

AMY H. CANNON
County Manager



RAWLS HOWARD
Director

TRACY JACKSON
Assistant County Manager



Vacant
Deputy Director

Planning & Inspections Department

TENTATIVE AGENDA
July 21, 2020
6:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. SWEARING IN OF NEW BOARD MEMBERS
- III. ADJUSTMENTS TO / APPROVAL OF AGENDA
- IV. PUBLIC HEARING DEFERRALS / WITHDRAWALS

CASE P20-17: REVISION AND AMENDMENT TO THE HOPE MILLS ZONING ORDINANCE BY AMENDING ARTICLE IV PERMITTED, CONDITIONAL AND SPECIAL USES, SECTION 102A-403. USE MATRIX ALLOWING RECREATION/AMUSEMENT INDOOR (CONDUCTED INSIDE BUILDING FOR PROFIT, NOT OTHERWISE LISTED & NOT REGULATED) AS A PERMITTED USE WITHIN THE M(P) PLANNED INDUSTRIAL DISTRICT BY INSERTING A "P" IN THE M(P) COLUMN AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS) **STAFF RECOMMENDED DEFERRAL UNTIL AUGUST 18, 2020 PLANNING BOARD MEETING**

- V. ABSTENTIONS BY BOARD MEMBERS
- VI. APPROVAL OF THE MINUTES OF JUNE 16, 2020
- VII. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VIII. PUBLIC HEARING CONSENT ITEMS

INITIAL ZONING CASES

- A. **P20-31.** INITIAL ZONING OF 88.36+/- ACRES TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SR 1113 (WALDOS BEACH ROAD) & SALEEBY WAY SUBMITTED BY BILL CLARK HOMES OF FAYETTEVILLE, LLC (OWNER). (HOPE MILLS)
- B. **P20-32.** INITIAL ZONING OF 43.92+/- ACRES TO R6 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF NC 162 (ELK ROAD), NORTH OF EAGLE LANDING DRIVE, SUBMITTED BY RC LAND VENTURES, LLC & WILLIAM F. BEACHT & BOBBIE R. BEACHT (OWNERS). (HOPE MILLS)

REZONING CASES

- C. **P20-22.** REZONING OF 6.28+/- ACRES FROM A1 AGRICULTURAL & CD CONSERVANCY DISTRICT TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7375 RIVER ROAD, SUBMITTED BY BENJAMIN A. TOWNSEND, JR. (OWNER).
- D. **P20-25.** REZONING OF 0.99+/- ACRES FROM O&I(P) OFFICE AND INSTITUTIONAL DISTRICT TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5802 ROCKFISH ROAD, SUBMITTED BY FUAD S. ALSAIDI (OWNER) & EDINA M. AMUNDSEN (AGENT). (HOPE MILLS)

- E. **P20-26.** REZONING OF 0.73+/- ACRES FROM O&I OFFICE AND INSTITUTIONAL DISTRICT TO R6 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ELIZABETH STREET & MOREHEAD STREET, SUBMITTED BY TOWN OF SPRING LAKE (OWNER) & MICHAEL BLAKLEY ON BEHALF OF DRAFTING AND DESIGN SERVICES, INC. (AGENT). (SPRING LAKE)
- F. **P20-27.** REZONING OF 1.90+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED SOUTH OF SR 2237 (SMITH ROAD), WEST OF BECKENSTEIN DRIVE, SUBMITTED BY VANCE U. TYSON JR. (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES OF THE SANDHILLS (AGENT).
- G. **P20-28.** REZONING OF 6.32+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON BOTH SIDES OF SR 2237 (SMITH ROAD), WEST OF BECKENSTEIN DRIVE, SUBMITTED BY VANCE U. TYSON JR. (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES OF THE SANDHILLS (AGENT).
- H. **P20-33.** REZONING OF 2.00+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON WEST SIDE OF SR 2233 (BUTLER NURSERY ROAD), NORTH OF SR 2224 (NASH ROAD), SUBMITTED BY KYLE DIXON (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES OF THE SANDHILLS (AGENT).
- I. **P20-34.** REZONING OF 2.92+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF NC HWY 87 S & SR 2235 (GRAYS CREEK CHURCH ROAD), SUBMITTED BY VANCE U. TYSON JR. (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES OF THE SANDHILLS (AGENT).
- J. **P20-35.** REZONING OF 1.15+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3439 WADE STEDMAN ROAD, SUBMITTED BY SARAH ROYAL GIBBS (OWNER) & WILLIAM B. SNIVELY, PLS (AGENT).
- K. **P20-36.** REZONING OF 1.00+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1705 ROCK HILL ROAD, SUBMITTED BY JAMES MCNEILL WILLIAMS (OWNER) & WILLIAM B. SNIVELY, PLS (AGENT). (EASTOVER)

IX. PUBLIC HEARING CONTESTED ITEMS

CONDITIONAL ZONING CASE

- L. **P20-37.** REZONING OF 7.05+/- ACRES FROM A1 AGRICULTURAL TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT/CZ CONDITIONAL ZONING FOR REQUESTED C2(P) USES OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF SR 2242 (BRAXTON ROAD), WEST OF ROSSENDALE DRIVE, SUBMITTED BY ROSS L. GREEN (OWNER).

REZONING CASE

- M. **P20-24.** REZONING OF 13.35+/- ACRES FROM RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NC HWY 87 S & SR 2220 (TOM STARLING ROAD), SUBMITTED BY REBECCA F. PERSON ON BEHALF OF FRANCIS N. PERSON HEIRS & SUSAN P. STRICKLAND (OWNERS) & YARBOROUGH, WINTERS & NEVILLE, PA (AGENT).
- N. **P20-29.** REZONING OF 7.14+/- ACRES FROM R5A RESIDENTIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED SOUTH OF SR 1003 (CAMDEN ROAD) & NORTH OF SR 1112 (ROCKFISH ROAD), EAST OF THE INTERSECTION OF CAMDEN ROAD & ROCKFISH ROAD SUBMITTED BY ELLIS E. EHLE, JR. (HOPE MILLS)
- O. **P20-30.** REZONING OF 44.23+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON WEST SIDE OF SR 2337

(WILMINGTON HWY), SOUTH OF SR 2210 (WILKES ROAD), SUBMITTED BY WARREN & DAWN BISHOP (OWNERS) & PATRICK BISHOP (AGENT).

X. DISCUSSION

- DIRECTOR'S UPDATE
 - UNC SCHOOL OF GOVERNMENT VIRTUAL TRAINING OPPORTUNITES
 - NEW DEPUTY DIRECTOR

XI. ADJOURNMENT

PLANNING STAFF REPORT
REZONING CASE # P20-31
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to initially zone two parcels located at the southwest corner of the intersection of Waldos Beach Road and Saleeby Way to RR Rural Residential. The properties were annexed on July 6, 2020 by the Town of Hope Mills. The properties were previously zoned RR Rural Residential & CD Conservancy District within the County's jurisdiction.

OWNER/APPLICANT

OWNER/APPLICANT: Bill Clark Homes of Fayetteville, LLC (owner)

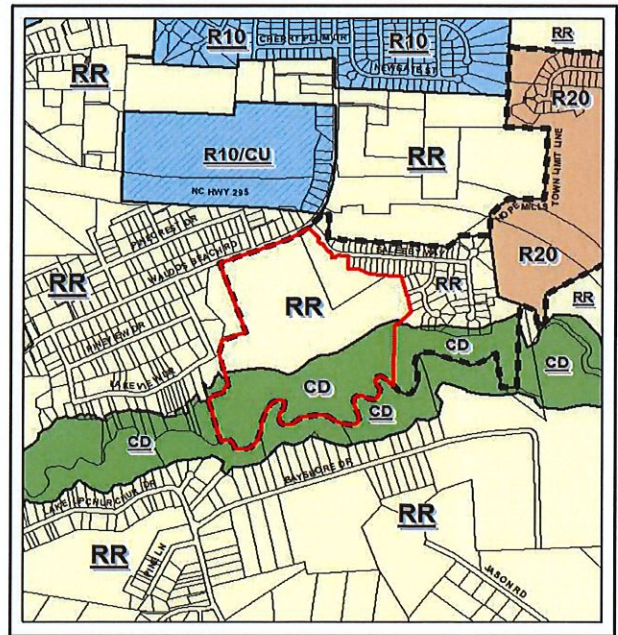
PROPERTY INFORMATION

ADDRESS/LOCATION: Southwest corner of the intersection of Waldos Beach Road and Saleeby Way; more specifically REIDs 9494707243000 & 9494716157000

SIZE: This request includes two parcels totaling approximately 88.36 acres. The properties have 1110'+/- of street frontage along Waldos Beach Rd and are 2209'+/- in depth.

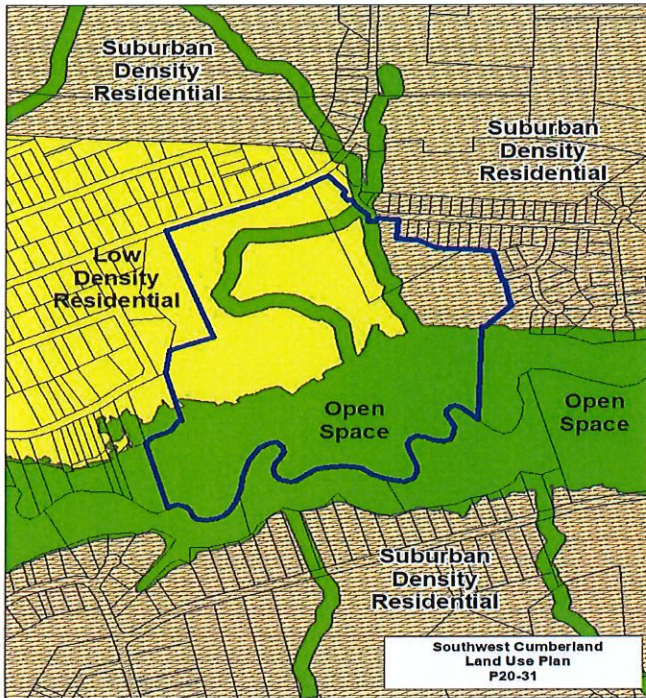
EXISTING LAND USE: The property is currently vacant woodland.

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



DEVELOPMENT REVIEW: These parcels are part of the second phase of an approved subdivision (Case 14-029).

SURROUNDING LAND USE: There are residential uses surrounding the subject property.



ZONING HISTORY: This property was initially zoned RR & CD as part of the Area 7 initial zoning on February 3, 1977.

UTILITIES: This site is currently served by PWC water and sewer. This site is not located within a water/sewer district.

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

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates these parcels for "Urban Fringe & Conservation Area". The Southwest Cumberland Land Use Plan (2014) designates these parcels for "Low Density Residential", "Open Space" and "Suburban Density Residential". The "Low Density Residential" and "Suburban Density Residential" designations allow for two units per acre and prefer for public utilities to be available. The "Open Space" designation covers areas within the Special Flood Hazard Area that should be left natural or for recreational purposes. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Waldos Beach Road and Saleeby Way are both identified as a local road 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 (2018) on SR 1003 (Camden Road) is 10,500.

SCHOOLS CAP/ENROLL: Stoney Point Elementary 900/998, John Griffin Middle 1274/1184, Jack Britt High 1870/1896.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: These properties are not within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-31, the Planning & Inspections staff **recommends denial** of the initial zoning to RR Rural Residential and instead **recommend approval** of the initial zoning to RR Rural Residential with CD Conservancy District remaining where the Special Flood Hazard Area (SFHA) and Floodway is located. Staff finds this recommendation consistent with the Southwest Cumberland Land Use Plan (2014) designations of "Low Density Residential", "Suburban Density Residential" and "Open Space". The residential designations allow for a density of two units per acre and prefer public utilities. Approval of the recommendation is reasonable and in the public interest because the recommended zoning is in harmony with surrounding existing zoning and land uses while still providing protection to the creek by leaving the CD zoning where the SFHA and Floodway exist.

Attachments:
 Zoning Application
 Notification Mailing List

Betty Lynd

From: McLaughlin, Chancer <cmclaughlin@townofhopemills.com>
Sent: Wednesday, June 3, 2020 3:14 PM
To: Betty Lynd
Subject: Preserve at Lake Upchuch Initial Zoning
Attachments: 844-ANNEXATION MAP PHASE TWO.PDF; 844-Phase Two Annexation Legal Description.doc; Ph II signed annexation petition.pdf

Betty,

Please proceed with the initial zoning of Preserve at Lake Upchurch Phase 2 for the RR district. Our board approved it under resolution R2020-09. (Sweetwater is R2020-10).

Thanks,

Chancer F. McLaughlin
Planning & Economic Development Director
Town of Hope Mills
5770 Rockfish Road
Hope Mills, NC 28348
Phone: 910.426.4103
Email: cmclaughlin@townofhopemills.com
Website: www.townofhopemills.com

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For Town Clerk Use:
Annexation # _____

Town of Hope Mills Voluntary Annexation Petition

To the Board of Commissioners of the Town of Hope Mills:

We, the undersigned, being of all the owners of the real property described herein, respectfully request that the area described herein be annexed to the Town of Hope Mills pursuant to the provisions of G.S. 160A-31.

The area to be annexed is **contiguous** **non-contiguous** to the existing Town Limits of Hope Mills and the boundaries of such territory are as indicated below and on the attached map and description.

Property Information:

If only part of a parcel is included, then write "Part" after the Cumberland County Parcel Identification Number and Real Estate Identification Number (s).

Cumberland County Parcel Identification Number (s):	Cumberland County Real Estate Identification Number (s):
<u>9494-70-7243</u>	_____
<u>9494-71-6157</u>	_____
_____	_____
_____	_____

Acreage of Annexation Area: 88.3 ac Existing Population: 0

Number of existing residential dwelling units: 0 Do you declare vested rights*? yes no

*We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate "yes" and attach proof.)

Property Owner(s):	Address:	Signature:	Date:
All property owners must sign this petition including husband and wife if jointly owned			
<u>Bill Clark Homes of Fayetteville</u>	<u>200 East Arlington Boulevard</u> <u>Suite A</u> <u>Greenville, NC 27858</u>	<u><i>Daniel Koch</i></u>	<u>3/19/20</u>
_____	_____	_____	_____
_____	_____	_____	_____

*Vested Right – Means the right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan. A vested right shall be deemed established with respect to any property upon valid approval, or conditional approval, of a site specific development plan or phased development plan, following notice and public hearing by the county with jurisdiction over the property.

**Phase Two
Area for Annexation
Legal Description**

The following described area of land lies on the southern side of Waldos Beach Road and being described as portions of deeds duly recorded in Deed Book 9362, Page 866, Deed Book 9362, Page 876, and Deed Book 9377, Page 397, all of the Cumberland County, North Carolina Registry, and is more fully described as follows:

PHASE TWO

BEGINNING at an existing railroad spike in the eastbound lane of Waldos Beach road, said point being a western corner of the tract recorded in Deed Book 9362, Page 866 and running thence **N68°04'18"E 60.05** feet to a point; thence **N69°50'25"E 919.71** feet to an existing 1/2" rebar in the centerline of an old road bed; thence with said road bed **N67°06'27"E 61.57** feet to a point on the eastern right-of-way margin of Waldos Beach Road; thence leaving said road bed and running with said right-of-way margin for the following two calls: a non-tangent curve as it curves to the left having a **radius of 689.38** feet and an **arc distance of 10.89** feet; chord bearing and distance of **N54°56'09"E 10.89** feet to an existing concrete monument; thence with a curve as it curves to the left having a **radius of 689.38** feet and an **arc distance of 29.24** feet, chord bearing and distance of **N53°16'07"E 29.24** feet to an existing 5/8" rebar; thence leaving said right-of-way margin and running with the Phase One line of the Preserve at Lake Upchurch Subdivision the following twenty-two calls: with a reverse curve as it curves to the right having a **radius of 25.00** feet and an **arc distance of 36.70** feet, chord bearing and distance of **S85°53'10"E 33.50** feet to an existing 5/8" rebar; thence **S43°49'32"E 137.76** feet to an existing 5/8" rebar; thence with a curve as it curves to the right having a **radius of 25.00** feet and an **arc distance of 39.27** feet, chord bearing and distance of **S01°10'28"W 35.36** feet to an existing 5/8" rebar; thence **S46°10'28"W 17.31** feet to a point; thence **S40°40'27"E 50.06** feet to an existing 5/8" rebar; thence with a non-tangent curve as it curves to the right having a **radius of 25.00** feet and an **arc distance of 45.75** feet, chord bearing and distance of **S80°47'12"E 39.63** feet to an existing 5/8" rebar; thence with a reverse curve as it curves to the left having a **radius of 255.00** feet and an **arc distance of 125.43** feet, chord bearing and distance of **S42°27'29"E 124.17** feet to an existing 5/8" rebar; thence with a reverse curve as it curves to the right having a **radius of 25.00** feet and an **arc distance of 27.74** feet, chord bearing and distance of **S24°45'57"E 26.34** feet to a point; thence with a reverse curve as it curves to the left having a **radius of 255.00** feet and an **arc distance of 40.37** feet, chord bearing and distance of **S02°28'57"W 40.33** feet to a point; thence **S87°56'51"E 50.00** feet to an existing 5/8" rebar; thence with a non-tangent curve as it curves to the right having a **radius of 25.00** feet and an **arc distance of 45.23** feet, chord bearing and distance of **N49°46'34"E 39.31** feet to an existing 5/8" rebar; thence with a reverse curve as it curves to the left having a **radius of 255.00** feet and an **arc distance of 33.88** feet, chord bearing and distance of **S82°12'07"E 33.86** feet to an existing rebar; thence **S86°00'31"E 79.85** feet to an existing 5/8" rebar; thence **S03°59'29"W 145.00** feet to an existing 3/8" rebar; thence **S86°00'31"E 132.00** feet to an existing 3/8" rebar; thence **S63°23'20"E 143.00** feet to an existing 3/8" rebar; thence **S86°00'31"E 359.95** feet to an existing 3/8" rebar; thence **S12°51'42"E 234.65** feet to a point; thence with a non-tangent curve as it curves to the left having a **radius of 825.00** feet and an **arc distance of 11.41** feet, chord bearing and distance of **N76°44'32"E 11.41** feet to an existing 3/8" rebar; thence **S13°39'15"E 200.00** feet to an existing 3/8" rebar; thence **S49°01'28"W 245.12** feet to a point; thence **S02°09'55"W**

711.47 feet to a point; thence running with the centerline of Rockfish Creek the following fifty-one calls: **N48°25'48"W 100.51** feet to a point; thence **N49°19'25"W 50.00** feet to a point; thence **N82°44'04"W 50.00** feet to a point; thence **S45°34'15"W 50.00** feet to a point; thence **S07°04'12"E 50.00** feet to a point; thence **S24°16'15"E 108.90** feet to a point; thence **S04°23'23"W 50.00** feet to a point; thence **S46°12'00"W 50.00** feet to a point; thence **S84°07'38"W 50.00** feet to a point; thence **N72°11'15"W 94.37** feet to a point; thence **N81°36'31"W 50.00** feet to a point; thence **S74°19'27"W 50.00** feet to a point; thence **S41°03'59"W 50.00** feet to a point; thence **S03°17'30"E 50.00** feet to a point; thence **S27°12'52"E 108.84** feet to a point; thence **S17°14'21"E 50.00** feet to a point; thence **S16°51'27"W 50.00** feet to a point; thence **S55°30'48"W 50.00** feet to a point; thence **S84°17'15"W 50.00** feet to a point; thence **N78°54'40"W 95.20** feet to a point; thence **N67°39'38"W 100.00** feet to a point; thence **N75°12'07"W 100.00** feet to a point; thence **N82°15'43"W 100.00** feet to a point; thence **N84°45'32"W 50.14** feet to a point; thence **S89°06'50"W 50.00** feet to a point; thence **S78°21'44"W 50.00** feet to a point; thence **S57°59'13"W 50.00** feet to a point; thence **S51°05'23"W 100.00** feet to a point; thence **S69°10'24"W 50.00** feet to a point; thence **N74°15'42"W 50.00** feet to a point; thence **N25°10'06"W 100.00** feet to a point; thence **N05°16'15"E 50.00** feet to a point; thence **N46°29'10"E 50.00** feet to a point; thence **N40°28'15"E 50.00** feet to a point; thence **N15°41'25"W 50.00** feet to a point; thence **N52°27'36"W 50.00** feet to a point; thence **S88°27'43"W 50.00** feet to a point; thence **S57°38'12"W 100.00** feet to a point; thence **S33°15'59"W 100.00** feet to a point; thence **S20°15'44"W 100.00** feet to a point; thence **S11°59'12"W 100.00** feet to a point; thence **S08°49'49"W 100.00** feet to a point; thence **S27°58'55"W 100.00** feet to a point; thence **S54°39'33"W 100.00** feet to a point; thence **S66°53'45"W 50.00** feet to a point; thence **S86°29'17"W 50.00** feet to a point; thence **N61°37'19"W 50.00** feet to a point; thence **N31°05'50"W 100.00** feet to a point; thence **N72°04'54"W 50.00** feet to a point; thence **S72°45'27"W 50.00** feet to a point; thence **S55°27'24"W 33.56** feet to a point; thence leaving said centerline **N15°56'21"W 518.36** feet to a point on the high water mark of Lake Upchurch, thence continuing along said high water mark for the following four calls: **N46°00'17"E 65.61** feet to a point, thence **N67°10'17"E 122.15** feet to a point, thence **N33°20'43"E 92.16** feet to a point, thence **N82°34'15"E 22.09** feet to a point, thence leaving said high water mark **N15°56'21"W 20.04** feet to an existing 5/8" rebar, thence **N15°56'21"W 366.71** feet to an existing 3/8" rebar, thence **N10°00'08"E 171.42** feet to an existing 1" iron pipe, thence **N69°40'22"E 295.58** feet to a point, thence **N20°20'53"W 900.31** feet to the **POINT OF BEGINNING** containing 88.36 acres.

NAME	ADDRESS	CITY
ADAMS, JASON C;ADAMS, AMY E	4362 SALEEBY WAY	FAYETTEVILLE, NC 28306
AUTRY, JOEL E;AUTRY, LOUISE M	149 BAYSHORE DR	PARKTON, NC 28371
BIDDIX, ROBERT H;BIDDIX, JULIA F	133 BAYSHORE DR	PARKTON, NC 28371
BILL CLARK HOMES OF FAY LLC	200 A E ARLINGTON BLV	GREENVILLE, NC 27858
BLUNT, ANDREW B;BLUNT, ERIN L	4327 SALEEBY WAY	FAYETTEVILLE, NC 28306
BOCANEGRA, JULIO L;BOCANEGRA, JENNIFER	6232 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
BREHM, TRACY;BREHM, DONNA	6220 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
BUCK, MARK;BUCK, AMY	4355 SALEEBY WAY	FAYETTEVILLE, NC 28306
CALHOUN, KRISTOPHER BRYAN	129 BAYSHORE DR	PARKTON, NC 28371
CROWTHER, JAMES K; BROOKE A	4335 SALEEBY WAY	FAYETTEVILLE, NC 28306
DANIELS, ROBERT A;DANIELS, AMY	6210 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
DAVIK, HELEN	825 S DUNTON AVE	ARLINGTON HEIGHTS, IL 60005
DAVIS, DAVID NEIL; KATHY MATTHEWS	125 BAYSHORE DR	PARKTON, NC 28371
DEERING, DIANE	106 BAY VIEW CIR	PARKTON, NC 28371
DEERING, THOMAS E;DEERING, VANESSA E	123 BAYSHORE DR	PARKTON, NC 28371
DUER, JAMES M;DUER, CHRISTINA G	4359 SALEEBY WAY	FAYETTEVILLE, NC 28306
ELLIOTT, DONALD ROY;ELLIOTT, LAURIE TYLEI	6156 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
ENGLE, CARL C JR;ENGLE, CHRISTA N	2614 FASHION LN	FAYETTEVILLE, NC 28304
ENNETT, AMANDA J;ENNETT, KEVIN H	2441 LAKEVIEW DR	FAYETTEVILLE, NC 28306
FOX, DAVID G;FOX, LYNN W	119 BAYSHORE DR	PARKTON, NC 28371
FREEMAN, JIMMIE E;FREEMAN, JEWEL	6328 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
HARVEY, WILLIAM L;HARVEY, STACY MARIE	6240 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
HOLLAND, WILLIAM A;HOLLAND, JENNY D	5437 LABRADOR DR	HOPE MILLS, NC 28348
HYDE, KEVIN L;HYDE, JAMIE C	6250 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
KELLY, MATTHEW;KELLY, HEATHER	4226 DOCK VIEW RD	FAYETTEVILLE, NC 28306
KLAM, JOSEPH DORIAN	137 BAYSHORE DR	PARKTON, NC 28371
LAKE UPCHURCH DAM PRESERVATION ASSOC	2910 LAKE UPCHURCH DR	PARKTON, NC 28371
LANCE, SCOTT RAY;SARAH, MARET GURNEY	PO BOX 337	ANGIER, NC 27501
LAWING, DWIGHT W JR;LAWING, SARAH W	153 BAYSHORE DR	PARKTON, NC 28371
LOVEJOY, SCOTT AUSTIN; MICHELLE LAUREN	2304 MACKENZIE LYNN CT	FAYETTEVILLE, NC 28306
LOWRY, ROBERT A JR; DANIELLE M	159 BAYSHORE DR	PARKTON, NC 28371
MARTINEZ, HECTOR	4323 SALEEBY WAY	FAYETTEVILLE, NC 28306
MATTHEWS, JEREMY S;MATTHEWS, TRICHEL	4347 SALEEBY WAY	FAYETTEVILLE, NC 28306
MCVICKERS, DANIEL MARK;ANNE HUGHES	131 BAYSHORE DR	PARKTON, NC 28371
MEHLICH, ADOLF LEONHARD	PO BOX 33805	RALEIGH, NC 27636
MELVIN, HARLESLY;MELVIN, MELISSA	127 BAYSHORE DR	PARKTON, NC 28371
MERCADO, RICHARD;MERCADO, EVELINA	4351 SALEEBY WAY	FAYETTEVILLE, NC 28306
MITCHELL, ERIK;MITCHELL, JILL	4372 SALEEBY WAY	FAYETTEVILLE, NC 28306
NOBLE, CHARLES F III;NOBLE, EDIE	2461 LAKEVIEW DR	FAYETTEVILLE, NC 28306
NUNEZ, JOSUE ENRIQUE;NUNEZ, MEGAN MA	4339 SALEEBY WAY	FAYETTEVILLE, NC 28306
PIERCE, YVONNE M	2055 OSCEOLA DR	FAYETTEVILLE, NC 28301
PNC BANK N A	3232 NEWMARK DR	MIAMISBURG, OH 45342
PRESERVE AT LAKE UPCHURCH POA	2533 RAEFORD RD	FAYETTEVILLE, NC 28305
RIVERA-JACKSON, JENNIFER	4343 SALEEBY WAY	FAYETTEVILLE, NC 28306
SIMMONS, JAMES E	115 BAYSHORE DR	PARKTON, NC 28371
SINGLETARY, DONALD W;SINGLETARY, JAN	6349 WALDOS BEACH RD	FAYETTEVILLE, NC 28306

SLEDGE, GLENN W	143 BAYSHORE DR	PARKTON, NC 28371
SLONE, EDWARD R;SLONE, JUDY D	155 BAYSHORE DR	PARKTON, NC 28371
SMOTHERMAN, RICKI	6260 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
STAC, B L P	6 LANDMARK SQ 411	STAMFORD, CT 06901
TAYLOR, PHILLIP R TRUSTEE	135 BAYSHORE DR	PARKTON, NC 28371
WAGUESPACK, BARBARA J	117 BAYSHORE DR	PARKTON, NC 28371
WATSON, JACOB T;WATSON, LAUREN E	4331 SALEEBY WAY	FAYETTEVILLE, NC 28306
WIEGAND, NICHOLAS M.WENDY M.	2308 MACKENZIE LYNN CT	FAYETTEVILLE, NC 28306
WILSON, AUTUMN	6338 WALDOS BEACH RD	FAYETTEVILLE, NC 28306
WINTERS, SCOTT W	157 BAYSHORE DR	PARKTON, NC 28371

PLANNING STAFF REPORT
REZONING CASE # P20-32
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to initially zone four parcels located on the north side of NC 162 (Elk Road) to R6 Residential. The sites were annexed on May 18, 2020 by the Town of Hope Mills and were zoned R6, R6A and R10 within the County's jurisdiction. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: RC Land Ventures, LLC, William F. Beacht & Bobbie R. Beacht (owners)

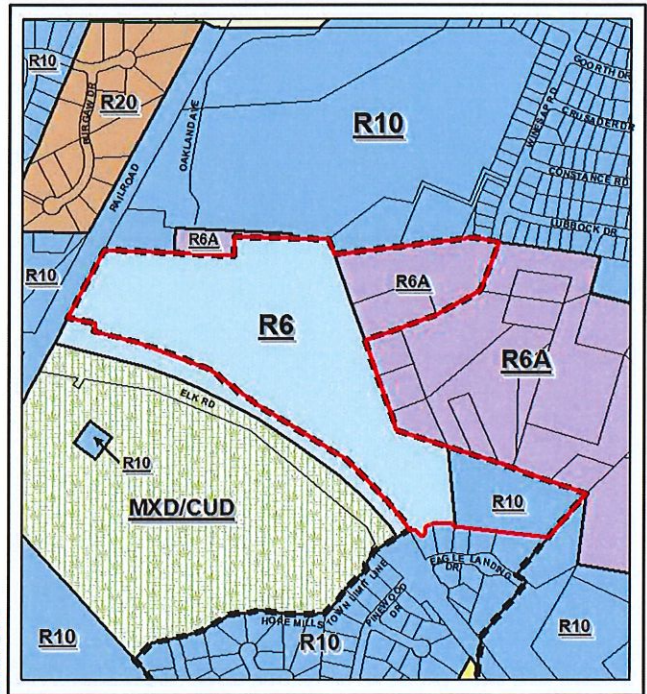
PROPERTY INFORMATION

ADDRESS/LOCATION: North side of NC 162 (Elk Road), north of Eagle Landing Drive; more specifically REIDs 0415819258000, 0425002409000, 0415916783000 & 0415915591000

SIZE: This request includes four parcels totaling approximately 43.92 acres. The properties have approximately 2,290' of street frontage along NC 162 and are 975'+/- in depth.

