

Charles Morris,  
Chair  
Town of Linden

Diane Wheatley,  
Vice-Chair  
Cumberland County

Jami McLaughlin,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman

Vacant  
Wade, Falcon & Godwin



**CUMBERLAND**  
★ **COUNTY** ★  
NORTH CAROLINA

*Planning & Inspections Department*

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler  
Cumberland County

Stan Crumpler,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

**TENTATIVE AGENDA**

September 18, 2018  
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRALS /WITHDRAWALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF AUGUST 21, 2017
- VII. PUBLIC HEARING CONSENT ITEMS

CONDITIONAL ZONING CASE

- A. **P18-33.** REZONING OF 1.14+/- ACRES FROM RR RURAL RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT, LOCATED AT 6569 ROCKFISH ROAD, SUBMITTED BY LAJOS GOCZAN (OWNER).

REZONING CASE

- B. **P18-34.** REZONING OF 1.28+/- ACRES FROM R6A RESIDENTIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 940 LILLINGTON HWY; SUBMITTED BY KELLY BUCHANAN ON BEHALF OF BUCHANAN ROOFING & GUTTERING, INC. (OWNER). (SPRING LAKE)

VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASES

- C. **P18-35.** REZONING OF 21.56+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON BOTH SIDES OF LAZY ACRES STREET, EAST OF SR 2341 (CLAUDE LEE ROAD); SUBMITTED BY JOHN LEE, FRED LEE, JR. AND JAMES LEE (OWNERS) & JAMES C. ROBINSON (AGENT).

IX. DISCUSSION

X. ADJOURNMENT

REQUEST  
**RR to C1(P)/CZ for all allowed uses in C1(P)**

ACREAGE: **1.14+/-**

PROPERTY OWNER/APPLICANT  
**LAJOS GO CZAN (OWNER)**

PROPERTY ADDRESS/LOCATION  
**6569 Rockfish Road**

Jurisdiction: **County**

**PROPERTY INFORMATION**

**Frontage & Location:** 217'+/- on SR 1003 (Camden Road); 214'+/- on SR 1112 (Rockfish Road)

**Depth:** 250'+/-

**Municipal Influence Area:** Hope Mills

**Adjacent Property:** None

**Current Use:** Residential

**Initial Zoning:** RR – February 6, 1976 (Area 5)

**Nonconformities:** None

**Zoning Violation(s):** None

**School Capacity/Enrolled:** Stoney Point Elementary: 900/917; John Griffin

Middle: 1274/1008; Jack Britt High: 1870/1965

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

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

**Soil Limitations:** None

**Subdivision/Site Plan:** See Ordinance Related Conditions

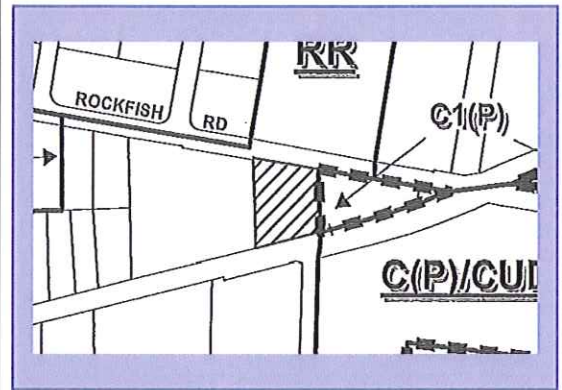
**Average Daily Traffic County (2016):** 9,600 on SR 1003 (Camden Road); 13,000 on SR 1112 (Rockfish Road)

**Highway Plan:** Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. There are two projects planned in the area, with Rockfish Road improvements planned in the State Transportation Improvement Plan as U-5857, a widening of Rockfish, with Right-of-Way acquisition beginning in Fiscal Year 2020. The second project is a Feasibility Study on intersection improvements for the Camden and Rockfish intersection.

**Notes:**

1. **Density**  
RR- 2 lots/units
2. **Minimum Yard Setbacks:**

	RR	C1(P)
Front yard:	30'	45'
Side yard:	15'	15'
Rear yard:	35'	20'



**SURROUNDING LAND USE:** Residential (including multi-family dwellings), religious worship facility (2), vacant commercial structure, day care facility, retailing & servicing, mini-warehousing with motor vehicle storage

**COMPREHENSIVE PLANS:**  
**2030 Growth Vision Plan:** Urban  
**Southwest Cumberland Land Use Plan (2013):** Heavy Commercial

STAFF RECOMMENDATION

APPROVAL

**APPROVAL WITH CONDITIONS**

DENIAL

In Case P18-33, the Planning & Inspections Staff recommends approval of the rezoning from RR Rural Residential to C1(P) Planned Local Business District/CZ Conditional Zoning for all allowed uses in the C1(P) District and find it is consistent with the text of the Southwest Cumberland Land Use Plan (2013) which recommends strip commercial along Camden Road and is consistent with the location criteria for light commercial in the Land Use Policies Plan (2009); and further find that approval of C1(P)/CZ district is reasonable and in the public interest because the district recommended will restrict the allowable uses to those that would be in harmony with the existing commercial uses in the area without allowing the heavy commercial that would not be compatible with the remaining residentially zoned properties.

