

Diane Wheatley,  
Chair  
Cumberland County

Carl Manning,  
Vice-Chair  
Cumberland County

Jami McLaughlin,  
Town of Spring Lake  
Jordan Stewart,  
Town of Stedman

Vacant  
Wade, Falcon & Godwin

Thomas Lloyd,  
Town of Linden



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

*Planning & Inspections Department*

Joel Strickland,  
Acting Director

Vacant,  
Deputy Director

Vikki Andrews,  
Lori Epler,  
Cumberland County

Stan Crumpler,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

**TENTATIVE AGENDA**

July 16, 2019  
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 JUNE 18, 2019
- VII. PUBLIC HEARING CONSENT ITEMS

**REZONING CASES**

- A. **P19-32.** REZONING OF 50.90+/- ACRES FROM RR RURAL RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1878 FENNEL ROAD; SUBMITTED BY SHARLEEN WILLIAMS & ROBERT J. WILLIAMS ON BEHALF OF PELICAN PROPERTY HOLDINGS, LLC (OWNER).
- B. **P19-33.** REZONING OF 2.31+/- ACRES FROM C1(P) PLANNED LOCAL BUSINESS DISTRICT & R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1316 & 1334 SHAW ROAD, SUBMITTED BY MARY LEE COCKRELL (OWNER) & NORMAN MICHAEL COCKRELL (AGENT).
- C. **P19-34.** REZONING OF 1.38+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICT ZONING DISTRICT; LOCATED IN THE NORTHEASTERN QUADRANT OF THE INTERSECTION OR SR 1138 (APPLEBURY LANE) & SR 1141 (CUMBERLAND ROAD); SUBMITTED BY ROY AND WILLIAM PLAYER ON BEHALF OF THE MARY ELAINE PLAYER ESTATE (OWNER). (HOPE MILLS)

CONDITIONAL ZONING DISTRICT

- D. **P19-30.** REZONING OF 7.35+/- ACRES FROM R6A RESIDENTIAL TO RR RURAL RESIDENTIAL/CZ CONDITIONAL ZONING FOR A RECREATIONAL VEHICLE PARK AND/OR CAMPGROUND OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTH SIDE OF SR 1834 (DOWNING ROAD), NORTH AND WEST OF BLACKMAN DRIVE; SUBMITTED BY CAROLYN THOMAS & LARRY STRAWBRIDGE, TRACY & WESLEY C. ROBERTS AND STEVEN CHARLES STRAWBRIDGE (OWNERS).

VIII. PUBLIC HEARING CONTESTED ITEMS

IX. DISCUSSION

- DIRECTOR'S UPDATE – DIRECTOR'S REPORT

X. ADJOURNMENT

CASE NUMBER: P19-32

PLANNING BOARD HEARING DATE:

07/16/2019

REQUEST  
RR to R15

ACREAGE: 50.90+/-

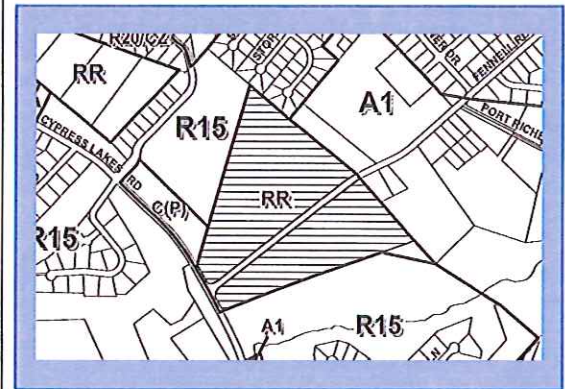
PROPERTY OWNER/APPLICANT  
SHARLEEN WILLIAMS & ROBERT J. WILLIAMS ON  
BEHALF OF PELICAN PROPERTY HOLDINGS, LLC  
(OWNER)

PROPERTY ADDRESS/LOCATION  
1878 Fennell Road

Jurisdiction: County

**PROPERTY INFORMATION**

Frontage & Location: 354'+/- on SR 2239 (Cypress Lakes Rd); 3,511'+/- on SR 2262 (Fennell Rd)  
Depth: 1700'+/-  
Adjacent Property: None  
Current Use: Vacant  
Initial Zoning: RR – June 25, 1980 (Area 13)  
Sewer Service Area: Yes  
Nonconformities: None  
Zoning Violation(s): None  
School Capacity/Enrolled: Comments requested; none received  
Special Flood Hazard Area (SFHA): None  
Water/Sewer Availability: PWC/PWC  
Soil Limitations: Yes; Hydric: JT (Johnston loam)  
Subdivision/Site Plan: Subdivision review underway and will be revised if zoning is approved (Case 19-055)  
Average Daily Traffic County (2016): 1,300 on SR 2262 (Fennell Rd)  
Highway Plan: Fennell Road is identified as a local road in the 2045 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.



SURROUNDING LAND USE: Residential (including manufactured homes), golf course, public utility substation

COMPREHENSIVE PLANS:  
2030 Growth Vision Plan: Urban  
South Central Land Use Plan (2015):  
Low Density Residential

**Notes:**

- Density (minus 15% for r/w)  
RR- 94 lots/units  
R15- 125 lots/126 units

- Minimum Yard Setbacks:

	RR	R15
Front yard:	30'	30'
Side yard:	15'	10'
Rear yard:	35'	35'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