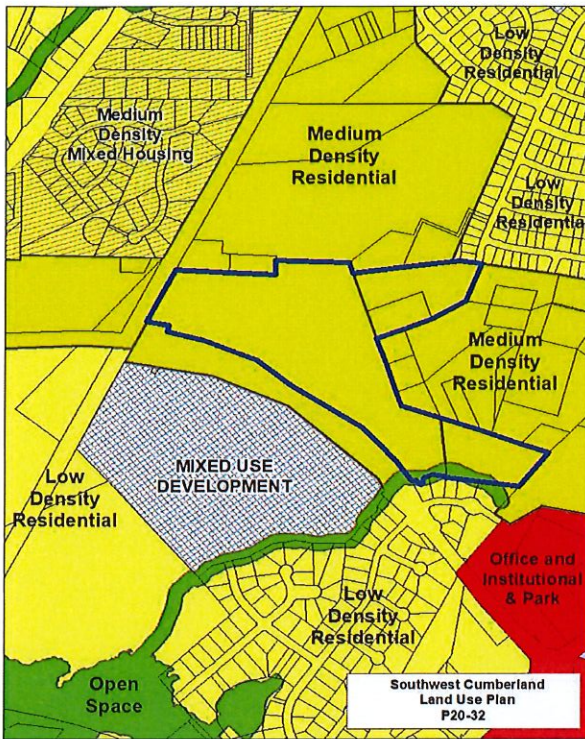
EXISTING LAND USE: The properties are currently vacant/cleared woodland.

OTHER SITE CHARACTERISTICS: The properties are not located within the watershed or the Special Flood Hazard Area. There are hydric (JT-Johnston Loam) soils on the property.



DEVELOPMENT REVIEW: The properties are part of an approved subdivision (Case 19-115). Any revisions of the subdivision would warrant processing of a revised plan.

SURROUNDING LAND USE: There are residential uses including manufactured homes surrounding the parcels. A cell tower is developed across NC 162 (Elk Road) from the properties.



ZONING HISTORY: This property was initially zoned R10 as part of the Area 4 initial zoning on November 17, 1975. A portion of this site was rezoned to C(P) on June 18, 2001 (Case P01-17). A portion of this site was then rezoned to R6 on June 17, 2019 (Case P19-25).

UTILITIES: This site is currently served by PWC water and sewer. The properties are not within a water/sewer district.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to R6 setbacks: Front yard: 25 foot, Side yard: 10 foot, Rear yard: 30 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates these parcels for "Urban". The "Urban" designation covers areas with a full range of urban services available for development. The Southwest Cumberland Land Use Plan (2014) designates these parcels for "Medium Density Residential & Open Space". The "Medium Density Residential" designation allows for a density of greater than six but less than 15 units per acre where public water/sewer is available. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Elk Road is identified as an existing boulevard 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 (2018) on NC 162 (Elk Road) is 16,500.

SCHOOLS CAP/ENROLL: Ed Baldwin Elementary: 790/662; South View Middle: 900/674; South View High: 1800/1527

ECONOMIC DEVELOPMENT: Comments requested via e-mail. None received.

EMERGENCY SERVICES: The Hope Mills Fire Marshal's Office has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: This property is not within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-32, the Planning & Inspections staff **recommends approval** of the initial zoning to R6 Residential and finds the request consistent with the Southwest Cumberland Land Use Plan (2014) designation of "Medium Density Residential & Open Space". The "Medium Density Residential" designation allows for a density of greater than six but less than 15 units per acre where public water/sewer is available. Approval of the request is also reasonable and in the public interest as the district requested is in harmony with surrounding existing zoning and land uses and the parcels are served by public water & sewer.

Attachments:
 Zoning Application
 Notification Mailing List

Betty Lynd

From: McLaughlin, Chancer <cmclaughlin@townofhopemills.com>
Sent: Wednesday, June 3, 2020 3:07 PM
To: Betty Lynd
Cc: Edward Byrne
Subject: Sweetwater Initial Zoning
Attachments: Annexation Ordinance A2020-03 Sweetwater.pdf; Sweetwater Approved Subdivision Layout.pdf

Betty,

Please proceed with the initial zoning process to R6 for the Sweetwater Subdivision as the Board of Commissioners has officially approved annexation. I have attached the approved resolution which includes the legal description as well as the approved subdivision map.

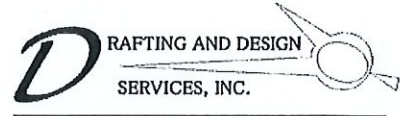
Let me know if you need any additional information.

Thanks,

Chancer F. McLaughlin
Planning & Economic Development Director

Town of Hope Mills
5770 Rockfish Road
Hope Mills, NC 28348
Phone: 910.426.4103
Email: cmclaughlin@townofhopemills.com
Website: www.townofhopemills.com

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties



6728 Caribton Road
Sanford, NC 27330
(919) 499-8759

June 4, 2020

Chancer McLaughlin
Town of Hope Mills
Planning and Zoning
5770 Rockfish Road
Hope Mills, NC 28348

Reference: Voluntary Annexation

**Parcel ID #s: 0415-81-9258, 0425-00-2409, 0415-91-6783, 0415-91-5591
Sweetwater Subdivision**

Dear Mr. McLaughlin;

Please find attached the Voluntary Annexation Petition for the above referenced project. The project is located at 3381 Elk Road on the north side of Elk Road. The Annexation petition is to add the future 7.21 ac to the original 36.71 ac originally submitted for a total 43.92 ac.

Per conversations with Brett Ham – Fire Marshall as part of the original annexation we had prepared an Annexation Agreement letter that indicates we will annex the 7.21 ac to the north of the project to provide a second access point as required for subdivisions over 30 lots in the Building Fire Code. A copy of this letter is attached along with a statement on the draft plat that indicates the intent to Annex the future property.

Please review the following Submittal Items:

Draft Annexation Plat – 3 copies
Property Deeds w/ Legal Description
Annexation Application (original)
Annexation Agreement Letter (original)

If you have any questions or comments please feel free to contact me at your earliest convenience. (919) 499-8759.

Sincerely,
Drafting and Design Services, Inc.

A handwritten signature in black ink, appearing to read 'Michael T. Blakley', written in a cursive style.

Michael Thomas Blakley
Cc: Robert Stafford, Carl Manning



For Town Clerk Use:
Annexation # _____

Town of Hope Mills Voluntary Annexation Petition

To the Board of Commissioners of the Town of Hope Mills:

We, the undersigned, being of all the owners of the real property described herein, respectfully request that the area described herein be annexed to the Town of Hope Mills pursuant to the provisions of G.S. 160A-31.

The area to be annexed is **contiguous** **non-contiguous** to the existing Town Limits of Hope Mills and the boundaries of such territory are as indicated below and on the attached map and description.

Property Information:

If only part of a parcel is included, then write "Part" after the Cumberland County Parcel Identification Number and Real Estate Identification Number (s).

Cumberland County Parcel Identification Number (s):	Cumberland County Real Estate Identification Number (s):
<u>0415-81-9258</u>	<u>0415819258000</u>
<u>0425-00-2409</u>	<u>0425002409000</u>
<u>0415-91-5591</u>	<u>0415915591000</u>
<u>0415-91-6783</u>	<u>0415916783000</u>

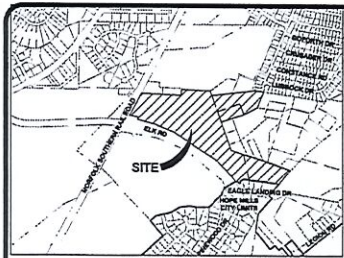
Acreage of Annexation Area: 43.92 Existing Population: 0

Number of existing residential dwelling units: 0 Do you declare vested rights*? yes no

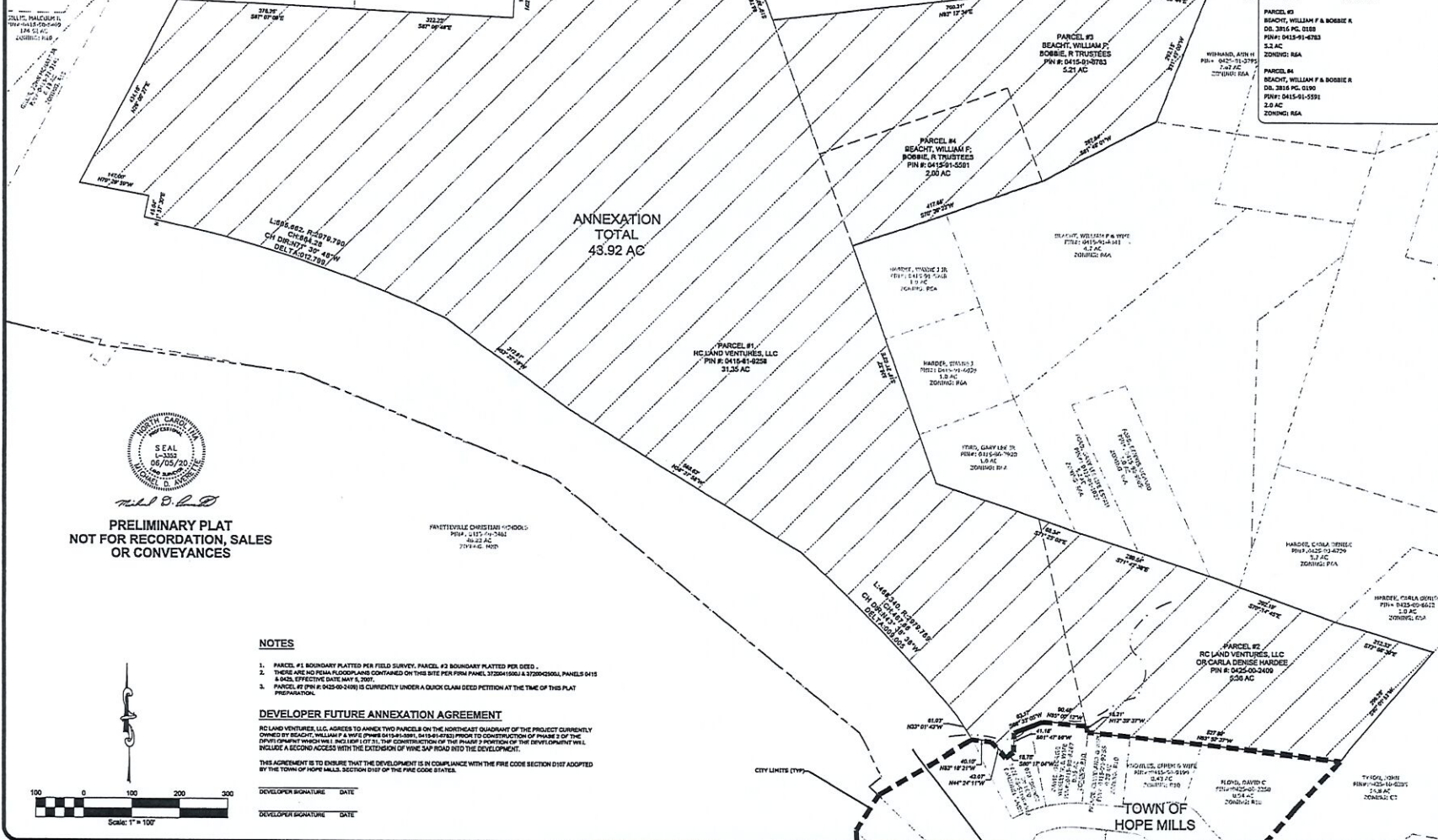
*We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate "yes" and attach proof.)

Property Owner(s):	Address:	Signature:	Date:
All property owners must sign this petition including husband and wife if jointly owned			
<u>RC Land Ventures, LLC</u>	<u>246 Valleyfield Rd Southern Pines, NC 28387</u>	<u><i>Robert R. Stafford</i></u>	<u>6/4/2020</u>
<u>Robert R. Stafford - Member/Manager</u>	<u>Same as above</u>	<u><i>J.C. Manning</i></u>	<u>6/4/2020</u>
<u>James Manning - Member/Manager</u>	<u>Same as above</u>	<u><i>Bobbie R. Beacht</i></u>	<u>6/4/2020</u>
<u>William F. Beacht & Bobbie R. Beacht</u>	<u>10680 Park Place Drive Seminole, FL 33778</u>	<u><i>William F. Beacht</i></u>	<u>6/4/2020</u>

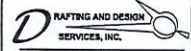
*Vested Right – Means the right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan. A vested right shall be deemed established with respect to any property upon valid approval, or conditional approval, of a site specific development plan or phased development plan, following notice and public hearing by the county with jurisdiction over the property.



VICINITY MAP
SCALE 1"=100'



SITE DATA	
DEVELOPER	
RC LAND VENTURES, LLC	200 WALKERFIELD LANE
SOUTHERN PINE, NC 28387	CONTACT: BOB STAFFORD
PHONE: 919-846-9696	
PROPOSED INFO:	
PARCEL #1	
RC LAND VENTURES, LLC	DB: 2816 PG. 0189
DB: 2816 PG. 0189	PH: 0415-01-5581
AREA: 31.35 AC	ZONING: R10
PARCEL #2 (QUICK CLAIM DEED)	
RC LAND VENTURES, LLC	DB: 2816 PG. 0189
DB: 2816 PG. 0189	PH: 0415-01-5581
AREA: 5.21 AC	ZONING: R10
PARCEL #3	
BEACHT, WILLIAM F & BOBBIE R	DB: 2816 PG. 0189
DB: 2816 PG. 0189	PH: 0415-01-5581
AREA: 5.21 AC	ZONING: R10
PARCEL #4	
BEACHT, WILLIAM F & BOBBIE R	DB: 2816 PG. 0189
DB: 2816 PG. 0189	PH: 0415-01-5581
AREA: 5.21 AC	ZONING: R10
PARCEL #5	
BEACHT, WILLIAM F & BOBBIE R	DB: 2816 PG. 0189
DB: 2816 PG. 0189	PH: 0415-01-5581
AREA: 5.21 AC	ZONING: R10
PARCEL #6	
BEACHT, WILLIAM F & BOBBIE R	DB: 2816 PG. 0189
DB: 2816 PG. 0189	PH: 0415-01-5581
AREA: 5.21 AC	ZONING: R10
PARCEL #7	
BEACHT, WILLIAM F & BOBBIE R	DB: 2816 PG. 0189
DB: 2816 PG. 0189	PH: 0415-01-5581
AREA: 5.21 AC	ZONING: R10
PARCEL #8	
BEACHT, WILLIAM F & BOBBIE R	DB: 2816 PG. 0189
DB: 2816 PG. 0189	PH: 0415-01-5581
AREA: 5.21 AC	ZONING: R10



6728 CARBONITE ROAD
Sanford, North Carolina 27330
(919) 499-8739 phone
draftinganddesign@comcast.net

SWEETWATER SUBDIVISION
CUMBERLAND COUNTY
HOPE MILLS, NORTH CAROLINA
ANNEXATION PLAT - DRAFT



PRELIMINARY PLAT
NOT FOR RECORDATION, SALES
OR CONVEYANCES

NOTES

1. PARCEL #1 BOUNDARY PLATTED PER FIELD SURVEY. PARCEL #2 BOUNDARY PLATTED PER DEED.
2. THERE ARE NO FIRM FLOOD AND CONTAINED ON THIS SITE PER FIRM PANEL 32254100A & 32254100B PANELS 0415 & 0424, EFFECTIVE DATE MAY 6, 2007.
3. PARCEL #1 PER 0415-01-5581 IS CURRENTLY UNDER A QUICK CLAIM DEED PETITION AT THE TIME OF THIS PLAT PREPARATION.

DEVELOPER FUTURE ANNEXATION AGREEMENT

RC LAND VENTURES, LLC AGREES TO ANNEX TWO PARCELS ON THE ADJACENT QUADRANT OF THE PROJECT CURRENTLY OWNED BY BEACHT, WILLIAM F & BOBBIE R (PH# 0415-01-5581, 0415-01-5582) PRIOR TO CONSTRUCTION OF PHASE 2 OF THE DEVELOPMENT WHICH WILL INCLUDE CONSTRUCTION OF THE PHASE 2 PORTION OF THE DEVELOPMENT WILL INCLUDE A SECOND ACCESS WITH THE EXTENSION OF WINE SAP ROAD INTO THE DEVELOPMENT.

THIS AGREEMENT IS TO ENSURE THAT THE DEVELOPMENT IS IN COMPLIANCE WITH THE FIRE CODE SECTION 0187 ADOPTED BY THE TOWN OF HOPE MILLS, SECTION 0187 OF THE FIRE CODE STATUTE.

DEVELOPER SIGNATURE _____ DATE _____
DEVELOPER SIGNATURE _____ DATE _____



REVISIONS	

AGENCY REVIEW ONLY	
Scale: 1"=100'	Drawn by: NTB
Sheet: _____	Designed by: NTB
Project Number: 005# 2019-8	Reviewed by: NTB
Date: _____	DATE: MARCH 2020

TOWN OF HOPE MILLS

NAME	ADDRESS	CITY
AQUA NORTH CAROLINA	202 MACKENAN CT	CARY, NC 27511
BEACHT, WILLIAM F;BOBBIE, R TRUSTEES	10680 PARK PLACE DR	SEMINOLE, FL 33778
BESTWICK, VICTORIA;BESTWICK, DEANDRE F	3612 WINESAP RD	HOPE MILLS, NC 28348
BOLTON, ELIZABETH A	961 BOLTON ACRES DR	HOPE MILLS, NC 28348
BOLTON, ELIZABETH B	942 BOLTON ACRES	HOPE MILLS, NC 28348
CHASE, DEBORAH B	3613 WINESAP DR	HOPE MILLS, NC 28348
FATUESI, DORIS J;FATUESI, LUI JR	PO BOX 230	WEST POINT, NY 10996
FAYETTEVILLE CHRISTIAN SCHOOLS INC	1428 IRELAND DR	FAYETTEVILLE, NC 28304
FLOYD, DAVID C	12903 142ND ST	JAMAICA, NY 11436
FORD, DENNIS RICHARD	3700 HARDEEWOOD DR	HOPE MILLS, NC 28348
FORD, GARY LEE JR	1017 GLENHURST WAY	CLARKVILLE, TN 37040
FORD, GARY LEE LIFE ESTATE	3700 HARDEEWOOD DR	HOPE MILLS, NC 28348
GILLIS, JOHN MCNATT JR;JOSEPH, HARMON	PO BOX 736	FAYETTEVILLE, NC 28302
GILLIS, MALCOLM R;JUDY	8621 GALATIA CHURCH RD	FAYETTEVILLE, NC 28304
HARDEE, CARLA DENISE	PO BOX 89	HOPE MILLS, NC 28348
HARDEE, H M;HARDEE, LILLIE W	RT 2 BOX 768 N/A	HOPE MILLS, NC 28348
HARDEE, WAYNE J	PO BOX 328	HOPE MILLS, NC 28348
HARDEE, WAYNE J JR;MELISSA, SUE DAVIS	3742 HARDEEWOOD DR	HOPE MILLS, NC 28348
HOWARD, DAVID W	3801 CARLOS AVE	FAYETTEVILLE, NC 28306
KNOWLES, EFREM;KNOWLES, CRYSTAL	5061 PINWOOD DR	HOPE MILLS, NC 28348
LIGHT, TIMOTHY J	822 EAGLE LANDING DR	HOPE MILLS, NC 28348
MCDOWELL, TIMMY;MCDOWELL, MABEL	4835 BURGAW RD	FAYETTEVILLE, NC 28306
PRINCE, CLEVELAND	31996 TREVOR AVE	HAYWARD, CA 94544
RC LAND VENTURES, LLC	246 VALLEYFIELD LN	SOUTHERN PINES, NC 28387
RICKMAN, MARTIN L;RICKMAN, SHARON B	964 BOLTON ACRES DR	HOPE MILLS, NC 28348
SCHWARZ, TIMOTHY EUGENE;THOMAS, KAT	818 EAGLE LANDING DR	HOPE MILLS, NC 28348
SHANNON, ERRYN CLARK	7204 JARMON CT	FAYETTEVILLE, NC 28306
TYSON, JOHN	252 HILLCREST DR	SOUTHERN SHORES, NC 27949
WIENAND, ANN H	3611 HARDEEWOOD DR	HOPE MILLS, NC 28348

PLANNING STAFF REPORT
REZONING CASE # P20-22
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located on the north side of River Road from A1 Agricultural & CD Conservancy District to A1 Agricultural. This request will remove the Conservancy District from the existing dwelling unit. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Benjamin A. Townsend, Jr. (owner)

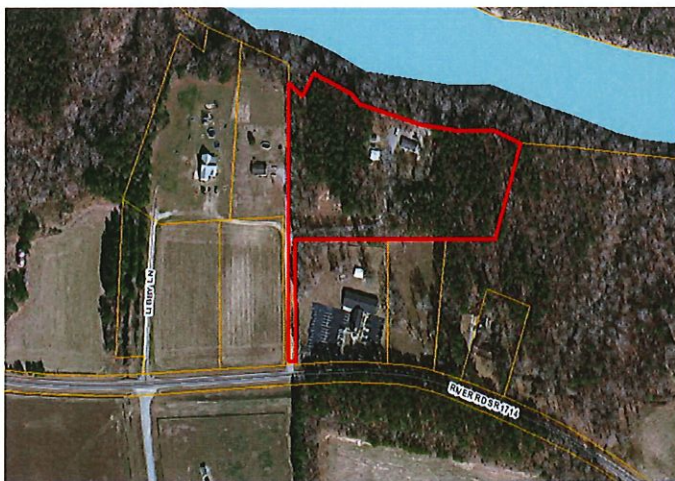
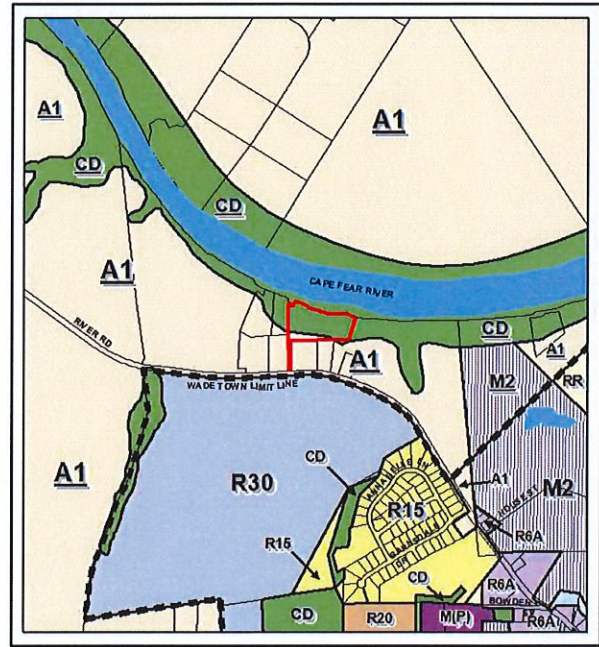
PROPERTY INFORMATION

ADDRESS/LOCATION: 7375 River Road; more specifically REID 0571587202000

SIZE: This request includes one parcel totaling approximately 6.28 acres. The property has approximately 20' of street frontage along River Road and is 370' +/- in depth.

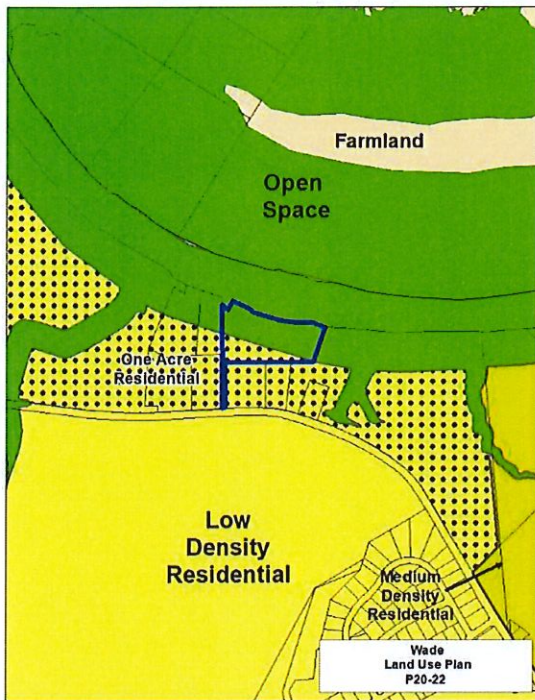
EXISTING LAND USE: The property is currently developed with a residential dwelling.

OTHER SITE CHARACTERISTICS: The property is located within the watershed and Special Flood Hazard Area. There are hydric inclusion soils (WmB: Wickham fine sandy loam) on the property. The property is inside the Wade MIA.



DEVELOPMENT REVIEW: The property was platted on 3-23-1999 in Book 99, Page 83. A group development review would be required for any additional dwelling units. The property cannot be further subdivided without additional road frontage.

SURROUNDING LAND USE: There are residential uses including manufactured homes in the surrounding area. A religious worship facility is developed in front of the property. A public utility substation is developed east of the parcel.



ZONING HISTORY: This property was initially zoned A1 & CD as part of the Area 18 initial zoning on October 24, 1990.

UTILITIES: This site is currently served by private well/septic. There are no public water or sewer lines available to the property. The property is not located within a water/sewer district.

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 "Community Growth and Conservation Areas". "Community Growth Areas" can be developed at a variety of densities and land use types to meet the housing, shopping and employment needs of the area residents. "Conservation Areas" protect the limited or irreplaceable natural areas. The Wade Land Use Plan (2004) designates this parcel for "1 Acre Residential" and "Open Space". **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: River Road is identified as a thoroughfare needing improvement 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 (2018) on River Road is 1,300.

SCHOOLS CAP/ENROLL: District 7 Elementary: 300/254; Mac Williams Middle 1270/1189; Cape Fear High: 1425/1427

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: This property is not within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-22, the Planning & Inspections staff **recommends denial** of the rezoning from A1 Agricultural & CD Conservancy District to A1 Agricultural and instead **recommend approval** of rezoning the property to A1 Agricultural with CD Conservancy District remaining where the Special Flood Hazard Area (SFHA) and Floodway is located. Staff finds this recommendation consistent with the Wade Land Use Plan designation of "1 acre Residential" as the requested district will not increase density past the 1 acre threshold. Staff further finds approval of this recommendation is reasonable and in the public interest because the recommended zoning is in harmony with surrounding existing zoning while still providing protection to the Cape Fear River by leaving the CD zoning where the SFHA and Floodway exist.

