

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA March 15, 2022 6:00 PM

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. ADJUSTMENTS TO / APPROVAL OF AGENDA
- III. PUBLIC MEETING WITHDRAWALS / DEFERRALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES OF FEBRUARY 15, 2022
 - A. FEBRUARY 15, 2022 MINUTES**
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC MEETING CONSENT ITEMS
 - B. ZNG-001-22 Initial zoning of 0.75+/- acres to R7.5 Residential or to a more restrictive zoning district; located at 4465 Calico Street on REID 0424220129000; submitted by Scott Meszaros (owner) & Town of Hope Mills (agent).**
 - C. B. ZON-22-0031: Rezoning from A1 Agricultural District to R40 Residential District for two parcels on 3.52 +/- combined acres or to a more restrictive zoning district; located at 1012 and 1032 John Nunnery Road, and south of Stoney Branch Road; submitted by Jerry Cashwell II (applicant) on behalf of Jerry Cashwell II, Melanie White, and Barbara Faircloth (owners).**
 - D. C. ZON-22-0032: Rezoning from A1 Agricultural District to R40 Residential District on 20.61 +/- acres or to more restrictive zoning district; located at 7149 Butler Nursery Road east of NC HWY 87 S; submitted by Kyle Dixon (owner) on behalf of Kyle and Mari Dixon (owners).**
- VIII. PUBLIC MEETING CONTESTED ITEMS
 - E. D. ZON-22-0030: Rezoning from R10 Residential District to C(P) Planned Commercial District on 0.37 +/- acres or to a more restrictive zoning district; located at 3359 Cumberland Road; submitted by George Rose (agent) on behalf of J. Gary and Terry Ciccone (owners).**
- IX. DISCUSSION

- F. • SIGN ORDINANCE UPDATE**
- G. JOINT PLANNING BOARD BYLAWS**
- H. STATE PLANNING CONFERENCE**
- X. ADJOURNMENT**

Historic Cumberland County Courthouse | 130 Gillespie Street | P.O. Box 1829 |
Fayetteville, North Carolina 28301 | Phone: 910-678-7600 | Fax: 910-678-7631
www.cumberlandcountync.gov



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MARCH 15, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: FEBRUARY 15, 2022 MINUTES

ATTACHMENTS:

Description

Minutes

Type

Backup Material

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager



Rawls Howard
Director

David Moon
Deputy Director

Cumberland County Joint Planning Board

MINUTES

February 15, 2021

Members Present

Mr. Stan Crumpler – Chairman
Mr. Thomas Lloyd – Vice-Chair
Mr. William Walters
Mr. Gary Burton
Mr. James Baker
Mrs. Jami McLaughlin
Mr. Jordan Stewart

Members Absent

Mr. Mark Williams
Ms. Cassandra Herbert
Mrs. Susan Moody

Others Present

Mr. Rawls Howard
Mr. Chris Carr
Asst. County Attorney
Mr. Christopher Portman
Mr. David Moon
Mrs. Laverne Howard

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Crumpler delivered the invocation and led those present in the Pledge of Allegiance.

II. SWEARING IN OF NEW BOARD MEMBER

Mr. Crumpler swore in new Board Member Mr. William Walters.

III. APPROVAL OF / ADJUSTMENTS TO AGENDA

Mr. Howard advised the Board that Case ZON- 22-0029 would be moved to contested items due to public sign up in opposition.

Mr. Crumpler made a motion, seconded by Mrs. McLaughlin to approve the adjustment to the agenda. Unanimous approval.

IV. PUBLIC MEETING DEFERRAL

There were none.

V. ABSTENTIONS BY BOARD MEMBERS

There were none.

VI. APPROVAL OF THE MINUTES OF NOVEMBER 18, 2021

Mr. Lloyd made a motion, seconded by Mr. Baker to approve the minutes as submitted. Unanimous approval.

VII. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Chair Crumpler read the welcome and rules of procedures.

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- A. **ZON-21-0029:** Rezoning from A1 Agriculture District to R15 Residential District on 6.0 +/- acres or more restrictive zoning district; located at west end of Laguardia Drive; submitted by Scott Brown (agent) on behalf of William R. Homes, LLC (owner).

Mr. Moon presented the case information and photos.

In Case ZON-21-0029, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R15 Residential District. Staff finds the request is consistent with the South Central Cumberland Land Use Plan which calls for Low Density Residential at this location. Staff also finds that the R15 Zoning District is compatible to and in harmony with the surrounding land use activities and zoning.

There were people present to speak in favor and in opposition.

Mr. Scott Brown spoke in favor. Mr. Brown stated that he was present as the applicant and on behalf of the owner of the property. The zoning request is consistent with the Land Use Plan, it will be served by both public water and sewer. This is as close to textbook zoning as you can get. Mr. Brown asked the board for their approval and recommendation for the Board of Commissioners.

Mr. Caleb Ritchie spoke in opposition, Mr. Ritchie said his biggest concern was with flooding in the area. Mr. Ritchie said they could provide pictures and videos of the flooding. They count on the trees at the back of the property to soak up the water, they also provide shade in the summer.

Mr. Lloyd asked Mr. Ritchie when he bought his lot, if he knew there were plans in the future for that road to be extended.

Mr. Ritchie said yes and no, when they bought their lot, they were told that where they lived was in a flood plain, but they had rezoned it and dredged everything else to make it safe. There is a flood pond that needs to be dredged. Mr. Ritchie said that he is concerned that if the rezoning gets approved everything will end up under water.

Mr. Tom Haskins spoke in opposition. Mr. Haskins stated that he didn't want to see another neighborhood built into their neighborhood, they already have a lot of traffic and a lot of kids in the neighborhood. They don't want to see all the construction traffic in and out. Mr. Haskins said that he was also concerned about the flooding issues.

Ms. Zelma Lopez spoke in opposition. Ms. Lopez said she has been in the neighborhood for about a year. A few months after she arrived half of her backyard was flooded, she presented photos of the flooding. Ms. Lopez asked how building a new development was going to help her property.

Leslie Haskins declined to speak.

Jason Bullock stated that he would wait to speak.

Ms. Carlene Morales spoke in opposition. Ms. Morales stated that she was the Treasurer for the Homeowners Association. The standing water that the residents are talking about are for the properties along the back of Gander. They have a detention pond on the opposite side of the neighborhood, we have rebuilt the pipes to redirect the water. When an assessment of the neighborhood was done, except for one lot at the corner of Laguardia and Gander, the rest of the

properties don't have pipes to redirect the water to the detention pond. Ms. Morales stated that she was neither opposed nor in favor, she just had questions. She tried to reassure the other residents that she was hoping the land would be assessed on whether it floods or not, because a lot of the property does flood back there. She was hoping that there would be flood certifications done. Another question that she had was would the subdivision be accessed only from Laguardia. Ms. Morales asked if the drainage would be provided for the fourteen proposed houses, will that drainage address the water that stands behind their houses.

Mr. Jason Bullock spoke in opposition. Mr. Bullock gave some background information about his water rescue experience. Mr. Bullock stated that he hoped this would be done responsibly and hoped that they have a plan to address the drainage.

Mr. Crumpler asked Mr. Brown if his piece of property was higher or lower than the properties being discussed.

Mr. Scott Brown said that his property sits higher, more than likely the water is coming down and they probably built their lots up some, so the water is getting trapped between the back of their lots and where the two properties converge. That's why there's standing water in the backyard. The subject property is six to eight feet higher than what the current lots are on the back of Gander way. The water will be moving NW to SE, that's how it is currently moving. Mr. Brown said they would maintain the current drainage pattern. We will have to meet the stormwater requirements, as well as other state requirements. If they are having flooding issues now, we are not necessarily going to fix their problems. But we won't add to their problems.

Mr. Crumpler asked Mr. Brown if there were plans in place to build retention ponds, stormwater runoff drains to catch this and send it somewhere else.

Mr. Brown said that they anticipate building a stormwater pond behind on the north or southeast corner of that piece of property.

Mr. Crumpler asked Mr. Brown if he could put the speakers at ease by letting them know that he's not going to send them any more water than what's coming now.

Mr. Brown said when you have hurricanes or tropical storms all bets are off.

Mr. Lloyd asked if the last two hurricanes were classified thousand-year floods.

Mr. Brown said they were in excess of two five-hundred-year events, and there were two of them in a two-year time period. Places all over the County were flooding then.

Mr. Lloyd asked if the pictures that were presented were taken after the last hurricane.

Ms. Lopez said the pictures were from last year.

Mr. Lloyd said that the developer of the current lots also had to go to Department of Environmental Quality (DEQ) for their erosion control, sedimentation, and flood control, is that correct? And apparently, they're still having flooding. The only thing we can do is ask developers to submit the plans to the state and follow the requirements.

Mr. Brown said they would do that; they would get all of the required state and local permits.

Mr. Crumpler asked Mr. Brown if he had anything to do with the opposition's subdivision.

Mr. Brown said no.

Mr. Burton asked Mr. Brown how many lots would go in.

Mr. Brown said fourteen lots.

Mr. Baker asked if there were options for another zoning.