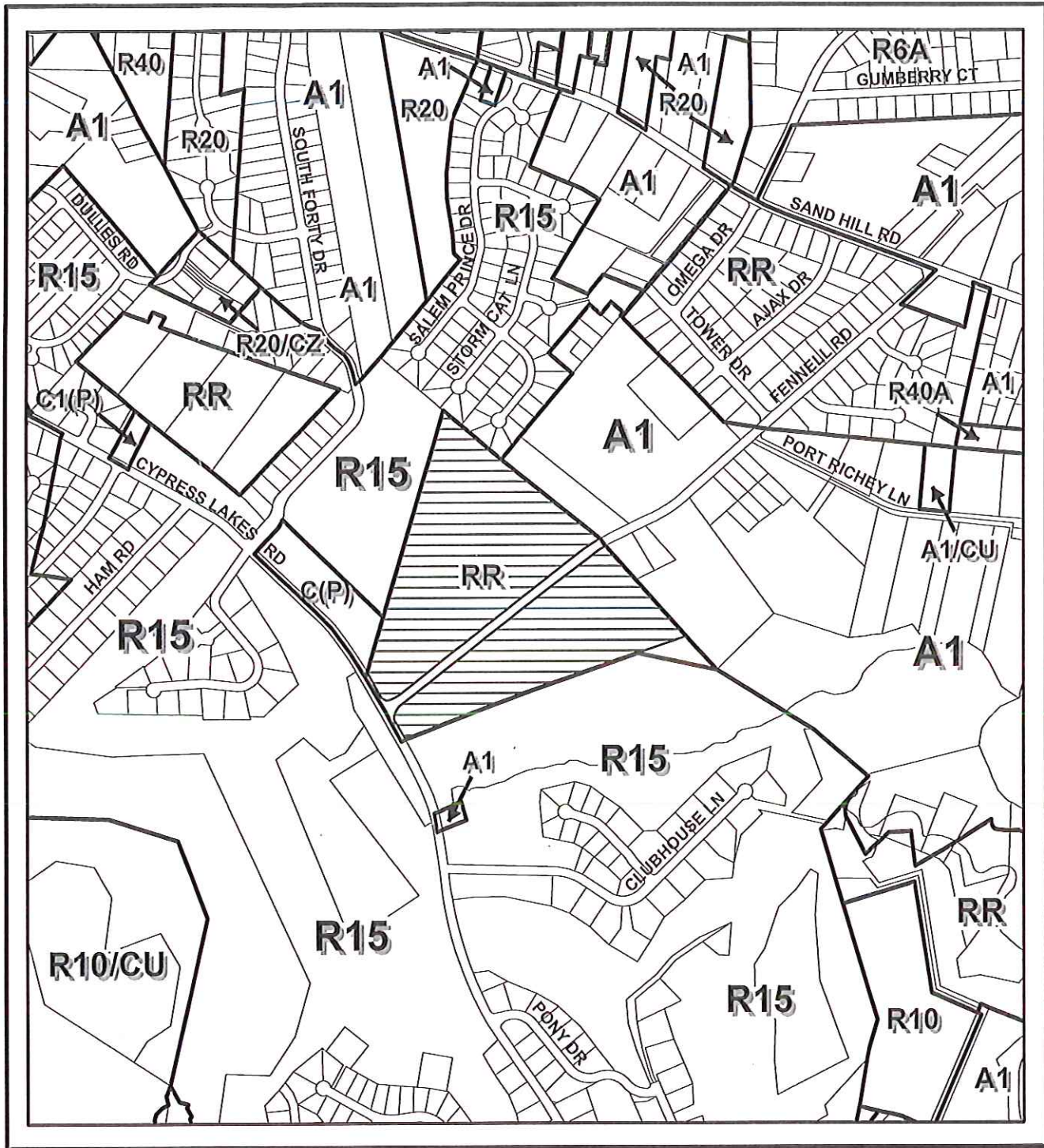
In Case P19-32, the Planning and Inspections Staff recommends approval of the rezoning from RR Rural Residential to R15 Residential and find the request is consistent with the adopted South Central Land Use Plan (2015) which calls for "low density residential" at this location, R15 Residential allows for the desired 2.2 to 6 units/acre density within the "low density residential" designation; and further find that approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding zoning and existing land uses and public water and sewer will be provided to the development.

OTHER SUITABLE DISTRICTS: None

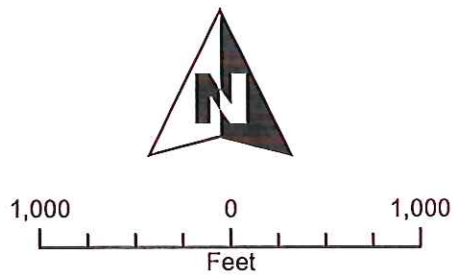
ATTACHMENTS: SKETCH MAP

**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 RR TO R15



<b>ACREAGE: 50.90 AC. +/-</b>		<b>HEARING NO: P19-32</b>	
ORDINANCE: COUNTY		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0432-78-0670

MB

CASE NUMBER: P19-33

PLANNING BOARD HEARING DATE:

07/16/2019

REQUEST  
C1(P) & R6A to C(P)

ACREAGE: 2.31+/-

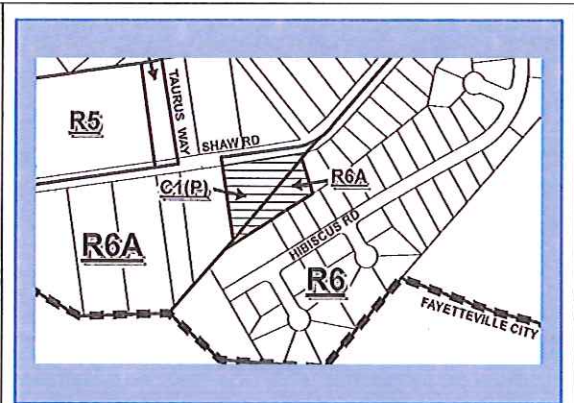
PROPERTY OWNER/APPLICANT  
MARY LEE COCKRELL (OWNER) & NORMAN  
MICHAEL COCKRELL (AGENT)

PROPERTY ADDRESS/LOCATION  
1316 & 1334 Shaw Rd

Jurisdiction: County

**PROPERTY INFORMATION**

Frontage & Location: 377'+/- on SR 1437 (Shaw Rd)  
Depth: 265'+/-  
Adjacent Property: Yes  
Current Use: Vacant commercial structure, residential dwellings, motor vehicle repair  
Initial Zoning: C1 & R6 – September 17, 1973 (Area 2A); R6 rezoned to R6A on December 20, 1993 (Case P93-111)  
Municipal Influence Area: Fayetteville  
Nonconformities: Existing structures do not meet required setbacks  
Zoning Violation(s): Case ZN 2436-2019 (operation of a non-permitted use)  
School Capacity/Enrolled: Comments requested; none received  
Special Flood Hazard Area (SFHA): None  
Water/Sewer Availability: PWC/PWC  
Soil Limitations: None  
Subdivision/Site Plan: If approved, recombination and site plan review required  
Average Daily Traffic County (2016): 8,900 on SR 1437 (Shaw Rd)  
Highway Plan: Shaw Road is identified as a thoroughfare needing improvement in the 2045 Metropolitan Transportation Plan. Shaw Road is planned in the State Transportation Improvement Plan as U-5101, a widening project N24/87 (Bragg Blvd) to NC 210 (Murchison Rd) with right-of-way acquisition starting in 2022.



