time of application for permits, the developer must provide to Code Enforcement approval from the entity that owns and/or regulates the type water and sewer serving the proposed development. Note: In the event utilities are required from the Public Works Commission (PWC), an annexation petition to the City of Fayetteville will be required.
4. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
5. 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.
6. 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.
7. Landscaping must be provided in accordance with Section 1102 N, Landscaping, County Zoning Ordinance and/as 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 2219 (Snow Hill Road); & SR 2341 (Claude Lee Road); and
 - b. Three ornamental trees and 30 shrubs are required in the building yard area.

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.
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.

9. Because the subject property is located within the Airport Overlay District and in the event any of the proposed structures are greater than 200 feet in height, the developer will be required to provide a FCC Form 7460-1 to Code Enforcement at the time of permit application. This form must be acknowledged by the FCC that the structure is not a hazard or obstruction to air traffic.

Site-Related:

10. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance and Zoning Ordinances for the M(P) zoning district, to include the contents of the application and the revised site plan must be complied with, as applicable. Retail sales are not a permitted use at this location.
11. All applicable provisions of Section 2401, "Group Developments", County Subdivision and Development Ordinance, must be complied with.
12. This conditional approval is not approval of the permit for the freestanding sign. 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.)
13. "Claude Lee Road" must be labeled as "SR 2341" and "Snow Hill Road" must be labeled as "SR 2219" on all future plans.
14. 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 and Development Ordinance)
15. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision and Development Ordinance)
16. 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.
17. The developer must obtain a 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.
18. Turn lanes may be required by the NC Department of Transportation (NCDOT).
19. 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.
20. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
21. All required off-street parking spaces shall be a minimum of 9' x 20'; a minimum of one space for each vehicle used in the conduct of the use, plus two additional spaces for each three employees on the largest shift.
22. 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.

Plat-Related:

23. The final plat must be labeled a "Zero Lot Line" development, drawn and sealed by a registered land surveyor meeting the requirements of NCGS 47-30, prior to being submitted for final approval.
24. "Snow Hill Road" must be labeled as "SR 2219 (Snow Hill Road)" and "Claude Lee Road" as "SR 2341(Claude Lee Road)" on the final plat.

25. The builder/developer must provide the buildable envelopes on the final plat: providing a five-foot maintenance easement along each side of all common internal lines with all other applicable setbacks being provided for; or at the time of permit application, the individual plot plans must be approved by Land Use Codes prior to issuance of any permits.
26. Any/All easements must be reflected on the final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
27. The NC Department of Transportation (NCDOT) stamp must be affixed to the final plat prior to submission for final plat approval by Land Use Codes.
28. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the final plat when submitted for final approval. (Section 2503 D, Certificate of Ownership and Dedication, County Subdivision and Development Ordinance)
29. The final plat must be submitted to Land Use Codes for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure.

Plat-Required Statements:

30. Since this development is located within the *Airport Overlay District* as shown on the official zoning map, the following disclosure statement is required to be provided on the final plat (Section 8.101.E, Notice and Disclosure of Noise Impact Disclosure, County Zoning Ordinance):

“Property shown on this plan/plat is within the Cumberland County Airport Overlay District and all or a portion of the property described hereon is within an area that is subject to an average noise level near to or exceeding 65 dnl.”

31. All structures shall be shown on the final plat or the final plat shall reflect the following statement (Section 2504 D, County Subdivision and Development Ordinance):

“Nonconforming structures have not been created by this development plat.”

Other Relevant Conditions:

32. The applicant is advised to consult an expert on wetlands before proceeding with any development.
33. 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.
34. The developer’s subsequent application for permits upon receipt of these conditions of approval constitutes the developer’s understanding and acceptance of the conditions of approval for this development.
35. This conditional approval is not to be construed as all encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

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	Ed Byrne	678-7609
Code Enforcement (Permits):	Ken Sykes	321-6654
County Building Inspections:	Gary Faulkner	321-6648
Fire Marshal – Emergency Services	Rodney Ward	321-6625
County Engineer’s Office:	Wayne Dudley	678-7636

County Health Department:	Daniel Ortiz	433-3680
Ground Water Issues:	Matt Rooney	678-7625
PWC:	Heidi Maly	223-4737
Fayetteville Planning:	Marsha Bryant	433-1416
Fayetteville Airport:	Brad Whitted	433-1160
County Public Utilities:	Amy Hall	678-7637
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
Transportation Planning:	Bobby McCormick	678 7632
N.C. Division of Water Quality:	Mike Randall	(919) 733-5083 ext. 545

cc: Marsha Bryant, City of Fayetteville

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

1. Applicant/Agent _____
2. Address: _____ Zip Code _____
3. Telephone: (Home) _____ (Work) _____
4. Location of Property: _____

5. Parcel Identification Number (PIN #) of subject property: _____
(also known as Tax ID Number or Property Tax ID)
6. Acreage: _____ Frontage: _____ Depth: _____
7. Water Provider: _____
8. Septage Provider: _____
9. Deed Book _____, Page(s) _____, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
10. Existing use of property: _____
11. Proposed use(s) of the property: _____

NOTE: Be specific and list all intended uses.