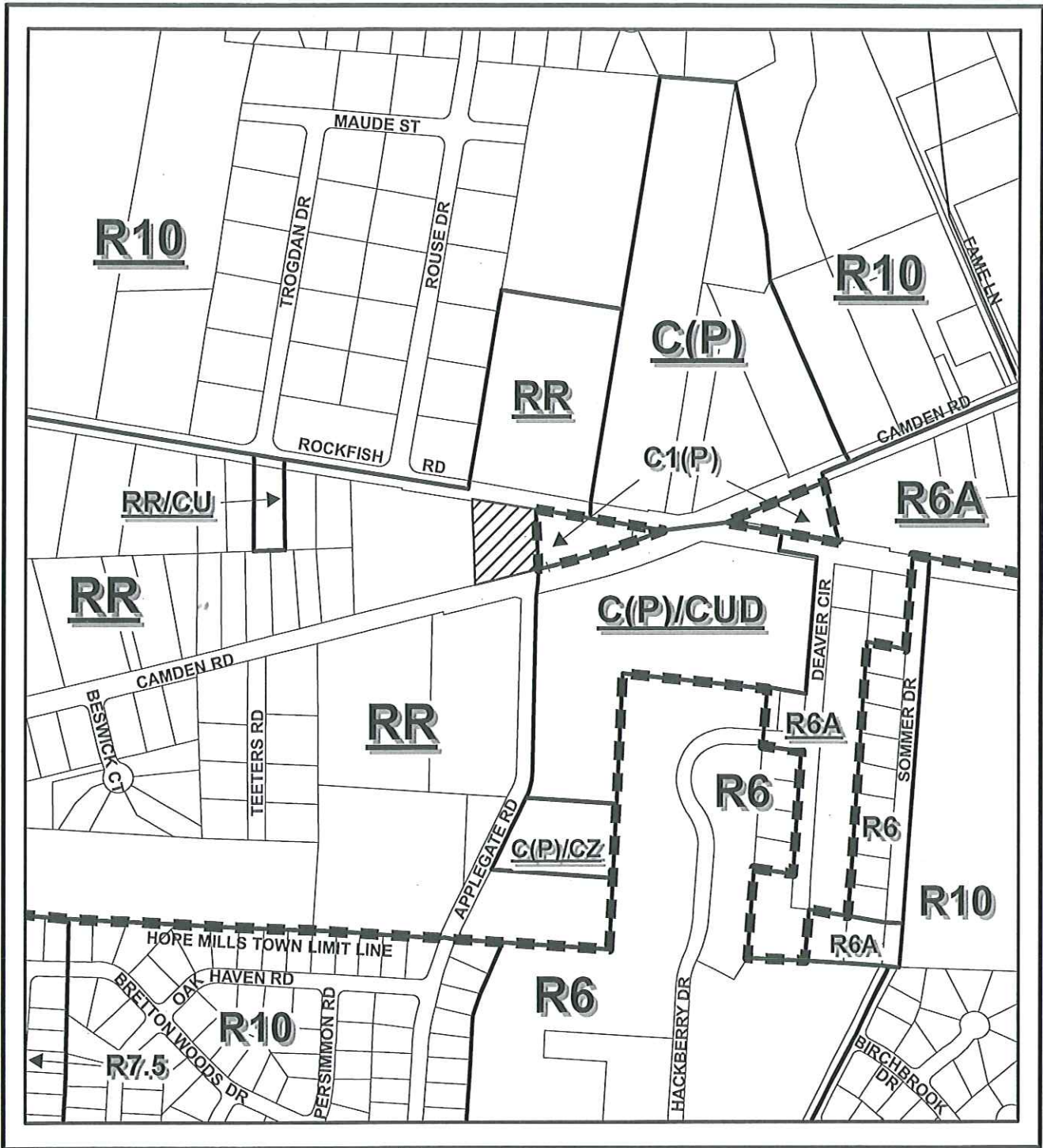
**OTHER SUITABLE DISTRICTS:** None

**ATTACHMENTS:** SKETCH MAP SITE PLAN APPLICATION ORDINANCE RELATED CONDITIONS

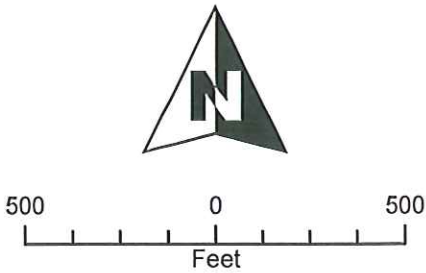
**First Class and Record Owners' Mailed Notice Certification**