SURROUNDING LAND USE: Residential (including manufactured homes and manufactured home parks)

COMPREHENSIVE PLANS:  
2030 Growth Vision Plan: Urban  
Shaw Heights Land Use Plan (2008): Low Density Residential & Multi-Family

**Notes:**

1. **Density**  
R6A- 7 lots/8 units

2. **Minimum Yard Setbacks:**

	R6A	C1(P)	C(P)
Front yard:	25'	45'	50'
Side yard:	10'	15'	30'
Rear yard:	15'	20'	30'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

In Case P19-33, the Planning and Inspections Staff recommends approval of the rezoning from C1(P) Planned Local Business District & R6A Residential to C(P) Planned Commercial and find:

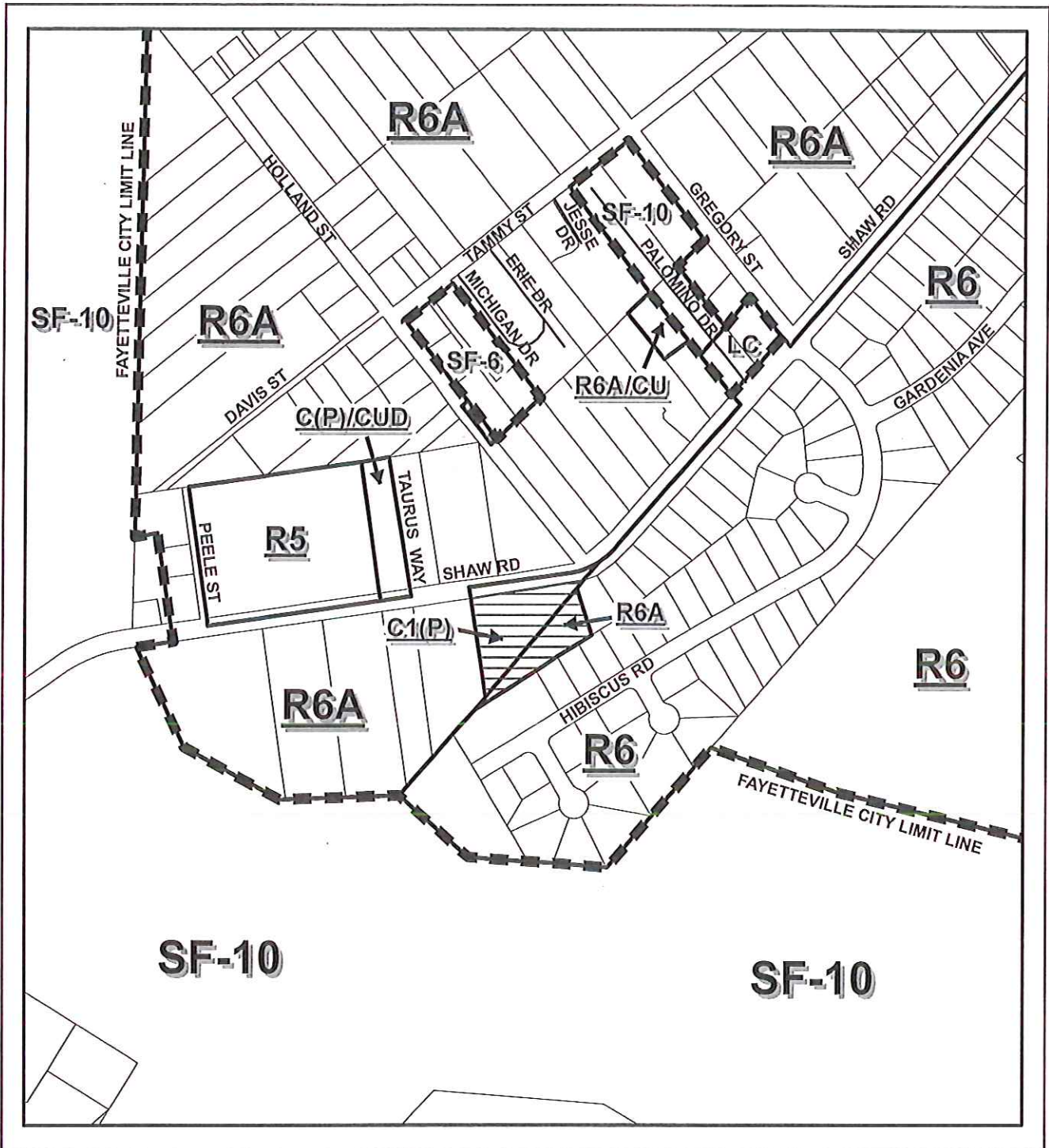
- a. The approval is an amendment to the adopted current Shaw Heights Land Use Plan (2008) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the subject property meets many of the location criteria for "heavy commercial" as defined in the Land Use Policies Plan (2009);
- c. And, this rezoning approval is reasonable and in the public interest because the subject property has access to public utilities, is of sufficient size to provide buffering to surrounding properties as well as vehicular movement and could provide needed neighborhood services to the surrounding residential properties.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

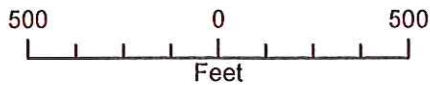
**First Class and Record Owners' Mailed Notice Certification**

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 C1(P) & R6A TO C(P)

ACREAGE: 2.31 AC. +/-	HEARING NO: P19-33	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		