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 + CD to A-1
2. Address of Property to be Rezoned: 7375 RIVER ROAD
3. Location of Property: SAME
4. Parcel Identification Number (PIN #) of subject property: 0571587202
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 6.28 Frontage: 20' Depth: 357
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 5099, Page(s) 450, 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: SAME
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.

BENJAMIN ARTHUR TOWNSEND JR
NAME OF OWNER(S) (PRINT OR TYPE)

P.O. Box 525 WADE N.C. 28395
ADDRESS OF OWNER(S)

910 485-7397
HOME TELEPHONE #

910 322-6818
WORK TELEPHONE # *CELL CALL FIRST*

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #

Benjamin A. Townsend Jr.
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
BULLARD, GEORGE EDMUND III;RUBY WARREN	882 THREE WOOD DR	FAYETTEVILLE, NC 28312
LRR LLC	PO BOX 527	NEWTON GROVE, NC 28366
MCLAURIN CO INC	PO BOX 97	WADE, NC 28395
MT OLIVE FREEWILL BAPTIST CH	PO BOX 395	WADE, NC 28395
MT OLIVE FREEWILL BAPTIST CHURCH	7399 RIVER RD	WADE, NC 28395
ROSE, ARNOLD LEE;ROSE, ANNETTE	8930 STEEPLECHASE DR	LINDEN, NC 28356
SOUTH, ROBERT P;SOUTH, ELAINE	PO BOX 274	WADE, NC 28395
THOMAS, JESSE LEE;THOMAS, MARY BIVENS	5352 LIBBY LN	WADE, NC 28395
TOWNSEND, BENJAMIN A JR	PO BOX 525	WADE, NC 28395
WELKER, DORA JEANETTE	PO BOX 326	WADE, NC 28395

OWNER_NAME	ADDRESS	CITYSTATEZIP
DONOVAN E MCLAURIN CO INC	PO BOX 97	WADE, NC 28395
LRR LLC	PO BOX 527	NEWTON GROVE, NC 28366
MCLAURIN CO INC	PO BOX 97	WADE, NC 28395
MT OLIVE FREEWILL BAPTIST CH;MT OLIVE BAPTIST CH	PO BOX 395	WADE, NC 28395
MT OLIVE FREEWILL BAPTIST CHURCH	7399 RIVER RD	WADE, NC 28395
TOWNSEND, BENJAMIN A JR	PO BOX 525	WADE, NC 28395
WELKER, DORA JEANETTE	PO BOX 326	WADE, NC 28395
WELKER, DORA JEANETTE	PO BOX 326	WADE, NC 28395

Cumberland County
PLANNING & INSPECTIONS



PLANNING STAFF REPORT
REZONING CASE # P20-25
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located on the north side of Rockfish Road from O&I(P) Office and Institutional District to R7.5 Residential. This request would allow the property owner to utilize the existing residential dwelling as a conforming use. This a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Fuad S. Alsaidi (owner) & Edina M. Amundsen (agent)

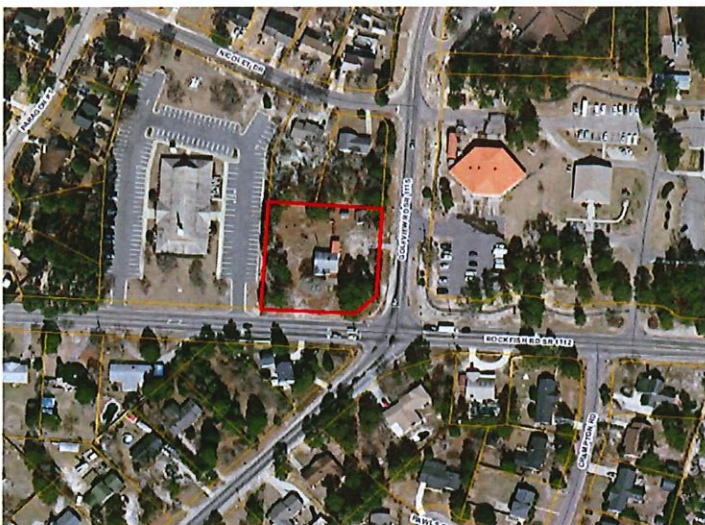
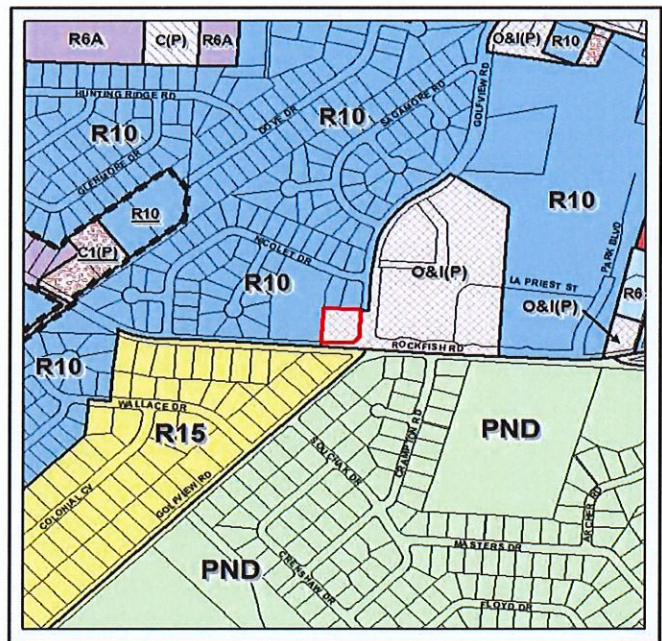
PROPERTY INFORMATION

ADDRESS/LOCATION: 5802 Rockfish Road; more specifically REID 0414159112000

SIZE: This request includes one parcel totaling approximately 0.99 acres. The property has approximately 165' of street frontage along Rockfish Road and 164' of frontage along Golfview Road. The property is 200'+/- in depth.

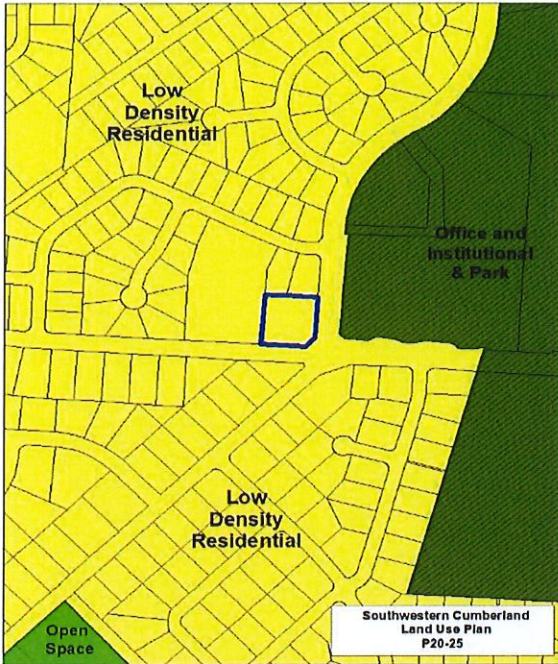
EXISTING LAND USE: The property is currently developed with a vacant residential dwelling.

OTHER SITE CHARACTERISTICS: The property is not located within the watershed or the Special Flood Hazard Area. There are soil limitations to development located on the property.



DEVELOPMENT REVIEW: The property was platted on 11-13-79 in Book 48, Page 6.

SURROUNDING LAND USE: There are residential uses surrounding the parcel. A religious worship facility is developed adjacent to the parcel. Across Golfview Road is the Hope Mills Municipal Complex.



ZONING HISTORY: This property was initially zoned O&I(P) on August 23, 1988.

UTILITIES: This site is currently served by PWC water and private septic. PWC sewer is located approximately 200 feet from the property and connection would be required for future development. The site is not located within a water/sewer district.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to R7.5 Residential setbacks: Front yard: 30 foot, Side yard: 10 foot, Rear yard: 35 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel for "Urban Area". The Southwest Cumberland Land Use Plan (2014) designates this parcel for "Low Density Residential". "Low Density Residential" is defined as having a density of 2.2 to 6 units per acre. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. Rockfish Road is also planned in the State Transportation Improvement Plan as U-4709, a widening project from SR 1112 (Rockfish Road) to NC 59 (Main Street) with right-of-way acquisition starting in 2020. Construction in 2022. The Average Daily Traffic Count (2018) on SR 1112 (Rockfish Road) is 10,000. The count on Golfview Road is 9,800.

SCHOOLS CAP/ENROLL: C. Wayne Collier Elementary: 600/489; Hope Mills Middle: 740/546; South View High: 1800/1527.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Hope Mills Fire Marshal's office had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: The property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-25, the Planning & Inspections staff **recommends approval** of the rezoning from O&I(P) Office and Institutional District to R7.5 Residential and find the request consistent with the Southwest Cumberland Land Use Plan (2014) which designates this parcel as "Low Density Residential". The "Low Density Residential" designation allows for a density of 2.2 to 6 units per acre. Staff further finds approval of the rezoning is reasonable and in the public interest as the district requested is in harmony with the surrounding existing land uses and zoning.

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 O 21 F to R7.5

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: 5802 ROCKFISH RD
HOPE MILLS NC 28348

3. Parcel Identification Number (PIN #) of property: 0414-15-9112
(also known as Tax ID Number or Property Tax ID)

4. Acreage: .99 AC Frontage: 165.31 Depth: 199.64'

5. Water Provider: Well: _____ PWC:

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

7. Deed Book 09876, Page(s) 00303 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

8. Existing use(s) of property: VACANT OFFICE

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

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

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.

7
FUAD S ALSAIDI
Property owner(s)' name (print or type)

6924 EDELWISE PL FAYETTEVILLE NC 28306
Complete mailing address of property owner(s)

910-527-7986
Telephone number

Alternative telephone number

FUADALSAIDI@GMAIL.COM
E-mail address

Fax number

EDINA M AMUNDSEN
Agent agent, attorney, or applicant (other than property owner) (print or type)

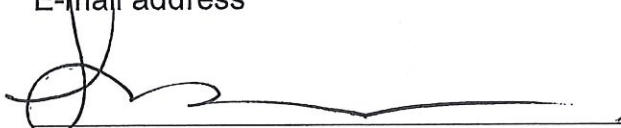
3523 BULLARD ST, HOPE MILLS NC 28348
Complete mailing address of agent, attorney, or applicant

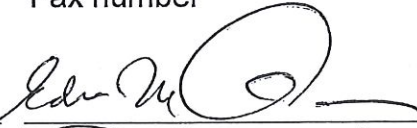
910-261-2102
Telephone number

Alternative telephone number

EDINAMAMUNDSEN@GMAIL.COM
edinaamundsen@gmail.com
E-mail address

Fax number


Owner's signature


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

Owner's signature

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

NAME	ADDRESS	CITY
ALDRIDGE, LESLIE RUTH	5801 NICOLET DR	HOPE MILLS, NC 28348
ALSAIDI, FUAD S	6924 EDELWEISS PL	FAYETTEVILLE, NC 28306
BRECHNER, DENNIS E;BRECHNER, DONNA L	3502 GOLFVIEW RD	HOPE MILLS, NC 28348
CH OF JESUS CHRIST LATTER-DAY TAX ADMIN	50 E NORTH TEMPLE 2225	SALT LAKE CITY, UT 84150
DAVIS, KATIE ROBERTS;JENNIFER, KAY	5803 NICOLET DR	HOPE MILLS, NC 28348
SCIFRES, WILLIAM T;SCIFRES, PATRICIA A	3501 GOLFVIEW DR	HOPE MILLS, NC 28348
TOWN OF HOPE MILLS	5770 ROCKFISH RD	HOPE MILLS, NC 28348

NAME	ADDRESS	CITY
BENNETT, CLARIES HEIRS;SON, .;CALVIN, B HE	5823 ROCKFISH RD	HOPE MILLS, NC 28348
BOZEMAN, KIMBERLEE BIZUB	5813 ROCKFISH RD	HOPE MILLS, NC 28348
BREWINGTON, YOGI D	5800 NICOLET DR	HOPE MILLS, NC 28348
CALAGIS, DAVID BRENT;CALAGIS, TONYA REN	5766 SAGAMORE RD	HOPE MILLS, NC 28348
CALDWELL, HERSCHEL E;CALDWELL, MARI	3609 SOUCHAK DR	HOPE MILLS, NC 28348
CORDERO, JUANA I	5835 NICOLET DR	HOPE MILLS, NC 28348
CRABTREE, MARK W;CRABTREE, STACY K	3512 CRAMPTON RD	HOPE MILLS, NC 28348
CUMBERLAND COUNTY	PO BOX 449	FAYETTEVILLE, NC 28302
CUNNINGHAM, MARTIN F;SWIDERSKI, ANGEL	5809 PARAGON PT	HOPE MILLS, NC 28348
CURRY, HENRY L III	5805 RAWLS CT	HOPE MILLS, NC 28348
DAWES, CEDRIC LEEROY;DAWES, JENNIFER R	5613 OAK BLUFF LN	WILMINGTON, NC 28409
DBH PROPERTIES INC	PO BOX 145	PARKTON, NC 28371
DELVALLE, DORIS A	5805 PARAGON PT	HOPE MILLS, NC 28348
DERRICK, ELIZABETH;DAVID, J SARTY RS	5815 PARAGON PT	HOPE MILLS, NC 28348
DYER, MYA L;JAMIE, DYER;STRACKE, .	3208 RIDGEVIEW TER	HOPE MILLS, NC 28348
ELLERBEE, SHAWN B	5828 NICOLET DR	HOPE MILLS, NC 28348
ELLIES, LISA D	3605 SOUCHAK DR	HOPE MILLS, NC 28348
FERNANDEZ, ROLANDO;JOSELIN, .	5758 SAGAMORE RD	HOPE MILLS, NC 28348
FONSECA, ANGEL OLIVARES;FONSECA	5760 SAGAMORE RD	HOPE MILLS, NC 28348
FRANCIS, MIALINDA GALE	8805 FESCUE LN	AUSTIN, TX 78738
FRANK, DONALD A;FRANK, SHERRIE L	5807 RAWLS CT	HOPE MILLS, NC 28348
FRAZIER, ISAAC	5812 PARAGON PT	HOPE MILLS, NC 28348
FRENCH, LORETTA E	5825 ROCKFISH RD	HOPE MILLS, NC 28348
GABRIELSON, STEPHEN HAROLD;GABRIELS	3505 GOLFVIEW RD	HOPE MILLS, NC 28348
GARRIS, MARY LEE HEIRS	5827 NICOLET DR	HOPE MILLS, NC 28348
GOWIN, JAMES F	5775 CRENSHAW DR	HOPE MILLS, NC 28348
GROSS, VERNON D	3513 GOLFVIEW DR	HOPE MILLS, NC 28348
HALL, DEBBIE A	5808 NICOLET DR	HOPE MILLS, NC 28348
HEBERT, PATRICIA J TRUSTEE	5012 BROPHY DR	FREMONT, CA 94536
HORNE, ROSA HERRING SAUNDERS;; ALFRED	PO BOX 803	HOPE MILLS, NC 28348
JONES, JOE D;JONES, WANDA S	3505 CRAMPTON RD	HOPE MILLS, NC 28348
KARAGIANNIDIS, THOMAS	201 WOODSAGE CIR	FAYETTEVILLE, NC 28303
LEE, CHRISTAIN G	3518 GOLFVIEW DR	HOPE MILLS, NC 28348
LEE, CHRISTAIN G	3518 GOLFVIEW DR	HOPE MILLS, NC 28348
LOCKETT, WILLIE J JR;LOCKETT, STEPHANIE	3526 GOLFVIEW DR	HOPE MILLS, NC 28348
LONG, MATTHEW;LONG, ELENI	5804 WALLACE DR	HOPE MILLS, NC 28348
MAXWELL, CLARENCE C JR	5801 NOTBLAKE AVE	HOPE MILLS, NC 28348
MCFAYDEN, DARCY E	5823 NICOLET DR	HOPE MILLS, NC 28348
MCLEAN, DREW CLAYTON;MCLEAN, ASHLEY J	5768 SAGAMORE RD	HOPE MILLS, NC 28348
MELVIN, TERRENCE L	5808 PARAGON PT	HOPE MILLS, NC 28348
OLVERA, JESUS LORENZO;OLVERA, ANNA MAI	5813 PARAGON PT	HOPE MILLS, NC 28348
PERRY, MICHAEL RAY	3508 CRAMPTON RD	HOPE MILLS, NC 28348
POOLE, LARRY M;POOLE, RHONDA	120 WESTWOOD DR	STANFORD, KY 40484
POWELL, CRAIG R;POWELL, ALMA K	3502 CRAMPTON RD	HOPE MILLS, NC 28348
PRILLAMAN, JOSEPH MICHAEL	2715 SAPLING CIR	WILMINGTON, NC 28411
RCZEK, MARCELLA J	3510 GOLFVIEW DR	HOPE MILLS, NC 28348

SCOTT, BEVERLY GURNEY	5804 NICOLET DR	HOPE MILLS, NC 28348
SFR3-GARG-1 LLC	500 WESTOVER DR 14104	SANFORD, NC 27330
SIERRA, CAROL S	5761 SAGAMORE RD	HOPE MILLS, NC 28348
STEWART, HARVEY EDGAR SR	5789 ROCKFISH RD	HOPE MILLS, NC 28348
TAVAREZ, NIXON;TAVAREZ, CARMEN P	5329 ROCKY MOUNTAIN LN	HOPE MILLS, NC 28348
THORNE, DONNA MARIE MAULTSBY	601 OYSTER CATCHER DR	HAMPSTEAD, NC 28443
TOMASULO, JOHN;TOMASULO, MARION	5820 NICOLET DR	HOPE MILLS, NC 28348
TRAVIS, CAROL	3204 RIDGEVIEW TER	HOPE MILLS, NC 28348
TULL, ROBERT A;FAITH, A MASSEY	3513 CRAMPTON RD	HOPE MILLS, NC 28348
TWIDDY, DONALD PAT;TWIDDY, MARY	3517 CRAMPTON RD	HOPE MILLS, NC 28348
WARFEL, WALTER H JR;WARFEL, JULIA D	3509 CRAMPTON RD	HOPE MILLS, NC 28348
WARGA, JANETTE C	903 CAMARGO CT	HOPE MILLS, NC 28348
WATKINS, LISETTE	5816 PARAGON PT	HOPE MILLS, NC 28348
WATSON, JOHN K;WATSON, LORA L	3509 GOLFVIEW DR	HOPE MILLS, NC 28348
WESTBROOK, ROBERT E;WESTBROOK, SHIRLE	3522 CRAMPTON RD	HOPE MILLS, NC 28348
WILLIS, MARVIE D	5824 NICOLET DR	HOPE MILLS, NC 28348
WILSON, RANDY L;WILSON, KATHY B	5762 SAGAMORE RD	HOPE MILLS, NC 28348
WINTERS, RHONDA L	5716 NICOLET DR	HOPE MILLS, NC 28348
WRIGHT, ARNOLD S;WRIGHT, CORINNA ANNE	5808 WALLACE DR	HOPE MILLS, NC 28348
ZADROZNY, LANCE	3521 GOLFVIEW RD	HOPE MILLS, NC 28348

PLANNING STAFF REPORT
REZONING CASE # P20-26
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone two parcels located on the southwest corner of the intersection of Elizabeth Street & Morehead Street from O&I Office and Institutional District to R6 Residential. This will allow the property owner to develop the properties with residential housing. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Town of Spring Lake (owner) & Michael Blakley on behalf of Drafting and Design Services, Inc. (agent)

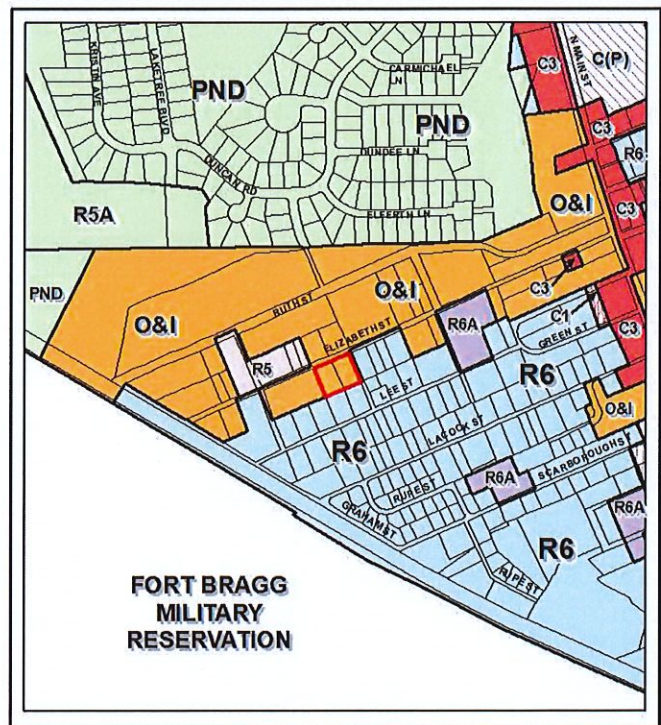
PROPERTY INFORMATION

ADDRESS/LOCATION: Southwest corner of the intersection of Elizabeth Street & Morehead Street; more specifically REIDs 0501469395000 & 0501560389000

SIZE: This request includes two parcels totaling approximately 0.73 acres. The property has approximately 197' of street frontage along Elizabeth Street and 161' of frontage along Morehead Street. The property is 161'+/- in depth.

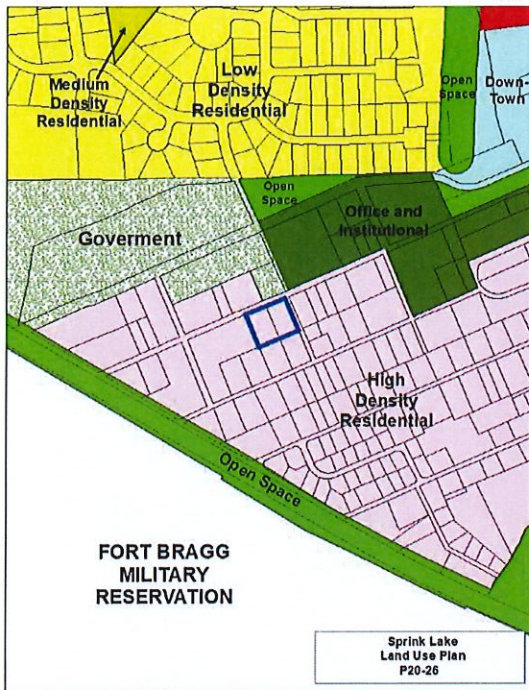
EXISTING LAND USE: The property is currently vacant.

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



DEVELOPMENT REVIEW: These lots are part of an approved subdivision (see Case 20-060) approved by the Spring Lake Board of Alderman on June 8, 2020. The developer was required to submit for a rezoning on these two parcels prior to the permits for any residential uses.

SURROUNDING LAND USE: There are residential uses surrounding the parcels including multi-family and a manufactured home park. The Spring Lake Community Center and municipal buildings are developed across Elizabeth Street from the parcels.



ZONING HISTORY: This property was initially zoned O&I on May 28, 1979.

UTILITIES: This site is currently served by Spring Lake water & sewer. This property not within a water/sewer district.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to R6 setbacks: Front yard: 25 foot, Side yard: 10 foot, Rear yard: 30 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates these parcels for "Urban". The Spring Lake Land Use Plan (2002) designates these parcels for "High Density Residential". "High Density Residential" is encouraged where public facilities are available and affordable housing is promoted. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Elizabeth and Morehead Street are both identified as local roads 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.

SCHOOLS CAP/ENROLL: Lillian Black Elementary: 265/229; Spring Lake Middle 700/479; Pine Forest High: 1750/1577

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and has no comment at this time.

EMERGENCY SERVICES: The request was sent to the Spring Lake Fire Marshal's Office. No comment was received.

RLUAC: The Regional Land Use Advisory Commission has reviewed the request and while the parcels are located within the military "airfield imaginary" zone, RLUAC has no concerns at this time.

FAYETTEVILLE REGIONAL AIRPORT: The property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-26, the Planning & Inspections staff **recommends approval** of the rezoning from O&I Office and Institutional District to R6 Residential and find the request consistent with the Spring Lake Land Use Plan (2002) which designates these parcels as "High Density Residential". The "High Density Residential" designation is encouraged where public facilities are available and affordable housing is promoted. Staff further finds approval of the rezoning is reasonable and in the public interest as the district requested is in harmony with the surrounding existing land uses and zoning while utilizing public utilities.

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 O & I to R-6
2. Address of Property to be Rezoned: 0 Elizabeth Street
3. Location of Property: The southwest quadrant of the intersection of Elizabeth Street and Moorehead Street
4. Parcel Identification Number (PIN #) of subject property: REID: 0501469395000, 0501560389000 (also known as Tax ID Number or Property Tax ID)
5. Acreage: 0.36 & 0.37 = 0.73 Frontage: 197 (Elizabeth St) Depth: 156 (Morehead St)
6. Water Provider: Well: _____ PWC: _____ Other (name): Spring Lake
7. Septage Provider: Septic Tank _____ PWC _____
8. Deed Book 10197 (both parcels), Page(s) 0859 (both parcels), Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant
10. Proposed use(s) of the property: Single Family Homes
11. Do you own any property adjacent to or across the street from this property?
Yes No _____ If yes, where? South & East across Morehead St.
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 County Planning Staff is available for advice on completing this application; however, they are not authorized to complete 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.

Town of Spring Lake - *[Signature]* Daniel B. Gerald, Town Manager

NAME OF OWNER(S) (PRINT OR TYPE)

300 Ruth Street Spring Lake, NC 28390
ADDRESS OF OWNER(S)

[Signature]
E-MAIL

N/A
HOME TELEPHONE #

(910) 436-0241
WORK TELEPHONE #

Drafting and Design Services, Inc. - Michael Blakley
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

6728 Carbonton Road Sanford, NC 27330
ADDRESS OF AGENT, ATTORNEY, APPLICANT

draftinganddesign@ymail.com
E-MAIL

HOME TELEPHONE #

(919) 499-8759
WORK TELEPHONE #

[Signature]
SIGNATURE OF OWNER(S)

[Signature]
SIGNATURE OF AGENT, ATTORNEY
OR APPLICANT

SIGNATURE OF OWNER(S)

Upon submission, the content of this application becomes "public record".