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





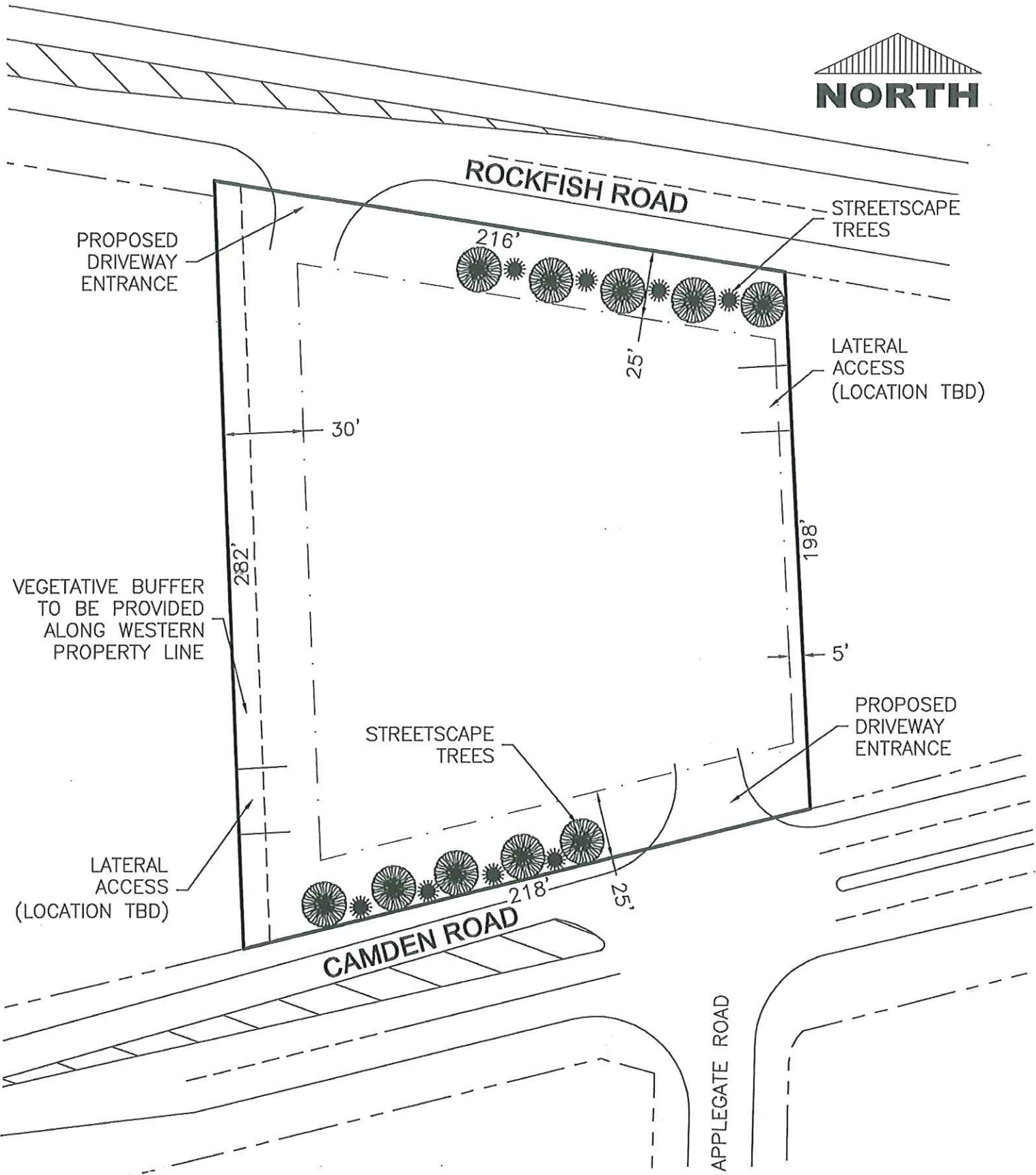
## REQUESTED REZONING RR TO C1(P)/CZ



PIN: 0404-36-5633

<b>ACREAGE: 1.14 AC. +/-</b>	<b>HEARING NO: P18-33</b>
<b>ORDINANCE: COUNTY</b>	
<b>STAFF RECOMMENDATION</b>	
<b>PLANNING BOARD</b>	
<b>GOVERNING BOARD</b>	

AKJ  
9/6/18



**C1(P) PLANNED LOCAL BUSINESS DISTRICT/ CZ CONDITIONAL ZONING**  
**REQUEST: FOR ALL ALLOWED USES IN C1(P)**  
**CASE: P18-33 ACREAGE: 1.14 AC +/-**  
**ZONED: RR SCALE: NTS**

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



**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 RR to C-2(P)
2. Address of Property to be Rezoned: 6569 Rockfish Rd.
3. Location of Property: 6569 Rockfish Rd.
4. Parcel Identification Number (PIN #) of subject property: 0404-36-5633  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.14 Frontage: 209' & 207' Depth: 200' Side 281' R Side
6. Water Provider: Well:  PWC: \_\_\_\_\_ Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank  PWC \_\_\_\_\_
8. Deed Book 6515, Page(s) 189, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant Residential home
10. Proposed use(s) of the property: Commercial Use
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

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.*

**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: \_\_\_\_\_ Septage Provider: \_\_\_\_\_
8. Deed Book \_\_\_\_\_, Page(s) \_\_\_\_\_, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: \_\_\_\_\_
10. Proposed use(s) of the property: \_\_\_\_\_

**NOTE: Be specific and list all intended uses.**

11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes \_\_\_\_\_ No \_\_\_\_\_
12. Has a violation been issued on this property? Yes \_\_\_\_\_ No \_\_\_\_\_
13. It is requested that the foregoing property be rezoned FROM: RR

TO: (Select one)

- Conditional Zoning District, with an underlying zoning district of CIP  
(Article V)
- \_\_\_\_\_ 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)

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 if approved.)

All allowable under CIP.

- 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.

1.14 ac Commercial.

2. DIMENSIONAL REQUIREMENTS:

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

Front yrd (25ft) - Reqrd 45ft

Side yrd (30ft - West) (5ft - East) - Reqrd 15ft

- B. Off-street parking and loading, Sec. 1202 & 1203: List the number of spaces, type of surfacing material and any other pertinent information.

T.B.D - Future Developer - use.

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

Sign location to follow CIP district standards.

T.B.D - Future Developer - use.