Mr. Brown said they don't have a plan for anything at this point in time. The intent was to maximize the use of the property and with the water and sewer to help justify the expense of the infrastructure in place and utilize that R15 zoning. It didn't seem like much of a stretch because they are following the land use plan. There is R15 right next to them and a subdivision that is stubbed out into it. So, it just seemed like a logical choice to go with R15 zoning.

Tom Haskins came back up to speak and showed pictures of the flooding that occurs in their neighborhood. Mr. Haskins went on to talk about the flooding that occurs and how bad it gets.

Mr. Lloyd commented on the lack of hydric soils in any of the slides and said it was hard to believe.

Ms. Carlen Morales came back up to speak and asked if there would be an HOA to help regulate not only the properties but how many trees can be removed?

Mr. Crumpler said that would be the developer's decision.

Mr. Brown said there would be an HOA for the property.

Public hearing closed.

Mr. Lloyd said as far as flooding, we can only go with what the County has tasked to the State to do on stormwater. We follow the plan, the developer will have to submit a plan, he said that he's not going to increase the problem, but he won't necessarily resolve the problem they have now. As far as the roads, it was obvious when that subdivision was developed, when there are stubs, you know that there is going to be development at the end of that street. The land use plan calls for this density, and the land use plan was adopted, there is a reason for the plan. Mr. Lloyd feels unless there are good reasons, they should not go against the staff.

Mr. Stewart asked why R15 is considered low density when it comes to Planning, but when it talks about stormwater it's high density.

Mr. Lloyd said it was low density when it comes to zoning, but with a term that's put on it, it's two and a half units per acre.

Mr. Moon gave Mr. Stewart more explanation of high-density development.

Mr. Crumpler reminded the board that the developer stated that he was going to develop this land, but not increase the flooding concerns that the other residents have, part of their problem now was created by the people who built their development. If the water is sitting back there now there is nothing happening, there's vegetation on it, but there is still water standing in their backyards.

Mr. Lloyd asked when there is an erosion control plan, and the stormwater plans are submitted does it consider the amount of fill grade that will be put on each lot?

Mr. Brown said the State is just looking at the drainage pattern, they are not looking at the total amount of fill being used. But the amount of fill could make a lot of difference.

Mr. Crumpler asked where the retention pond was going to be.

Mr. Brown said in the area where their standing water is.

Mr. Crumpler said that Mr. Brown may actually help them because there is a place for that water to go now.

Mr. Brown said that was possible, but wanted to go on record saying that he wasn't going to fix their problems, because he can't, he also wanted to go on record saying he won't increase their runoff, once you get past that certain storm event then all bets are off.

Mr. Crumpler asked where the water was going out of the retention pond once it fills up.

Mr. Brown said what they would do would be to survey, that would show where the problem is. When the water is released from the pond, a level spreader that will disperse the water that will make it like a natural flow going across the ground, unless there is a designated pathway. But that is something that will be worked out as the plans progress.

In Case ZON-21-0029, Mr. Lloyd made a motion, seconded by Mrs. McLaughlin to approve the rezoning request from A1 Agricultural District to R15 Residential District and finds the request is consistent with the South Central Cumberland Land Use Plan which calls for Low Density Residential at this location. The motion failed with Mr. Burton, Mr. Walters, Mr. Baker and Mr. Stewart voting against the request. Mr. Burton stated that the reasoning for voting against the request was because of flooding concerns. The rezoning request was denied.

IX. DISCUSSION

- Mr. Howard introduced Chris Portman as the new Planner in Current Planning and that Annie Melvin had come back part time.

X. ADJOURNMENT

There being no further business, the meeting adjourned at 7:01 p.m.



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MARCH 15, 2022

TO: JOINT PLANNING BOARD

FROM: TOWN OF HOPE MILLS

DATE: 3/15/2022

SUBJECT: ZNG-001-22 INITIAL ZONING OF 0.75+/- ACRES TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 4465 CALICO STREET ON REID 0424220129000; SUBMITTED BY SCOTT MESZAROS (OWNER) & TOWN OF HOPE MILLS (AGENT).

ATTACHMENTS:

Description

Case ZNG-001-22

Type

Backup Material



STAFF REPORT

REZONING CASE# - ZNG-001-22

Planning Board Meeting: 3-15-2022

Address: 4465 Calico Street

ZONING REQUEST

Initial Zoning from County R7.5 to Town R7.5

Applicant request as initial zoning from the county R7.5 (Single Family) to the Town of Hope Mills R7.5 Single Family District for one parcel of land approximately 0.75 acres in size located at 4465 Calico Street. Land use policy objectives for the requested district focus on future residential development that promotes measures to stabilize and maintain existing residential neighborhoods in a manner that improves the quality of life. The R7.5 district is defined as having a density of 2.2 units to 6 units/acre and is classified under the Low Density Residential Land Use designation. This initial zoning request was initiated by the Town of Hope Mills due to the subject property being approved for annexation by the Hope Mills Board of Commissioners on November 15, 2021 under Resolution R2021-24. Under NC General Statutes, after annexation a municipality must assign a viable zoning district to the subject property. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Town of Hope Mills (agent) on behalf of Scott Meszaros (owner).

ADDRESS: Located at 4465 Calico Street.
Refer to Exhibit "A", Site Location. PIN#: 0424-22-0129

SIZE/LOCATION:

0.75 +/- acres within one parcel. The subject property has approximately 167.7 feet of frontage along the north side of Calico Street. The property also has approximately 192.9 feet of lot depth.

EXISTING ZONING: Prior to annexation, the property existed in the Hope Mills Municipal Influence Area (MIA) zoned under the R7.5 Single Family Residential District. As indicated

above the R7.5 District focuses on future residential development that promotes measures to stabilize and maintain existing residential neighborhoods in a manner that improves the quality of life. Planning for residential development in these districts involves determining a residential developments relationship with other land uses and various densities while encouraging the facilitation of new housing stock.



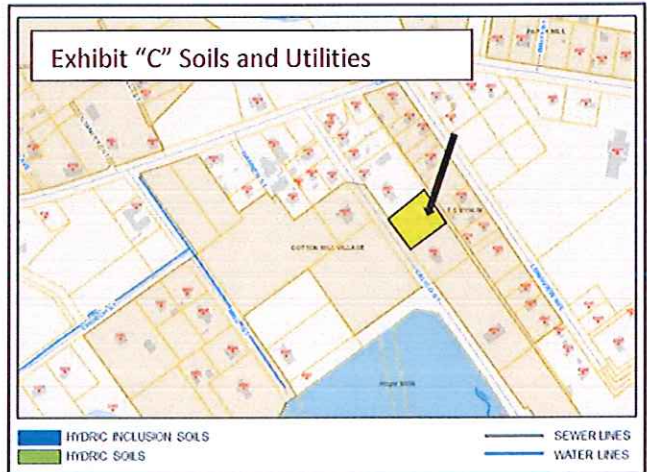
EXISTING LAND USE: The subject property is developed with an existing single-family residence.

SURROUNDING ZONING AND LAND USE: The immediate surrounding zoning is comprised of the R7.5(R10) single family district to the north, the R6A single family district to the east, the R6 single family district to the south, and the R7.5(R10) district to the west and northwest. As it relates to land use, the parcels to the immediate north and south are developed with single family residences with a large vacant parcel located across the street from the subject property. There is also a large church complex to the northwest and a large vacant wooded area to the south. Refer to Exhibit "B" for more information on surrounding land uses.

OTHER SITE CHARACTERISTICS: Exhibit "C" provides the location of water and sewer availability and also confirms that the site is not located in a watershed area or a flood zone. The subject property is not located in a Special Flood Area and there are no hydric or hydric inclusion soils located on site.



Exhibit "B" Surrounding Land Uses



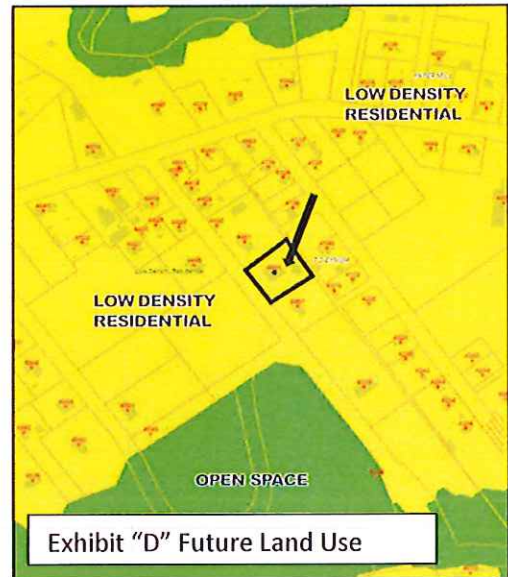
DEVELOPMENT REVIEW: As this is an annexation of a property that is developed with an occupied existing single family residence staff does not anticipate any further development of this parcel of land.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	30 feet	30 feet
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	35 feet	35 feet
Lot Area	7,500	7,500
Lot Width	N/A	N/A

COMPREHENSIVE DEVELOPMENT PLANS:

This site is located within the Southwest Cumberland Land Use Plan (2013) and is designated as Low Density Residential which contemplates residential uses with direct access to public water and sewer, public streets, and devoid of hydric soils. Open space designations are geared towards the protection of environmentally sensitive areas, wetlands, and watersheds. The low-density residential land use designation is primarily meant for development under the R7.5 and R15 district with open space slated for conservation districts. This request is compliant with the adopted Southwest Cumberland Land Use Plan. Please refer to Exhibit D for additional Information.

**IMPACTS ON AREA FACILITIES**

TRAFFIC: The subject property is located off of Calico Street which is a minor collector not maintained by the Town of Hope Mills. There are no major roadway improvements scheduled for this area that would negatively impact this request. Due to the nature of this request, staff does not anticipate the need for a trip generation or enough traffic to significantly impact the capacity of Calico Street.

UTILITIES: The property is not currently serviced with PWC water or sewer.

ECONOMIC DEVELOPMENT: There is no impact from a perspective of Economic Development.

PLAN REVIEW COMMENTS: The Town of Hope Mills Plan Review team has no objections to this request.

SPECIAL OVERLAY DISTRICTS: The subject property is not located within five miles of Fort Bragg, however the rear portion of the site is located within the Fayetteville Regional Airport Overlay District. As this request is not tied to any proposed construction, staff does not anticipate any issues.

CODE DEVIATIONS: No deviations have been identified with this request.

CONDITIONS: As this is an initial zoning request that is not tied to any new construction, there are no conditions at this time.

STAFF RECOMMENDATION

In ZNG-001-22, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request from County R7.5 to Town R7.5 and finds that the approval is consistent with the adopted current Southwest Cumberland Land Use Plan of "Low Density Residential" and that recommending approval of the request is reasonable and in the public interest because the site is developed with an existing single family residence that does not proposed any new construction that would disrupt the harmony of the established residential development in the surrounding area.

DAVIS, THOMAS W
DAVIS, BETTY
338 MCNEILL ST
HOPE MILLS NC 28348

MESZAROS, SCOTT WILLIAM
MESZAROS, STACEY
4465 CALICO STREET
HOPE MILLS NC 28348

BLAKE, DEBBIE B
ROBERT GREGG BLACKWELL
821 BLAWELL ST
STEDMAN NC 28391

HARRIS, OWEN H II
HARRIS, LISA C
4451 CALICO ST
HOPE MILLS NC 28348

SINGLETARY, DONNA
4481 CALICO ST
HOPE MILLS NC 28348



Town of Hope Mills
Planning Department

CASE NO.: ZNA-01-22

ZONING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT NO.: _____

RECEIVED BY: _____

**APPLICATION FOR
REZONING
HOPE MILLS ZONING ORDINANCE**

The following items are to be submitted with the completed application. Application is not deemed complete and will not be accepted until all required items listed below has been submitted:

1. A copy of the recorded deed and/or plat;
2. If portion(s) of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered for the rezoning and
3. A check made payable to "Town of Hope Mills" in the amount of \$ _____.
(See attached fee schedule).

Rezoning Procedure:

1. Complete application submitted by applicant (pre-application conference required).
2. Notification of surrounding property owners.
3. Zoning Board hearing.
4. Re-notification of interested parties and adjacent property owners; public hearing advertisement in the newspaper.
5. Hope Mills Commissioners' public hearing (typically two to four weeks after Cumberland County Joint Planning Board but will be set at planning board meeting).
6. If approved by the Hope Mills Commissioners, rezoning becomes effective immediately.

Town of Hope Mills staff may advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions call (910)-426-4100 or (910)-426-4103. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to/on the application may cause the case to be delayed and rescheduled for the next available Board meeting according to the Board's meeting schedule. Also, the application fee is nonrefundable once processing of the application has begun.

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 R7.5 to R7.5

If the area is a portion of an existing parcel, a written metes and bounds description of only that portion to be considered for rezoning, including the exact acreage must accompany this application along with a copy of the recorded deed and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

2. Address/location of property to be rezoned: 4465 CALICO STREET
3. Parcel Identification Number (PIN#) of property: 0424-22-0129
(also known as Tax ID Number or Property Tax ID)
4. Acreage: 0.75 Frontage: 167.7 FEET Depth: 192.9 FEET
5. Water Provider: Well: _____ PWC: ✓
6. Septage Provider: Septic Tank: _____ PWC: ✓ Other (name): _____
7. Deed Book 988, Page(s) 205 Cumberland County Register of Deeds.
(Attach copy of deed of subject property as it appears in Registry).
8. Existing uses(s) of property: SINGLE FAMILY RESIDENTIAL
9. Proposed use(s) of the property: SINGLE FAMILY RESIDENTIAL
10. Do you own any property adjacent to, including across the street from, the property
being submitted for rezoning? Yes: _____ No: ✓
If yes, where? _____
11. Has a violation been issued on this property? Yes: _____ No: ✓

The Town of Hope Mills Planning Staff is available for advice on the completion of this application; however, the adherence to the completion of this application is the responsibility of the applicant.

***THIS IS AN INITIAL ZONING REQUEST TIED TO
A RECENT ANNEXATION**

Page 2 of 4

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

Scott W. Meszaros

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

4465 CALICO STREET HOPE MILLS, NC

Complete mailing address of property owner(s)

910.624-0816

Telephone Number

Alternative telephone number

smeszaros@townofhopemills.com 910.429.3386

E-mail address

Fax number

TOWN OF HOPE MILLS

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

5710 ROCKFISH ROAD HOPE MILLS, NC

Complete mailing address of agent, attorney, or applicant

910.426.4103

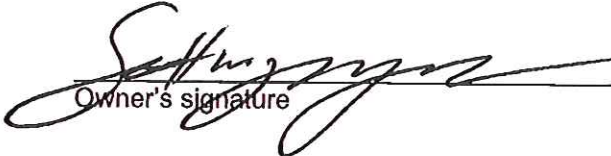
Telephone number

Alternative telephone number

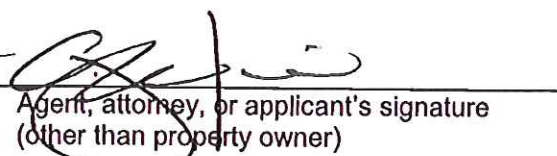
cmclaughlin@townofhopemills.com 910.429.3386

Email address

Fax number



Owner's signature



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

Owner's signature

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MARCH 15, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 3/15/2022

SUBJECT: B. ZON-22-0031: REZONING FROM A1 AGRICULTURAL DISTRICT TO R40 RESIDENTIAL DISTRICT FOR TWO PARCELS ON 3.52 +/- COMBINED ACRES OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 1012 AND 1032 JOHN NUNNERY ROAD, AND SOUTH OF STONEY BRANCH ROAD; SUBMITTED BY JERRY CASHWELL II (APPLICANT) ON BEHALF OF JERRY CASHWELL II, MELANIE WHITE, AND BARBARA FAIRCLOTH (OWNERS).

ATTACHMENTS:

Description

Case ZON-22-0031

Type

Backup Material

REQUEST

Rezoning A1 to R40

Applicant requests a rezoning from A1 Agricultural District to R40 Residential District for two parcels of approximately 3.52 combined acres located at 1012 and 1032 John Nunnery Road. Each parcel is occupied by a single family home. The intent of the property owner is to recombine and subdivide the lots to create lot sizes with a minimum of 40,000 sq. ft. per lot.

PROPERTY INFORMATION

OWNER/APPLICANT: Jerry Cashwell

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 1406021868000; 1406022724000

SIZE: 3.52 +/- acres within two parcels. The eastern parcel contains approximately 0.96 acres and the western parcel approximately 2.56 acres. Road frontage along John Nunnery Road is a combined 478 feet. The property has a varying depth due to its triangular shape, but is approximately 492 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. Minimum lot size for this district is two acres. This district is intended to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.

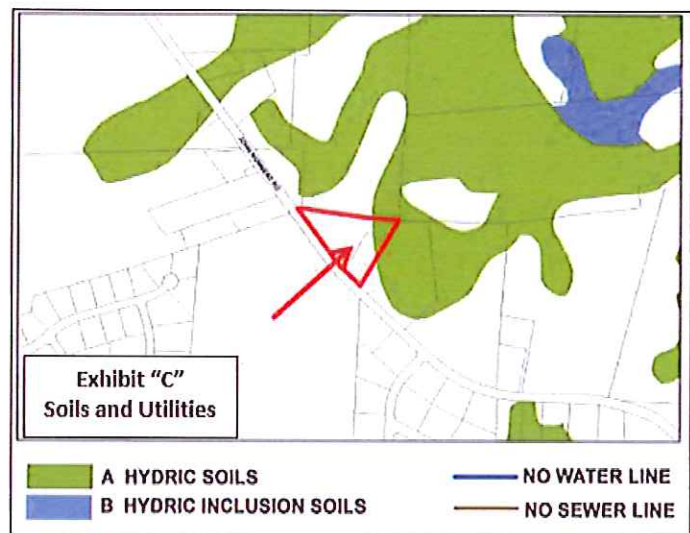
EXISTING LAND USE: Each parcel contains a single family home. Exhibit "B" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North:** Wooded lands and single family homes
- **East:** Wooded lands and single family homes
- **West:** Farmland
- **South:** Farmland and a single-family neighborhood

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates presence of hydric or hydric inclusion soils at a small portion of the northeast corner of the property.





TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the location of the zoning case history described below.

- P21-28: A1 to R30/CZ; DENIED

DEVELOPMENT REVIEW: Subdivision review (Recombination Plat) by County Planning & Inspections will be required before any development.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R40 (Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 acres	40,000 sq. ft.
Lot Width	100'	100'

Development Potential:

Existing Zoning (A1)	Proposed Zoning (R40)
1 dwelling units	3 dwelling units

- Assumes 80% of land is usable for development after exclusion of potential area for roads and drainage.
- Calculation: $(\text{total developable area times } 0.8) / \text{minimum lot size for zone district}$.
- Section 202 (A): Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS: This property is located within the Stedman Land Use Plan (adopted 2019), as shown in Exhibit "E". The future land use designation of this property is Agricultural. The proposed rezoning request is consistent with the adopted land use plan.

APPLICABLE PLAN GOALS/POLICIES:

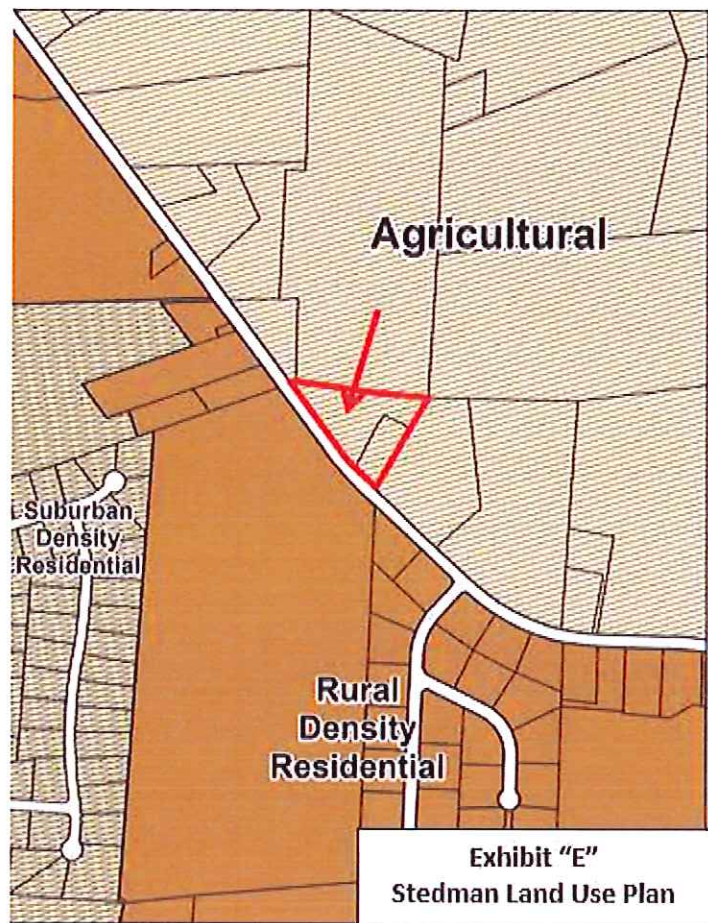
-Objectives:

RECOMMENDATION 1: Protect rural character, working agriculture, and water quality

1.1: Discourage rezonings to higher density residential districts in Agriculture and Rural Residential Areas

1.2: Modify zoning and development standards to encourage low density development and discourage inappropriate density in rural areas. Discouraging large-scale development in these areas and encouraging well-designed residential that fits into the landscape should be a priority.

1.3: Protect working agricultural operations through site design



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the subject property. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "C". Well and septic will likely be required and the lot size must meet the minimum area necessary to accommodate both.

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, Intersection of 1012 and 1032 John Nunnery Rd, is located outside of FAMPO boundaries

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Stedman Primary	162	122
Stedman Elementary	358	250
Mac Williams Middle	1164	1141
Cape Fear High	1476	1519

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no objection to the proposed request.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and has no objections to the rezoning request.

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

STAFF RECOMMENDATION

In Case ZON-21-0031, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the Stedman Land Use Plan which calls for "Agricultural" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:

Notification Mailing List

Application

ATTACHMENT – MAILING LIST

David Mitchel Hubbard Nancy Hubbard Teachey 2848 Skye Dr Fayetteville, NC 28303	Christopher & Lauren Williams 7235 Harvestergrain Dr. Stedman, NC 28391	Jeremy & Heather Sharp 7241 Harvestergrain Dr. Stedman, NC 28391
Lori & Mark Leineke 324 Eastfield Ave. Stedman, NC 28391	David Rock 7234 Harvestergrain Dr. Stedman, NC 28391	Molcie Farms, LLC PO BOX 53943 Fayetteville, NC 28305
Lois Hubbard Family Limited Partnership 6090 Jake Rd Stedman, NC 28391	Walter & Sylvia Manning 7240 Harvestergrain Dr. Stedman, NC 28391	Donald & Deidre Bunce PO BOX 53934 Fayetteville, NC 28305
Brett & Michel Autry 1075 John Nunnery Rd. Stedman, NC 28391	Mary B (Reale) Hall 6463 Windy Creek Way Fayetteville, NC 28306	Richard E Freeman 1164 John Nunnery Rd Stedman, NC 28391
Billy D Horne PO BOX 205 Fayetteville, NC 28302	Marie Smith, Unena Wallace Rita Arredondo 147 Mary McCall Rd Stedman, NC 28391	Dewy G & Debra L Campbell 1132 John Nunnery Rd. Stedman, NC 28391
Junior Devon Cox PO BOX 481 Stedman, NC 28391	Linwood Ray Hubbard PO BOX 482 Stedman, NC 28391	Andrew M Nordwall 1206 John Nunnery Rd. Stedman, NC 28391
Stephen & Kimberly Briggs 485 Tyndallwood Dr Stedman, NC 28391	Timothy A & Jean G Bullard 495 Tyndallwood Dr. Stedman, NC 28391	Tatum & Tracey Buckley 519 Tyndallwood Dr. Stedman, NC 28391
Michael & Rose Prevatte 486 Tyndallwood Dr. Stedman, NC 28391	Joseph Salisbury 494 Auger Ln Stedman, NC 28391	Jeremy & Brooke Autry 447 Auger Ln Stedman, NC 28391
Jeremy & Ashely Westbrook 943 John Nunnery Rd. Stedman, NC 28391	Michelle & Matthew Raymes 474 Auger Ln Stedman, NC 28391	George & Becky Clark 923 John Nunnery Rd Stedman, NC 28391
Thomas Murtha 454 Auger Ln Stedman, NC 28391	Felton L Smith PO BOX 674285 Marietta, GA 30006	Jerry & Barbara Cashwell 988 John Nunnery Rd. Stedman, NC 28391

Gerald & Carolyn Moore
527 Tyndallwood Dr.
Stedman, NC 28391

Billy & Kelly Chavis
841 Shadowmoss Dr.
Fayetteville, NC 28301

Jerry P Cashwell II
1012 John Nunnery Rd
Stedman, NC 28391

Victor Desha Brown
969 John Nunnery Rd
Stedman, NC 28391

Nadeen Thompson Smith-
Life Estate
884 John Nunnery Rd.
Stedman, NC 28391

Christel & Jonathan Evans
880 John Nunnery Rd.
Stedman, NC 28391

Felton Jefferson Smith-
Life Estate
884 John Nunnery Rd.
Stedman, NC 28391

Alexander Thompson
1 Towneley Ct.
Greensboro, NC 27455

Kenneth Wayne Faircloth
Barbara Jo Faircloth
988 John Nunnery Rd
Stedman, NC 28391

ATTACHMENT: APPLICATION



County of Cumberland
— ♦ —
Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

**APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE**

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$ _____.
(See attached Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. County Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the County Commissioners, rezoning becomes effective immediately.

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process.

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

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

1. Requested Rezoning from A-1 to R-40
2. Address of Property to be Rezoned: 1012 & 1032 John Nunney Rd.
3. Location of Property: John Nunney Road off
NC 24 near Stony Branch Rd.
4. Parcel Identification Number (PIN #) of subject property: 1406-02-2724 / 1406-02-1868
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.90 Frontage: _____ Depth: _____
6. Water Provider: Well: ☒ PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank ☒ PWC _____
8. Deed Book 9995 2700, Page(s) 870 127, 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: Single Family dwelling (existing)
No additional homes are planned.
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.

1012 John Nunnery Rd.

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.

Jerry Pasley Cashwell II
NAME OF OWNER(S) (PRINT OR TYPE)

1012 John Nunnery Rd. Stedman, NC 28391
ADDRESS OF OWNER(S)

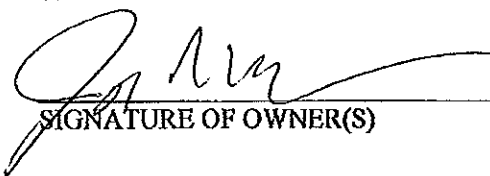
910-882-6151
HOME TELEPHONE # WORK TELEPHONE #

Jerry Pasley Cashwell II
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1012 John Nunnery Rd. Stedman, NC 28391
ADDRESS OF AGENT, ATTORNEY, APPLICANT

jcashwell@sampsonnc.com
E-MAIL

910-882-6151
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."

1032
John Nunney Rd.

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.

Jerry Pasley Cashwell II
NAME OF OWNER(S) (PRINT OR TYPE)

1012 John Nunney Rd. Steelman, NC 28381
ADDRESS OF OWNER(S)

910-882-6151
HOME TELEPHONE #

WORK TELEPHONE #

Jerry Pasley Cashwell II
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1012 John Nunney Rd. Steelman, NC 28381
ADDRESS OF AGENT, ATTORNEY, APPLICANT

jcashwell@sampernc.com
E-MAIL

910-882-6151
HOME TELEPHONE #

WORK TELEPHONE #

[Signature]
SIGNATURE OF OWNER(S)

[Signature]
SIGNATURE OF AGENT, ATTORNEY OR
APPLICANT

SIGNATURE OF OWNER(S)

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

1032
John Nunney R.

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.

Melanie C White
NAME OF OWNER(S) (PRINT OR TYPE)

1363 Bainbridge Road Stedman, NC 28391
ADDRESS OF OWNER(S)

910-484-9189 910-818-2698
HOME TELEPHONE # WORK TELEPHONE #

Jerry Pasley Cashwell II
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1012 John Nunney Road Stedman, NC 28391
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Jcashwell@sampsonnc.com
E-MAIL

910-882-6151
HOME TELEPHONE # WORK TELEPHONE #

Melanie C White [Signature]
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

1032
John Nunnery Rd.

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.

Barbara Jo Faircloth
NAME OF OWNER(S) (PRINT OR TYPE)

988 John Nunnery Rd. Steadman, NC 28391
ADDRESS OF OWNER(S)

910-483-8662 910-624-8282
HOME TELEPHONE # WORK TELEPHONE #

Jerry Pasley Cashwell II
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1012 John Nunnery Rd. Steadman, NC 28391
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Jcashwell@sampsonnc.com
E-MAIL

910-882-6151
HOME TELEPHONE # WORK TELEPHONE #

Barbara Jo Faircloth J. M.
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MARCH 15, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 3/15/2022

SUBJECT: C. ZON-22-0032: REZONING FROM A1 AGRICULTURAL DISTRICT TO R40 RESIDENTIAL DISTRICT ON 20.61 +/- ACRES OR TO MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 7149 BUTLER NURSERY ROAD EAST OF NC HWY 87 S; SUBMITTED BY KYLE DIXON (OWNER) ON BEHALF OF KYLE AND MARI DIXON (OWNERS).

ATTACHMENTS:

Description

Case ZON-22-0032

Type

Backup Material

REQUEST

Rezoning A1 to R40

Applicant requests a rezoning from A1 Agricultural District to R40 Residential District for one parcel of approximately 20.6 acres located at 7149 Butler Nursery Road. The tract is currently used for a single-family home, wooded land, and agricultural purposes. Proposed use of the property is for a single-family residential development.

PROPERTY INFORMATION

OWNER/APPLICANT: Kyle Dixon and Mari Dixon

ADDRESS/LOCATION: 7149 Butler Nursery Road; south side of Butler Nursery Road approximately 0.30 miles east of NC Hwy 87 South. Refer to Exhibit "A", Location and Zoning Map. REID number: 0441639433000

SIZE: 20.6 +/- acres within one parcel. The property has approximately 400 +/- feet of street frontage along the south side of Butler Nursery Road. The property has a depth extending about 1,165 +/- feet running north to south.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. This district is intended to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents. Exhibit "A" shows the zoning assigned to the property.

EXISTING LAND USE: The parcel is currently wooded lands to the north and agricultural use to the south. Last year a home on the property was demolished and removed. Exhibit "B" shows the existing use of the subject property.



SURROUNDING LAND USE: Exhibit "B" illustrates the following land uses:

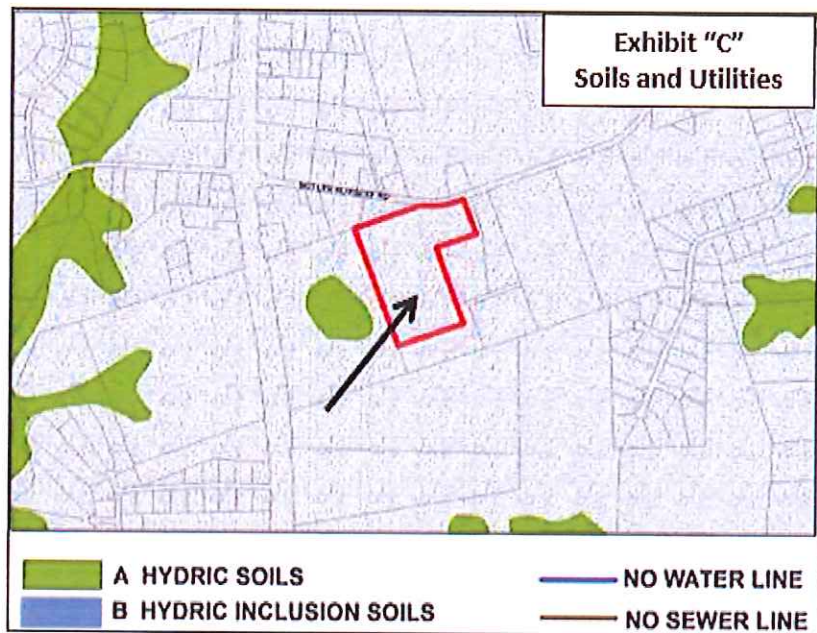
North: Land uses to the north are predominantly single-family homes, trailer homes, and active farmland.

East: Wooded land and single family homes

West: Wooded land

South: Wooded land

OTHER SITE CHARACTERISTICS: The site is located in the Bladen Bluff Watershed but is not located within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates no presence of hydric or hydric inclusion soils on the property.

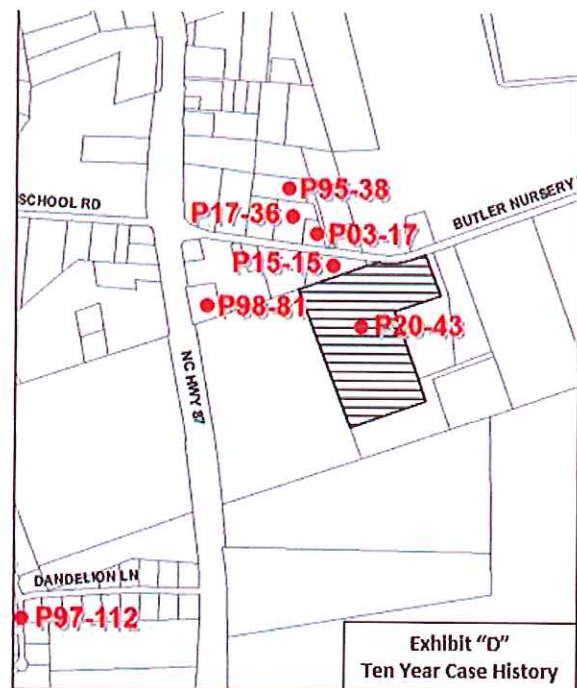


TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the location of the zoning case history described below.

- P20-43: A1 to R40CZ; DENIED
- P17-36: A1 to R40A; APPROVED
- P15-15: A1 TO R40A; APPROVED
- P03-17: A1 to RR; DENIED

DEVELOPMENT REVIEW: Subdivision and Watershed Protection review by County Planning & Inspections will be required before any development.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R40 (Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 acres	40,000 sq. ft.
Lot Width	100'	100'

Development Potential:

Existing Zoning (A1)	Proposed Zoning (R40)
8 dwelling units	18 dwelling units

- Assumes 80% of land is usable for development after exclusion of potential area for roads and drainage.

- Calculation: $(\text{total developable area times } 0.8) / \text{minimum lot size for zone district}$.
- Section 202 (A): Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS:

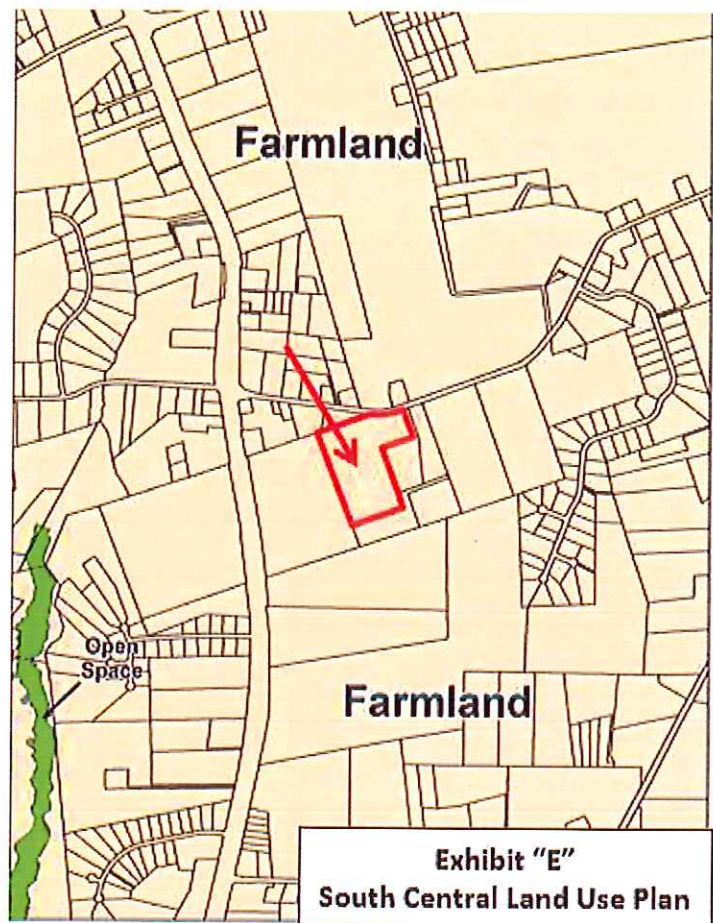
Located in the South Central Cumberland Land Use Plan (2015), the subject property is designated as Farmland which is shown within Exhibit "E". **The request is consistent with the adopted land use plan.**

APPLICABLE PLAN GOALS/POLICIES:

-Goals: Provide a complete range of residential housing types that accommodates the needs of all residents with adequate infrastructure while preserving the character of the area and protecting environmentally sensitive areas.

-Objectives:

- Any residential development greater than two units per acre must have public or private water and sewer.
- Encourage use of low impact developments techniques.
- Strengthen and enforce minimum housing standards • Promote building of quality housing.
- Provide flexibility for mixed-use and higher density developments to locate close to existing or future commercial centers.
- Locate residential areas with respect to natural and environmental sensitive areas.
- Promote infill development.
- Promote sidewalks and pedestrian facilities to provide access to facilities such as schools, commercial areas, and recreation facilities.
- Provide and preserve natural vegetative buffer areas between single and multistory residential development and non-residential uses.



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the property. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "C". Well and Septic permits would be required prior to issuance of a building permit.

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property sits on Butler Nursery Road and is identified as a local road in the Metropolitan Transportation Plan. No roadway construction improvement projects are currently planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Butler Nursery Road has a 2020 AADT of 750 and a road capacity of 16,400, according to the most recent average capacity of a two-way road. The new development should not generate enough traffic to significantly impact Butler Nursery Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Gray's Creek Elementary	432	424
Gray's Creed Middle	1,083	1,125
Gray's Creek High	1,517	1,396

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and has no objections.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and stated that the applicant must ensure that all fire department access roads requirements are met in accordance with Section 503 of the 2018 NC Fire Code, where required.

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

STAFF RECOMMENDATION

In Case ZON-22-0032, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the South Central Cumberland Land Use Plan which calls for "Farmland Residential" at this location. Staff also finds that the request is reasonable and in the public interest as the request is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

Shirley Ann Hilburn Lift Estate
7062 S NC 87 HWY
Fayetteville, NC 28306

Lucy Rogers ~~Kempf~~
7028 S NC 87 HWY
Fayetteville, NC 28306

David & Brenda McDowell
7053 S NC 87 HWY
Fayetteville, NC 28306

Dennis & Susan Walters
4100 Yarborough Rd
Hope Mills, NC 28306

James & Roberta Ward
9859 S NC 87 HWY
Fayetteville, NC 28306

Carolina Telephone & Telegraph
Company
PO BOX 7909
Overland Park, KS 66207

Joseph Neff
7318 Butler Nursery Rd
Fayetteville, NC 28306

Steven Bramble & Reed Matthew
5617 One Putt Ln
Hope Mills, NC 28348

Jon & Caroline Parsons
7265 S NC 87 HWY
Fayetteville, NC 28306

Maryanne ~~Almenia~~ Baker
7265 NC HWY 87 S
Fayetteville, NC 28306

Donald & Jo Ann Pate
7243 Butler Nursery Rd
Fayetteville, NC 28306

Jennifer Melton
6290 Butler Nursery Rd
Fayetteville, NC 28306

Kyle & Mari- Newton Dixon
6375 Tabor Church Rd
Fayetteville, NC 28312

Nathan & Rebecca Phillips Jr
7260 Butler Nursery Rd
Fayetteville, NC 28306

Timmy Ray ~~Reneau~~
5552 Ringtail Dr
Fayetteville, NC 28306

~~Kodjo Sam Kouassi~~
3163 Legion Rd.
Hope Mills, NC 28348

David Michael Morris
4622 Dow Ct.
Fayetteville, NC 28314

David Michael Morris
3395 Cumberland Rd.
Fayetteville, NC 28306

Julie ~~Sparr~~
5500 Ringtail Dr
Fayetteville, NC 28306

James R ~~Willson~~
7236 Butler Nursery Rd
Fayetteville, NC 28306

Linda & John ~~Mullett~~
7220 Butler Nursery Rd.
Fayetteville, NC 28306

Michael Austin Beasley
5551 Ringtail Rd
Fayetteville, NC 28306

Brenda Sinclair & Scott Allan Wells
7184 Butler Nursery Rd
Fayetteville, NC 28306

Robert & Dorothy Spain
PO BOX 35292
Fayetteville, NC 28306

Roger & Cynthia Smith
7166 Butler Nursery Rd
Fayetteville, NC 28306

Kathleen Story
7265 NC HWY 87 S
Fayetteville, NC 28306

Chris Z & Terry C Smith
4328 Marshwood Lake Rd
Fayetteville, NC 28306

Vernon & Debra Cain
7396 Sallie Ln
Fayetteville, NC 28306

Carla Cain Giles
7145 Butler Nursery Rd
Fayetteville, NC 28306

Rhonda Cain
2537 Sycamore St
Fayetteville, NC 28306

Dean Pate
5836 Butler Nursery Rd
Fayetteville, NC 28306

John Cain
7005 Butler Nursery Rd.
Fayetteville, NC 28306

Lee Ann Edwards
7005 Butler Nursery Rd.
Fayetteville, NC 28306

ATTACHMENT: APPLICATION



County of Cumberland
◆
Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

**APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE**

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$ _____.
(See attached Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. County Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the County Commissioners, rezoning becomes effective immediately.

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

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

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

1. Requested Rezoning from A-1 to R 40
2. Address of Property to be Rezoned: 7149 BUTLER NURSERY RD
3. Location of Property: GRAYS CREEK
4. Parcel Identification Number (PIN #) of subject property: 0441-63-9433
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 20.6 Frontage: 550' Depth: 1412'
6. Water Provider: Well: X PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank X PWC _____
8. Deed Book _____, Page(s) _____, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: RESIDENTIAL / AG
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 X If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No X

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

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

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

KYLE DIXON / MARI DIXON
NAME OF OWNER(S) (PRINT OR TYPE)

6375 TABOR CHURCH RD FAY. NC 28312
ADDRESS OF OWNER(S)

910 813 0262 910 818 8761
HOME TELEPHONE # WORK TELEPHONE #

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

6375 TABOR CHURCH RD FAY NC 28312
ADDRESS OF AGENT, ATTORNEY, APPLICANT

KALDONIA 1115 @ I CLOUD.COM
E-MAIL

910 813 0262 910 818 8761
HOME TELEPHONE # WORK TELEPHONE #


SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Mari Dixon
SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MARCH 15, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 3/15/2022

SUBJECT: D. ZON-22-0030: REZONING FROM R10 RESIDENTIAL DISTRICT TO C(P) PLANNED COMMERCIAL DISTRICT ON 0.37 +/- ACRES OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 3359 CUMBERLAND ROAD; SUBMITTED BY GEORGE ROSE (AGENT) ON BEHALF OF J. GARY AND TERRY CICCONE (OWNERS).

ATTACHMENTS:

Description

Case ZON-22-0030

Type

Backup Material

Location: 3359 Cumberland Road
Jurisdiction: County-Unincorporated

REQUEST

Rezoning R10 to C(P)

Applicant requests a rezoning from R10 Residential District to C(P) Planned Commercial District for one parcel of approximately 0.37 acres at 3359 Cumberland Road, located at the southwest intersection of Cumberland Road and Mayfair Street. The purpose of the request is to assign a commercial zoning that can accommodate a business in the existing structure. Location of the property is illustrated in "Exhibit A".

PROPERTY INFORMATION

OWNER/APPLICANT: George M. Rose, P.E./ on behalf of property owners J. Gary and Terry Ciccone.

ADDRESS/LOCATION: 3359 Cumberland Road. Refer to Exhibit "A", Location and Zoning Map.

REID number: 0426102554000.

SIZE: 0.37 +/- acres within one parcel. The property has approximately 57 +/- feet of street frontage along the north side of Cumberland Road, and 180 +/- feet along the east side of Mayfair Street. The property has a depth extending about 178 +/- feet on the west side.

EXISTING ZONING: The subject property is currently zoned R10 Residential District. The R10 District is a dormant district and has been replaced with the R7.5 Residential District. The R7.5 district is designed primarily for single-family dwellings on lots with a lot of area of 7,500 square feet or above.

EXISTING LAND USE: The parcel has one residential home currently on the property. Exhibit "B" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- North:** Mix of single and multi- family housing and commercial uses – towing business, home repair.
- East:** Single family homes, and equipment rental business and a fortune-telling business.
- West:** Vacant single-family lot and a day-care business.
- South:** Single family homes.

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C" illustrates no presence of hydric or hydric inclusion soils.

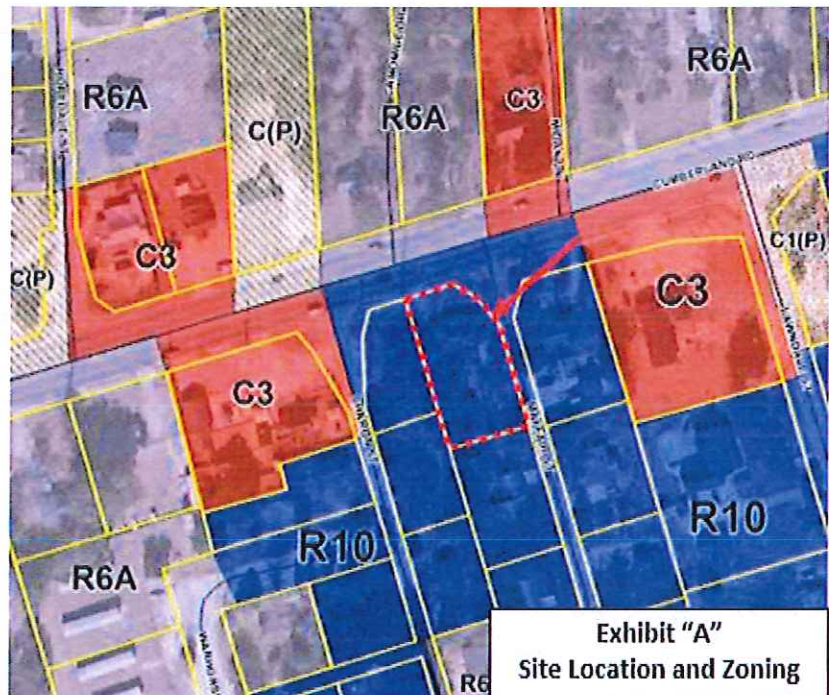
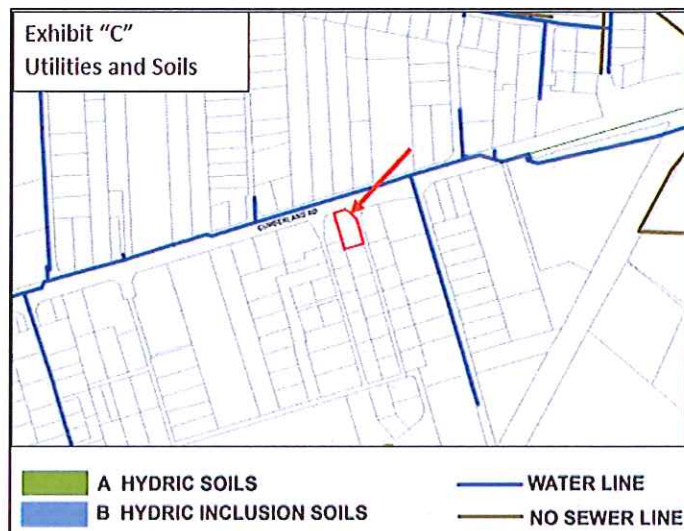


Exhibit "A"
Site Location and Zoning

Exhibit "B"
Existing and Surrounding Uses



Exhibit "C"
Utilities and Soils



TEN YEAR ZONE CASE HISTORY: No zoning applications within the past ten years appear on the Department's records for abutting parcels.

DEVELOPMENT REVIEW: Site Plan review by County Planning & Inspections will be required before any development.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R10 (Existing Zoning)	C(P) (Proposed)
Front Yard Setback	30 feet	50 feet
Side Yard Setback	10 feet (one story) 15 feet (two story)	30 feet
Rear Yard Setback	35 feet	30 feet
Lot Area	7,500 Square Feet	n/a
Lot Width	75'	n/a

Development Potential:

Existing Zoning R10	Proposed Zoning C(P)
1 dwelling unit	n/a

- Assumes 80% of land is usable for development after exclusion of potential area for roads and drainage.
- Calculation: **(total developable area times 0.8)/minimum lot size for zone district.**
- Section 202 (A):** Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS: This property is located within the Southwest Land Use Plan (adopted 2013), as shown in Exhibit "D", and within the Cumberland Road Business Street Plan (adopted 2018). The future land use designation of this property is Heavy Commercial. The proposed rezoning request of C(P) from R-10 is consistent with the adopted Land Use Plan but is not consistent with policy guidelines within the Cumberland Road Business Plan that recommend that sewer must be available to support C(P) zoning, which promotes heavy commercial uses.

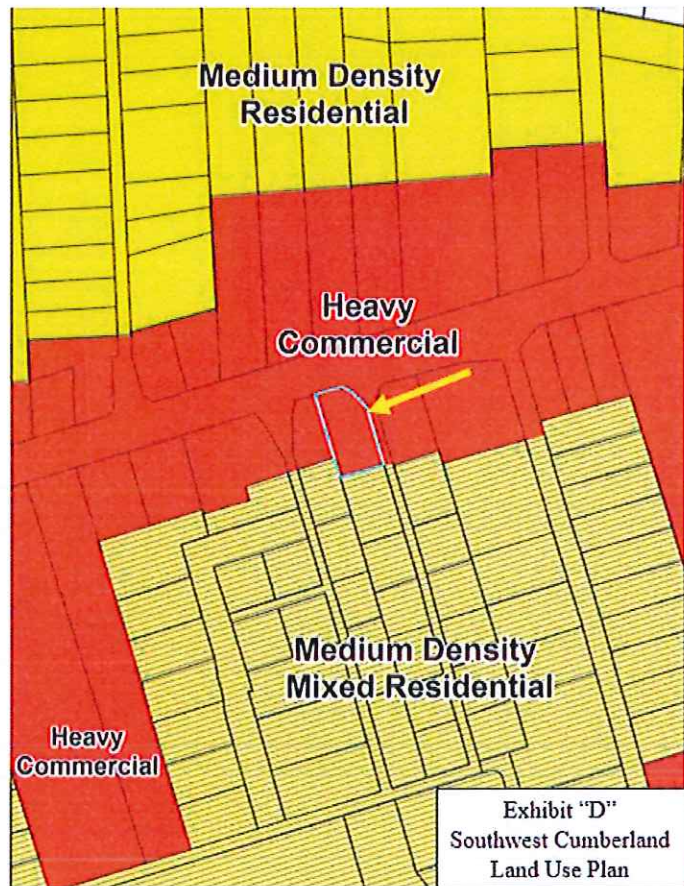
APPLICABLE PLAN GOALS/POLICIES:

-Commercial Development Recommendations from the Cumberland Road Business Plan:

- Prohibit applicants from rezoning to **heavy commercial** where sewer is unavailable.
- Work with Environmental Health in determining septic and land use compatibility through conditional rezoning.
- Require mandatory sewer connection for rezoning requests located from Hope Mills Road east to Zareeba Drive and from the railroad east to Owen Drive per Section 2306 (A) of the Cumberland County Subdivision Ordinance.
- Encourage recombination of adjoining parcels under same ownership as condition of rezoning request approval.
- Work with NCDOT to limit curb cuts, recommend joint drives and use of lateral access.
- Continue to not process requests where active land use violations exist (per Board policy).
- Review area for minimum housing and zoning violations.

-Goals /Objectives/ Policies from SW Cumberland Land Use Plan: (Not an all-inclusive list)

- All commercial development in an established residential area should be in harmony with the area in scale, size, appearance, and accessibility.
- All commercial development (with the exception of Rural Area Center) shall be required to have public or community water and sewer.
- Any neighborhood, community or regional oriented commercial development shall be required to install deceleration lanes when they take access from any classified thoroughfare.
- No commercial development shall negatively impact environmentally sensitive areas.
- All commercial development shall have certification that run-off from its development will not negatively impact adjacent and downstream properties after completion.



The zoning request is not consistent with the plans. C(P) is the most intensive commercial zoning district and is deemed a heavy commercial use. Staff finds the C1(P) or C2(P) commercial districts are not a heavy commercial use and are consistent with the Cumberland Road Business Plan and the Southwest Cumberland Land Use Plan. Thus, the policy guideline within the Cumberland Road Business Plan would not apply to C1(P) or C2(P) zoning.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: PWC water lines are readily available for the site (Exhibit C). However, sewer is not readily available. Environmental Health stated septic permits will be required.

TRAFFIC: The subject property sits on Cumberland Road and is identified as a minor arterial in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Cumberland Road has a 2020 AADT of 15,500 and a road capacity of 29,000. Due to lack of

data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Cumberland Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Cumberland Road Elementary	461	287
Douglas Byrd Middle	768	699
Douglas Byrd High	1466	1159

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no issue with this request.

EMERGENCY SERVICES: Ensure all fire department access requirements are met in accordance with section 503 of the 2018 NC fire code. Submit building plans to scale for new construction and building renovation. If no new construction or renovation is occurring, a change of use will be required, and plans will still need to be submitted to ensure code requirements are met for the buildings proposed use. Ensure emergency responder radio coverage is achieved.

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

STAFF RECOMMENDATION

In Case ZON-22-0030, the Planning and Inspections staff **recommends denial** of the rezoning request from R10 Residential District to C(P) Planned Commercial District. Staff finds the request is not consistent with the Southwest Cumberland Land Use Plan and the Cumberland Road Business Plan; both of which discourage heavy commercial uses unless public sewer is available. Staff feels the request is unreasonable and not in the public interest as it is premature for utilities, not for an established business expansion, and the future use is unknown.

Attachments:
Notification Mailing List
Application

GEORGE M. ROSE, P.E.

P.O. Box 53441
Fayetteville, NC 28305
910-977-5822

March 8, 2022

David Moon
Deputy Director
Cumberland County Planning and Inspections
130 Gillespie Street
Fayetteville, NC 28301

Re: Rezoning case 22-30
3359 Cumberland Road

Dear David,

Per our discussion today, please consider this my formal request on behalf of owner Gary Ciccone to change the rezoning request for the above referenced case. The requested change is from C(P) to C2(P) to reduce the intensity of the potential commercial development based on recommendations from the staff.

Please contact me if you need additional information at this time.

Sincerely,



George M. Rose

ATTACHMENT – MAILING LIST

David Michael Morris 4622 Dow Ct. Fayetteville, NC 28314	KV Holdings, LLC 591 S Horsebarn Rd. Rogers, AR 72758	Miguel Angel Arteaga Tapia 2280 Sharon St. Fayetteville, NC 28306
Donnie Ray Morris 3359 Cumberland Rd Fayetteville, NC 28306	Baginski Properties, LLC 2630 E Brookwood Ct. Phoenix, AZ 53674	Sylvia M Johnson 2464 H Bullard Rd. Hope Mills, NC 28348
Gordon Lee Craig & Gertrud Strassner Coffey 211 Mayfair St. Fayetteville, NC 28306	Phaylen Abdullah 8237 Shoreway Dr. Fayetteville, NC 28304	Charles G Steffen & Marion H Steffen 1915 Gatewood Dr. Fayetteville, NC 28304
Margie Kirkendoll 107 Hopedale St. Fayetteville, NC 28306	Barbara Cooper Smith 109 Hopedale St. Fayetteville, NC 28306	Manuel Alejandro Vargas Rivero Rosalba Figueroa Perez 111 Hopedale St. Fayetteville, NC 28306
Manuel Alejandro Vargas Rivero 113 Hopedale St. Fayetteville, NC 28306	Robert M Horne Janice Horne 3421 Cumberland Rd. Fayetteville, NC 28306	Erica Batts 3109 Quinley Pl. Raleigh, NC 27604
Kodjo Sam Kouassi 3163 Legion Rd. Hope Mills, NC 28348	David Michael Morris 4622 Dow Ct. Fayetteville, NC 28314	David Michael Morris 3395 Cumberland Rd. Fayetteville, NC 28306
Anthony F. Moore Jr. PO BOX 58305 Fayetteville, NC 28305	Ok Sun King 106 Hopedale St. Fayetteville, NC 28306	Earl L Hall, Gregory E Hall, Patrick C Hall, Marcus W Hall 1327 Yellow Skin Rd. Autryville, NC 28318
Eunice Morris 3137 Bolivia St. Fayetteville, NC 28306	Kwanga Yol Lee & Ok Pun Lee 3386 Cumberland Rd. Fayetteville, NC 28306	Carrie Lynn McBride Moody-Trustee 1101 S Reilly Rd. Fayetteville, NC 28314
Salena Carol Allende 115 Hopedale St. Fayetteville, NC 28306	Robert Glenn Haire & Jud Haire PO BOX 1520 Millers Creek, NC 28651	Betty Gordy Capps 118 Hopedale St. Fayetteville, NC 28306
Janet Y. Sherouse 2244 Sharon St. Fayetteville, NC 28306	Donna Ray Morris 3395 Cumberland Rd. Fayetteville, NC 28306	Arther Property Management, LLC 4004 Dickens Ave Hope Mills, NC 28348

James George York
5032 Starbeam Dr.
Fayetteville, NC 28306

Lois W Patterson
2248 Sharon St.
Fayetteville, NC 28306

Ferdinand Bencito, Maria Bencito,
David Bencito
2238 Sharon St.
Fayetteville, NC 28306

Clarence Simmons
7125 Breezy Branch Ln
Garner, NC 27524

Earl D Hall
300 Mayfair St.
Fayetteville, NC 28306

Courtney Matthews
1610 Shively Ct.
Fayetteville, NC 28304

J Gary Ciccone & Terry Ciccone
PO BOX 53668
Fayetteville, NC 28305

Elden Remberito
967 Bellmore Ave
Central Slip, NY 11722

William Kenneth Atkins
108 Mayfair St.
Fayetteville, NC 28306

Lakiani Builders Inc.
1800 Skibo Rd Ste 132
Fayetteville, NC 28314

Johnathon Hall & Amy Hall
106 Mayfair St.
Fayetteville, NC 28306

Anthony C. Evans
3349 Cumberland Rd
Fayetteville, NC 28306

Harry West & Shelia Harris West
585 Old Landing Rd.
Maxton, NC 28364

Derik Edward Core
201 Mayfair St.
Fayetteville, NC 28306

Angela B Sullivan
111 Mayfair St.
Fayetteville, NC 28306

John B Lesley Jr. & Sharon Lesley
112 Lawndale St.
Fayetteville, NC 28306

Brandy L Edwards
209 Mayfair St.
Fayetteville, NC 28306

Dawn Boyles & Daniel Brown
5309 Songbird Ln.
Parkton, NC 28371

Richard Malloy & Tonya Malloy
206 Lawndale St.
Fayetteville, NC 28306

Rodrick Jackson
1408 Oldtown Dr.
Fayetteville, NC 28314

Jean Ann Bullock
3240 Jean Bullock Rd.
Fayetteville, NC 28312

Anthony Jacobs; Vivian Jacobs;
Kenneth Jacobs; Connie Jacobs
3287 Cumberland Rd.
Fayetteville, NC 28306

James B Hardin & Mabel R Hardin
3316 Cumberland Rd.
Fayetteville, NC 28306

Celia Gullickson
205 Lawndale St.
Fayetteville, NC 28306

Bianca Locklear
2613 Dinsmore Dr.
Fayetteville, NC 28306

Oaklawn Advisory Limited
3614 Canyon Springs Dr.
Oakwood, GA 30566

Oaklawn Advisory Limited
8480 Honeycutt Rd. Ste 200
Raleigh, NC 27615

Oaklawn Advisory Limited
2304 Wingate Road
Cumberland, NC 28331

Harry West & Shelia West
585 Old Landing Rd.
Maxton, NC 28364

ATTACHMENT -- APPLICATION

GEORGE M. ROSE, P.E.

P.O. Box 53441
Fayetteville, NC 28305
(910) 977-5822
Fax (910) 485-5823
george@gmrpe.com

LETTER OF TRANSMITTAL

TO COUNTY PLANNING

HAND-DELIVERED

DATE	2-01-22	JOB NO.	
ATTENTION	DAVID MOON		
RE:	CLCONE PROPERTY		
	3359 CUMBERLAND ROAD		

WE ARE SENDING YOU

☒ ATTACHED

☐ UNDER SEPARATE COVER

COPIES	DATE	NO.	DESCRIPTION
1			APPLICATION FOR REZONING
1			DEED BOOK 6601 PAGE 399
1			CHECK IN THE AMOUNT OF \$450

THESE ARE TRANSMITTED as checked below:

- | | |
|--------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> APPROVED AS SUBMITTED |
| <input checked="" type="checkbox"/> FOR YOUR USE | <input type="checkbox"/> APPROVED AS NOTED |
| <input type="checkbox"/> AS REQUESTED | <input type="checkbox"/> RETURNED FOR CORRECTIONS |
| <input type="checkbox"/> FOR REVIEW AND COMMENT | <input type="checkbox"/> _____ |

REMARKS _____

COPY TO _____

SIGNED: _____



County of Cumberland
Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

**APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE**

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$ 450.00.
(See attached Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. County Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the County Commissioners, rezoning becomes effective immediately.

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

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 R6A to C3
2. Address of Property to be Rezoned: 3359 CUMBERLAND ROAD
3. Location of Property: SOUTHWEST INTERSECTION OF CUMBERLAND ROAD AND MAYFAIR STREET.
4. Parcel Identification Number (PIN #) of subject property: 0426102554000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 0.37 Frontage: 94 Depth: 176
6. Water Provider: Well: ☒ PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank ☒ PWC _____
8. Deed Book 6601, Page(s) 399, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: RESIDENTIAL SINGLE FAMILY
10. Proposed use(s) of the property: BUSINESS IN EXISTING STRUCTURE
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.

J. GARY CICCONE AND WIFE TERRY CICCONE

NAME OF OWNER(S) (PRINT OR TYPE)

909 CALAMINT LANE, FAYETTEVILLE, NC 28305

ADDRESS OF OWNER(S)

910-988-1954

HOME TELEPHONE #

CELL

910-323-3171

WORK TELEPHONE #

GEORGE M. ROYE

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

P.O. BOX 53441 FAYETTEVILLE, NC 28305

ADDRESS OF AGENT, ATTORNEY, APPLICANT

george@gmrpe.com

E-MAIL

910-977-5822

HOME TELEPHONE #

CELL

910-485-5822

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."



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MARCH 15, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: • SIGN ORDINANCE UPDATE



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MARCH 15, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: JOINT PLANNING BOARD BYLAWS



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MARCH 15, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: STATE PLANNING CONFERENCE