PIN: 0419-84-5169  
PIN: 0419-84-6173

CASE NUMBER: P19-34

PLANNING BOARD HEARING DATE:  
07/16/2019

REQUEST  
R6A to C(P)

ACREAGE: 1.38+/-

PROPERTY OWNER/APPLICANT  
ROY AND WILLIAM PLAYER ON BEHALF OF THE  
MARY ELAINE PLAYER ESTATE (OWNER)

PROPERTY ADDRESS/LOCATION

Northeastern quadrant of the intersection  
of SR 1138 (Applebury Ln) & SR 1141  
(Cumberland Rd)

Jurisdiction: Hope Mills

PROPERTY INFORMATION

Frontage & Location: 229'+/- on SR 1138 (Applebury Ln); 102'+/- on SR 1141 (Cumberland Rd)

Depth: 330'+/-; 230'+/-

Adjacent Property: None

Current Use: Residential dwellings

Initial Zoning: R6A – August 1, 1975 (Area 3); Initial zoning to R6A by Hope Mills on February 3, 1997 (Case P96-129)

Town of Hope Mills: Comments requested; none received

Nonconformities: Existing residential structures will be made nonconforming uses and one residential structure will not meet minimum required setbacks.

Zoning Violation(s): None

School Capacity/Enrolled: Comments requested; none received

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: None

Subdivision/Site Plan: If approved, recombination and site plan review required

Average Daily Traffic County (2016): 17,000 on SR 1141 (Cumberland Rd)

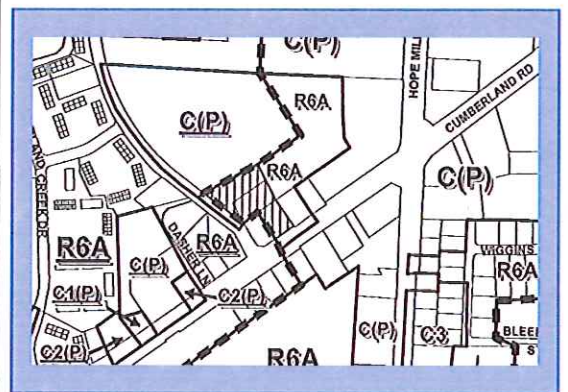
Highway Plan: Applebury Lane is identified as a local road in the 2045 Metropolitan Transportation Plan with no constructions/improvements planned. Cumberland Road is identified as an existing thoroughfare in the 2045 Metropolitan Transportation Plan with no constructions/improvements planned. The subject property will have no impact on the Transportation Improvement Plan.

Notes:

- Density  
R6A- 13 lots/14 units  
MHP- 11 units

2. Minimum Yard Setbacks:

	R6A	C(P)
Front yard:	25'	50'
Side yard:	10'	30'
Rear yard:	30'	30'



SURROUNDING LAND USE: Residential (including manufactured homes, multi-family dwellings and manufactured home park), mini-warehousing, convenience store (2), restaurant (2), religious worship facility (2), elementary school, motor vehicle repair (2), retail sales, club/lodge

COMPREHENSIVE PLANS:

2030 Growth Vision Plan: Urban  
Southwest Cumberland Land Use Plan (2014): Heavy Commercial

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

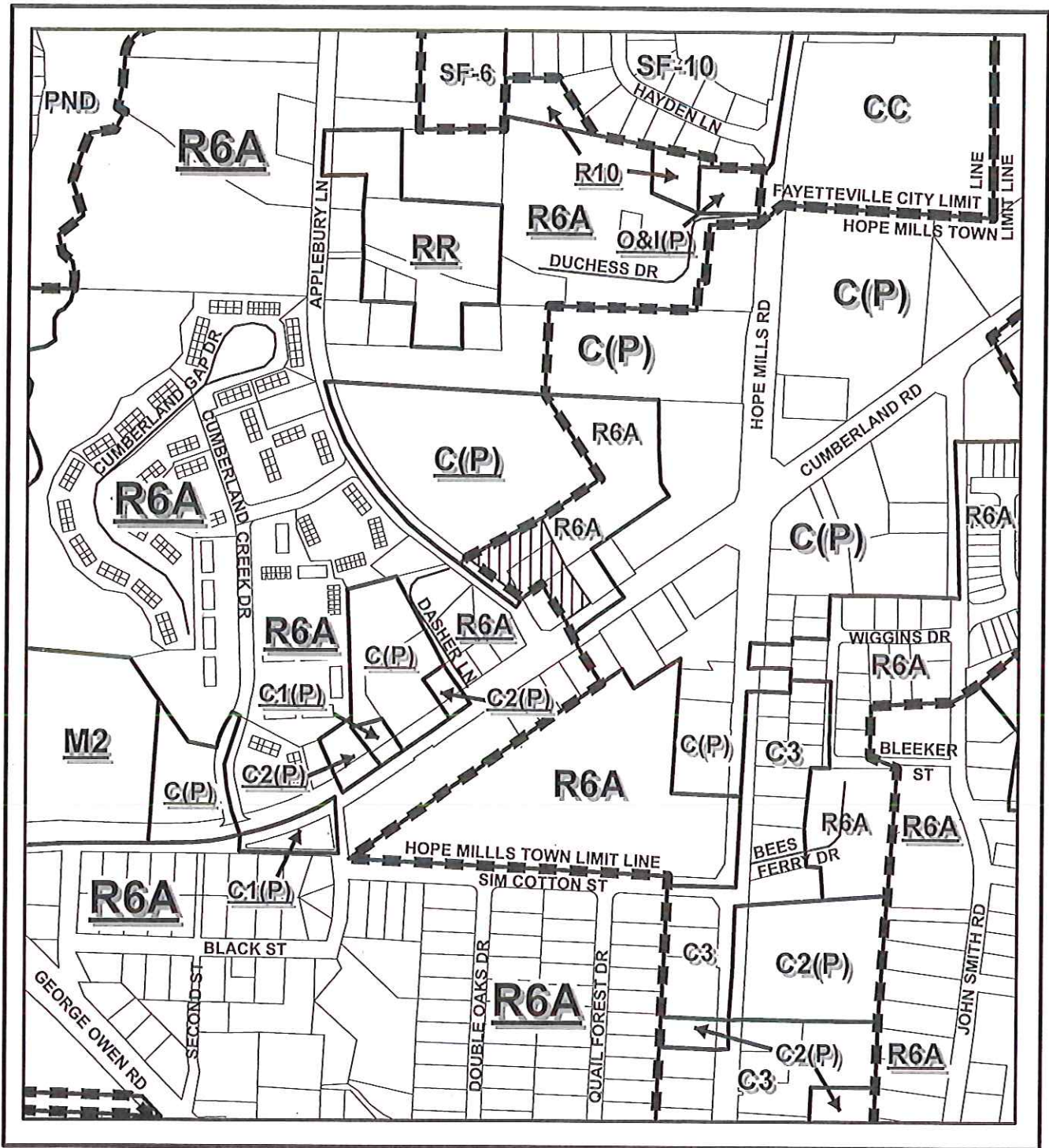
In Case P19-34, the Planning and Inspections Staff recommends approval of the rezoning from R6A Residential to C(P) Planned Commercial and find the request is consistent with the adopted Southwest Cumberland Land Use Plan (2014) which calls for "heavy commercial" at this location, C(P) Planned Commercial is designated as a heavy commercial district; and further find that approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding zoning and existing land uses and may provide further access to the large adjacent C(P) zoned tract to the north.