NAME	ADDRESS	CITY
BBC ENTERPRISES	PO BOX 766	SPRING LAKE, NC 28390
BOYETTE, BETSY CAROL THOMPSON	8013 OLD STAGE RD	RALEIGH, NC 27603
CATO, MARIE	321 NORTHVIEW DR	FAYETTEVILLE, NC 28303
CROOM, LEANNA	1428 N CURSON AVE 8	LOS ANGELES, CA 90046
JONES, EARL SIMON SR; JONES, ANNETTE O	1927 GATEWOOD DR	FAYETTEVILLE, NC 28304
RAY, TRAVIS	PO BOX 614	SPRING LAKE, NC 28390
TOWN OF SPRING LAKE	300 RUTH ST	SPRING LAKE, NC 28390
WEAVER, WAYNE E	PO BOX 774	SPRING LAKE, NC 28390

NAME	ADDRESS	CITY
AGUIRRE, EDMUNDO	132 DRAGOON CT	RAEFORD, NC 28376
ARAM, ALAN	8812 COLBATH AVE	PONORAMA CITY, CA 91402
BARRETT INVESTMENTS ELITE INC	4304 HUFF ST	FAYETTEVILLE, NC 28311
BASS, CHANDRA D	317 LEE ST	SPRING LAKE, NC 28390
BOND, WALTER;BOND, MELANIE	103 SCALEYBARK CT	WEST END, NC 27376
BOOTH, LEONARD NATHAN;EVELYN, JO SPIRES TRUST	209 WEAVER ST	SPRING LAKE, NC 28390
DEAN, PATRICIA DELORES VAN LOWE;PATRICK, ALEX/	111 A S FIRST ST	SPRING LAKE, NC 28390
DUNBAR CORPORATION	204 GROVE LN	KATHLEEN, GA 31047
FERRELL, DOROTHY L	PO BOX 95	SPRING LAKE, NC 28390
GILES, PATRICIA S, WILLARD A, MICHAEL D;SANDRA, (814 PALESTINE RD	LINDEN, NC 28356
GIRARDEAU, BRENDA KAY	3342 CROSSWINDS DR	HOPE MILLS, NC 28348
GOODE, DEBORAH M;OTTIS, CATO;WIFE, MARIE	PO BOX 765	SPRING LAKE, NC 28390
GORHAM, FELIX J	213 LACOCK ST	SPRING LAKE, NC 28390
HERRON, LESIA	3408 NW NOBLE CREEK DR	ATLANTA, GA 30327
HOPE CHRISTIAN CHURCH	7720 HAZELWOOD AVE	FAYETTEVILLE, NC 28314
HOWARD, DIANNE MALINDA	PO BOX 1	SPRING LAKE, NC 28390
HOWLAND, DWIGHT D	203 RIBBON OAK CT	SANFORD, NC 27332
HUGHES, SHERRY K BENEFICIARY	PO BOX 35803	FAYETTEVILLE, NC 28303
HUSAMUDEEN, A MALIK;HUSAMUDEEN, VIDALENA G	206 ELIZABETH ST	SPRING LAKE, NC 28390
LAKETREE INC	PO BOX 766	SPRING LAKE, NC 28390
LOCKETT, CHESLEY N	PO BOX 791	SPRING LAKE, NC 28390
LONG, BEATRICE GAYLE	201 LEE ST	SPRING LAKE, NC 28390
MACIAS, RAUL FUENTES;MARIA, CRUZ GARCIA MOTA	214 LACOCK ST	SPRING LAKE, NC 28390
MCDONALD, SARA M	506 BOB WHITE CT	FAYETTEVILLE, NC 28303
MCGARVEY, MICHAEL P;FRANK BROOMALL	152 HARMENING DR	HUNTSVILLE, AL 35811
MCKOY, ELENA J	213 PADDLEWHEEL RD	FAYETTEVILLE, NC 28314
MCLEOD, MARIA MARJORIE	218 LACOCK ST	SPRING LAKE, NC 28390
MCMILLIAN-HOLMES, TANDY	213 LEE ST	SPRING LAKE, NC 28390
MILLER, HENRY W;MILLER, BRENDA J	126 ALTON HOLDER LN	LILLINGTON, NC 27546
OWENS, NORTON A	406 ELIZABETH ST	SPRING LAKE, NC 28390
OWENS, NORTON A	PO BOX 864	SPRING LAKE, NC 28390
PATE, MILDRED LANELL HARRINGTON	305 N SECOND ST	SPRING LAKE, NC 28390
PATTERSON, CLYDE L;142 SOUTH MAIN LLC	4271 LEAFLET CHURCH RD	BROADWAY, NC 27505
PLEASANTS, JAMES A	64 HARTS LN	ROCKY POINT, NC 28457
RAY, DONNA M	212 LEE ST	SPRING LAKE, NC 28390
SELZLER, LEON M SR LIFE ESTATE	204 LACOCK N/A	SPRING LAKE, NC 28390
SWIFT, FRAZIER K;SWIFT, CHARLOTTE L	321 LEE ST	SPRING LAKE, NC 28390
THOMAS, DANIEL LAMONT	635 CASTLE HILL AVE	BRONX, NY 10473
THOMAS, LUCILLE HEIRS	208 GRAHAM ST	SPRING LAKE, NC 28390
W C D C INC	PO BOX 766	SPRING LAKE, NC 28390
WASHINGTON, WALTER B	110 BLACKWOOD DR	MONTGOMERY, AL 36109
WAY, PHYLLIS L	201 RUTH ST	SPRING LAKE, NC 28390
WILLIAMS, CHRIS;DENNA, .	8001 WHITE STAR DR	FUQUAY VARINA, NC 27526

PLANNING STAFF REPORT
REZONING CASE # P20-27
Planning Board Hearing: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located on the south side of Smith Road from A1 Agricultural to R40 Residential. This will increase the density from 1 unit/2 acre to 1 unit/40,000 square feet. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Vance U. Tyson Jr. (owner) & Tim Evans on behalf of Longleaf Properties of the Sandhills (agent)

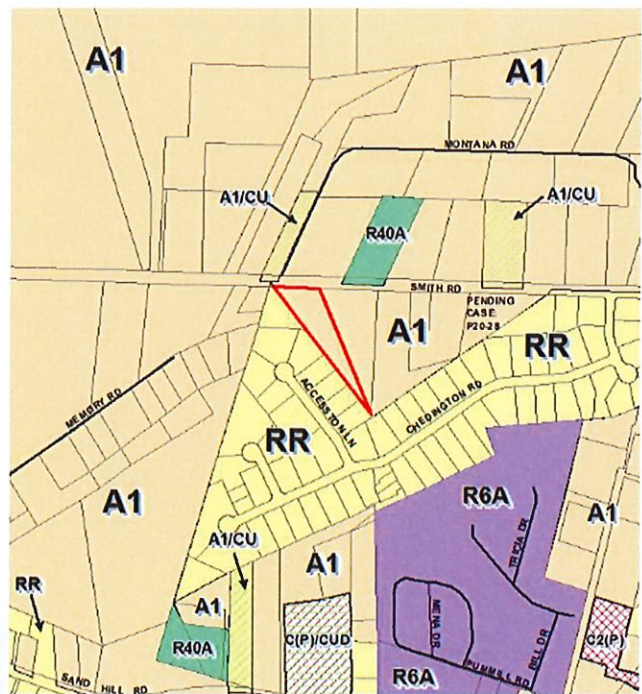
PROPERTY INFORMATION

ADDRESS/LOCATION: South of SR 2237 (Smith Road), west of Beckenstein Drive; more specifically REID 0443216984000

SIZE: This request includes one parcel totaling approximately 1.90 acres. The property has approximately 238' of street frontage along Smith Road. The property is 758' +/- in depth.

EXISTING LAND USE: The property is currently vacant.

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



DEVELOPMENT REVIEW: This parcel was created by deed and a subdivision review will be required prior to any development. A group development review will be required for more than one dwelling unit.

SURROUNDING LAND USE: There are residential uses including manufactured home surrounding the subject parcel.



ZONING HISTORY: This property was initially zoned A1 as part of the Area 13 initial zoning on June 25, 1980.

UTILITIES: This site is currently served by private well/septic. There are no public water or sewer lines available to the property. The property is not located within a water/sewer district.

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 "Urban Area". The "Urban Area" designation states that new development densities should generally occur at 4 or more units per acre. The South Central Land Use Plan (2015) designates this parcel for "Low Density Residential". "Low Density Residential" is defined as having a density of 2.2 to 6 unit per acre and public water & sewer is required. **Request is not plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Smith 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 (2016) on SR 2237 (Smith Road) is 760.

SCHOOLS CAP/ENROLL: Alderman Road Elementary: 750/676, Gray's Creek Middle: 1200/1139, Gray's Creek High: 1470/1467

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: This property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-27, the Planning and Inspections staff **recommends approval** of the rezoning from A1 Agricultural to R40 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" as defined in the Land Use Policies Plan (2009) because the parcel lacks public water and sewer and the requested district is more in line with the desired density of this area;
- 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 does meet the plan designation of not allowing additional manufactured homes.

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: 0 N/A DR
3. Location of Property: Smith Rd.
4. Parcel Identification Number (PIN #) of subject property: 0443-21-6984
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.90 Frontage: 200' Depth: 630'
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10068, Page(s) 0817, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Empty
10. Proposed use(s) of the property: Single Family dwelling
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 JR.
NAME OF OWNER(S) (PRINT OR TYPE)

4925 S. NC 87 Hwy
ADDRESS OF OWNER(S)

HOME TELEPHONE # _____ WORK TELEPHONE # 910 273 5016

Tim EVANS Longleaf Properties of Sandhills
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

4239 Cameron Rd. Fay. N.C. 28306
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Tim@longleafproperties.com
E-MAIL

HOME TELEPHONE # _____ WORK TELEPHONE # 910 273 5016

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
ADAMS, LORRAINE;TELINA S SLOAN	2259 SMITH RD	HOPE MILLS, NC 28348
BARRON, DORA	5100 ACCESSTO LN	HOPE MILLS, NC 28348
BOYD, GEORGE	2330 SMITH RD	HOPE MILLS, NC 28348
CABALLERO, JOSE VICTOR	2264 SMITH DR	HOPE MILLS, NC 28348
DAILY, SANDRA H;LESLIE, A YOUNG	7569 DECATUR DR	FAYETTEVILLE, NC 28303
FALCON, SARA B	5113 ACCESSTO LN	HOPE MILLS, NC 28348
GLEATON, JEFFREY	48 PRISCILLA LN	FUQUAY VARINA, NC 27526
HUNTER, ROBERT N JR	5117 ACCESSTO LN	HOPE MILLS, NC 28348
LITCHFIELD FINANCIAL CORP	275 W NATICK RD 1000	WARWICK, RI 02886
MORAN, LUIS A;CARMEN M	5105 ACCESSTO LN	HOPE MILLS, NC 28348
PURVIS, MARY LYNN	5109 ACCESSTO LN	HOPE MILLS, NC 28348
TYSON, VANCE U JR	4925 S NC 87 HWY	FAYETTEVILLE, NC 28306

NAME	ADDRESS	CITY
1301 BILL DRIVE MOBILE HOME PARK LP	1718 CAPITOL AVE	CHEYENNE, WY 82001
ACTION INVESTMENT GROUP LLC	PO BOX 1517	IRMO, SC 29063
ADAMS, MARTHA RUTH	2259 SMITH RD	HOPE MILLS, NC 28348
ALFARO, SONIA	3700 BLANCHARD DR	CHALMETTE, LA 70043
AUTRY, REBECCA J	1435 CHEDINGTON RD	HOPE MILLS, NC 28348
BALCACER, MARTIN A ROMER;	2454 SMITH RD	FAYETTEVILLE, NC 28306
BARRIOS, ANTONIO BAUTISTA	2388 SMITH RD	HOPE MILLS, NC 28348
BEVEL, FELICIA JANINE	1600 NORTH ST	HARRISBURG, PA 17103
CABALLERO, RAFAEL R; ANA G	8009 HAMMOND ST	ALEXANDRIA, VA 22309
CHAPMAN, LISA C	4546 CHICKENFOOT RD	SAINT PAULS, NC 28384
COLON, JOSE L	1327 CHEDINGTON RD	HOPE MILLS, NC 28348
DEUTSCH, SEAN A;DEUTSCH, ANGELA M	5117 BABARIS CT	HOPE MILLS, NC 28348
DOWNEY, ROBERT EDWARD;KATHLEEN MARIE	PO BOX 761	HOPE MILLS, NC 28348
ELLERBE, JAMES	6236 BIRCHBROOK DR	HOPE MILLS, NC 28348
EVERETT, BOBBY RAY;EVERETT, WIFE	1182 LOWERY RD	RED SPRINGS, NC 28377
FLOREZ, RICHARD;FLOREZ, DEBRA	5128 ACCESSTO LN	HOPE MILLS, NC 28348
GORE, JACK L	1328 CHEDINGTON RD	HOPE MILLS, NC 28348
HANDFORTH, GEORGE K	2217 SMITH RD	HOPE MILLS, NC 28348
HAYES, MAURICE B;HAYES, HAZELI	3504 ROLLS AVE	FAYETTEVILLE, NC 28311
HILL, MICHAEL J	1970 SW SUNNY PLACE RD	SUPPLY, NC 28462
JACOBS INVESTMENT PROPERTIES LLC	896 CAMDEN RD	RAEFORD, NC 28376
JOHNSON, LINDA S, MAE SMITH PARSONS ET AL	3942 W BENT GRASS DR	FAYETTEVILLE, NC 28312
JOHNSON, RUFUS S	PO BOX 64223	FAYETTEVILLE, NC 28306
JONES, JIMMY MARSHALL	2258 SMITH RD	HOPE MILLS, NC 28348
KEARNEY, ANGELINE	5112 ACCESSTO LN	HOPE MILLS, NC 28348
LEVINER, JOANNE	5116 ACESSTO	HOPE MILLS, NC 28348
LOCKE, DORETHEA	1320 CHEDINGTON RD	HOPE MILLS, NC 28348
LOWRY, DOUGLAS DEAN	2385 SMITH RD	HOPE MILLS, NC 28348
MANCE, APRIL L	2366 SMITH RD	HOPE MILLS, NC 28348
MARRERO DELATORRE	5108 ACCESSTO LN	HOPE MILLS, NC 28348
MARTHUR, JOHN LEE JR	PO BOX 356	HOPE MILLS, NC 28348
MCGIRT, DAVID E;MCGIRT, LINDA M	5698 PLAYER CIR	HOPE MILLS, NC 28348
MCLAUGHLIN, RUTHERLENE W	1324 CHEDINGTON RD	HOPE MILLS, NC 28348
MCLEAN, DARYL;MCLEAN, SANTITA	8 TULIP CT	CASEYVILLE, IL 62232
MENDEZ-SALES, HECTOR I;LIDIA, A MEJIA-CINTO	2527 SAND HILL RD	FAYETTEVILLE, NC 28306
MURRAY, DWIGHT R SR;MURRAY, SHARON T	4244 HONDO DR	FAYETTEVILLE, NC 28306
OXENDINE, JOLENA K	1400 CHEDINGTON RD	HOPE MILLS, NC 28348
PORTER, NEIL;CHRISTINA, ST ROMAIN	1431 CHEDINGTON RD	HOPE MILLS, NC 28348
RAY, WILLIE MAE	2165 SMITH RD	HOPE MILLS, NC 28348
SECU*RE INC	PO BOX 25907	RALEIGH, NC 27611
SOMMA INVESTMENTS INC	50 W MASHTA DR 1	KEY BISCAYNE, FL 33149
STRANGE, DEBORAH;DAVID, E JOBES	1415 CHEDINGTON RD	HOPE MILLS, NC 28348
TEW, SHIRLEY LOWE HEIRS	2267 DENWOOD ST	KANNAPOLIS, NC 28083
THOMPSON, EMMA D	2363 SMITH RD	HOPE MILLS, NC 28348
TOWNSEND, VANESSA	1424 CHEDINGTON RD	HOPE MILLS, NC 28348
WALKER, BRUCE D	PO BOX 3091	FAYETTEVILLE, NC 28302

WALSH, PAMELA L;JEFFREY, .
WATERS, JANICE MARIE

1423 CHEDINGTON RD
2237 SMITH RD

HOPE MILLS, NC 28348
HOPE MILLS, NC 28348

PLANNING STAFF REPORT
REZONING CASE # P20-28
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone two parcels located on both sides of Smith Road from A1 Agricultural to R40 Residential. This request will increase the allowed density from 1 unit/2 acre to 1 unit/40,000 square feet. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Vance U. Tyson Jr. (owner) & Tim Evans on behalf of Longleaf Properties of the Sandhills (agent)

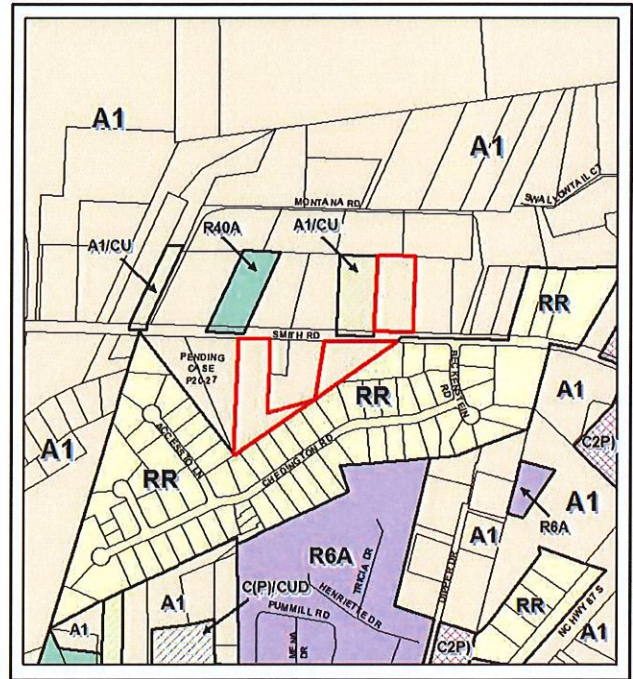
PROPERTY INFORMATION

ADDRESS/LOCATION: Both sides of SR 2237 (Smith Road), west of Beckenstein Drive; more specifically REIDS 0443310863000 & 0443328359000

SIZE: This request includes two parcels totaling approximately 6.32+/- acres. The properties have approximately 794' of street frontage along Smith Road. The properties are 590' +/- & 422' +/- in depth.

EXISTING LAND USE: The properties are currently vacant.

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



DEVELOPMENT REVIEW: A subdivision and/or group development review will be required prior to development.

SURROUNDING LAND USE: There are residential uses including manufactured homes surrounding the parcels.



ZONING HISTORY: This property was initially zoned A1 as part of the Area 13 initial zoning on June 25, 1980.

UTILITIES: This site is currently served by private well/septic. There are no public water or sewer lines available to the property. This property is not within a water/sewer district.

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 "Urban Area". The "Urban Area" designation states that new development densities should generally occur at 4 or more units per acre. The South Central Land Use Plan (2015) designates this parcel for "Low Density Residential". "Low Density Residential" is defined as having a density of 2.2 to 6 unit per acre and public water & sewer is required. **Request is not plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Smith 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 (2016) on SR 2237 (Smith Road) is 760.

SCHOOLS CAP/ENROLL: Alderman Road Elementary: 750/676, Gray's Creek Middle: 1200/1139, Gray's Creek High: 1470/1467

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: The properties are not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-28, the Planning and Inspections staff **recommends approval** of the rezoning from A1 Agricultural to R40 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 parcels do not meet the minimum criteria for "low density residential" as defined in the Land Use Policies Plan (2009) because the parcels lack public water and sewer and the requested district is more in line with the desired density of this area;
- c. And this rezoning approval is reasonable in the public interest because the district requested is in harmony with surrounding zoning, existing land uses and does meet the plan designation of not allowing additional manufactured homes.

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: 2429 Smith Rd.
3. Location of Property: Smith Rd.
2429 Smith Rd.
4. Parcel Identification Number (PIN #) of subject property: 0443-31-0863
(also known as Tax ID Number or Property Tax ID) 0443-32-8359
5. Acreage: 4.32 ² 2.08 Frontage: 521' 200' Depth: 350' 400'
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10068, Page(s) 0817, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Empty
10. Proposed use(s) of the property: Single Family dwelling
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 JR
NAME OF OWNER(S) (PRINT OR TYPE)

4925 S. NC 87 Hwy
ADDRESS OF OWNER(S)

HOME TELEPHONE # _____ WORK TELEPHONE # 910 273-5016

TIM EVANS Longleaf Properties of Sandhills
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

4239 CAMERON Rd. Fay. N.C. 28306
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Tim@Longleaf Properties.com
E-MAIL

HOME TELEPHONE # _____ WORK TELEPHONE # 910 273-5016

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
ADKINS, PATRICK D	2020 HARRISON ST	WILMINGTON, NC 28401
AUTRY, REBECCA J	1435 CHEDINGTON RD	HOPE MILLS, NC 28348
BARRIOS, ANTONIO BAUTISTA	2388 SMITH RD	HOPE MILLS, NC 28348
BOYD, GEORGE	2330 SMITH RD	HOPE MILLS, NC 28348
CRUZ, JORGE	1505 CHEDINGTON RD	HOPE MILLS, NC 28348
GLEATON, JEFFREY	48 PRISCILLA LN	FUQUAY VARINA, NC 27526
LAFORET, LAWRENCE J JR;LAFORET, MARY ALICE	2198 MONTANA RD	FAYETTEVILLE, NC 28306
LITCHFIELD FINANCIAL CORP	275 W NATICK RD 1000	WARWICK, RI 02886
LOWRY, DOUGLAS DEAN	2385 SMITH RD	HOPE MILLS, NC 28348
MANCE, APRIL L	2366 SMITH RD	HOPE MILLS, NC 28348
MCARTHUR, JOHN LEE JR	PO BOX 356	HOPE MILLS, NC 28348
PORTER, NEIL;CHRISTINA, ST ROMAIN	1431 CHEDINGTON RD	HOPE MILLS, NC 28348
SCOTT, BARBARA ANN	2429 SMITH RD	FAYETTEVILLE, NC 28306
STEPONIK, BARBARA P	2430 SMITH RD	HOPE MILLS, NC 28348
STRANGE, DEBORAH;DAVID, E JOBES	1415 CHEDINGTON RD	HOPE MILLS, NC 28348
TEW, SHIRLEY LOWE HEIRS	2267 DENWOOD ST	KANNAPOLIS, NC 28083
THOMPSON, EMMA D	2363 SMITH RD	HOPE MILLS, NC 28348
TYSON, VANCE U JR	4925 S NC 87 HWY	FAYETTEVILLE, NC 28306
WALKER, BRUCE D	PO BOX 3091	FAYETTEVILLE, NC 28302
WALSH, PAMELA L;JEFFREY, .	1423 CHEDINGTON RD	HOPE MILLS, NC 28348

NAME	ADDRESS	CITY
1301 BILL DRIVE MOBILE HOME PARK LP	1718 CAPITOL AVE	CHEYENNE, WY 82001
ACTION INVESTMENT GROUP LLC	PO BOX 1517	IRMO, SC 29063
ADAMS, LORRAINE;TELINA S SLOAN	2259 SMITH RD	HOPE MILLS, NC 28348
ALFARO, SONIA	3700 BLANCHARD DR	CHALMETTE, LA 70043
ALVAREZ, JESSICA	5105 ACCESSTO LN	HOPE MILLS, NC 28348
BALCACER, MARTIN A ROMER	2454 SMITH RD	FAYETTEVILLE, NC 28306
BARRON, DORA	5100 ACCESSTO LN	HOPE MILLS, NC 28348
BULLOCK, MICHAEL E	5120 BECKENSTEIN DR	HOPE MILLS, NC 28348
CABALLERO, JOSE VICTOR	2264 SMITH DR	HOPE MILLS, NC 28348
CHAPMAN, LISA C	4546 CHICKENFOOT RD	SAINT PAULS, NC 28384
CODGELL, JAMESENNIA	1517 CHEDINGTON RD	HOPE MILLS, NC 28348
COLON, JOSE L	1327 CHEDINGTON RD	HOPE MILLS, NC 28348
COLON, JOSE LUIS	1513 CHEDINGTON RD	HOPE MILLS, NC 28348
COLON, MARIA M	2454 SMITH RD	HOPE MILLS, NC 28348
CORTES, EDILBERTO;ANA, DELIA COLON	1505 CHEDINGTON RD	HOPE MILLS, NC 28348
CRIBB, RANDY MARK	5119 BECKENSTEIN DR	HOPE MILLS, NC 28348
DAILY, SANDRA H;LESLIE, A YOUNG	7569 DECATUR DR	FAYETTEVILLE, NC 28303
DEUTSCH, SEAN A;DEUTSCH, ANGELA M	5117 BABARIS CT	HOPE MILLS, NC 28348
DOWNEY, ROBERT EDWARD	PO BOX 761	HOPE MILLS, NC 28348
ELLERBE, JAMES	6236 BIRCHBROOK DR	HOPE MILLS, NC 28348
FALCON, SARA B	5113 ACCESSTO LN	HOPE MILLS, NC 28348
FLOREZ, RICHARD;FLOREZ, DEBRA	5128 ACCESSTO LN	HOPE MILLS, NC 28348
FORD, STANLEY;FORD, ONNIE W	2545 SMITH RD	FAYETTEVILLE, NC 28306
GORE, JACK L	1328 CHEDINGTON RD	HOPE MILLS, NC 28348
HILL, MICHAEL J	1970 SW SUNNY PLACE RD	SUPPLY, NC 28462
HUNTER, ROBERT N JR	5117 ACCESSTO LN	HOPE MILLS, NC 28348
JACOBS INVESTMENT PROPERTIES LLC	896 CAMDEN RD	RAEFORD, NC 28376
JOHNSON, RUFUS S	PO BOX 64223	FAYETTEVILLE, NC 28306
JONES, JIMMY MARSHALL;ANTHONY, JAMES J	2258 SMITH RD	HOPE MILLS, NC 28348
KEARNEY, ANGELINE	5112 ACCESSTO LN	HOPE MILLS, NC 28348
KOCSIS, ANDREW W;KOCSIS, KATHERINE E	2534 SMITH RD	FAYETTEVILLE, NC 28306
LEVINER, RONNIE; JOANNE O	5116 ACCESSTO LN	HOPE MILLS, NC 28348
LEWIS, JAMES; HEDY I	2506 SMITH RD	FAYETTEVILLE, NC 28306
LOCKE, DORETHEA	1320 CHEDINGTON RD	HOPE MILLS, NC 28348
MARRERO DELATORRE, JONATHA	5108 ACCESSTO LN	HOPE MILLS, NC 28348
MCLAUGHLIN, RUTHERLENE W	1324 CHEDINGTON RD	HOPE MILLS, NC 28348
MCLEAN, DARYL;MCLEAN, SANTITA	8 TULIP CT	CASEYVILLE, IL 62232
MCQUEEN, GLENN C;MCQUEEN, GLORIA E	535 SNOW HILL RD	FAYETTEVILLE, NC 28306
MENDEZ-SALES, HECTOR I;LIDIA, A MEJIA-CIN	2527 SAND HILL RD	FAYETTEVILLE, NC 28306
MORAN, LUIS A;MORAN, CARMEN M	5105 ACCESSTO LN	HOPE MILLS, NC 28348
MURRAY, DWIGHT R SR;MURRAY, SHARON T	4244 HONDO DR	FAYETTEVILLE, NC 28306
NOBLES, THOMAS CRAIG;NOBLES, TINA P	1516 CHEDINGTON RD	HOPE MILLS, NC 28348
OXENDINE, JOLENA K	1400 CHEDINGTON RD	HOPE MILLS, NC 28348
PHIPPS, ERNEST C JR;PHIPPS, BELINDA F	1527 CHEDINGTON RD	HOPE MILLS, NC 28348
PURVIS, MARY LYNN	5109 ACCESSTO LN	HOPE MILLS, NC 28348
RUSSELL, CYNTHIA PAULETTE	5109 BECKENSTEIN DR	HOPE MILLS, NC 28348

SECU*RE INC
STERLING, CHERYL
TOWNSEND, VANESSA
WHITE, EDWARD KEITH
WHITTED, HUBERT;RENEE, .
WHITTED, LATASHA CHERRISE
YAMBO, KETTY RODRIGUEZ

PO BOX 25907
4228 DIPPER DR
1424 CHEDINGTON RD
5115 BECKENSTEIN DR
1508 CHEDDINGTON RD
PO BOX 26303
628 HILDRETH PL 157

RALEIGH, NC 27611
FAYETTEVILLE, NC 28306
HOPE MILLS, NC 28348
HOPE MILLS, NC 28348
HOPE MILLS, NC 28348
FAYETTEVILLE, NC 28314
FAYETTEVILLE, NC 28314

PLANNING STAFF REPORT
REZONING CASE # P20-33
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located on west side of Butler Nursery Road from A1 Agricultural to R40 Residential. This request would increase the allowed density from 1 unit/2 acre to 1 unit/40,000 square feet. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Kyle A. Dixon (owner) & Tim Evans on behalf of Longleaf Properties of the Sandhills (agent)

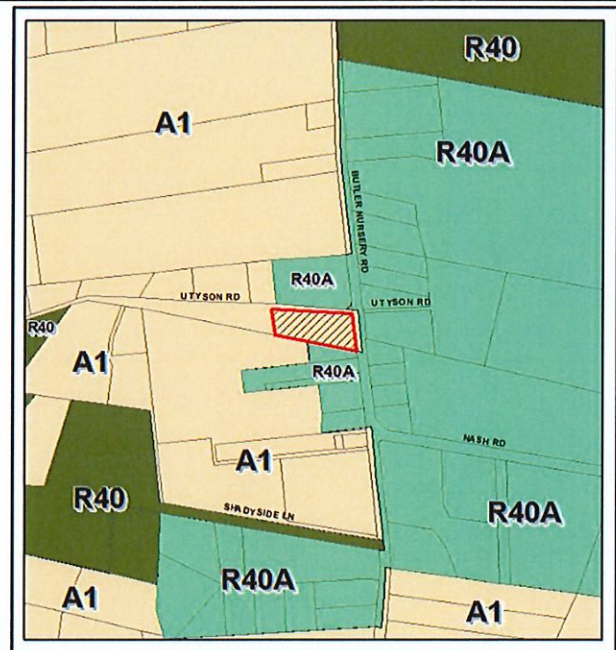
PROPERTY INFORMATION

ADDRESS/LOCATION: West side of SR 2233 (Butler Nursery Road), north of SR 2224 (Nash Road); more specifically REID 0453516551000

SIZE: This request includes one parcel totaling approximately 2.00+/- acres. The property has approximately 221' of street frontage along Butler Nursery Road. The property is 469'+/- in depth.