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.**

Landscape to follow (Sec. 1102N)  
T.B.D - Future Developer - use.

- B. Indicate the type of buffering and approximate location, width and setback from the property lines. (Sec. 1102G). **NOTE: All required buffers must be included on the site plan.**

Veg. Buffer (or) Solid Fencing  
To be provided along western side of prop.

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.

T.B.D - Future Developer - use.

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 must be of sufficient detail to allow the Planning and Inspections Staff, Planning Board and County Commissioners to analyze the proposed uses and arrangement of uses on the site. It also must 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.

NAME OF OWNER(S) (PRINT OR TYPE)

ADDRESS OF OWNER(S)

E-MAIL

HOME TELEPHONE WORK TELEPHONE

SIGNATURE OF OWNER(S) SIGNATURE OF OWNER(S)

Mark Candler - REALTOR  
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

171 Brooke Run Lumber Bridge NC 28357  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE 910-263-0370 WORK TELEPHONE

Candler Associates @ Outlook.com 910-848-1008  
E-MAIL ADDRESS FAX NUMBER

SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Lajos Goczan  
NAME OF OWNER(S) (PRINT OR TYPE)

6604 Radcliff Ct. Fay, NC 28311  
ADDRESS OF OWNER(S)

910-822-0004 HOME TELEPHONE #      WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

Mken22859@gmail.com  
E-MAIL

HOME TELEPHONE #      WORK TELEPHONE #

Lajos Goczan  
SIGNATURE OF OWNER(S)      SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

## C1(P) PLANNED LOCAL BUSINESS/CZ CONDITIONAL ZONING DISTRICT

**DRAFT**

### **Ordinance Related Conditions**

*[All allowed uses in C1(P) Planned Local Business District]*

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

1. Prior to the commencement of any non-residential use on the subject property, three copies of a detailed site plan (and \$25 revision fee) must be submitted to the Land Use Codes section for review and approval; additional conditions may apply dependent upon the nature of proposed non-residential use.
2. Prior to permit application, the developer must provide to the Code Enforcement Section documentation of NC Department of Environmental Quality Division of Energy, Mineral and Land Resources' (NCDEQ DEMLR) approval of the Sedimentation and Erosion control plan for this project. NCDEQ DEMLR requires a Sedimentation and Erosion control plan be submitted and approved 30 days prior to land disturbing activities if said land disturbing activity will exceed one acre.

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

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

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

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

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

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

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

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

[§ 136-18(29), NCGS]

6. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Department of Energy, Minerals and Land Resources, NC Department of Environmental Quality (DEMLR NCDEQ). If one



acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy. (Note: If any retention/detention basins are required for state approval of this plan, three copies of a revised plan (and \$25 revision fee) must be submitted and approved by Planning & Inspections.) (Sec. 2306.D, County Subdivision Ord. & 2006-246, NC Session Law)

7. Prior to application for the Certificate of Occupancy, connection to public water and sewer is required, the Public Works Commission (PWC) must approve water and sewer plans. A copy of the PWC approval must be provided to Code Enforcement. Contact Sam Powers with PWC for more information. (Section 2306 A, County Subdivision Ord. & Sec. 1403.I, County Zoning Ord.)

Note: Due to an existing agreement between the PWC and the Town of Hope Mills, an annexation petition most likely will be required prior to the PWC's review of any utility plans. **Upon submission of the annexation petition the town most likely will require an engineer's sealed certification as to the guarantee of improvements. In addition, the town may require a bond or other financial guarantee as assurance that all required improvements will be properly installed.**

8. The building final inspection cannot be accomplished until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans. (Sec. 107.B, County Zoning Ord.; & Secs. 2005 & 2007 County Subdivision Ord.)

#### **Site-Related:**

9. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance, and County Zoning Ordinance for the C1(P) Planned Local Business District/CZ Conditional zoning for all allowed uses in the C1(P) zoning district must be complied with, as applicable.

**Note: By indicating a 25 foot front yard setback where a 45 foot front yard setback is required and a 5 foot side yard setback where a 15 foot side yard setback is required, the property owner is requesting the Commissioners vary the ordinance requirement by allowing reduced front (two) and side yard setbacks.**

**Note: A very limited type of retail and other uses are allowed in the C1(P) zoning district; the developer/property owner is encouraged to contact Code Enforcement or Land Use Codes prior to entering into a contract/lease with any tenant to verify the permissibility of the intended use. (Sec. 403, County Zoning Ord.)**

10. All corner lots and lots fronting more than one street must provide front yard setbacks from each street. (Secs. 1101.G & 1102.B, County Zoning Ord.)
11. This conditional approval is not approval of any freestanding signs. Upon submission of a site plan with a specific use, the proposed sign location, if any, will be addressed in the revised conditional approval. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.) (Art. XIII, County Zoning Ord.)
12. "Camden Road" must be labeled as "SR 1003 (Camden Road)" and "Rockfish Road" must be labeled as "SR 1112 (Rockfish Road)" on all future plans. (Sec. 2203, County Subdivision Ord.)
13. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Section 2307.A, County Subdivision Ord.)
14. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306.C, County Subdivision Ord.)
15. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), 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. (Sec. 1102.O, County Zoning Ord.)