OTHER SUITABLE DISTRICTS: None

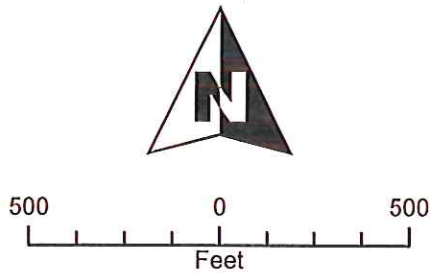
ATTACHMENTS: SKETCH MAP

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

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## REQUESTED REZONING R6A TO C(P)



PIN: 0405-96-1526, 0631, 2428

<b>ACREAGE: 1.38 AC. +/-</b>	<b>HEARING NO: P19-34</b>	
<b>ORDINANCE: HOPE MILLS</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>STAFF RECOMMENDATION</b>		
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		



REQUEST  
**R6A to RR/CZ for recreational vehicle park and/or campground**

ACREAGE: **7.35+/-**

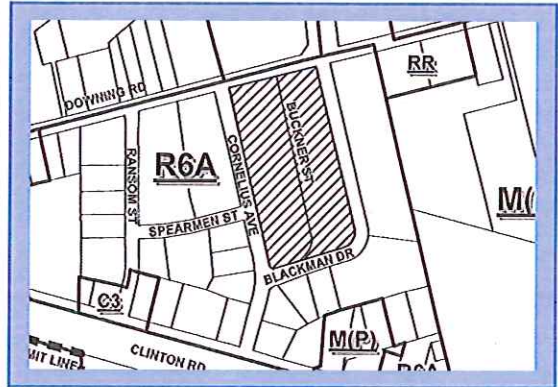
PROPERTY OWNER/APPLICANT  
CAROLYN THOMAS & LARRY STRAWBRIDGE,  
TRACY & WESLEY C. ROBERTS AND STEVEN  
CHARLES STRAWBRIDGE (OWNERS)

PROPERTY ADDRESS/LOCATION  
**South side of SR 1834 (Downing Rd), north and west of Blackman Drive**

Jurisdiction: **County**

**PROPERTY INFORMATION**

**Frontage & Location:** 395'+/- on SR 1834 (Downing Rd); 800'+/- on Cornelius Ave; 1155'+/- on Blackman Dr; 800'+/- on Buckner St  
**Depth:** 400'+/-  
**Adjacent Property:** Yes  
**Current Use:** Manufactured home park  
**Initial Zoning:** R6A – April 26, 1979 (Area 8)  
**Municipal Influence Area:** Fayetteville  
**Nonconformities:** Existing manufactured home park does not meet minimum required setbacks for home spaces.  
**Zoning Violation(s):** None  
**School Capacity/Enrolled:** Armstrong Elementary: 460/423; Mac Williams Middle 1270/1153; Cape Fear High: 1425/1436  
**Special Flood Hazard Area (SFHA):** None  
**Water/Sewer Availability:** PWC/PWC  
**Soil Limitations:** Yes; Hydric: Ro (Roanoke and Wahee loams). Hydric inclusion: WmB (Wickham fine sandy loam)  
**Subdivision/Site Plan:** See Ordinance Related Conditions  
**Average Daily Traffic County (2016):** 1,200 on SR 1834 (Downing Rd)  
**Highway Plan:** Downing Road and Blackman Drive are both identified as local roads in the 2045 Metropolitan Transportation Plan; no impact on the Transportation Improvement Plan.



**SURROUNDING LAND USE:** Residential (including manufactured homes), religious worship facility, motor vehicle repair, trades contractor activities, open storage, mini-warehousing, dry cleaning and laundry collection

**COMPREHENSIVE PLANS:**  
**2030 Growth Vision Plan:** Urban Fringe  
**Vander Land Use Plan (2017):** Mixed Use

**Notes:**

1. **Density**  
R6A- 78 lots/79 units  
MHP- 59 units  
RR- 16 lots/units
2. **Minimum Yard Setbacks:**

	<u>R6A</u>	<u>RR</u>
Front yard:	25'	30'
Side yard:	10'	15'
Rear yard:	15'	35'

STAFF RECOMMENDATION

APPROVAL

**APPROVAL WITH CONDITIONS**

DENIAL

In Case P19-30, the Planning and Inspections Staff recommends approval of the rezoning from R6A Residential to RR Rural Residential/CZ Conditional Zoning subject to the conditions within our packet and find:

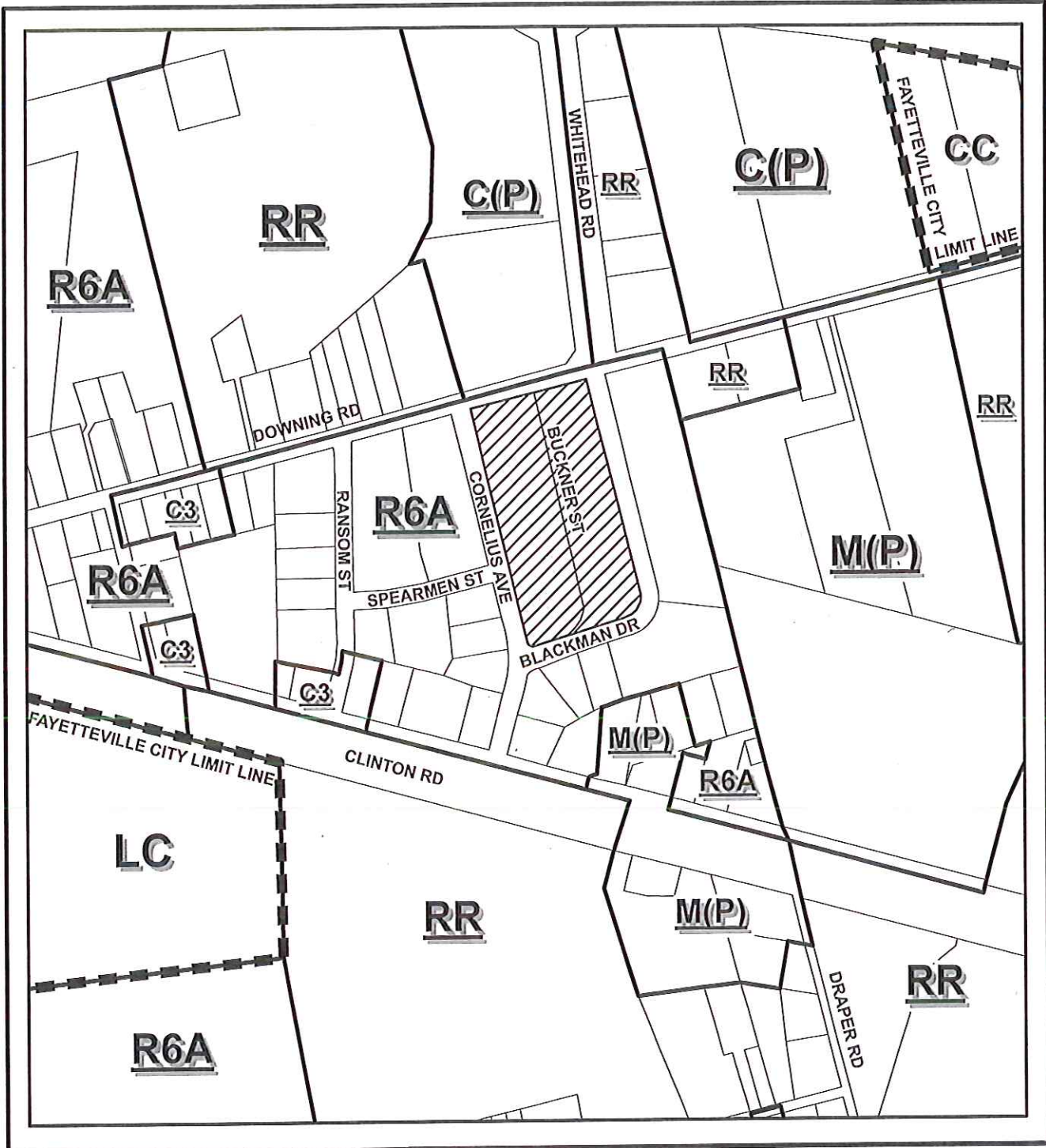
- a. The approval is an amendment to the adopted current Vander Land Use Plan (2017) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the subject property meets the location criteria for "suburban density residential" as defined in the Land Use Policies Plan (2009);
- c. And, this rezoning approval is reasonable and in the public interest because while the underlying zoning district is not consistent with the plan, the requested use is in harmony with the surrounding existing land uses and would be compatible with future mixed use development on adjacent properties. Public utilities are also available.

**OTHER SUITABLE DISTRICTS:** None

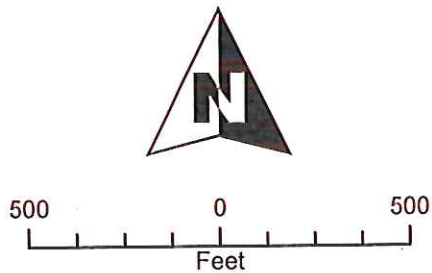
**ATTACHMENTS:** SKETCH MAP SITE PLAN APPLICATION ORDINANCE RELATED CONDITIONS

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 R6A TO RR/CZ



PIN: 0457-00-2623

ACREAGE: 7.35 AC. +/-		HEARING NO: P19-30	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

