

AMY H. CANNON  
County Manager



RAWLS HOWARD  
Director

TRACY JACKSON  
Assistant County Manager



DAVID MOON  
Deputy Director

◆  
*Planning & Inspections Department*

**TENTATIVE AGENDA**

October 20, 2020  
6:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. ADJUSTMENTS TO / APPROVAL OF AGENDA
- III. PUBLIC HEARING DEFERRALS / WITHDRAWALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES OF SEPTEMBER 15, 2020
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. JOINT PLANNING BOARD 2020 / 2021 DEADLINE / MEETING SCHEDULE
- VIII. PUBLIC HEARING CONSENT ITEMS

CONDITIONAL ZONING CASES

- A. **P15-09.** MODIFICATION OF AN APPROVED C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR RETAILING, OFFICE AND TRADE CONTRACTING DISTRICT FOR THE ADDITION OF A 50' BY 240' STRUCTURE OR TO A MORE RESTRICTIVE ZONING DISTRICT ON 8.42+/- ACRES; LOCATED ON THE SOUTHWEST SIDE OF SR 1126 (BROOKLYN CIRCLE), NORTHEAST OF LADY LANE ROAD; SUBMITTED BY DSI PROPERTIES LLC (OWNER) & NICHOLS BUILDINGS (AGENT).

REZONING CASES

- B. **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). (**Applicant has revised request to RR Rural Residential**)
- C. **P20-48.** REZONING OF 13.70+/- ACRES FROM R40 RESIDENTIAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1419 H BULLARD ROAD, SUBMITTED BY ELIJAH LOVEJOY ON BEHALF OF THE CHURCH OF THE APOSTLES RESURRECTION CHURCH (OWNER).
- D. **P20-49.** REZONING OF 2.50+/- ACRES FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF SR 1814 (J T MATTHEWS ROAD), EAST OF INTERSTATE 95, SUBMITTED BY ROGER & JEANETTE CORNETT ON BEHALF OF CORNETT PROPERTIES, LLC (OWNER).

- E. **P20-50.** REZONING OF 7.39+/- ACRES FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4042 GOLDSBORO ROAD, SUBMITTED BY CHRISTOPHER HUDSON ON BEHALF OF MCH INVESTMENTS, LLC (OWNER).

IX. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- F. **P20-47.** REZONING OF 22.28+/- ACRES FROM A1 AGRICULTURAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTHEAST AND SOUTHEAST QUADRANTS OF THE INTERSECTION OF SR 2028 (AVA ROAD) & SR 2027 (BEAVER DAM ROAD), SUBMITTED BY CARIN A. BUNCE (OWNER).

X. DISCUSSION

DIRECTOR'S UPDATE

- LAND USE CODES COMMITTEE MEETING – UPDATE TO ORDINANCE

XI. ADJOURNMENT

**EXPLANATION OF THE REQUEST**

This is a request to modify an approved C2(P)/CZ Conditional Zoning for retailing, office and trade contracting, located on the southwest side of Brooklyn Circle. The property owner is modifying their site plan to add an additional 50' by 240' structure. All ordinance related conditions apply.

**OWNER/APPLICANT**

**OWNER/APPLICANT:** DSI Properties, LLC (owner) & Nichols Buildings (agent)

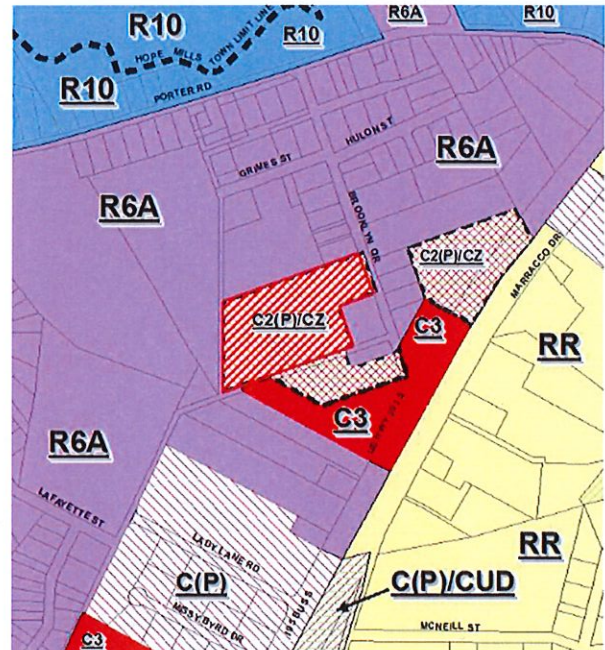
**PROPERTY INFORMATION**

**ADDRESS/LOCATION:** Southwest side of Brooklyn Circle, northeast of Lady Lane Road; more specifically portion of REID 0423280714000

**SIZE:** This request includes a portion of one parcel totaling approximately 8.42 acres. The property has 238' +/- of street frontage along Brooklyn Circle. The property is 789' +/- in depth.

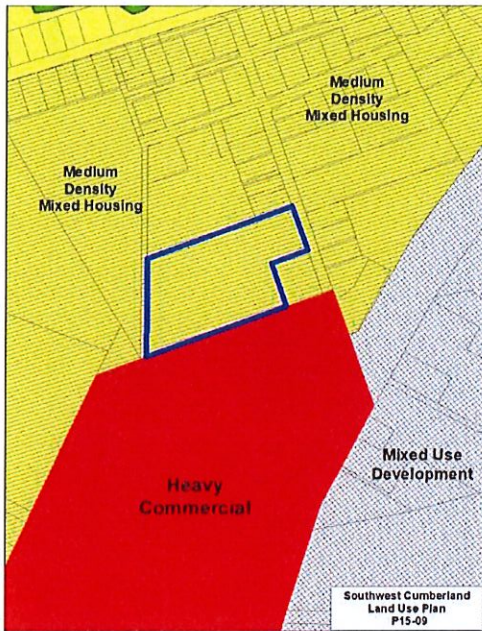
**EXISTING LAND USE:** The property is currently developed as retail, office and trade contracting.

**OTHER SITE CHARACTERISTICS:** The property is not located within the watershed or the Special Flood Hazard Area. There are some hydric soils located on most of the property. The property is located within the Hope Mills 10-year MIA.



**DEVELOPMENT REVIEW:** Parcel was platted on 4-19-17 in Plat Book 139, Page 77. The plat needs to be activated with Tax Mapping to reflect their approved road closure.

**SURROUNDING LAND USE:** There are residential uses in the surrounding area including manufactures homes and multi-family dwelling units. Motor vehicle repair, a commercial strip center, mini-warehousing and a NCDOT office are developed in the surrounding area as well.



**ZONING HISTORY:** This property was initially zoned R6A as part of the Area 7 initial zoning on February 3, 1977. The property was rezoned to C2(P)/CZ on May 18, 2015 (Case P15-09).

**UTILITIES:** This site is currently served by PWC water and private septic. Public sewer is not available. The property is not located 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 area as "Urban Fringe". The Southwest Cumberland Land Use Plan (2013) designates this parcel as "Medium Density Mixed Housing". The "Medium Density Mixed Housing" designation is defined as a density of greater than 6 but less than 15 units/acre and includes manufactured homes. However, strip commercial areas are also recommended in the plan along US 301 South. **Request is plan compliant.**

**IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITES**

**TRAFFIC:** The subject property is located on Brooklyn Circle which is identified as a local road in the Metropolitan Transportation Plan. There are no construction projects planned and the subject property will have no impact on the Transportation Improvement Plan. There is no traffic count for Brooklyn Circle, however the Average Daily Traffic Count (2018) on US 301/I-95 Bus is 16,000.

**SCHOOLS CAP/ENROLL:** Gallberry Farm Elementary: 900/978; South View Middle: 900/674; South View High: 1800/1527

**ECONOMIC DEVELOPMENT:** Comment requested via e-mail. None received

**EMERGENCY SERVICES:** The Cumberland County Fire Marshal's Office has reviewed the request and stated: 1. Ensure all fire department access requirements are met. 2. Submit building plans including scaled site plan for review of new buildings. 3. Ensure emergency responder radio coverage is achieved.

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

**STAFF RECOMMENDATION**

In Case P15-09, the Planning and Inspections staff **recommends approval** of the modification request to an approved C2(P)/CZ Conditional Zoning for retailing, office and trade contracting and find:

- A. The approval is an amendment to the adopted current Southwest Cumberland Land Use Plan (2013) 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; since the conditional zoning was originally approved, the parcel has been recombined with the area designated for "heavy commercial" by the land use plan and has been developed as a large planned commercial development;
- C. And this rezoning approval is reasonable and in the public interest as the modification does not create any detrimental impacts to their original approval and the request is in harmony with adjacent existing zoning and land uses.

Attachments:  
 Site Plan  
 Ordinance Related Conditions  
 Notification Mailing List



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

### **DRAFT**

#### **Ordinance Related Conditions**

*For retailing, office and trace contracting*

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

1. 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]

2. Prior to application for any permits, the recorded recombination plat (Plat Bk. 141, Pg. 123) must be activated and a new Parcel Identification Number (REID) assigned. Please contact Tax Mapping for questions related to the plat activation process. The developer must provide a copy of the recorded recombination plat and the new PIN to the Code Enforcement Officer at the time of submission for permits. [Sec. 4-8(b)(2), County Code]
3. Authorization for wastewater system construction required before other permits to be issued. The County Health Department must approve sewer plans. Lots not served by public sewer systems are required to be large enough and of such physical character to comply with the Health Department's minimum standards. Site and soil evaluations must be conducted on the property by the County Environmental Health Department. A copy of the Health Department approval must be provided to Code Enforcement. (Note: All Health Department requirements must be met prior to issuance of final permits.) (NCGS § 130A-338 & Sec. 2306 A, County Subdivision Ord. & Sec. 1101.E, County Zoning Ord.)

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

4. 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.)
5. 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]
6. Landscaping must be provided in accordance with Section 1102 N, Landscaping, County Zoning Ordinance and/as shown on the site plan.

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.
7. If driveways are changed or added, the developer must obtain a driveway permit from the NC Department of Transportation (NCDOT). If required, a copy of the approved driveway permit must be provided to Code Enforcement. **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 at the number listed on the bottom of this conditional approval.

**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]

8. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Department of Energy, Minerals and Land Resources, NC Department of Environmental Quality (DEMLR NCDEQ). If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy. (Note: If any retention/detention basins are required for state approval of this plan, three copies of a revised plan (and \$25/\$50 revision fee) must be submitted and approved by Planning & Inspections.) (Sec. 2306.D, County Subdivision Ord. & 2006-246, NC Session Law)
9. Prior to application for the Certificate of Occupancy, connection to public water is required, the Public Works Commission (PWC) must approve water plans. A copy of the PWC approval must be provided to Code Enforcement. Contact Sam Powers with PWC for more information. (Section 2306 A, County Subdivision Ord. & Sec. 1403.I, County Zoning Ord.)

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

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

**Site-Related:**

11. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance, and County Zoning Ordinance for the C2(P)/CZ zoning district must be complied with, as applicable.
12. All corner lots and lots fronting more than one street must provide front yard setbacks from each street. (Secs. 1101.G & 1102.B, County Zoning Ord.)
13. This conditional approval is not approval of the permit for any new freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.) (Art. XIII, County Zoning Ord.)
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 northern and eastern property lines where this tract/site abuts residentially zoned properties in accordance with the provisions of Section 1102 G, County Zoning Ordinance (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)

Note: In addition, the buffer along SR 1126 (Brooklyn Cir) must remain on site as shown on the site plan.

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'. A minimum of twenty off-street parking spaces 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 the trade contracting/general office area. (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.
26. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.
27. The subject property is located within the Town of Hope Mills Municipal Influence Area (MIA) and the town has tree preservation standards in their ordinances. The developer is encouraged to retain as many of the existing trees as possible on this site.
28. 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.
29. The US Postal Service most likely will require this development to have centralized cluster boxes for postal service to each lot or unit. The developer is advised contact the US Postal Growth Coordinator for the Mid-Carolinas District to determine the appropriate location for the cluster boxes. If the cluster box location requires changes to the subdivision or site plan, a revised preliminary/plan must be submitted to the Planning & Inspections Department for review and approval.
30. The developer's subsequent application for permits upon receipt of these conditions of approval constitutes the developer's understanding and acceptance of the conditions of approval for this development.
31. This conditional approval is not to be construed as all encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.



**Other Relevant Conditions:**

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

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

*Thank you for doing business in Cumberland County!*

**If you need clarification of any conditions, please contact Jeff Barnhill at 910-678-7765 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	<a href="mailto:blynd@co.cumberland.nc.us">blynd@co.cumberland.nc.us</a>
Subdivision/Site Plan/Plat	Jeff Barnhill	678-7765	<a href="mailto:Jbarhill@co.cumberland.nc.us">Jbarhill@co.cumberland.nc.us</a>
Code Enforcement (Permits):	Scott Walters	321-6654	<a href="mailto:swalters@co.cumberland.nc.us">swalters@co.cumberland.nc.us</a>
County Building Inspections:	Michael Naylor	321-6657	<a href="mailto:mnyalo@co.cumberland.nc.us">mnyalo@co.cumberland.nc.us</a>
Fire Marshal – Emergency Services	Kevin Lowther	321-6625	<a href="mailto:klowther@co.cumberland.nc.us">klowther@co.cumberland.nc.us</a>
	Gene Booth	678-7641	<a href="mailto:wbooth@co.cumberland.nc.us">wbooth@co.cumberland.nc.us</a>
County Health Department:	Fred Thomas	433-3692	<a href="mailto:fthomas@co.cumberland.nc.us">fthomas@co.cumberland.nc.us</a>
Ground Water Issues:	Fred Thomas	433-3692	<a href="mailto:fthomas@co.cumberland.nc.us">fthomas@co.cumberland.nc.us</a>
PWC:	Sam Powers	223-4370	<a href="mailto:sam.powers@faypwc.com">sam.powers@faypwc.com</a>
Town of Hope Mills:		424-4555*	
Town Clerk:	Jane Starling		<a href="mailto:jstarling@townofhopemills.com">jstarling@townofhopemills.com</a>
Planner – Zoning Permits	Chancer McLaughlin		<a href="mailto:cmclaughlin@townofhopemills.com">cmclaughlin@townofhopemills.com</a>
US Postal Service	Jonathan R. Wallace	(704) 393-4412	<a href="mailto:jonathan.r.wallace@usps.gov">jonathan.r.wallace@usps.gov</a>
Corp of Engineers (wetlands):	Liz Hair	(910) 251-4049	<a href="mailto:hair@usacr.army.mil">hair@usacr.army.mil</a>
NCDEQ (E&S):	Leland Cottrell	(910) 433-3393	<a href="mailto:leland.cottrell@ncdenr.gov">leland.cottrell@ncdenr.gov</a>
US Fish & Wildlife Services	Susan Ladd Miller	(910) 695-3323	<a href="mailto:susan_miller@fws.gov">susan_miller@fws.gov</a>
Location Services:			
Site-Specific Address:	Will Phipps	678-7666	<a href="mailto:wphipps@co.cumberland.nc.us">wphipps@co.cumberland.nc.us</a>
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	364-0601	<a href="mailto:tlbaker@ncdot.gov">tlbaker@ncdot.gov</a>
N.C. Division of Water Quality:	Annette Lucas	(919) 807-6381	<a href="mailto:annette.lucas@ncdenr.gov">annette.lucas@ncdenr.gov</a>

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

NAME	ADDRESS	CITY
BETTS, MARK J;MARY H	4869 MARRACCO DR	HOPE MILLS, NC 28348
BRADDY, SHAUN	2316 MACKENZIE LYNN CT	FAYETTEVILLE, NC 28306
COLLINS, RICKEY F	4876 S US 301 HWY	HOPE MILLS, NC 28348
DAVIS, THOMAS WOODSON;DAVIS, BETTY	338 MCNEILL ST	HOPE MILLS, NC 28348
DSI PROPERTIES LLC	4830 S US 301 HWY	HOPE MILLS, NC 28348
FURCHES, JUNIOR A;HELEN, D TRUSTEES	4775 MARRACCO DR	HOPE MILLS, NC 28348
GALLAGHER, PAUL ALAN; KAREN FAYE	2915 KINSFISHER DR	FAYETTEVILLE, NC 28306
GORUM, PATRICIA LEE	419 BROOKLYN CIR	HOPE MILLS, NC 28348
HAMMOND, LARRY;PEGGIE, GENE OLIVER	404 BROOKLYN CIR	HOPE MILLS, NC 28348
HARDIN, FORREST B JR LIFE ESTATE	449 BROOKLYN CIR	HOPE MILLS, NC 28348
HARRIS, ROBERT S	4841 MARRACCO DR	HOPE MILLS, NC 28348
HARRIS, WILLIAM A; ELLA MAE	4867 MARRACCO DR	HOPE MILLS, NC 28348
HOG COUNTRY LLC	4772 S US 301 HWY	HOPE MILLS, NC 28348
LOCKLEAR, JOSHUA Q; TEJAY S	438 BROOKLYN CIR	HOPE MILLS, NC 28348
RENN, PATRICIA LEE	462 BROOKLYN CIR	HOPE MILLS, NC 28348
SMITH, BETTY L	PO BOX 1341	HOPE MILLS, NC 28348

1st mailing

P15-09FC

NAME	ADDRESS	CITY
AMERICAN DREAM PROP MANAGEMENT LLC	481 IVAN DR	FAYETTEVILLE, NC 28306
BALDING, JEFFREY V	1027 NORWOOD	KENT, OH 44240
BLACKWELL, VICKI ANN	249 EDGE GROVE CIR	ST PAULS, NC 28384
BRIDGES, JEROME A	259 HULON ST	HOPE MILLS, NC 28348
CORNEY, ELISHA TATE;LESLIE, WOLFE	4423 MARRACCO DR	HOPE MILLS, NC 28348
ELLIS, JEAN HAMP	2544 SW BROOKFIELD LN	SUPPLY, NC 28462
FTPA STORAGE HWY 301 LLC	215 E 58TH ST	NEW YORK, NY 10022
GRIMES, DAVID E JR	429 4TH ST	SUNSET BEACH, NC 28468
HOBBS, RITA B; MAYLON JR	251 HULON ST	HOPE MILLS, NC 28348
JONES, GREGORY LEONARD ASSIGNEE	62 FAIR VIEW	SANFORD, NC 27332
KDM SOLO 401K TRUST ROTH-F	PO BOX 58375	FAYETTEVILLE, NC 28305
LOCKLEAR, RONALD C; TALESIA L	358 GRIMES ST	HOPE MILLS, NC 28348
PORTER, KENNETH W;EVELYN F	PO BOX 884	HOPE MILLS, NC 28348
POWELL, CAROL SUE	2585 WILMINGTON HWY	FAYETTEVILLE, SC 28306
ROMO, GUILLERMO ZERMENO	393 BROOKLYN CIR	HOPE MILLS, NC 28348
TOW, ERIC KYLE	104 GRIMES ST	HOPE MILLS, NC 28348
WARING, BETTY J	4566 MILL ST	HOPE MILLS, NC 28348
WILSON, JOSEPH; HAZEL	4133 KNOLLWOOD DR	FAYETTEVILLE, NC 28304
WRAY, WILLIAM C;ROSEMARY	2340 PICKENS PL	THE VILLAGES, FL 32162
YOUNG, ISAAC C;GORMAN, HEATHER	3325 BURBERRY DR	FAYETTEVILLE, NC 28306

P15-09 3rd

PLANNING STAFF REPORT  
REZONING CASE # P20-37

Planning Board Meeting: October 20, 2020 (referred back from BOC)

Jurisdiction: County

### EXPLANATION OF THE REQUEST

This is a request to rezone one parcel located on the north side of Braxton Road from A1 Agricultural to RR Rural Residential. This case was previously considered as a commercial conditional zoning, however after the Planning Board recommendation of denial, the Board of Commissioners deferred the case back to the Planning Board to allow the property owner to revise his request. This is a conventional zoning and no conditions are proposed at this time.

### OWNER/APPLICANT

**OWNER/APPLICANT:** Ross L. Green (owner)

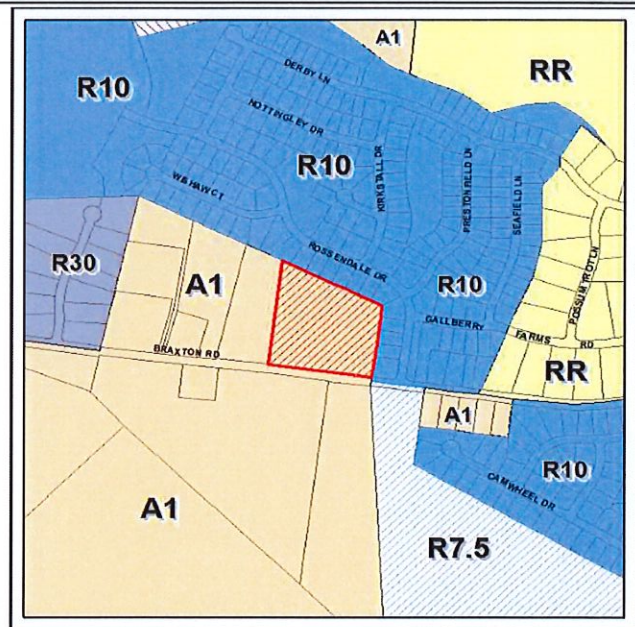
### PROPERTY INFORMATION

**ADDRESS/LOCATION:** North side of SR 2242 (Braxton Road), west of Rossendale 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.

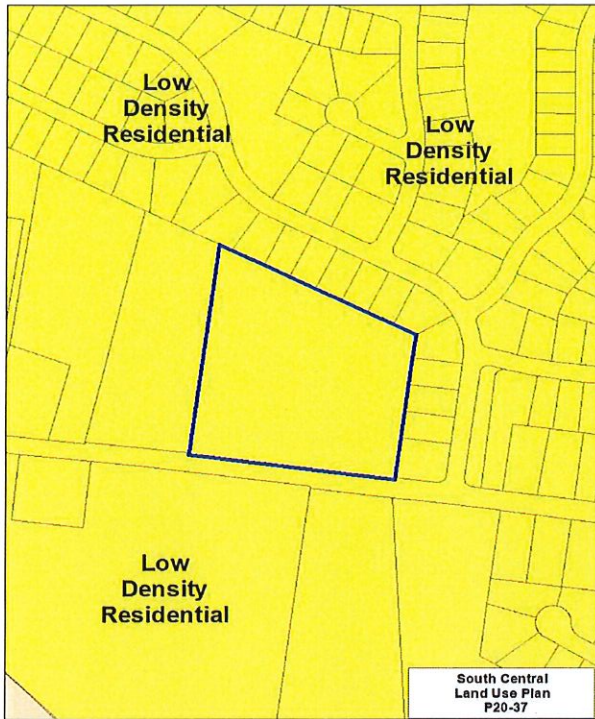
**EXISTING LAND USE:** The subject property is currently vacant.

**OTHER SITE CHARACTERISTICS:** The property is not within the watershed or Special Flood Hazard Area. There are hydric soils 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.

**DEVELOPMENT REVIEW:** Parcel was platted on 8-6-07 in Plat Book 120, Page 127. A site plan or subdivision review will be required prior to development.



**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 RR 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 & 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 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:** Comment requested via e-mail. None received.

**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.

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

#### STAFF RECOMMENDATION

In Case P20-37, the Planning & Inspections staff **recommends approval** of the rezoning request from A1 Agricultural to RR Rural Residential and find the request consistent with the South Central Land Use Plan (2015) which designates this area "Low Density Residential" as the desired density in this designation is 2.2 to 6 units/acre and the designation requires public water and sewer, of which the property has access. 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 RR
2. Address of Property to be Rezoned: 6010 BRAXTON RD
3. Location of Property: 6010 BRAXTON RD
4. Parcel Identification Number (PIN #) of subject property: 0422-18-9267  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 7.05 Frontage: 558' Depth: 656'
6. Water Provider: Well: \_\_\_\_\_ PWC:  Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank \_\_\_\_\_ 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: DAYCARE, MEDICAL OFFICE, ASSEMBLY/  
COMMUNITY CENTER, OUTDOOR RECREATION
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.

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

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

910.391.8005  
HOME TELEPHONE #

SAME  
WORK TELEPHONE #

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

\_\_\_\_\_  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

RLGREEN8005@GMAIL.COM  
E-MAIL

\_\_\_\_\_  
HOME TELEPHONE #

\_\_\_\_\_  
WORK TELEPHONE #

Ross L. Green  
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
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;MOORE, KIMBERLY W	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	333 WISHAW CT	HOPE MILLS, NC 28348
BALDWIN, ANNIE	5946 BRAXTON RD	HOPE MILLS, NC 28348
BRAXTON VILLAGE COMMUNITY A	325 BLOUNT ST	FAYETTEVILLE, NC 28305
BRAXTON VILLAGE COMMUNITY A	4700 HOMEWOOD CT 380	RALEIGH, NC 27609
BUSH, MEREDITH;BUSH, WILLIAM	310 OTLEY CT	HOPE MILLS, NC 28348
BUSTOS, RICARDO;BUSTOS, MARC	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, ASHL	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, CLAR	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, ASHI	5642 PRESTON FIELD LN	HOPE MILLS, NC 28348
GODFREY, RYAN O;GODFREY, LA TI	5645 KIRKSTALL DR	HOPE MILLS, NC 28348
GONZALEZ-PEREZ, OMMANNAN;G	302 OTLEY CT	HOPE MILLS, NC 28348
GRAY, TREVOR TALMADGE;GRAY, I	643 TARA LN	EVANS, GA 30809
GREEN, ROSS L	PO BOX 25482	FAYETTEVILLE, NC 28314
GRIFFIN, THOMAS G.;GRIFFIN, JENI	324 WISHAW CT	HOPE MILLS, NC 28348
GUERRERO, FRANCISCO A CASTILLI	6032 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
HALL, JAMES RAY JR.	705 CAMWHEEL DR	HOPE MILLS, NC 28348
HERNANDEZ, DAVID V;HERNANDE	323 ROSSENDALE DR	HOPE MILLS, NC 28348
HOGGE, SCOTT RYAN;HOGGE, SAN	314 OTLEY CT	HOPE MILLS, NC 28348
JOHNSON, ANN;JOHNSON, HAROL	5656 SEAFIELD LN	HOPE MILLS, NC 28348
JONES, ROBERT	5633 KIRKSTALL DR	HOPE MILLS, NC 28348
KELLIHER, GERALD;KELLIHER, KIME	320 ROSSENDALE DR	HOPE MILLS, NC 28348
LAWSON, DONNELL Q;LAWSON, SI	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, K	5649 PRESTONFIELD LN	HOPE MILLS, NC 28348
MACKEY, TERRANCE G JR;MACKEY	324 ROSSENDALE DR	HOPE MILLS, NC 28348
MATSUKI, CORRIE L;MATSUKI, ALH	6029 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
MARTHUR, DONOVAN EARL;MEL	5638 PRESTONFIELD LN	HOPE MILLS, NC 28348
MCGAUGHEY, CHRISTOPHER M;M	329 WISHAW CT	HOPE MILLS, NC 28348
MCLEAN, DREW CLAYTON	5025 ANCILLA ST	HOPE MILLS, NC 28348
MCLEAN, MARILYN SMITH RS;MCL	6089 BRAXTON RD	HOPE MILLS, NC 28348

MIECZKOWSKI, RONALD W;MIECZI 700 CAMWHEEL DR	HOPE MILLS, NC 28348
MOHAMMED, SANNA KWABENA;IV 6024 GALLBERRY FARMS	HOPE MILLS, NC 28348
MOORE, AARON VAUGHN;MOORE 305 OTLEY CT	HOPE MILLS, NC 28348
NORRIS, WENDELL G II;NORRIS, YA 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;PARKE 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, TAMARR 306 OTLEY CT	HOPE MILLS, NC 28348
RIVERA, NELSON I;RIVERA, DENISE 413 ROSSENDALE DR	HOPE MILLS, NC 28348
ROBINSON, KATHY;ROBINSON, JOE 6025 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
ROSENDO, LIZBETH IZAMAR BARRI 5634 PRESTONFIELD LN	HOPE MILLS, NC 28348
SANDERS, TIFFANY M 6040 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
SANTIAGO-ORTIZ, DAISY M;MARCC 5648 SEAFIELD LN	HOPE MILLS, NC 28348
SCOTT, NATHAN LEE;SCOTT, LESLIE 337 WISHAW CT	HOPE MILLS, NC 28348
SMELSER, ERIC M;SMELSER, YVETT 425 ROSSENDALE DR	HOPE MILLS, NC 28348
SPEECE, GEORGE;SPEECE, HEATHE 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, MAI 5637 KIRKSTALL DR	HOPE MILLS, NC 28348
WHITE, REGINALD E;WHITE, MICHI 513 ROSSENDALE DR	HOPE MILLS, NC 28348
WILCOX, NICKOLAS VALENTINE 336 WISHAW CT	HOPE MILLS, NC 28348
ZEIGLER, KRISTEN M;ZEIGLER, LARI 316 WISHAW CT	HOPE MILLS, NC 28348

**EXPLANATION OF THE REQUEST**

This is a request to rezone one parcel located at the northern corner of the intersection of Chicken Foot Road & H Bullard Road from R40 Residential to R40A Residential. This request would allow the property owner to utilize a manufactured home for pastor's housing. This is a conventional rezoning and no conditions are proposed at this time.

**OWNER/APPLICANT**

**OWNER/APPLICANT:** Elijah Lovejoy on behalf of The Church of the Apostles Resurrection Church (owner)

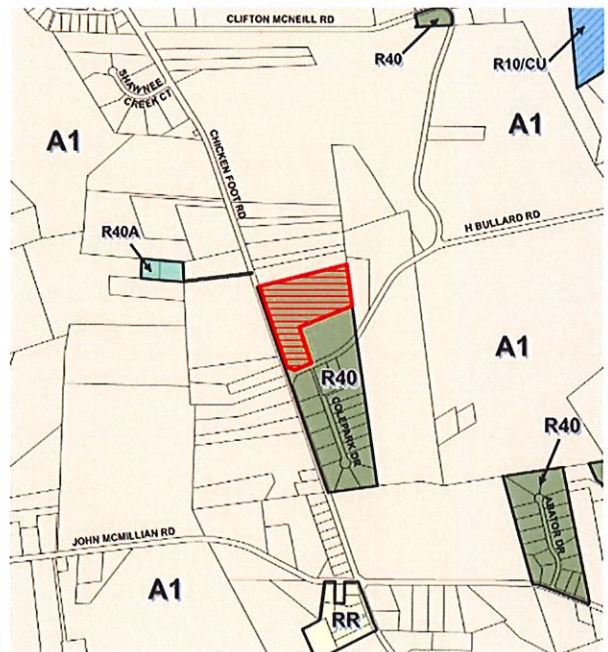
**PROPERTY INFORMATION**

**ADDRESS/LOCATION:** 1419 H Bullard Rd; more specifically REID 0422905829000

**SIZE:** This request includes one parcel totaling approximately 13.70 acres. The property has 939' +/- of street frontage along Chicken Foot Rd and 202' +/- of frontage along H Bullard Rd. The property is 942' +/- in depth.

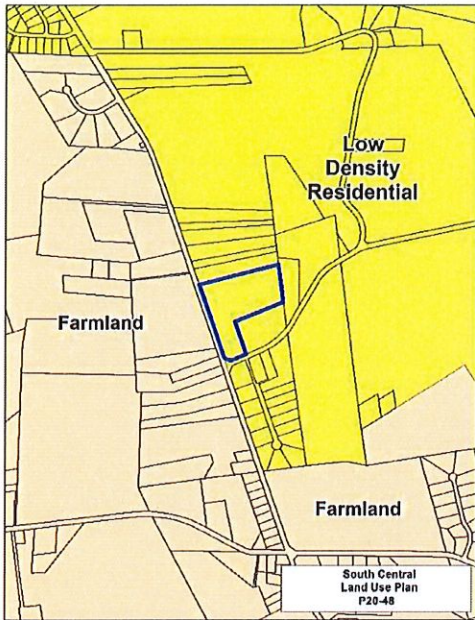
**EXISTING LAND USE:** The property is currently developed as a religious worship facility.

**OTHER SITE CHARACTERISTICS:** The property is not located within the watershed or the Special Flood Hazard Area. There are some hydric soils located on the northeastern corner of the property.



**DEVELOPMENT REVIEW:** Parcel created by deed on 12-31-07 but is greater than 10 acres. A revised site plan for the religious worship facility (Case 07-184) showing the parsonage will be required.

**SURROUNDING LAND USE:** There are residential uses in the surrounding area including manufactures homes. There are also several religious worship facilities developed across Chicken Foot Road from the subject property.



**ZONING HISTORY:** This property was initially zoned A1 as part of the Area 13 initial zoning on June 25, 1980. The property was rezoned to R40 as part of Case P93-95 on 9-28-1993.

**UTILITIES:** This site is currently served by private well and septic. Public water and sewer are not available. The property is not located within a water/sewer district.

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

**COMPREHENSIVE PLANS:** The 2030 Growth Vision Plan designates this area as "Urban". The South Central Land Use Plan (2015) designates this parcel as "Low Density Residential". The "Low Density Residential" designation allows a residential density of 2.2 to 6 units/acre and desires stick-built homes. Public or community water and sewer is required. **Request is not plan compliant.**

#### IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

**TRAFFIC:** The subject property is located on H Bullard Road which is identified as an existing thoroughfare in the Metropolitan Transportation Plan. There are no construction projects planned and the case will have no impact on the Transportation Improvement Plan. The Average Daily Traffic Count (2016) on H Bullard Road is 980. The Average Daily Traffic Count (2018) on Chicken Foot Road is 6,200.

**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:** The Cumberland County Fire Marshal's Office has reviewed the request and stated: 1. Ensure all fire department access requirements are met. 2. Submit building plans to include to-scale site plan for review of new buildings. 3. Ensure emergency responder radio coverage is achieved.

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

#### STAFF RECOMMENDATION

In Case P20-48, the Planning & Inspections staff **recommends approval** of the rezoning request from R40 Residential to R40A Residential and find:

- A. The approval is an amendment to the adopted current South Central Land Use Plan (2015) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request.
- B. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the designation of "Low Density Residential" is not well supported with the lack of public utilities and the currently approved density will not change due to this request.
- C. And this rezoning approval is reasonable and in the public interest as the requested district is in harmony with existing surrounding zoning and permitted 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 R40 to R40A
2. Address of Property to be Rezoned: 1419 H. Bullard Rd.
3. Location of Property: 1419 H. Bullard Rd.
  
4. Parcel Identification Number (PIN #) of subject property: 0422-90-5829  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 13.7 Frontage: 1030 Depth: 990
6. Water Provider: Well:  PWC: \_\_\_\_\_ Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank  PWC \_\_\_\_\_
8. Deed Book 7778, Page(s) 0624, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Church
10. Proposed use(s) of the property: The property will continue to be a church. We simply want to add a double-wide mobile home for pastor's housing.
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.

Elijah Lovejoy for The Church of the Apostles (DBA) Resurrection Church  
NAME OF OWNER(S) (PRINT OR TYPE)

2608 Indian Wells Ct. / Hope Mills, NC 28348  
ADDRESS OF OWNER(S)

336-207-5216      ← same  
HOME TELEPHONE #      WORK TELEPHONE #

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

2608 Indian Wells Ct. / Hope Mills, NC 28348  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

elijah@resurrectionpeople.com  
E-MAIL

336-207-5216      ← same  
HOME TELEPHONE #      WORK TELEPHONE #

Elijah P. Lovejoy  
SIGNATURE OF OWNER(S)

Elijah P. Lovejoy  
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

[Signature]  
SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
AVERA, AUSTIN WADE; PARIS SANTANA	6536 COLEPARK DR	HOPE MILLS, NC 28348
BARKER GALLBERRY FARMS LLC	5556 BRAXTON RD	HOPE MILLS, NC 28348
CHAVIS, IRA R.; RETHA B.	2150 CHICKEN FOOT RD	HOPE MILLS, NC 28348
CHAVIS, SUSIE LIFE ESTATE	2162 CHICKEN FOOT RD	HOPE MILLS, NC 28348
CHAVIS, WILLIAM R	5705 CEDAR BROOK CIR	FAYETTEVILLE, NC 28304
CHURCH OF THE APOSTLES	PO BOX 256	HOPE MILLS, NC 28348
CHURCH, JACK D;SYLVIA T LIFE ESTATE	2406 MAYWOOD DR SW	LENOIR, NC 28645
JONES, CHARLES A; DEMORRIS M	500 ALLEGHANY RD	FAYETTEVILLE, NC 28304
MCDOWELL, LOIS YARA	6521 COLEPARK DR	HOPE MILLS, NC 28348
WEBB, JAMES L; JASMIN A	8215 PASQUEL FLOWER PL	LORTON, VA 22079

NAME	ADDRESS	CITY
ATKINS, WILLIAM J P;; BILLY JO	1908 CHICKEN FOOT RD	HOPE MILLS, NC 28348
AVERA, AUSTIN WADE;PARIS SANTANA	6536 COLEPARK DR	HOPE MILLS, NC 28348
BECK, JOHN G; STACY K	1959 CHICKEN FOOT RD	HOPE MILLS, NC 28348
BYRD, GLADYS L	220-20 138 AVE	LAURELTON, NY 11413
CANADY ACRES LLC	102 GUYMON CT	MORRISVILLE, NC 27580
CHAVIS, LORENZA	2308 CHICKEN FOOT RD	HOPE MILLS, NC 28348
FIRST UNITED BAPT CH GRAYS CK	2002 CHICKEN FOOT RD	HOPE MILLS, NC 28348
FULMORE, JONATHAN LERONE; MELODY NICOLE	6550 COLEPARK DR	HOPE MILLS, NC 28348
HOLLAND, PATRICK H; CRYSTAL C	4632 VIRSALLI LP	HOPE MILLS, NC 28348
LOCKLEAR, DEBRA	3529 SEAWELL ST	FAYETTEVILLE, NC 28306
MCNEILL FARM I LLC	1471 CLIFTON MCNEILL RD	HOPE MILLS, NC 28348
PEETS, JOSEPH MICHAEL;JESSICA JEAN	6580 COLEPARK DR	FAYETTEVILLE, NC 28306
PHILLIPS, SCOTT ALLEN;MARIANA	6540 COLEPARK DR	HOPE MILLS, NC 28348
STUDEBAKER, BETH G	6560 COLEPARK DR	HOPE MILLS, NC 28348
TYSON, VANCE U JR	4925 S NC 87 HWY	FAYETTEVILLE, NC 28306
WADDELL, CORNELIUS; CATHY	1853 GEIBERGER DR	FAYETTEVILLE, NC 28303
WORLD FAITH CLINIC CHURCH	2250 CHICKEN FOOT RD	HOPE MILLS, NC 28348



**EXPLANATION OF THE REQUEST**

This is a request to rezone a portion of a parcel located on the southern side of JT Matthews Road from A1 Agricultural to C(P) Planned Commercial. This request was initiated due to the adjacent business losing property as part of the I-95 widening project. The property owner would like to combine this property with their existing business to meet their parking requirements. This is a conventional rezoning and no conditions are proposed at this time.

**OWNER/APPLICANT**

**OWNER/APPLICANT:** Roger & Jeanette Cornett on behalf of Cornett Properties, LLC (owner)

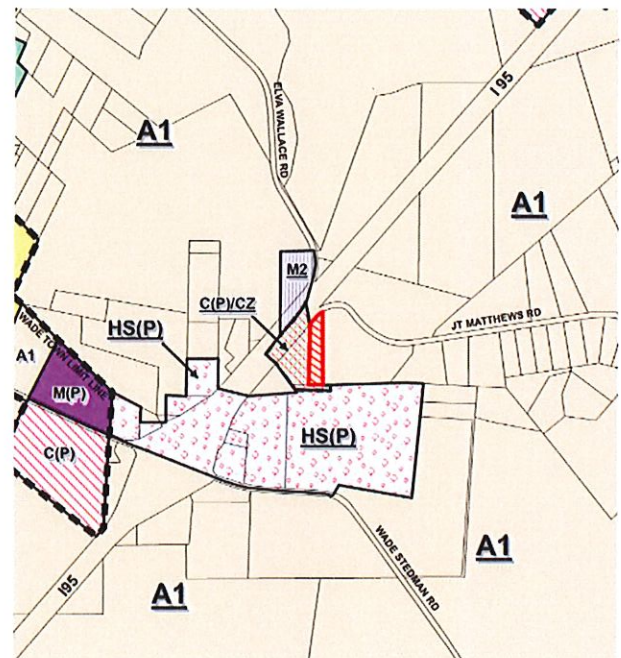
**PROPERTY INFORMATION**

**ADDRESS/LOCATION:** South side of JT Matthews Road, east of I-95; more specifically portion of REID 0581740426000

**SIZE:** This request includes a portion of a parcel totaling approximately 2.50 acres. The portion has 193' +/- of street frontage along JT Matthews Rd. The property is 797' +/- in depth.

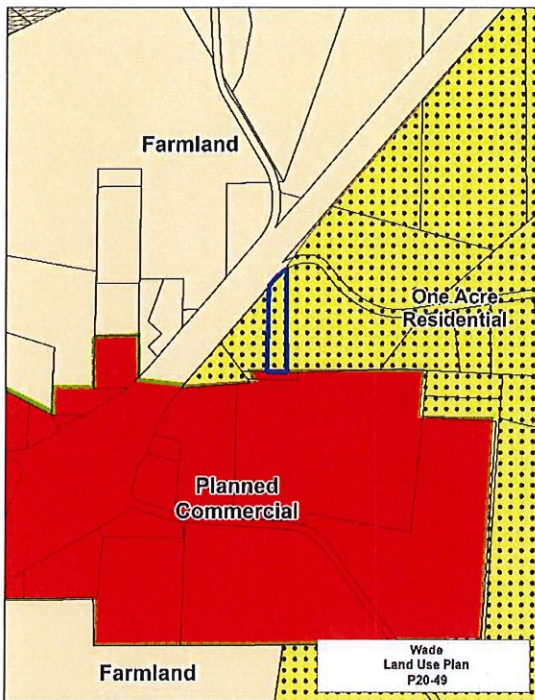
**EXISTING LAND USE:** The property is currently farmland.

**OTHER SITE CHARACTERISTICS:** The property is not located within the watershed or the Special Flood Hazard Area. There are some hydric and hydric inclusion soils located on the property. The property is in Wade's MIA.



**DEVELOPMENT REVIEW:** Prior to development a recombination and site plan approval will be required.

**SURROUNDING LAND USE:** There are residential uses and vacant commercial properties in the surrounding area. A trade contractor is developed on the adjacent property.



**ZONING HISTORY:** This property was initially zoned A1 as part of the Area 14 initial zoning on November 25, 1980.

**UTILITIES:** This site is currently served by ESD water and private septic. Public sewer is not available. 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 as "Community Growth Areas". The Wade Land Use Plan (2004) designates this parcel as "One Acre Residential". **Request is not plan compliant.**

#### IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

**TRAFFIC:** The subject property is located outside of FAMPO boundaries; however, the subject property is located off I-95, which is identified as a widening project from Exit 56 to Exit 81, TIP number I-5986. Right-of-way and construction are already underway as of September 2019. State funding delays may apply. While there is no count listed for JT Matthews Road, the Average Daily Traffic Count (2016) on Percy Strickland Road is 220.

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

**ECONOMIC DEVELOPMENT:** Comment request via e-mail. None received.

**EMERGENCY SERVICES:** The Cumberland County Fire Marshal's Office has reviewed the request and stated the developer should ensure fire department access to building is maintained.

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

#### STAFF RECOMMENDATION

In Case P20-49, the Planning and Inspections staff **recommends approval** of the rezoning from A1 Agricultural to C(P) Planned Commercial and find:

- A. The approval is an amendment to the adopted current Wade Land Use Plan (2004) 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 generally meets the location criteria for "heavy commercial" as defined in the Land Use Policies Plan (2009) and would not be suitable for additional residential development due to the I-95 widening project;
- C. And this rezoning approval is reasonable and in the public interest as the district requested is in harmony with existing adjacent land uses and zoning near an I-95 interchange.

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 CP
2. Address of Property to be Rezoned: 0 JT Matthews Road
3. Location of Property: J T Matthews Road  
Godwin, NC
4. Parcel Identification Number (PIN #) of subject property: 0581-74-0426  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.5 Frontage: 130.59 Depth: 665.56
6. Water Provider: Well:  PWC: \_\_\_\_\_ Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank  PWC \_\_\_\_\_
8. Deed Book 10418, Page(s) 457-463, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: FARM LAND - AGRICULTURE
10. Proposed use(s) of the property: Combine with existing property owned by Cornett Properties, LLC - to be used as parking
11. Do you own any property adjacent to or across the street from this property?  
Yes  No \_\_\_\_\_ If yes, where? 4838 JT Matthews
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.

Cornett Properties, LLC Roger & Jeanette Cornett  
NAME OF OWNER(S) (PRINT OR TYPE)

7103 Evelyn Circle Zebulon, NC 27597  
ADDRESS OF OWNER(S)

252-205-0240  
HOME TELEPHONE #

252-291-7440  
WORK TELEPHONE #

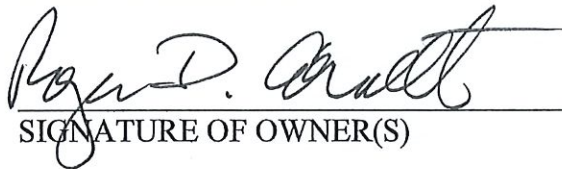
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

ADDRESS OF AGENT, ATTORNEY, APPLICANT

jfcornett@tctsk.com / Rcornett@tctsk.com  
E-MAIL

252-205-0240  
HOME TELEPHONE #

252-291-7440  
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
BAIN, SEAVY A JR;MALINDA, RICHBOURG	3425 PLANTATION RD	CHARLOTTE, NC 28270
CAIN, BILLY V	2801 RAMSEY ST	FAYETTEVILLE, NC 28301
CORNETT PROPERTIES LLC	6463 FLOWERS RD	WILSON, NC 27893
DOWNING, HAROLD DEAN JR;JOHNNA SHANE	5016 J T MATTHEWS ROAD	GODWIN, NC 28344
MOORE, RONALD C;MOORE, BETTY H	5566 ELVA WALLACE RD	GODWIN, NC 28344
MOORE, RONALD CLEO;SARAH, FRANCES	PO BOX 516	DUNN, NC 28335
PRESLER, SHELBY MATTHEWS	5606 SMITHFIELD RD	WADE, NC 28395
RICCI, TRACY L	5101 JT MATTHEWS RD	GODWIN, NC 28344

NAME	ADDRESS	CITY
BETHEA, ROBERT E SR;HENREITTA C; W CORNETT PROPERTIES LLC	PO BOX 250 6463 FLOWERS RD	WADE, NC 28395 WILSON, NC 27893
JOHNSON, WILLENE MILLER	6360 SMITHFIELD RD	WADE, NC 28395
MCCAULEY, PETER JOHN;MCCAULEY, CLAUDIA SHREEJI GAS LLC	6150 WADE-STEDMAN RD 3771 RAMSEY ST 110	WADE, NC 28395 FAYETTEVILLE, NC 28311
TAR HEEL R V RESORTS WADE LLC	25515 VIA MARIQUITA	CARMEL, CA 93923
TART INC	PO BOX 8	DUNN, NC 28335
WOOD, EDDIE C;GARY, F	5413 ELVA WALLACE RD	GODWIN, NC 28344

P20-49 3rd

**EXPLANATION OF THE REQUEST**

This is a request to rezone one parcel located on the south side of Goldsboro Road from A1 Agricultural to C(P) Planned Commercial. This request would allow the property owner to develop the property with a nonresidential use. This is a conventional rezoning, and no conditions are proposed at this time.

**OWNER/APPLICANT**

**OWNER/APPLICANT:** Christopher Hudson on behalf of MCH Investments, LLC (owner)

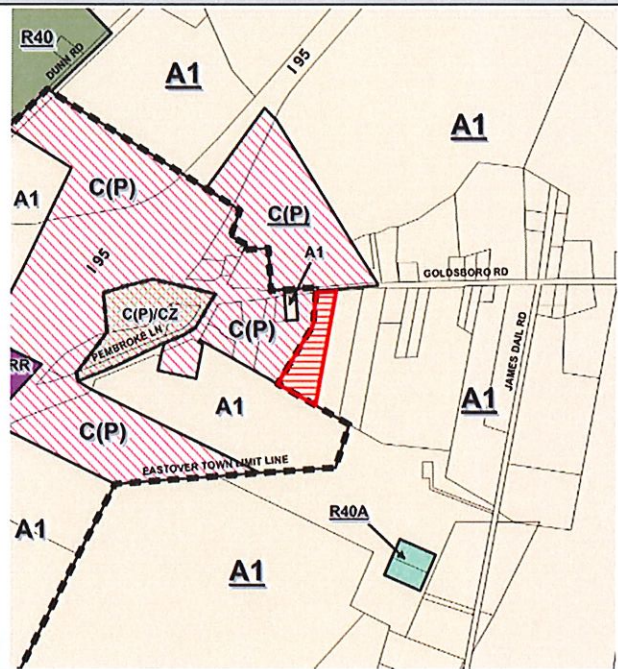
**PROPERTY INFORMATION**

**ADDRESS/LOCATION:** 4042 Goldsboro Rd; more specifically REID 0479596055000

**SIZE:** This request includes one parcel totaling approximately 7.39 acres. The property has 220' +/- of street frontage along Goldsboro Rd. The property is 1,243' +/- in depth.

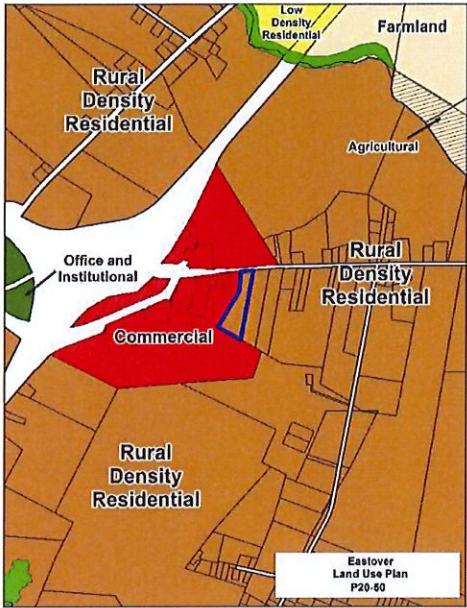
**EXISTING LAND USE:** The property is currently woodlands.

**OTHER SITE CHARACTERISTICS:** The property is not located within the watershed or the Special Flood Hazard Area. There are some hydric and hydric inclusion soils located the property. The property is located within Eastover's MIA.



**DEVELOPMENT REVIEW:** Parcel was platted on 9-8-00 in Plat Book 142, Page 55. A site plan review will be required prior to development.

**SURROUNDING LAND USE:** There are residential uses in the surrounding area including manufactures homes. There are also several nonresidential uses including a convenience store, restaurant, and hotel.



**ZONING HISTORY:** This property was initially zoned A1 as part of the Area 19A initial zoning on January 27, 1980. The property was rezoned to C(P) on May 28, 1991 (Case P91-37). The property was rezoned to A1 on April 16, 2001 (Case P01-16).

**UTILITIES:** This site is currently served by ESD water and private septic. Public sewer is not available, as the existing ESD line does not have the capacity to serve future development. 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 as "Urban Fringe". The Eastover Land Use Plan (2018) designates this parcel as "Rural Density Residential". The "Rural Density Residential" designation desires a minimum lot size of 20,000 square feet and is associated with residential districts. **Request is not plan compliant.**

**IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES**

**TRAFFIC:** The subject property is located on Goldsboro Road which is identified as a boulevard needing improvement in the Metropolitan Transportation Plan. There are no construction projects planned and the subject property will have no impact on the Transportation Improvement Plan. Goldsboro Road has been identified in previous prioritizations, but no funding has been awarded. The Average Daily Traffic Count (2018) on Goldsboro Road is 14,500.

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

**ECONOMIC DEVELOPMENT:** Comment requested via e-mail. None received

**EMERGENCY SERVICES:** Comment requested via e-mail. None received.

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

**STAFF RECOMMENDATION**

In Case P20-50, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural to C(P) Planned Commercial and find:

- A. The approval is an amendment to the adopted current Eastover Land Use Plan (2018) 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 generally meets the location criteria for "heavy commercial" as defined in the Land Use Policies Plan (2009) and is located at an Interstate 95 interchange;
- C. And this rezoning approval is reasonable and in the public interest as the district requested is in harmony with existing adjacent zoning/land uses and the parcel is served by public water.

Attachments:  
 Zoning Application  
 Notification Mailing List



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

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

1. Requested Rezoning from AI to CP
2. Address of Property to be Rezoned: 4042 Goldsboro Rd
3. Location of Property: Off of US Hwy 13 (Goldsboro Rd) less than a mile East of I95 (Exit 58).
4. Parcel Identification Number (PIN #) of subject property: 0479-59-6055  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 7.39 Frontage: 220' Depth: 1244.41
6. Water Provider: Well: \_\_\_\_\_ PWC: \_\_\_\_\_ Other (name): ESD
7. Septage Provider: Septic Tank ESD PWC \_\_\_\_\_
8. Deed Book 8932, Page(s) 0267, 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: Commercial Use.
11. Do you own any property adjacent to or across the street from this property?  
Yes  No \_\_\_\_\_ If yes, where? adjacent
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.

MCH Investments LLC.  
NAME OF OWNER(S) (PRINT OR TYPE)

3603 Clinton Rd. Fayetteville NC. 28312.  
ADDRESS OF OWNER(S)  
(c) 910-624-5769

HOME TELEPHONE # \_\_\_\_\_ WORK TELEPHONE # 910-483-6004

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

2309 Furlong Place Eastover NC. 28312  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

(L)  
christhudson66@gmail.com  
E-MAIL

HOME TELEPHONE # 910 483-6004 WORK TELEPHONE # 910-624-5769

Chris Hudson  
SIGNATURE OF OWNER(S)

Chris Hudson  
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Chris Hudson  
SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
CORPORATION OF MERCER UNIV	1501 MERCER UNIVERSITY DR	MACON, GA 31207
DAIL, WILLIAM LUTHER;LINDA, WHITE	4265 GOLDSBORO RD	WADE, NC 28395
EARTH PETROLEUM CORP OF NC III INC	3945 GOLDSBORO RD	WADE, NC 28395
MCH INVESTMENTS LLC	3603 CLINTON RD	FAYETTEVILLE, NC 28312

NAME	ADDRESS	CITY
BEASLEY, GARY; KIMBERLY A ET AL; WILLIAMS BROWN, ANTHONY	3417 SON SPARROW DR	WAKE FOREST, NC 27587
COLEMAN, JAMES E; WILLIE R; BLUE, DONALD R	4122 GOLDSBORO RD	WADE, NC 28395
DAIL, BARBARA	3739 JAMES DAIL RD	WADE, NC 28395
DAIL, GARY MITCHELL JR; DAIL, YI LI	4085 GOLDSBORO RD	WADE, NC 28395
EASTOVER SANITARY DISTRICT	4099 GOLDSBORO RD	WADE, NC 28395
GEORGE, BIJU; GEORGE, MINI	3876 DUNN RD	EASTOVER, NC 28312
MCMILLAN, ELIZABETH V	5604 SHADY PINE CT	HOPE MILLS, NC 28348
MCMILLAN, HARRY S; LAURETTA DAIL LIFE ESTATE	4147 GOLDSBORO RD	WADE, NC 28395
MCMILLAN, VIRGINIA DAIL LIFE ESTATE	4256 GOLDSBORO RD	WADE, NC 28395
MID-STATE PETROLEUM REALTY LLC	4119 GOLDSBORO RD	WADE, NC 28395
SHRI SHAKTI LLC	PO BOX 1618	JAMESTOWN, NC 27282
SYPHRIT, JAKE LIFE ESTATE	3945 GOLDSBORO RD	WADE, NC 28395
SYPHRIT, JASON DAIL; TATUM, LORI; KARRY	4106 GOLDSBORO RD	WADE, NC 28395
TATUM, LORI	3507 PLEASANT VIEW DR	FAYETTEVILLE, NC 28312
TAYLOR, G C III	4134 GOLDSBORO RD	WADE, NC 28395
WH CAPITAL LLC ATTN: LEE NUNNALLY	211 OVERLAKE DR	RAEFORD, NC 28376
	3290 NORTHSIDE PKY 385	ATLANTA, GA 30327

**EXPLANATION OF THE REQUEST**

This is a request to rezone one parcel located on the northeast and southeast quadrants of the intersection of Ava Road & Beaver Dam Road from A1 Agricultural to RR Rural Residential. This request would increase the allowed density from 1 unit/2 acre to 1 unit/20,000 square feet. This is a conventional rezoning and no conditions are proposed at this time.

**OWNER/APPLICANT**

**OWNER/APPLICANT:** Carin A. Bunce (owner)

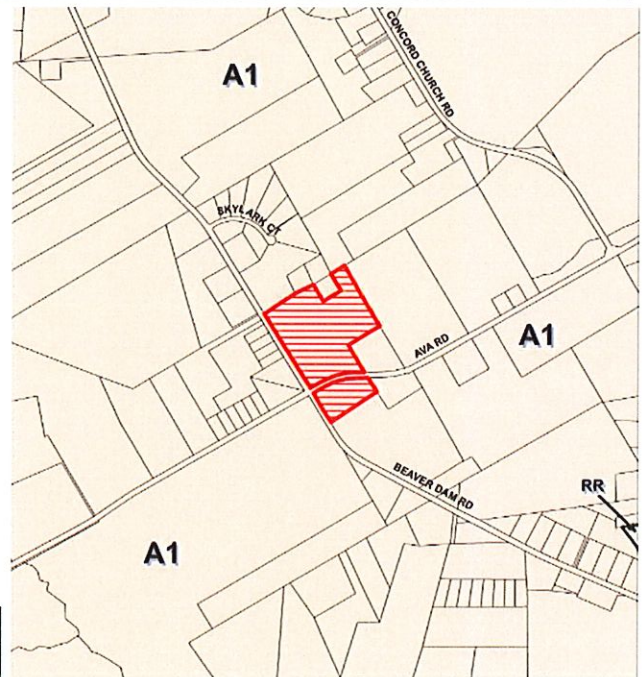
**PROPERTY INFORMATION**

**ADDRESS/LOCATION:** Northeast & southeast quadrant of intersection of Ava Rd & Beaver Dam Rd; more specifically REID 1404252990000

**SIZE:** This request includes one parcel totaling approximately 22.28 acres. The property has 1211' +/- of street frontage along Ava Rd and 1259' +/- of frontage along Beaver Dam Rd. The property is 965' +/- in depth.

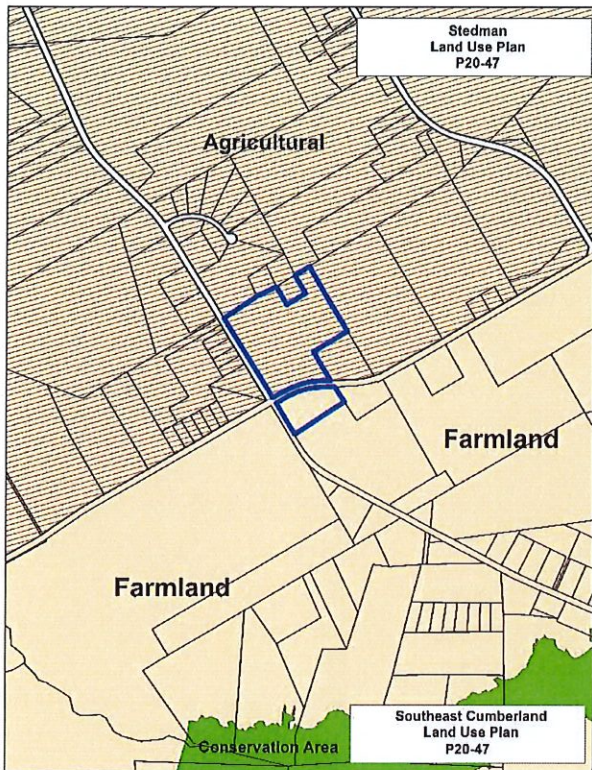
**EXISTING LAND USE:** The property is currently woodlands.

**OTHER SITE CHARACTERISTICS:** The property is not located within the watershed or the Special Flood Hazard Area. There are some hydric soils located on the southern portion of the property.



**DEVELOPMENT REVIEW:** Parcel created by deed on 10-11-12 but is greater than 10 acres. A subdivision or group development review will be required prior to development.

**SURROUNDING LAND USE:** There are residential uses in the surrounding area including manufactures homes. A religious worship facility is also developed adjacent to the subject property.



**ZONING HISTORY:** This property was initially zoned A1 as part of the Area 21 initial zoning on September 3, 1996.

**UTILITIES:** This site is currently served by private well and septic. Public water and sewer are not available. The property 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 this area as "Rural Areas". This parcel is split between the Stedman and Southeast Cumberland Land Use Plans. The Stedman Land Use Plan (2020) designates its portion for "Agricultural". The "Agricultural" designation allows for growth and protection of farmland from encroaching higher intensity uses while allowing for small scale rural type residential developments. The Southeast Cumberland Land Use Plan (2016) designates its portion for "Farmland". The "Farmland" designation is meant to protect and preserve farmland while maintaining a healthy farming community **Request is not plan compliant.**

**IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES**

**TRAFFIC:** The subject property is located outside of FAMPO boundaries. The Average Daily Traffic Count (2016) on Ava Road is 190. The Average Daily Traffic Count (2016) on Beaver Dam Road is 380.

**SCHOOLS CAP/ENROLL:** Stedman Primary: 200/144; Stedman Elementary: 300/311; 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 P20-47, the Planning & Inspections staff **recommends denial** of the rezoning request from A1 Agricultural to RR Rural Residential and find the request not consistent with the Stedman (2020) and Southeast Cumberland (2016) Land Use Plans which designates this parcel as "Agricultural" and "Farmland" respectively. Both designations encourage the preservation of farmland and rural character while only supporting higher densities if compatible with the surrounding neighborhood uses. Denial of the request is reasonable and in the public interest as the surrounding area is predominantly zoned A1 Agricultural and the subject property lacks access to public water and sewer that could support a higher density.

Attachments:  
 Zoning Application  
 Notification Mailing List



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.

Carin A. Beam  
NAME OF OWNER(S) (PRINT OR TYPE)

Po Box 276 Stedman NC 28391  
ADDRESS OF OWNER(S)

910 824 1954 HOME TELEPHONE #      WORK TELEPHONE #

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

Po Box 276 Stedman NC 28391  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Carinbunce@gmail.com  
E-MAIL

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
BEAL, LILLIE SUZANNE DAVIS; WILLIAM T	3922 STEDMAN CEDAR CREEK RD	FAYETTEVILLE, NC 28312
BUNCE, CARIN A	PO BOX 276	STEDMAN, NC 28391
BUNCE, JEFFREY A; LISA S	8186 BEAVER DAM RD	AUTRYVILLE, NC 28318
CASHWELL, REUBEN SR; ELINOR F	2365 AVA RD	AUTRYVILLE, NC 28318
CHRISTIAN LIGHT BAPTIST CH TRU	PO BOX 39	AUTRYVILLE, NC 28318
CRUMPLER, RICHARD LEE	PO BOX 696	STEDMAN, NC 28391
HALL, TERRY LENNON	8475 BEAVER DAM RD	AUTRYVILLE, NC 28318
JACKSON, JILL BUNCE	8070 BEAVER DAM RD	AUTRYVILLE, NC 28318
LEACH, CRAIG; ALICIA	8194 BEAVER DAM RD	AUTRYVILLE, NC 28318
LOPEZ, AUDELINA CASTRO	8232 NORRIS RD	DUNN, NC 28334
MOREAU, ROBERT H JR	PO BOX 9657	FAYETTEVILLE, NC 28311
NUNNERY, S ARNOLD	410 BAYMOUNT DR	STATESVILLE, NC 28625
SUTTON, ALEX; MONIKA	8160 BEAVER DAM RD	AUTRYVILLE, NC 28318
SWANSON, SCOTT; M EMMA	7742 SKYLARK CT	AUTRYVILLE, NC 28318
UNION HILL MISS BAPTIST CHURCH	2858 AVA RD	AUTRYVILLE, NC 28318
WIGGS, MARY JOANNE	PO BOX 203	AUTRYVILLE, NC 28318

NAME	ADDRESS	CITY
AMMONS, AMY NICHOLE;WILLIAM	8414 BEAVER DAM RD	AUTRYVILLE, NC 28318
BONEY, DAVID GARRETT; TASHA CASHWELL	8070 BEAVER DAM RD	AUTRYVILLE, NC 28318
BRIZA, EDWARD;BRIZA, KIMBERLY	8123 BEAVER DAM RD	AUTRYVILLE, NC 28318
BUNCE, TED MAXTON JR;BUNCE, DEBORAH S	PO BOX 276	STEDMAN, NC 28391
DAVIS, STEVEN KENNETH;DAVIS, MARY ANN	8056 CONCORD CHURCH RD	AUTRYVILLE, NC 28318
DONAHOO, DALE;DONAHOO, TERRY;RICHARD	9403 WILLOW GROVE PL	CHESTERFIELD, VA 23832
GRAHAM, EVELYN C SMITH;AVERY, SHALAWN	5248 FOXFIRE RD	FAYETTEVILLE, NC 28303
GRIFFITH, VICKI LEE	7737 SKYLARK COURT	AUTRYVILLE, NC 28318
GRONOWSKI, SCOTT R;SANDEE M	7725 SKYLARK CT	AUTRYVILLE, NC 28318
HELGET, JOHN KENNETH;HELGET, KELLIE JO	1980 AVA RD	STEDMAN, NC 28391
J W SEALEY & ASSOCIATES, INC.	PO BOX 55	WADE, NC 28395
JOHNSON, LEVIE E;JOHNSON, HELEN	8853 CLINTON RD	STEDMAN, NC 28391
KELLEY, STEVEN P	1950 AVA RD	AUTRYVILLE, NC 28318
MARTIN, ANTHONY J;MARTIN, JULIE J	7731 SKYLARK CT	AUTRYVILLE, NC 28318
MCDONALD, DANIEL J;MCDONALD, KIM S	2018 AVA RD	AUTRYVILLE, NC 28318
MELVIN, MILDRED	8456 BEAVER DAM RD	AUTRYVILLE, NC 28318
MITCHELL, BARBARA J	1990 AVA RD	AUTRYVILLE, NC 28318
PLESSINGER, JUDY	1006 BUCKNELL RD	FAYETTEVILLE, NC 28311
ROZIER, WILLIAM KEVIN; JENNIFER KAYE	PO BOX 85	AUTRYVILLE, NC 28318
SWIGER, BRYAN	7707 SKYLARK CT	AUTRYVILLE, NC 28318
SYFRETT, BEVERLY W	202 AVA RD	AUTRYVILLE, NC 28318
TIMBERLAKE, JASON	7718 SKYLARK CT	AUTRYVILLE, NC 28318