16. Turn lanes may be required by the NC Department of Transportation (NCDOT). [Art. XIV, County Zoning Ord. & NCGS §136-18(5) & §136-93]

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

17. 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.
18. A solid buffer must be provided and maintained along the western property line where this tract/site abuts RR Rural Residential in accordance with the provisions of Section 1102 G, County Zoning Ordinance (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)
19. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
20. All required off-street parking spaces are required to be a minimum of 9' x 20'; the minimum number of required parking will be addressed when the revised plan is submitted with a specific proposed use. (Art. XII, County Zoning Ord.)
21. At a minimum one off-street loading spaces measuring 12' x 25' with 14' overhead clearance is likely to be required. This issue will be addressed when the revised site plan with a specific proposed use is submitted. (Art. XII, County Zoning Ord.)
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. (Sec. 1403, County Zoning Ord.)
23. The Noise Regulations of the County Code Chpt. 9.5, Art. II are to be complied with.

**Other Relevant Conditions:**

24. The applicant is advised to consult an expert on wetlands before proceeding with any development.
25. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.
26. Under current standards, if the existing structure is ever removed or destroyed more than 50%, any replacement structure must meet the approved setbacks for the C1(P)/CZ district.
27. The subject property is located within the Town of Hope Mills Municipal Influence Area (MIA) and the town has tree preservation standards in their ordinances. The developer is encouraged to retain as many of the existing trees as possibly on this site.
28. The subject property lies on Rockfish Road. Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. There are two projects planned in the area, with Rockfish Road improvements planned in the State Transportation Improvement Plan as U-5857, a widening of Rockfish, with Right-of-Way acquisition beginning in Fiscal Year 2020. The second project is a Feasibility Study on intersection improvements for the Camden and Rockfish intersection. For questions related to this comment, please contact Transportation Planning.
29. 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.
30. The US Postal Service most likely will require this development to have centralized cluster boxes for postal service to each lot or unit. The developer is advised contact the US Postal Growth Coordinator for the Mid-Carolinas District to determine the appropriate location for the cluster boxes. If the cluster box location requires changes to the subdivision or site plan, a revised preliminary/plan must be submitted to the Planning & Inspections Department for review and approval.



31. 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.
32. The owner/developer be aware that every deed created for a lot being served by an on-site sewer system must contain the following disclosure when filed with the County Register of Deeds:

“Public sewer services are not available as of the date of the recording of this deed. On-site sewer disposal systems must be approved by the County Health Department.”

*Thank you for choosing Cumberland County and the Hope Mills area for your business location!*

**If you need clarification of any conditions, please contact Betty Lynd at 910-678-7603 or Hope Page at 910-678-7602 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):

CCP&I Zoning Planner:	Betty Lynd	678-7603	<a href="mailto:blynd@co.cumberland.nc.us">blynd@co.cumberland.nc.us</a>
Subdivision/Site Plan/Plat	Ed Byrne	678-7609	<a href="mailto:ebyrne@co.cumberland.nc.us">ebyrne@co.cumberland.nc.us</a>
Code Enforcement (Permits):	Scott Walters	321-6654	<a href="mailto:swalters@co.cumberland.nc.us">swalters@co.cumberland.nc.us</a>
County Building Inspections:	Michael Naylor	321-6657	<a href="mailto:mnaylo@co.cumberland.nc.us">mnaylo@co.cumberland.nc.us</a>
Fire Marshal – Emergency Services	Kevin Lowther	321-6625	<a href="mailto:klowther@co.cumberland.nc.us">klowther@co.cumberland.nc.us</a>
	Gene Booth	678-7641	<a href="mailto:wbooth@co.cumberland.nc.us">wbooth@co.cumberland.nc.us</a>
County Engineer’s Office:	Wayne Dudley	678-7636	<a href="mailto:wdudley@co.cumberland.nc.us">wdudley@co.cumberland.nc.us</a>
County Health Department:	Fred Thomas	433-3692	<a href="mailto:fthomas@co.cumberland.nc.us">fthomas@co.cumberland.nc.us</a>
PWC:	Joe Glass	223-4740	<a href="mailto:joe.glass@faypwc.com">joe.glass@faypwc.com</a>
	Sam Powers	223-4370	<a href="mailto:sam.powers@faypwc.com">sam.powers@faypwc.com</a>
Town of Hope Mills:		424-4555*	
Town Clerk:	Jane Starling		<a href="mailto:jstarling@townofhopemills.com">jstarling@townofhopemills.com</a>
Planner – Zoning Permits	Chancer McLaughlin		<a href="mailto:cmclaughlin@townofhopemills.com">cmclaughlin@townofhopemills.com</a>
County Public Utilities:	Amy Hall	678-7637	<a href="mailto:ahall@co.cumberland.nc.us">ahall@co.cumberland.nc.us</a>
US Postal Service	Jonathan R. Wallace	(704) 393-4412	<a href="mailto:jonathan.r.wallace@usps.gov">jonathan.r.wallace@usps.gov</a>
Corp of Engineers (wetlands):	Liz Hair	(910) 251-4049	<a href="mailto:hair@usacr.army.mil">hair@usacr.army.mil</a>
NCDEQ (E&S):	Leland Cottrell	(910) 433-3393	<a href="mailto:leland.cottrell@ncdenr.gov">leland.cottrell@ncdenr.gov</a>
US Fish & Wildlife Services	Susan Ladd Miller	(910) 695-3323	<a href="mailto:susan_miller@fws.gov">susan_miller@fws.gov</a>
Location Services:			
Site-Specific Address:	Will Phipps	678-7666	<a href="mailto:wphipps@co.cumberland.nc.us">wphipps@co.cumberland.nc.us</a>
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	364-0601	<a href="mailto:tlbaker@ncdot.gov">tlbaker@ncdot.gov</a>
Transportation Planning:	Greg Shermeto	678 7615	<a href="mailto:gshermeto@co.cumberland.nc.us">gshermeto@co.cumberland.nc.us</a>
N.C. Division of Water Quality:	Annette Lucas	(919) 807-6381	<a href="mailto:annette.lucas@ncdenr.gov">annette.lucas@ncdenr.gov</a>

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

cc: Chancer McLaughlin, Town of Hope Mills



REQUEST  
**R6A to C3**

ACREAGE: **1.28+/-**

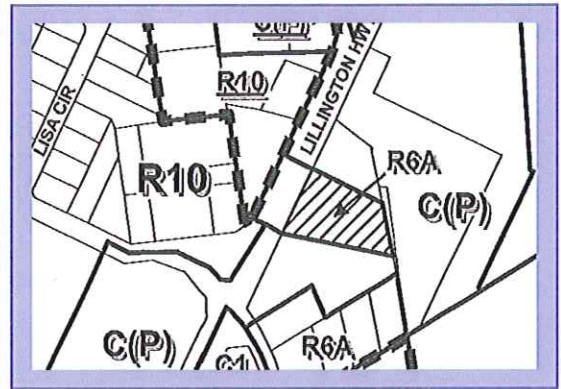
PROPERTY OWNER/APPLICANT  
KELLY BUCHANAN ON BEHALF OF BUCHANAN  
ROOFING & GUTTERING, INC. (OWNER)

PROPERTY ADDRESS/LOCATION  
**940 Lillington Hwy**

Jurisdiction: **Spring Lake**

**PROPERTY INFORMATION**

Frontage & Location: 223'+/- on Lillington Hwy  
Depth: 305'+/-  
Adjacent Property: Yes  
Current Use: Vacant  
Town of Spring Lake: Town of Spring Lake has no comments.  
Initial Zoning: Annexed into Spring Lake on August 20, 1984 & initially zoned to R6A – September 24, 1984  
Nonconformities: None  
Zoning Violation(s): None  
School Capacity/Enrolled: Comments requested, none received  
Special Flood Hazard Area (SFHA): None  
Water/Sewer Availability: Spring Lake/Spring Lake  
Soil Limitations: None  
Subdivision/Site Plan: If approved, site plan review through Spring Lake  
Average Daily Traffic County (2016): 25,000 on Lillington Hwy  
Highway Plan: Lillington Highway is identified as a Boulevard Needing Improvement in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.



**SURROUNDING LAND USE:** Residential (including manufactured homes & multi-family dwellings), religious worship facility, hairdressing & salon services, shopping center, vacant motor vehicle repair, general office, vacant commercial structure, trade or vocational school

**COMPREHENSIVE PLANS:**  
**2030 Growth Vision Plan:** Urban  
**Spring Lake Land Use Plan (2003):** Heavy Commercial

**Notes:**

- Density (minus 15% for r/w)**  
R6A- 9 lots/units  
MHP- 10 units

- Minimum Yard Setbacks:**

	R6A	C1(P)	C(P)	C3
Front yard:	25'	45'	50'	45'
Side yard:	15'	15'	30'	15'
Rear yard:	15'	20'	30'	20'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