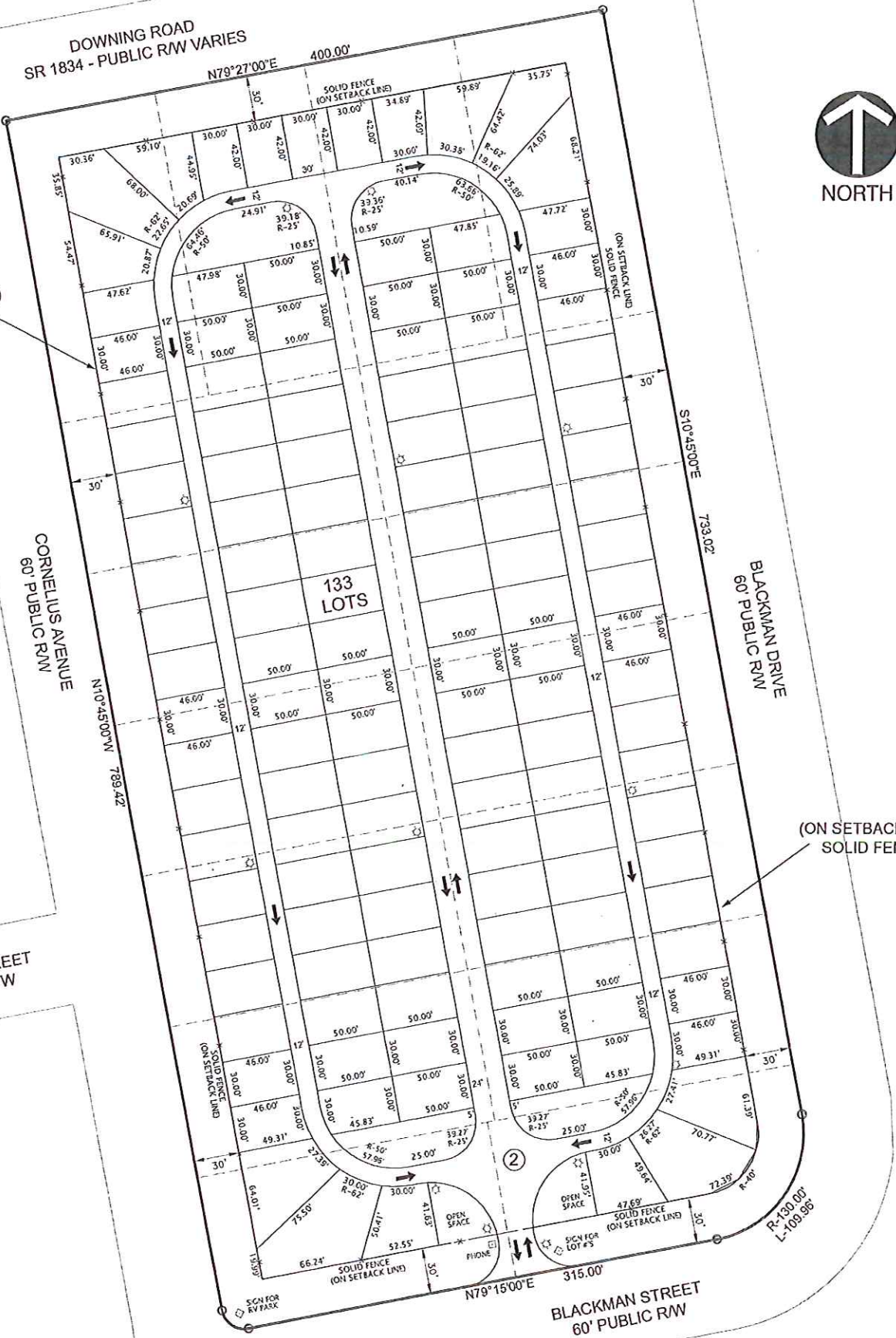
DOWNING ROAD  
SR 1834 - PUBLIC RW VARIES

N79°27'00"E 400.00'



(ON SETBACK LINE)  
SOLID FENCE

(ON SETBACK LINE)  
SOLID FENCE



CORNELIUS AVENUE  
60' PUBLIC RW

BLACKMAN DRIVE  
60' PUBLIC RW

SPEARMAN STREET  
60' PUBLIC RW

BLACKMAN STREET  
60' PUBLIC RW

### RR RURAL RESIDENTIAL DISTRICT/ CZ CONDITIONAL ZONING

REQUEST: FOR A RECREATIONAL VEHICLE PARK AND/OR CAMPGROUND OR TO  
A MORE RESTRICTIVE ZONING DISTRICT

CASE: P19-30 ACREAGE: 7.35 AC +/-

ZONED: R6A 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, as hereinafter requested, the following facts are submitted:

1. Applicant/Agent Leeson Properties, LLC
2. Address: PO Box 721 Buckhannon, WV Zip Code 26201
3. Telephone: (Home) \_\_\_\_\_ (Work) 304-613-2317
4. Location of Property: 0.45 miles east on Hwy 24 from the intersection of Hwy 24 and Downing Rd
5. Parcel Identification Number (PIN #) of subject property: See Attached Sheet  
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 7.35 acres Frontage: See Attached Sheet Depth: See Attached Sheet
7. Water Provider: PWC Septage Provider: PWC
8. Deed Book 10329, Page(s) 614, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Mobile Homes
10. Proposed use(s) of the property: RV Park

**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 x No \_\_\_\_\_
12. Has a violation been issued on this property? Yes \_\_\_\_\_ No x
13. It is requested that the foregoing property be rezoned FROM: R6A  
TO: (Select one)

- x Conditional Zoning District, with an underlying zoning district of RR  
(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.)

Recreational Vehicle Park

- 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.

N/A

2. DIMENSIONAL REQUIREMENTS:

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

Front - 30'  
Side - 15'  
Rear - 35'

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

Each recreational vehicle site will accommodate a recreational vehicle and a single vehicle.

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

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.**

No street-scape, yard-scape, or parking areas required.

- 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.**

A solid fence along all property lines will be constructed with appropriate setback lines for the recreational vehicle park. (Shown on Site Plan)

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.

Contractor to determine schedule as to meet county requirements.

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.

Sign Here

LARRY STRAWBRIDGE  
NAME OF OWNER(S) (PRINT OR TYPE)

4118 Thefork RD DURHAM, N.C. 27707  
ADDRESS OF OWNER(S)

L-cstraw@nc.rr.com  
E-MAIL

919 489 4005  
HOME TELEPHONE

WORK TELEPHONE

[Signature]  
SIGNATURE OF OWNER(S)

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~~

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.

← PLEASE SIGN HERE

✓ CAROLYN THOMAS STRAWBRIDGE  
NAME OF OWNER(S) (PRINT OR TYPE)

4118 TheFong Rd Durham, NC 27707  
ADDRESS OF OWNER(S)

l-cstraw@nc.rr.com  
E-MAIL

919 489 4005  
HOME TELEPHONE

WORK TELEPHONE

Carolyn J. Strawbridge  
SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

✓ Mike Adams (MAPS Surveying)  
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

1401 Morganton Rd Fayetteville NC 28305  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

910-257-5766  
HOME TELEPHONE

910-484-6432  
WORK TELEPHONE

Maps@mapssurveying.com  
E-MAIL ADDRESS

N/A  
FAX NUMBER

  
SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT



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.