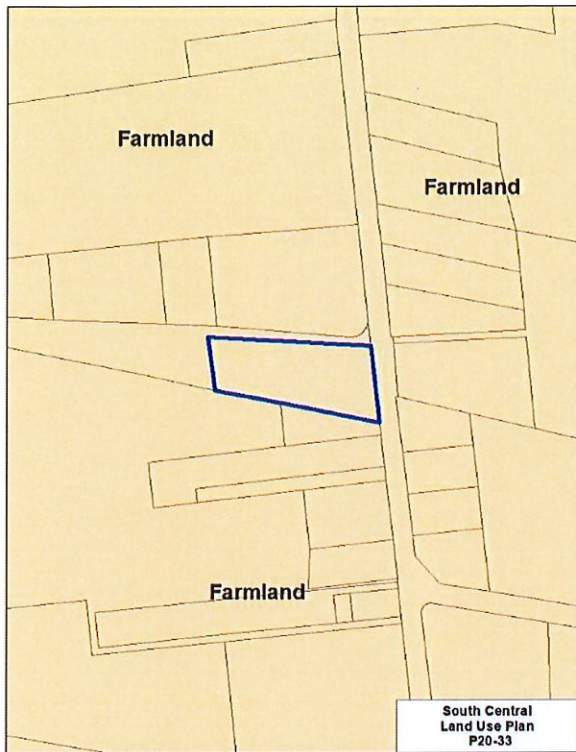
EXISTING LAND USE: The property is currently vacant woodland.

OTHER SITE CHARACTERISTICS: The property is not located within the watershed or the Special Flood Hazard Area. There are hydric (Ro-Roanoke and Wahee loams) and hydric inclusion (WmB-Wickham fine sandy loam) soils on the property.



DEVELOPMENT REVIEW: A subdivision or group development review for multiple dwellings will be required prior to development.

SURROUNDING LAND USE: There are residential uses surrounding the parcel including manufactured homes.



ZONING HISTORY: This property was initially zoned A1 as part of the Area 17 initial zoning on March 1, 1994.

UTILITIES: This site is currently served by private well/septic. There are no public water or sewer lines available to the property. This property is within the Grays Creek water/sewer district.

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 Area". "Rural Area" allows for very low intensity residential development with septic. The South Central Land Use Plan (2015) designates this parcel for "Farmland". The "Farmland" designation allows for a density of one unit per acre on tracts less than 10 acres especially with favorable soils and desires only stick-built homes. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Butler Nursery Road is identified as a thoroughfare needing improvement in the 2045 Metropolitan Transportation Plan. There are no construction/improvements planned and the subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic Count (2016) on SR 2233 (Butler Nursery Road) is 500.

SCHOOLS CAP/ENROLLED: Alderman Road Elementary: 750/676, Gray's Creek Middle: 1200/1139, Gray's Creek High 1470/1467.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: This property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-33, the Planning & Inspections staff **recommends approval** of the rezoning request from A1 Agricultural to R40 Residential and finds the request consistent with the South Central Land Use Plan (2015) which designates this parcel for "Farmland". The "Farmland" designation allows for a density of one unit per acre on tracts less than 10 acres with favorable soils and desires only stick-built homes. Approval of the rezoning is also reasonable and in the public interest as the requested district is in harmony with surrounding existing land uses and 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-40
2. Address of Property to be Rezoned: 0 Butler Nursery Rd.
3. Location of Property: Butler Nursery Rd AND U-Tyson Rd.
4. Parcel Identification Number (PIN #) of subject property: 0453-51-6551
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.00 Frontage: 200' Depth: 450'
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10774 8512, Page(s) 530 0561, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: VACANT
10. Proposed use(s) of the property: Single Family
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.

Kyle L. Dixon
NAME OF OWNER(S) (PRINT OR TYPE)

6375 Tabor Church Rd. Fay. N.C 28312
ADDRESS OF OWNER(S)

HOME TELEPHONE # _____ WORK TELEPHONE # 910 813-0262 CEL

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

4239 Cameron Rd. Fay. N.C 28306
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Tim@longleafproperties.com
E-MAIL

HOME TELEPHONE # _____ WORK TELEPHONE # 910 273-~~55~~5016 cel

[Signature]
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
BAXLEY, NICHOLAS	2213 QUAILRIDGE DR	FAYETTEVILLE, NC 28304
DUNLAP, JENNIFER C;EMERSON MCNEILL	2691 SHADYSIDE LN	FAYETTEVILLE, NC 28306
GASQUE, BOBBY LEMUEL; WILLIAM EUGENE;HUM	8404 SUNNING CT	ST PAULS, NC 28384
HUMPHREY, EMMITT L JR	PO BOX 2259	SAPULPA, OK 74067
JACKSON, NEILL WADE;JACKSON, SUSAN ROSS	2924 VINTON ST	SUPPLY, NC 28462
MCCALL, JODY RAY;MCCALL, CARLA MATTHEWS	4659 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
MCFADYEN, DEDRA	3955 UPTON TYSON RD	FAYETTEVILLE, NC 28306
MOTZ, DIETER M;MOTZ, CONNIE	4725 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
NAVE, COLIN TREVOR;NAVE, EUGENIA LYNN	4709 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
TYSON, VANCE U JR	4925 S NC 87 HWY	FAYETTEVILLE, NC 28306

NAME	ADDRESS	CITY
BAKER, DONNIE;BAKER, ALISHA K	4625 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
HAYWOOD, MARY LOIS	4600 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
IVEY, BOBBY WAYNE	4761 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
JOHNSON, JOHN W & SHARON	3845 U TYSON RD	FAYETTEVILLE, NC 28306
KLOTZ, VINCENT J	1208 ALEXWOOD DR	HOPE MILLS, NC 28348
LANE, CARL GLENN;LANE, MARIE T	4749 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
MCCALL, W C;MCCALL, FLORENCE J	4647 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
MORA, RICHARD	4150 NASH RD	FAYETTEVILLE, NC 28306
NOBLES, JAMES F;MELONY, .	4637 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
ORANGE CAPITAL FUNDING LLC	295 E 50 HWY 5	CLERMONT, FL 34711
PALACIOS PALACIOS	4139 NASH RD	FAYETTEVILLE, NC 28306
PORONTO, MARK W;PORONTO, NAN	4750 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
SHERRILL, HAROLD WAYNE;DENISE	3023 GAINNEY RD	FAYETTEVILLE, NC 28306
SIEGFRIED, ELIZABETH	4737 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
SYKES, DONNA	3901 UPTON TYSON RD	FAYETTEVILLE, NC 28306
TAYLOR, ROBERT DOUGLAS JR	PO BOX 1407	HOPE MILLS, NC 28348
WHITE, HAKEEM;WHITE, STRACIA	4774 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
WILLIS, DANIEL F	9 JEREMIAH AVE	ELYSBURG, PA 17824

PLANNING STAFF REPORT
REZONING CASE # P20-34
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located at the northeast quadrant of the intersection of NC Hwy 87 S & Grays Creek Church Road from A1 Agricultural to R40 Residential. This would increase the allowed density from 1 unit/2 acre to 1 unit/40,000 square feet. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Vance U. Tyson Jr. (owner) & Tim Evans on behalf of Longleaf Properties of the Sandhills (agent).

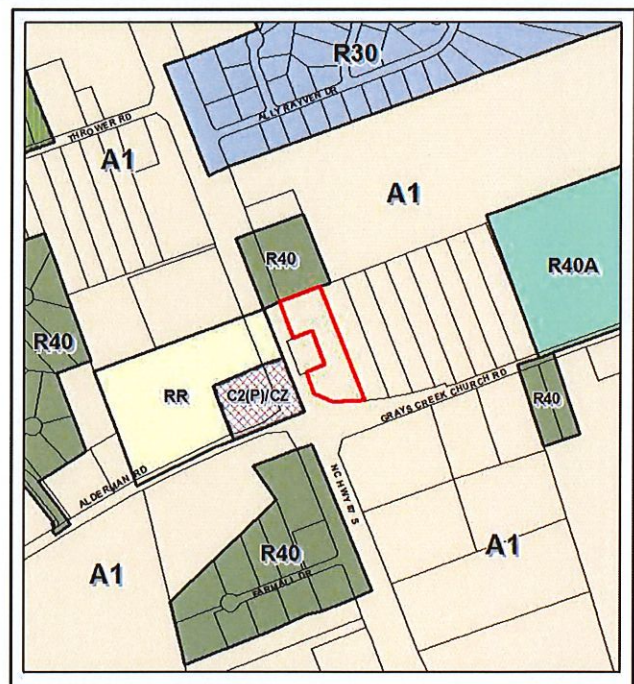
PROPERTY INFORMATION

ADDRESS/LOCATION: Northeast quadrant of the intersection of NC Hwy 87 S & SR 2235 (Grays Creek Church Road); more specifically REID 0441484813000

SIZE: This request includes one parcel totaling approximately 2.92+/- acres. The parcel has 342' of street frontage along NC Hwy 87 S & 170' of frontage along Grays Creek Church Road. The property is 240'+/- in depth.

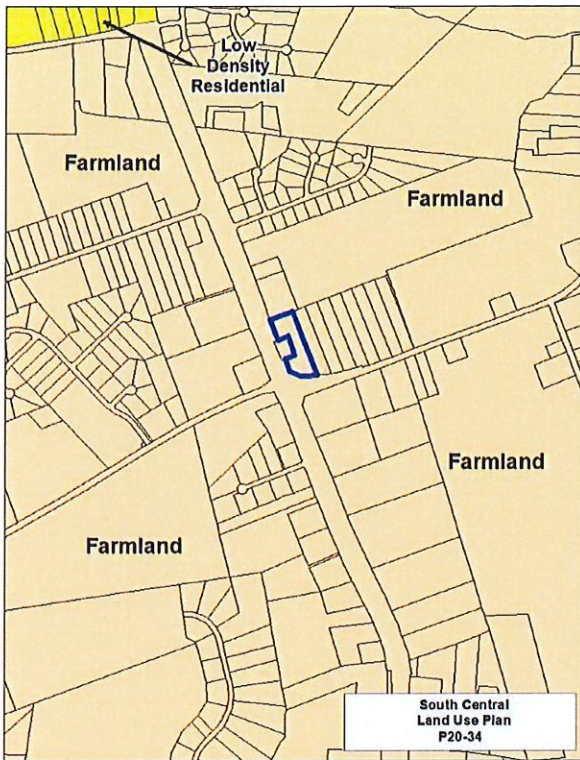
EXISTING LAND USE: The property is currently vacant farmland.

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



DEVELOPMENT REVIEW: A subdivision or group development review for multiple dwellings will be required prior to development.

SURROUNDING LAND USE: There are residential uses including a manufactured home in the surrounding area of the parcel. A retail store is developed across NC Hwy 87 S from the parcel and a vacant convenience store exists on the adjacent property.



ZONING HISTORY: This property was initially zoned A1 as part of the Area 17 initial zoning on March 1, 1994.

UTILITIES: The property is served by private well and septic. There are no public water or sewer lines available to the property. The property is within the Grays Creek water/sewer district.

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 Area". "Rural Area" allows for very low intensity residential development with septic. The South Central Land Use Plan (2015) designates this parcel for "Farmland". The "Farmland" designation allows for a density of one unit per acre on tracts less than 10 acres especially with favorable soils and desires only stick-built homes. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: NC Hwy 87 S is identified as an existing thoroughfare in the 2045 Metropolitan Transportation Plan. Grays Creek Church Road is identified as a local road. There are no constructions/improvements planned and the subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic Count (2018) on NC Hwy 87 S is 13,500. The Average Daily Traffic Count (2016) on Gray's Creek Church Road is 360.

SCHOOLS CAP/ENROLL: Alderman Road Elementary: 750/676, Gray's Creek Middle: 1200/1139, Gray's Creek High: 1470/1467.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

STAFF RECOMMENDATION

In Case P20-34, the Planning & Inspections staff **recommends approval** of the rezoning request from A1 Agricultural to R40 Residential and finds the request consistent with the South Central Land Use Plan (2015) which designates this parcel for "Farmland". The "Farmland" designation allows for a density of one unit per acre on tracts less than 10 acres with favorable soils and desires only stick-built homes. Approval of the rezoning is also reasonable and in the public interest as the requested district is in harmony with surrounding existing land uses and 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-40
2. Address of Property to be Rezoned: no address
3. Location of Property: Hwy 87 & Gray's Creek Church Rd
4. Parcel Identification Number (PIN #) of subject property: 0441-46-4613
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.92 Frontage: _____ Depth: _____
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10009, Page(s) 0887, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: being farmed
10. Proposed use(s) of the property: single family dwelling
11. Do you own any property adjacent to or across the street from this property?
Yes No _____ If yes, where? opposite corner of Gray's Creek Church Rd.
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.

Dante Tyson

NAME OF OWNER(S) (PRINT OR TYPE)

4925 S.N.C. 87 Hwy.

ADDRESS OF OWNER(S)

HOME TELEPHONE #

910-308-4057

WORK TELEPHONE #

Tim Evans (Longest Prop.)

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

4239 Cameron Rd. Hwy. 28306

ADDRESS OF AGENT, ATTORNEY, APPLICANT

tim@longestproperties.com

E-MAIL

HOME TELEPHONE #

910-273-5016

WORK TELEPHONE #

James A. Spoor

SIGNATURE OF OWNER(S)

[Signature]

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
C & W PROPERTIES	1124 PONY DR	HOPE MILLS, NC 28348
JAMES, JOB JR;JAMES, IRIS	5246 GRAYS CREEK CHURCH RD	HOPE MILLS, NC 28348
LLOYD, SHONDELL ALONZO	7319 AVE T	BROOKLYN, NY 11234
PAR 5 DEVELOPMENT GROUP LLC	6360 S NC 87 HWY	FAYETTEVILLE, NC 28306
PIERS, GINA	5623 TEE CT	HOPE MILLS, NC 28348
SIMMONS, BRIAN A;SIMMONS, JAIME S	5208 FARMALL DR	FAYETTEVILLE, NC 28306
TYSON, VANCE U JR	4925 S NC 87 HWY	FAYETTEVILLE, NC 28306
WALTERS, DENNIS MARSHALL;AUTRY, VALERIE W	4100 YARBOROUGH RD	HOPE MILLS, NC 28348

NAME	ADDRESS	CITY
BOSTIC, ERIC B;BOSTIC, MARCELLA	5232 GRAYS CREEK CHURCH RD	HOPE MILLS, NC 28348
GAINNEY, RONALD;GAINNEY, BRENDA	10500 GUY CT	CHELTENHAM, MD 20623
KONOPATSKI, MATTHEW S;ARLENE I	5218 GRAYS CREEK CHURCH RD	HOPE MILLS, NC 28348
MCALLISTER, JACQUELINE	6275 S NC 87 HWY	FAYETTEVILLE, NC 28306
MCCULLOUGH, KATISHA W; DONALD	5192 GRAYS CREEK CHURCH RD	HOPE MILLS, NC 28348
PATE, WILLIAM C	5836 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
WELLS, JONELL;WELLS, VATASHIA J	5204 GRAYS CREEK CHURCH RD	HOPE MILLS, NC 28348

PLANNING STAFF REPORT
REZONING CASE # P20-35
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone a portion of one parcel located at 3439 Wade Stedman Road from A1 Agricultural to R40 Residential. This request would allow the portion to be subdivided out from the parent tract. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Sarah Royal Gibbs (owner) & William B. Snively, PLS (agent)

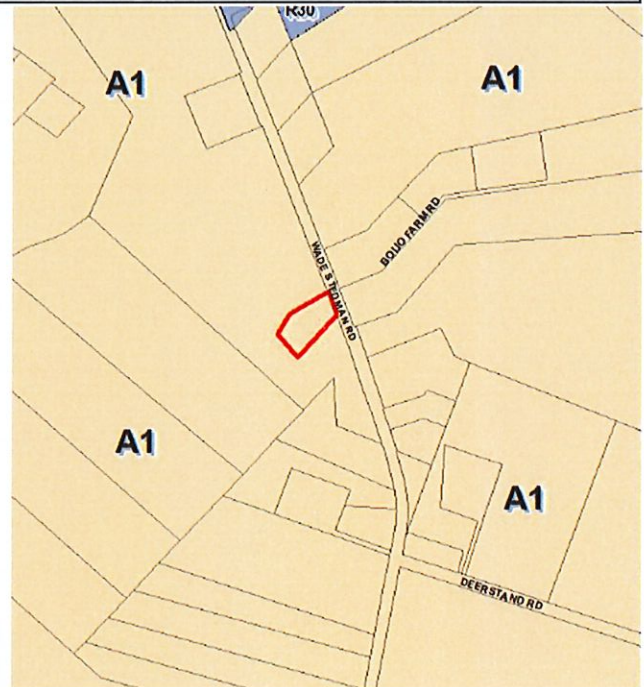
PROPERTY INFORMATION

ADDRESS/LOCATION: 3439 Wade Stedman Road; more specifically portion of REID 0489804330000

SIZE: This request includes a portion of a parcel totaling approximately 1.15+/- acres. The portion has approximately 125' of street frontage along Wade Stedman Road. The portion is 295'+/- in depth.

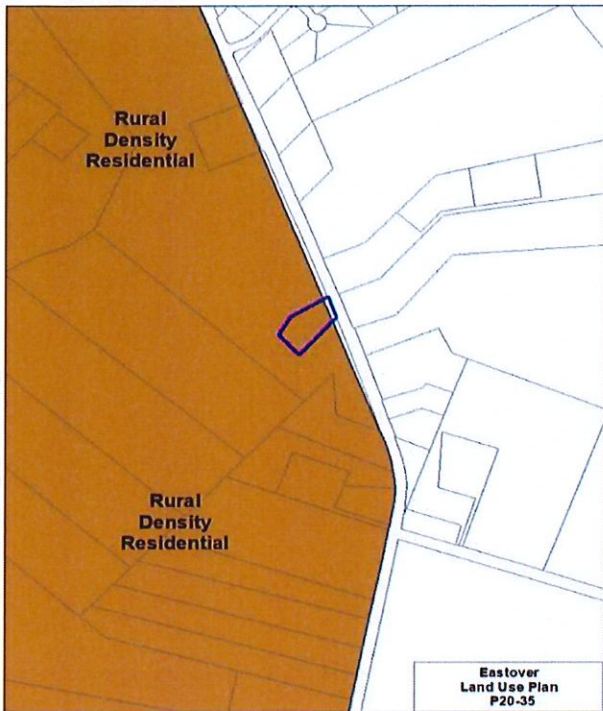
EXISTING LAND USE: The property is currently developed with a residential dwelling.

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



DEVELOPMENT REVIEW: The property will be required to submit for a subdivision review to cut the portion being rezoned out of parent tract.

SURROUNDING LAND USE: There are residential uses surrounding the parcel including manufactured homes.



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

UTILITIES: The property is currently served by ESD water and private septic. There are no public sewer lines available to the property. This property is not located within a water/sewer district.

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 as "Rural Areas". The Eastover Land Use Plan (2018) designates this parcel as "Rural Density Residential". The "Rural Density Residential" designation desires a density of 1 to 2.2 units per acre. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Wade Stedman Road is identified as a thoroughfare needing improvement in the 2045 Metropolitan Transportation Plan. There are no constructions/improvement planned and the subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic count (2018) on Wade Stedman Road is River Road is 1,800.

SCHOOLS CAP/ENROLL: Eastover Central Elementary: 540/388; Mac Williams Middle 1270/1189; Cape Fear High: 1425/1427

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: This property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-35, the Planning & Inspections staff **recommends approval** of the rezoning request from A1 Agricultural to R40 Residential and find the request consistent with the Eastover Land Use Plan (2018) which designates this parcel as "Rural Density Residential". The "Rural Density Residential" designation desires a density of 1 to 2.2 units per acre. Approval of the request is also reasonable and in the public interest as the district requested is in harmony with existing land uses in the surrounding area.

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 A1 to R40
2. Address of Property to be Rezoned: 3439 Wade-Cstedman Road
3. Location of Property: West Side of Wade-Cstedman Road approx 1/4 mi. N. of Decatur Rd.
4. Parcel Identification Number (PIN #) of subject property: 0489-80-4330 (also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.15 Frontage: 125' ± Depth: 300' ±
6. Water Provider: Well: _____ PWC: _____ Other (name): ESD
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 9589 , Page(s) 20 , Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Rental House on Farmland
10. Proposed use(s) of the property: House Lot on individual lot to be conveyed to occupant.
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.

Sarah Royal Gibbs

NAME OF OWNER(S) (PRINT OR TYPE)

217 Queensberry Drive Fayetteville, NC 28303
ADDRESS OF OWNER(S)

Cell- 910-527-6747
HOME TELEPHONE #

910-678-8212
WORK TELEPHONE #

William B. Snively, PLS
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

7595 Boyce's Landing Road, Wade, N.C. 28395
ADDRESS OF AGENT, ATTORNEY, APPLICANT

gsnively@embermail.com
E-MAIL

910 483-3863
HOME TELEPHONE #

Cell 910 309-1008
WORK TELEPHONE #

Sarah R Gibbs
SIGNATURE OF OWNER(S)

[Signature]
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
AUTRY, MAGGIE PEARL HEIRS	3308 WADE STEDMAN RD	WADE, NC 28395
BAREFOOT, KIMBERLY MARIE; MARTIN DANIEL	3376 WADE STEDMAN RD	WADE, NC 28395
BOLIO, CORY RAYMOND; BOLIO, SYLVIA LYNN	3456 WADE STEDMAN RD	WADE, NC 28395
BULLARD, GEORGE EDMUND JR	3304 HAYFIELD RD	WADE, NC 28395
DAVIS, JAMES M; DAVIS, SONDR A	3111 BONITA FARMS RD	WADE, NC 28395
HORNE, TIFFANY MEARES; WILLIAM	5604 QUIET ACRES LN	WADE, NC 28395
HOUSE, JASON D; HOUSE, JENNIFER L	3555 WADE STEDMAN RD	WADE, NC 28395
HUNTER, IDA MAE	3359 WADE STEDMAN RD	WADE, NC 28395
LONG, JAMIE FRANK; LONG, ERIKA	3558 WADE STEDMAN RD	WADE, NC 28395
MASSON, JOHN PHILLIPPE; MASSON, LINDA GREY	3007 ROYAL WILLIAMS RD	WADE, NC 28395
MCLAMB, DONNA, WILLIAM	3494 WADE STEDMAN RD	WADE, NC 28395
MILLIGAN, CHRISTOPHER F	3366 WADE STEDMAN RD	STEDMAN, NC 28391
SMITH, ARNOLD D	11075 BROADWATER BRIDGE RD	ROSEBORO, NC 28382
STARLING, HAROLD M	3069 ROYAL WILLIAMS RD	WADE, NC 28395
STRICKLAND, ANN MCLAMB	3390 WADE STEDMAN RD	WADE, NC 28395
TART, AUDREY ROYAL;, JAMES THOMAS JR	3922 WADE STEDMAN RD	WADE, NC 28395
WRIGHT, ANNIE BELLE CAROLL	3331 WADE STEDMAN RD	WADE, NC 28395

NAME	ADDRESS	CITY
ARMSTRONG, BOBBY L;ARMSTRONG, BRENDA W	3327 WADE STEDMAN RD	WADE, NC 28395
BOLIO, CORY R;BOLIO, SYLVIA L	913 ANTHEM LN 2201	FAYETTEVILLE, NC 28311
CARROLL, MAMIE L,	32 SUN RISE LN	DUNN, NC 28334
MURPHY, VARONNA	3301 WADE STEDMAN RD	WADE, NC 28395
MURPHY, VICKI REGINA	3302 TEAKWOOD DR	HOPE MILLS, NC 28348
ROYAL, DONALD W JR,CATHERINE G ET AL	217 QUEENSBERRY DR	FAYETTEVILLE, NC 28303
STRICKLAND, ANN MCLAMB	3390 WADE STEDMAN RD	WADE, NC 28395

PLANNING STAFF REPORT
REZONING CASE # P20-36
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone a portion of one parcel located at 1705 Rock Hill Road from A1 Agricultural to R40 Residential. This request would allow the property owner to subdivide this portion from the parent tract. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: James McNeill Williams (owner) & William B. Snively, PLS (agent)

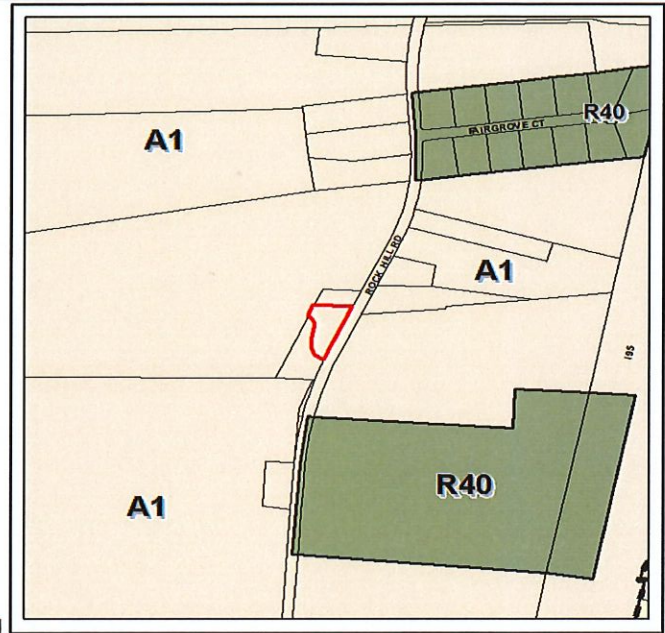
PROPERTY INFORMATION

ADDRESS/LOCATION: 1705 Rock Hill Road; more specifically portion of REID 0468002070000

SIZE: This request includes a portion of one parcel totaling approximately 1.00+/- acres. The property has approximately 356' of street frontage along Rock Hill Road. The property is 207' +/- in depth.

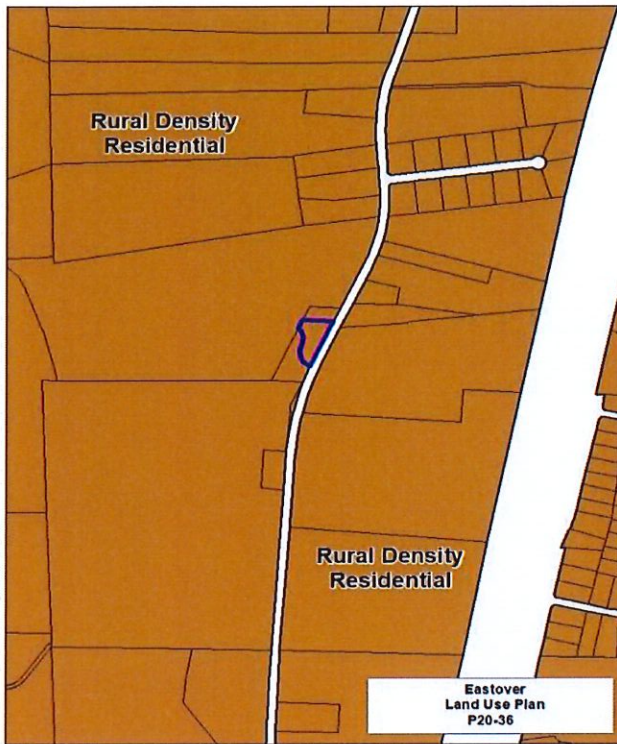
EXISTING LAND USE: The property is currently developed with a residential dwelling.

