

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager



CUMBERLAND COUNTY

NORTH CAROLINA

Rawls Howard
Director

David Moon
Deputy Director

Cumberland County Joint Planning Board

TENTATIVE AGENDA

January 21, 2021

6:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. ADJUSTMENTS TO / APPROVAL OF AGENDA
- III. PUBLIC HEARING DEFERRALS / WITHDRAWALS

P21-02. REZONING OF 1.53+/- ACRES FROM R40A RESIDENTIAL TO R30 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE WESTERN SIDE OF THE INTERSECTION OF SR 2252 (CHICKEN FOOT ROAD) & MCCALL ROAD, SUBMITTED BY H & S INVESTMENTS OF NC, LLC (OWNERS) AND TIM EVANS (AGENT). **ON HOLD INDEFINATELY APPLICANT REQUESTED**

P21-05: REZONING OF 72.80+/- ACRES FROM R6A RESIDENTIAL, RR RURAL RESIDENTIAL, R10 RESIDENTIAL AND M(P) PLANNED INDUSTRIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF ODELL ROAD AND WEST OF NC 87 (N BRAGG BLVD), SUBMITTED BY VICTORIA MCLEOD (POWER OF ATTORNEY) ON BEHALF OF ELMA S. SMITH (OWNER) AND MICHAEL BLAKLEY ON BEHALF OF DRAFTING AND DESIGN SERVICES, INC. (AGENT). (COUNTY & SPRING LAKE) **DEFERRED TO FEBRUARY 16, 2021**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES OF DECEMBER 15, 2020
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P20-63.** REZONING OF 1.00+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO R30 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTHWEST SIDE OF SR 2212 (DOC BENNETT ROAD), NORTH OF INTERSTATE 95, SUBMITTED BY GERALD D. AND JAMES S. PONE (OWNERS).
- B. **P21-04.** REZONING OF 1.50+/- ACRES FROM C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR TRADES CONTRACTOR ACTIVITIES TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTHWEST SIDE OF SR 1243 (US HWY 301 SOUTH), NORTH OF SR 1126 (BROOKLYN CIRCLE), SUBMITTED BY AUGUSTIN ALVAREZ ON BEHALF OF AJD, LLC (OWNER) AND GEORGE M. ROSE (AGENT).
- C. **P21-06.** REZONING OF 0.47+/- ACRES FROM O&I(P) PLANNED OFFICE AND INSTITUTIONAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3533 NORTH MAIN STREET, SUBMITTED BY RONNIE GODBOLT ON BEHALF OF WORD OF TRUTH MINISTRY (OWNER) AND DEBRA E. JOAS (AGENT). (HOPE MILLS)

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- D. **P21-07.** REZONING OF 4.26+/- ACRES FROM C(P) PLANNED COMMERCIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SR 1842 (SHELTON BEARD ROAD) AND SR 1006 (MAXWELL ROAD), SUBMITTED BY NICHOLAS S. HARRELL (OWNER) & JAMES C. LONG JR. (AGENT).

CONDITIONAL ZONING CASE

- E. **P20-51.** REZONING OF 0.64+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF NC 59 (S MAIN STREET) AND SR 3352 (BETSY ROSS DRIVE), SUBMITTED BY FREDRICK L. WALLACE (OWNER). **(APPLICANT HAS REVISED REQUEST TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR MOTOR VEHICLE SALES**
- F. **P21-01.** REZONING OF 30.10+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL/CZ CONDITIONAL ZONING FOR A 26 LOT ZERO LOT LINE SUBDIVISION OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2647 & 2673 WADE STEDMAN ROAD, SUBMITTED BY JAMES S. & BEVERLY L. FISHER (OWNERS) & BEN STOUT (AGENT).

VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- G. **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).
- H. **P21-03.** REZONING OF 2.06+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6524 CEDAR OAKS CIRCLE, SUBMITTED BY VICKI LISZEWSKI (OWNER) & CLAYTON HOMES (AGENT).

IX. REPORT FROM THE NOMINATIONS COMMITTEE

X. DISCUSSION

- ZONING AND SCHOOL ZONING
- DIRECTOR'S UPDATE

XI. ADJOURNMENT

EXPLANATION OF THE REQUEST

This is a request for rezoning of one parcel located on the southwest side of Doc Bennett Road from M(P) Planned Industrial to R30 Residential. This request would allow the property owner to develop the property with a single residential dwelling. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Gerald D. & James S. Pone (owners)

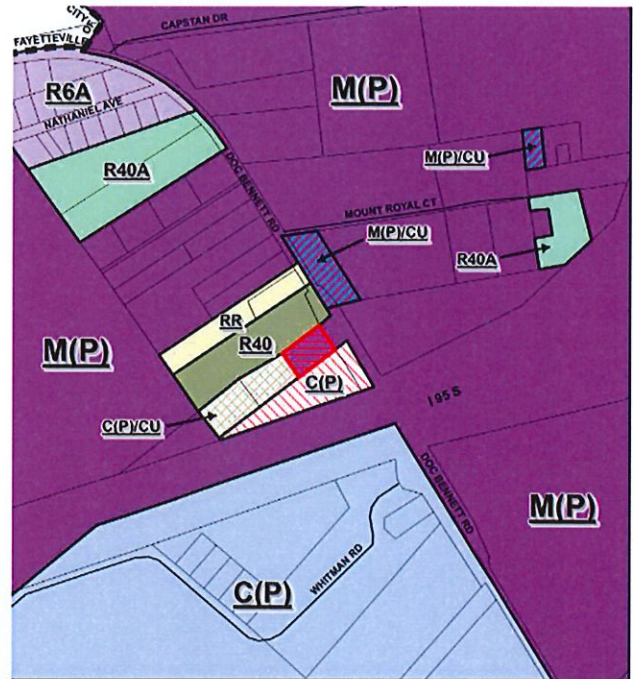
PROPERTY INFORMATION

ADDRESS/LOCATION: Southwest of SR 2212 (Doc Bennett Road) & north of Interstate 95; more specifically REID 0434959480000.

SIZE: This request includes one parcel totaling approximately 1 acre. The property has 154' +/- of street frontage along Doc Bennett Road. The property is 240' +/- in depth.

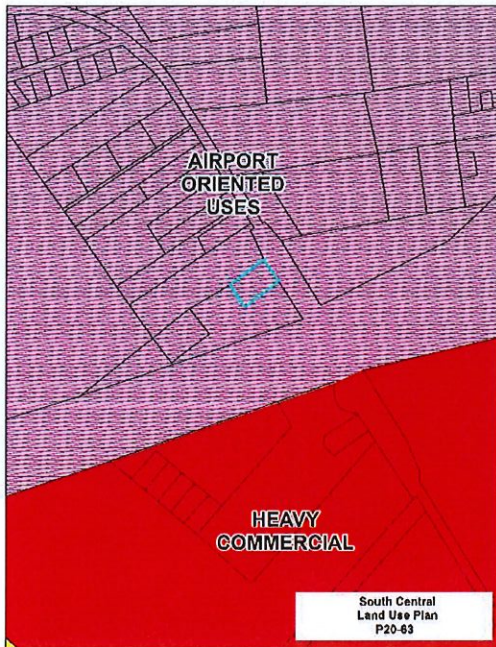
EXISTING LAND USE: The parcel is currently vacant.

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



DEVELOPMENT REVIEW: The property was legally created by deed in 1982 (Deed Bk. 2894, Pg. 143).

SURROUNDING LAND USE: There are residential uses in the surrounding area including manufactures homes. There is also a religious worship activity and an inert debris landfill.



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. The property is not located within a water/sewer district.

MINIMUM YARD SETBACKS: If approved, this parcel would be subject to R30 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 "Airport Oriented Uses". "Airport Oriented Uses" is intended to protect the Airport from unwanted encroachment, protect human life, and allow for future expansion. Uses allowed in the area must be compatible with other uses in area and do not impact the area negatively. Due to the request limiting the residential use to one dwelling, staff believes the **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The subject property sits on Doc Bennett Road which is identified as an existing thoroughfare in the Metropolitan Transportation Plan. There are no construction projects planned, and the subject property will have no impact on the Transportation Improvement Plan. The Average Daily Traffic Count (2018) on Doc Bennett Road is 1,500.

SCHOOLS CAP/ENROLL: Elizabeth Cashwell Elementary: 800/592; South View Middle: 900/674; 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: Cumberland County Fire Marshal's Office has reviewed the request and stated that all applicable fire departments access requirements must be met.

FAYETTEVILLE REGIONAL AIRPORT: The property is within the Airport Overlay District. Comments were requested via e-mail, none received.

STAFF RECOMMENDATION

In Case P20-63, the Planning & Inspections staff **recommends approval** of the rezoning request from M(P) Planned Industrial to R30 Residential and finds the request consistent with the South Central Land Use Plan (2015) designation of "Airport Oriented Uses". The "Airport Oriented Uses" designation is meant to protect the Airport from unwanted encroachment, protect human life and allow for further expansion. The site will be limited to a single-family dwelling unit or a similar residential use and would be less density/people on site than potential nonresidential uses. Approval of the request is also reasonable and in the public interest as the district requested is in harmony with existing zoning and land uses to the north and the site has access to 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:

- R30
1. Requested Rezoning from Heavy Industrial to ~~Rural Residential~~
 2. Address of Property to be Rezoned: N/A
 3. Location of Property: Doc BENNETT Rd, Fay, NC 28306
WEST SIDE OF DOC BENNETT RD.
 4. Parcel Identification Number (PIN #) of subject property: 0434959480000
(also known as Tax ID Number or Property Tax ID)
 5. Acreage: 1.00 Frontage: 153 ft. Depth: 245
 6. Water Provider: Well: PWC: _____ Other (name): Nothing
 7. Septage Provider: Septic Tank PWC _____
 8. Deed Book 3089, Page(s) 685, 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: RESIDENTIAL
 11. Do you own any property adjacent to or across the street from this property?
Yes _____ No If yes, where? _____
 12. Has a violation been issued on this property? Yes _____ No

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

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

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

JAMES S. PONE / GERALD D. PONE
NAME OF OWNER(S) (PRINT OR TYPE)

4634 U.S. Hwy 301s Hope Mills, NC - 28348
ADDRESS OF OWNER(S)

Cell= 910-322-4309

910-425-0252 910-321-0500
HOME TELEPHONE # WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

Bropone @ AOL Com
E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #

James S. Pone / Gerald D. Pone
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
C J PEGRAM & SON INC	2503 WLMINGTON HWY	FAYETTEVILLE, NC 28306
MOUNT CALVARY MISSIONARY BAPTIST CHURCH	4320 DOC BENNETT RD	FAYETTEVILLE, NC 28306
PONE, JAMES STEPHEN	4634 S US 301 HWY	HOPE MILLS, NC 28348
SMITH, CATHERINE	4260 DOC BENNETT ROAD	FAYETTEVILLE, NC 28306

P20-63 FC

NAME	ADDRESS	CITY
ATKINS, EDWARD	1724 N LAFAYETTE AVE	BREMERTON, WA 98312
BARNHILL CONTRACTING CO	PO BOX 7948	ROCKY MOUNT, NC 27804
BRAGG, DOROTHY PLUNKETT;BRENDA TRUSTEES	1303 SMITH BAY CIR E	WILMINGTON, NC 28405
CRAWFORD, FAY LOUISE	115 N LABURNUM AVE 1	RICHMOND, VA 23223
CUMBERLAND SPEEDWAY CORP	PO BOX 53587	FAYETTEVILLE, NC 28305
DICKERSON REALTY CORP	PO BOX 5011	MONROE, NC 28111
DUMP & GO INC	PO BOX 6	HOPE MILLS, NC 28348
EVANS, FRED ELEE	6808 BRYANSTONE WAY	FAYETTEVILLE, NC 28314
EVANS, PETER R JR	562 ALLEGHANY RD	FAYETTEVILLE, NC 28304
GILMORE, GEORGE W;SERA	975 PAN DR	HOPE MILLS, NC 28348
GILMORE, STANLEY A	6179 TIMBERLAND DR	FAYETTEVILLE, NC 28314
GILMORE, WILLIE HEIRS JR	6593 VINEYARD DR	FAYETTEVILLE, NC 28304
GLINDEMAN, LAWRENCE S	5819 STONE RIDGE RD	FAYETTEVILLE, NC 28311
HALL, JOHN MASON JR	3517 BOONE TRL	FAYETTEVILLE, NC 28306
J E INVESTMENTS CO LLC	2495 WILMINGTON HWY	FAYETTEVILLE, NC 28306
MCINTOSH, LARRY D JR	4242 DOC BENNETT RD	FAYETTEVILLE, NC 28306
MURPHY, ALBERTA W;DOUGLAS, . TRUSTEES	1612 SANDY RUN RD	FAYETTEVILLE, NC 28306
PEGRAM, C J;SON, .	2503 WILMINGTON HWY	FAYETTEVILLE, NC 28306
PONE, JAMES STEPHEN;GERALD, .;DELEON, .	4634 S US 301 HWY	HOPE MILLS, NC 28348
SHAW, CATHERINE ANN	403 SCOTLAND DR	FAYETTEVILLE, NC 28304
SIMMONS, CORNEZ;WIFE	4256 DOC BENNETT RD	FAYETTEVILLE, NC 28306
STEWART, VINRESE H;SHACKERIA, .	4236 DOC BENNETT RD	FAYETTEVILLE, NC 28306
WEST, HARRY G;WEST, SHELIA HARRIS	585 OLD LANDING RD	MAXTON, NC 28364

P20-63 3RD

EXPLANATION OF THE REQUEST

This is a request for rezoning of two parcels located on the northwest side of US HWY 301 South from C2(P) Planned Service and Retail/CZ Conditional Zoning for trades contractor activities to C2(P) Planned Service and Retail. This request would remove the conditional zoning and allow the property owner to develop the properties with any permitted use in the C2(P) district. This is a conventional rezoning, and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: AJD, LLC (owner) & George M. Rose (agent)

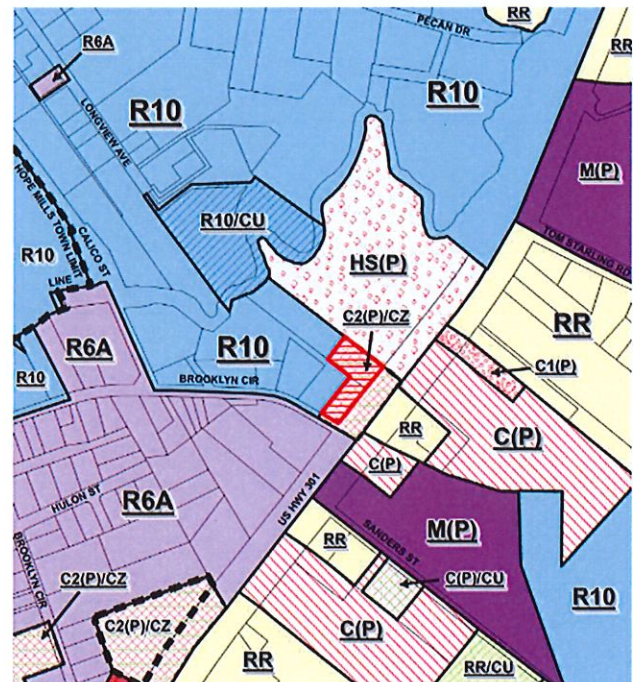
PROPERTY INFORMATION

ADDRESS/LOCATION Northwest side of SR 1243 (US Hwy 301 South), north of SR 1126 (Brooklyn Circle); more specifically REIDs 0424308458000 and a portion of 0424307813000.

SIZE: This request includes one whole parcel and a portion of a second parcel totaling approximately 1.50 acres. The properties have 383'+/- of street frontage along US HWY 301 South and are 260'+/- in depth.

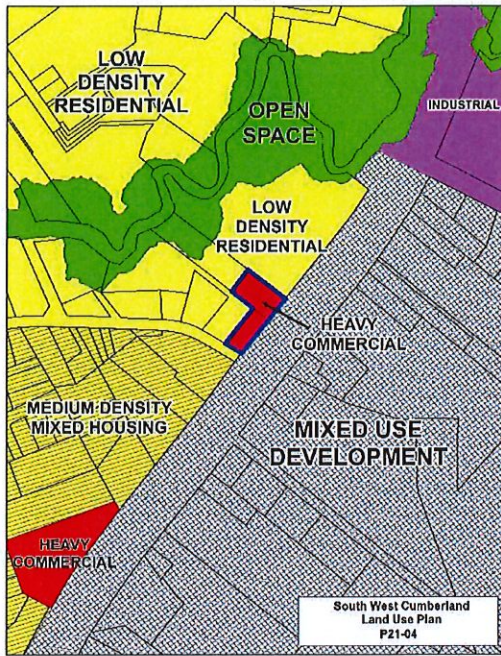
EXISTING LAND USE: The property is currently vacant.

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



DEVELOPMENT REVIEW: Site plan review required prior to permitting of commercial use. A recombination plat will be required. Subdivision review will be required if property owner decides to cut off residentially zoned RR portion of the larger tract.

SURROUNDING LAND USE: There are residential uses in the surrounding area including manufactures homes. There are also several nonresidential uses including a recreational vehicle park, a waste management site, and motor vehicle sales/repair.



ZONING HISTORY: These properties was initially zoned R10 as part of the Area 4 initial zoning on November 17, 1975. The properties were rezoned to C2(P)/CZ on March 18, 2019 (Case P19-05).

UTILITIES: The properties are served by PWC water and private septic. There are no public sewer lines available. The properties are not located within a water/sewer district.

MINIMUM YARD SETBACKS: If approved, these parcels 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". The Southwest Cumberland Land Use Plan (2013) designates this area as "Heavy Commercial". The "Heavy Commercial" designation is shown on areas that provide for the shopping needs of the immediate neighborhood, community, region, and the traveling public. Strip commercial areas are recommended along portions of US Hwy 301 South. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITES

TRAFFIC: The subject properties are located at the intersection of US Highway 301 and Brooklyn Circle. US Highway 301 is identified as an expressway needing improvement and Brooklyn Circle is identified as a local road in the Metropolitan Transportation Plan. US Highway 301 is identified in the Transportation Improvement Plan as W-5519, safety improvements from NC 87 to NC 59. The project is under construction. The Average Daily Traffic Count (2018) on I-95 Bus/US 301 is 16,000.

SCHOOLS CAP/ENROLL: Gallberry Farm Elementary: 900/978; South View Middle: 900/674; 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: Cumberland County Fire Marshal's Office has reviewed the request and stated the following: 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: The property is not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P21-04, the Planning & Inspections staff **recommends approval** of the rezoning request from C2(P) Planned Service and Retail/CZ Conditional Zoning to C2(P) Planned Service and Retail and finds the request consistent with the Southwest Cumberland Land Use Plan (2013) designation of "Heavy Commercial". The "Heavy Commercial" designation allows for uses that provide for the shopping needs of the immediate neighborhood, community, region, and the traveling public. Approval of the request is reasonable and in the public interest as the district requested is in harmony with surrounding existing zoning and 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 C2(P) CZ to C2(P)
2. Address of Property to be Rezoned: _____
3. Location of Property: INTERSECTION OF BROOKLYN CIRCLE
AND US 301 SERVICE ROAD
4. Parcel Identification Number (PIN #) of subject property: 0424307813000
(also known as Tax ID Number or Property Tax ID) 0424308458000
5. Acreage: 1.50 Frontage: 381.58' Depth: 260.44'
6. Water Provider: Well: _____ PWC: Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10585, Page(s) 273, 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: RETAIL SALES OF RESTAURANT
EQUIPMENT AND SUPPLIES
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

MB

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.

AJO, LLC (AUGUSTIN ALVAREZ)
NAME OF OWNER(S) (PRINT OR TYPE)

1904 SKIBO ROAD FAYETTEVILLE, NC 28314
ADDRESS OF OWNER(S)

910-364-4778 910-864-0700
HOME TELEPHONE # WORK TELEPHONE #

GEORGE M. ROSE
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

P.O. BOX 53441 FAYETTEVILLE, NC 28305
ADDRESS OF AGENT, ATTORNEY, APPLICANT

grose9295@gmail.com
E-MAIL

910-977-5022 910-485-5822
HOME TELEPHONE # WORK TELEPHONE #

SIGNATURE OF OWNER(S) George M. Rose
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
AJD LLC	1904 SKIBO RD	FAYETTEVILLE, NC 28314
BOWLES, DELIA D	4541 MARRACCO DR	HOPE MILLS, NC 28348
FORTE, DARRELL L	6063 GALLBERRY FARMS RD	HOPE MILLS, NC 28348
MENENDEZ, CONSUELO M;ESTEBAN, U	4555 MARRACCO DR	HOPE MILLS, NC 28348
RANDOLPH, HOWARD G;RANDOLPH, ANGELA R	905 JUDSON CHURCH RD	FAYETTEVILLE, NC 28312
RIDGEN, JOHN THOMAS;RIDGEN, JANET JOHNSON	114 BROOKLYN CIR	HOPE MILLS, NC 28348
STARLING, JAMES EUGENE;STARLING, ANNIE RUTH	146 TOM STARLING RD	FAYETTEVILLE, NC 28306
STRICKLAND, GEORGE B;STRICKLAND, BONNIE L	3701 WHITE HERON RUN	CHESAPEAKE, VA 23325
WILLIAMS, WAYNE D	4614 S US 301 HWY	HOPE MILLS, NC 28348

P21-04 FC

NAME	ADDRESS	CITY
BOSTICK, THOMAS LEE	118 SANDERS ST	HOPE MILLS, NC 28348
BROWN, JAMES H;DONNA	4348 LONGVIEW AVE	HOPE MILLS, NC 28348
BUIE, LINDA H;HUS, DANNY L	150 BROOKLYN CIR	HOPE MILLS, NC 28348
GARRISON, MARK	848 N RAINBOW BLV 2614	LAS VEGAS, NV 89107
HAIR, JERRY D; CYLINDA	5441 GALES ST	HOPE MILLS, NC 28348
HERRING, CHARLES H;CARO	334 W THIRD ST	PARKTON, NC 28371
HORNE, CRAIG ALLEN; SHARON MCLEOD	4447 MARRACCO DR	HOPE MILLS, NC 28348
JOHNSON, MARGIE M;JULIUS, C MATTHEWS LIFE ES	140 BROOKLYN CIR	HOPE MILLS, NC 28348
MCLEOD, SARAH L	4455 MARRACCO DR	HOPE MILLS, NC 28348
NAVE, COLIN T	4709 BUTLER NURSERY RD	FAYETTEVILLE, NC 28306
PONE, GERALD; BROXIE P	4634 S US 301 HWY	HOPE MILLS, NC 28348
ROGERS, JUSTIN D;ASHLEY	132 BROOKLYN CIR	HOPE MILLS, NC 28348
WASTE INDUSTRIES INC	3301 BENSON DR 601	RALEIGH, NC 27609

P21-04 3RD

EXPLANATION OF THE REQUEST

This is a request for rezoning of one parcel located at 3533 North Main Street from O&I(P) Planned Office and Institutional to C1(P) Planned Local Business. This will allow the property owner to develop the property with a commercial use. This is a conventional rezoning, and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Ronnie Godbolt on behalf of Word of Truth Ministry (owner) & Debra E. Joas (agent)

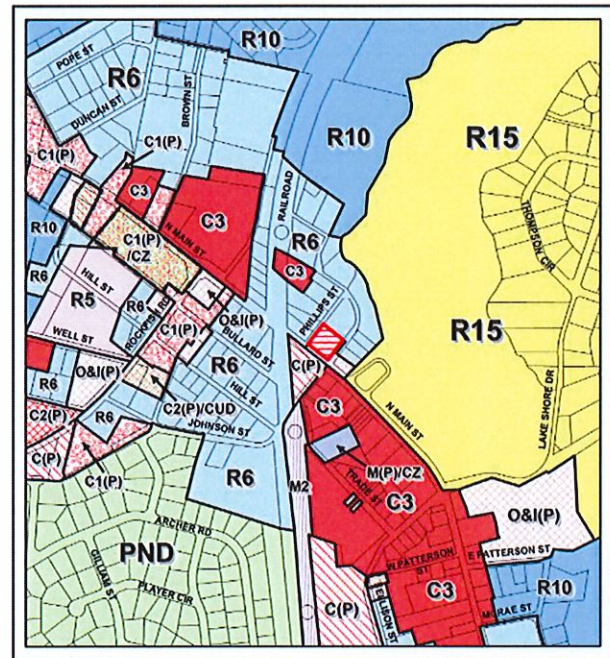
PROPERTY INFORMATION

ADDRESS/LOCATION: 3533 North Main Street; more specifically REID 0414554676000

SIZE: This request includes one parcel totaling approximately 0.47 acres. The property has 147' +/- of street frontage along North Main Street and 144' +/- of street frontage along Fountain Lane. The property has a depth of 144' +/-.

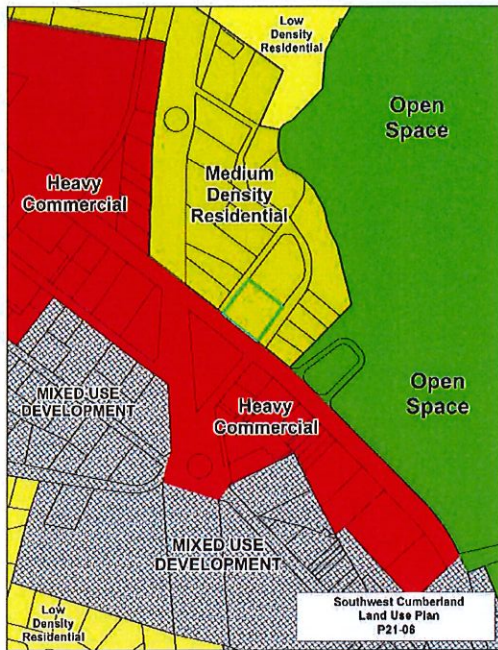
EXISTING LAND USE: The parcel is developed with a religious worship activity.

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: Site plan review required for any change in use. The current structure appears to not meet side yard or front yard setbacks (Fountain Ln.) for its current zoning district and the portion along Fountain Ln. will be made even more non-conforming with C1(P) zoning.

SURROUNDING LAND USE: There are residential uses in the surrounding area including multi-family dwellings. There are also several nonresidential uses including offices, a bank, restaurants, and trade contracting.



ZONING HISTORY: The property was initially zoned O&I(P) in the Town of Hope Mills.

UTILITIES: The property is 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 C1(P) setbacks: Front yard: 45 foot, Side yard: 15 foot, Rear yard: 20 foot.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this area as "Urban". The Southwest Cumberland Land Use Plan (2013) designates this parcel as "Medium Density Residential". The "Medium Density Residential" allows a density of greater than six but less than 15 units per acre. Public water and sewer, direct access on a thoroughfare, and a location within one half mile of a commercial area are required. **Request is not plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The subject property sits on North Main Street which is identified as a thoroughfare 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. **Please note that this roadway has been identified in previous prioritization, but no funding has been awarded. The Average Daily Traffic Count (2018) on North Main Street is 22,500.

SCHOOLS CAP/ENROLL: Rockfish Elementary: 725/703; 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: Comment requested via e-mail. None received.

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

STAFF RECOMMENDATION

In Case P21-06, the Planning and Inspections staff **recommends approval** of the rezoning from O&I(P) Planned Office and Institutional to C1(P) Planned Local Business 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: the parcel meets the location criteria for "Light Commercial" as defined in the Land Use Policies Plan (2009) and the parcel was previously developed as a nonresidential use;
- c. And this rezoning approval is reasonable and in the public interest because the district requested is in harmony with surrounding zoning on the N Main Street corridor and existing land uses.

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 Industrial/office to CIP

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: 3533 N. Main Street
Hope Mills, NC 28348

3. Parcel Identification Number (PIN #) of property: 0414-55-4676
(also known as Tax ID Number or Property Tax ID)

4. Acreage: .47 Frontage: 290' Depth: 144'

5. Water Provider: Well: _____ PWC:

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

7. Deed Book 4306, Page(s) 123-124 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

8. Existing use(s) of property: Church

9. Proposed use(s) of the property: Hair Salon/Spa

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.

Ronnie Godbolt

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

2600 West Tobermory Rd. Praxton NC

Complete mailing address of property owner(s)

28371

910-988-1091

Telephone number

910-858-1931

Alternative telephone number

Rongodbolt@embargmail.com

E-mail address

Fax number

Debra E. Joas

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

369 Loblolly Dr., Vass, NC 28394

Complete mailing address of agent, attorney, or applicant

910-245-3785

Telephone number

910-850-0647

Alternative telephone number

canddjoas@embargmail.com

E-mail address

Fax number

Ronnie Godbolt

Owner's signature

Debra E. Joas

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
ABDOLVAND, ARDESHIR A	5443 FOUNTAIN LN	HOPE MILLS, NC 28348
ALLISON, D KEITH	PO BOX 35910	FAYETTEVILLE, NC 28303
BEASLEY, JAMES DOYLE;; WIFE	PO BOX 495	HOPE MILLS, NC 28348
CE PROPERTIES LLC	PO BOX 64076	FAYETTEVILLE, NC 28306
GARDNER, CHARLES T;JANET K	PO BOX 64076	FAYETTEVILLE, NC 28306
HILLIARD, DEBRA R	5414 PHILLIPS ST	HOPE MILLS, NC 28348
PERSON, CHARLES VERIAN	5408 PHILLIPS ST	HOPE MILLS, NC 28348
SUMNER, TERRY JAMES	PO BOX 245	HOPE MILLS, NC 28348
TOWN OF HOPE MILLS	5770 ROCKFISH RD	HOPE MILLS, NC 28348
WORD OF TRUTH MINISTRY	3533 N MAIN ST	HOPE MILLS, NC 28348

P21-06 FC

NAME	ADDRESS	CITY
AMUNDSEN, EDINA	206 BULLARD ST	HOPE MILLS, NC 28348
ANDERSON, RUSSELL V	3518 HILL ST	HOPE MILLS, NC 28348
ARRANT, FRANK WESLEY JR;BRUCIE, CAMER	5408 FOUNTAIN LN	HOPE MILLS, NC 28348
ASKEY, RONALD J	8701 ARABIA RD	LUMBER BRIDGE, NC 28357
AUTRY & MCLEAN LLC	3606 N MAIN ST	HOPE MILLS, NC 28348
BRANCH BANKING & TRUST CO PROPERTY T	PO BOX 167	WINSTON-SALEM, NC 27102
BROWN, MCKINLEY F	3921 BRIDGEVIEW DR	FAYETTEVILLE, NC 28306
CARR, CHARLES B	3516 BULLARD ST	HOPE MILLS, NC 28348
CSX TRANSPORTATION INC TAX DEPT	500 WATER ST C910	JACKSONVILLE, FL 32202
DAVIS, WILLIAM R;DAVIS, PATRICIA J	P O BOX 566	HOPE MILLS, NC 28348
DEES, WILBUR;DEES, KATHRYN LEE	1841 NORTH COVE CT	NORTH MYRTLE BEACH, SC 29582
FOUNTAIN POINTE, LLC	PO BOX 64076	FAYETTEVILLE, NC 28306
GOBERN, CARMEN	3523 HILL ST	HOPE MILLS, NC 28348
HAWES, LAWRENCE E;YVONNE, HAWES-YO	3520 BULLARD ST	HOPE MILLS, NC 28348
HOPE MILLS TIRE & SERVICE CO INC	3606 N MAIN ST	HOPE MILLS, NC 28348
HOPE MILLS TIRE & SERVICE COMPANY INC	195 N MAIN ST	HOPE MILLS, NC 28348
HORNER, HARRIET EVELYN	PO BOX 314	HOPE MILLS, NC 28348
JACKSON, DENNIS L	PO BOX 297	PARKTON, NC 28371
JOHNSON, JACK STERLING;WIFE	3524 HILL ST	HOPE MILLS, NC 28348
JOHNSON, PEGGY J	PO BOX 198	ERWIN, NC 28339
JONES, BRADLEY T	3513 BULLARD ST	HOPE MILLS, NC 28348
JONES, PATRICIA R	23905 N US 301 HWY	PARKTON, NC 28371
JONES, PATRICIA R.	3513 BULLARD ST	HOPE MILLS, NC 28348
LAKESIDE MARINE INC	135 BAYSHORE DR	PARKTON, NC 28371
LANCASTER, THOMAS L	3511 BULLARD ST	HOPE MILLS, NC 28348
LAURELES, MEGAN LYN	5404 PHILLIPS ST	HOPE MILLS, NC 28348
LUMBEE GUARANTY BANK	PO BOX 908	PEMBROKE, NC 28372
LUMPKINS, DANNY E;KATHRYN, P	3510 BULLARD ST	HOPE MILLS, NC 28348
MASON-KETCHMAN INVESTMENTS LLC	3508 BULLARD ST	HOPE MILLS, NC 28348
MCLAURIN, JOSEPHINE	3527 HILL ST	HOPE MILLS, NC 28348
MELLO, BRANDY E;ANTHONY	5412 FOUNTAIN LN	HOPE MILLS, NC 28348
MILL LAKE LLC	5016 WYNNEFORD WAY	RALEIGH, NC 27614
MML & ASSOCIATES	3695 N US 301	DUNN, NC 28334
MOSTAZA PROPERTIES LLC	439 WESTWOOD SHOPPING	FAYETTEVILLE, NC 28314
PROSS, BRUCE R;LINDA P	5773 DOVE DR	HOPE MILLS, NC 28348
ROLLAND, CYNTHIA; GREGG	3528 HILL ST	HOPE MILLS, NC 28348
SHARONVIEW FEDERAL CREDIT UNION	PO BOX 2070	FORT MILL, SC 29716
THOMAS, CHERYL S;SMITH, JAMES E	144 HAM RD	HOPE MILLS, NC 28348
ZIEMBA, WILLIAM E;PATRICIA ANN	3520 HILL ST	HOPE MILLS, NC 28348

EXPLANATION OF THE REQUEST

This is a request for rezoning of two parcels located at the southwest corner of the intersection of Shelton Beard Road and Maxwell Road from C(P) Planned Commercial to RR Rural Residential. This would allow the property owner to develop the properties with residential uses. This is a conventional rezoning, and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Nicholas S. Harrell (owner) & James C. Long Jr. (agent)

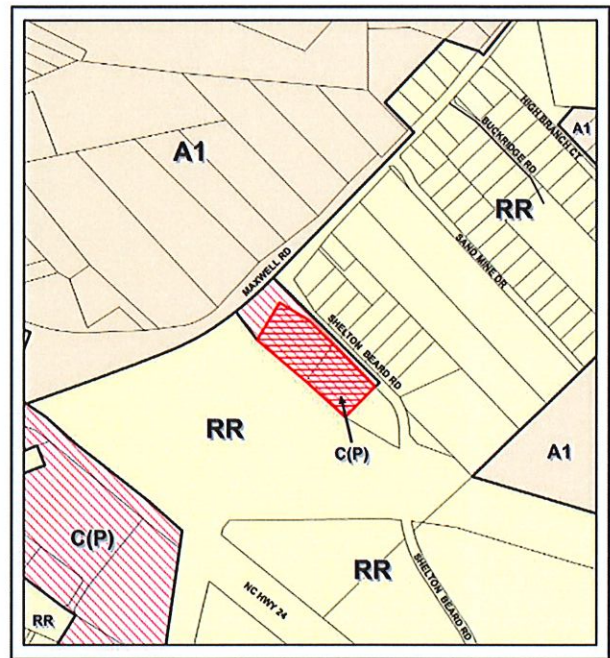
PROPERTY INFORMATION

ADDRESS/LOCATION: Southwest corner of the intersection of SR 1842 (Shelton Beard Road) and SR 1006 (Maxwell Road); more specifically REIDs 0476681929000 and 0476683786000

SIZE: This request includes two parcels totaling approximately 4.26 acres. The property has 739' +/- of street frontage along Shelton Beard Road and 250' +/- of street frontage along Maxwell Road. The properties are 257' +/- in depth.

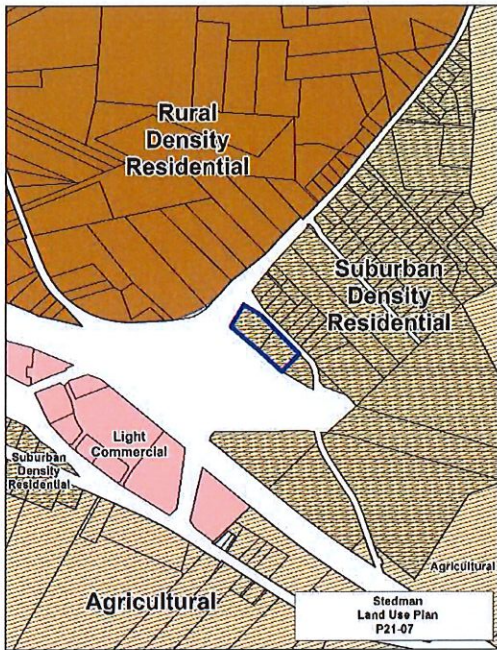
EXISTING LAND USE: The parcels are currently vacant.

OTHER SITE CHARACTERISTICS: The properties are not located within the watershed or the Special Flood Hazard Area. There are some hydric soils on the properties.



DEVELOPMENT REVIEW: These parcels were legally created in 1992 (Plat Bk. 78, Pg. 64). Should the rezoning be approved, a subdivision or group development review will be required before development.

SURROUNDING LAND USE: There are residential uses in the surrounding area including manufactures homes. There is also a livestock production operation.



ZONING HISTORY: The properties were initially zoned C(P) as part of the Area 20 initial zoning on September 3, 1996.

UTILITIES: The properties are served by PWC water and private septic. There are no public sewer lines available. The properties are not located within a water/sewer district.

MINIMUM YARD SETBACKS: If approved, these parcels 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 "Urban Fringe". The Stedman Land Use Plan (2020) designates these parcels as "Suburban Density Residential". The "Suburban Density Residential" allows for denser, neighborhood type residential developments with no more than one unit per 20,000 square feet. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The Average Daily Traffic Count (2016) on Maxwell Road is 7,000.

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: Cumberland County Fire Marshal's Office has reviewed the request and stated that all applicable fire departments access requirements must be met.

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

STAFF RECOMMENDATION

In Case P21-07, the Planning & Inspections staff **recommends approval** of the rezoning request from C(P) Planned Commercial to RR Rural Residential and finds the request consistent with the Stedman Land Use Plan (2020) designation of "Suburban Density Residential" as it requires that any lot with this designation to be at least 20,000 square feet. Approval of the request is reasonable and in the public interest as the district requested 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 CP Commercial to Rural Residential
2. Address of Property to be Rezoned: _____
3. Location of Property: Corner of Maxwell Rd + Shelton Bead Rd.
4. Parcel Identification Number (PIN #) of subject property: 0476-68-1929 + 0476-68-3786
(also known as Tax ID Number or Property Tax ID)
5. Acreage: ± 4 acres Frontage: Appx 720' Depth: Appx 265'
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 10878, Page(s) 0006, 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: Residential houses
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.

Nicholas S. Harrell
NAME OF OWNER(S) (PRINT OR TYPE)

1270 Canady Pond Rd Hope Mills NC 28348
ADDRESS OF OWNER(S)

910 263-2285 HOME TELEPHONE # WORK TELEPHONE #

James C. Long Jr.
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

5015 High Branch Ct. Stedman NC 28391
ADDRESS OF AGENT, ATTORNEY, APPLICANT

jlongjr4@aol.com
E-MAIL

910 624-0579 HOME TELEPHONE # WORK TELEPHONE #

Nicholas S. Harrell SIGNATURE OF OWNER(S) James C. Long Jr. SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

NAME	ADDRESS	CITY
EVANS, GAIL Z ;DELVIN, MCALLISTER	403 KETTERING RD	STEDMAN, NC 28391
EVANS, LEON LIFE ESTATE	4064 S NC 210 HWY	EASTOVER, NC 28312
FINDLEY, SUSAN M;KEVIN B	450 SHELTON BEARD RD	STEDMAN, NC 28391
GABBERT, RANDALL M; LINDA R	490 SHELTON BEARD RD	STEDMAN, NC 28391
GIENIEWSKI, BOGDAN B; ROBIN L	5195 HUMMINGBIRD PL	FAYETTEVILLE, NC 28312
HARRELL, NICHOLAS S.	1270 CANADY POND RD	HOPE MILLS, NC 28348
MELVIN, SONYA A	440 SHELTON BEARD RD	STEDMAN, NC 28391
MORRELL, JAMES	430 SHELTON BEARD RD	STEDMAN, NC 28391
MURRAY, PRISCILLA W HEIRS	470 SHELTON BEARD RD	STEDMAN, NC 28391
SKINNER, JASON; KRYSTLE E	444 SHELTON BEARD RD	STEDMAN, NC 28391
SKINNER, STEPHEN M;CAROLYN E	420 SHELTON BEARD RD	STEDMAN, NC 28391
STRICKLAND, CONNIE J.PAMELA J.	6017 IVERLEIGH CIR	FAYETTEVILLE, NC 28311
TEW FAMILY LLC	902 LINDA AVE	FAYETTEVILLE, NC 28306

P21-07 FC

NAME	ADDRESS	CITY
BAREFOOT, GLENDA	5017 SAND MINE RD	STEDMAN, NC 28391
BEARD, S P HEIRS	3811 LUNCESTON WAY 202	RALEIGH, NC 27613
BOAHN, DAVID SCOTT	5315 LUMMIE RD	STEDMAN, NC 28391
BULLARD, DEREK K;KAROLINE, SUTTON	4925 SAND MINE DR	STEDMAN, NC 28391
DALTON, DANNY ALAN	PO BOX 310	STEDMAN, NC 28391
DAVIS, BILLY L	5025 SAND MINE DR	STEDMAN, NC 28391
DOUGLAS, RUTH	4921 SAND MINE DR	STEDMAN, NC 28391
ELICKER, TIMOTHY P	3708 MARANATHA DR	HOPE MILLS, NC 28348
ESTEBAN, SERGIO ORTIZ	4905 SAND MINE DR	STEDMAN, NC 28391
EVANS, WOODROW	507 ROUNDVIEW RD	BALTIMORE, MD 21225
FAULKNER, REBECCA A; DANIEL P	9 CHERRY HILL RD	GRAFTON, NH 03240
GRAHAM, CALVIN JR;ERNESTENE S	662 CARL FREEMAN RD	STEDMAN, NC 28391
GREENWADE, RICKY D HEIRS	4121 FULTON ST	FAYETTEVILLE, NC 28312
HEFLIN, TIMOTHY W	1749 DOBBIN HOLMES RD	EASTOVER, NC 28312
HUEFNER, PAUL A;; DORIS	4913 SAND MINE RD	STEDMAN, NC 28391
JAMES, ALAN C;J DEBRA	5021 SANDMINE DR	STEDMAN, NC 28391
LEWIS, GERALDYNE O	PO BOX 2661	LUMBERTON, NC 28359
LUCAS, SHARON E	7929 LESTER DR	FAYETTEVILLE, NC 28311
MALLOY, EVA MAE;GEORGE, A YOUNG	PO BOX 2015	LELAND, NC 28451
MALLOY, MARILYN ROSE	5085 MAXWELL RD	STEDMAN, NC 28391
MALLOY, ROBERT	5045 MAXWELL RD	STEDMAN, NC 28391
MARTIN, PAUL K;KRISTEN, J	4917 SAND MINE RD	STEDMAN, NC 28391
MATTHEWS, SANDRA	5030 MAXWELL RD	STEDMAN, NC 28391
N C DEPT OF TRANSPORTATION	1546 MAIL SERVICE CTR	RALEIGH, NC 27699
PREMIUM STANDARD FARMS OF NC INC	PO BOX 856	WARSAW, NC 28398
SHULSE, STEVEN E; KIM	5005 SAND MINE DR	STEDMAN, NC 28391
STRICKLAND, JOSEPH T; BETTY H	PO BOX 2273	FAYETTEVILLE, NC 28302
WHITEHEAD, NANCY L	410 SHELTON BEARD RD	STEDMAN, NC 28391
WILLIAMS, LARRY A	PO BOX 238	STEDMAN, NC 28391

P21-07 3RD

EXPLANATION OF THE REQUEST

This is a request to rezone two parcels located on the northeast side of the intersection of S Main Street and Betsy Ross Drive from R6A Residential to C2(P) Planned Service & Retail/CZ Conditional Zoning for motor vehicle sales. As this is a conditional rezoning, all ordinance related conditions included in packet shall apply. ****Note:** The staff report/recommendation has been revised due to the modification of the application from a conventional to a conditional rezoning as requested by the Planning Board at their November 17, 2020 meeting.

OWNER/APPLICANT

OWNER/APPLICANT: Fredrick L. Wallace (owner)

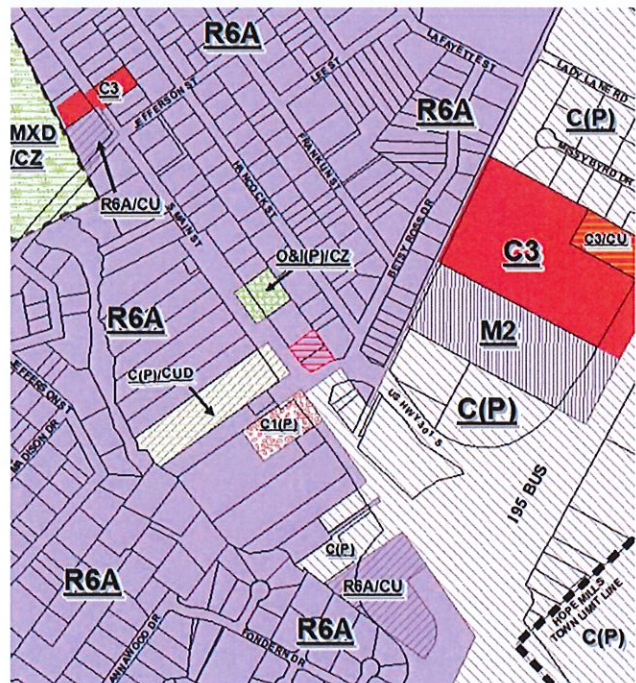
PROPERTY INFORMATION

ADDRESS/LOCATION: Northeast side of the intersection of NC 59 (S Main Street) and SR 3352 (Betsy Ross Drive); more specifically REID 0413967393000 and 0413968254000.

SIZE: This request includes two parcels totaling approximately 0.64 acres. The properties have 176'+/- of street frontage along S. Main St. and 139'+/- of street frontage along Betsy Ross Dr. The properties are 157'+/- in depth.

EXISTING LAND USE: One parcel is developed with a vacant structure.

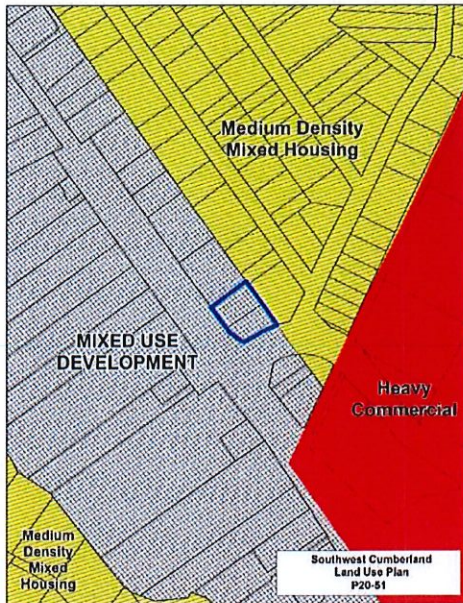
OTHER SITE CHARACTERISTICS: The properties are not located within the watershed or the Special Flood Hazard Area. There are no soil limitations to development on the properties. The properties are located within Hope Mills' MIA.



DEVELOPMENT REVIEW: A recombination plat 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 general offices.

ZONING HISTORY: These properties were initially zoned R6A as part of the Area 7 initial zoning on February 3, 1977.



UTILITIES: The properties are served by private well and septic. There are no public water or sewer lines available. The properties are 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 "Mixed Use Development". The "Mixed Use Development" allows a mixture of uses to include residential, office and institutional uses and generally light commercial uses. The "Mixed Use Development" requires public water and sewer, direct access to at least a collector street, and adequate space for any required buffering, screening, etc. **Request is plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The subject property is located on South Main Street, which is identified as a thoroughfare needing improvement in the Metropolitan Transportation Plan. South Main Street is identified in the Transportation Improvement Plan as U-6001, a widening project from Shipman Road to Parkton Road. Right of way is scheduled for FY 2028, and construction is scheduled for FY 2030. The Average Daily Traffic Count (2018) on NC 59 is 13,000.

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: Cumberland County Fire Marshal's Office has reviewed the request and stated the following: 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: The properties are not located within the Airport Overlay District.

STAFF RECOMMENDATION

In Case P20-51, the Planning & Inspections staff **recommends approval** of the rezoning request from R6A Residential to C2(P)/CZ Conditional Zoning for motor vehicle sales and finds the request consistent with the Southwest Cumberland Land Use Plan (2013) designation of "Mixed Use Development" as it allows for a mixture of residential, office and institutional uses as well as generally light commercial uses. C2(P) is designated as "light commercial" within the Land Use Policies Plan (2009). Approval of the request is reasonable and in the public interest as it will restrict the property to one permitted use, the property is located at a newly renovated interchange, and the request is in harmony with non-residential zoning in the surrounding area.

- Attachments:
 Site Plan
 Conditions of Approval
 Zoning Application
 Notification Mailing List



**C2(P) PLANNED SERVICE & RETAIL DISTRICT
 /CZ CONDITIONAL ZONING
 REQUEST: FOR MOTOR VEHICLE SALES
 CASE: P20-51 ACREAGE: 0.64 AC +/-
 ZONED: R6A SCALE: NTS**

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

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

DRAFT

Ordinance Related Conditions for motor vehicle sales

Revision Required:

1. Three copies of a revised site plan and a \$50.00 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. The proposed sign location must be revised to meet the ordinance requirements (Section 1305 of Zoning Ordinance) for freestanding signage. The sign must be located a minimum of 5 foot from the property line and shall not be permitted within 20 feet of the right-of-way line at the intersection of two streets.

Pre-Permit Related:

2. The Cumberland County Fire Marshal's Office has submitted the following comments:
 - a. The developer must ensure all fire department access requirements are met.
 - b. The developer must submit building plans to include to scale site plans for review of new buildings.If any of these requirements revise the submitted site plan, three copies of a revised site plan and a \$50.00 fee must be submitted to Current Planning for the processing of a revision.
3. A recorded plat is required prior to permit application, see Plat-Related conditions below. [Sec. 4-8(b)(7), County Code]
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. 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:

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 \$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/\$50 revision fee) must be submitted and approved by Planning & Inspections.) (Sec. 2306.D, County Subdivision Ord. & 2006-246, NC Session Law)
10. The County Health Department must approve water plans. Lots not served by public water system is required to be large enough and of such physical character to comply with the Health Department's minimum standards. 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.) (Sec. 2306 A, County Subdivision Ord. & Sec. 1101.E, 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 district must be complied with, as applicable.
13. All corner lots and lots fronting more than one street must provide front yard setbacks from each street. (Secs. 1101.G & 1102.B, County Zoning Ord.)
14. This conditional approval is not approval of any freestanding signs. If a freestanding sign is desired, re-submittal of the site plan is required prior to application for any freestanding sign permits. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.) (Art. XIII, County Zoning Ord.)
15. "HWY 59" must be labeled as "NC 59 (S. Main St.)" on all future plans. (Sec. 2203, County Subdivision Ord.)
16. "Betsy Ross Rd" must be labeled as "SR 1243 (US HWY 301 S)" on all future plans. (Sec. 2203, County Subdivision Ord.)
17. 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.)

18. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306.C, County Subdivision Ord.)
19. 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.)
20. 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.

21. 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.
22. A solid buffer must be provided and maintained along the side and rear property lines where this tract/site abuts residentially zoned property 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: By showing a solid fence within the front yard setback of NC 59, the applicant is requesting the Board of Commissioners approve the location of the solid fence as shown on the submitted site plan, therefore granting a variance to allow a solid fence within the required 50-foot front yard setback along NC 59 (S. Main St.)

23. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
24. 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 5 off-street parking spaces is required for this development. (Art. XII, County Zoning Ord.)
25. A minimum of 1 off-street loading spaces(s) measuring 12' x 25' with 14' overhead clearance must be provided for the commercial (motor vehicle sales) area. (Art. XII, County Zoning Ord.)
26. 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.)
27. The Noise Regulations of the County Code Chpt. 9.5, Art. II are to be complied with.

Plat-Related:

28. "HWY 59" must be labeled as "NC 59 (S. Main St.)" on the recombination plat. (Section 2203.C & D, County Subdivision Ord.)
29. "Betsy Ross Rd" must be labeled as "SR 1243 (US HWY 301 S)" on the recombination plat. (Section 2203.C & D, County Subdivision Ord.)
30. Any/All easements must be reflected on the recombination plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
31. A 10' x 70' sight distance easement is required at the intersection of NC 59 (S. Main St.) with SR 1243 (US HWY 301 S) and must be reflected on the recombination plat.
32. The NC Department of Transportation (NCDOT) stamp must be affixed to the recombination plat prior to submission for plat approval by the Current Planning Section.

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.

33. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the recombination plat when submitted for final approval. (Section 2503 D, Certificate of Ownership and Dedication, County Subdivision and Development Ordinance)
34. The recombination plat must be submitted to the Current Planning Section for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.
35. The developer should be aware that any addition and/or revision to this plat may require an additional review and approval by the Planning & Inspections Department prior to submission for final plat approval of any portion of this development.

Plat-Required Statements:

36. Since this development does not have public water/sewer, the following disclosure statement is required to be provided on the recombination plat. (Section 2504 C, On-Site Water and/or Sewer Disclosure, County Subdivision and Development Ordinance):

“The individual lots in this development do not have public sewer and/or water services available, and no lots have been approved by the Health Department for on-site sewer services or been deemed acceptable for private wells at the date of this recording.”

37. All structures shall be shown on the recombination plat or the recombination plat shall reflect the following statement (Section 2504 D, County Subdivision and Development Ordinance):

“Nonconforming structures have not been created by this recombination plat.”

Advisories:

38. The applicant is advised to consult an expert on wetlands before proceeding with any development.
39. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.
40. The developer should be aware that the subject property is located within the Town of Hope Mills' *Municipal Influence Area* (MIA). Typically, concrete sidewalks are required to be constructed; however, developments with less than four lots/units and derived from the same parent tract as of the effective date of the ordinance amendment August 21, 2017 are not subject to the MIA standards until the fourth lot/unit is created. Any future divisions or group developments of these tracts, which creates either the fourth lot or unit will require construction of a sidewalk along all proposed and existing lots.
41. Under current standards, if the existing structure is ever removed or destroyed more than 50%, any replacement structure must meet the setback requirement for the C2(P) district.
42. The subject property is located within the Town of Hope Mills Municipal Influence Area (MIA) and the town has tree preservation standards in their ordinances. The developer is encouraged to retain as many of the existing trees as possibly on this site.
43. 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.
44. 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.

45. 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.
46. 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.
47. The subject property is located on South Main Street, which is identified as a thoroughfare needing improvement in the Metropolitan Transportation Plan. South Main Street is identified in the Transportation Improvement Plan as U-6001, a widening project from Shipman Road to Parkton Road. Right-of-way is scheduled for FY 2028, and construction is scheduled for FY 2030. For questions related to this comment, please contact Transportation Planning.

Other Relevant Conditions:

48. This conditional approval is contingent upon continued compliance with the County’s Subdivision and Development Ordinance and Zoning Ordinance.
49. The owner/developer be aware that every deed created for a lot being served by an on-site water and/or sewer system must contain the following disclosure when filed with the County Register of Deeds:

“Public water and/or 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.”

If you need clarification of any conditions, please contact Billy Prutzman at 910-678-7603 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	Jaimie Walters	678-7609	jwalters@co.cumberland.nc.us
Code Enforcement (Permits):	Scott Walters	321-6654	swalters@co.cumberland.nc.us
County Building Inspections:	Michael Naylor	321-6657	mnyalo@co.cumberland.nc.us
Fire Marshal – Emergency Services	Kevin Lowther	321-6625	klowther@co.cumberland.nc.us
	Gene Booth	678-7641	wbooth@co.cumberland.nc.us
County Health Department:	Fred Thomas	433-3692	fthomas@co.cumberland.nc.us
Ground Water Issues:	Fred Thomas	433-3692	fthomas@co.cumberland.nc.us
Town of Hope Mills:		424-4555*	
Town Clerk:	Jane Starling		jstarling@townofhopemills.com
Planner – Zoning Permits	Chancer McLaughlin		cmclaughlin@townofhopemills.com
Chief Building Inspector:	David (Ray) Reeves		dreeves@townofhopemills.com
Stormwater/Flood Administrator:	Beth Brown		eabrown@townofhopemills.com
Zoning Inspector:	Chancer McLaughlin		cmclaughlin@townofhopemills.com
Fire Marshal	Robert Carter		rcarter@townofhopemills.com
Public Works – Streets/sidewalks	Don Sisko		dsisko@townofhopemills.com
US Postal Service	Jonathan R. Wallace	(704) 393-4412	jonathan.r.wallace@usps.gov
Corp of Engineers (wetlands):	Emily Greer	(910) 251-4049	emily.c.greer@usace.army.mil
NCDEQ (E&S):	Leland Cottrell	(910) 433-3393	leland.cottrell@ncdenr.gov
Location Services:			
Site-Specific Address:	Will Phipps	678-7666	wphipps@co.cumberland.nc.us
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	364-0601	tlbaker@ncdot.gov
Transportation Planning:	Irvin Wyche	678-7615	iwyche@co.cumberland.nc.us
N.C. Division of Water Quality:	Annette Lucas	(919) 807-6381	annette.lucas@ncdenr.gov

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

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 Frederick Louis Wallace
2. Address: 4006 Polk Dr. Hope Mills NC Zip Code 28348
3. Telephone: (Home) 910-644-4796 (Work) 910-864-3948
4. Location of Property: 4845 S. Main St Hope Mills, NC 28348 and 4464 Betsy Ross Hope Mills 28348
5. Parcel Identification Number (PIN #) of subject property: 0413-96-7393 and 0413-96-8254
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 15,682 + 13,068 ^{S. MAIN = 28,750 sqft} _{Betsy Ross} Frontage: 96' + 79' = 175' ^{S. MAIN Betsy Ross total} Depth: 157'
7. Water Provider: Commercial well Septage Provider: Septic Tank
8. Deed Book 10478 and 10510 ^{S. MAIN Betsy Ross}, Page(s) 0615 and 0298 ^{S. MAIN Betsy Ross}, 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: Used Auto Dealership

NOTE: Be specific and list all intended uses.

11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes X No _____
12. Has a violation been issued on this property? Yes _____ No X
13. It is requested that the foregoing property be rezoned FROM: RLA
TO: (Select one)

- X Conditional Zoning District, with an underlying zoning district of C2P
(Article V)
 _____ Mixed Use District/Conditional Zoning District (Article VI)
 _____ Planned Neighborhood District/Conditional Zoning District (Article VII)
 _____ Density Development/Conditional Zoning District, at the _____ Density
(Article VIII)

APPLICATION FOR
CONDITIONAL ZONING

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Zoning. (Use of the underlying district will be restricted only to the use(s) specified in this application if approved.)

Used auto/vehicle sales

- 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.

.66 commercial

2. DIMENSIONAL REQUIREMENTS:

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

Front 50ft
side 30ft
rear 30ft

Existing home is nonconforming at 16.6ft

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

5 dirt/crush & run

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

Cumberland County

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.**

N/A

- 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.**

Western entire property line - 6' privacy fence for 159'
Northern property line 197', entire property line vegetative buffer. Eastern property line and Southern property line border streets

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.

Mon-Fri 9am-6pm Sat. 10am-5pm, 3 employees (2 exterior lights, noise N/A, odor N/A, smoke N/A, 2 plus applicant)

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.

Fredrick Louis Wallace
NAME OF OWNER(S) (PRINT OR TYPE)

4006 Polk Dr. Hope Mills, NC 28348.
ADDRESS OF OWNER(S)

Fredrickin21crealty@gmail.com
E-MAIL

910-644-4796 HOME TELEPHONE 910-864-3948 WORK TELEPHONE

Fredrick Louis Wallace 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

NAME	ADDRESS	CITY
CLARK, JAMES H	5320 CHURCH ST	HOPE MILLS, NC 28348
DIVINE EMPOWERMENT CHRISTIAN CENTER	608 TORHUNTA DR	HOPE MILLS, NC 28348
ELIXSON, GERALD D;ELIXSON, BETTY J	4933 S MAIN ST	HOPE MILLS, NC 28348
LAKHAM, JOY LYNN;LAKHAM, TIMOTHY L LANHAM	4852 S MAIN ST	HOPE MILLS, NC 28348
N C DEPT OF TRANSPORTATION	1546 MAIL SERVICE CTR	RALEIGH, NC 27699
THOMAS MANOR LLC	2221 TAYLOR MADE DR	HOPE MILLS, NC 28348
VANCE JOHNSON RENTALS LLC	3242 MID PINE DR	FAYETTEVILLE, NC 28306
WALLACE, FREDERICK LOUIS	4845 S MAIN ST	HOPE MILLS, NC 28348
WALLACE, FREDRICK LOUIS	4006 POLK DR	HOPE MILLS, NC 28348

P20-51 FC

NAME	ADDRESS	CITY
ALLEN, CHRISTOPHER COLUMBUS JR	4601 S MAIN ST	HOPE MILLS, NC 28348
AUTRY, LARRY KENNETH TRUSTEE	PO BOX 368	HOPE MILLS, NC 28348
BEARD, THOMAS EDWARD;WIFE	4788 S MAIN ST	HOPE MILLS, NC 28348
BOND, STEVE VIRGIL	5780 FRANKLIN ST	HOPE MILLS, NC 28348
CLEAR BLUE & 22, LLC	3166 SIDS MILL RD	FAYETTEVILLE, NC 28312
COTTERELL, JAMES JR	5760 FRANKLIN ST	HOPE MILLS, NC 28348
DAVIS, DARRYL M;BLANCHE, M	1931 IRELAND DR	FAYETTEVILLE, NC 28304
DAVIS, DENNY	1126 ASBURY RD	EASTOVER, NC 28312
DAVIS, SARAH	1931 IRELAND DR	FAYETTEVILLE, NC 28304
GILMORE, CHIZUKO ARENDALL;JAMES, CLAYTO	5228 RED MAPLE LN	HOPE MILLS, NC 28348
GILMORE, MITCHELL L	4938 S MAIN ST	HOPE MILLS, NC 28348
IF IT WAS EASY LLC	3096 AB CARTER RD	FAYETTEVILLE, NC 28312
JOHNSON, ROBERT A;, JANIE C	424 N PLYMOUTH ST	FAYETTEVILLE, NC 28312
JONES, MICHAEL;CHERRIE	4432 BETSY ROSS DR	HOPE MILLS, NC 28348
K2C INC	2 WILLOW BRIDGE DR	DURHAM, NC 27707
LOCKLEAR, DOVIE L LIFE ESTATE	5796 FRANKLIN ST	HOPE MILLS, NC 28348
LOFLIN PROPERTIES LLC	175 S NC 49 HWY	ASHEBORO, NC 27203
LUDWIGSEN, RONALD; SALLY B	104 VILLAGE WAY	SAPPHIRE, NC 28774
LUDWIGSEN, RONALD;SALLY B	5761 HANCOCK ST	HOPE MILLS, NC 28348
MCGOWAN, FRANK L	303 CRANBROOK CT	PRATTVILLE, AL 36067
MOORE, BRIAN; NATALIE	1244 SHAWNEE CREEK CT	HOPE MILLS, NC 28348
PARKER, MARTIN S;DONNIE MAE	4800 S MAIN ST	HOPE MILLS, NC 28348
ROBERT F BLEECKER LLC	926 E 4TH AVE	RED SPRINGS, NC 28377
STRICKLAND, DAVID;CONNIE	5731 HANCOCK ST	HOPE MILLS, NC 28348
SWEAT, MARY A	4416 BETSY ROSS DR	HOPE MILLS, NC 28348
SWIGART, STEVEN L	5783 FRANKLIN ST	HOPE MILLS, NC 28348
ULLOM, DANIEL D	2271 SCHOOL RD	HOPE MILLS, NC 28348

P20-51 3RD

EXPLANATION OF THE REQUEST

This is a request for rezoning of one parcel located at 2647 and 2673 Wade Stedman Road from A1 Agricultural to R40 Residential/CZ Conditional Zoning for a 26 lot zero lot line subdivision. This request would increase the allowed density from 1 unit/2 acre to 1 unit/40,000 square feet. As this is a conditional zoning request, all ordinance related conditions included in packet apply.

OWNER/APPLICANT

OWNER/APPLICANT: James S. & Beverly L. Fisher (owners) & Ben Stout (agent)

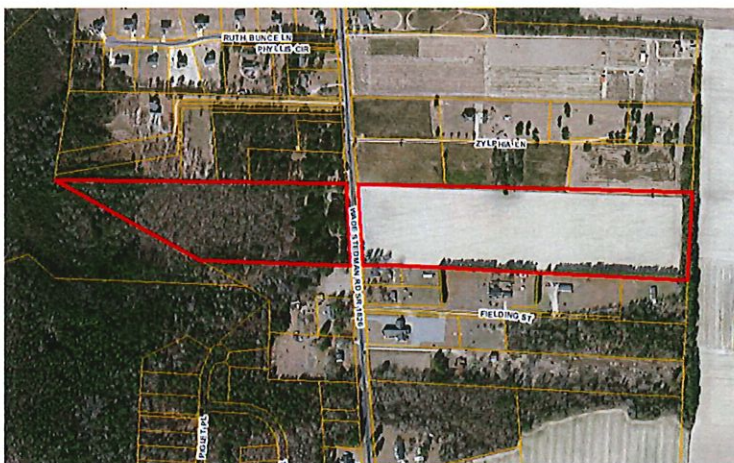
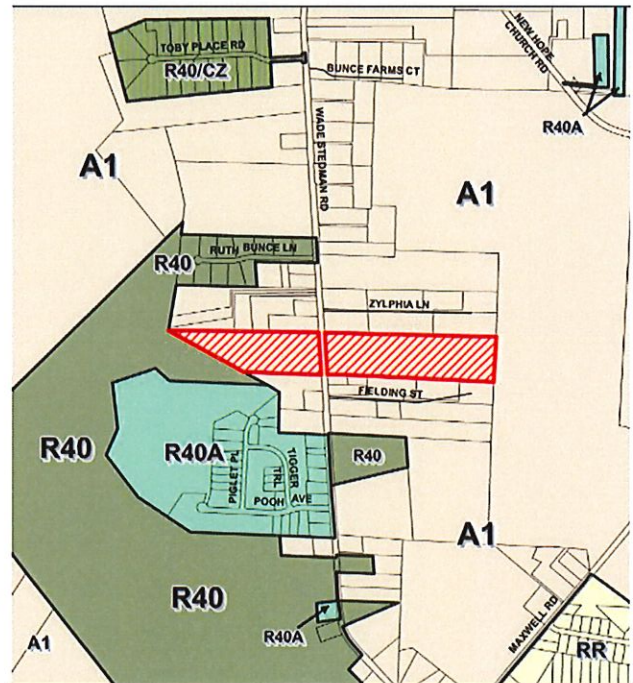
PROPERTY INFORMATION

ADDRESS/LOCATION: 2647 and 2673 Wade Stedman Road; more specifically REID 0488829301000.

SIZE: This request includes one parcel totaling approximately 30.10 acres. The property has 895' +/- of street frontage along Wade Stedman Road and is approximately 1500'-1800' in depth.

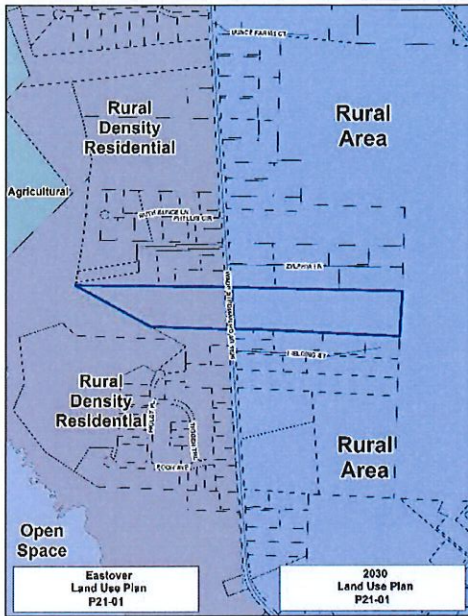
EXISTING LAND USE: The parcel is developed with two residential dwellings.

OTHER SITE CHARACTERISTICS: The property is not located within the watershed or the Special Flood Hazard Area. There are some hydric soils on the property. A portion of the parcel is located in Eastover MIA.



DEVELOPMENT REVIEW: The property was created by deed in 1943 (Deed Bk. 456, Pg. 237).

SURROUNDING LAND USE: There are residential uses in the surrounding area including manufactures homes. There is also a religious worship activity.



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

UTILITIES: The property is served by Eastover Sanitary District water and private septic. Public sewer is not available in this area. 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. Zero lot line setbacks would apply to interior lines.

COMPREHENSIVE PLANS: The 2030 Growth Vision Plan designates this area as "Rural Area". The Eastover Land Use Plan designates the portion on the west side of Wade Stedman Road as "Rural Density Residential" The "Rural Density Residential" classification should have a minimum lot size of 20,000 square feet and a density of 1 to 2.2 units/acre. The portion of the parcel on the east side of Wade Stedman Road is part of the proposed/ongoing Bethany Area Plan.

Request is plan compliant.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The subject property sits on Wade Stedman Road which is identified as a thoroughfare 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. The Average Daily Traffic Count (2018) on Wade Stedman Road is 1,800.

SCHOOLS CAP/ENROLL: Eastover Central Elementary: 540/388; 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.

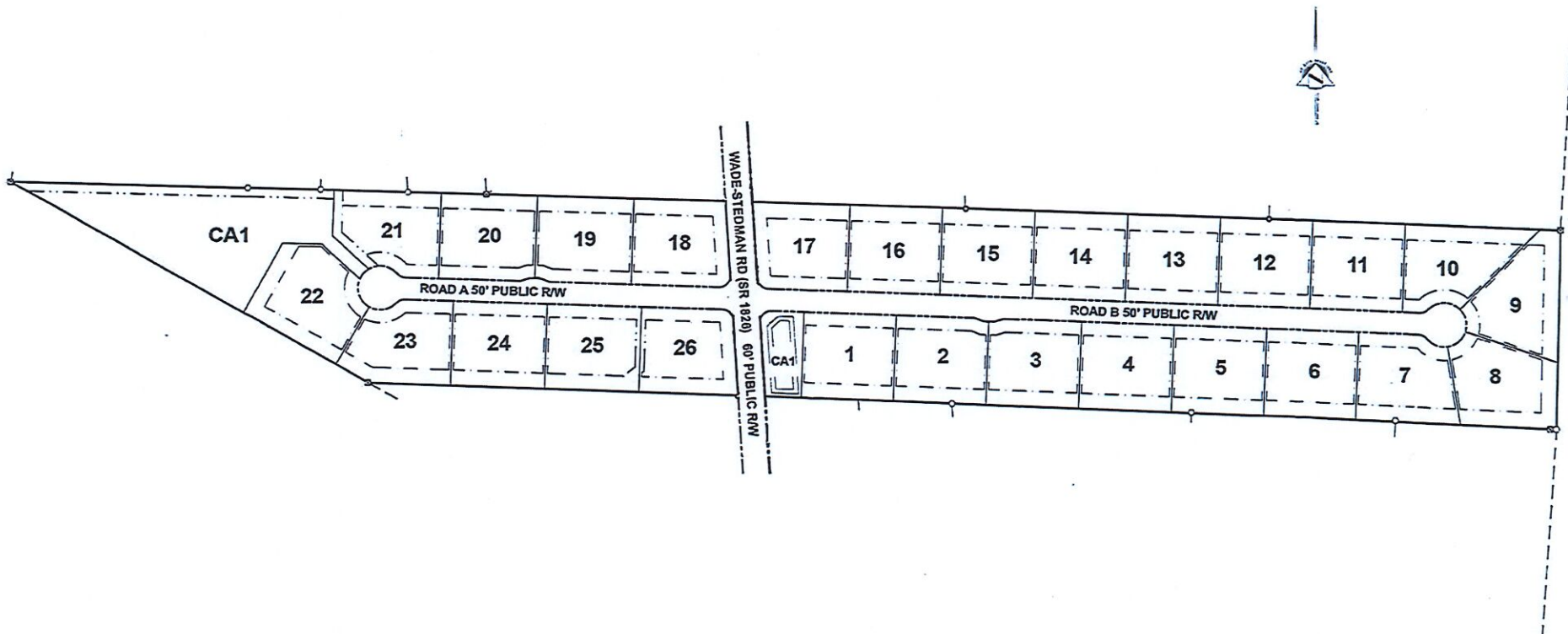
EMERGENCY SERVICES: The County Fire Marshal's Office has reviewed the request and stated that all fire department access road requirements must be met.

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

STAFF RECOMMENDATION

In Case P21-01, the Planning & Inspections staff **recommends approval** of the rezoning request from A1 Agricultural to R40 Residential/CZ Conditional Zoning for a 26 lot zero lot line subdivision and finds the request consistent with the 2030 Growth Vision Plan which calls for "Rural Areas" and the Eastover Land Use Plan (2018) designation of "Rural Density Residential" as it requires that any lot within this designation to be at least 20,000 square feet. Approval of the request is reasonable and in the public interest as the district requested is in harmony with surrounding existing land uses, zoning, and lot sizes.

- Attachments:
 Site Plan
 Conditions of Approval
 Zoning Application
 Notification Mailing List



R40 RESIDENTIAL/CZ CONDITIONAL ZONING

REQUEST: 26 LOT ZERO LOT LINE SUBDIVISION

CASE: P21-01 ACREAGE: 30.10 AC +/-

ZONED: A1 SCALE: NTS

*SCALED DETAILED SITE PLAN N FILE AVAILABLE FOR REVIEW UPON REQUEST

R40 RESIDENTIAL/CZ CONDITIONAL ZONING DISTRICT

DRAFT

Ordinance Related Conditions for a 26 lot zero lot line subdivision

Pre-Permit Related:

1. The Cumberland County Fire Marshal's Office has stated that the developer must ensure that all fire department access road requirements are met in accordance with Section 503 of the 2018 NC Fire Code. If this causes a revision to the submitted preliminary plan, three copies of a revised plan and a \$50.00 fee will be required for submittal to Current Planning. For questions related to this comment, please contact the County Fire Marshal's Office.
2. A recorded plat is required prior to permit application, see Plat-Related conditions below. [Sec. 4-8(b)(7), County Code]
3. The Current Planning Section must approve the individual plot plan for each lot prior to permit application. (Sec. 2402, County Subdivision Ord.)
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. 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:

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 \$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. The developer must formally notify the NC Department of Transportation once construction of the public streets is complete and initiate the process of transferring the responsibility of road maintenance to the NCDOT. If application to the NCDOT District Engineer has not been formally submitted by the time building permits have been issued for 80% of the lots shown on the preliminary plan, no additional building permits can be issued until the NCDOT District Engineer notifies this department of the receipt of the application. (Sec. 2304.B.2, County Subdivision Ordinance & Sec. 107, County Zoning Ord.)
10. 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 \$50 revision fee) must be submitted and approved by Planning & Inspections.) (Sec. 2306.D, County Subdivision Ord. & 2006-246, NC Session Law)
11. Prior to application for the Certificate of Occupancy, connection to public water and sewer is required, the Eastover Sanitary District (ESD) must approve water plans. A copy of the ESD approval must be provided to Code Enforcement. Contact Tal Baggett with ESD for more information. (Section 2306 A, County Subdivision Ord. & Sec. 1403.I, County Zoning Ord.)
12. 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:

13. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance, and County Zoning Ordinance for the R40 Residential/CZ Conditional Zoning district must be complied with, as applicable.
14. 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.)
15. 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. 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.)
16. All applicable provisions of Section 2401, "Group Developments", County Subdivision and Development Ordinance, must be complied with. (Sec. 2402, County Subdivision Ord.)
17. "Wade Stedman Road (SR 1826)" must be labeled as "SR 1826 (Wade Stedman Road)" on all future plans. (Sec. 2203, County Subdivision Ord.)
18. 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.)
19. Fire hydrants must be installed along all proposed streets and drives; hydrants must be located no further than 1,000 feet apart and at a maximum of 500 feet from any lot. (Secs. 2302.A & 2306.B, County Subdivision Ord.)

20. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306.C, County Subdivision Ord.)
21. 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.)
22. This review does not constitute a "subdivision" approval by NC Department of Transportation (NCDOT). A separate submittal to NCDOT will be required prior to consideration for addition to the system of any street within this development. (Sec. 2304B, County Subdivision Ord.)
23. The NC Department of Transportation's (NCDOT) approval of the street plans is required and the street(s) are required to be constructed to the NCDOT standards for secondary roads. (Sec. 2304B, County Subdivision Ord. & NCGS §136-102.6)
24. 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.

25. All lots within this development are required to be served by an internal street system. (Sec. 2001, County Subdivision Ord. & Sec. 101, County Zoning Ord.)
26. 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.

Plat-Related:

27. The developer is required to submit to the Current Planning Section either one set of a hard copy or one set of a pdf email copy to Betty Lynd at blynd@co.cumberland.nc.us of the following documents:
 - a. One copy of proposed covenants, by-laws and articles of incorporation for the proposed development designating responsibility for the common area by the owners' association for the development;
 - b. One copy of the deeds proposed for recordation conveying all common area to the proposed owners association;
 - c. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and
 - d. One copy of each proposed final plat prior to the submission for final approval – can be a phase of the approved development or the complete development as approved.

These documents must be approved by the County Attorney prior to the sale of or submission for final plat approval of any lot or unit within this development. (Sec. 2402.G., County Subdivision Ord.)

Note: A copy of the recorded deed or deeds conveying all common area to the owners' association as shown on each plat must be provided to the Current Planning prior to submission for approval for recordation of the next succeeding phase/section of this development.

28. The developer must contact the Location Services section of the Planning & Inspections Department for approval of street names for "Road A" and "Road B". The approved street names must be reflected on the final plat.
29. The street name signs, in compliance with the County Street Sign Specifications, must be installed prior to final plat approval. The developer should contact Location Services for inquiries regarding the County's policy for street sign installation or, if the sign is commissioned from a private source, to schedule an inspection of the street sign(s). The Current Planning Section must receive notice of agreement with the Location Services Section for sign installation or of satisfactory inspection prior to the approval of the final plat. Sec. 4-171, County Code)

30. "Wade Stedman (SR 1826)" must be labeled as "SR 1826 (Wade Stedman Road)" on the final plat. (Section 2203.C & D, County Subdivision Ord.)
31. The developer is opting to provide park, recreation or open space area (common area) on-site; therefore, when phasing a development all common area must be recorded prior to the recording of the first phase or section of the development or the common area must be recorded incrementally, ensuring that a minimum of 800 square feet of land area is recorded as common area for each lot included, on the final plat.
32. The builder/developer must provide the buildable envelopes on the final plat: providing a five-foot maintenance easement along each side of all common internal lines with all other applicable setbacks being provided for; or at the time of permit application, the individual plot plans must be approved by the Current Planning Section prior to issuance of any permits.
33. Any/All easements must be reflected on the final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
34. All lots within this development must be served by an internal street system and a "no access" easement must be reflected on the final plat along SR 1826 (Wade Stedman Road) on lots 17, 18, 26 and CA1.
35. A 10' x 70' sight distance easement is required at the intersection of SR 1826 (Wade Stedman Road) with both proposed streets and must be reflected on the final plat.
36. A 25' right-of-way radius is required at all intersections and must be reflected on the final plat. (Section 2304.10.c, Street Design, County Subdivision and Development Ordinance)

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.

37. The NC Department of Transportation (NCDOT) stamp must be affixed to the final plat prior to submission for final plat approval by the Current Planning Section.

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.

38. The notarized signature(s) of all current tax record owner(s) and notary certifications must appear on the final plat when submitted for final approval. (Section 2503 D, Certificate of Ownership and Dedication, County Subdivision and Development Ordinance)
39. The developer is reminded that the improvements must be in place or that final plat approval will only be granted in accordance with Section 2502 B, C, or D, Final Plat – Guarantees of Improvements, County Subdivision and Development Ordinance. (Note: Once the improvements are in place, the developer is responsible for contacting Jeff Barnhill to schedule an inspection of the improvements.)
40. The final plat must be submitted to the Current Planning Section for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.
41. The developer should be aware that any addition and/or revision to this plat may require an additional review and approval by the Planning & Inspections Department prior to submission for final plat approval of any portion of this development.

Plat-Required Statements:

42. Since this development does not have public sewer, the following disclosure statement is required to be provided on the final plat. (Section 2504 C, On-Site Water and/or Sewer Disclosure, County Subdivision and Development Ordinance):

“The individual lots in this development do not have public sewer services available, and no lots have been approved by the Health Department for on-site sewer services at the date of this recording.”

43. Since this development is located within the *Farmland Protection Area* as defined on the current Land Use Plan map, the following disclosure statement is required to be provided on the final plat (Section 2504 B, Farmland Protection Area Disclosure, County Subdivision and Development Ordinance):

“This property or neighboring property may be subject to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted farming and agricultural practices and operations, including but not limited to noise, odors, dust, the operation of any kind of machinery the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides.”

44. All structures shall be shown on the final plat or the final plat shall reflect the following statement (Section 2504 D, County Subdivision and Development Ordinance):

“Nonconforming structures have not been created by this subdivision plat.”

45. Because the streets in this development have been approved as “public” streets and the streets do not yet qualify for acceptance by the NC Department of Transportation to the State system for maintenance purposes, the following statement is required to be included on the final plat (Section 2504 E, County Subdivision and Development Ordinance):

“The streets shown on this plat though labeled as “public” – unless otherwise noted – have not been accepted by the NC Department of Transportation as of the date of this recording. Until such time that the streets are accepted and formally added to the State system, maintenance and liability of the streets are the responsibility of the developer and any future lot owner(s).”

Advisories:

46. The subject property sits on Wade Stedman Road and is identified as a thoroughfare 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. For questions related to this comment, please contact Transportation Planning.
47. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.
48. Because this subdivision has been approved as a Zero Lot Line development, the entire development would be required to be included on any future rezoning applications.
49. 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.
50. 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.
51. 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.
52. 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.

- 53. The developer(s) and any future lot owners are responsible for the maintenance and upkeep of the streets until such time the streets are added to the State system by the NC Department of Transportation (NCDOT) for maintenance purposes. The developer is advised to give notice of the street status to any future lot owners in the event the lots are conveyed prior to the NCDOT's acceptance.
- 54. This conditional approval is not approval of the pond (infiltration basin) shown on Lot CA1 of the preliminary plan (any pond required by a government entity agency). Cumberland County is not responsible for maintenance and does not assume any liability for the construction, maintenance or structural integrity of the pond and/or earth dam.

Other Relevant Conditions:

- 55. This conditional approval is contingent upon continued compliance with the County's Subdivision and Development Ordinance and Zoning Ordinance.
- 56. 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."

If you need clarification of any conditions, please contact Billy Prutzman at 910-678-7603 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	Jaimie Walters	678-7609	jwalters@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
Ground Water Issues:	Fred Thomas	433-3692	fthomas@co.cumberland.nc.us
Eastover Sanitary District:	Tal Baggett	229-3716	managersd@ncrrbiz.com
Town of Eastover:	Ronnie Autry (Interim Manager)	323-0707	townmanager@eastovernc.com
US Postal Service	Jonathan R. Wallace	(704) 393-4412	jonathan.r.wallace@usps.gov
Corp of Engineers (wetlands):	Emily Greer	(910) 251-4049	emily.c.greer@usace.army.mil
NCDEQ (E&S):	Leland Cottrell	(910) 433-3393	leland.cottrell@ncdenr.gov
Location Services:			
Site-Specific Address:	Will Phipps	678-7666	wphipps@co.cumberland.nc.us
Street Naming/Signs:	Annie Melvin	323-6102	amelvin@co.cumberland.nc.us
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	364-0601	tlbaker@ncdot.gov
NCDOT (subdivision roads):	Earl C. Locklear	364-0601	elocklear@ncdot.gov
Transportation Planning:	Irvin Wyche	678-7615	iwyche@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 Ben Stout
2. Address: 409 Chicago Drive, Suite 103 Fayetteville Zip Code 28306
3. Telephone: (Home) 910-476-4502 (Work) 910-779-0019
4. Location of Property: 2647 Wade Stedman Road
5. Parcel Identification Number (PIN #) of subject property: 0488-82-9301
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 30.2 Frontage: 438 Depth: 1,807
7. Water Provider: ESD Septage Provider: on site septic
8. Deed Book 7867, Page(s) 301, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: farm
10. Proposed use(s) of the property: single family residential subdivision

30.1 DAC
MB

NOTE: Be specific and list all intended uses.

11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No X
12. Has a violation been issued on this property? Yes _____ No X
13. It is requested that the foregoing property be rezoned FROM: A1

TO: (Select one)

- X Conditional Zoning District, with an underlying zoning district of R40
(Article V)
- _____ Mixed Use District/Conditional Zoning District (Article VI)
- _____ Planned Neighborhood District/Conditional Zoning District (Article VII)
- _____ Density Development/Conditional Zoning District, at the _____ Density
(Article VIII)

APPLICATION FOR
CONDITIONAL ZONING

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Zoning. (Use of the underlying district will be restricted only to the use(s) specified in this application if approved.)

The property will be restricted to 26 single family lots as shown on the attached site plan.

- 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.

2.47 ac will be open space. The remainder of the property will be single family residential and street ROW. There are 26 lot proposed lots.

2. DIMENSIONAL REQUIREMENTS:

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

The setbacks for R40 listed in Section 1104 will honored

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

N/A

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

4. LANDSCAPE AND BUFFER REQUIREMENTS:

- A. For all new non-residential and mixed use development abutting a public street, indicate the number and type of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number and type of shrubs. (Sec. 1102N). **NOTE: All required landscaping must be included on the site plan.**

N/A

- 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.**

N/A

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.

N/A

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.

James & Beverly Ann Fisher *(James Stanford Fisher/Beverly Ledbetter Fisher)*
NAME OF OWNER(S) (PRINT OR TYPE)

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

sfisher@gmail.com
E-MAIL

484-296-0660
HOME TELEPHONE

WORK TELEPHONE

James Stanford Fisher
SIGNATURE OF OWNER(S)

Beverly L. Fisher
SIGNATURE OF OWNER(S)

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

409 Chicago Drive, Suite 103, Fayetteville, NC 28306
ADDRESS OF AGENT, ATTORNEY, APPLICANT

910-476-4502
HOME TELEPHONE

910-779-0019
WORK TELEPHONE

ben@benstoutconstruction.com
E-MAIL ADDRESS

910-779-0029
FAX NUMBER

Ben Stout
SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

NAME	ADDRESS	CITY
AUTRY, HELEN C.	5820 ZYLPHIA LN	STEDMAN, NC 28391
AUTRY, HELEN COLLIER LIFE ESTATE	2707 WADE STEDMAN RD	STEDMAN, NC 28391
BUNCE, ERNEST A JR	7029 MAXWELL RD	STEDMAN, NC 28391
COLLIER, SHARON RENEE	2729 WADE STEDMAN RD	STEDMAN, NC 28391
DOUGLAS, ARTHUR JOE SR;ELVIRA G	PO BOX 67	STEDMAN, NC 28391
FISHER, JAMES S;BEVERLY ANN LEDBETTER	4058 OCASTA CT	STONE MOUNTAIN, GA 30083
RIVENBARK, PEGGY B	740 HIGH WATERS PL	FUQUAY VARINA, NC 27526
ROBINSON, ROY S; CYNTHIA F	896 WADE STEDMAN RD	STEDMAN, NC 28391
SHIREY, BRIAN E, ROBERT L;JEANET	5875 ZYLPHIA LN	STEDMAN, NC 28391
STAPLETON, MISTY COLLIER	4840 SNOWBIRD RD	FAYETTEVILLE, NC 28312
WILBOURNE, ROBERT EARL; LOIS ANN	2741 WADE STEDMAN RD	STEDMAN, NC 28391

P21-01 FC

NAME	ADDRESS	CITY
COLLIER, GARY B;BARBARA D	10562 S NC 306 HWY	ARAPAHOE, NC 28510
COLLIER, JERRY SAMUEL;, LOIS R	2613 WADE STEDMAN RD	STEDMAN, NC 28391
COLLIER, MICHELLE	2587 WADE STEDMAN RD	STEDMAN, NC 28391
FAITH BUILDERS CHRISTIAN CENTER INC	2600 WADE STEDMAN RD	STEDMAN, NC 28391
GAUTHIER, JOHN; SUSAN	5740 RUTH BUNCE LN	STEDMAN, NC 28391
GRAMM, RICHARD A	5720 RUTH BUNCE LN	STEDMAN, NC 28391
JUMPER, DANA P;JULISSA A	2588 STEDMAN RD	STEDMAN, NC 28391
LUCAS, KAYLA MARIE	5730 RUTH BUNCE LN	STEDMAN, NC 28391
MARTIN, CHADWICK B	5700 PHYLLIS CIR	STEDMAN, NC 28391
RIDDLE BUILDERS INC.	4200 MORGANTON RD STE 150	FAYETTEVILLE, NC 28314
RIDDLE, JOSEPH P III	PO BOX 53729	FAYETTEVILLE, NC 28305
ROTH, THOMAS DAVID	2753 WADE STEDMAN RD	STEDMAN, NC 28391
STEWART, CAROLYN JOYCE	6126 SANDY CREEK RD	STEDMAN, NC 28391
STRICKLAND, JENNIFER R	5750 RUTH BUNCE LN	STEDMAN, NC 28391

P21-01 3RD

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)

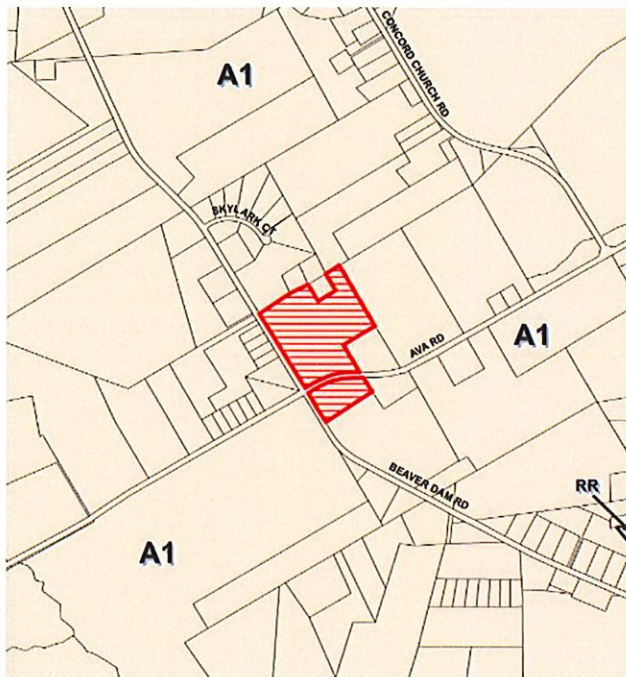
PROPERTY INFORMATION

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.

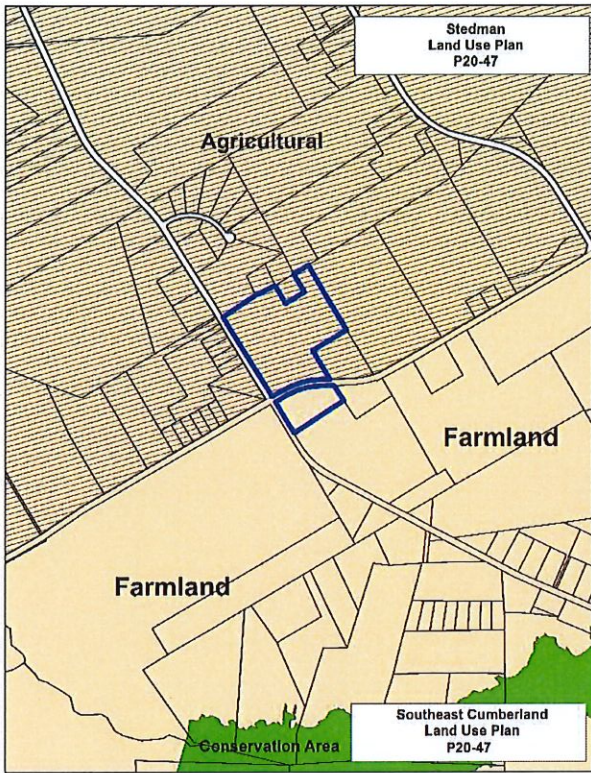
EXISTING LAND USE: The property is currently woodlands.

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

P20-47 FC

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

P20-47-3RD

EXPLANATION OF THE REQUEST

This is a request for rezoning of one parcel located at 6524 Cedar Oaks Circle from A1 Agricultural to R40A Residential. This 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: Vicki Ann Liszewski (owner) & Clayton Homes (agent)

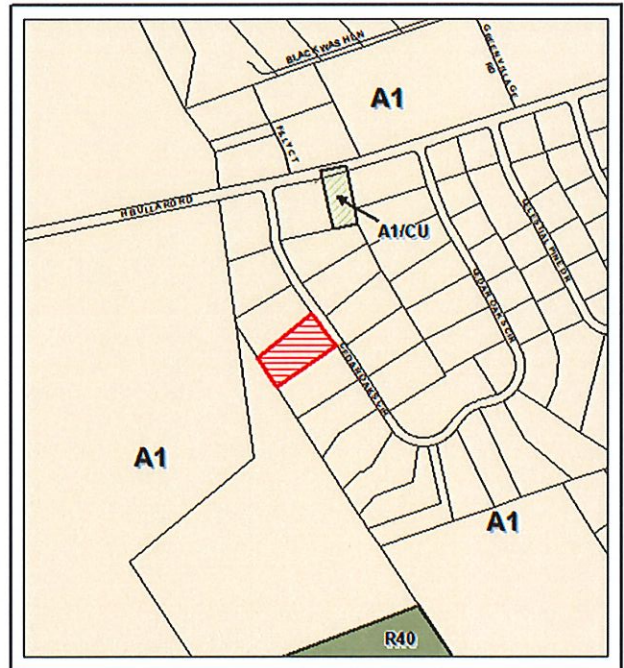
PROPERTY INFORMATION

ADDRESS/LOCATION 6524 Cedar Oaks Circle; more specifically REID 0432312188000.

SIZE: This request includes one parcel totaling approximately 2.06 acres. The property has 229' +/- of street frontage along Cedar Oaks Circle. The property is 402' +/- in depth.

EXISTING LAND USE: The parcel is developed with a manufactured home.

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



DEVELOPMENT REVIEW: This property was legally platted in 1989 (Plat Bk. 70, Pg. 97). Should the rezoning be approved, a group development or subdivision review will be required before adding any additional residential structures to the lot.

SURROUNDING LAND USE: There are residential uses in the surrounding area including manufactures homes.



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

UTILITIES: The property is served by private well and septic. There are no public water or sewer lines 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 for a density of 2.2 to 6 units/acre and desires only stick-built homes. The "Low Density Residential" designation requires public or community water and sewer. **Request is not plan compliant.**

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The subject property sits on Cedar Oaks 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.

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: Cumberland County Fire Marshal's Office has reviewed the request and stated that all applicable fire departments access requirements must be met.

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

STAFF RECOMMENDATION

In Case P21-03, the Planning and Inspections staff **recommends denial** of the rezoning from A1 Agricultural to R40A Residential and find the request is not consistent with the South Central Land Use Plan (2015) which calls for "Low Density Residential" at this location. The "Low Density Residential" area designation allows for a density of 2.2 to 6 units/acre, however, the plan desires only stick-built homes. Staff further finds that denial of the request is reasonable and in the public interest because the R40A district is not in harmony with the 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 R240A
2. Address of Property to be Rezoned: 6524 CEDAR OAK CIRCLE HOPE MILLS, NC
28348
3. Location of Property: CEDAR OAKS NEIGHBORHOOD, .15 MILES
SOUTH OF H. BULLARD RD.
4. Parcel Identification Number (PIN #) of subject property: 0432-31-2188
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.04 Frontage: 230 FT. Depth: 402 FT.
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 8330, Page(s) 779-781, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: SINGLE FAMILY DWELLING
10. Proposed use(s) of the property: 2 SINGLE FAMILY DWELLINGS
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.

NAME	ADDRESS	CITY
CREECH, DAVID F;WIFEROSE	6525 CEDAR OAKS CIR	HOPE MILLS, NC 28348
DALOSIO, JOHN; WANDA M	6531 CEDAR OAKS CIR	HOPE MILLS, NC 28348
LISZEWSKI, VICKI COOPER	6524 CEDAR OAKS CIR	HOPE MILLS, NC 28348
MCLAIN, JASON	6530 CEDAR OAKS CIR	HOPE MILLS, NC 28348
MCLAIN, LEE S;SANDRA H	6594 CEDAR OAKS CIR	HOPE MILLS, NC 28348
MCLAIN, SANDRA	6519 CEDAR OAKS CIR	HOPE MILLS, NC 28348
SMITH FAMILY CONSERVANCY LLC	5301 CAMDEN RD	FAYETTEVILLE, NC 28306

P21-03 FC

NAME	ADDRESS	CITY
BOND, LARRY	PO BOX 287	ST PAULS, NC 28384
BOSLER, EDWARD;CONNIE	4228 BARTLET GLENN LN	FAYETTEVILLE, NC 28306
BOSWELL, MICHAEL T; MARY	6613 CEDAR OAKS CIR	HOPE MILLS, NC 28348
BOUDREAU, MARC;, KATHLEEN	2012 H BULLARD RD	HOPE MILLS, NC 28348
BRITT, DANNIE LEE;JASON, LEE	6513 CEDAR OAKS DR	HOPE MILLS, NC 28348
COPELAND, DENNIS W	6560 CEDAR OAKS CIR	HOPE MILLS, NC 28348
DENNIS, MICHAEL T	6500 CEDAR OAKS CIR	HOPE MILLS, NC 28348
FAIRMAN, BRUCE G;STEPHANIE M	3421 BRUSHY HILL RD	FAYETTEVILLE, NC 28306
GARVIN, ROBERT S; PHILLIS A	6482 FILLY CT	HOPE MILLS, NC 28348
GONZALEZ, DAVID A	6512 CEDAR OAKS CIR	HOPE MILLS, NC 28348
HALL, LISA C	6570 CEDAR OAKS CIR	HOPE MILLS, NC 28348
HARGROVE, MAURICE; MARGARET	2031 H BULLARD RD	HOPE MILLS, NC 28348
JACKSON, RONALD JAMES; MARY T	6548 CEDAR OAKS CIR	HOPE MILLS, NC 28348
JACOBSON, ERNEST BRADLEY	6582 CEDAR OAKS CIR	HOPE MILLS, NC 28348
LANE, RONALD D	1945 ST PAUL AVE	FAYETTEVILLE, NC 28304
LANE, YVONNE DENISE	6547 CEDAR OAKS CIR	HOPE MILLS, NC 28348
LONG, DONALD J; SHERRY L	6590 CEDAR OAKS DR	HOPE MILLS, NC 28348
MCCOY, EUVERLENE	804 ROSEWOOD AVE	FAYETTEVILLE, NC 28301
MCMULLEN, JERRY; RHONDA	6583 CEDAR OAKS CIR	HOPE MILLS, NC 28348
MCNEILL FARM II LLC	1471 CLIFTON MCNEILL RD	HOPE MILLS, NC 28348
ORIAN, TERESA A.	6601 CEDAR OAKS CIR	HOPE MILLS, NC 28348
PARSLEY, LARRY D;GARNA L	6605 CEDAR OAKS CIR	HOPE MILLS, NC 28348
PLOTNER, APRIL; KENNETH	6554 CEDAR OAKS CIR	HOPE MILLS, NC 28348
POOLE, JAMES H;CHRISTINA	6609 CEDAR OAKS CIR	HOPE MILLS, NC 28348
RHODEN, TERRY J	6586 CEDAR OAKS CIR	HOPE MILLS, NC 28348
SCHMIDT, ANDREA L	6498 FILLY CT	HOPE MILLS, NC 28348
SINCLAIR, JAMES	739 STONINGTON DR	FAYETTEVILLE, NC 28311
SPAIN, GILBERT W	PO BOX 134	HOPE MILLS, NC 28348
STREETER, SHERRY	6593 CEDAR OAKS CIR	HOPE MILLS, NC 28348
SYKES, DONALD R;BARBARA L	6576 CEDAR OAK CIR	HOPE MILLS, NC 28348
TEW, DONALD P; PENNY R	2929 JOHN MCMILLIAN RD	HOPE MILLS, NC 28348
THIBAUT, RUTH E	6537 CEDAR OAKS CIR	HOPE MILLS, NC 28348
WEHKING, JOHNNIE R JR;PAMELA	6598 CEDAR OAKS CIR	HOPE MILLS, NC 28348
WIKE, CHRIS W	2637 N HARRISON ST	DAVENPORT, IA 52803