✓ STEVEN CHARLES STRAW BRIDGE  
NAME OF OWNER(S) (PRINT OR TYPE)

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ADDRESS OF OWNER(S)

pavestraw@hotmail.com  
E-MAIL

919 538 5514  
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[Signature]  
SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

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

~~ADDRESS OF AGENT, ATTORNEY, APPLICANT~~

~~HOME TELEPHONE~~

~~WORK TELEPHONE~~

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Wesley C. Roberts (Wesley C. Roberts)  
NAME OF OWNER(S) (PRINT OR TYPE)

2704 Lakeside Drive, Louisville, KY 40205  
ADDRESS OF OWNER(S)

rtgsrider@gmail.com  
E-MAIL

(502) 645-2632 HOME TELEPHONE      (502) 588-9172 WORK TELEPHONE

Wesley C. Roberts SIGNATURE OF OWNER(S)      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~~

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Tracy Roberts  
NAME OF OWNER(S) (PRINT OR TYPE)

2704 Lakeside Dr.  
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502-338-9192 HOME TELEPHONE      502-338-9192 WORK TELEPHONE

Tracy Roberts SIGNATURE OF OWNER(S)      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~~

## RR RURAL RESIDENTIAL/CZ CONDITIONAL ZONING DISTRICT

**DRAFT**

**Ordinance Related Conditions**

**For**

**Recreational Vehicle Park and/or Campground**

### Revision Required:

1. Three copies of a revised site plan and a \$25.00 revision fee is required to be submitted to Land Use Codes prior to the further processing of this plat/plan. The following must be addressed on the revised plat/plan:
  - a. This conditional approval is not approval of the permit for any freestanding signs. 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.) **Note: This site can only be permitted for one freestanding sign. The revised plan must remove one of the freestanding signs shown on current plan.**
  - b. The recreational vehicle park must provide at least one telephone for public use. **Note: If the phone is going to be housed within any type of structure, such as a phone booth or box, the phone must meet the minimum front yard setback of 30 feet.**

### Pre- Permit Related:

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) 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. Because the subject property is located within the Airport Overlay District and in the event any structure is 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. (Section 8.101.D, County Zoning Ord.)
7. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Department of Energy, Minerals and Land Resources, NC Department of Environmental Quality (DEMLR NCDEQ). If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy. (Note: If any retention/detention basins are required for state approval of this plan, three copies of a revised plan (and \$25/\$50 revision fee) must be submitted and approved by Planning & Inspections.) (Sec. 2306.D, County Subdivision Ord. & 2006-246, NC Session Law)
8. 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 City of Fayetteville, 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 city most likely will require an engineer's sealed certification as to the guarantee of improvements. In addition, the city may require a bond or other financial guarantee as assurance that all required improvements will be properly installed.**
9. The County Fire Marshall specifies that the developer is to ensure that fire department access is met. For questions related to this comment, please contact the Fire Marshall's office.
10. 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:**

11. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance, and County Zoning Ordinance for the RR Rural Residential/CZ Conditional Zoning for a recreational vehicle park and/or campground zoning district must be complied with, as applicable.
12. 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.)
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. The recreational vehicle park must be enclosed by a fence, wall, landscape screening, earthen mounds or by other measures from all contiguous residential areas in a manner that complements the landscape and assures compatibility with the adjacent environment and complies with the buffering requirements for non-residential uses adjacent to residential districts (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. Adequate off-street parking and maneuvering space shall be provided on site. No public street, sidewalk or right-of-way or any other private grounds not a part of the recreational vehicle parking area shall be used to park or maneuver vehicles.

21. Each recreational vehicle/camp site, excluding sites used solely for tents, shall be a minimum of 1200 square feet in area.

22. The recreational vehicle park/campground cannot allow for permanent occupancy of any RV or campsite within this development; the same RV cannot remain on the same site for a continuous period of time exceeding 90 days.

23. Recreational vehicle parks/campgrounds shall be used only by travel trailers, pickup, coaches, motor homes, camping trailers, other vehicular accommodations and tents suitable for temporary habitation and used for travel, vacation and recreation purposes.

24. The internal drives serving the recreation vehicle park are to be constructed with a minimum 18 feet in width if providing two way streets and 12 feet in width for one way drives and contain a minimum depth of six inches of stone gravel base with proper ditching, drainage, and seeding of slopes.

25. 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.)

26. The Noise Regulations of the County Code Chpt. 9.5, Art. II are to be complied with.

**Advisories:**

27. The applicant is advised to consult an expert on wetlands before proceeding with any development.

28. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.

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 to 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. Because the subject property is located within the Airport Overlay District, the developer is strongly encouraged to discuss their development plans with Land Use Codes Section and/or the Fayetteville Regional Airport Director early in the planning stage to ensure that the proposed height of any proposed structure can be found to be no obstruction or hazard to air navigation.
33. The subject property lies on Downing Road and Blackman Drive. Both are identified as local roads in the 2045 Metropolitan Transportation Plan. The subject property will have no impact on the Transportation Improvement Plan. For questions related to this comment, please contact Transportation Planning.

*Thank you for doing business in Cumberland County!*

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

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 Health Department:	Fred Thomas	433-3692	<a href="mailto:ftomas@co.cumberland.nc.us">ftomas@co.cumberland.nc.us</a>
Food & Lodging Env. Health:	Fred Thomas	433-3692	<a href="mailto:ftomas@co.cumberland.nc.us">ftomas@co.cumberland.nc.us</a>
Ground Water Issues:	Fred Thomas	433-3692	<a href="mailto:ftomas@co.cumberland.nc.us">ftomas@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>
Fayetteville Airport Director	Brad Whited	433-1160	<a href="mailto:bwhited@ci.fay.nc.us">bwhited@ci.fay.nc.us</a>
Fayetteville Planning:	Marsha Bryant	433-1416	<a href="mailto:mbryant@ci.fay.nc.us">mbryant@ci.fay.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:	Katrina Evans	678-7614	<a href="mailto:kevans@co.cumberland.nc.us">kevans@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>

cc: Taurus Freeman, City of Fayetteville  
 Gerald Newton, City of Fayetteville  
 Bradley Whited, City of Fayetteville