OTHER SITE CHARACTERISTICS: The property is not located within the watershed or Special Flood Hazard Area. There are hydric (De-Deloss loam) soils on the property.



DEVELOPMENT REVIEW: The property will be required to submit for a subdivision review to cut off the portion being rezoned from the parent tract.

SURROUNDING LAND USE: There are residential uses including a manufactured home in the surrounding area.



ZONING HISTORY: This property was initially zoned A1 as part of the Area 8 initial zoning on April 26, 1979.

UTILITIES: This site is currently served by ESD water and private septic. There are no public sewer lines available to the property. This property is not located within a water/sewer district.

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 "Community Growth Areas". The Eastover Land Use Plan (2018) designates this parcel for "Rural Density Residential". The "Rural Density Residential" designation has a desired density of 1 to 2.2 units per acre. **Request is plan compliant.**

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/improvement planned and the subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic count (2018) on Rock Hill Road is 900.

SCHOOLS CAP/ENROLL: Armstrong Elementary: 450/404; Mac Williams Middle 1270/1189; Cape Fear High: 1425/1427

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: This property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-36, the Planning & Inspections staff **recommends approval** of the rezoning request from A1 Agricultural to R40 Residential and find the request consistent with the Eastover Land Use Plan (2018) which designates this parcel for "Rural Density Residential". The "Rural Density Residential" designation has a desired density of 1 to 2.2 units per acre. Approval of the request is also reasonable and in the public interest as 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 A1 to R40
2. Address of Property to be Rezoned: 1705 Rockhill Road
3. Location of Property: West side of Rockhill Road
 approx. 1/2 mile S. of Dunn Road
4. Parcel Identification Number (PIN #) of subject property: 0468-00-2070 -
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.00 Frontage: 350' Depth: 200'
6. Water Provider: Well: _____ PWC: _____ Other (name): ESD
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 813 , Page(s) 364 , Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Residential House Lot
10. Proposed use(s) of the property: Residential House Lot
11. Do you own any property adjacent to or across the street from this property?
Yes No _____ If yes, where? West, North & South
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 McNeill Williams
NAME OF OWNER(S) (PRINT OR TYPE)

7517 Mary Hall Road Rougemont NC 27572
ADDRESS OF OWNER(S)

910 261-5898 HOME TELEPHONE # WORK TELEPHONE #

William B Snively PLS
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

7595 Boyce's Landing Road, Wade, NC 28395
ADDRESS OF AGENT, ATTORNEY, APPLICANT

gsnively@embarqmail.com
E-MAIL

910 483-3863
HOME TELEPHONE #

910 309-1008
WORK TELEPHONE #

James McNeill Williams
SIGNATURE OF OWNER(S)

[Signature]
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
FISHER, JOYCE	1542 ROCK HILL RD	EASTOVER, NC 28312
HOLMES, ROGER G;LORETTA M	1668 ROCK HILL RD	EASTOVER, NC 28312
WILLIAMS, JAMES MCNEILL	1705 ROCK HILL RD	EASTOVER, NC 28312

NAME	ADDRESS	CITY
BROADWELL, DOHN B JR;L	1600 ROCK HILL RD	EASTOVER, NC 28312
BUIE PROPERTIES LLC	3224 FAIRGROVE CT	EASTOVER, NC 28312
CULBRETH, WENDELL E	3200 FAIRGROVE CT	EASTOVER, NC 28312
DENNING, JOAN M;DENNING, JAMES R	3201 FAIRGROVE CT	EASTOVER, NC 28312
FARRELL, DAVID BREECE JR; CYNTHIA L	3216 FAIRGROVE CT	EASTOVER, NC 28312
KNIGHT, CHARLES R;KNIGHT, JOYCE S	3208 FAIRGROVE CT	EASTOVER, NC 28312
LOCKLEAR, BOBBY	1965 ROCK HILL RD	EASTOVER, NC 28312
OSBORNE, MICHAEL K; KARRON A	1814 ROCK HILL RD	EASTOVER, NC 28312
PETERS, ROBIN R	1913 ROCK HILL RD	EASTOVER, NC 28312
WILLIAMS, EDWARD MICHELLE B	3208 ELMS THORPE DR	FAYETTEVILLE, NC 28312
WILLIAMS, JAMES MCNEILL	7517 MARY HALL RD	ROUGEMONT, NC 27572

PLANNING STAFF REPORT
REZONING CASE # P20-37
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located north side of Braxton Road from A1 Agricultural to C2(P) Planned Services and Retail District/CZ Conditional Zoning for requested C2(P) uses. The site plan submitted by the applicant currently shows outdoor recreation for profit, assembly, day care and medical office uses. This is a conditional rezoning and the draft ordinance related conditions are contained within the board packet.

OWNER/APPLICANT

OWNER/APPLICANT: Ross L. Green (owner)

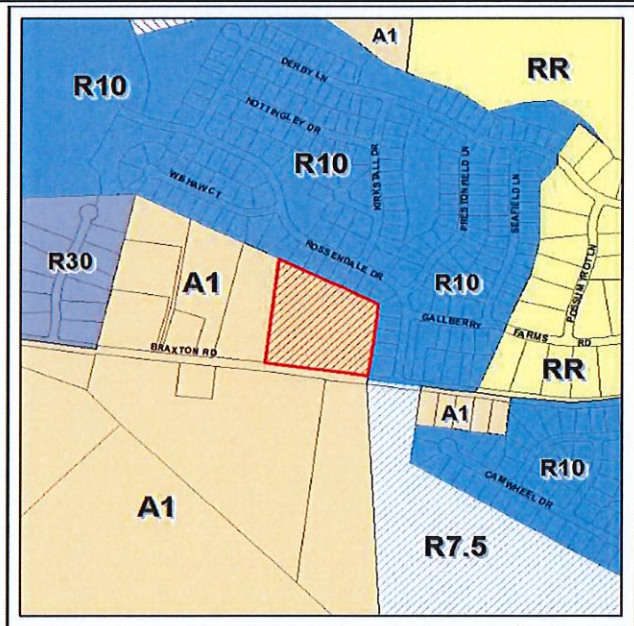
PROPERTY INFORMATION

ADDRESS/LOCATION: North side of SR 2242 (Braxton Road), west of Rosendale Drive; more specifically REID 0422189267000

SIZE: This request includes one parcel totaling approximately 7.05+/- acres. The property has approximately 576' of street frontage along Braxton Road. The property is 535' +/- in depth.

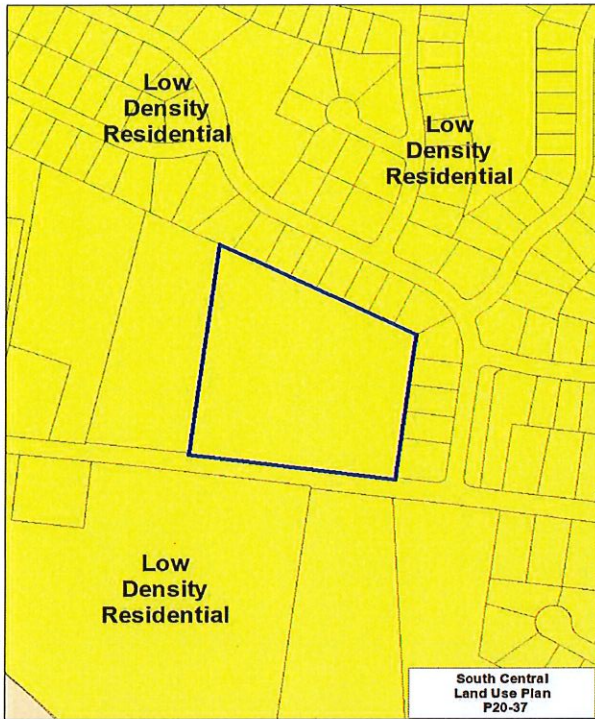
EXISTING LAND USE: The subject property is currently vacant.

OTHER SITE CHARACTERISTICS: The property is not within the watershed or Special Flood Hazard Area. There are hydric soils (Pa- Pactolus loamy sand & Le-Leon sand)) on the property.



SURROUNDING LAND USE: While the surrounding uses are primarily residential, the Gallberry Corn Maze operates across Braxton Road from the subject property.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to C2(P) setbacks: Front yard: 50 foot, Side yard: 30 foot, Rear yard: 30 foot.



ZONING HISTORY: This property was initially zoned A1 as part of the Area 13 initial zoning on June 25, 1980.

UTILITIES: The site is served by PWC water and sewer. This site is not within a water/sewer district.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to C2(P) setbacks: Front yard: 50 foot, Side yard: 30 foot, Rear yard: 30 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel for "Urban & Urban Fringe". The South Central Land Use Plan (2015) designates this parcel for "Low Density Residential". "Low Density Residential" calls for a density of 2.2 to 6 units/acre and requires public water and sewer. **Request is not compliant with the plan.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Braxton road is identified as an existing thoroughfare in the 2045 Metropolitan Transportation Plan. There are no constructions/improvements planned and the property will have no impact on the Transportation Plan. The Average Daily Traffic Count (2016) on Braxton Road is 1,700.

SCHOOLS CAP/ENROLL: Gallberry Farm Elementary: 900/978, Gray's Creek Middle: 1200/1139 & Gray's Creek High: 1470/1467.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: This request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshall stated that future development should ensure all fire department access requirements are met, ensure emergency responder radio coverage is achieved for all buildings & building plan submittals are required for review for all new and renovated buildings. This information is also noted in the conditions.

FAYETTEVILLE REGIONAL AIRPORT: This property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-37, the Planning & Inspections staff **recommends denial** of the rezoning request from A1 Agricultural to C2(P) Planned Services and Retail District/CZ Conditional Zoning for requested C2(P) uses and find the request not consistent with the South Central Land Use Plan (2015) which designates this parcel for "Low Density Residential". The "Low Density Residential" designation desires residential uses at a density of 2.2 to 6 units per acre that the requested district will not allow. Denial of the request is also reasonable and in the public interest as the district requested is not in harmony with surrounding zoning and existing land uses and will promote an encroachment of commercial activity in a primarily residential area.

Attachments:

- Site Plan
- Draft Ordinance Related Conditions
- Zoning Application
- Notification Mailing List



**C2(P) PLANNED SERVICE AND RETAIL DISTRICT/
CZ CONDITIONAL ZONING**

REQUEST: C2(P) USES REQUESTED

CASE: P20-37 ACREAGE: 7.05 AC +/-

ZONED: A1 SCALE: NTS

PARKING: AS SHOWN

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

C2(P) PLANNED SERVICE & RETAIL/CZ CONDITIONAL ZONING DISTRICT

DRAFT

Ordinance Related Conditions

For requested C2(P) uses

Revision Required:

1. Three copies of a revised site plan and a \$25.00 revision fee is required to be submitted to the Current Planning Section prior to the further processing of this plat/plan. The following must be addressed on the revised plat/plan:
 - a. Landscaping must be provided in accordance with Section 1102 N, Landscaping, County Zoning Ordinance and/as shown on the site plan. The following are the minimum standards for the required landscaping of this site:
 - i. 12 large shade trees or 23 small ornamental trees within the front yard setback area along Braxton Road and
 - ii. 12 ornamental trees and 121 shrubs are required in the building yard area.
 - iii. 7 large shade trees or 13 small ornamental trees are required within the parking area.

In addition:

- a. Required plant materials shall be maintained by the property owner, including replacing dead or unhealthy trees and shrubs; and
 - b. All yard and planting areas shall be maintained in a neat, orderly, and presentable manner and kept free of weeds and debris.
- b. The revised site plan must show all property boundary distances with metes/bounds indicated.

Pre- Permit Related:

2. Prior to the permit application for the water park (Outdoor Recreation/Amusement) the developer must submit for approval of a Special Use Permit by the Board of Adjustment.
3. Prior to the permit application for any change-of-use from those shown on the submitted site plan, three copies of a revised site plan must be submitted for review and approval by Current Planning.
4. 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]

5. The Cumberland County Fire Marshal's office has reviewed the request and offered the following comments:
 - a. Ensure all fire department access requirements are met.
 - b. Ensure emergency responder radio coverage is achieved for all buildings.
 - c. Building plan submittals required for review for all new and renovated buildings.

For questions related to this comment, please contact the Fire Marshal's office.

Permit-Related:

6. 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.)

7. 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]
8. **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/\$50.00 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]

9. 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)
10. 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.)
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 C2(P) Planned Service and Retail/CZ Conditional Zoning for requested C2(P) uses zoning district must be complied with, as applicable.
13. 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.)
14. 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.)

15. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306.C, County Subdivision Ord.)
16. 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.)
17. 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.

18. 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.
19. A solid buffer must be provided and maintained along the eastern side and rear property lines where this tract/site abuts R10 Residential in accordance with the provisions of Section 1102 G, County Zoning Ordinance (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)
20. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
21. All required off-street parking spaces are required to be a minimum of 9' x 20' and surfaced, with a permanent material such as asphalt or concrete, and striped prior to application for the building final inspection. A minimum of 42 off-street spaces for the day care facility as well as five spaces per medical professional and one space per four persons in design capacity for the community center/conference/classroom space as well as the water park is required for this development. (Art. XII, County Zoning Ord.)
22. A minimum of one off-street loading spaces(s) measuring 12' x 25' with 14' overhead clearance must be provided for this development. (Art. XII, County Zoning Ord.)
23. 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.)
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. There may be wetlands located in the project area that are subject to the permit requirements of Section 404 of the Clean Water Act. To avoid a violation of federal and/or state law, it is recommended the developer contact the Office of the Army Corp of Engineers or hire an environmental consultant to identify and delineate any wetlands in the project area prior to construction. A Section 404 permit will be required if the applicant needs to fill wetlands and the permit must be obtained prior to any construction on this site.
26. The subject property sits on Braxton Road which 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. For questions related to this comment, please contact Transportation Planning.
27. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.

28. A review of the data available to the Army Corp of Engineers indicates that jurisdictional waters are likely to be present on this property and therefore are likely to be impacted by the proposed project. However, without an official Jurisdictional Determination at the property, these findings cannot be confirmed.

A permit will be required for this project if construction will involve the temporary and/or permanent placement of fill in waters of the United States including wetlands. If a permit is required, the applicant will be required to avoid and minimize impacts to wetland/waters of the United States and may need to provide compensatory mitigation for unavoidable impacts.

29. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.
30. The US Postal Service most likely will require this development to have centralized cluster boxes for postal service to each lot or unit. The developer is advised contact the US Postal Growth Coordinator for the Mid-Carolinas District to determine the appropriate location for the cluster boxes. If the cluster box location requires changes to the subdivision or site plan, a revised preliminary/plan must be submitted to the Planning & Inspections Department for review and approval.

Other Relevant Conditions:

31. This conditional approval is contingent upon continued compliance with the County’s Subdivision and Development Ordinance and Zoning Ordinance.

Thank you for doing business in Cumberland County!

If you need clarification of any conditions, please contact Ed Byrne at 910-678-7609 or Betty Lynd at 910-678-7605 with the Current Planning Section; otherwise, contact the appropriate agency at the contact numbers below.

Contact Information (Area Code is 910 unless otherwise stated):

Current Planning Manager:	Betty Lynd	678-7605	blynd@co.cumberland.nc.us
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	mnaylo@co.cumberland.nc.us
Fire Marshal – Emergency Services	Kevin Lowther	321-6625	klowther@co.cumberland.nc.us
	Gene Booth	678-7641	wbooth@co.cumberland.nc.us
County Health Department:	Fred Thomas	433-3692	fthomas@co.cumberland.nc.us
Food & Lodging Env. Health:	Fred Thomas	433-3692	fthomas@co.cumberland.nc.us
PWC:	Joe Glass	223-4740	joe.glass@faypwc.com
	Sam Powers	223-4370	sam.powers@faypwc.com
Fayetteville Planning:	Chester Green III	433-1497	cgreen@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
Street Naming/Signs:	Diane Shelton	678-7665	dshelton@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 ROSS L. GREEN
2. Address: 1718 HOLLOWAN DR. Zip Code 28312
3. Telephone: (Home) 910.391.8005 (Work) SAME
4. Location of Property: 6010 BRAXTON RD. (SR-2242)
5. Parcel Identification Number (PIN #) of subject property: 0422-18-9267
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 7.05 NET Frontage: 558' Depth: 656'
7. Water Provider: PWC Septage Provider: PWC
8. Deed Book 9411, Page(s) 702, 703, 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: YOUTH PLEX-C2(P): MEDICAL, CHILDCARE, COMMUNITY CENTER, AFTER SCHOOL, WATER PLAY/POOL, ASSEMBLIES, FOOD PRODUCTION, OFFICE SPACE, BOOK SALES, BARBERING/HAIR DRESSING, RETAILING/SERVICING INDOOR, ADULT CLASSES, THEATER PRODUCTION,
NOTE: Be specific and list all intended uses. PHOTOGRAPHY STUDIO, INDOOR/OUTDOOR REC. & AMUSEMENT.
11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No
12. Has a violation been issued on this property? Yes _____ No
13. It is requested that the foregoing property be rezoned FROM: AL

TO: (Select one)

Conditional Zoning District, with an underlying zoning district of _____ (Article V)

C2(P) 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.) YOUTH PLEX: MEDICAL CARE, CHILDCARE, COMMUNITY CENTER, AFTER SCHOOL, WATER PLAY/POOL, ASSEMBLIES, FOOD PRODUCTION, OFFICE SPACES, BOOK SALES, BARBERING/HAIR DRESSING, RETAILING/SERVICING INDOOR, VOCATIONAL ~~ADULT~~ SCHOOL/CLASSES RELATED, THEATER PRODUCTION-INDOOR, PHOTOGRAPHY STUDIO, INDOOR/OUTDOOR REC & AMUSEMENT. Also see attached matrix.

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. 7 ACRES TOTAL COMMERCIAL DEVELOPMENT. MEDICAL OFFICE - 2,323 SF; DAYCARE & PRE-SCHOOL 10,110 SF; DAYCARE SUPPORT 10,097 SF; CONFERENCE SPACE 4,231 SF; COMMUNITY CNTR 20,851 SF DOWN / 8,300 SF UP; CLASS ROOM/RETAIL SERVICE - 8,100 SF.

2. DIMENSIONAL REQUIREMENTS:

A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks. ALL BUILDING SETBACKS WILL BE IN ACCORDANCE WITH DISTRICT MIN-REQUIREMENTS OF 30' FROM PUBLIC STREET RIGHT OF WAY, 20' FROM SIDE YARD PROPERTY LINES AND 35' FROM REAR YARD PROPERTY LINES.

B. Off-street parking and loading, Sec. 1202 & 1203: List the number of spaces, type of surfacing material and any other pertinent information. 131 OFF-STREET PARKING, INCLUDING 6 HANDICAP & 2 BUSES. ALL SPACES MEET OR EXCEED THE MINIMUM SIZE REQUIREMENTS OF NINE FEET IN WIDTH AND TWENTY FEET IN LENGTH.

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

ONE STREET SIGN WILL BE ERECTED AT SITE ENTRANCE AND WILL BE IN COMPLIANCE WITH DISTRICT SIGN REGULATIONS.

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.**

EIGHT LARGE GROWING OAK OR MAPLE TREES WILL BE EVENLY SPACED ALONG GREENSPACE ABUTTING BRAYTON RD. TWENTY THREE BRADFORD PEAR TREES WILL BE PLANTED INSIDE FRONT PARKING AREAS. THREE MID-SIZED TO LARGE ORNAMENTAL TREES WILL BE PLANTED INSIDE SPACES TO ACCENT BUILDINGS. VARIOUS EVERGREEN HEDGES WILL BE ALONG WALKWAYS AND IN FRONT OF BUILDINGS. INTERIOR PROPERTY LINES WILL BE BUFFERED BY EVERGREEN CYPRESS OR PINE.

- 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. SEE DESCRIPTION ABOVE.**

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.

HOURS OF OPERATION WILL BE IN TRADITION WITH REGULAR CHILDCARE SERVICES AND EARLY EVENING COMMUNITY CENTER EVENTS. MAXIMUM NUMBER OF EMPLOYEES FOR CHILDCARE FACILITY NOT TO EXCEED 40.

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.

ROSS L. GREEN
NAME OF OWNER(S) (PRINT OR TYPE)

1718 HOLLOMAN DR. FAYETTEVILLE, NC 28312
ADDRESS OF OWNER(S)

RLGREEN8005@GMAIL.COM
E-MAIL

910.391.8005 HOME TELEPHONE SAME WORK TELEPHONE

Ross L. Green 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

SECTION 403 USE MATRIX

CUMBERLAND COUNTY ZONING ORDINANCE
 P = PERMITTED USE
 S = SPECIAL USE (Sec. 1606, Bd of Adjustment)
 Z = CONDITIONAL ZONING (Art. V, County BOC)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	ASA	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R5	R6A	RS	R5A	OBI(P)	CI(P)	C2(P)	C(P)	M1(P)	M(P)
ACCESSORY USES, incidental to any permitted use (Sec. 1002)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ADDRESSING SERVICE/BULK MAILING																					P	P
AGRICULTURAL OR RURAL FARM USE	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
AIRPORT OPERATIONS, minor (Sec. 902)		S																			S	S
AIRPORT OPERATIONS, major																						P
ALCOHOLIC BEVERAGE CONTROL SALES																					P	
APPAREL AND ACCESSORY SALES																		P	P	P		
ASSEMBLIES, Community, assembly hall, armory, stadium, coliseum, community center, fairgrounds etc. (Sec. 916)		P	P	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P
AUCTION SALES, excluding livestock auctioning & motor vehicles																					P	P
BAKERY PRODUCTION AND WHOLESALE SALES																					P	P
BAKING, on premises and retail only																		P	P	P		
BANKS, SAVINGS AND LOAN COMPANY AND OTHER FINANCIAL ACTIVITIES																	P	P	P	P		
BARBERING AND HAIRDRESSING SERVICES/SALONS (Sec. 916)		S																P	P	P		
BARS & NIGHT CLUBS, except as regulated by Sec. 924																					P	
BED AND BREAKFAST (Sec. 903), except as regulated by Sec. 924		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	
BILLBOARDS (Sec. 1307)																					S	P
BINGO																					P	
BOOKS & PRINTED MATTER SALES, except as regulated by Sec. 924																	P	P	P	P	P	P
BORROW SOURCE OPERATIONS (Sec. 904)		S																			S	S
BOTTLED GAS DISTRIBUTING, bulk storage																					P	P
BOTTLING																						P
BUILDING SUPPLY																				P	P	P
BUS STATION ACTIVITIES, storage terminal activities																					P	P
CABINET MAKING AND OTHER WOODWORKING																					P	P
CALL CENTER																						P
CEMETERY, public (Sec. 916)		P		S	S			S										P	P	P	P	P

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LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	RS	RSA	O2(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
CLUB OR LODGE (Sec. 905), except as regulated by Sec. 924	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	P		
CONVENIENCE CONTAINER AND RECYCLING FACILITY (Sec. 905.1)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
CONVENIENCE RETAIL W/ GASOLINE SALES, including drive thru motor vehicle washing (Sec. 916)	P																	P	P	P	P	P
COTTON GIN (Sec. 916)	P	P																			P	P
CREMATORIUM																					P	P
DAY CARE FACILITY (Sec. 906)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S
DETENTION FACILITIES/PRISONS (Sec. 907)	Z	Z																		Z	Z	Z
DISTILLERY, small																					P	P
DRY CLEANING AND LAUNDRY COLLECTION, no cleaning on premises except in conjunction with service counter, provided not more than 2500 square feet are devoted to these processes																		P	P	P		
DRY CLEANING/LAUNDRY, self service																		P	P	P		
DRY CLEANING OR LAUNDRY, commercial																				P	P	P
DWELLING, SINGLE & MULTIPLE FAMILY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S ²	S ²	S ²	S ²		
EXTERMINATING SERVICES																				P	P	P
EQUESTRIAN FACILITIES	P	P	P	P	P	P	P			S												
FARM SUPPLIES MERCHANDISING & MACHINERY SALES/SERVICING (Sec. 916)	P																			P	P	P
FIRE STATION OPERATIONS/EMERGENCY SERVICES (Sec. 916)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
FIRING RANGE, OUTDOOR (Sec. 907.1)	Z																					
FISH HATCHERY (Sec. 916)	P	P																			P	P
FLOWER SHOP																		P	P	P		
FOOD PROCESSING																					P	P
FOOD PRODUCTION, with on premises retail sales of product																				P	P	
FOOD PRODUCTION/WHOLESALE SALES																					P	P
FOOD SALES/GROCERY STORES (Sec. 916)	P																	P	P	P		
FUNERAL HOME, incl. incidental crematorium	P																	P	P	P		
GOLF COURSES (Sec. 908)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
GROUP HOME, six or less clients (Sec. 909)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
GROUP QUARTERS (Sec. 910)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
HARDWARE, PAINT & GARDEN SUPPLY SALES																		P	P	P		
HAZARDOUS WASTE STORAGE/DISPOSAL FACILITY (Sec. 911)																					S	S
HOME FURNISHING AND APPLIANCE SALES																				P		

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LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R5A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
HOME OCCUPATIONS, Incidental (Sec. 1002A)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
HOTEL/MOTEL, except as regulated by Sec. 924																			P	P		
INDUSTRIAL OPERATIONS NOT OTHERWISE PROHIBITED																						P
INDUSTRIAL SALES OF EQUIPMENT OR REPAIR SERVICE																					P	P
INTERNET CAFÉ/VIDEO GAMING																					P	
JANITORIAL SERVICE																			P	P	P	P
KENNEL OPERATIONS (Sec. 912)		P	S	S	S														P	P	P	P
LABORATORY OPERATIONS, medical or dental																		P	P	P	P	P
LABORATORY, RESEARCH																		P	P	P	P	P
LANDFILL, DEMOLITION/INERT DEBRIS																					P	P
LIBRARY (Sec. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
LIVESTOCK SALES & AUCTIONING (Sec. 916)		P																			P	P
LOCKSMITH, GUNSMITH																				P	P	P
MACHINE TOOL MANUFACTURING OR WELDING																						P
MANUFACTURED HOME CLASS A, for residential occupancy		P	P	P	P	P	P	P	P	P				P ⁴								
MANUFACTURED HOME CLASS B, for residential occupancy		P			P			P						P ⁴								
MANUFACTURED HOME CLASS C, for residential occupancy (Sec. 913)														P ⁴								
MANUFACTURED HOME PARK (County Subdivision Ordinance), excluding any manufactured home sales														P								
MANUFACTURED HOME SALES																				P	P	P
MASSAGE & BODYWORKS THERAPY																		P	P	P		
MILLING OR GRINDING GRAIN AND SEED INTO FOOD (Sec. 916)		P																			P	P
MINI-WAREHOUSING (SELF-STORAGE FACILITY) (no outside commercial storage of motor vehicles) (Sec. 914)		P														S	S	P	P	P	P	P
MINI-WAREHOUSING (SELF-STORAGE FACILITY) (including outside commercial storage of motor vehicles)		S																		P	P	P
MONUMENT SALES																				P	P	P
MONUMENT WORKS																					P	P
MOTOR VEHICLE PARKING LOT, commercial																		P	P	P	P	P

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LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&P	C1(P)	C2(P)	C(P)	M1(P)	M(P)
MOTOR VEHICLE PARTS AND ACCESSORIES SALES, contained within a building & w/o storage																		P	P	P		
MOTOR VEHICLE REPAIR AND/OR BODY WORK (Sec. 916), excluding commercial wrecking/dismantling/storage of junked vehicles		P																		P	P	P
MOTOR VEHICLE RENTALS																			P	P	P	P
MOTOR VEHICLE SALES, new and used, including motor vehicle auctions																			P	P	P	P
MOTOR VEHICLE SERVICE STATION OPERATIONS (Sec. 916)																		P	P	P	P	
MOTOR VEHICLE STORAGE YARD																					P	P
MOTOR VEHICLE WASHING																			P	P	P	P
MOTOR VEHICLE WRECKING YARDS AND JUNKYARDS (Sec. 915) including sale of parts																					S	P
NURSERY OPS/PLANT HUSBANDRY/GREENHOUSES (Sec. 916)	P	P						P											P	P	P	P
NURSING HOME/CONVALESCENT HOME/HOSPITAL/RETIREMENT HOME, etc. (Sec. 917)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		
OFFICE SUPPLIES AND EQUIPMENT SALES AND SERVICE/MAILBOX SERVICE																			P	P		
OFFICE USE -- of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, clinics (Sec. 916)		P	P	P	P			P										P	P	P	P	
OFFICE USE -- with no on-premises stock or goods for sale to the general public and the operations and services of which are customarily conducted and concluded by means of written, verbal or mechanically reproduced communications material																		P	P	P	P	
PET SALES, excluding kennel activities or outside storage of animals																			P	P		
PHOTOGRAPHY STUDIO																		P	P	P	P	
PRINTING AND REPRODUCTION LARGE SCALE, => 4000 sq. ft.																				P	P	P
PRINTING AND REPRODUCTION SMALL SCALE, <4000 sq. ft.																		P	P	P	P	