12. It is requested that the foregoing property be rezoned FROM: R20
TO: (Select one)
 Conditional Zoning District, with an underlying zoning district of mq(p)
(Article IV)
 Mixed Use District/Conditional Zoning District (Article VI)
 Planned Neighborhood District/Conditional Zoning District (Article VII)
 Density Development/Conditional Zoning District, at the _____ Density
(Article VIII)

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

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from R20 Residential to M (P) Industrial
2. Address of Property to be Rezoned: 729 Snow Hill Rd
3. Location of Property: Claude Lee & Snow Hill
4. Parcel Identification Number (PIN #) of subject property: 0434-14-7752
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.37 Frontage: 176 Depth: 428
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 09254, Page(s) 0491, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: under construction
10. Proposed use(s) of the property: manufacturing
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No

single family
 Dwelling
 Permit
 D-13-155497

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

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

APPLICATION FOR
CONDITIONAL ZONING

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Zoning. (Use of the underlying district will be restricted only to the use(s) specified in this application.)

AMMUNITION REMANUFACTURING, & ASSEMBLY, DISTRIBUTION.

- B. Density: List the amount of acreage that will be residential, commercial, and/or open space, and the number of lots and/or dwelling units proposed, and the square footage of the non-residential units.

1.37 ACRES COMMERCIAL,

ALL UNITS ARE NON-RESIDENTIAL

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks.

M(P) REQUIRES 100FT. PROPOSED SETBACK: NO LESS THAN 50FT.

DUE TO LOT SIZE & SHAPE.

- WE DOWNSIZED FROM 3 BUILDINGS TO 2, & MET THE 100FT SET BACK

REQUIREMENT FOR THE UPCOMING (NON-EXISTING) BUILDING.

- B. Off-street parking and loading, Sec.1202: List the number of spaces, type of surfacing material and any other pertinent information.

28 SPACES, DIRT DRIVEWAY & LOT.

LOADING AREA- 40x60

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

GROUND SIGN - 10FT SETBACK FROM RIGHT OF WAY LINE.

4. LANDSCAPE AND BUFFER REQUIREMENTS:

- A. For all new non-residential and mixed use development abutting a public street, indicate the number and type of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number and type of shrubs. (Sec. 1102N). **NOTE: All required landscaping must be included on the site plan.**

THERE IS AN EXISTING BUFFER BETWEEN STREET & PARKING AREA. ADDITIONAL LANDSCAPING WILL BE ADDED, SEE SITE PLAN.

- B. Indicate the type of buffering and approximate location, width and setback from the property lines.

BUFFERING IS EXISTING FOLIAGE AROUND PERIMETER OF THE PROPERTY. ~~ADDITIONAL~~ EVERGREENS WILL BE ADDED ALONG FENCE LINE, 5 FT FROM PROPERTY LINE.

5. MISCELLANEOUS:

List any information not set forth above, such as the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

OPERATION- 6 DAYS PER WEEK, MON-SAT. 10 HOURS PER DAY.
& MAXIMUM OF 20 EMPLOYEES.

THERE WILL BE EXTERIOR LIGHTING, THOUGH CURRENT & PLANNED FOLIAGE WILL MAKE IT MINIMALLY VISABLE FROM THE STREET.

THERE WILL BE NO ODD, SMOKE EMISSIONS ON PREMISES.

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan shall be of sufficient detail to allow the Planning and Inspections Staff and the Planning Board to analyze the proposed uses and arrangement of uses on the site. It shall also include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request within a complete application.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. 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.

Huxley Jones and Ahuilda Jones
NAME OF ONWER(S) (PRINT OR TYPE)

536 bramblegate Dr, Hope Mills NC 28348
ADDRESS OF OWNER(S)

Ahuilda1@hotmail.com
E-MAIL

(910)987-3975
HOME TELEPHONE

WORK TELEPHONE

Huxley Jones
SIGNATURE OF OWNER(S)

Ahuilda Jones
SIGNATURE OF OWNER(S)

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE

WORK TELEPHONE

E-MAIL ADDRESS

FAX NUMBER

SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT