

Diane Wheatley,
Chair
Cumberland County

Carl Manning,
Vice-Chair
Cumberland County

Jami McLaughlin,
Town of Spring Lake

Jordan Stewart,
Town of Stedman

Mark Williams,
Wade, Falcon & Godwin

Thomas Lloyd,
Town of Linden



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

—◆—
Planning & Inspections Department

Rawls Howard,
Director

Vacant,
Deputy Director

Vikki Andrews,
Lori Epler,
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

TENTATIVE AGENDA

November 19, 2019
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE – JORDAN STEWART
- 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 OCTOBER 15, 2019
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P19-41.** REZONING OF 1.81+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2380 WADE STEDMAN ROAD, SUBMITTED BY MICHAEL & MICHELLE BROWNE (OWNERS).
- B. **P19-43.** REZONING OF 2.25+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2130 MONTANA ROAD, SUBMITTED BY VANCE U. TYSON JR. (OWNER) & ANNIE MAE EFIRD (AGENT).
- C. **P19-44.** REZONING OF 0.37+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4854 & 4860 CUMBERLAND ROAD, SUBMITTED BY ROSCOE & DELL STRICKLAND (OWNER). (HOPE MILLS)
- D. **P19-45.** REZONING OF 2.94+/- ACRES FROM C3 HEAVY COMMERCIAL & A1 AGRICULTURAL TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6660 GOLDSBORO ROAD, SUBMITTED BY NETTIE M. CURRIE (OWNER) & TYLER ENGLAND (AGENT).

VIII. PUBLIC HEARING CONTESTED ITEMS

CONDITIONAL ZONING CASE

- E. **P19-42.** REZONING OF 7.50+/- ACRES FROM M2 HEAVY INDUSTRIAL, C(P) PLANNED COMMERCIAL & R6A RESIDENTIAL TO M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING FOR ALL ALLOWED USES WITHIN M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 159 ROCK HILL ROAD, SUBMITTED BY INKFISH, LLC (OWNER) & CHARLES MORRIS (AGENT).

REZONING CASE

- F. **P19-46.** REZONING OF 30.10+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2647 & 2673 WADE STEDMAN ROAD, SUBMITTED BY JAMES S. & BEVERLY L. FISHER (OWNERS) AND JASSON ROBBINS, TIMOTHY PEPPERS JR. & SANJAY KHAZANCHI (AGENTS).

IX. DISCUSSION

DIRECTOR'S UPDATE

- STEDMAN LAND USE PLAN
- SCHEDULE OF SMALL-TOWN AREA PLAN UPDATES
- 160D STATE STATUTE UPDATE WORKSHOP
- AIRPORT OVERLAY AMENDMENT
- STATUS OF INTERLOCAL AGREEMENTS
- FUTURE MEETING TIMES AND FORMAT

X. ADJOURNMENT

PLANNING STAFF REPORT
REZONING CASE # P19-41
Planning Board Hearing: November 19, 2019

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located on the east side of Wade Stedman Road, from A1 Agricultural to R40 Residential. This request will allow the owner to increase their density from 1 unit/2 acre to 1 unit/acre. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Michael & Michelle Browne

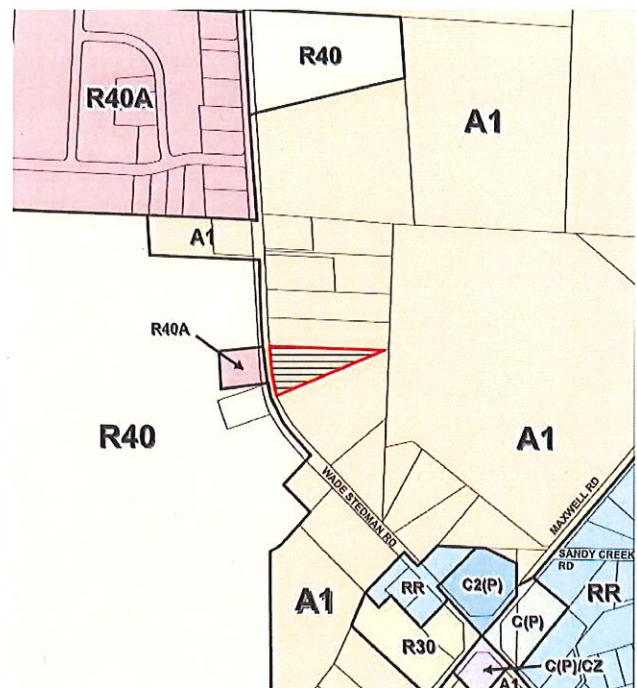
PROPERTY INFORMATION

ADDRESS/LOCATION: 2380 Wade Stedman Road;
more specifically PIN 0487-99-9546

SIZE: This request includes one parcel totaling approximately 1.81 acres. The property has approximately 264' of street frontage along Wade Stedman Road and is 600'+/- in depth.

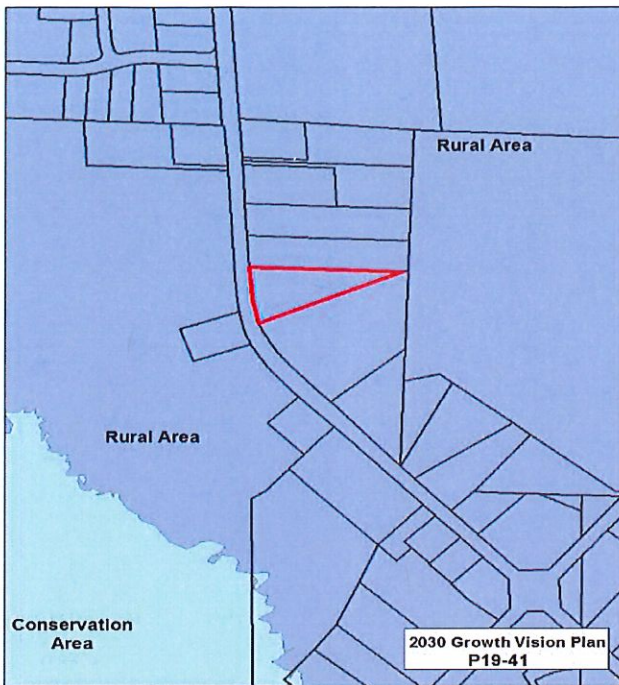
EXISTING LAND USE: The subject property is currently developed with a single family dwelling unit and accessory structure. The existing accessory structure is nonconforming due to not meeting the minimum required side yard setback.

OTHER SITE CHARACTERISTICS: The property is not within the watershed or Special Flood Hazard Area. There are no soil limitations to development on this site.



SURROUNDING LAND USE: There are residential uses surrounding the subject property, including manufactured homes. A religious worship facility is developed on the west side of Wade Stedman Road, south of the parcel.

DEVELOPMENT REVIEW: A group development review is required for the second dwelling unit.



ZONING HISTORY: This property was initially zoned A1 as part of the Area 19 initial zoning on August 23, 1994.

UTILITIES: This site is currently served by Eastover Sanitary District water and a septic tank for sewage. There is no public sewer line available to this property.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to R40 setbacks: Front yard: 30 foot, Side yard: 15 foot, Rear yard: 35 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel for "Rural Areas". Density as high as 2 units/acre may be permitted provided the soils and topography do not hinder development and a centralized water system exists, however lower densities and larger lots are preferred within this designation.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: This portion of Wade Stedman 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 Plan. The Average Daily Traffic Count (2016) on SR 1826 (Wade Stedman Road) is 1,800.

SCHOOLS CAP/ENROLL: Eastover Central Elementary: 460/383; Mac Williams Middle: 1270/1153; Cape Fear High: 1425/1436

EMERGENCY SERVICES: This request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshall had no comment on any concerns at this time.

STAFF RECOMMENDATION

In Case P19-41, the Planning and Inspections staff **recommends approval** of the rezoning from A1 Agricultural to R40 Residential and find this request consistent with the adopted 2030 Growth Vision Plan (2009) which calls for "Rural Areas" at this location. Staff further finds 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.

Attachments:
Zoning Application
Notification Mailing List

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 A-1 to R-40
2. Address of Property to be Rezoned: 2380 Wade-Stedman Rd Stedman NC
3. Location of Property: _____
4. Parcel Identification Number (PIN #) of subject property: 04 87-99-9546
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.81 Frontage: 262 Depth: 605
6. Water Provider: Well: _____ PWC: _____ Other (name): Eastover Sanitary District
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10155, Page(s) 613-615, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Residential
10. Proposed use(s) of the property: 2 homes
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.

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.

Michelle Browne Michael Browne Jr.
NAME OF OWNER(S) (PRINT OR TYPE)

2380 Wade-Stedman Rd Stedman NC 28391
ADDRESS OF OWNER(S)

(910) 578-8012* (910) 615-5590
HOME TELEPHONE # WORK TELEPHONE #

(910) 578-3770

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

myshellbrowne@yahoo.com
E-MAIL

HOME TELEPHONE # WORK TELEPHONE #

Michelle Browne
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Michael Browne Jr.
SIGNATURE OF OWNER(S)

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

AUTRY, ERNEST WAYNE
6500 OAKLEY DR
FAYETTEVILLE, NC 28311

BEAM, MICHAEL K
2398 WADE STEDMAN RD
STEDMAN, NC 28391

BROWNE, MICHAEL LAWRENCE JR &
WIFE MICHELLE LYNNE
2380 WADE STEDMAN RD
STEDMAN, NC 28391

BUNCE, ERNEST A JR
7029 MAXWELL RD
STEDMAN, NC 28391

J W SEALEY & ASSOCIATES INC
PO BOX 99
WADE, NC 28395

BAIN, DANIEL C & CATHY L GROOMS
2426 WADE STEDMAN RD
STEDMAN, NC 28391

BENNER, EARL WAYNE & AWILDA
2464 WADE STEDMAN RD
STEDMAN, NC 28391

BETHANY UNITED METHODIST CHURCH
TRUSTEES
4472 CLINTON RD
FAYETTEVILLE, NC 28312

CARR, LEWIS
3798 W KARISSA ANN PL
JACKSONVILLE, FL 32223

CARTER, ROBERT J & LATOYA
2465 WADE STEDMAN RD
STEDMAN, NC 28391

CULBRETH, HOWARD M
2450 WADE STEDMAN RD
STEDMAN, NC 28391

CULBRETH, WALTER DEAN & KAREN
2455 WADE STEDMAN RD
STEDMAN, NC 28391

DANIELS, GERALD PATRICK & WIFE LOU
E LIFE ESTATE
2276 WADE STEDMAN RD
STEDMAN, NC 28391

DOWD, JOE T & VIOLET G
2244 WADE STEDMAN RD
STEDMAN, NC 28391

FAIRCLOTH, MARTHA BUNCE & HUSB
2327 WADE STEDMAN RD
STEDMAN, NC 28391

FAIRCLOTH, WILLIAM PERRY SR LIFE
ESTATE
3573 HAYFIELD RD
WADE, NC 28395

GODWIN, BRANDON L
PO BOX 53084
FAYETTEVILLE, NC 28305

HALLMAN, BENNIE EDWARD & ROBIN C
2254 WADE STEDMAN RD
STEDMAN, NC 28391

JORDAN, CLAUDE W
2310 WADE STEDMAN RD
STEDMAN, NC 28391

MCLAURIN, SHARON RAE SHEETS &
YDONNA LYNN SHEETS HOPPER
7157 MAXWELL RD
STEDMAN, NC 28391

MEREDITH, CHRISTOPHER J & MONICA H
2416 WADE STEDMAN RD
STEDMAN, NC 28391

MORTON, BILLIE D
2454 WADE STEDMAN RD
STEDMAN, NC 28391

RIDDLE BUILDERS INC
4200 MORGANTON RD, Unit/Apt 150
FAYETTEVILLE, NC 28314

SPAKE, WANDA C C/O MADONNA
AUTRY
2931 WADE STEDMAN RD
STEDMAN, NC 28391

UNITED METHODIST CHURCH
4472 CLINTON RD
FAYETTEVILLE, NC 28312

PLANNING STAFF REPORT
REZONING CASE # P19-43
Planning Board Hearing: November 19, 2019

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel, located on the south side of Montana Road, from A1 Agricultural to R40A Residential. This request will allow the property owner to increase their maximum density from 1 unit/2 acres to 1 unit/acre. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Vance U. Tyson Jr. (owner) & Annie Mae Efird (agent)

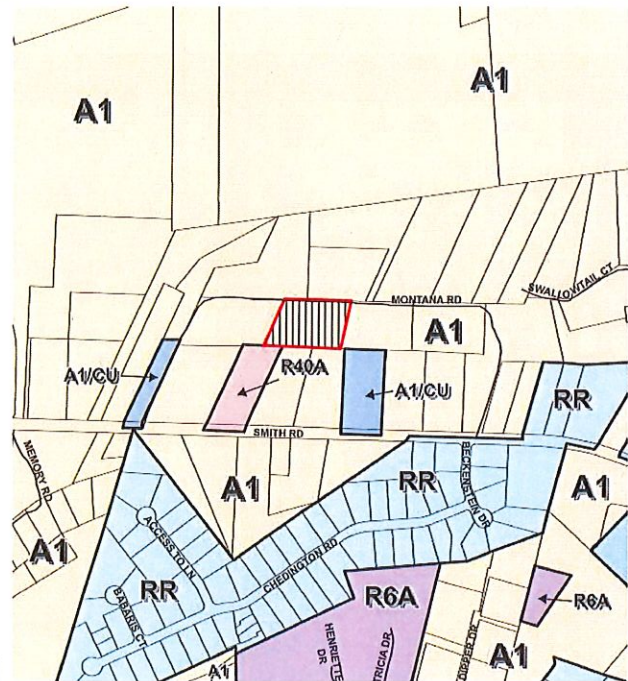
PROPERTY INFORMATION

ADDRESS/LOCATION: 2130 Montana Road; more specifically PIN 0443-32-3754

SIZE: The request includes one parcel, totaling an approximately 2.25 acres. This property has approximately 350' of street frontage on Montana Road (Class "C" private street) and is approximately 278' in depth.

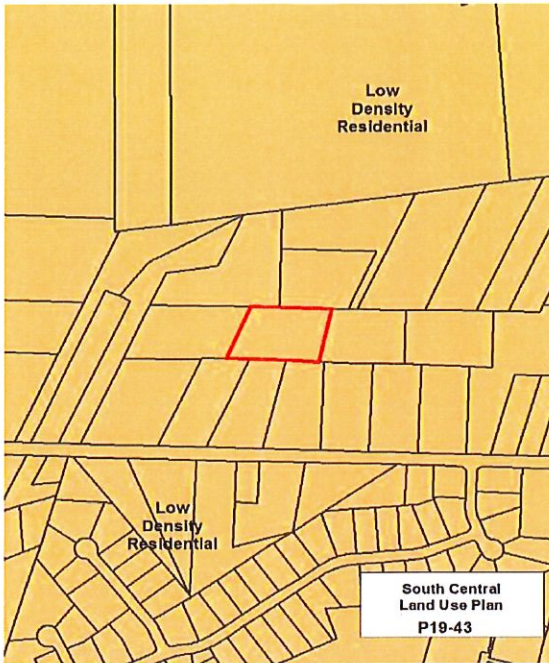
EXISTING LAND USE: The subject property is currently developed with a manufactured home. The existing dwelling unit is considered nonconforming due to the construction method.

OTHER SITE CHARACTERISTICS: The property is not in the watershed or the Special Flood Hazard Area. There are no soil limitations to development on this site.



SURROUNDING LAND USE:
There are residential uses surrounding the entirety of the subject property, including manufactured homes.

DEVELOPMENT REVIEW: A group development review is required for second dwelling unit.



ZONING HISTORY: This property was initially zoned A1 as part of the Area 13 initial zoning on June 25, 1980. A rezoning request to R40A Residential was denied by the County Board of Commissioners on October 15, 2018 (Case P18-29).

UTILITIES: This site is currently served by private well and septic system. No public water/sewer is available.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to R40A setbacks: Front yard: 30 foot, Side yard: 15 foot, Rear yard: 35 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel as "Urban". The South Central Land Use Plan (2015) designates this parcel as "Low Density Residential". "Low Density Residential" allows for residential development with a density of 2.2 to 6 units/acre and calls for public water/sewer.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Montana Road is identified as a local road in the 2045 Metropolitan Transportation Plan with no constructions/improvements planned. The subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic Count (2016) on SR 2237 (Smith Road) is 760.

SCHOOLS CAP/ENROLL: Alderman Road Elementary: 680/702; Grays Creek Middle: 1200/1139; Grays Creek High: 1470/1466

EMERGENCY SERVICES: This request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshall had no comment on any concerns at this time.

STAFF RECOMMENDATION

In Case P19-43, the Planning and Inspections staff **recommends approval** of the rezoning from A1 Agricultural to R40A Residential and find:

- a. The approval is an amendment to the adopted current South Central Land Use Plan (2015) 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 parcel does not meet the minimum criteria for "low density residential" defined in the Land Use Policies Plan (2009): *public or community water and public sewer required, must have direct access to a public street;*
- c. And, this rezoning approval is reasonable and in the public interest because the district requested is in harmony with surrounding zoning, existing land uses, and the maximum number of dwelling units allowed per lot on a Class "C" private street.

Attachments:
 Zoning Application
 Notification Mailing List

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 AI to R40A
2. Address of Property to be Rezoned: 2130 montana Rd Hope Mills NC 28348
Lot 10
3. Location of Property: off Smith Rd to montana Rd
4. Parcel Identification Number (PIN #) of subject property: 0443-32-3254
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.25 Frontage: 278 Depth: .350
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10068, Page(s) 817-827, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Residential
10. Proposed use(s) of the property: Put mobile on to live in
2 units
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.

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.

✓ VANCE U. TYSON
NAME OF OWNER(S) (PRINT OR TYPE)

4925 NE Hwy 87 South, Fayetteville, NC 28306
ADDRESS OF OWNER(S)

910 308 4057
HOME TELEPHONE #

910 433 9010
WORK TELEPHONE #

cell

✓ Annie Eberl
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

2130 Montener rd
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Anglegaul@aol.com
E-MAIL

910 224 2281
HOME TELEPHONE #

WORK TELEPHONE #

Vance U. Tyson
SIGNATURE OF OWNER(S)

Annie Eberl
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

DOWNEY, ROBERT EDWARD & WIFE
KATHLEEN MARIE
PO BOX 761
HOPE MILLS, NC 28348

LOWRY, DOUGLAS DEAN
2385 SMITH RD
HOPE MILLS, NC 28348

THOMPkins, EMMA D
2363 SMITH RD
HOPE MILLS, NC 28348

TYSON, VANCE U JR
4925 S NC 87 HWY
FAYETTEVILLE, NC 28306

ANNE MAE EFIRD
2130 MONTANA RD
HOPE MILLS, NC 28348

ADAMS, LORRAINE & TELINA S SLOAN
2259 SMITH RD
HOPE MILLS, NC 28348

ADKINS, PATRICK D
2407 SMITH RD
HOPE MILLS, NC 28348

DAILY, SANDRA H & LESLIE A YOUNG
7569 DECATUR DR
FAYETTEVILLE, NC 28303

DANIEL, ROBERT E
2190 OLA BURNS DR
FAYETTEVILLE, NC 28306

LAFORET, LAWRENCE J JR & MARY ALICE
2198 MONTANA RD
FAYETTEVILLE, NC 28306

TEW, SHIRLEY LOWE HEIRS C/O
REBEKAH FAIRCLOTH
2267 DENWOOD ST
KANNAPOLIS, NC 28083

PLANNING STAFF REPORT
REZONING CASE # P19-44

Planning Board Hearing: November 19, 2019

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel, located on the north side of Cumberland Road, from R6A Residential to C(P) Planned Commercial. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Roscoe & Dell Strickland