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	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R5	R5A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
PUBLIC/COMMUNITY UTILITY STATIONS/SUBSTATIONS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
PUBLIC UTILITY WORKS, SHOPS OR STORAGE YARDS (Sec. 918)		S																	P	P	P	P
PUBLISHING																					P	P
QUARRY (Sec. 919)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
RADIO OR TELEVISION STUDIO ACTIVITIES ONLY																	P	P	P	P		
RAILROAD STATION/OPERATIONS																				P	P	P
RECREATION/AMUSEMENT INDOOR (Sec. 920) conducted inside building for profit, not otherwise listed & not regulated by Sec. 924								P											P	P		
RECREATION/AMUSEMENT OUTDOOR (Sec. 920) conducted outside building for profit, not otherwise listed & not regulated by Sec. 924	P	P	S	S	S	S	S	S	S	S	S	S							S	P		
RECREATION/AMUSEMENT OUTDOOR (with mechanized vehicle operations) conducted outside building for profit, not otherwise listed & not regulated by Sec. 924		P																		P		
RECREATION OR AMUSEMENT PUBLIC/PRIVATE (Sec. 920) not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not regulated by Sec. 924	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
RECREATIONAL VEHICLE PARK AND/OR CAMPGROUNDS (Sec. 921)	S	S	S					S											P	P		
RELIGIOUS WORSHIP ACTIVITIES		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
REPAIR, RENTAL AND/OR SERVICING, of any product the retail sale of which is a use by right in the same district																		P	P	P	P	P
RESIDENTIAL HABILITATION SUPPORT FACILITY (Sec. 922)		S	S					S									P	P	P	P		
RESTAURANT, operated as commercial enterprise, except as regulated by Section 924																		P	P	P		
RETAILING OR SERVICING. With operations conducted and merchandise stored entirely within a building and not otherwise listed herein																			P	P		
SANITARIUM																	P					

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	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R5	R6A	RS	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
SAWMILL AND/OR PLANING OPERATION (Sec. 916)	P	P																			P	P
SCHOOL, business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts																	P	P	P	P		
SCHOOLS, public, private, elementary or secondary (Sec. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
SECOND-HAND, PAWN AND FLEA MARKET (Sec. 923)																					P	
SEPTAGE DISPOSAL SITE		P																			P	
SEXUALLY ORIENTED BUSINESSES (Sec. 924)																					S	P
SHEET METAL FABRICATION																						P
SOLAR FARM		P																				P
SOLID WASTE DISPOSAL FAC. (Sec. 925)		S	S																			P
SPECIAL INFORMATION SIGNS (Sec. 1304 D)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
STORAGE-FLAMMABLE																						P
STORAGE-OPEN																						P
STORAGE-WAREHOUSE																						P
SWIMMING POOLS, incidental to a principal use, (Sec. 1002C)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
TAILORING (Dressmaking)																					P	P
TAXICAB STAND OPERATION																					P	P
TELEPHONE SWITCHING/BOOSTER STATION		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
THEATER PRODUCTIONS, indoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Section 924																					P	P
THEATER PRODUCTIONS, outdoor (Sec. 926), which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Section 924		S	S					S													S	P
FIRE RECAPPING																						P
TOWER (Sec. 927)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P
TRADES CONTRACTOR ACTIVITIES, with or without outside storage of equipment or supplies																					P	P
TRAILER RENTALS, including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein																					P	P

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	CD	A1	A1A	R40	R40A	R30	R30A	RR	RR20	R20A	R15	RZ5	R6	R6A	R5	R5A	O2(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
TRUCK TERMINAL ACTIVITIES, repair & hauling and/or storage	P				P		P		P								P		P	P	P	P
UPHOLSTERING OR FURNITURE REFINISHING																			P	P	P	P
VARIETY, GIFT AND HOBBY SUPPLY SALES																		P	P	P	P	P
VENDING MACHINE RENTAL																				P	P	P
VETERINARIAN (Sec 916)		P	P	P	P			P											P	P	P	P
WHOLESALE SALES, with operations conducted and merchandise stored entirely within a building and not otherwise listed herein					P															P	P	P
WIRELESS COMMUNICATIONS & ACCESSORY SALES																		P	P	P	P	P

¹ Only in approved industrial parks.

² Special Use Permit required for Mixed Use Building, see Section 914.1. (Amd. 01-19-10)

³ Repealed. (Amd. 01-19-10; Amd. 10-15-12)

⁴ Group developments in the R6A Residential district shall not be approved for more than one manufactured dwelling unit. (Amd. 08-20-12)

(Section 403 amendments: Amd. 02-21-06, Amd. 02-19-08, Amd. 03-17-09, Amd. 01-19-10; Amd. 04-18-11; Amd. 08-20-12; Amd. 04-20-15)

NAME	ADDRESS	CITY
BARKER GALLBERRY FARMS LLC	5556 BRAXTON RD	HOPE MILLS, NC 28348
BRAXTON VILLAGE COMMUNITY ASSOC INC	428 SWAN ISLAND CT	FAYETTEVILLE, NC 28311
BRAXTON VILLAGE DEVELOPERS LLC	2850 VILLAGE DR 205	FAYETTEVILLE, NC 28304
FLOWERS, TYRONE;, CHARNELLE D THOMAS	524 ROSSENDALE DR	HOPE MILLS, NC 28348
GARCIA, CRISTY D;GARCIA, MANUEL M	520 ROSSENDALE DR	HOPE MILLS, NC 28348
HARDIN, LEWIS T	6054 BRAXTON RD	HOPE MILLS, NC 28348
JORDAN, RICCO L	424 ROSSENDALE DR	HOPE MILLS, NC 28348
LIPSCOMB, CLAUDE B II	408 ROSSENDALE DR	HOPE MILLS, NC 28348
LOPEZ, REGINALD O;LOPEZ, MARLENE M	420 ROSSENDALE DR	HOPE MILLS, NC 28348
MATTHEWS, JEROME M;MATTHEWS, KIMBERLY	528 ROSSENDALE DR	HOPE MILLS, NC 28348
MCGUIRE, MATTHEW;MCGUIRE, DANYEL	508 ROSSENDALE DR	HOPE MILLS, NC 28348
MCLEAN, MARCUS G	6141 BRAXTON RD	HOPE MILLS, NC 28348
MOORE, RICARDO;MOOR	416 ROSSENDALE DR	HOPE MILLS, NC 28348
ROMERO, LEONARDO;ROMERO, LAURA C CRUZ	504 ROSSENDALE DR	HOPE MILLS, NC 28348
SAINT-JUSTE, EDLER;SAINT-JUSTE, LETOSHA D	412 ROSSENDALE DR	HOPE MILLS, NC 28348
SELLARS-POMPEY, RAKIEMA	UNIT 15244 BOX 796	APO, AP 96205
WILLIAMS, SHERRI S TRUSTEE	702 KINLOCH DR	WINSTON-SALEM, NC 27107

NAME	ADDRESS	CITY
ALLEN, JOSHUA L	5650 PRESTONFIELD LN	HOPE MILLS, NC 28348
ARGENT, MICHAEL ROY JR;ARGENT, JENNA	333 WISHAW CT	HOPE MILLS, NC 28348
BALDWIN, ANNIE	5946 BRAXTON RD	HOPE MILLS, NC 28348
BRAXTON VILLAGE COMMUNITY ASSOC INC	325 BLOUNT ST	FAYETTEVILLE, NC 28305
BRAXTON VILLAGE COMMUNITY ASSOC INC	4700 HOMEWOOD CT 380	RALEIGH, NC 27609
BUSH, MEREDITH;BUSH, WILLIAM	310 OTLEY CT	HOPE MILLS, NC 28348
BUSTOS, RICARDO;BUSTOS, MARCIA	5644 SEAFIELD LN	HOPE MILLS, NC 28348
CLARK, CASEY R	6036 GALLBERRY FARM RD	HOPE MILLS, NC 28348
COLEMAN, GARLAND T.	325 WISHAW CT	HOPE MILLS, NC 28348
DAVIS, PAUL	4793 S NC 87 HWY	FAYETTEVILLE, NC 28306
DEES, DANIEL	417 ROSSENDALE DR	HOPE MILLS, NC 28348
DELANO, RYAN LEE;DELANO, ASHLEY D	5660 SEAFIELD LN	HOPE MILLS, NC 28348
DERRICO, MARK;DERRICO, NICOLE	320 WISHAW CT	HOPE MILLS, NC 28348
DINE, MATTHEW J;DINE, SARAH E	301 OTLEY CT	HOPE MILLS, NC 28348
DINGLE, ANNIE MCDUFFIE	5946 BRAXTON RD	HOPE MILLS, NC 28348
DRAKE, RACHEL D	1321 THISTLE GOLD DR	HOPE MILLS, NC 28348
DRIVER, NOELLE LEE;DRIVER, CLARENCE S	5629 KIRKSTALL DR	HOPE MILLS, NC 28348
ELFORD-WILEY, KIMBERLY SUSAN	1516 GURLEY LN 9102	WACO, TX 76706
EUBANKS, BRANDON	5657 PRESTONFIELD LN	HOPE MILLS, NC 28348
FITCH, MAT;FITCH, ROBIN	404 ROSSENDALE DR	HOPE MILLS, NC 28348
FRAZIER, JOHN M	5653 PRESTONFIELD LN	HOPE MILLS, NC 28348
FULMORE, MARY GADDY	5945 BRAXTON RD	HOPE MILLS, NC 28348
FULMORE, MARY V;JONATHAN, .	5925 BRAXTON RD	HOPE MILLS, NC 28348
GARRETT, JAMES R;GARRETT, ASHLEY D	5642 PRESTON FIELD LN	HOPE MILLS, NC 28348
GODFREY, RYAN O;GODFREY, LA TOYA L	5645 KIRKSTALL DR	HOPE MILLS, NC 28348
GONZALEZ-PEREZ, OMMANNAN	302 OTLEY CT	HOPE MILLS, NC 28348
GRAY, TREVOR TALMADGE;GRAY, REBECCA MARIE	643 TARA LN	EVANS, GA 30809
GREEN, ROSS L	PO BOX 25482	FAYETTEVILLE, NC 28314
GRIFFIN, THOMAS G.;GRIFFIN, JENNIE M.	324 WISHAW CT	HOPE MILLS, NC 28348
GUERRERO, FRANCISCO A CASTILLO;	6032 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
HALL, JAMES RAY JR.	705 CAMWHEEL DR	HOPE MILLS, NC 28348
HERNANDEZ, DAVID V;HERNANDEZ, GRAY DOVE A	323 ROSSENDALE DR	HOPE MILLS, NC 28348
HOGGE, SCOTT RYAN;HOGGE, SANDRA R RIORDAN	314 OTLEY CT	HOPE MILLS, NC 28348
JOHNSON, ANN;JOHNSON, HAROLD	5656 SEAFIELD LN	HOPE MILLS, NC 28348
JONES, ROBERT	5633 KIRKSTALL DR	HOPE MILLS, NC 28348
KELLIHER, GERALD;KELLIHER, KIMBERLY	320 ROSSENDALE DR	HOPE MILLS, NC 28348
LAWSON, DONNELL Q;LAWSON, SHANNA L	332 WISHAW CT	HOPE MILLS, NC 28348
LIM, ALVIN F;LIM, PRECY NOVA C	5649 KIRKSTALL DR	HOPE MILLS, NC 28348
LOCKHART HOMES LLC	1162 SHELLBANK LN	LELAND, NC 28451
LUSIGNAN, JOSHUA L;LUSIGNAN, KIMBERLY D	5649 PRESTONFIELD LN	HOPE MILLS, NC 28348
MACKEY, TERRANCE G JR;MACKEY, LASHONDA M	324 ROSSENDALE DR	HOPE MILLS, NC 28348
MATSUKI, CORRIE L;MATSUKI, ALHAJI A KABBA	6029 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
MARTHUR, DONOVAN EARL;MELISSA, ALYSHIA ELSI	5638 PRESTONFIELD LN	HOPE MILLS, NC 28348
MCGAUGHEY, CHRISTOPHER M;MCGAUGHEY, EVE EI	329 WISHAW CT	HOPE MILLS, NC 28348
MCLEAN, DREW CLAYTON	5025 ANCILLA ST	HOPE MILLS, NC 28348
MCLEAN, MARILYN SMITH RS;MCLEAN, DREW CLAYT	6089 BRAXTON RD	HOPE MILLS, NC 28348

MIECZKOWSKI, RONALD W;MIECZKOWSKI, YUN CHO	700 CAMWHEEL DR	HOPE MILLS, NC 28348
MOHAMMED, SANNA KWABENA;MOHAMMED, DEAN	6024 GALLBERRY FARMS	HOPE MILLS, NC 28348
MOORE, AARON VAUGHN;MOORE, JOETTE MICHELL	305 OTLEY CT	HOPE MILLS, NC 28348
NORRIS, WENDELL G II;NORRIS, YAITZA ENID	316 ROSSENDALE DR	HOPE MILLS, NC 28348
OBRIEN, IAN;OBRIEN, TIANNA	5641 KIRKSTALL DR	HOPE MILLS, NC 28348
PAREDES, LUIS C	5645 PRESTONFIELD LN	HOPE MILLS, NC 28348
PARKER, JAMES EUGENE JR;PARKER, DEANDRA MICHAEL	309 OTLEY CT	HOPE MILLS, NC 28348
RASHDAN, SAID S	2119 POINTVIEW DR	TAMPA, FL 33611
RESCUE REHAB RESALE, LLC	PO BOX 25640	FAYETTEVILLE, NC 28314
RHODA, RICKIE L;RHODA, TAMARRAH	306 OTLEY CT	HOPE MILLS, NC 28348
RIVERA, NELSON I;RIVERA, DENISE ROMEU LUGO	413 ROSSENDALE DR	HOPE MILLS, NC 28348
ROBINSON, KATHY;ROBINSON, JOE	6025 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
ROSENDO, LIZBETH IZAMAR BARRERA	5634 PRESTONFIELD LN	HOPE MILLS, NC 28348
SANDERS, TIFFANY M	6040 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
SANTIAGO-ORTIZ, DAISY M;MARCOS, J GARCIA JUSTI	5648 SEAFIELD LN	HOPE MILLS, NC 28348
SCOTT, NATHAN LEE;SCOTT, LESLIE G	337 WISHAW CT	HOPE MILLS, NC 28348
SMELSER, ERIC M;SMELSER, YVETTE D	425 ROSSENDALE DR	HOPE MILLS, NC 28348
SPEECE, GEORGE;SPEECE, HEATHER	328 WISHAW CT	HOPE MILLS, NC 28348
SZASZ, DEBORAH MARIE	321 WISHAW CT	HOPE MILLS, NC 28348
TINNIN, LEGRANDE BRANDON	5652 SEAFIELD LN	HOPE MILLS, NC 28348
VALDES, JORGE E;VALDES, YAILY	6028 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
WATKINS, BARRY A;WATKINS, MARY M	5637 KIRKSTALL DR	HOPE MILLS, NC 28348
WHITE, REGINALD E;WHITE, MICHELLE B	513 ROSSENDALE DR	HOPE MILLS, NC 28348
WILCOX, NICKOLAS VALENTINE	336 WISHAW CT	HOPE MILLS, NC 28348
ZEIGLER, KRISTEN M;ZEIGLER, LARRY D JR	316 WISHAW CT	HOPE MILLS, NC 28348

PLANNING STAFF REPORT
REZONING CASE # P20-24
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone three parcels located on the northwest corner of the intersection of NC Hwy 87 S & SR 2220 (Tom Starling Road) from RR Rural Residential to C(P) Planned Commercial. This request would allow the property owner to develop a variety of non-residential uses. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Rebecca F. Person on behalf of Francis N. Person Heirs & Susan P. Strickland (owner) & Yarborough, Winters & Neville, PA (agent)

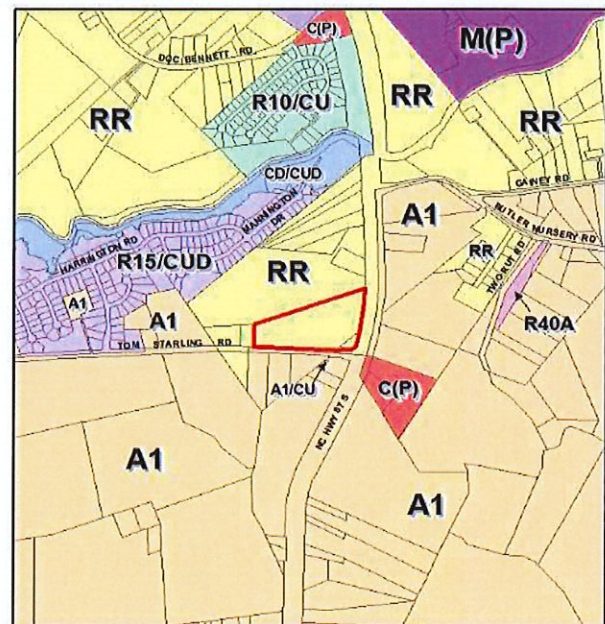
PROPERTY INFORMATION

ADDRESS/LOCATION: Northwest corner of the intersection of NC Hwy 87 S & SR 2220 (Tom Starling Road); more specifically REIDs 0443663070000, 0443660907000 & 0443663639000

SIZE: This request includes three parcels totaling approximately 13.35 acres. The property has approximately 700' of street frontage along NC Hwy 87 S and approximately 1115' of frontage along Tom Starling Road. The property is 580'+/- in depth.

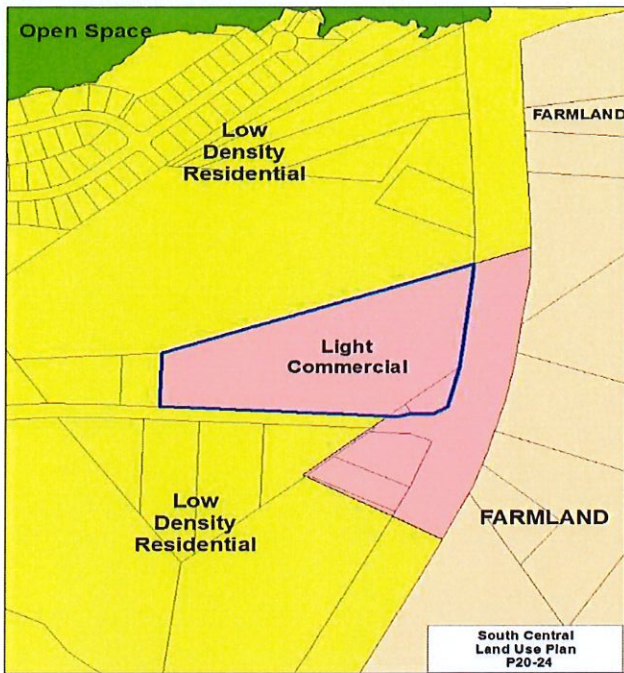
EXISTING LAND USE: The property is currently vacant woodland.

OTHER SITE CHARACTERISTICS: The property is not located within the watershed or the Special Flood Hazard Area. There are hydric soils (Ro-Roanoke and Wahee loams) on the property.



DEVELOPMENT REVIEW: Two of the parcels were created prior to 8-22-84 and the third parcel was platted on 11-22-99 in Book 100, Page 198. Prior to development a site plan review and/or subdivision review would be required.

SURROUNDING LAND USE: There are residential uses in the surrounding area as well as a convenience store with car wash developed across Tom Starling Road from the properties.



ZONING HISTORY: This property was initially zoned RR as part of the Area 6 initial zoning on March 15, 1979.

UTILITIES: This site is currently served by PWC water and sewer. The property is not located within a water/sewer district.

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.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this area for "Urban Area". The South Central Land Use Plan (2015) designates this area for "Light Commercial". The "Light Commercial" designation caters to the ordinary needs of the immediate neighborhood with emphasis on convenient goods. **Request is not plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The subject property sits on the corner of Tom Starling Road and NC Hwy 87 S. Both are identified as a thoroughfare needing improvement in the 2045 Metropolitan Transportation Plan. There are no construction/improvements planned and the subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic Count (2018) on SR 2220 (Tom Starling Road) is 4,400. The count on NC Hwy 87 S is 18,000.

SCHOOLS CAP/ENROLL: Alderman Road Elementary: 750/676; Gray's Creek Middle: 1200/1139; Gray's Creek High: 1470/1467

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshal stated: 1) Ensure all fire department access requirements are met. 2) Ensure Emergency responder radio coverage is achieved for all new buildings. 3) Ensure fire hydrants are added if water is available. 4) All items should be submitted on formal building plans review for each project. These concerns will be addressed during a site plan review.

FAYETTEVILLE REGIONAL AIRPORT: This property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-24, the Planning & Inspections staff **recommends denial** of the request to rezone from RR Rural Residential to C(P) Planned Commercial and instead **recommend approval** of the rezoning from RR Rural Residential to C2(P) Planned Service and Retail District and find this recommendation consistent with the South Central Land Use Plan (2015) which designates these parcels as "Light Commercial". The C2(P) district is designated as light commercial in the Land Use Policies Plan (2009). Staff further finds the recommendation of C2(P) to be reasonable and in the public interest as it limits some heavier commercial uses that may be seen as unsuitable for the area while providing convenient needs and services to the immediate neighborhoods at a larger and heavily trafficked intersection.

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 RR to C(P)
2. Address of Property to be Rezoned: Corner of Tom Starling Road & Hwy 87
3. Location of Property: Corner of Tom Starling Road & Hwy 87
4. Parcel Identification Number (PIN #) of subject property: 0443-66-3070; 0443-66-0907;
(also known as Tax ID Number or Property Tax ID) 0443-66-3639
5. Acreage: 13.35 Frontage: +/- 700 ft Depth: +/- 1200 ft
6. Water Provider: Well: _____ PWC: X Other (name): _____
7. Septage Provider: Septic Tank _____ PWC X
8. Deed Book ⁷⁷⁶⁵₅₀₄₅¹⁰⁵¹¹ _____, Page(s) ⁰⁶⁴⁴₀₃₈₉⁰⁶¹⁴ _____, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant Land
10. Proposed use(s) of the property: Commercial (Retail, Mini Storage, Restaurants)
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.

Francis N. Person, Heirs;
Rebecca F. Person & Susan P. Strickland

NAME OF OWNER(S) (PRINT OR TYPE)

231 Fairway Drive

~~2401 Robeson Street~~, Fayetteville, NC 28305

ADDRESS OF OWNER(S)

HOME TELEPHONE #

910-491-4222

WORK TELEPHONE #

Yarborough, Winters & Neville, PA

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

115 E. Russell Street, Fayetteville, NC 28301

ADDRESS OF AGENT, ATTORNEY, APPLICANT

gnyesq@ywnlaw.com

E-MAIL

HOME TELEPHONE #

910-433-4433

WORK TELEPHONE #

Rebecca F. Person

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR
APPLICANT

Susan P. Strickland

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
COX, RAYMOND C;COX, WIFE	2034 POPLAR DR	FAYETTEVILLE, NC 28304
DANIELS, CLARENCE	2094 TOM STARLING RD	FAYETTEVILLE, NC 28306
HALL, SIMEON B	230 SOUTHEASTERN BLV	FAYETTEVILLE, NC 28301
MATTHEWS, ANNIE P	3274 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
MCCOY, MARK STEVEN	2080 TOM STARLING	FAYETTEVILLE, NC 28306
NURSERY VIEW PROPERTIES LLC	PO BOX 65059	FAYETTEVILLE, NC 28306
PARTIN, EDWARD LEE;PARTIN, JOY WRENCH	2091 TOM STARLING RD	FAYETTEVILLE, NC 28306
PATE, WILLIAM JR V	4045 S NC 87 HWY	FAYETTEVILLE, NC 28306
PERSON, FRANCES N HEIRS	304 WHITE OAK CT	FAYETTEVILLE, NC 28303
PERSON, REBECCA F;SUSAN, P STRICKLAND	2401 ROBESON ST	FAYETTEVILLE, NC 28305
PMV PROPERTY LLC	4120 S NC 87 HWY	FAYETTEVILLE, NC 28306
SAUNDERS, WILFORD R	2148 TOM STARLING RD	FAYETTEVILLE, NC 28306

NAME	ADDRESS	CITY
ANDERSON, PHILLIP D;GALINA	2232 MANNINGTON DR	FAYETTEVILLE, NC 28306
ANDERSON, ROBERT III; LAUREN MICHELLE	2134 HARRINGTON RD	FAYETTEVILLE, NC 28306
BACK, JOSEPH JR;VALERIE, PETERSON	2213 MANNINGTON DR	FAYETTEVILLE, NC 28306
BAILEY, LISA	2208 MANNINGTON DR	FAYETTEVILLE, NC 28306
BENNETT, OQUINDLE J;VIOLENE, K WILKERSON	2205 MANNINGTON DR	FAYETTEVILLE, NC 28306
BOLING, DAVID T	1993 TOM STARLING RD	FAYETTEVILLE, NC 28306
BROOMFIELD, STEVEN E;; JAMIE	2106 MANNINGTON DR	FAYETTEVILLE, NC 28306
BROWN, PAUL RAYMOND;BROWN, DONNITTA R	2119 MANNINGTON DR	FAYETTEVILLE, NC 28306
BUNNELLS, ELEANOR R	3014 THROWER RD	HOPE MILLS, NC 28348
CALDWELL, TOWANIA L	2212 MANNINGTON DR	FAYETTEVILLE, NC 28306
COLLIER, BRIAN C;COLLIER, SUMMER B	2132 MANNINGTON DR	FAYETTEVILLE, NC 28306
CORNISH, JOHN JR;CORNISH, LISA D HARRISON	3128 ELGIN DR	FAYETTEVILLE, NC 28306
DAVIS, STACY;DAVIS, JEFFREY	2228 MANNINGTON DR	FAYETTEVILLE, NC 28306
DORSEY, KEVIA SHAUNTINIQUE	2124 MANNINGTON DR	FAYETTEVILLE, NC 28306
DRURY, NICHOLAS S;DRURY, SARAH	2135 MANNINGTON DR	FAYETTEVILLE, NC 28305
EDGE, KIMBERLY;EDGE, TANNER	2128 MANNINGTON DR	FAYETTEVILLE, NC 28306
EVANS, JAMES C III;EVANS, MICHELLE C	2126 HARRINGTON RD	FAYETTEVILLE, NC 28306
FARMER, ESSIE M	2136 MANNINGTON DR	,
FRINK, CHARLENE D	2146 HARRINGTON RD	FAYETTEVILLE, NC 28306
GILMORE, JOHN;GILMORE, ALAUNDA	2150 HARRINGTON RD	FAYETTEVILLE, NC 28306
GOMEZ, GREGORY;GOMEZ, JENNY	2115 MANNINGTON DR	FAYETTEVILLE, NC 28306
HENLEY, RAYMOND C III;LESLIE, .	2107 MANNINGTON DR	FAYETTEVILLE, NC 28306
HUBBARD, DERRICK B JR;HUBBARD, AKIA L	2140 MANNINGTON DR	FAYETTEVILLE, NC 28306
HUBBARD, GLYNDETTA, ANNETTE FOX;JOSHUA, SIM	1639 SANDRA DR	FAYETTEVILLE, NC 28304
HUBBARD, GLYNDETTA, ANNETTE FOX;JOSHUA, SIM	1896 TOM STARLING RD	FAYETTEVILLE, NC 28306
JAMES, SHAHRON LOUIS;JAMES, NATALIE MARIE	2148 MANNINGTON DR	FAYETTEVILLE, NC 28306
JOHNSON, WILLIE III;JOHNSON, SHAVON LYNETTE	3132 ELGIN DR	FAYETTEVILLE, NC 28306
JR HOMES OF N C LLC	PO BOX 659	WATKINSVILLE, GA 30677
KING, JOSEF;KING, SANDRA BARTHA	2224 MANNINGTON DR	FAYETTEVILLE, NC 28306
LEWIS-LILES, CASSANDRA L;LEWIS-LILES, TYRONE W	2112 MANNINGTON DR	FAYETTEVILLE, NC 28306
LYLE, JOSEPHINE P	PO BOX 367	MCKENNEY, VA 23872
MARSDEN, ROOSEVELT;MARSDEN, CAROL	2131 MANNINGTON DR	FAYETTEVILLE, NC 28306
MATTHEWS, DONALD L;MATTHEWS, CHRISTINA G	690 EUGENIA RD	VERO BEACH, FL 32963
MCENTIRE, RASHAD;MCENTIRE, ASHLEY C	2240 MANNINGTON DR	FAYETTEVILLE, NC 28306
MCINTYRE, JENNIFER	2127 MANNINGTON DR	FAYETTEVILLE, NC 28306
MCKEE HOMES LLC	109 HAY ST 301	FAYETTEVILLE, NC 28301
MCMILLAN, AISHA	3124 ELGIN DR	FAYETTEVILLE, NC 28306
MILLER, BRIAN STEPHEN	2144 MANNINGTON DR	FAYETTEVILLE, NC 28306
MOORE, BRANDON N;MOORE, MARLANA M	2130 HARRINGTON RD	FAYETTEVILLE, NC 28306
MOUNT PISGAH BAPTIST CHURCH INC	3350 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
NOWLING, FRED E	2111 MANNINGTON DR	FAYETTEVILLE, NC 28306
PALMER, SHAQUANA TAMISHA;PALMER, JONATHAN	2220 MANNINGTON DR	FAYETTEVILLE, NC 28306
PATE, CHARLES J JR;PATE, JESSIE M	PO BOX 142	LAKE PLACID, FL 33862
PEREZ RIVERA, MANUEL E;PEREZ RIVERA, TAMARA F	2204 MANNINGTON DR	FAYETTEVILLE, NC 28304
REIS, RYAN LEE	2236 MANNINGTON DR	FAYETTEVILLE, NC 28306
SHURTLEFF, ANGELA M;SHURTLEFF, MATTHEW S	2216 MANNINGTON DR	FAYETTEVILLE, NC 28306

TEATON, BRYAN MICHAEL	2138 HARRINGTON RD	FAYETTEVILLE, NC 28306
URENA, MARIA LILIA;URENA, JOSE LUIS	2142 HARRINGTON RD	FAYETTEVILLE, NC 28306
VILLAGE AT ROCKFISH HOMEOWNERS ASSOC INC	PO BOX 87209	FAYETTEVILLE, NC 28304
VILLAGE AT ROCKFISH LLC	3400 WALSH PKWY	FAYETTEVILLE, NC 28311
WARD, RODNEY D; LESLIE	1999 TOM STARLING RD	FAYETTEVILLE, NC 28306
WARD, RODNEY DUANE; LESLIE ANNE	2071 TOM STARLING RD	FAYETTEVILLE, NC 28306
YOUNG, HURLEY JR	3195 PISGAH DR	FAYETTEVILLE, NC 28306
ZAYAS, JANCARLOS LOPEZ;ZAYAS, DADMARY P BONI	2209 MANNINGTON DR	FAYETTEVILLE, NC 28306

PLANNING STAFF REPORT
REZONING CASE # P20-29
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located on the south side of Camden Road, north of Rockfish Road from R5A Residential to R6A Residential. This would allow the existing manufactured home park to be considered a conforming use. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Ellis E. Ehle, Jr. (owner)

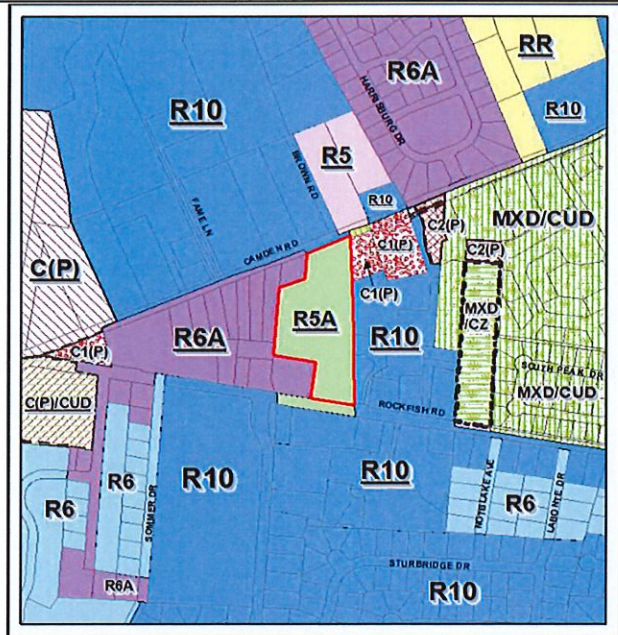
PROPERTY INFORMATION

ADDRESS/LOCATION: South of SR 1003 (Camden Road) & north of SR 1112 (Rockfish Road), east of the intersection of Camden Road & Rockfish Road; more specifically REID 0404568848000

SIZE: This request includes one parcel totaling approximately 7.14 acres. The property has approximately 257' of street frontage along Rockfish Road and 264'+/- along Camden Road. The property is 940'+/- in depth.

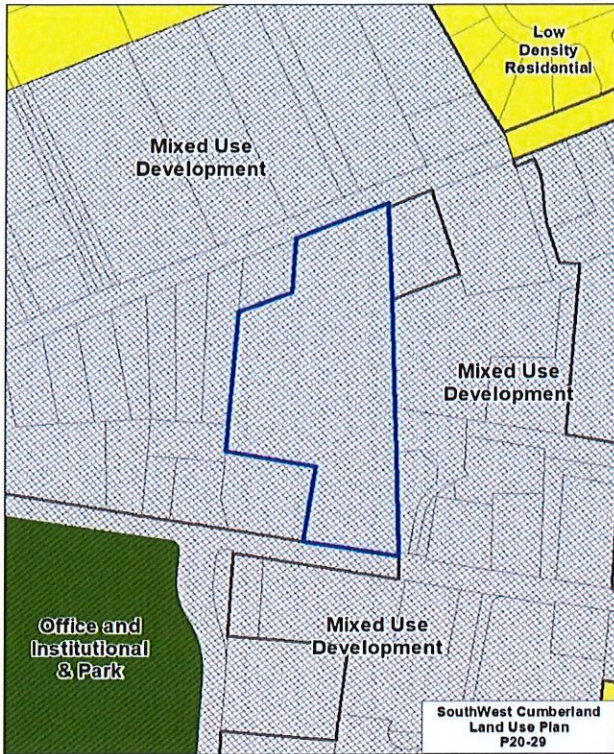
EXISTING LAND USE: The property is currently a manufactured home park.

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



DEVELOPMENT REVIEW: The property was created on 3-1-1976 by deed. Prior to any new development the developer will be required to submit for a site plan review to be able to expand the existing manufactured home park. Any expansion of the MHP will be required to meet the current design standards for manufactured home parks.

SURROUNDING LAND USE: There are residential uses including manufactured homes and multi-family around the parcel. There are several pieces of vacant commercial as well as a barber shop, convenience store, church and utility substation in the surrounding area



ZONING HISTORY: This property was initially zoned R6A as part of the Area 7 initial zoning on February 3, 1977. The property was again initially zoned into the Hope Mills limits as R5A on July 16, 1979 as part of Case P79-61.

UTILITIES: This site is currently served by PWC water and private septic. There is public sewer within 125 feet of the property. This property is not within a water/sewer district.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to R6A setbacks: Front yard: 25 foot, Side yard: 10 foot, Rear yard: 30 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this parcel for "Urban Area". "Urban Area" covers areas with a full range of urban services in place. The Southwest Cumberland Land Use Plan (2014) designates this parcel for "Mixed Use Development". "Mixed Use Development" is an area that allows a mixture of residential, office and institutional uses and generally light commercial uses. While mixed use areas allow for high density residential, mixed use designated areas do not include manufactured home parks. **Request is not plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Both Camden Road and Rockfish Road are identified as a thoroughfare needing improvement in the 2045 Metropolitan Plan. This portion of Camden is shown in the State Transportation Improvement Plan as project U-3422, a widening project from the Fayetteville Outer Loop (U-2519) to NC-59 (Hope Mills Road). Right-of-way acquisition will begin in FY2021. Construction scheduled for FY2024. The Average Daily Traffic Count (2018) on SR 1003 (Camden Road) is 21,500. The count on Rockfish Road is 12,000.

SCHOOLS CAP/ENROLL: C. Wayne Collier Elementary: 600/489, Hope Mills Middle: 740/546, South View High: 1800/1527.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

EMERGENCY SERVICES: The Hope Mills Fire Marshal's Office was sent the request but had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: This property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-29, the Planning and Inspections staff **recommends denial** of the request to rezone from R5A Residential to R6A Residential and find this request not to be consistent with the Southwest Cumberland Land Use Plan (2014) designation of "Mixed Use Development". The "Mixed Use Development" designation allows a mixture of residential, office and institutional uses, however mixed-use designated areas do not include manufactured home parks. Denial of the request is also reasonable and in the public interest as the area is in transition from residential to non-residential, and Camden Road is scheduled to be widened which would affect the conformity of the existing manufactured home park.

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 RSA to RGA

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: 3409 Walterboro Dr. Hope Mills, N.C. 28341

3. Parcel Identification Number (PIN #) of property: 0404-56-8848
(also known as Tax ID Number or Property Tax ID)

4. Acreage: 7.139 Frontage: 261/268 Depth: 982

5. Water Provider: Well: _____ PWC:

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

7. Deed Book 7823, Page(s) 0852 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

8. Existing use(s) of property: Mobile Home Park

9. Proposed use(s) of the property: Mobile Home Park

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

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.

Ellis E. Ehle Jr.

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

P.O. Box 48489 Cumberland, NC 28331

Complete mailing address of property owner(s)

(910) 850-7558

Telephone number

Alternative telephone number

EEHLEJR@nc.rr.com

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

Ellis E. Ehle Jr.

Owner's signature

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

Owner's signature

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

NAME	ADDRESS	CITY
ATKINS, DAHLIA L STRATTON	5479 COOL CREEK CT	LULA, GA 30554
BROWN, DANIEL C	4902 BROWN ST	FAYETTEVILLE, NC 28306
DILLON, CHAE S;WILLIAM, RAY	3440 ALMOND RD	FAYETTEVILLE, NC 28306
EHLE, ELLIS E JR	PO BOX 48121	CUMBERLAND, NC 28331
EMANUEL, JAMES E	7523 ABATOR DR	HOPE MILLS, NC 28348
FAUCETTE, THOMAS W	151 GULLEY BRANCH RD	RAEFORD, NC 28376
FISHER, BESSIE HEIRS;RICKY, SHOENBERGER	6108 CAMDEN RD	FAYETTEVILLE, NC 28306
HIGHSMITH, ROBERT D	PO BOX 71157	FORT BRAGG, NC 28307
HORNE, DOUGLAS L,	3269 BLUEGRASS CT	HOPE MILLS, NC 28348
JONES, DEMI	6213 ROCKFISH RD	HOPE MILLS, NC 28348
LAURELES, TRACEY; DAVID G	6890 SOUTH STAFF RD	FAYETTEVILLE, NC 28306
LENIHAN, DAVID J	3262 BLUEGRASS CT	HOPE MILLS, NC 28348
LINDE, EDITH K	4413 BELFORD RD	FAYETTEVILLE, NC 28314
SEAGO, JOANN M	2212 TURTLE POINT DR	RALEIGH, NC 27604
SPRINGS PROPERTY MANAGEMENT LLC	4223 FERNCREEK DR	FAYETTEVILLE, NC 28314
TERRY, JACQUELINE RIGGS	6258 ROCKFISH RD	HOPE MILLS, NC 28348

NAME	ADDRESS	CITY
ALDRIDGE, VERNON W;ALDRIDGE, KELLIE F AOC INVESTMENTS LLC	3641 HARRISBURG DR PO BOX 1059	FAYETTEVILLE, NC 28306 ALBEMARLE, NC 28001
BAILEY, DEBORAH A BEMESDERFER, PAUL G JR	3649 HARRISBURG DR 5966 BROOKDALE ST	FAYETTEVILLE, NC 28306 HOPE MILLS, NC 28348
BREHM, SAMUEL BUHRMAN, KENNETH R;BUHRMAN, SHARON	6178 ROCKFISH RD 5181 FAME LN	HOPE MILLS, NC 28348 FAYETTEVILLE, NC 28306
CHOE, JAE KUN CHRISTIAN TABERNACLE OUTREACH MINISTRY CHURCH OF GOD	3629 HARRISBURG DR 3425 MASTERS DR 3515 STURBRIDGE DR	FAYETTEVILLE, NC 28306 HOPE MILLS, NC 28348 HOPE MILLS, NC 28348
CLAIR, JANET CUMBERLAND COUNTY BD OF ED	6171 ROCKFISH RD PO BOX 2357	HOPE MILLS, NC 28348 FAYETTEVILLE, NC 28302
DOGWOOD PARTNERS OF FAY LLC EDWARDS, SHARON ANN	PO BOX 87555 6234 CAMDEN RD	FAYETTEVILLE, NC 28304 FAYETTEVILLE, NC 28306
FLINN, ANDREW L;FLINN, PATRICIA C FLOWERS, MARY J	3633 HARRISBURG DR PO BOX 901	FAYETTEVILLE, NC 28306 HOPE MILLS, NC 28348
GAINNEY, SYEDA M;GAINNEY, LEWIS D GERMOND, ANNESSA C;GERMOND, ROBERT E IV	577 BROYHILL RD 3637 HARRISBURG DR	FAYETTEVILLE, NC 28314 FAYETTEVILLE, NC 28306
HAM, MELISSA;CHARLES, . HAYWORTH, SABRINA;HAYWORTH, DAVID CLYDE	5278 FAME LN 5864 ROCKFISH RD	FAYETTEVILLE, NC 28306 HOPE MILLS, NC 28348
IGLESIA, DE DIOS NUBE DE GLORIA JOHNSON, GLENN KYLE JR	5984 BROOKDALE ST PO BOX 163	HOPE MILLS, NC 28348 HOPE MILLS, NC 28348
KOONCE, CHARLES E, MARILYN E;HEIRS, DONALD C;PEG LANDSTONE DEVELOPMENT, LLC	298 ST JOHNS WOOD 853 NOTTINGHAM WAY	FAYETTEVILLE, NC 28303 TRENTON, NJ 08638
LANDSTONE LLC LENGKEEK, KATHRYN LORRAINE	PO BOX 87555 6157 CAMDEN RD	FAYETTEVILLE, NC 28304 FAYETTEVILLE, NC 28306
LEWIS, LOIS LONG MUNSON, LES A	6217 CAMDEN RD 2595 LAKEVIEW DR	FAYETTEVILLE, NC 28306 FAYETTEVILLE, NC 28306
NUNNERY, PETER J;NUNNERY, MELISSA B SIMMONS, LUISE P HEIRS	5181 FAME LN 6165 CAMDEN RD	FAYETTEVILLE, NC 28306 FAYETTEVILLE, NC 28306
SMITH, THEODORE A;SMITH, BETTIE J STOUGH, KEITH;STOUGH, JOYCE	6188 ROCKFISH RD 6142 CAMDEN RD	HOPE MILLS, NC 28348 FAYETTEVILLE, NC 28306
TAVAREZ, NIXON;TAVAREZ, CARMEN TIMBERLAKE CHURCH OF GOD	4704 BEAUFORT DR 3523 STURBRIDGE RD	FAYETTEVILLE, NC 28304 HOPE MILLS, NC 28348
VASSAUR, MICHAEL L;VASSAUR, KATHLEEN F VICTORY BAPTIST CHURCH INC	3645 HARRISBURG DR 5984 BROOKDALE ST	FAYETTEVILLE, NC 28306 HOPE MILLS, NC 28348
WALLACE, CHRISTOPHER;WALLACE, KEELY WRIGHT, JEFFREY W	6210 ROCKFISH RD 366 BOSTIC RD	HOPE MILLS, NC 28348 RAEFORD, NC 28376
YOWELL, BELINDA	5067 C ARCTURUS CIR	EIELSON AFB, AK 99702

PLANNING STAFF REPORT
REZONING CASE # P20-30
Planning Board Meeting: July 21, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located west side of Wilmington Hwy from M(P) Planned Industrial to A1 Agricultural. This request will allow the property owner to develop a residential dwelling on the property. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Warren & Dawn Bishop (owners) & Patrick Bishop (agent)

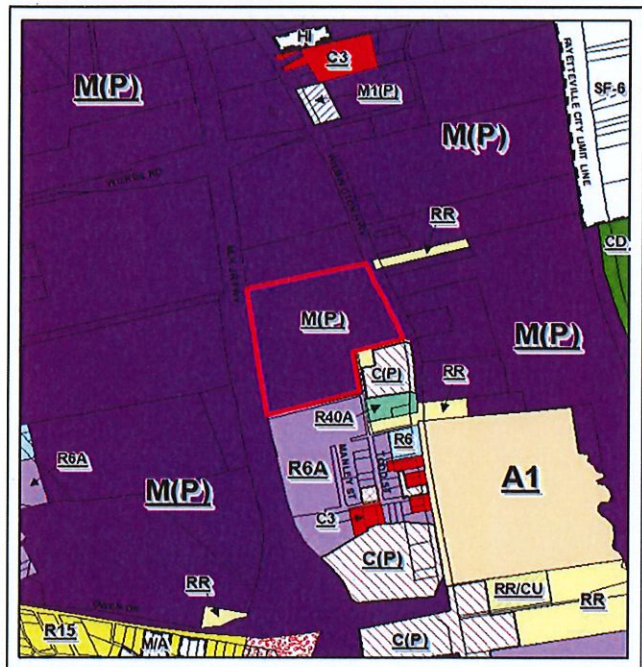
PROPERTY INFORMATION

ADDRESS/LOCATION: West side of Wilmington Hwy,
South of SR 2210 (Wilkes Road); more specifically REID
0436913738000

SIZE: This request includes one parcel totaling
approximately 44.23 acres. The property has
approximately 945' of street frontage along
Wilmington Hwy and 1437' of frontage along MLK Jr
Fwy. The property is 1487'+/- in depth.

EXISTING LAND USE: The property is currently vacant
woodlands.

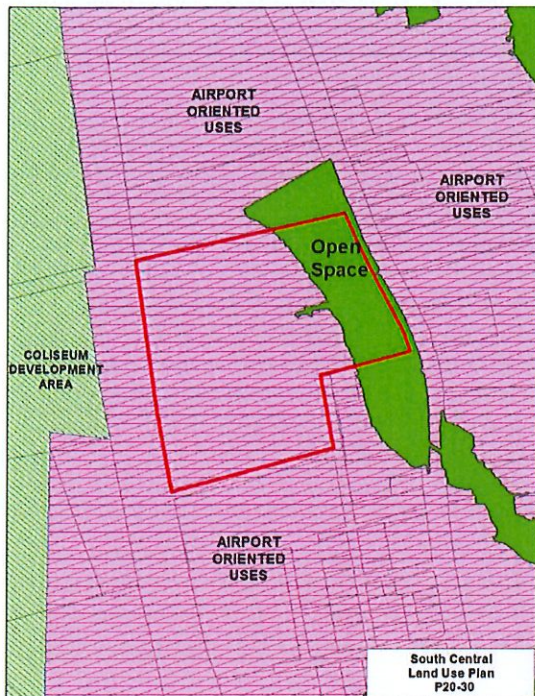
OTHER SITE CHARACTERISTICS: The property is not
located within the watershed. The property is
partially located in the Special Flood Hazard Area.
There are hydric (Ro-Roanoke and Wahee loams)
and hydric inclusion (DgA-Dogue fine sandy loam)
soils on the property.



DEVELOPMENT REVIEW: The property was
platted on 5-20-2013 in Book 132, Page 141. A
subdivision or group development review may
be required for future development.

SURROUNDING LAND USE: There are residential
uses including manufactured homes surrounding
the parcel. There are several trade contractors
and body work operations developed across
Wilmington Highway from the parcel.

ZONING HISTORY: This property was initially zoned
M(P) as part of the Area 6 initial zoning on March
15, 1979.



UTILITIES: The property is served by PWC water and private septic. There are no public sewer lines available to the property. The property is not within a water/sewer district.

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 "Urban Area". "Urban Area" designates areas with a full range of urban services in place. The South Central Land Use Plan (2015) designates this parcel for "Airport Oriented Uses" and "Open Space". "Airport Oriented Uses" is meant to protect the Airport from unwanted encroachment, protect human life and allow for further expansion. Uses allowed in the area must be compatible with the Airport's operation, compatible with other uses in area, and does not impact the area negatively. **Request is not plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Old Wilmington 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 (2018) on Old Wilmington Road is 2,200.

SCHOOLS CAP/ENROLL: Elizabeth Cashwell Elementary: 800/592, Douglas Byrd Middle: 600/573, Douglas Byrd High: 1280/1029.

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request. The EDC had concerns about the precedent of allowing residential in a predominantly industrial area and feels it would impact future industrial development in this area. There was less of a concern if this was a conditional request limiting it to the one residence. However, as a conventional request with no conditions, it would allow a proliferation of a full subdivision.

EMERGENCY SERVICES: The Cumberland County Fire Marshal's Office has reviewed the request and had no comment at this time.

FAYETTEVILLE REGIONAL AIRPORT: The property is located within the Airport Overlay District. The Fayetteville Airport had no objection to the request, although the loss of industrial land should be carefully considered by the board.

STAFF RECOMMENDATION

In Case P20-30, the Planning and Inspections staff **recommends denial** of the request to rezone from M(P) Planned Industrial to A1 Agricultural and find the request not consistent with the South Central Land Use Plan (2015) designation of "Airport Oriented Uses" and "Open Space". The "Airport Oriented Uses" is meant to protect the Airport from unwanted encroachment and allow for further expansion. Uses in the area must also be compatible with the Airport's operation. Denial of the request is also reasonable and in the public interest as the area is overwhelmingly non-residential and it would prevent a loss of industrial land for future development.

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 ^{M(P)} ~~I100 - INDUSTRIAL~~ ^{RS} to A1 - AGRICULTURAL
2. Address of Property to be Rezoned: 0 WILMINGTON HWY
3. Location of Property: BESIDE A RESIDENTIAL NEIGHBORHOOD AT STANLEY ST, BACKED BY HWY 87, FRONT ON OLD WILMINGTON AND BESIDE WETLANDS GOING TO WELKES RD
4. Parcel Identification Number (PIN #) of subject property: 0436-91-3738
(also known as Tax ID Number or Property Tax ID) REID #: 0436913738000
5. Acreage: 44.23 Frontage: ~948' Depth: 1324'
6. Water Provider: Well: _____ PWC: Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10484, Page(s) 0214, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: PURCHASED TO PLACE A HOME ON/VACANT
10. Proposed use(s) of the property: SINGLE RESIDENTIAL HOME
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.

WARREN L BISHOP, DAWN D BISHOP
NAME OF OWNER(S) (PRINT OR TYPE)

417 FOXWOOD DR HOPE MILLS NC 28348
ADDRESS OF OWNER(S)

(910) 366-5861 SAME
HOME TELEPHONE # WORK TELEPHONE #

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

3411 WILLA CT FAYETTEVILLE NC 28306
ADDRESS OF AGENT, ATTORNEY, APPLICANT

PEARISH88@GMAIL.COM
E-MAIL

(704) 910-7244 SAME
HOME TELEPHONE # WORK TELEPHONE #


SIGNATURE OF OWNER(S)


SIGNATURE OF AGENT, ATTORNEY OR APPLICANT


SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
ANGEL, RICHARD	2328 SWANN STATION RD	SANFORD, NC 27332
BARTAL, STEVE	801 GLENSFORD DR	FAYETTEVILLE, NC 28314
BISHOP, WARREN L;BISHOP, DAWN D	417 FOXWOOD DR	HOPE MILLS, NC 28348
CARLSON, MARTHA J;CARLSON, DAVID N	401 GULLEY BRANCH RD	RAEFORD, NC 28376
DIXON, KYLE A;DIXON, MARI NEWTON	6375 TABOR CHURCH RD	FAYETTEVILLE, NC 28312
GREY OUTDOOR LLC	PO BOX 1591	WRIGHTSVILLE BEACH, NC 28480
KASCOR PROPERTIES LLC	2964 WEDGEVIEW DR	FAYETTEVILLE, NC 28306
KENNEDY, JERRY W;KENNEDY, DORIS J	1556 WILMINGTON HWY	FAYETTEVILLE, NC 28306
RAY, ELIZABETH E ET AL;BEEBE	865 DUVAL DR	FAYETTEVILLE, NC 28304
TREE FARM RD PROPERTIES LLC	PO BOX 65059	FAYETTEVILLE, NC 28306
TREE FARMER LLC	121 S COOL SPRING ST	FAYETTEVILLE, NC 28301

NAME	ADDRESS	CITY
A, C C S ALLSTATE CONTRACTING	PO BOX 48814	CUMBERLAND, NC 28331
BROCATO, CODY	1644 WILMINGTON HWY	FAYETTEVILLE, NC 28306
CROMARTIE, EDWARD E	313 W JAMES ST	MT OLIVE, NC 28365
CUMBERLAND GARBAGE	831 MANLEY ST	FAYETTEVILLE, NC 28306
CUMMINGS, EDNA N	5966 LAKEWAY DR	FAYETTEVILLE, NC 28306
DAVIS, GEORGE R; DAVIS, WIFE	2646 WILMINGTON HWY	FAYETTEVILLE, NC 28306
EMBRACE HOME LOANS, INC.	25 ENTERPRISE CTR	NEWPORT, RI 02842
ETHRIDGE, SHERLENE M	1111 VESPER LN	FAYETTEVILLE, NC 28311
HAIR, EUGENE G; HAIR, JEAN G	4035 SPANISH OAK DR	FAYETTEVILLE, NC 28306
HIGHLAND PAVING CO LLC	PO BOX 1843	FAYETTEVILLE, NC 28302
HINDU, BHAVAN	PO BOX 87255	FAYETTEVILLE, NC 28304
HOWELL, MARVIS E JR	2895 HARTFORD PL	FAYETTEVILLE, NC 28303
JOHN KOENIG TRUST	5851 RAMSEY ST	FAYETTEVILLE, NC 28311
OGARRO, EDRIS E	1757 TODD ST	FAYETTEVILLE, NC 28306
PARKER, MARTIN STEPHEN	436 WOODINGTON RD	HOPE MILLS, NC 28348
RAGLAND, BRIAN MICHAEL	1749 TODD ST	FAYETTEVILLE, NC 28306
RAY, DOROTHY L	316 COVERLY SQ	FAYETTEVILLE, NC 28303
RAYNOR, JOSEPH BRITTON; MARY J	2149 ALRAY RD	FAYETTEVILLE, NC 28312
RAYNOR, STEPHANIE KENNEDY; JOSEPH	1630 WILMINGTON HSY	FAYETTEVILLE, NC 28306
ROGERS, BLAKE W	181 HUNTERSVIEW DR	AUTRYVILLE, NC 28318
SAUNDERS, HELEN F	1032 SLATER WAY	LELAND, NC 28451
SHOLLY, RONALD SCOTT JR	1720 TODD ST	FAYETTEVILLE, NC 28306
SKIPPER, WILLIAM FRANK	5515 MATT HAIR RD	FAYETTEVILLE, NC 28312
TARRANT, CAROL	1754 TODD ST	FAYETTEVILLE, NC 28306
WILKES, WAYNE JAY; ALICE	800 STANLEY ST	FAYETTEVILLE, NC 28306
WILLIAMS, DANIEL; HELEN	1719 TODD ST	FAYETTEVILLE, NC 28306
YOTOV, IVAN	8310 FELSTED LN	MANASAS, VA 20110