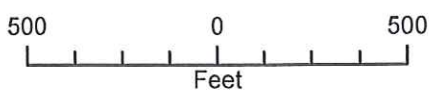
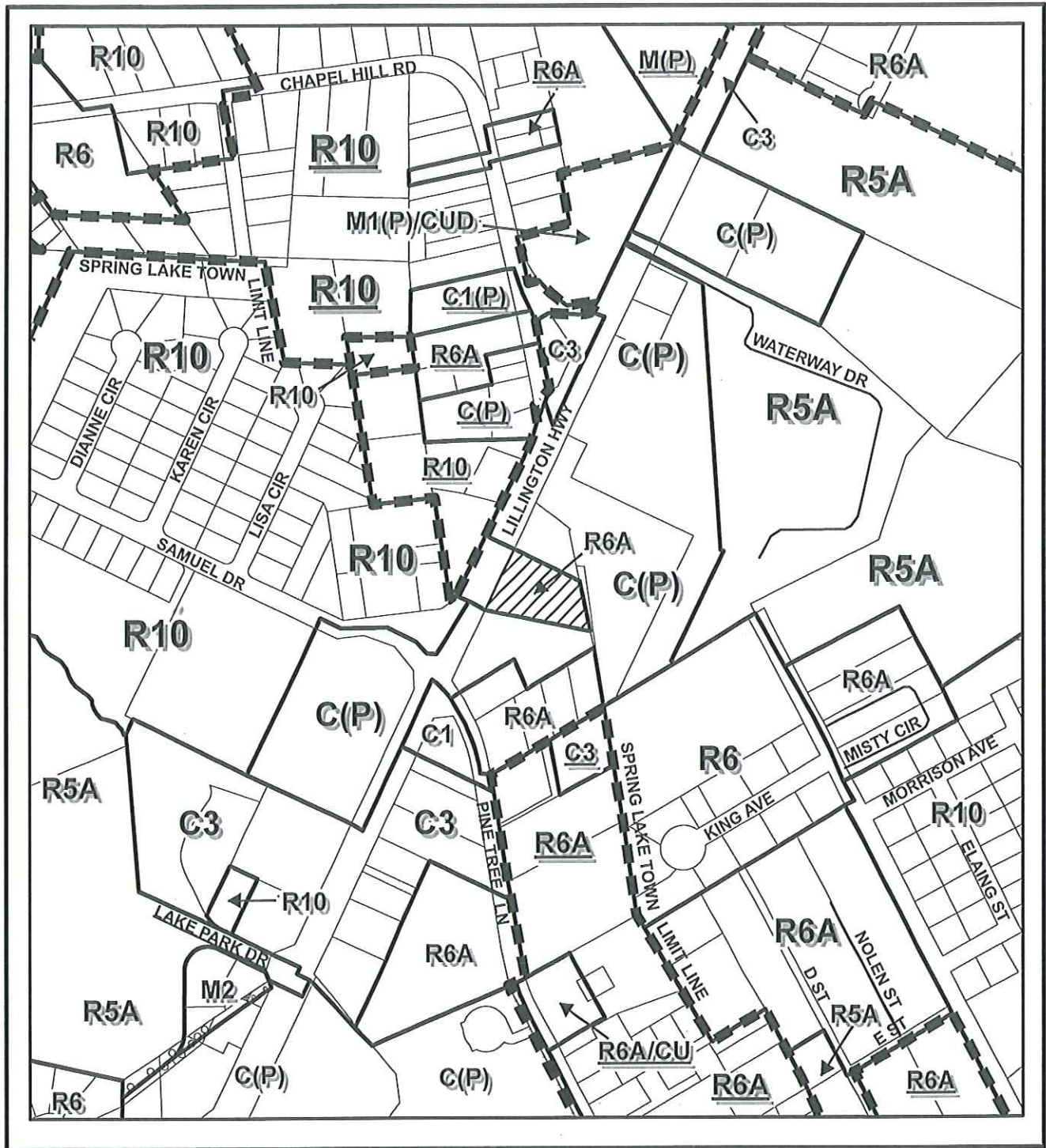
In Case P18-34, the Planning and Inspections Staff recommends denial of the rezoning from R6A Residential to C3 Heavy Commercial and approval of the rezoning from R6A Residential to C(P) Planned Commercial and find it is consistent with the adopted Spring Lake Land Use Plan (2003) which calls for "heavy commercial" at this location and further find that approval of the request is reasonable and in the public interest because the C(P) Planned Commercial district will enable the board to have oversight of the proposed site plans, ensuring the development complies with the minimum town standards and the district is in harmony with surrounding zoning and existing land uses.

OTHER SUITABLE DISTRICTS: C1(P) & C(P)

ATTACHMENTS: SKETCH MAP

**First Class and Record Owners' Mailed Notice Certification**

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



PIN: 0512-00-2266

## REQUESTED REZONING R6A TO C3

ACREAGE: 1.28 AC. +/-	HEARING NO: P18-34
ORDINANCE: SPRING LAKE	
STAFF RECOMMENDATION	
PLANNING BOARD	
GOVERNING BOARD	



REQUEST  
M(P) to C(P)

ACREAGE: 21.56+/-

PROPERTY OWNER/APPLICANT  
JOHN LEE, FRED LEE, JR. AND JAMES LEE  
(OWNERS) & JAMES C. ROBINSON (AGENT)

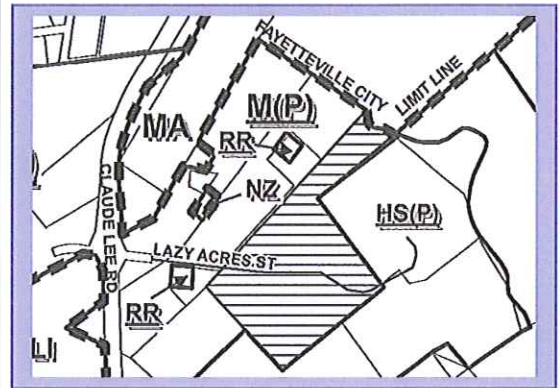
PROPERTY ADDRESS/LOCATION

Both sides of Lazy Acres Street, East of SR  
2341 (Claude Lee Road)

Jurisdiction: County

**PROPERTY INFORMATION**

Frontage & Location: N/A  
 Depth: 1,158'+/-  
 Municipal Influence Area: Fayetteville  
 Adjacent Property: None  
 Current Use: Vacant  
 Initial Zoning: M(P) – March 15, 1979 (Area 6)  
 Nonconformities: Subject property is landlocked  
 Zoning Violation(s): None  
 School Capacity/Enrolled: Comments requested, none received  
 Special Flood Hazard Area (SFHA): None  
 Water/Sewer Availability: Well/Septic  
 Soil Limitations: Yes- Hydric: JT (Johnston loam)  
 Subdivision/Site Plan: If approved, site plan review required  
 Average Daily Traffic County (2016): 3,400 on SR 2341 (Claude Lee Road)  
 Highway Plan: Lazy Acres Street is identified as a Local Road in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.  
 Fayetteville Regional Airport: Parcel is toward the approach end of Runway 4. More information is needed for potential impact to Approach Surfaces and Runway Clear Zones.