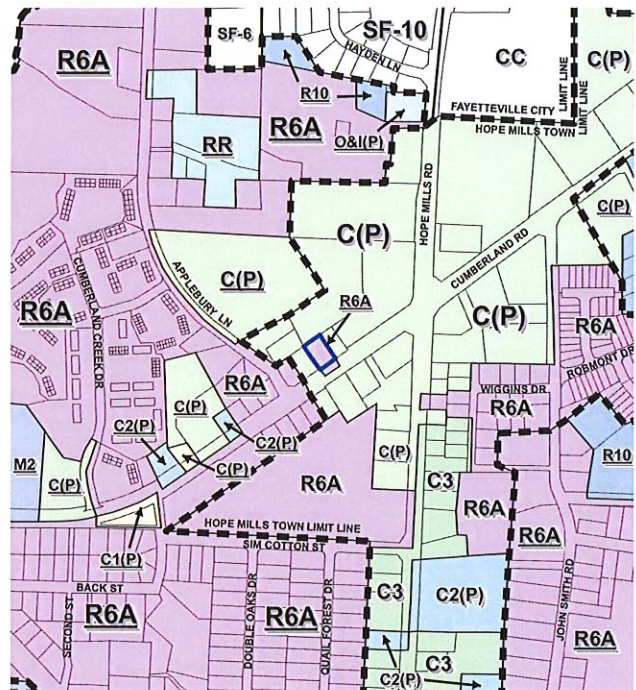
PROPERTY INFORMATION

ADDRESS/LOCATION: 4854 & 4860 Cumberland Road;
more specifically PIN 0405-96-3513

SIZE: The request includes one parcel, totaling an approximately 0.37 acres. The property has approximately 98' of street frontage along Cumberland Road and is approximately 150' in depth.

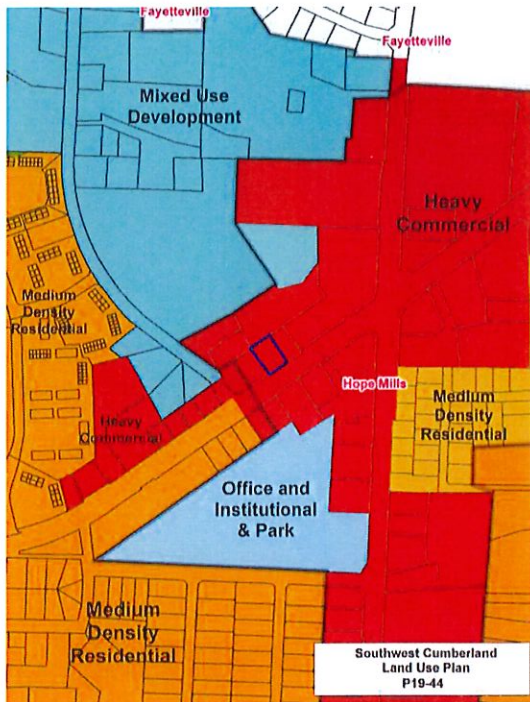
EXISTING LAND USE: The subject property is currently developed with a manufactured home and accessory structure.

OTHER SITE CHARACTERISTICS: The property is not within the watershed or Special Flood Hazard Area. There are no soil limitations to development on this site.



SURROUNDING LAND USE: While there are a few residential lots and multi-family dwelling uses in the area, non-residential uses surround the parcel. These include an elementary school, religious worship facilities, convenience stores and tire/motor vehicle repair.

DEVELOPMENT REVIEW: A site plan review will be required prior to development of any non-residential use.



ZONING HISTORY: This property was initially zoned R6A as part of the Area 3 initial zoning on August 1, 1975.

UTILITIES: This site is currently served by PWC water and sewer.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to C(P) setbacks: Front yard: 50 foot, Side yard: 30 foot, Rear yard: 30 foot.

OTHER JURISDICTIONAL INFORMATION: This property is within the Hope Mills town limits. The Town of Hope Mills stated they have no objection to this request.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel for "Urban". The Southwest Cumberland Land Use Plan (2014) designates this parcel as "Heavy Commercial". "Heavy Commercial" development generally requires public water and sewer and provides for the shopping needs of the immediate community and traveling public.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Cumberland Road is identified as an existing thoroughfare in the 2045 Metropolitan Transportation Plan. There are no constructions/improvements planned and the subject property will have no impact on the Transportation Plan. The Average Daily Traffic Count (2018) is 17,500 along SR 1141 (Cumberland Road).

EMERGENCY SERVICES: This request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshall stated that all fire department access requirements must be met with any new development.

STAFF RECOMMENDATION

In Case P19-44, the Planning and Inspections staff **recommends approval** of the rezoning from R6A Residential to C(P) Planned Commercial and find this request consistent with the adopted Southwest Cumberland Land Use Plan (2014) which calls for "Heavy Commercial" at this location. Staff further finds that approval of the request is reasonable and in the public interest because the subject property is served by public water and sewer and the requested district is in harmony with the surrounding C(P) zoning and existing land uses at a heavily trafficked intersection.

- Attachments:
- Zoning Application
- Notification Mailing List

TO THE ZONING BOARD AND THE TOWN OF HOPE MILLS BOARD OF COMMISSIONERS, HOPE MILLS, NORTH CAROLINA:

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

1. Requested Rezoning from R6A to CP

If the area is a portion of an existing parcel, a written metes and bounds description of only that portion to be considered for rezoning, including the exact acreage must accompany this application along with a copy of the recorded deed 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.

2. Address/location of property to be Rezoned: 4860 CUMBERLAND RD

3. Parcel Identification Number (PIN #) of property: 0405-96-3513
(also known as Tax ID Number or Property Tax ID)

4. Acreage: 0.34 Frontage: 100 Depth: 150

5. Water Provider: Well: _____ PWC: X

6. Septage Provider: Septic Tank _____ PWC X Other (name) _____

7. Deed Book 10535, Page(s) 268 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

8. Existing use(s) of property: RESIDENTIAL

9. Proposed use(s) of the property: COMMERCIAL

10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes ✓ No _____

If yes, where? EASTERN PROPERTY

11. Has a violation been issued on this property? Yes _____ No ✓

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

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.

ROSCOE STRICKLAND + DELL STRICKLAND
Property owner(s)' name (print or type)

3344 BRUSHY Hill RD FAY NC 28306
Complete mailing address of property owner(s)

910-322-4199
Telephone number

Alternative telephone number

E-mail address

Fax number

Agent, attorney, or applicant (other than property owner) (print or type)

Complete mailing address of agent, attorney, or applicant

Telephone number

Alternative telephone number

E-mail address

Fax number

Dell Strickland
Owner's signature

Agent, attorney, or applicant's signature
(other than property owner)

Roscoe Strickland
Owner's signature

Upon submission, the contents of this application becomes "public record" and is available for review and/or copies upon request.

LANGDON, GARY S
PO BOX 991
HOPE MILLS, NC 28348

OLE BLUFF LLC
PO BOX 48099
CUMBERLAND, NC 28331

PLAYER, MARY ELAINE
2811 SOUTHWINDS CIR
SEVIERVILLE, TN 37876

STRICKLAND, ROSCOE L JR & DELL J
1973 ASPEN CIR
FAYETTEVILLE, NC 28304

Z-5 PROPERTIES LLC
212 C RANKIN ST
FAYETTEVILLE, NC 28301

ABJ OF NC INC
7140 HOLMFIELD RD
FAYETTEVILLE, NC 28306

BMD PROPERTIES LLC C/O BERMA
KINCAID
3553 KYLEMORE CT
CHARLOTTE, NC 28210

BULLOCK, RACHEL HEIRS
303 CINNAMON DR
HUBERT, NC 28539

CIRCLE K STORES INC C/O REAL ESTATE
DEPARTMENT
1100 SITUS CT, Unit/Apt 100
RALEIGH, NC 27606

CUMBERLAND BAPTIST CHURCH INC
4957 CUMBERLAND RD
FAYETTEVILLE, NC 28306

CUMBERLAND COUNTY BD OF ED
PO BOX 2357
FAYETTEVILLE, NC 28302

CUMBERLAND TOWERS OWNERS
ASSOCIATION INC
2580 CUMBERLAND CREEK DR
FAYETTEVILLE, NC 28306

MARTIN, WILLIAM N & WILLIAM N JR
313 THORNCLIFF DR
FAYETTEVILLE, NC 28303

MCCAULEY & MCDONALD INV INC
PO BOX 361
FAYETTEVILLE, NC 28302

MCGARVEY, JAMES F
7626 EUNICE DR
FAYETTEVILLE, NC 28306

MORETZ, JAMES CLYDE JR & WIFE THI
NGUYEN
4901 CUMBERLAND RD
FAYETTEVILLE, NC 28306

OLE BLUFF LLC
2936 OLE BLUFF MILL RD
FAYETTEVILLE, NC 28306

PARIS PARTNERSHIP & POTTER
PARTNERSHIP
PO DRAWER 2365
FAYETTEVILLE, NC 28302

RIDDLE, JOSEPH P III & WIFE TRINA T
PO BOX 53729
FAYETTEVILLE, NC 28305

SILVER BELLS LLC & SUGAR MAPLE LLC
472 HARLOW DR
FAYETTEVILLE, NC 28314

SMITH, JOYCE PATE C/O WILLIAM M
PATE
7510 BRIDGEMAN DR
FAYETTEVILLE, NC 28303

STRICKLAND, ROSCOE L JR & WIFE DELL
JACOBS
3344 BRUSHYHILL RD
FAYETTEVILLE, NC 28306

STRICKLAND, ROSCOE LEE III & WIFE
JAMIE CHAVIS
3013 LUDGATE TRL
FAYETTEVILLE, NC 28306

SUGAR MAPLE LLC & SILVER BELLS LLC
472 HARLOW DR
FAYETTEVILLE, NC 28314

TABERNACLE OF MIRACLES CHURCH
2574 HOPE MILLS RD
FAYETTEVILLE, NC 28306

TURTLE RUN LLC
PO BOX 608
SMITHFIELD, NC 27577

VARGHESE, ABY & JACOB JOBY
7140 HOLMFIELD RD
FAYETTEVILLE, NC 28306

VETERANS MOTORCYCLE CLUB
2280 APPLEBURY LN
FAYETTEVILLE, NC 28306

PLANNING STAFF REPORT
REZONING CASE # P19-45
Planning Board Hearing: November 19, 2019

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel, located on the south side of Goldsboro Road, from C3 Heavy Commercial & A1 Agricultural to A1 Agricultural. This request will remove the nonconforming status of the existing residential dwelling unit. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Nettie M. Currie (owner) & Tyler England (agent)

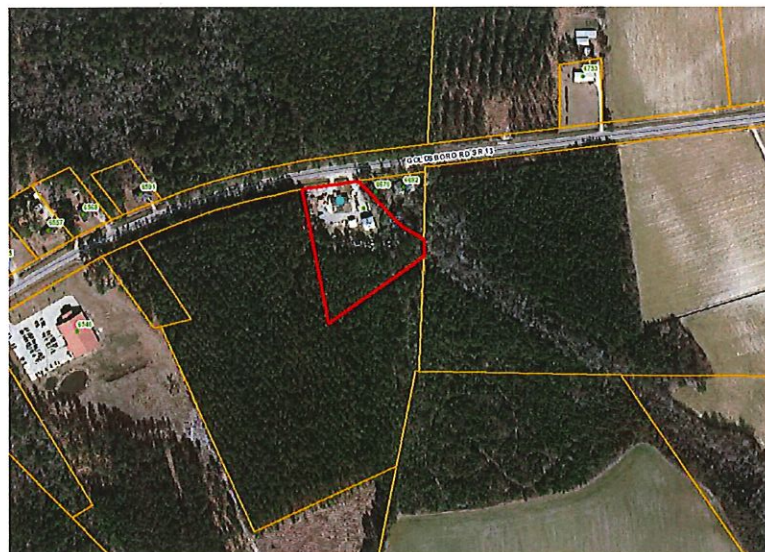
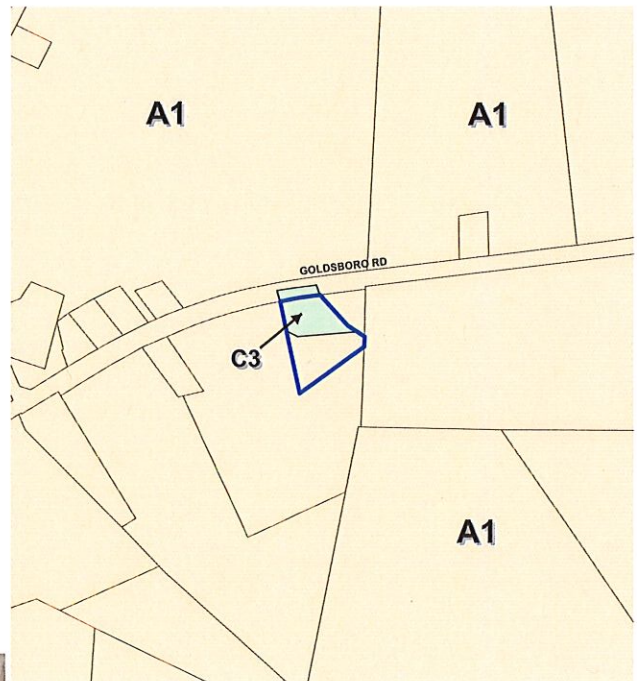
PROPERTY INFORMATION

ADDRESS/LOCATION: 6660 Goldsboro Road; more specifically PIN 0590-77-7672

SIZE: The request includes one parcel, totaling an approximately 2.94 acres. This property has approximately 209' of street frontage along US 13 (Goldsboro Road) and is approximately 412' in depth.

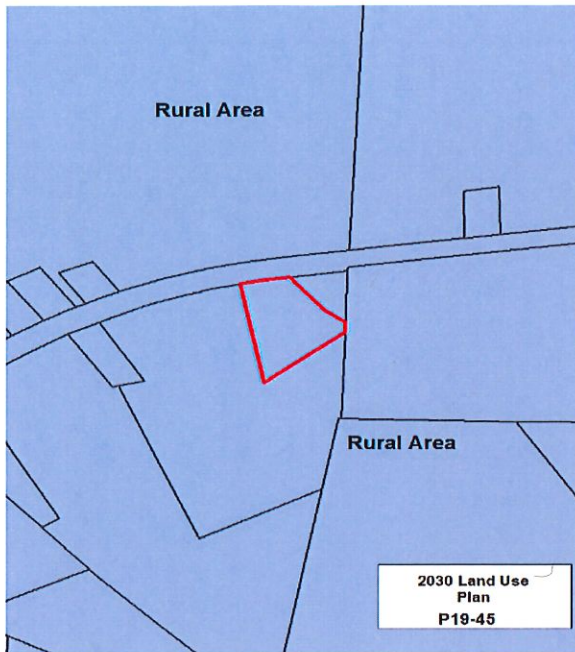
EXISTING LAND USE:
The subject property is currently developed with a doublewide manufactured home and accessory structure. The existing residential dwelling is a nonconforming use.

OTHER SITE CHARACTERISTICS: There are no existing zoning violations. The property is not within the watershed or Special Flood Hazard Area. There are hydric soils (Ra – Rains sandy loam) on this property.



SURROUNDING LAND USE: There are residential uses on both sides of Goldsboro Road, including manufactured homes. A religious worship facility is developed on the south side of Goldsboro Road, west of the subject property.

UTILITIES: This site is currently served by Eastover Sanitary District water and a septic tank for sewage. No public sewer is available to the site.



ZONING HISTORY: This property was initially zoned C3 & A1 as part of the Area 19 initial zoning on August 23, 1994. A portion of the initially zoned A1 was rezoned to C3 on August 18, 2003 (Case P03-58).

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to A1 setbacks: Front yard: 50 foot, Side yard: 20 foot, Rear yard: 50 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel for "Rural Areas". Density as high as 2 units/acre may be permitted provided the soils and topography do not hinder development and a centralized water system exists, however lower densities and larger lots are preferred within this designation.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Goldsboro Road is identified as a thoroughfare needing improvement in the 2045 Metropolitan Transportation Plan with no constructions/improvements planned. The subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic Count (2018) is 6,200 along US 13 (Goldsboro Road).

SCHOOLS CAP/ENROLL: District 7 Elementary: 260/269; Mac Williams Middle: 1270/1193; Cape Fear High: 1425/1422

EMERGENCY SERVICES: This request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshall had no comment on any concerns at this time.

STAFF RECOMMENDATION

In Case P19-45, the Planning and Inspections staff **recommends approval** of the rezoning from C3 Heavy Commercial & A1 Agricultural to A1 Agricultural and find this request consistent with the adopted 2030 Growth Vision Plan (2009) which calls for "Rural Areas" at this location. Staff further finds that approval of the request is reasonable and in the public interest because approval will remove the nonconformity from an existing residential structure now that the previous commercial use has ceased, and the district requested is in harmony with the surrounding existing zoning.

Attachments:
Zoning Application
Notification Mailing List

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 C3 & A1 to A1
2. Address of Property to be Rezoned: Wade Goldsboro Rd. Wade, NC 28395
3. Location of Property: _____
4. Parcel Identification Number (PIN #) of subject property: 0590-77-7672
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.94 Frontage: 209.81 Depth: 489.48
6. Water Provider: Well: _____ PWC: X Other (name): _____
7. Septage Provider: Septic Tank X PWC _____
8. Deed Book 7744, Page(s) 263, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Commercial & Residential (a shop was ran on the property. no longer in use)
10. Proposed use(s) of the property: Residential (buyers currently want to use property as primary residence)
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No X If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No X

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.

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.

Nettie McDonald Currie
NAME OF OWNER(S) (PRINT OR TYPE)

4640 Goldsboro Rd. Wade, NC 28395
ADDRESS OF OWNER(S)

HOME TELEPHONE #

WORK TELEPHONE #

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

Bold Realty - 214 Hay St. Fayetteville, NC 28301
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Tyler.realtorforlife@gmail.com
E-MAIL

719-323-5682
HOME TELEPHONE #

719-323-5682
WORK TELEPHONE #

Nettie M. McDonald Currie
SIGNATURE OF OWNER(S)

Tyler England
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

CARROLL, ALIEADER & WILLIE IVO
6682 GOLDSBORO RD
WADE, NC 28395

CURRIE, NETTIE MCDONALD
6660 GOLDSBORO RD
WADE, NC 28395

MARTIN, NELL A
566 MARTIN RD
GODWIN, NC 28344

NEWTON, SANDRA
1034 HANFORD RD
GRAHAM, NC 27253

TEA BROCK FARM LLC
4140 PARKLAKE AVE, Unit/Apt 615
RALEIGH, NC 27612

TYLER ENGLAND
BOLD RELATY
214 HAY ST
FAYETTEVILLE, NC 28301

BATTEN, TIMOTHY H LIFE ESTATE
PO BOX 113
WADE, NC 28395

BROCK, KIRBY D
PO BOX 37
WADE, NC 28395

HROBLAK, YURI DMITRI
5441 EASON RD
WADE, NC 28395

LUCAS, CAROL W
5830 GOLDSBORO RD
WADE, NC 28395

MOGLI, HISHAM A
6591 GOLDSBORO RD
WADE, NC 28395

SOUTH RIVER COMMUNITY CHURCH
TRUSTEES
3652 COLLIER RD
WADE, NC 28395

TEW, OFFIE B IV
PO BOX 387
SALEMBURG, NC 28385

PLANNING STAFF REPORT
REZONING CASE # P19-42
Planning Board Hearing: November 19, 2019

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel, located on the west side of Rock Hill Road, south of Clinton Rd, from M2 Heavy Industrial, C(P) Planned Commercial and R6A Residential to M(P) Planned Industrial/CZ Conditional Zoning for all permitted uses in the M(P) district. This request also includes variance requests to reduce required minimum yard setbacks for existing structures to remove nonconformities. This is a conditional zoning and all ordinance related conditions have been applied.

OWNER/APPLICANT

OWNER/APPLICANT: Inkfish, LLC (owner) & Charles Morris (agent)

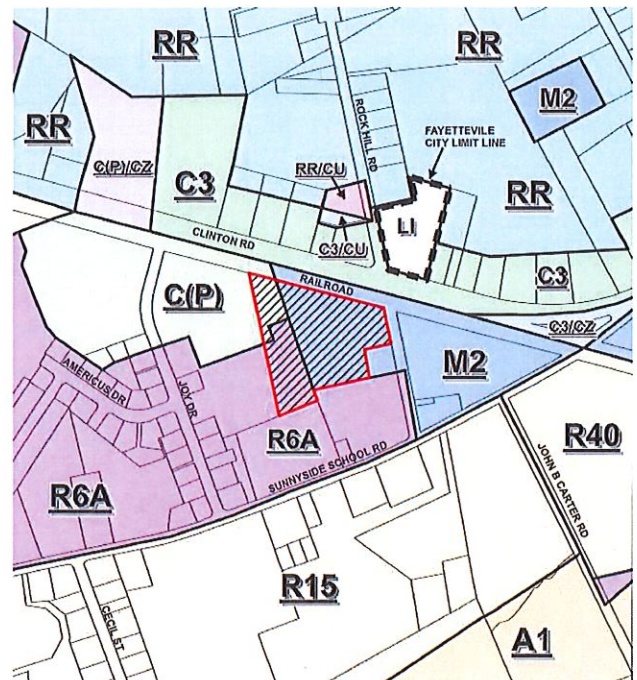
PROPERTY INFORMATION

ADDRESS/LOCATION: 159 Rock Hill Road; more specifically PIN 0466-16-1470

SIZE: The request includes one parcel, totaling an approximately 7.50 acres. The property has approximately 740' of street frontage along Clinton Road and 193' of frontage along Rock Hill Road. It is 660'+/- in depth.

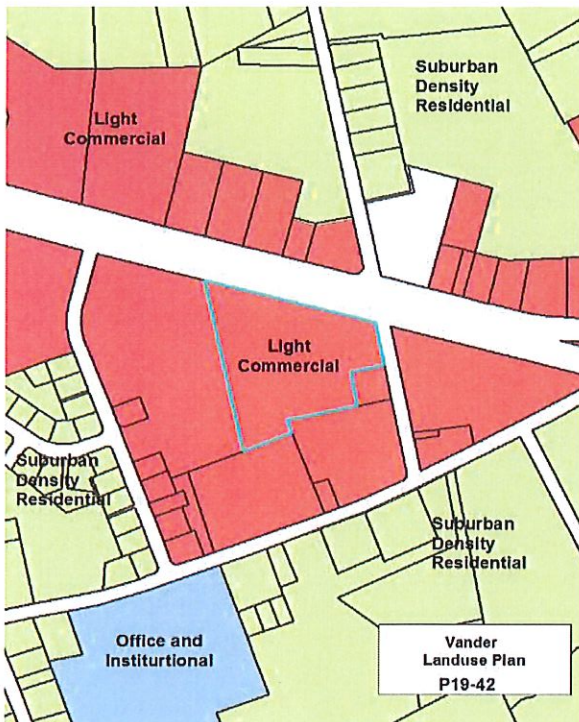
EXISTING LAND USE: The subject property is currently developed with a large vacant structure and accessory buildings. The existing principal and accessory structures are nonconforming due to not meeting the required setbacks. The owner has requested variances to remove these nonconformities.

OTHER SITE CHARACTERISTICS: There are no existing zoning violations. This property is not within the watershed or Special Flood Hazard Area. There are no soil limitations to development on this site.



SURROUNDING LAND USE: While there is an established residential neighborhood to the west of the site (including manufactured homes), the surrounding land use is made up of commercial, industrial and institutional uses such as religious worship facilities, motor vehicle repair and open storage.

DEVELOPMENT REVIEW: This property was platted as part of a Zero Lot Line subdivision on July 11, 2019.



ZONING HISTORY: This property was initially zoned R6A, C(P) & M2 as part of the Area 9 initial zoning on September 14, 1979.

UTILITIES: This site is currently served by PWC water and a septic tank for sewage. PWC sewer is available to the property.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to M(P) setbacks: Front yard: 100 foot, Side yard: 50 foot, Rear yard: 50 foot.

OTHER JURISDICTIONAL INFORMATION: This property is within the Fayetteville Municipal Influence Area. Additional development standards may apply.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel for "Urban Fringe". The Vander Land Use Plan designates this parcel for "Light Commercial". "Light Commercial" caters to the needs of the immediate neighborhood with an emphasis on convenient goods and services.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Rock Hill Road is identified as an existing thoroughfare in the 2045 Metropolitan Transportation Plan. There are no constructions/improvements planned and the subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic Count (2016) on SR 1006 (Clinton Road) is 5,800 and 1,300 on SR 1835 (Rock Hill Road).

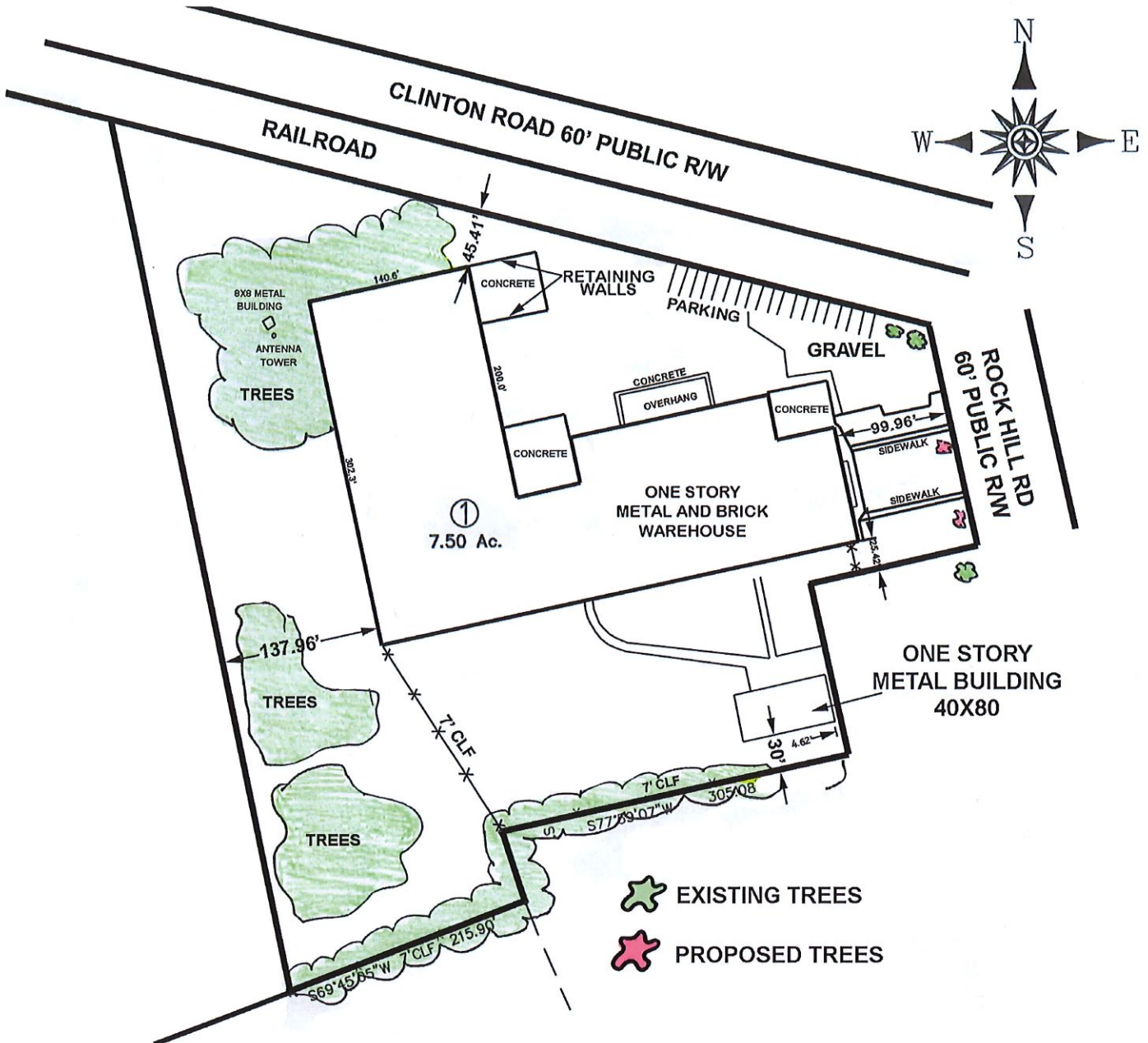
EMERGENCY SERVICES: This request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshall stated that fire department access requirements will have to meet 2018 code if County Inspectors indicate this renovation is over a 51% renovation.

STAFF RECOMMENDATION

In Case P19-42, the Planning and Inspections staff **recommends denial** of the rezoning from M2 Heavy Industrial, C(P) Planned Commercial and R6A Residential to M(P) Planned Industrial/CZ Conditional Zoning for all permitted uses and instead **recommend approval** of rezoning to M1(P) Planned Light Industrial/CZ Conditional Zoning for all permitted uses in the M1(P) district or M(P) Planned Industrial/CZ Conditional Zoning with limited uses harmonious with the area 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 parcel is currently zoned a dormant district that is in line with industrial zoning, has access to public water & sewer, and is located along a major thoroughfare;
- c. And, this rezoning approval is reasonable and in the public interest because the district requested will allow the property owner to utilize an existing vacant building developed for manufacturing with appropriate uses.

Attachments:
 Detailed Site Plan
 Ordinance Related Conditions
 Zoning Application
 Notification Mailing List



M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING REQUEST: FOR ALL ALLOWED USES WITHIN M(P) PLANNED INDUSTRIAL

CASE: P19-42 ACREAGE: 7.50 AC +/-

SCALE: NTS PARKING 19 SPACES

*SCALE DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEUST

M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING DISTRICT

DRAFT

Ordinance Related Conditions *(all allowed uses in the M(P) district)*

Pre- Permit Related:

1. Prior to application for any permits for a change-of-use, three hard copies of a revised site plan with the \$25 revision fee must be submitted to Current Planning for review.
2. The County Fire Marshall specifies that the developer is to ensure all fire department access requirements for the 2018 Code as Building Inspections indicates this is over a 51% renovation. The developer is encouraged to discuss any requirements with the County Fire Marshall office.
3. 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 caused 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]

4. Authorization for wastewater system construction required before other permits to be issued. The County Health Department must approve sewer plans. Lots not served by public sewer systems are required to be large enough and of such physical character to comply with the Health Department's minimum standards. Site and soil evaluations must be conducted on the property by the County Environmental Health Department. A copy of the Health Department approval must be provided to Code Enforcement. (Note: All Health Department requirements must be met prior to issuance of final permits.) (NCGS § 130A-338 & Sec. 2306 A, County Subdivision Ord. & Sec. 1101.E, County Zoning Ord.)

Permit-Related:

5. 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.)
6. 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]
7. **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]

8. 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)
9. Prior to application for the Certificate of Occupancy, connection to public water is required, the Public Works Commission (PWC) must approve water 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.)
10. Prior to application for the Certificate of Occupancy, the developer must provide to Code Enforcement approval from the entity that owns and/or regulates the type sewer serving the proposed development. (Section 2306 A, County Subdivision Ord.; & Secs. 2306.A & 1403.I, County Zoning Ord.)
11. 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:

12. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance, and County Zoning Ordinance for the M(P) Planned Industrial/CZ Conditional Zoning district [all allowed uses in the M(P)] must be complied with, as applicable.

Note: As shown on the submitted site plan, the applicant is requesting variances to allow a 45.41' and 99.96' front yard setback where a 100 foot setback is required as well as a 25.42' side yard setback where 50 foot is required for the principal structure. The applicant is also requesting variances to allow a 4.62' and 30' side setback where a 50 foot setback is required for the accessory structure.

13. 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.)
14. This conditional approval is not approval of any freestanding signs. If a freestanding sign is desired, re-submittal of the site plan is required prior to application for any freestanding sign permits. 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.)
15. 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.)
16. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306.C, County Subdivision Ord.)
17. 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.)

18. 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.

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. A solid buffer must be provided and maintained along the southern and western property lines where this tract/site abuts residential zoning in accordance with the provisions of Section 1102 G, County Zoning Ordinance (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)
21. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
22. All required off-street parking spaces are required to be a minimum of 9' x 20'. A minimum of one off-street parking space for each vehicle used directly in the conduct of the site as well as two additional spaces for each three employees on the largest shift is required for this development. (Art. XII, County Zoning Ord.)
23. A minimum of two off-street loading spaces(s) measuring 12' x 25' with 14' overhead clearance must be provided for the industrial/woodworking area. (Art. XII, County Zoning Ord.)
24. The Noise Regulations of the County Code Chpt. 9.5, Art. II are to be complied with.

Advisories:

25. The applicant is advised to consult an expert on wetlands before proceeding with any development.
26. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.
27. 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.
28. The subject property sits on Rock Hill Road and is identified as an existing thoroughfare in the 2045 Metropolitan Transportation Plan. There are no constructions/improvements planned and the subject property will have no impact on the Transportation Improvement Plan. For questions related to this comment, please contact Transportation Planning.
29. 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.

Thank you for doing business in Cumberland County!

If you need clarification of any conditions, please contact Betty Lynd at 910-678-7603 or Ed Byrne at 910-678-7609 with the Current Planning 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	ebyrne@co.cumberland.nc.us
Code Enforcement (Permits):	Scott Walters	321-6654	swalters@co.cumberland.nc.us
County Building Inspections:	Michael Naylor	321-6657	mnyalo@co.cumberland.nc.us
Fire Marshal – Emergency Services	Kevin Lowther	321-6625	klowther@co.cumberland.nc.us

County Health Department:	Gene Booth	678-7641	wbooth@co.cumberland.nc.us
PWC:	Fred Thomas	433-3692	fhomas@co.cumberland.nc.us
	Joe Glass	223-4740	joe.glass@faypwc.com
	Sam Powers	223-4370	sam.powers@faypwc.com
Fayetteville Planning:	Chester Green	433-1497	cgreen@ci.fay.nc.us
Fayetteville Engineer (Sidewalks):	Jeff Riddle	433-1661	jriddle@ci.fay.nc.us
US Postal Service	Jonathan R. Wallace	(704) 393-4412	jonathan.r.wallace@usps.gov
Corp of Engineers (wetlands):	Liz Hair	(910) 251-4049	hair@usacr.army.mil
NCDEQ (E&S):	Leland Cottrell	(910) 433-3393	leland.cottrell@ncdenr.gov
US Fish & Wildlife Services	Susan Ladd Miller	(910) 695-3323	susan_miller@fws.gov
Location Services:			
Site-Specific Address:	Will Phipps	678-7666	wphipps@co.cumberland.nc.us
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	364-0601	tlbaker@ncdot.gov
Transportation Planning:	Katrina Evans	678 7614	kevans@co.cumberland.nc.us
N.C. Division of Water Quality:	Annette Lucas	(919) 807-6381	annette.lucas@ncdenr.gov

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 Charles Morris
2. Address: 831 Arsenal Ave Zip Code 28305
3. Telephone: (Home) _____ (Work) 9109773438
4. Location of Property: 159 Rock Hill Rd.
5. Parcel Identification Number (PIN #) of subject property: 0466-16-1470
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 7.5 Frontage: 190.20 Depth: 762.44
7. Water Provider: PWC RR side 1208 Septage Provider: septic tank-existing
8. Deed Book 10514, Page(s) 0012-0015, Cumberland County Registry. Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: existing 77,000 sqft. bldg. & 3 accessory
Structure appx. 3200 sqft
10. Proposed use(s) of the property: woodworking / construction
(allowed use in m (P)).

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 X
12. Has a violation been issued on this property? Yes _____ No X
13. It is requested that the foregoing property be rezoned FROM: m2, C(P), R6A
TO: (Select one)

- X Conditional Zoning District, with an underlying zoning district of m(P)
(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.)

wood working / construction

The applicant does not wish to limit uses allowed but is open to limiting some uses if necessary, as desired by the board, for approval.

- 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.

entire lot - 7.5 acres to
M(P)

77,000 sq ft. existing pre-engineered steel frame
approx. 3200 sq ft accessory bldg.

2. DIMENSIONAL REQUIREMENTS:

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

applicant is requesting conditional zoning to eliminate nonconformity due to setbacks of principle & accessory bldgs.
M(P) Required: Front 100' Existing: Front 99.96'
(see site plan) Side 50' Side/Near 25.42'
Rear 50' RR front 45.41'

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

Existing dirt/gravel
Required Loading: 2 spaces 12 x 25 - 2 provided

Parking: 1 per bus. vehicle plus

(see site plan)

2 per 3 employees. 9 x 20

3. SIGN REQUIREMENTS:

Provided 19 (28 employees) 19 spaces required

Reference the district sign regulations proposed from Article XIII.

18 x 25 pole sign 5' 1/2' tall will be relocated from existing business site to this new location.

Sign 3 Any future signage will comply with the sign regulations. (Site plan shows general location.)

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. *owner agrees to install 2 lg. trees along Rock Hill Rd., as required by code.*

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 portion of the property abuts R6A zoning. Existing trees provide a vegetative buffer in this area.

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.

no new lighting is planned.

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.

✓ Inkfish, LLC
NAME OF OWNER(S) (PRINT OR TYPE)

1619 Westlawn Ave 28305
ADDRESS OF OWNER(S)

E-MAIL

HOME TELEPHONE

WORK TELEPHONE

~~SIGNATURE~~
SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

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

831 Arsenal Ave 28305
ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE

9109773438
WORK TELEPHONE

charlesc.morris@gmail.com
E-MAIL ADDRESS

FAX NUMBER

~~SIGNATURE~~
SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

ALLEN, WILLIAM TEMPLE & N
3620 CAPE CENTER DR
FAYETTEVILLE, NC 28304

DAVIDS FOOD STORES INC
3535 CLINTON RD
FAYETTEVILLE, NC 28312

HUDSON & HUDSON INVESTMENTS LLC
3603 CLINTON RD
FAYETTEVILLE, NC 28312

INKFISH LLC
1619 WESTLAWN AVE
FAYETTEVILLE, NC 28305

PLEASANT GROVE BAPTIST CHURCH OF
VANDER TRUSTEES
3934 SUNNYSIDE SCHOOL RD
FAYETTEVILLE, NC 28312

SEGALL, JUDY R & E M TRUSTEES
2135 NE 197TH TER
N MIAMI BEACH, FL 33179

STRICKLAND, KENNETH RAY & GARY LEE
II
1409 CLINTON RD
FAYETTEVILLE, NC 28312

SUNNYSIDE PRESBYTERIAN CHURCH
TRUSTEES
3997 SUNNYSIDE SCHOOL RD
FAYETTEVILLE, NC 28312

VANDER CIVIC ASSOC INC
135 BLADEN CIR
FAYETTEVILLE, NC 28312

VANDER VOLUNTEER FIRE DEPT INC
3509 CLINTON RD
FAYETTEVILLE, NC 28312

WHITEHURST PROPERTY INVESTMENTS
LLC
735 BLAWELL ST
STEDMAN, NC 28391

CHARLES MORRIS
831 ARSENAL AVW
FAYETTEVILLE, NC 28305

ALLEN, CHARLES A JR ETALS
3620 CAPE CENTER DR
FAYETTEVILLE, NC 28304

AUTRY, DORIS B TRUSTEE
3982 SUNNYSIDE SCHOOL RD
FAYETTEVILLE, NC 28312

AUTRY, JAMES & TRACY
208 JOY DR
FAYETTEVILLE, NC 28312

AUTRY, JASON L
3924 SUNNYSIDE SCHOOL RD
FAYETTEVILLE, NC 28314

AUTRY, MARSHALL B JR
3982 SUNNYSIDE SCHOOL RD
FAYETTEVILLE, NC 28312

AVERITT, BOBBY WAYNE
4423 SANDEROSA RD
FAYETTEVILLE, NC 28312

BULLARD, LAWRENCE R JR
4010 SUNNYSIDE SCHOOL RD
FAYETTEVILLE, NC 28312

BYRD, DENNIS J & JULIA F
3318 CLINTON RD
FAYETTEVILLE, NC 28312

CAROLINA WATER SERVICE INC
2335 SANDERS RD
NORTH BROOK, IL 60062

CARPENTER, KAREN AUTRY TRUSTEES ET
AL
258 LAKESIDE LN
SANFORD, NC 27332

CARROLL, MARGARET
201 JOY DR
FAYETTEVILLE, NC 28312

CULBRETH, KRISTY M & HUSBAND ALEX
C
262 ROCK HILL RD
FAYETTEVILLE, NC 28312

CUMBERLAND COUNTY BD OF ED
PO BOX 2357
FAYETTEVILLE, NC 28302

EVERETT, STEVEN R
1209 BARN OWL DR
FAYETTEVILLE, NC 28306

FAIRCLOTH, BETTY J
205 JOY DR
FAYETTEVILLE, NC 28312

HORNE, BILLY D & FAY J
PO BOX 205
FAYETTEVILLE, NC 28302

HORNE, OAKLEY DEAN
1544 EBENEZER RD
DARLINGTON, SC 29532

HUTCHINS, BENJAMIN & HEATHER
802 BLADEN CIR
FAYETTEVILLE, NC 28312

JOHNSON, DEBRA A
214 JOY DR
FAYETTEVILLE, NC 28301

JOHNSON, ELBERT L HEIRS
231 FORTE RD
STEDMAN, NC 28391

KNOWLES, DEBRA HULTS
138 JOY DR
FAYETTEVILLE, NC 28312

LUCAS, LINDA JO
1226 WOODLAND DR
FAYETTEVILLE, NC 28305

MCPHAIL PROPERTIES I LLC
366 CARROLL STORE RD
AUTRYVILLE, NC 28318

P & D CORP
1550 CUYLER BEST RD
GOLDSBORO, NC 27534

R & S ENTERPRISES LLC
6725 AUTRYVILLE RD
AUTRYVILLE, NC 28318

REVELS, LINDER C
126 JOY DR
FAYETTEVILLE, NC 28312

ROBINSON, GERALDINE
242 AMERICUS DR
FAYETTEVILLE, NC 28312

ROZIER, ALVA C & ADELAIDE LIFE
ESTATE
244 ROCK HILL RD
FAYETTEVILLE, NC 28312

ROZIER, JERRY C & JENNIFER M
272 ROCK HILL RD
FAYETTEVILLE, NC 28312

SCOTT, E L & MASUKO N
219 JOY DR
FAYETTEVILLE, NC 28312

D19-42 3rd

SIMMONS, IDA S
212 JOY DR, Unit/Apt LT 96
FAYETTEVILLE, NC 28312

SMITH, KAYE M & HUSBAND JAMES M
2112 DANIELS DR
EASTOVER, NC 28312

STENS, MYCHELLE L
939 FOUR WOOD DR
FAYETTEVILLE, NC 28312

STRICKLAND, BETTY H
PO BOX 2273
FAYETTEVILLE, NC 28302

SUNNYSIDE APARTMENTS LLC C/O
JOSEPH STRICKLAND
PO BOX 2273
FAYETTEVILLE, NC 28302

THIGPEN, ZENDA MCKEE
449 EDWARDS RD
BEULAVILLE, NC 28518

THOMPSON, DANIEL E & TRACEY M
2615 LARWOOD DR
FAYETTEVILLE, NC 28306

VANDER CHURCH OF GOD TRUSTEES
PO BOX 279
STEDMAN, NC 28391

WALKER, BRASKER TERRELL & JOCLYN
ARCHIE
PO BOX 133
FAYETTEVILLE, NC 28302

PLANNING STAFF REPORT
REZONING CASE # P19-46
Planning Board Hearing: November 19, 2019

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel, located on both sides of Wade Stedman Road, from A1 Agricultural to R20 Residential. This request will allow the developer to increase their maximum density from 12 lots/13 units (1 unit/2 acre) to 55 lots/56 units (1 unit/20,000 sq. ft). This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: James S. & Beverly L. Fisher (owners) and Jasson Robbins, Timothy Peppers Jr., & Sanjay Khazanchi (agents)

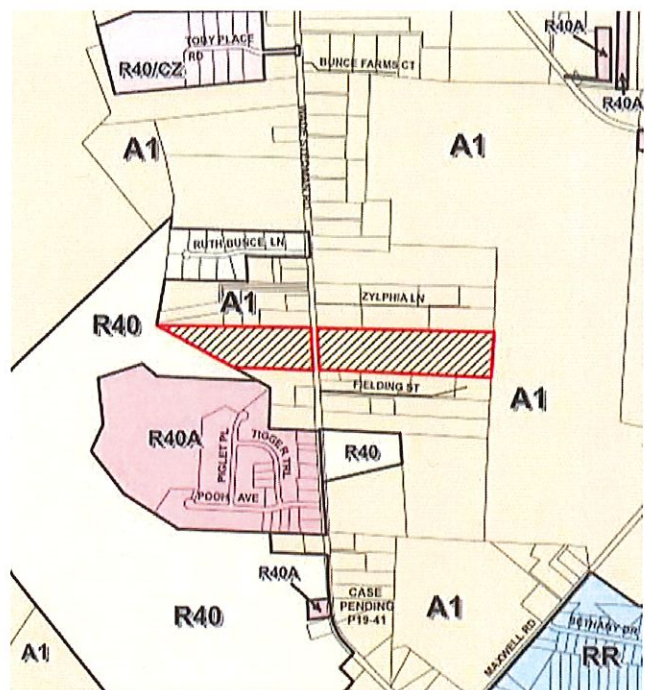
PROPERTY INFORMATION

ADDRESS/LOCATION: 2647 & 2673 Wade Stedman Road; more specifically PIN 0488-82-9301

SIZE: The request includes one parcel, totaling an approximately 30.10 acres. This property has approximately 890' of street frontage along Wade Stedman Road and is approximately 1500'-1800' in depth.

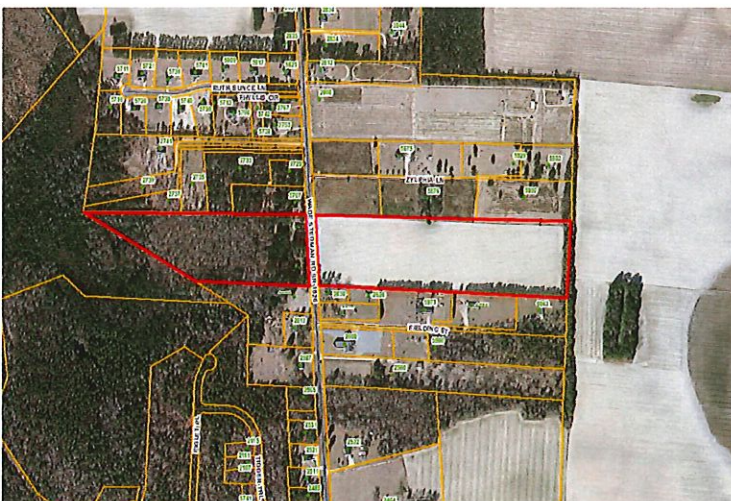
EXISTING LAND USE: The subject property is currently vacant farmland/woodland.

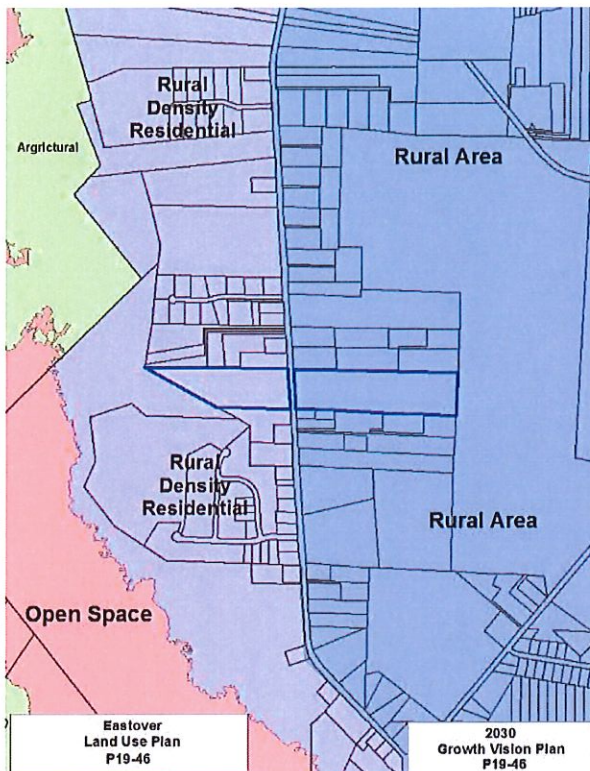
OTHER SITE CHARACTERISTICS: The property is not within the watershed or Special Flood Hazard Area. There are hydric soils (TR- Torhunta and Lynn Haven soils) on the western portion of the parcel.



SURROUNDING LAND USE: There are residential uses surrounding the subject property, including manufactured homes. There is a religious worship facility developed on the east side of Wade Stedman Rd, south of the parcel.

DEVELOPMENT REVIEW: A subdivision or a group development review would be required for multiple dwelling units.





ZONING HISTORY: This property was initially zoned A1 as part of the Area 19 initial zoning on August 23, 1994.

UTILITIES: This site is currently served by Eastover Sanitary District water and a septic tank for sewage. No public sewer is available to the site. ESD commented that water pressure would have issues at R20 density.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to R20 setbacks: Front yard: 30 foot, Side yard: 15 foot, Rear yard: 35 foot.

OTHER JURISDICTIONAL INFORMATION: A portion of the parcel is within the Eastover Municipal Influence Area.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel for "Rural Areas". The Eastover Land Use Plan designates the portion on the west side of Wade Stedman Road for "Rural Density Residential". The "Rural Density Residential" classification should have a minimum lot size of 20,000 square feet and a density of 1 to 2.2 units/acre. The portion of the parcel on the east side of Wade Stedman Road does not have a detailed area plan designation.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Wade Stedman 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 Plan. The Average Daily Traffic Count (2018) is 1,800 along SR 1826 (Wade Stedman Road).

SCHOOLS CAP/ENROLL: Eastover Central Elementary 460/383; Mac Williams Middle: 1270/1153; Cape Fear High: 1425/1436

EMERGENCY SERVICES: This request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshall had no comment on any concerns at this time.

STAFF RECOMMENDATION

In Case P19-46, the Planning and Inspections staff **recommends denial** of the rezoning from A1 Agricultural to R20 Residential. However, staff does **recommend approval** of rezoning from A1 Agricultural to R40 Residential and find that this recommendation is consistent with the 2030 Growth Vision Plan which calls for "Rural Areas" and the Eastover Land Use Plan (2018) which calls for "Rural Density Residential" at this location. Staff further finds approval of this recommendation of R40 Residential is reasonable and in the public interest because R40 is more in harmony with existing lot sizes, land uses and surrounding zoning.

Attachments:
 Zoning Application
 Notification Mailing List

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 A-1 to R-20
2. Address of Property to be Rezoned: 2647 WADE STEDMAN RD
3. Location of Property: STEDMAN N.C.
4. Parcel Identification Number (PIN #) of subject property: 0488-82-9301
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 30.1 Frontage: 448 Depth: 3,480
6. Water Provider: Well: _____ PWC: _____ Other (name): EASTOVER
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 07867, Page(s) 00301, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: AGRICULTURAL
10. Proposed use(s) of the property: RESIDENTIAL SUBDIVISION
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.

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.

✓ James Stanford Fisher / Beverly Ann Ledbetter
NAME OF OWNER(S) (PRINT OR TYPE) AKA: Beverly Ledbetter Fisher

4058 Ocaota Court, Stone Mountain, GA 30083
ADDRESS OF OWNER(S)

404-296-0660
HOME TELEPHONE #

404-314-1284
WORK TELEPHONE #

✓ Jassan Robbins
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

#118B
2018 Ft Bragg Rd, Fayetteville: 28303
ADDRESS OF AGENT, ATTORNEY, APPLICANT

RSC webster@gmail.com
E-MAIL

HOME TELEPHONE #

9109770709
WORK TELEPHONE #

James Stanford Fisher
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Beverly Ann Ledbetter
SIGNATURE OF OWNER(S)
aka Beverly L Fisher

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

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.

✓ James Stanford Fisher / Beverly Ann Ledbetter
NAME OF OWNER(S) (PRINT OR TYPE) AKA: Beverly Ledbetter Fisher

4058 Ocasta Court, Stone Mountain, GA 30083
ADDRESS OF OWNER(S)

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WORK TELEPHONE #

✓ TIMOTHY PEPPERS JR
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

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ADDRESS OF AGENT, ATTORNEY, APPLICANT

timpep@gmail.com
E-MAIL

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HOME TELEPHONE #

(910)678-7366
WORK TELEPHONE #

Stanford Fisher
SIGNATURE OF OWNER(S)

Timothy Peppers Jr
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Beverly Ann Ledbetter
SIGNATURE OF OWNER(S)
aka Beverly L Fisher

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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.

✓ James Stanford Fisher / Beverly Ann Ledbetter
NAME OF OWNER(S) (PRINT OR TYPE) AKA: Beverly Ledbetter Fisher

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ADDRESS OF OWNER(S)

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✓ SANJAY KHAZANCHI
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917 371 7175
WORK TELEPHONE #

James Stanford Fisher
SIGNATURE OF OWNER(S)

S. Khazanchi
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Beverly Ann Ledbetter
SIGNATURE OF OWNER(S)
aka Beverly L Fisher

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

AUTRY, HELEN COLLIER LIFE ESTATE
2707 WADE STEDMAN RD
STEDMAN, NC 28391

BUNCE, ERNEST A JR
7029 MAXWELL RD
STEDMAN, NC 28391

COLLIER, JERRY SAMUEL & LOIS R
2613 WADE STEDMAN RD
STEDMAN, NC 28391

COLLIER, SHARON RENEE
2729 WADE STEDMAN RD
STEDMAN, NC 28391

DOUGLAS, ARTHUR JOE SR & ELVIRA G
PO BOX 67
STEDMAN, NC 28391

FISHER, JAMES STANFORD & BEVERLY
ANN LEDBETTER
4058 OCASTA CT
STONE MOUNTAIN, GA 30083

FOWLER, LORI A, AARON L MCLAURIN &
HELEN C AUTRY RS
3652 COLLIER RD
WADE, NC 28395

RIVENBARK, PEGGY B C/O RUSS
RIVENBARK
740 HIGH WATERS PL
FUQUAY VARINA, NC 27526

ROBINSON, ROY S & CYNTHIA F
896 WADE STEDMAN RD
STEDMAN, NC 28391

SHIREY, BRIAN E, ROBERT L & JEANET
5875 ZYLPHIA LN
STEDMAN, NC 28391

WILBOURNE, ROBERT EARL & LOIS ANN
2741 WADE STEDMAN RD
STEDMAN, NC 28391

ROBBINS, JASON
2018 FT BRAGG RD #1183
FAYETTEVILLE, NC 28303

TIMOTHY PEPPERS, JR
1220 ROUNDABOUT RD
CAMERON, NC 28326

SANJAY KHAZANCHI
2101 DELLA CT
APEX, NC 27502

BAKER, JAMES H & SPOUSE HELEN I
2436 TORCROSS DR
FAYETTEVILLE, NC 28304

BENNER, EARL WAYNE & WIFE AWILDA
2464 WADE STEDMAN RD
STEDMAN, NC 28391

BUNCE, WALTER HEIRS C/O DONALD S
BUNCE
PO BOX 53943
FAYETTEVILLE, NC 28305

CARR, CYNTHIA
152 COLON AVE
SAN FRANCISCO, CA 94112

CHAMPOLI, AARON & WIFE NANCY A
2844 WADE STEDMAN RD
STEDMAN, NC 28391

COLLIER, GARY B & WIFE BARBARA D
10562 S NC 306 HWY
ARAPAHOE, NC 28510

COLLIER, MICHELLE
2587 WADE STEDMAN RD
STEDMAN, NC 28391

CULBRETH, THOMAS S & WIFE DONA T
2522 WADE STEDMAN RD
STEDMAN, NC 28391

DOZIER, THOMAS E & WIFE FELIPA G
5721 RUTH BUNCE LN
STEDMAN, NC 28391

FAITH BUILDERS CHRISTIAN CENTER INC
2600 WADE STEDMAN RD
STEDMAN, NC 28391

GAUTHIER, JOHN & WIFE SUSAN
5740 RUTH BUNCE LN
STEDMAN, NC 28391

GRAMM, RICHARD A
5720 RUTH BUNCE LN
STEDMAN, NC 28391

HADLEY, BOBBY L & WIFE LINDA M
5825 RUTH BUNCE LN
STEDMAN, NC 28391

HALES, DEBORA BUNCE & HUSBAND
ELBERT CARSON
2851 WADE STEDMAN RD
STEDMAN, NC 28391

HUDSON, COLLIN R & WIFE ASHLEY
2521 WADE STEDMAN RD
WADE, NC 28395

JOY, WILLIAM L & WIFE ERIN E
5741 RUTH BUNCE LN
STEDMAN, NC 28391

JUMPER, DANA P & WIFE JULISSA A
2588 STEDMAN RD
STEDMAN, NC 28391

LUCAS, KAYLA MARIE
5730 RUTH BUNCE LN
STEDMAN, NC 28391

MARTIN, CHADWICK B
5700 PHYLLIS CIR
STEDMAN, NC 28391

MASKER, DREW CHRISTOPHER & WIFE
SARAH
5731 RUTH BUNCE LN
STEDMAN, NC 28391

RIDDLE BUILDERS INC
4200 MORGANTON RD, Unit/Apt 150
FAYETTEVILLE, NC 28314

RIDDLE, JOSEPH P III
PO BOX 53729
FAYETTEVILLE, NC 28305

ROTH, THOMAS DAVID
2753 WADE STEDMAN RD
STEDMAN, NC 28391

SMITH, JANET R
2767 WADE STEDMAN RD
STEDMAN, NC 28391

SOUTHERN DIVERSIFIED LLC C/O
CAMPBELL GLOBAL LLC
307 AE GOVERNMENT ST
BRANDON, MS 39042

STEWART, CAROLYN JOYCE
6126 SANDY CREEK RD
STEDMAN, NC 28391

STRICKLAND, JENNIFER R
5750 RUTH BUNCE LN
STEDMAN, NC 28391

TATEM, RACHAEL D
5817 RUTH BUNCE LN
STEDMAN, NC 28391

TAYLOR, MARK JEFFERY JR
5809 RUTH BUNCE LN
STEDMAN, NC 28391

TERRY, JAMES E & WIFE DEBORAH L
5711 RUTH BUNCE LN
STEDMAN, NC 28391

UNITED GUARANTY ASSET
MANAGEMENT INC
PO BOX 87203
FAYETTEVILLE, NC 28304