**SURROUNDING LAND USE:** Residential (including manufactured homes), airport operation (major), recreational vehicle park and/or campground, borrow source operation, vending machine rental, truck terminal activities & woodlands

**COMPREHENSIVE PLANS:**  
**2030 Growth Vision Plan:** Urban  
**South Central Land Use Plan (2015):** Airport Oriented Uses

**Notes**

1. **Minimum Yard Setbacks:**

	C(P)	M(P)
Front yard:	50'	100'
Side yard:	30'	50'
Rear yard:	30'	50'

2. Lazy Acres Street is not an approved street.

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

In Case P18-35, the Planning and Inspections Staff recommends denial of the rezoning from M(P) Planned Industrial to C(P) Planned Commercial and find it is not consistent with the adopted South Central Land Use Plan (2015) which calls for "Airport Oriented Uses" at this location, such a large commercial tract is likely to create a situation that would not be compatible with airport operations at the southern end of the runway; and further find that denial of the rezoning is reasonable and in the public interest because the property does not meet the minimum location criteria for "heavy commercial" as designated in the Land Use Policies Plan (2009) which requires public water and sewer as well as direct access to a collector street.

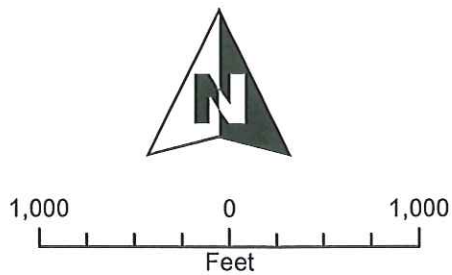
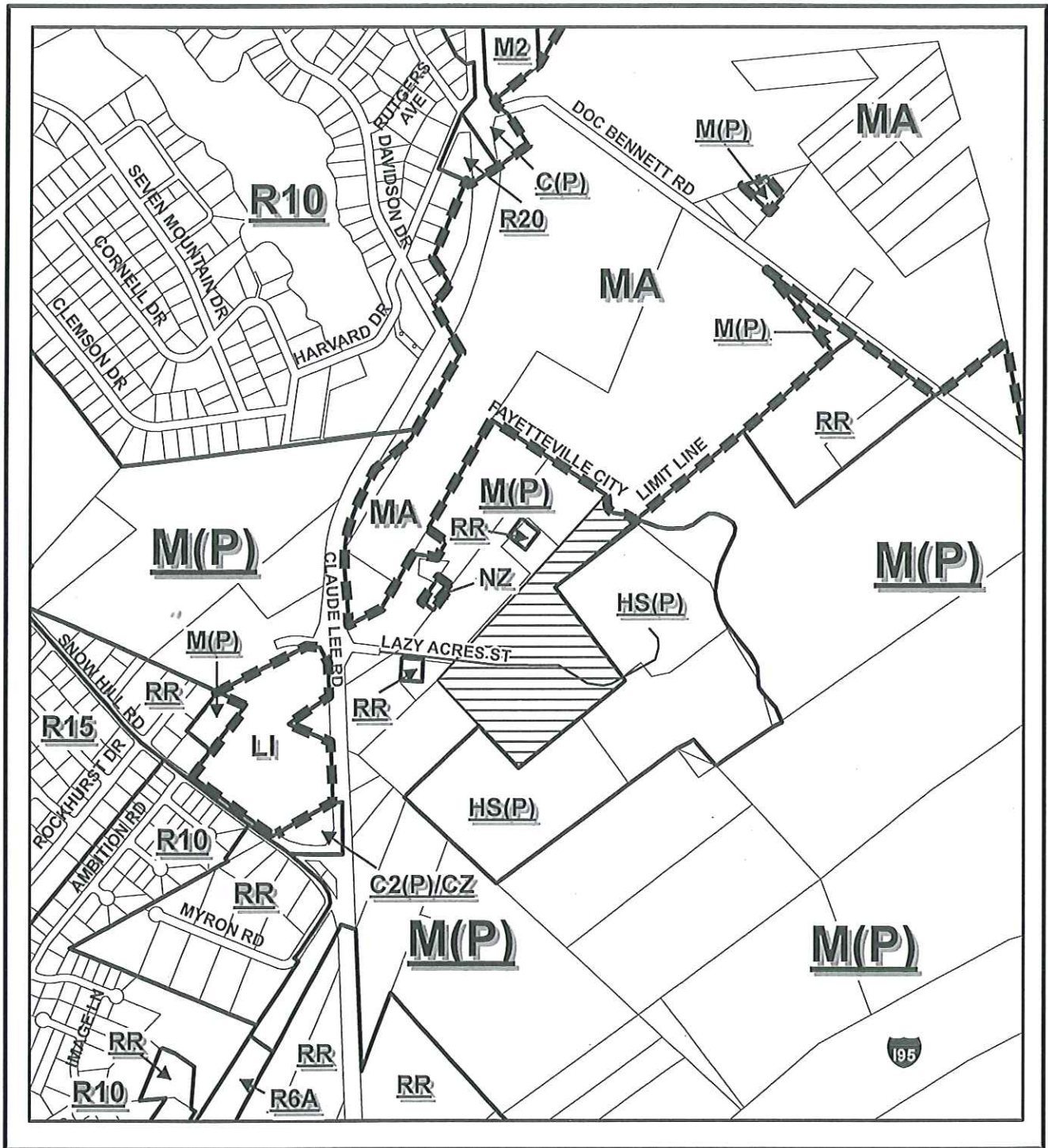
OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

**First Class and Record Owners' Mailed Notice Certification**

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





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

ACREAGE: 21.56 AC. +/-

HEARING NO: P18-35

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD