

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA

August 16, 2022

6:00 PM

Hearing Room #3

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. ADJUSTMENTS TO / APPROVAL OF AGENDA
- III. PUBLIC MEETING WITHDRAWALS / DEFERRALS
 - A. **ZON-22-0059: Rezoning from R6 Residential District to R5A Residential District or to a more restrictive zoning district for 0.64 +/- acres; located at 147 Chapel Hill Road; submitted Jose Ricardo Flores (applicant) on behalf of Alternative Investment Holdings (owner). APPLICANT REQUESTED DEFERRAL UNTIL SEPTEMBER 20, 2022**
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES
 - B. **MINUTES OF JULY 19, 2022**
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC MEETING CONSENT ITEMS

INITIAL ZONING CASE(S)

- C. **Case ZNG-013-22: Initial zoning of 46.22+/- acres from MXD/CUD Mixed Use/Conditional Use (county) to R6 Single Family (Hope Mills) or to a more restrictive zoning district, located at 3680 Elk Road on REID 0415803461000, submitted by the Town of Hope Mills (agent) on behalf of The Charleston Group and Fayetteville Christian Schools (owner).(Hope Mills)**
- D. **Case ZNG-014-22: Initial zoning of 6.00 acres from C(P) Planned Commercial (county) to C(P) Planned Commercial (Hope Mills) or to a more restrictive zoning district; located at 5533 Corporation Drive on REID 0423525716000, submitted by the Town of Hope Mills (agent) on behalf of Beer n Trees LLC (owner) (Hope Mills)**

REZONING CASES

- E. **ZON-22-0043: Rezoning from A1 Agricultural District to RR Rural Residential / CZ Conditional Zoning District or to a more restrictive zoning district for**

106.75 +/- acres; located east of Hummingbird Place and west of Maxwell Road; submitted by George Rose (applicant) on behalf of Astrakel International LTD (owner).

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- F. Case ZNG-012-22: Initial Zoning of 33.92+/- acres from RR Rural Residential (county) to R7.5 Single Family (Hope Mills) or to a more restrictive zoning district, located at 4742 Tumbleweed Drive on REIDs 0403469536000, 0403469721000, 0403477336000, submitted by Town of Hope Mills (agent) on behalf of Johnnie Bunnells & Donald Taylor Jr. (owner).(Hope Mills)**
- G. ZON-22-0058: Rezoning from R5A Residential District to R6A Residential District or to a more restrictive zoning district for 14.97 +/- acres; located at the west end of Odell Road; submitted Odell Smith Jr. (applicant) on behalf of Odell Smith JR. and Kenneth Smith Sr. (owner). (Spring Lake)**

IX. DISCUSSION

H. STORMWATER SUBCOMMITTEE

I. SUBDIVISION ORDINANCE UPDATE PROCESS

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
co.cumberland.nc.us



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: ZON-22-0059: REZONING FROM R6 RESIDENTIAL DISTRICT TO R5A RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 0.64 +/- ACRES; LOCATED AT 147 CHAPEL HILL ROAD; SUBMITTED JOSE RICARDO FLORES (APPLICANT) ON BEHALF OF ALTERNATIVE INVESTMENT HOLDINGS (OWNER). APPLICANT REQUESTED DEFERRAL UNTIL SEPTEMBER 20, 2022



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: MINUTES OF JULY 19, 2022

ATTACHMENTS:

Description

MINUTES OF JULY 19, 2022

Type

Backup Material

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Cumberland County Joint Planning Board

MINUTES July 19, 2022

Members Present

Mr. Stan Crumpler - Chairman
Mr. Thomas Lloyd, Vice-Chair
Mr. William Walters
Mr. Gary Burton
Mr. James Baker
Mrs. Jami McLaughlin
Mr. Mark Williams
Mr. Jordan Stewart
Mrs. Sue Moody

Members Absent

Ms. Kassandra Herbert

Others Present

Mr. Rawls Howard
Mr. David Moon
Mr. Christopher Portman
Mrs. Addie Corder
Mrs. Laverne Howard
Mr. Chris Carr - Asst. Cnty. Attorney

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

Mr. Howard advised the board that he was going to add "Discussion with DEQ Representatives" to the Other Items section of the agenda and that Case ZNG-012-22 would be moved to Contested Items.

Mr. Crumpler made a motion, seconded by Mr. Burton to approve the agenda with the changes. Unanimous approval.

III. PUBLIC MEETING DEFERRAL / WITHDRAWALS

ZON-22-0043: Rezoning from A1 Agricultural District to RR Rural Residential/CZ Conditional Zoning District or to a more restrictive zoning district for 106.75 +/- acres; located east of Hummingbird Place and west of Maxwell Road; submitted by George Rose (applicant) on behalf of Astrakel International LTD (owner). APPLICANT REQUESTED DEFERRAL TO AUGUST 16, 2022 MEETING

Mr. Crumpler made a motion, seconded by Mr. Burton to approve the deferral. Unanimous approval.

ZON-22-0044: Rezoning from C(P) Planned Commercial District to M(P) Planned Industrial/ CZ Conditional Zoning District or to a more restrictive zoning district on 4.87 +/- acres; located at 3703 Gillespie Street; submitted by Seth Henry Britton Saeugling (applicant) on behalf of Kathryn & Robert Gaines (owner). APPLICANT REQUESTED WITHDRAWAL

Mr. Crumpler made a motion, seconded by Mr. Burton to accept the withdrawal request. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

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There were none.

V. APPROVAL OF THE MINUTES OF JUNE 21, 2022

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

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Chair Crumpler read the welcome and rules of procedures.

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **Case ZNG-011-22:** Rezoning of 1.19+/- acres from C1(P) Planned Local Business to R5 Single Family or to a more restrictive zoning district; located at 4092 Professional Drive on REIDs 0414833058000; submitted by Longleaf Properties (agent) on behalf of Cumberland County Hospital System, Inc (owner). (Hope Mills)

In ZNG-011-22, the Town of Hope Mills Planning staff recommends approval of the rezoning from C1(P) Planned Local Business to the R5 Residential District and finds a) The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map for the R5 Area and that the Board of Commissioners should not require any additional requests 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. As the Mixed-Use Land Use designation does contemplate the facilitation of residential development a single-family residential use is compatible with the multifamily residential development on the existing adjacent R5 zoned parcel, and c) Approval of the request is reasonable and in the public interest as the proposed use would be in harmony with the overall surrounding area, will be in line with existing surrounding zoning, and because the site has access to public utilities.

In ZNG-011-22, Mr. Crumpler made a motion, seconded by Mrs. Moody to recommend approval of the rezoning from C1(P) Planned Local Business to the R5 Residential District and finds: a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map for the R5 Area and that the Board of Commissioners should not require any additional requests 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. As the Mixed-Use Land Use designation does contemplate the facilitation of residential development, a single-family residential use is compatible with the multifamily residential development on the existing adjacent R5 zoned parcel, and c. Approval of the request is reasonable and in the public interest as the proposed use would be in harmony with the overall surrounding area, will be in line with existing surrounding zoning, and because the site has access to public utilities. Unanimous approval.

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- B. **Case ZON-22-0056:** Text Amendment to the Town of Wade Zoning Ordinance for the purpose of compliance with the newly adopted chapter 160D state statutes and to remove or amend standards associated with Zero Lot Line developments and to bring the ordinance into consistency with the Wade Zoning and Subdivision Ordinances; Mid-Carolina Regional Council (Applicant) on behalf of the Town of Wade. (Wade)

In Case ZON-22-0056, planning staff recommends approval of the text amendment to the Town of Wade Zoning Ordinance and finds the request consistent with the 2030 Growth Vision Plan. Furthermore, planning staff finds that the request to remove Zero Lot Line Provisions from the zoning ordinance is consistent with the Wade Study Area Detailed Land Use Plan, as the plan notes a need for protection and preservation of rural character. Approval of this text amendment is also reasonable and in the public interest as it is a comprehensive update to clarify standards and review processes for the public.

In Case ZON-22-0056, Mr. Crumpler made a motion, seconded by Mrs. Moody to approve the text amendment to the Town of Wade Zoning Ordinance and finds the request consistent with the 2030 Growth Vision Plan. Furthermore, planning staff finds that the request to remove Zero Lot Line Provisions from the zoning ordinance is consistent with the Wade Study Area Detailed Land Use Plan, as the plan notes a need for protection and preservation of rural character. Approval of this text amendment is also reasonable and in the public interest as it is a comprehensive update to clarify standards and review processes for the public. Unanimous approval.

- C. **Case ZON-22-0060:** Text Amendment to the Town of Wade Subdivision Ordinance for the purpose of compliance with the newly adopted chapter 160D state statutes and to remove or amend standards associated with Zero Lot Line developments and bring the ordinance into consistency with the Wade Zoning and Subdivision Ordinances; Mid-Carolina Regional Council (Applicant) on behalf of the Town of Wade. (Wade)

In Case ZON-22-0060, planning staff recommends approval of the text amendment to the Town of Wade Subdivision Ordinance and finds the request consistent with the 2030 Growth Vision Plan. Furthermore, planning staff finds that the request to remove Zero Lot Line provisions from the subdivision ordinance is consistent with the Wade Study Area Detailed Land Use Plan, as the plan notes a need for protection and preservation of rural character. Approval of this text amendment is also reasonable and in the public interest as it is a comprehensive update to clarify standards and review processes for the public.

In Case ZON-22-0060, Mr. Crumpler made a motion, seconded by Mrs. Moody to approve the text amendment to the Town of Wade Subdivision Ordinance and finds the request consistent with the 2030 Growth Vision Plan. Furthermore, planning staff finds that the request to remove Zero Lot Line provisions from the subdivision ordinance is consistent with the Wade Study Area Detailed Land Use Plan, as the plan notes a need for protection and preservation of rural character. Approval of this text amendment is also reasonable and in the public interest as it is a comprehensive update to clarify standards and review processes for the public. Unanimous approval.

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VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- D. **Case ZNG-012-22:** Case ZNG-012-22, Initial Zoning of 33.92+/- acres from RR Rural Residential (County) to R7.5 Single Family (Hope Mills) or to a more restrictive zoning district, located at 4742 Tumbleweed Drive on REIDs 0403469536000, 0403469721000, 0403477336000, submitted by Town of Hope Mills (agent) on behalf of Johnnie Bunnells & Donald Taylor Jr. (owner). (Hope Mills)

In ZNG-012-22, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to the R7.5 Single Family Residential district 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 will be developed with single family residential uses that would be compatible with the harmony of the established residential development in the surrounding area.

Mrs. Moody made a motion to defer the case to the August Planning Board meeting, seconded by Mr. Crumpler. Mrs. Moody stated that she wanted to pull the case because she had concerns about the location and impact of this request. The road that this is on already has a lot of traffic, the community is upset about the things that are happening.

Mr. Lloyd asked about a time limit on a property that has already been annexed for initial zoning.

Mr. Howard stated that there is a sixty-day time limit when municipal zoning must be initially applied to a property after annexation, per State statutes, or else it becomes unzoned. This means that the property would be exposed to having any sort of use on it and advised that if the case is continued to the August meeting, that could put the case over the sixty-day timeframe.

Mrs. Moody stated that the community has a lot of reservations about the traffic on that road and the community would like to know what the plans are, long range, to address that concern. Mrs. Moody also had questions for Hope Mills staff that she would like to have addressed and was concerned that Hope Mills staff was not present to discuss the case.

Mr. Howard advised the Board that it was within their purview to approve, deny, or defer the case.

Mr. Carr advised the board on how they needed to word their vote if they wanted to approve or deny the request.

Mrs. Moody made a motion, seconded by Mr. Crumpler to withdraw the motion to defer Case ZNG-012-22 so the Board could have more discussion. Unanimous approval.

Mr. Carr clarified the timeline of when the annexation for this case was approved by the Hope Mills Town Board based upon the staff report from Hope Mills staff in the packet.

Mrs. Moody went on to discuss more of her concerns, including three recent accidents that happened on that road, and stated that there is a private recreation center there that creates a lot of traffic and there's not enough parking, and then when I-295 opens there is going to be more

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traffic coming that way. Mrs. Moody stated that they can't base their decision on traffic alone, but safety is a concern and that can be factored into the decision.

Mr. Lloyd stated that he felt the Planning Board should have more information to make a sound decision and wanted to defer it to next month instead of voting to approve to deny it to discuss more details with Hope Mills staff.

Mr. Lloyd made a motion, seconded by Mr. Williams to defer Case ZNG-012-22 to the August 16, 2022 Planning Board meeting. Unanimous approval.

IX. OTHER ITEM

E. DEPARTMENT OF ENVIRONMENTAL QUALITY

Mr. Tim LaBounty and Mr. Mike Lallier were present from the Department of Environmental Quality for a Q & A session with the Board. They explained DEQ's role in regard to water quantity and stormwater issues for Cumberland County. Based on the discussion, the Planning Board asked staff to look into options for local regulation of stormwater and what other counties are doing in this regard.

F. SPRING LAKE AREA LAND USE PLAN

Addie Corder, Planner, presented the Spring Lake Area Land Use Plan to the Board. She went over the plan area, the vision & goals, population and housing demographics. She also reviewed the Economic Development & Labor demographics. Ms. Corder also discussed the public engagement and SWOT analysis, online outreach, future land use map and classifications, and explained flex area, compatibility and classification and went over recommendations and resources that came from the citizens that participated in the plan.

Mrs. McLaughlin made a motion, seconded by Mr. Williams to recommend approval of the plan as written by staff. Unanimous approval.

X. DISCUSSION

• OFFICER ELECTIONS

Mrs. McLaughlin reported that the Nominations Committee recommends Mr. Crumpler to remain as Chairman and Mrs. McLaughlin to be appointed as Vice Chair, for the next year.

Mrs. Moody made a motion, seconded by Mr. Williams to accept the Nomination Committee recommendation for officers for next year. Unanimous approval.

• SUBDIVISION ORDINANCE UPDATE

Mr. Howard advised the Board that he was in the process of finalizing the contract with the consultant for the Subdivision Ordinance update and felt that there might be a need to review the MIA areas. He suggested that this be done as a separate action running in tandem with

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the consultant's work. He committed to staff working with Board members in the coming months on this issue.

There being no further business, the meeting adjourned at 7:26 p.m.



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 8/16/2022

SUBJECT: CASE ZNG-013-22: INITIAL ZONING OF 46.22+/- ACRES FROM MXD/CUD MIXED USE/CONDITIONAL USE (COUNTY) TO R6 SINGLE FAMILY (HOPE MILLS) OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3680 ELK ROAD ON REID 0415803461000, SUBMITTED BY THE TOWN OF HOPE MILLS (AGENT) ON BEHALF OF THE CHARLESTON GROUP AND FAYETTEVILLE CHRISTIAN SCHOOLS (OWNER).(HOPE MILLS)

ATTACHMENTS:

Description

Case # ZNG-013-22

Type

Backup Material



STAFF REPORT

REZONING CASE# - ZNG-013-22

Planning Board Meeting: 8-16-2022

Hope Mills Board Meeting: 9-19-2022

Address: 3680 Elk Road

ZONING REQUEST: Initial zoning to R6 Single Family

The Town of Hope Mills staff received a contiguous annexation petition for 46.22 acres of land tied to parcel identification number 0415-80-3461. The Hope Mills Board of Commissioners accepted the annexation petition adopting a resolution and set a public hearing for June 20, 2022 under annexation number A2022-05. Town of Hope Mills staff has met extensively with the developer through sketch plan meetings to facilitate the submission of a multifamily residential development that will potentially connect to an existing residential neighborhood to the southeast. The site was officially annexed by the Hope Mills Board of Commissioners at the June 20th Board meeting. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

The Charleston Group (agent) on behalf of Fayetteville Christian Schools, Inc. (owners).

ADDRESS/LOCATION:

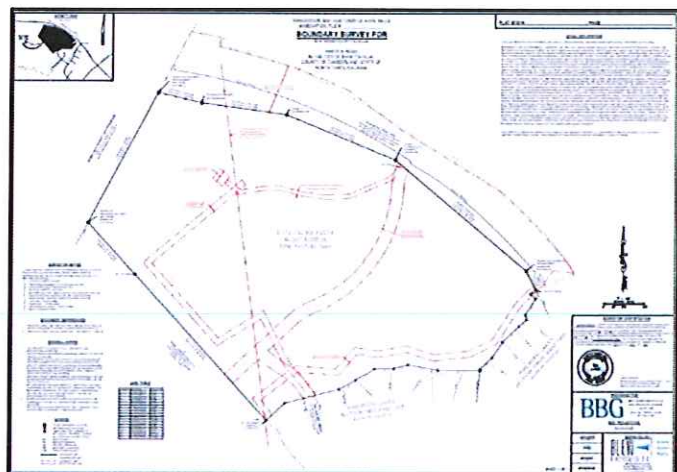
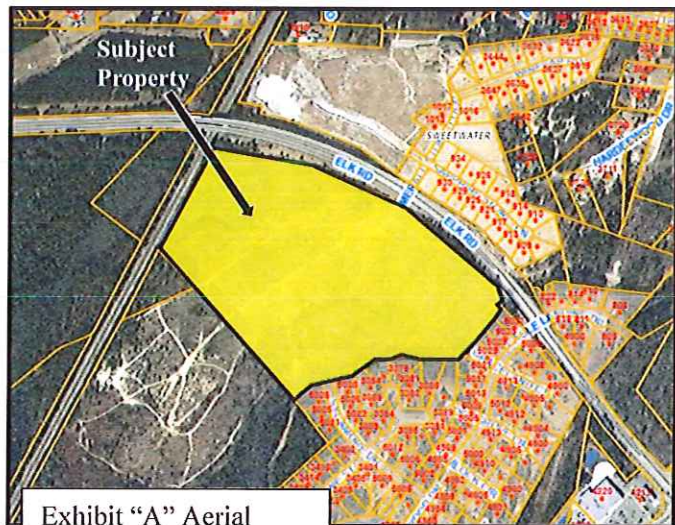
3630 Elk Road. REID #: 0415803461000.
For additional information on the site location, refer to Exhibit "A".

SIZE:

As stated above, the subject property is 46.22 acres in size. For additional information on the annexation, refer to Exhibit "B".

EXISTING ZONING: The site is currently zoned Under the MXD/CUD Mixed Use/Conditional Use District.

EXISTING LAND USE: The subject property is currently vacant.

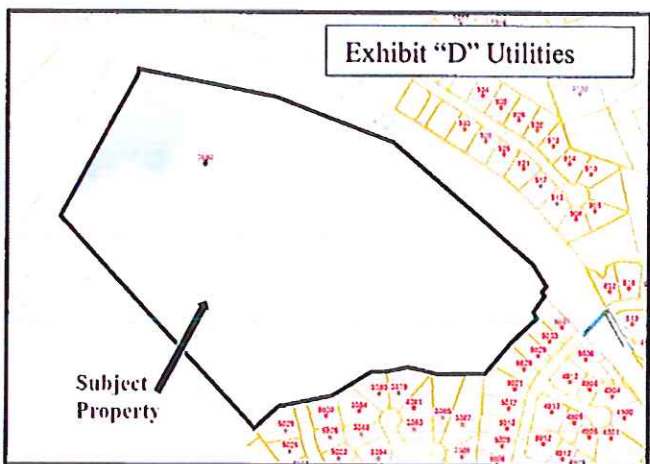
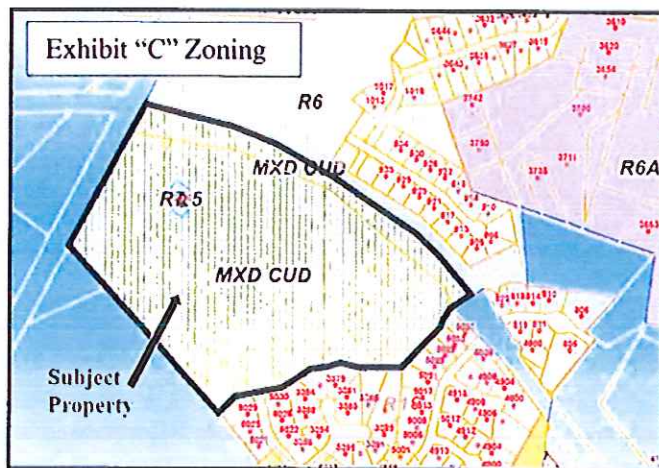


SURROUNDING ZONING AND LAND USE:

The area to the immediate southwest of the subject property is zoned under the R7.5 Single Family district. There is an established single family residential community to the southeast also zoned under the R7.5 Single Family district. The area north of the subject property across from Elk Road is zoned under the R6 district and is a single family residential development recently annexed into the Town of Hope Mills. Refer to Exhibit "C" for zoning and surrounding land uses.

Exhibit "B" Annexation Plat

OTHER SITE CHARACTERISTICS: Exhibit "D" provides the location of water and sewer availability.



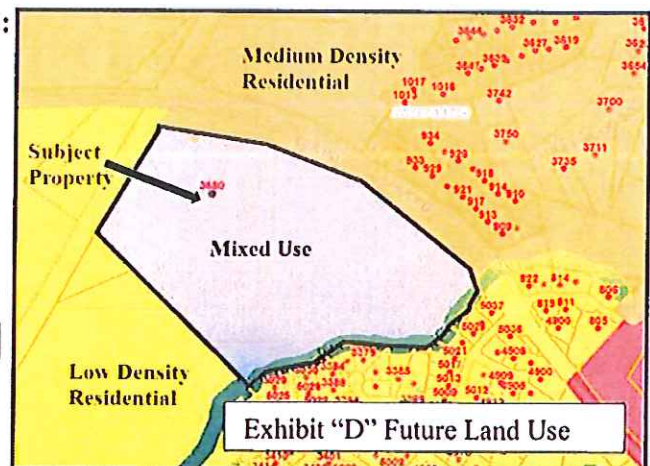
DEVELOPMENT REVIEW: The development of this property will require a development/group development review approval subject to consideration by the Hope Mills Board of Commissioners.

COMPREHENSIVE DEVELOPMENT PLANS:

This site is located within the Southwest Cumberland Land Use Plan (2013) study area and is designated as "Mixed Use". Although staff is in support and multifamily residential is allowed in the Mixed Use zoning district, this request is not consistent with the land use plan. Please refer to Exhibit "D" for additional information.

IMPACTS ON AREA FACILITIES

TRAFFIC: FAMPO did not provide any objections to this request.



UTILITIES: The property is currently served by PWC water and sewer.

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

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 the boundaries of any established overlay district.

CODE DEVIATIONS: None.

CONDITIONS: None.

STAFF RECOMMENDATION

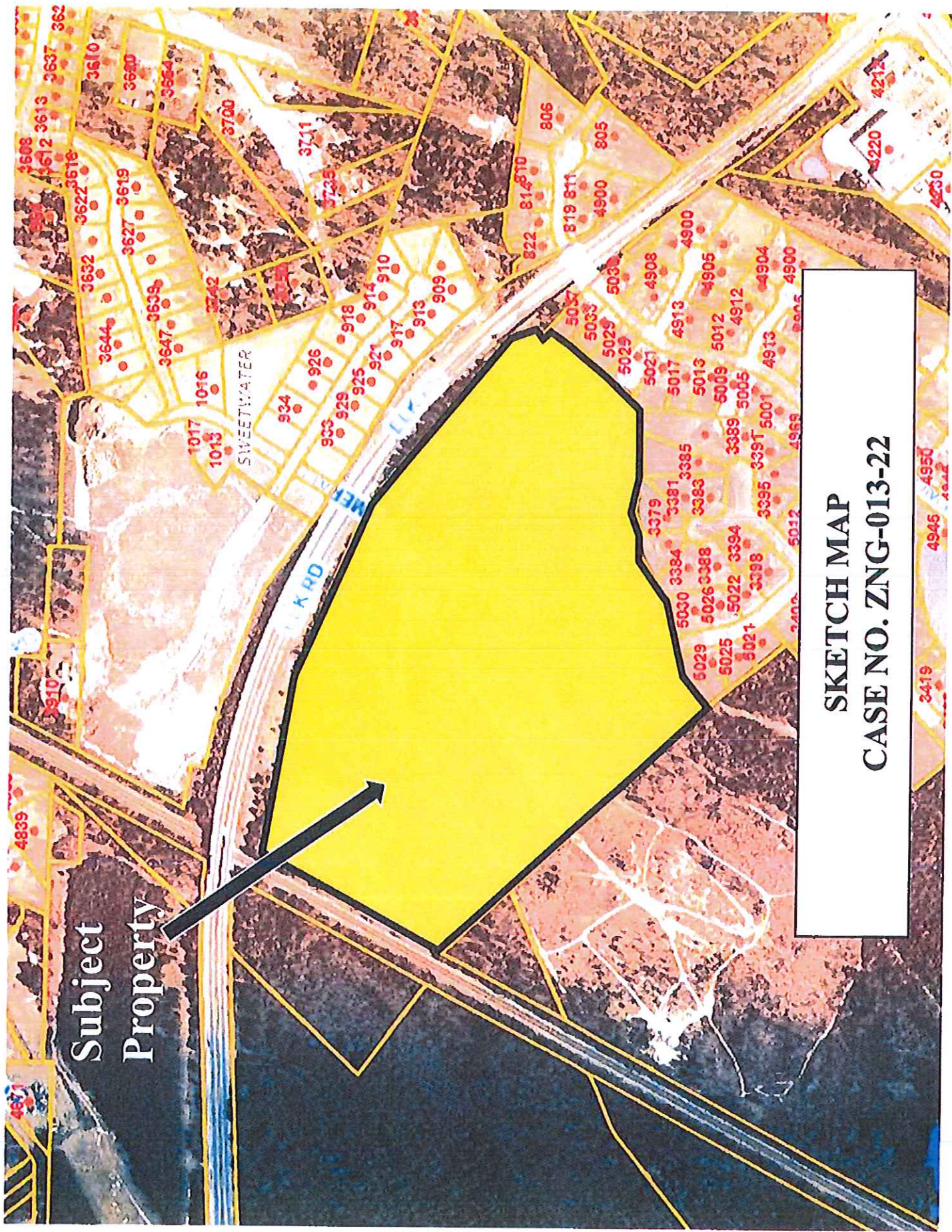
In ZNG-013-22, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to the R6 Single Family district and finds that although the request is not consistent with the Southwest Cumberland Land Use Plan (2013) designation, the economic and regional impact of the proposed development fits within the vision and long term outlook of the area. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

Subject
Property

SWEETWATER

WALK RD

SKETCH MAP
CASE NO. ZNG-013-22





MEMORANDUM

DATE: June 14, 2022

TO: Scott W. Meszaros – Town Manager

FROM: Stephen F. Dollinger – Police Chief
Elisabeth Brown – Stormwater Administrator
Don Sisko – Public Works Director
Chuck Hodges – Fire Chief
Robert Carter – Fire Marshall
Kenny Tatum – Chief Building inspector
Chancer F. McLaughlin – Development Services Director

SUBJECT: Elk Road Annexation
REQUEST: Contiguous Annexation
PARCEL#: 0415-80-3461
SIZE: 46.22 acres
LOCATION: 3680 Elk Road

POLICE DEPARTMENT:

Recommendation: **APPROVAL**

Comments: No objections

PUBLIC WORKS DEPARTMENT:

Recommendation: **APPROVAL**

Comments: Must comply with Town of Hope Mills Standards and Specifications Manual. Streets and alleys to be built in accordance with the Town of Hope Mills Standards and Specifications.

- Driveways permitted and built in accordance with the Town of Hope Mills Standards and Specifications.
- Sidewalks to be installed in accordance with the Town of Hope Mills Subdivision Ordinance and in accordance with the Town of Hope Mills Standards and Specifications.

- Sidewalks along a state road require a third party agreement between the developer, North Carolina Department of Transportation, and the Town of Hope Mills.

STORMWATER DEPARTMENT:

Recommendation: **APPROVAL**

Comments: Must comply with stormwater ordinance.

PLANNING AND ZONING DEPARTMENT:

Recommendation: **APPROVAL**

Comments: Planning staff has met extensively with the developers of this proposed project. We are in support of this request and are facilitating the submission of the initial zoning and development review applications. Sidewalks are required along Elk Road as well as both sides of any proposed streets.

FIRE DEPARTMENT:

Recommendation: **APPROVAL**

Comments: Must comply with state fire code.

INSPECTIONS DEPARTMENT:

Recommendation: **APPROVAL**

Comments: No objections.

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(N.P. SEAL)

20/ht

CUMBERLAND COUNTY NC 02/13/2008

17

\$3000.00



Real Estate
Excise Tax

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 0415-80-3461-

Revenue: \$ 3000.00

Prepared by/Return after recording to: Rebecca F. Person, P.O. Box 53606, Fayetteville, NC 28305

Brief Description for the Index: 46.26 ac.

This Deed made this the 13th day of February, 2008 by and between:

GRANTOR	GRANTEE
CROSSPOINTE CHURCH, a North Carolina non-profit corporation	FAYETTEVILLE CHRISTIAN SCHOOLS, INC., a North Carolina non-profit corporation
	Mailing Address: 1428 Ireland Drive Fayetteville, NC 28304

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City of Hope Mills, Pearces Mill Township, Cumberland County, North Carolina and more particularly described as follows:

SEE EXHIBIT A attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Instrument recorded in Book 6839, Page 181, Cumberland County, North Carolina, Registry.

A map showing the above described property is recorded in Plat Book 50, Page 32, Cumberland County, North Carolina, Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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0866.

BK 7808 PG 0866

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: power line easement as shown on plat recorded in Plat Book 50, Page 32; rights of others in and to the flow of Long Branch Creek; easement to Gardner et ux in Book 7091, Page 380; easement for ingress and egress in Book 6839, Page 181; and judgment to NC DOT in Book 6949, Page 639.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name effective the day and year first above written by its Senior Pastor as duly authorized by Bylaws of Grantor adopted on March 28, 2004.

CROSSPOINTE CHURCH

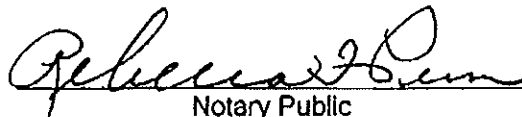
By: 

Name: Tracy Pounders
Title: Senior Pastor

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Name of Principal: Tracy Pounders

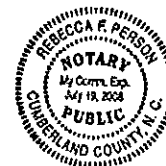
Date: 2-13-08


Notary Public

Rebecca F. Person

Printed or Typed Name of Notary Public

My commission expires: 7-19-08



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EXHIBIT A

LYING AND BEING in Pearces Mill Township, Cumberland County, North Carolina, as follows:

BEGINNING at the southernmost corner of the tract of land as shown on a plat entitled "Surveyed for Bobby R. Myers" and recorded in Plat Book 50, Page 32, of the Cumberland County Registry, North Carolina; thence with the southwestern line of said Plat Book 50, Page 32, the following courses and distances: North 42 degrees 31 minutes 10 seconds West 945.79 feet to a point; thence North 42 degrees 49 minutes 13 seconds West 327.62 feet to a point; said point being the southwest corner of said Plat Book 50 Page 32; thence with the western line of said Plat Book 50, Page 32 North 28 degrees 08 minutes 59 seconds East 714.28 feet to a point located in the southern right of way of the proposed Hope Mills Bypass; thence with the southern right of way of the proposed Hope Mills Bypass the following courses and distances: South 76 degrees 47 minutes 52 seconds East 208.24 feet to a point; thence South 82 degrees 07 minutes 20 seconds East 415.12 feet to a point; thence South 67 degrees 50 minutes 26 seconds East 571.70 feet to a point; thence South 50 degrees 07 minutes 22 seconds East 827.39 feet to a point; thence South 27 degrees 25 minutes 54 seconds East 99.99 feet to a point; thence South 50 degrees 51 minutes 38 seconds West 32.73 feet to a point; thence South 47 degrees 18 minutes 44 seconds East 36.02 feet to a point located on the overall western boundary line of a plat entitled "Zero Lot Line Pinewood Lakes Section Three part Three" and recorded in Plat Book 81, Page 78 of said Cumberland County Registry; thence with said western boundary line and beyond South 32 degrees 22 minutes 37 seconds West 90.62 feet to a point located on the overall western boundary line of a plat entitled "Zero Lot Line Pinewood Lakes Section Three Part Two" and recorded in Plat Book 81, Page 22 of the said Cumberland County Registry; thence with said western boundary line the following courses and distances: South 11 degrees 26 minutes 52 seconds East 23.65 feet to a point; thence South 48 degrees 25 minutes 56 seconds West 46.78 feet to a point; thence South 46 degrees 11 minutes 14 seconds West 110.04 feet to a point; thence South 33 degrees 54 seconds 44 seconds West 89.86 feet to a point; thence South 46 degrees 34 minutes 52 seconds West 80.85 feet to a point; thence South 05 degrees 19 minutes 45 seconds West 6.19 feet to a point located on the overall northern boundary line of a plat entitled "Pinewood Lakes Section Two Part Two" and recorded in Plat Book 45, Page 44 of the said Cumberland County Registry; thence with said northern boundary line the following courses and distances: North 89 degrees 30 minutes 15 seconds West 201.95 feet to a point; thence North 80 degrees 02 minutes 15 seconds West 146.66 feet to a point; thence South 75 degrees 52 minutes 45 seconds West 70.30 feet to a point; thence South 88 degrees 02 minutes 45 seconds West 93.65 feet to a point; thence South 59 degrees 53 minutes 36 seconds West 105.54 feet to a point; thence South 61 degrees 15 minutes 36 seconds West 91.81 feet to a point; thence South 75 degrees 36 minutes 45 seconds West 273.15 feet to a point; thence South 47 degrees 14 minutes 45 seconds West 119.83 feet to the point and place of BEGINNING and containing 46.26 acres, more or less and being a portion of the tract of land as shown on a plat entitled "Surveyed for Bobby R. Myers" and recorded in Plat Book 50, Page 32 of the Cumberland County Registry.



For Town Clerk Use:

Annexation # _____

Town of Hope Mills
Voluntary Annexation Petition

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

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

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

Property Information:

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

Cumberland County Parcel Identification Number (s):
0415-80-3461

Cumberland County Real Estate Identification Number (s):
0415803461000

Acreage of Annexation Area: 46.22

Existing Population: 0

Number of existing residential dwelling units: 0

Do you declare vested rights*? ☒ yes ☐ no

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

Property Owner(s):

Address:

Signature:

Date:

All property owners must sign this petition including husband and wife if jointly owned.
Fayetteville Christian Schools Inc 1422 IRELAND DR FAYETTEVILLE,
NC 28304



4-8-22

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

Town of Hope Mills

5770 Rockfish Road • Hope Mills, NC 28348 • (910) 424-4555 • (910) 424-4902 fax



Town of Hope Mills Voluntary Annexation Packet

VOLUNTARY ANNEXATION SUBMITTAL REQUIREMENTS:

Only complete submittals will be processed. The following items are required to be submitted to the Town of Hope Mills for your application to be deemed complete:

- ☐ Original Petition Form Signed by ALL Owners of the property.
- ☐ Legal description of the area to be annexed in both hard and digital (Word) format.
- ☐ A complete copy of the last deed of record for each parcel of property to be annexed.
- ☐ 1 paper copy and 1 digital copy of the *filed annexation plat prepared by a registered land surveyor including the following information:
 - Title block:
Annexation Map for Town of Hope Mills
Annexation File # _____
 - Vicinity map showing location of property in relation to the primary corporate town limits, (indicate where corporate limits are adjacent to the property or the location of the closest point of the primary Town Limits)
 - Surveyors' certificate.
 - Plat book and page numbers.

CHECK PAYABLE TO TOWN OF HOPE MILLS IN THE AMOUNT OF \$500.00 FOR VOLUNTARY ANNEXATION FEE MUST BE SUBMITTED.

(The petition fee is waived for Voluntary Annexation Petitions that are initiated by the Town through the Water and/or Sewer Annexation Agreements.)

* (Per the Secretary of State's office said plat must be signed by a surveyor but is not required to be sent through any approval process. Per GS 47-30 paragraph G. and j. "The provisions of this section shall not apply to boundary plats of State lines, county lines, areas annexed by municipalities, nor to plats of municipal boundaries, whether or not required by law to be recorded.")

Town of Hope Mills

5770 Rockfish Road • Hope Mills, NC 28348 • (910) 424-4555 • (910) 424-4902 fax



Town of Hope Mills
—◆—
Planning Department

CASE NO.: ~~550~~

ZONING BOARD

MEETING DATE: 9/19/22

DATE APPLICATION

SUBMITTED: 6/21/22

RECEIPT NO.:

RECEIVED BY: CHM

**APPLICATION FOR
REZONING
HOPE MILLS ZONING ORDINANCE**

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

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 \$ 60.
(See attached Fee Schedule).

Rezoning Procedure:

1. Complete application submitted by the applicant.
2. Notification to 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 (approximately two to four weeks after Planning Board public hearing)
6. If approved by the Hope Mills Commissioners, rezoning becomes effective immediately.

The Town Planning Staff may advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions, call (910)424-4555. 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 re-scheduled 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 MXD/CUD to Initial Zoning
(County) R26 (Town)

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: 3680 ELK ROAD
3. Parcel Identification Number (PIN #) of property: 0415.80.3461
(also known as Tax ID Number or Property Tax ID)
4. Acreage: 46.22 Frontage: 2128.71 Depth: VARIABLES
5. Water Provider: Well: _____ PWC: ☒
6. Septage Provider: Septic Tank _____ PWC ☒ Other (name) _____
7. Deed Book 0048, Page(s) 0076 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).
8. Existing use(s) of property: VACANT
9. Proposed use(s) of the property: DAWOLF
MULTI-FAMILY
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 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 Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

CHRISTIAN
FAYETTEVILLE ~~SEVENTH~~ SCHOOL
Property owner(s)' name (print or type)

1422 IRLAND DR. FAYETTEVILLE, NC
Complete mailing address of property owner(s)

Telephone number

Alternative telephone number

E-mail address

Fax number

CHANDLER F. McLAUGHLIN (AGENT)
Agent, attorney, or applicant (other than property owner) (print or type)

5770 ROCKFISH ROAD HOPE MILLS, NC
Complete mailing address of agent, attorney, or applicant

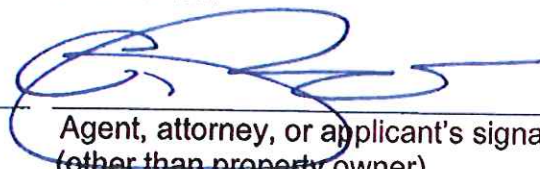
910.426.4103
Telephone number

Alternative telephone number

cmclaughlin@
townofhogemills.com
E-mail 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.

OWNER	ADDRESS	CITY	STATE	ZIP CODE
GILLIS, JOHN MCNATT JR.;GILLIS, JOSEPH HARMON	8623 GALATIA CHURCH RD	FAYETTEVILLE	NC	28304
GREEN, ELLEN;GREEN, ALFRED J JR	5029 SYCAMORE DRIVE	HOPE MILLS	NC	28348
LONG, ANGELA C	5025 SYCAMORE DRIVE	HOPE MILLS	NC	28348
CLOUGH, VAN D;CLOUGH, CYNTHIA M	5021 SYCAMORE DRIVE	HOPE MILLS	NC	28348
WEST, CHARLES STEVEN;WEST, PAULINE RAMSEY	5030 SYCAMORE DRIVE	HOPE MILLS	NC	28348
ENGLISH, DENNIS W	5026 SYCAMORE DRIVE	HOPE MILLS	NC	28348
PAYNE, ARTHUR R.;PAYNE, BEVERLY E.	5022 SYCAMORE DRIVE	HOPE MILLS	NC	28348
WOODFORD, MICHAEL J;WOODFORD, MELANIE A	3388 HAWTHORNE STREET	HOPE MILLS	NC	28348
SMITH, JAMES R;KRISTINA, C	3384 HAWTHORNE STREET	HOPE MILLS	NC	28348
LAMITIC, LINN;ROSENTHAL, MATTHEW	3380 HAWTHORNE STREET	HOPE MILLS	NC	28348
LITTLE, EVELYN;PETERSON, FREDERICK;PETERSON, ROBERT	3379 HAWTHORNE STREET	HOPE MILLS	NC	28348
FULLER, JOYCE R	3381 HAWTHORNE STREET	HOPE MILLS	NC	28348
BARRY, MARGARET A	3385 HAWTHORNE STREET	HOPE MILLS	NC	28348
CARAS, JAMES P;CARAS, ETHEL MARIA	3387 HAWTHORNE STREET	HOPE MILLS	NC	28348
MARCHMAN, GEORGE M;MARCHMAN, THERESA J	5021 PINEWOOD DRIVE	HOPE MILLS	NC	28348
RIELEY, PAMELA D	5025 PINEWOOD DRIVE	HOPE MILLS	NC	28348
WHITE, SYLVIA M	5029 PINEWOOD DRIVE	HOPE MILLS	NC	28348
KOLLI, SRIDEVI TRUSTEE;KOLLI, SATYADEV TRUSTEE	1019 SANDALWOOD LANE	MILPITAS	CA	95035
FATUESI, DORIS J;FATUESI, LUI JR	5037 PINEWOOD DRIVE	HOPE MILLS	NC	28348



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: CASE ZNG-014-22: INITIAL ZONING OF 6.00 ACRES FROM C(P) PLANNED COMMERCIAL (COUNTY) TO C(P) PLANNED COMMERCIAL (HOPE MILLS) OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 5533 CORPORATION DRIVE ON REID 0423525716000, SUBMITTED BY THE TOWN OF HOPE MILLS (AGENT) ON BEHALF OF BEER N TREES LLC (OWNER) (HOPE MILLS)

ATTACHMENTS:

Description

Case # ZNG-014-22

Type

Backup Material



STAFF REPORT

REZONING CASE# - ZNG-014-22

Planning Board Meeting: 8-16-2022

Hope Mills Board Meeting: 9-19-2022

Address: 5533 Corporation Drive

ZONING REQUEST: Initial zoning to C(P) Planned Commercial

At the May 16, 2022 meeting, the Hope Mills Board of Commissioners moved to set the public hearing for Resolution R2022-15 for June 6, 2022. The resolution was tied to annexation petition A2022-04 for the consideration of a contiguous annexation of 6.00 acres of land at 5533 Corporation Drive. The proposed development is comprised of parcel identification number 0423-52-5716. Plan review staff has worked diligently with the proposed developers to facilitate the submission of this annexation which was officially annexed by the Town of Hope Mills Board of Commissioners at the June 6th board meeting. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Town of Hope Mills (agent) on behalf of
Beer n Trees LLC (owner)

ADDRESS/LOCATION:

5533 Corporation Drive.
REID 0423525716000. For additional
information on the site location, refer to
Exhibit
"A".

SIZE:

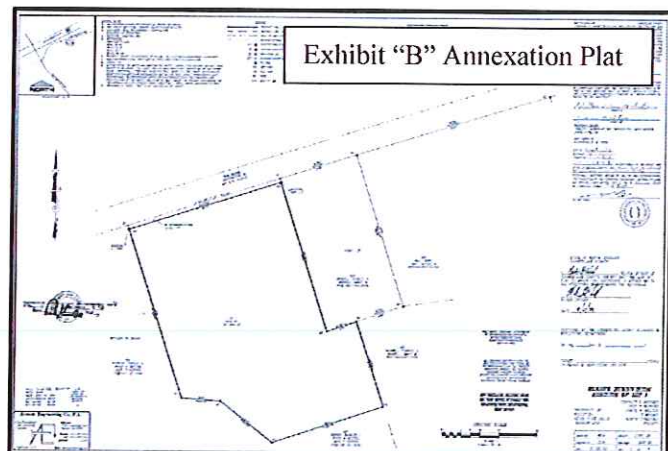
As stated above, the subject property is 6.00
acres in size. For additional information on the
annexation, refer to Exhibit "B".

EXISTING ZONING: The site is
currently zoned under the C(P) Planned
Commercial District.

EXISTING LAND USE: The subject
property is currently vacant.



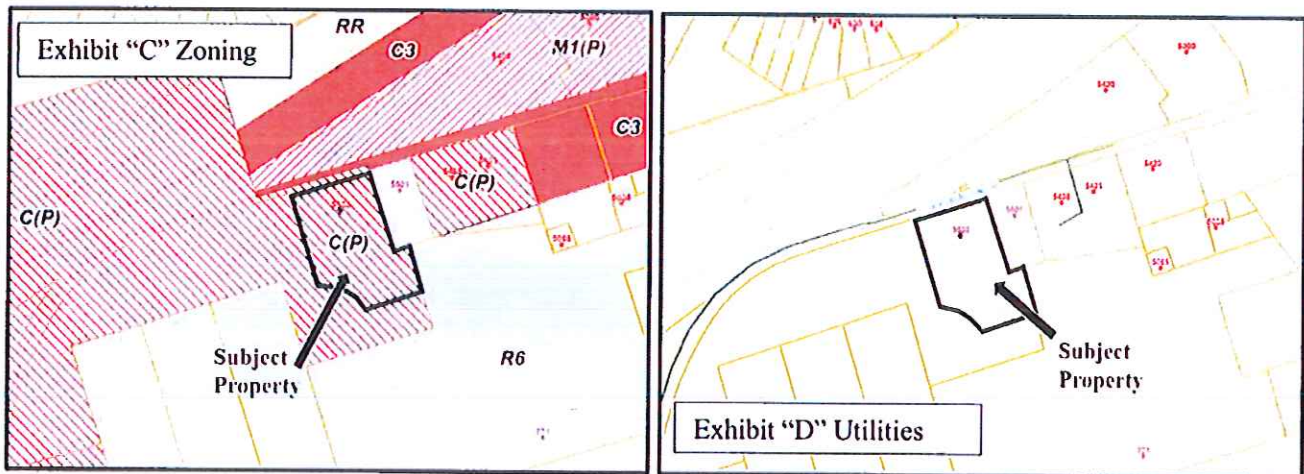
Exhibit "A" Aerial



SURROUNDING ZONING AND LAND USE:

The area to the immediate south is also zoned under the C(P) district as well as a large tract to the west. There is a large area to the south zoned under the R6 district that was recently annexed into the Town of Hope Mills. To the immediate north is a large 73 acre site currently under development in the M1(P) district. Refer to Exhibit "C" for zoning and surrounding land uses.

OTHER SITE CHARACTERISTICS: Exhibit "D" provides the location of water and sewer availability.



DEVELOPMENT REVIEW: The development of this property will require a development/group development review approval subject to consideration by the Hope Mills Board of Commissioners.

COMPREHENSIVE DEVELOPMENT PLANS:

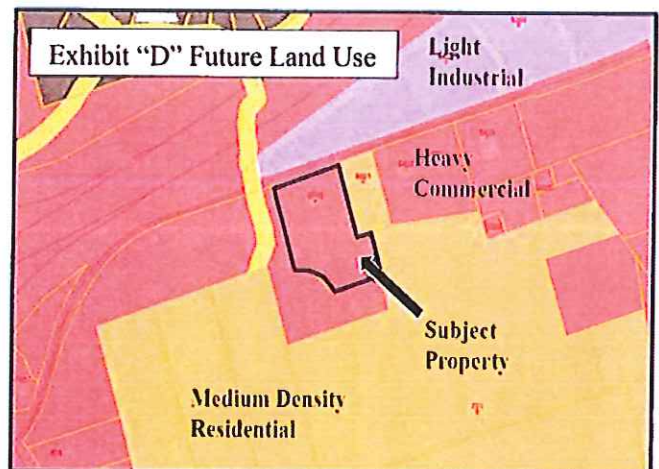
This site is located within the Southwest Cumberland Land Use Plan (2013) study area and is designated as "Heavy Commercial". This request is consistent with the land use plan. Please refer to Exhibit "D" for additional information.

IMPACTS ON AREA FACILITIES

TRAFFIC: FAMPO did not provide any objections to this request.

UTILITIES: The property is currently served by PWC water and sewer.

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



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 the boundaries of any established overlay district.

CODE DEVIATIONS: None.

CONDITIONS: None.

STAFF RECOMMENDATION

In ZNG-014-22, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to the C(P) Planned Commercial district and finds that the request is consistent with the Southwest Cumberland Land Use Plan (2013) designation and that no further amendments to the land use plan shall be requested. Approval of the request is reasonable and in the public interest because the district requested is identical to the zoning classification in the County prior to annexation which places it in harmony with surrounding existing uses and zoning.

11497 100883

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS
FILED Jun 15, 2022
AT 08:19:24 am
BOOK 11497
START PAGE 0883
END PAGE 0883
INSTRUMENT # 24361
RECORDING \$26.00
EXCISE TAX (None)
AB

After recording return to: Jane Starling, C/o Town of Hope Mills, 5770 Rockfish Rd. Hope Mills NC. 28348

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF HOPE MILLS, NORTH CAROLINA
ANNEXATION ORDINANCE NO. A2022-04

WHEREAS the Board of Commissioners has been petitioned under G.S. 160A-58.2 to annex the area described below; and

WHEREAS the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Hope Mills Town Hall at 7:00 p.m. on June 6, 2022, after due notice by publication in the Fayetteville Observer on May 25, 2022; and

WHEREAS the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.2;

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the Town of Hope Mills, North Carolina that:

Section 1. By virtue of the authority granted by G. S. 160A-58.2, the following described territory is hereby annexed and made part of the Town of Hope Mills as of June 6, 2022.

AREA FOR ANNEXATION

This is a contiguous annexation of 6.00 acres more or less and being the property of Beer N Trees, LLC - Pln number 0423-33-4549.

BEING all of Lot 1, containing 6.00 acres, more or less, as shown on a plat entitled "HORNOR SUBDIVISION, ADDITION OF LOT 1" according to a plat of the same duly recorded in Plat Book 148, Page 6, Cumberland County Registry, North Carolina.

Section 2. Upon and after June 6, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Hope Mills and shall be entitled to the same privileges and benefits as other parts of the Town of Hope Mills. Said territory shall be subject to municipal taxes according to G.S. 160A-58.2.

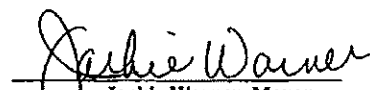
Section 3. The Mayor of the Town of Hope Mills shall cause to be recorded in the office of the Register of Deeds of Cumberland County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Cumberland County Board of Elections, as required by G. S. 163-288.1.

ADOPTED THIS 6th DAY OF JUNE, 2022.

ATTEST:


Jane G. Starling, CMC, NCCMC
Town Clerk




Jackie Warner, Mayor



- NOTES:**
1. The proposed subdivision is shown on the attached plat.
 2. The proposed subdivision is shown on the attached plat.
 3. The proposed subdivision is shown on the attached plat.
 4. The proposed subdivision is shown on the attached plat.
 5. The proposed subdivision is shown on the attached plat.
 6. The proposed subdivision is shown on the attached plat.
 7. The proposed subdivision is shown on the attached plat.
 8. The proposed subdivision is shown on the attached plat.
 9. The proposed subdivision is shown on the attached plat.
 10. The proposed subdivision is shown on the attached plat.

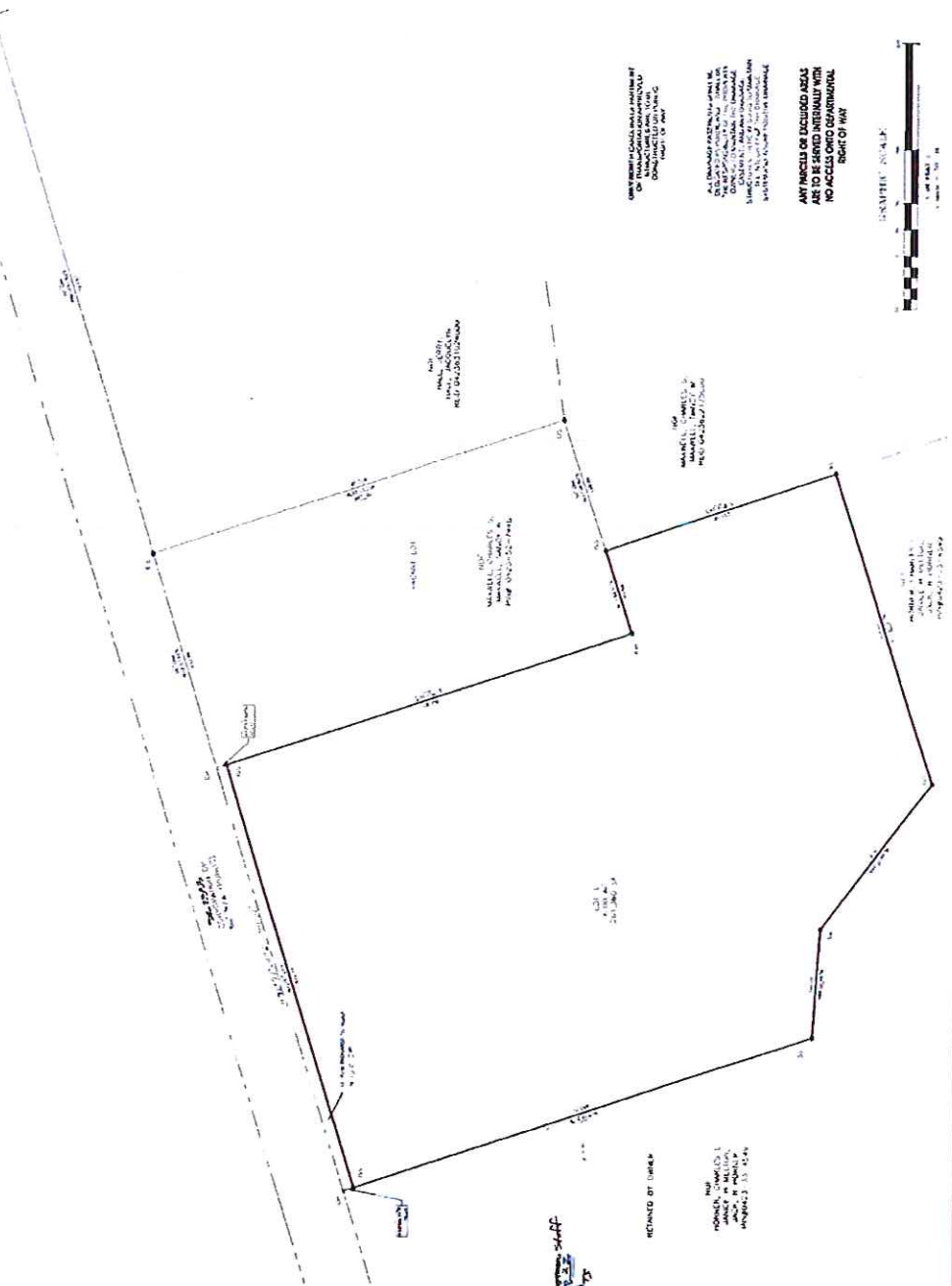
- LEGEND:**
- Proposed Subdivision
 - Existing Subdivision
 - Existing Road
 - Existing Waterway
 - Existing Utility
 - Existing Structure
 - Existing Fence
 - Existing Survey
 - Existing Boundary
 - Existing Easement
 - Existing Right-of-Way
 - Existing Zoning
 - Existing Land Use
 - Existing Ownership
 - Existing Encumbrance
 - Existing Lien
 - Existing Mortgage
 - Existing Lease
 - Existing License
 - Existing Permit
 - Existing Approval
 - Existing Certificate
 - Existing Order
 - Existing Decree
 - Existing Judgment
 - Existing Verdict
 - Existing Award
 - Existing Settlement
 - Existing Agreement
 - Existing Contract
 - Existing Deed
 - Existing Will
 - Existing Testament
 - Existing Gift
 - Existing Bequest
 - Existing Legacy
 - Existing Annuity
 - Existing Pension
 - Existing Allowance
 - Existing Support
 - Existing Maintenance
 - Existing Alimony
 - Existing Child Support
 - Existing Spousal Support
 - Existing Inheritance
 - Existing Estate
 - Existing Trust
 - Existing Fund
 - Existing Account
 - Existing Asset
 - Existing Liability
 - Existing Debt
 - Existing Obligation
 - Existing Responsibility
 - Existing Duty
 - Existing Right
 - Existing Privilege
 - Existing Power
 - Existing Authority
 - Existing Jurisdiction
 - Existing Control
 - Existing Influence
 - Existing Interest
 - Existing Stake
 - Existing Claim
 - Existing Demand
 - Existing Requirement
 - Existing Condition
 - Existing Term
 - Existing Period
 - Existing Time
 - Existing Date
 - Existing Year
 - Existing Month
 - Existing Week
 - Existing Day
 - Existing Hour
 - Existing Minute
 - Existing Second
 - Existing Fraction
 - Existing Part
 - Existing Piece
 - Existing Portion
 - Existing Share
 - Existing Proportion
 - Existing Ratio
 - Existing Rate
 - Existing Price
 - Existing Value
 - Existing Worth
 - Existing Cost
 - Existing Expense
 - Existing Charge
 - Existing Fee
 - Existing Tax
 - Existing Duty
 - Existing Taxation
 - Existing Assessment
 - Existing Levy
 - Existing Collection
 - Existing Enforcement
 - Existing Execution
 - Existing Judgment
 - Existing Verdict
 - Existing Award
 - Existing Settlement
 - Existing Agreement
 - Existing Contract
 - Existing Deed
 - Existing Will
 - Existing Testament
 - Existing Gift
 - Existing Bequest
 - Existing Legacy
 - Existing Annuity
 - Existing Pension
 - Existing Allowance
 - Existing Support
 - Existing Maintenance
 - Existing Alimony
 - Existing Child Support
 - Existing Spousal Support
 - Existing Inheritance
 - Existing Estate
 - Existing Trust
 - Existing Fund
 - Existing Account
 - Existing Asset
 - Existing Liability
 - Existing Debt
 - Existing Obligation
 - Existing Responsibility
 - Existing Duty
 - Existing Right
 - Existing Privilege
 - Existing Power
 - Existing Authority
 - Existing Jurisdiction
 - Existing Control
 - Existing Influence
 - Existing Interest
 - Existing Stake
 - Existing Claim
 - Existing Demand
 - Existing Requirement
 - Existing Condition
 - Existing Term
 - Existing Period
 - Existing Time
 - Existing Date
 - Existing Year
 - Existing Month
 - Existing Week
 - Existing Day
 - Existing Hour
 - Existing Minute
 - Existing Second
 - Existing Fraction
 - Existing Part
 - Existing Piece
 - Existing Portion
 - Existing Share
 - Existing Proportion
 - Existing Ratio
 - Existing Rate
 - Existing Price
 - Existing Value
 - Existing Worth
 - Existing Cost
 - Existing Expense
 - Existing Charge
 - Existing Fee
 - Existing Tax
 - Existing Duty
 - Existing Taxation
 - Existing Assessment
 - Existing Levy
 - Existing Collection
 - Existing Enforcement
 - Existing Execution

APPROVED FOR THE BOARD OF SUPERVISORS
COUNTY OF CUMBERLAND
DATE: 11/17/2011
BY: [Signature]

APPROVED FOR THE BOARD OF SUPERVISORS
COUNTY OF CUMBERLAND
DATE: 11/17/2011
BY: [Signature]

APPROVED FOR THE BOARD OF SUPERVISORS
COUNTY OF CUMBERLAND
DATE: 11/17/2011
BY: [Signature]

APPROVED FOR THE BOARD OF SUPERVISORS
COUNTY OF CUMBERLAND
DATE: 11/17/2011
BY: [Signature]



STATE OF NORTH CAROLINA
CUMBERLAND COUNTY

REVIEW OFFICER
[Signature]

DATE 11/17/2011

APPROVED BY THE CUMBERLAND COUNTY BOARD OF SUPERVISORS
[Signature]

ON THE 11/17/2011 **DAY OF** NOVEMBER

SIGNED [Signature]
PLANNING & INSPECTIONS DIRECTOR

HORNER SUBDIVISION
ADDITION OF LOT 1

PROPERTY OF
JAMES H. HORNER
HORNER HOMES, LLC
CUMBERLAND COUNTY

APPROVED BY THE BOARD OF SUPERVISORS
COUNTY OF CUMBERLAND
DATE: 11/17/2011
BY: [Signature]

Approved Engineering Co., P.A.

1000 West 10th Street, Suite 100
Wilmington, NC 28403
Phone: 910.341.1111
Fax: 910.341.1112
Email: info@aec.com

AE

1000 West 10th Street, Suite 100
Wilmington, NC 28403
Phone: 910.341.1111
Fax: 910.341.1112
Email: info@aec.com



REVIEWED BY: [Signature]
[Signature]



MEMORANDUM

DATE: May 27, 2022

TO: Scott W. Meszaros – Town Manager

FROM: Stephen F. Dollinger – Police Chief
Elisabeth Brown – Stormwater Administrator
Don Sisko – Public Works Director
Chuck Hodges – Fire Chief
Robert Carter – Fire Marshall
Kenny Tatum – Chief Building inspector
Chancer F. McLaughlin – Development Services Director

SUBJECT: Corporation Drive (Trees and Beer)

REQUEST: Contiguous Annexation

PARCEL#: 0423-33-4549

SIZE: 6.00 acres

LOCATION: Approximately 1,128 feet west of the intersection of Corporation Drive and Ancilla Street.

Police:

Recommendation: APPROVAL

Comments: No objections received.

Public Works:

Recommendation: APPROVAL

Comments: Any access to Corporation Drive is regulated by NCDOT. All interior roadways to be designed IAW the Town of Hope Mills Standards and Specifications. Sidewalks will be required along Corporation Drive.

Stormwater:

Recommendation: APPROVAL

Comments: Stormwater Management Permit Application is required.

Planning & Zoning:

Recommendation: APPROVAL

Comments: Planning staff has met extensively with the developers of this proposed project. We are in support of this request and are facilitating the submission of the initial zoning request. In coordination with the developer, staff will be requesting the C(P) Planned Commercial district for this development through the initial zoning process.

Fire:

Recommendation: APPROVAL

Comments: Must comply with state fire code.

Inspections:

Recommendation: APPROVAL

Comments: No objections received.



Town of Hope Mills
—◆—
Planning Department

CASE NO.: ZNG-014-22

ZONING BOARD

MEETING DATE: FB 8/16/22
HM 9/19/22

DATE APPLICATION

SUBMITTED: 6/20/22

RECEIPT NO.: _____

RECEIVED BY: LM

**APPLICATION FOR
REZONING
HOPE MILLS ZONING ORDINANCE**

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

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 \$ 0.
(See attached Fee Schedule).

Rezoning Procedure:

1. Complete application submitted by the applicant.
2. Notification to 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 (approximately two to four weeks after Planning Board public hearing)
6. If approved by the Hope Mills Commissioners, rezoning becomes effective immediately.

The Town Planning Staff may advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions, call (910)424-4555. 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 re-scheduled 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 C(P) to C(P)

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: 5533 CORPORATION DRIVE
3. Parcel Identification Number (PIN #) of property: 0423529716000
(also known as Tax ID Number or Property Tax ID)
4. Acreage: 6.00 Frontage: 415.19 Depth: VARIES
5. Water Provider: Well: _____ PWC: ☒
6. Septage Provider: Septic Tank _____ PWC ☒ Other (name) _____
7. Deed Book 9148, Page(s) 0006 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).
8. Existing use(s) of property: VACANT
9. Proposed use(s) of the property: COMMERCIAL DEVELOPMENT
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 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 Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

BEER N TREES LLC

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

2344 PARK GARDEN COURT

Complete mailing address of property owner(s)

Telephone number

Alternative telephone number

E-mail address

Fax number

CHANDLER F. McLAUGHLIN (TOWN OF HOPE MILLS)

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

5770 ROCK FISH ROAD HOPE MILLS, NC

Complete mailing address of agent, attorney, or applicant

910.426.4100

Telephone number

Alternative telephone number

cmclaughlin@townofhopemills.com

E-mail 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.

OWNER

HORNER, CHARLES L;MELTON, JANICE H
MAXWELL, CHARLES S;MAXWELL, NANCY W
BRUCE BARCLAY CAMERON FOUNDATION INC;WILLIAMS LIBERTY POINT LLC

ADDRESS

1853 FABER STREET
PO BOX 405
2709 THORNGROVE CT STE 1

CITY

FAYETTEVILLE
HOPE MILLS
FAYETTEVILLE

STATE

NC
NC
NC



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 8/16/2022

SUBJECT: ZON-22-0043: REZONING FROM A1 AGRICULTURAL DISTRICT TO RR RURAL RESIDENTIAL / CZ CONDITIONAL ZONING DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 106.75 +/- ACRES; LOCATED EAST OF HUMMINGBIRD PLACE AND WEST OF MAXWELL ROAD; SUBMITTED BY GEORGE ROSE (APPLICANT) ON BEHALF OF ASTRAKEL INTERNATIONAL LTD (OWNER).

ATTACHMENTS:

Description

Case # ZON-22-0043

Type

Backup Material

REQUEST

Rezoning A1 to RR/CZ

Applicant requests a rezoning from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District for ten parcels of approximately 106.75 +/- combined acres located off Hummingbird Place, as shown in Exhibit "A". All parcels are under the same ownership. Nine parcels are currently vacant or wooded land, but one parcel (REID 0477402183000) along Hummingbird Place is occupied by a single-family home. The intent of the property owner is to recombine and subdivide, creating a proposed zero-lot-line subdivision with a maximum of 195 residential lots with a minimum lot size of 15,000 sq. ft. The project is planned in two phases with Phase 1 proposing 64 lots and Phase 2 with 131 lots. Phase 2 cannot proceed to construction until a second road access connection to Maxwell Road is obtained the project owner.

The proposed Conditional Zoning Site Plan appears in Exhibits "B" to "E" (attached) and the Conditional Zoning use and development conditions appear in Exhibit "F". While the RR zoning district allows manufactured homes as a permitted use, the conditional zoning prohibits them.

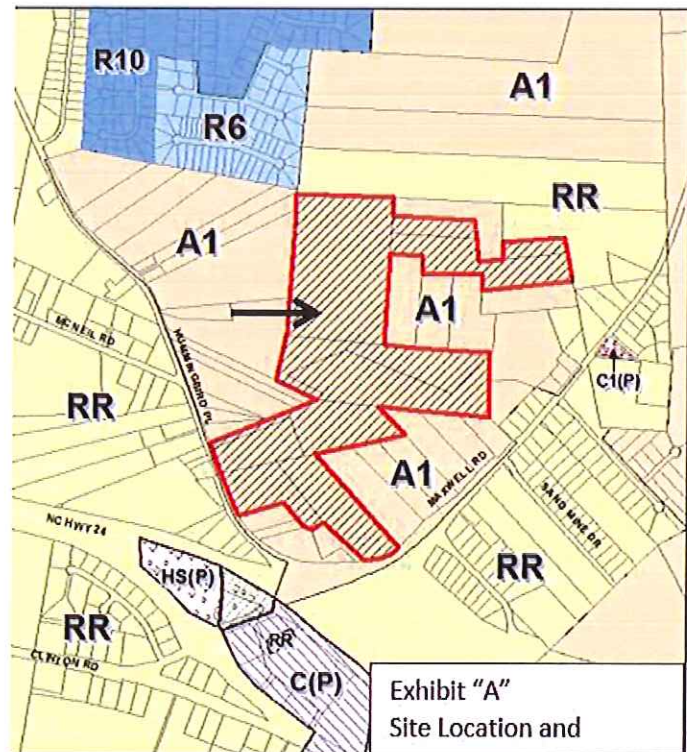
PROPERTY INFORMATION

OWNER/APPLICANT: Astrakel International LTD (Owner); George Rose, P.E. (Applicant)

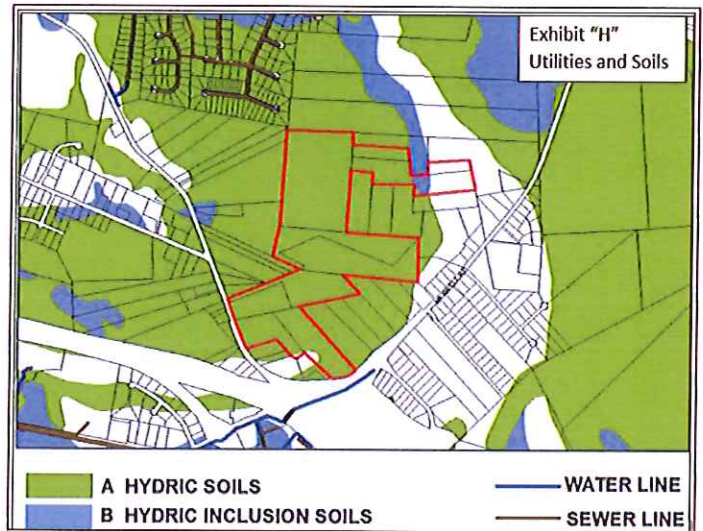
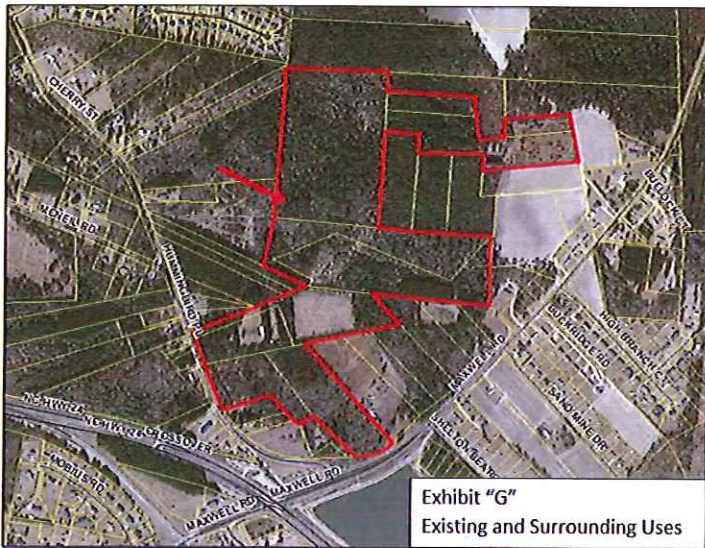
ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0477407361000, 0477529285000, 0477614952000, 0477402183000, 0476494728000, 0476590576000, 0477629056000, 0477600910000, 0477510886000, 0477505792000

SIZE: 106.75 +/- acres within 10 parcels. Road frontage along Hummingbird Place is 755 +/- feet. Road frontage along Maxwell Road is 369 +/- feet. The property has a varying depth due to its irregular shape but is approximately 3,611 +/- feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District, as shown in Exhibit "A". 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: Nine parcels are currently vacant or wooded land, but one parcel (0477402183000) has a single-family home located on it. Exhibit "G" shows the existing use of the subject property.



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

- **North:** Wooded land and Baywood residential subdivision with single family and duplex homes
- **East:** Wooded lands and single-family subdivisions
- **West:** Wooded lands and single-family home parcels
- **South:** Wooded lands and single-family homes

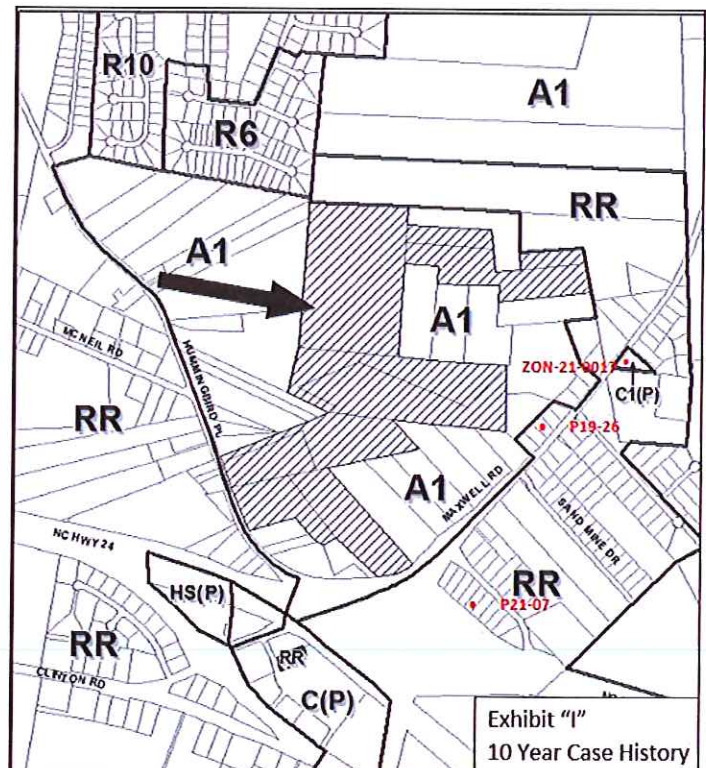
OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "H", illustrates presence of hydric and hydric inclusion soils on the entirety of the property.

TEN YEAR ZONE CASE HISTORY:

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

- P19-26; Approved A1 to RR
- P21-07; Approved C(P) to RR
- ZON-21-0017; Approved RR & C1(P) to C1(P)

DEVELOPMENT REVIEW: Subdivision review (Recombination Plat and Subdivision Plan) by County Planning & Inspections will be required before any development. The project is proposed to occur in two phases. The second phase cannot comment construction until a second road access is connected at one of the two additional road connections leading to Maxwell Road.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	RR	RR/CZ (Proposed)
Front Yard Setback	50 feet	30 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet	5 feet
Rear Yard Setback	50 feet	35 feet	35 feet
Lot Area	2 acres	20,000 sq. ft.	15,000 sq. ft.
Lot Width	100'	100'	85'

DEVELOPMENT POTENTIAL (BASED ON MAXIMUM ALLOWED DENSITY):

Existing Zoning (A1)	RR	Proposed Zoning (RR/CZ)*
53 lots	232 lots	195 lots

(*) based on the conditional zoning site plan appearing in Exhibit "B" to "E"

- Assumes 100% of land is usable for development based on maximum allowed density for the zoning district. For conventional zoning, maximum density is not feasible once land for roads and open considered.
- Calculation: $(\text{total developable area}) / \text{minimum lot size for zone district}$.
- 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.

MAXIMUM ALLOWED DENSITY:

Allowed (A1): 0.5 du/ac

RR: 2.2 du/ac

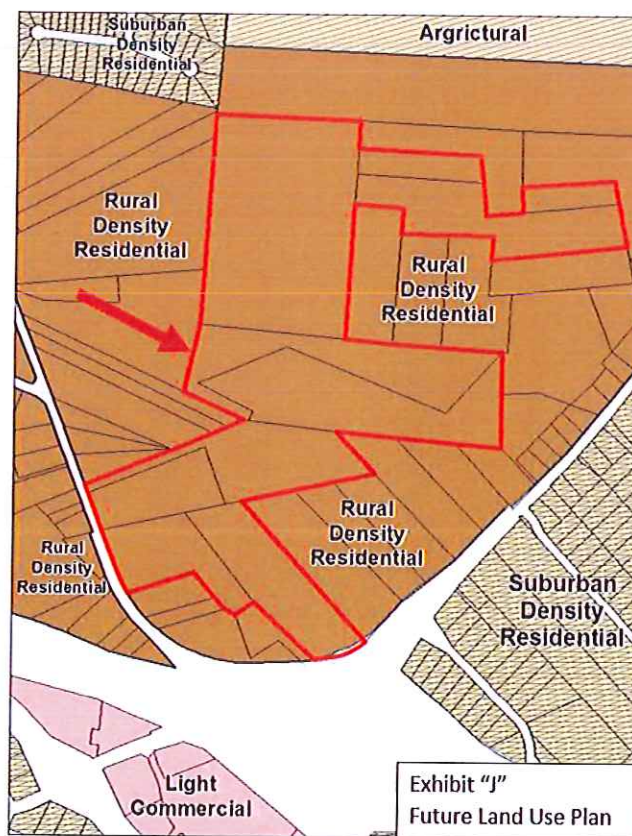
Proposed (RR/CZ): 1.84 du/ac

COMPREHENSIVE PLANS: This property is located within the Eastover Area Land Use Plan (2018), as shown in Exhibit "J". The future land use designation of the property is "Rural Density Residential". The proposed rezoning request is consistent with the adopted Land Use Plan.

Residential Development Goal:

Provide for a full range of housing types with adequate infrastructure throughout that is in harmony with the surrounding areas and accommodates the future needs of the residents while maintaining the character of the area.

- Improve and/or add street lighting in residential areas.
- Use development techniques that preserve the rural character of the area.
- Encourage more than one means of ingress/egress in new residential subdivisions and connectivity to existing subdivisions. (Eastover Area Land Use Plan, p. 49.)

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

UTILITIES: PWC water and sewer lines are available along the Maxwell Road frontage. It is the responsibility of the applicant to determine if these utilities will adequately serve their development. Information

regarding availability of water and sewer lines is shown on Exhibit "I", Sewer lines will need to be extended to the project. Water lines are currently located along Maxwell Road.

TRANSPORTATION: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject parcels are located on Hummingbird Place, which is identified as a local road 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, there is no 2020 AADT for Hummingbird Place as well, there is no available road capacity data.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Armstrong Elementary	441	389
Mac Williams Middle	1164	1141
Cape Fear High	1476	1519

Source: Cumberland County Public Schools

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 stated to ensure all applicable fire department access requirements are met in accordance with Section 503 of the 2018 NC Fire Code, to ensure fire protection water supply requirements are met in accordance with Section 507 of the 2018 NC Fire Code, and the additional access will be required to be completed prior to the start of phase 2 of this project.

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 conditional zoning with a conceptual subdivision plan, Exhibit "F" provides the proposed zoning and development conditions. The proposed conditional zoning site plan (conceptual subdivision plan) appear as an exhibit to the "Conditional Zoning Conditions of Approval" and in more detail within Exhibits "B" through "E".

STAFF RECOMMENDATION

In Case ZON-22-0043, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District. Staff finds that the request is consistent with the Eastover Area Land Use Plan which calls for Rural Density Residential at this location. Staff also finds that the request is reasonable and in the public interest as the requested district is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

Conditional Zoning Site Plan

GEORGE M ROSE, P.E.
P.O. BOX 8048
FAIRFAX, VA 22035
FAX: 703-692-2525

HUMMINGBIRD SUBDIVISION
FAIRFAXVILLE, NC
ZERO LOT LINE SUBDIVISION
HUMMINGBIRD ROAD

DATE: 02.20.22
DRAWN BY: GMR
CHECKED: GMR
SCALE: NOTED
SHEET NO.: SPI

PHASE TWO
7.134 ACRES
AI ZONING

PHASE ONE
34.28 AC
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PHASE THREE
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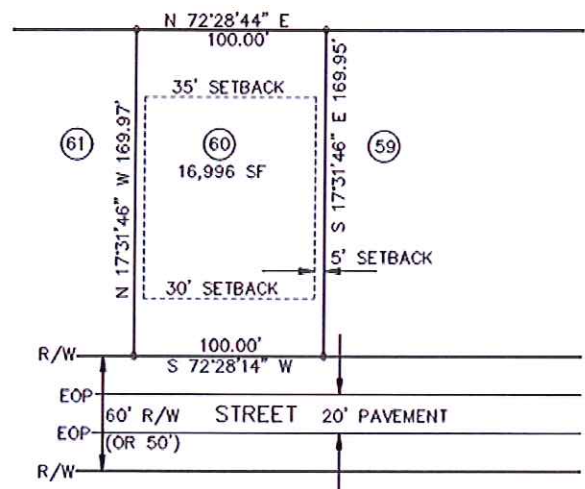
PHASE THREE HUNDRED-FIVE

Exhibit "C"

Conditional Zoning Site Plan

SITE NOTES

1. PROPERTY BOUNDARIES SHOWN HAVE NOT BEEN FIELD SURVEYED AND WERE PLOTTED FROM EXISTING DEED DESCRIPTIONS, RECORDED PLATS AND GIS INFORMATION. SOME METES & BOUNDS SHOWN WERE GENERATED USING FORCED CLOSURE OF DEED AND PLAT DATA.
2. PHASE TWO OF THIS SUBDIVISION CANNOT COMMENCE DEVELOPMENT UNTIL SUCH TIME AS A SECONDARY ENTRANCE IS SECURED TO MAXWELL ROAD.
3. STREETS WITHIN THIS DEVELOPMENT ARE TO BE CONSTRUCTED TO MCDOT STANDARDS FOR THE PURPOSES OF ADDING THEM TO THE STATE SYSTEM FOR MAINTENANCE.
4. PUBLIC WATER AND SEWER UTILITIES WILL BE PROVIDED TO ALL LOTS IN THIS SUBDIVISION BY DEVELOPMENT OF A CENTRAL PUMP STATION AND SEWER FORCE MAIN FOR SEWER SERVICE AND PWC WATER FOR WATER SERVICE.
5. LANDSCAPING PLAN WILL BE PROVIDED FOR EACH PHASE OF THE SUBDIVISION PLAN AT THE TIME OF THE SUBDIVISION APPLICATION.
6. ASPHALT AND BASE SPECIFICATIONS SHALL BE PER THE DETAILS.
7. ENTIRE DEVELOPMENT WILL BE SUBJECT TO ONE HOMEOWNERS ASSOCIATION.
8. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
9. ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER CUMBERLAND COUNTY STANDARDS AND SPECIFICATIONS.



TYPICAL LOT DETAIL
 (LOT DIMENSIONS VARY - MINIMUM LOT AREA = 15,000 SF)
 (MINIMUM LOT WIDTH = 85' WITH 40' AT FRONT SETBACK ON PIE LOTS)
 SCALE 1"=50'

SITE DATA

TOTAL AREA IN TRACT = 106.75 ACRES

OWNER/DEVELOPER:
 ASTRAKEL INTERNATIONAL, LTD
 335 W. BARBEE CHAPEL ROAD
 CHAPEL HILL, NC 27517
 ghrjr@ghrjr-po.com
 910-587-2699

REFERENCE: DB 11343 PG 786

REID NO: 0477407361, 0477529285000, 0477614952000,
 0477402183000, 0476494728000, 0476590576000,
 0477629056000, 0477505792000, 0477600910000,
 0477510886000

CURRENT ZONING: A1

EXISTING USE: UNDEVELOPED

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED BUILDING LOTS: 195

PHASE ONE AREA = 34.28 ACRES

PHASE ONE DENSITY = 61 LOTS/34.28 ACRES = 1.78 LOTS/ACRE

PHASE TWO AREA = 71.84 ACRES

PHASE TWO DENSITY = 134 LOTS/71.84 ACRES = 1.87 LOTS/ACRE

GROSS DENSITY: 195 LOTS/106.12 ACRES = 1.84 LOTS/ACRE

PARK/OPEN SPACE REQUIRED: 195(800) = 156,000 SF = 3.58 ACRES

PARK/OPEN SPACE PROVIDED: 243,431 SF = 5.59 ACRES

OS-1 IS OPEN SPACE WITH SIGNAGE EASEMENT

OS-2 IS PARK SPACE

OS-3 IS PARK WITH STORMWATER BASIN

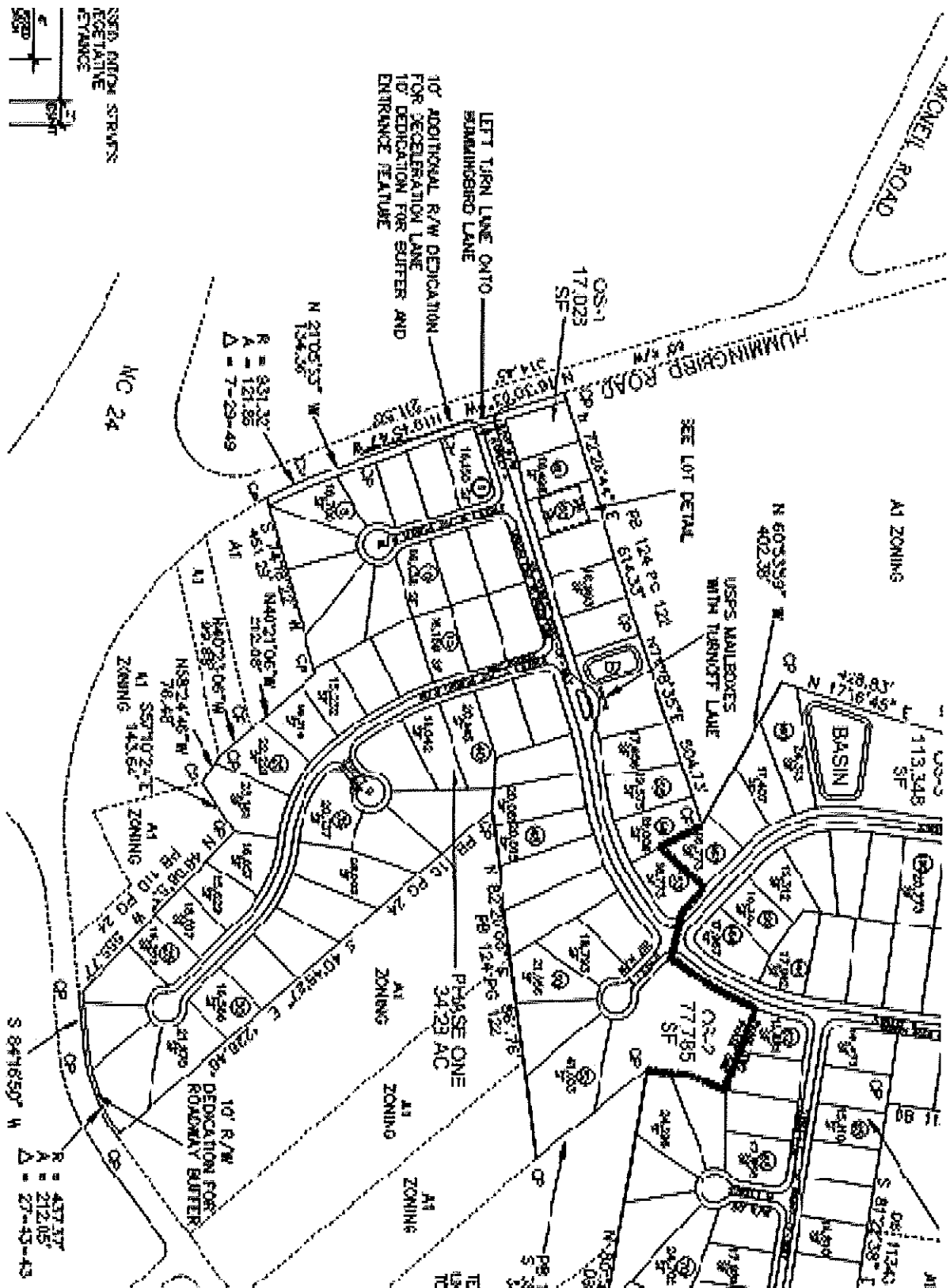
OS-4 IS OPEN SPACE STORMWATER BASIN

PROPOSED ZONING: RR CONDITIONAL USE

PROPOSED SETBACKS: FRONT 30'
 SIDE 5' (ZERO LOT LINE)
 REAR 35'

THIS IS A ZERO LOT LINE DEVELOPMENT. THE INTERNAL SETBACKS ARE 5' WITH A MINIMUM BUILDING SEPARATION OF 10' TO BE MAINTAINED.

Exhibit "D" Conditional Zoning Site Plan - Phase 1



[illegible]

Exhibit "F"

CONDITIONAL ZONING CONDITIONS OF APPROVAL CASE ZON-22-0043

RR/CZ RESIDENTIAL/CONDITIONAL ZONING DISTRICT

Ordinance Related Conditions *For up to a 195 Lot Zero Lot Line Subdivision*

A. Applicability: All use and development of the property applicable to this Conditional Zoning (ZON-22-043) and delineated in Exhibit "A" shall occur consistent with the standards and requirements of the RR Rural Residential Zoning District unless otherwise stated herein. If any standards herein are inconsistent with the Zoning or Subdivision ordinance, the conditions set forth herein shall supersede and apply to the development of the property delineated in Exhibit "A."

B. Permitted and Prohibited Uses.

1. Uses within residential lots are limited to single-family residential and associated accessory uses. Group development, including duplexes and multi-family housing are not allowed. Mother-in-law or guest housing is allowed on the same lot as the primary residential structure but such accessory dwelling unit shall not have a kitchen in order to qualify as insubordinate and accessory to the primary residential structure
2. Common areas shall only be used for open space, parks and recreation, stormwater facilities, buffer areas or public utilities as declared within the CZ Site Plan shown within Exhibit "A".
3. The development is limited to a maximum of 195 single family homes.

C. Development Standards

1. Site Development: Development shall occur consistent with the Conditional Zoning Site Plan provided in Exhibit "A" and as set forth herein, and with the County Zoning and Subdivision Ordinance. Any standards or regulations not addressed herein shall then follow the County Zoning and Subdivision Codes,

2. Setback Standards. Minimum setback standards for this residential subdivision shall be:

Front – 30 feet
Side – 5 feet
Rear-- 35 feet
Corner lot-- 30 feet

Accessory structures: minimum setback standards as set forth for the RR zoning district, Zoning Ordinance.

All corner lots as well as lots fronting more than one street must provide front yard setbacks from each street. (Secs. 1101.G & 1102.B, County Zoning Ord.)

3. No primary or accessory structure shall encroach the minimum setback standard established herein unless a variance is granted by the Board of Adjustment. After the initial plat is recorded, no replat can be used to change the minimum setback standards through a zero-lot line plat.

D. Infrastructure and Utilities

1. Water and sewer. All residential homes and any within common areas shall be served by central water and sewer systems. No lot or tract shall be served by on-site septic systems.

a. Any lift or pump station facilities for central water or sewer systems shall be placed in a tract owned by the utility provider and not placed in an easement within a residential lot. A lift station site shall not be used to meet open space requirements.

b. No certificate of occupancy for a residential home shall be issued until central water and sewer is available to a residential structure.

2. Roads. All internal roads shall be public roads.

a. This review does not constitute a "subdivision" approval by NC Department of Transportation (NCDOT). The NC Department of Transportation's (NCDOT) approval of the driveway plans is required, and any street improvements are required to be constructed to the NCDOT standards for secondary roads. (Sec. 2304B, County Subdivision Ord. & NCGS §136-102.6

b. Off-Site Road Improvements. Turn lanes may be required by the NC Department of Transportation (NCDOT). [Art. XIV, County Zoning Ord. & NCGS §136-18(5) & §136-93]. Developer must coordinate with NCDOT prior to submittal of any preliminary subdivision plan regarding off-site road improvements.

c. All residential driveways will connect to Hummingbird Place or Maxwell Road.

d. Road signs. Developer is responsible for installation of all required traffic safety signs prior to recording a plat or issuance of a building permit, whichever occurs first.

e. Sidewalks. Developer is not required to construct sidewalks within any internal or external road, including any portion of a subdivision within the boundaries of a municipal influence area. However, the developer may install sidewalks at the developer's discretion on at least one side of the road if the road rights-of-way are public roads and the HOA establishes an agreement with NCDOT placing maintenance responsibility to the HOA. If NCDOT does not accept the roads, then the HOA shall be responsible for maintaining any sidewalks installed within the road right-of-way.

f. Road ownership/maintenance. Prior to NCDOT acceptance of street construction, road rights-of-way, and related drainage systems, the developer is responsible for their maintenance and that all roads meet conditions suitable for safe passage for vehicles used by County inspection personnel. The County Building Official may delay inspections if determined that road conditions do not provide safe passage for vehicles used by County inspectors.

g. The development(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.

h. In the event the NCDOT driveway permit or road acceptance process substantially alters the conditional zoning site plan, as such determination will be made by the County Planning & Inspections Director, such modification to the conditional zoning site plan must be approved by the Board of County Commissioners following the same review and hearing process for a conditional zoning application.

i. Certification of Completion. Prior to recording of any plat, the developer's engineer must submit to Cumberland County Planning and Inspection Department a sealed document certifying that

the streets have been constructed to the NC Department of Transportation (NCDOT) standards for secondary roads.

3. Stormwater and Drainage.

a. Stormwater. 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.) The homeowner's association shall be responsible for maintain all stormwater facilities unless otherwise required by the NCDEQ.

b. 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.)

c. All stormwater facilities shall be owned and maintained by the homeowner's association unless NCDEQ requires otherwise.

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

E. Phasing and Preliminary Subdivision Plan

1. Project Phasing. Development shall occur in two phases. Construction, including clearing and grading, for Phase 2, as illustrated in Exhibit "A" shall not commence until a second public road access connects Phase 2 to Maxwell Road. Such connector road design and alignment must be approved and accepted by NCDOT prior to any road construction. Such road shall be owned and maintained by the developer until the road improvements have been accepted by and transferred in ownership to NCDOT. A performance bond, if requested by the County, shall be provided to the County to ensure construction and completion of the connector road. Said performance bonds shall be consistent with the provisions of the Subdivision Code and N.C. general statutes.

2. Preliminary Subdivision Plan.

a. A preliminary subdivision plan must be submitted to and approved by the Cumberland County Department of Planning and Inspections prior to any on-site clearing, grading or construction activity. Such subdivision plan must be consistent with the conditions set forth herein and the County's zoning and subdivision ordinances.

b. Prior to submitting an application for a preliminary subdivision plan, the applicant must coordinate with the US Postal Growth Coordinator or Postmaster for the Mid-Carolinas District to determine the appropriate location for the cluster boxes. If community cluster mailboxes are required, the County may require appropriate off-street parking or drive-aisle to avoid traffic safety and pedestrian conflicts.

3. Landscape/Street tree planting will be provided with the preliminary subdivision plan as is consistent and required by the Zoning and Subdivision Ordinances, where applicable.

4. The application for a preliminary subdivision plan, including all supporting plans and support documents, shall be submitted through the Cumberland County Customer Self-Service electronic permitting system.

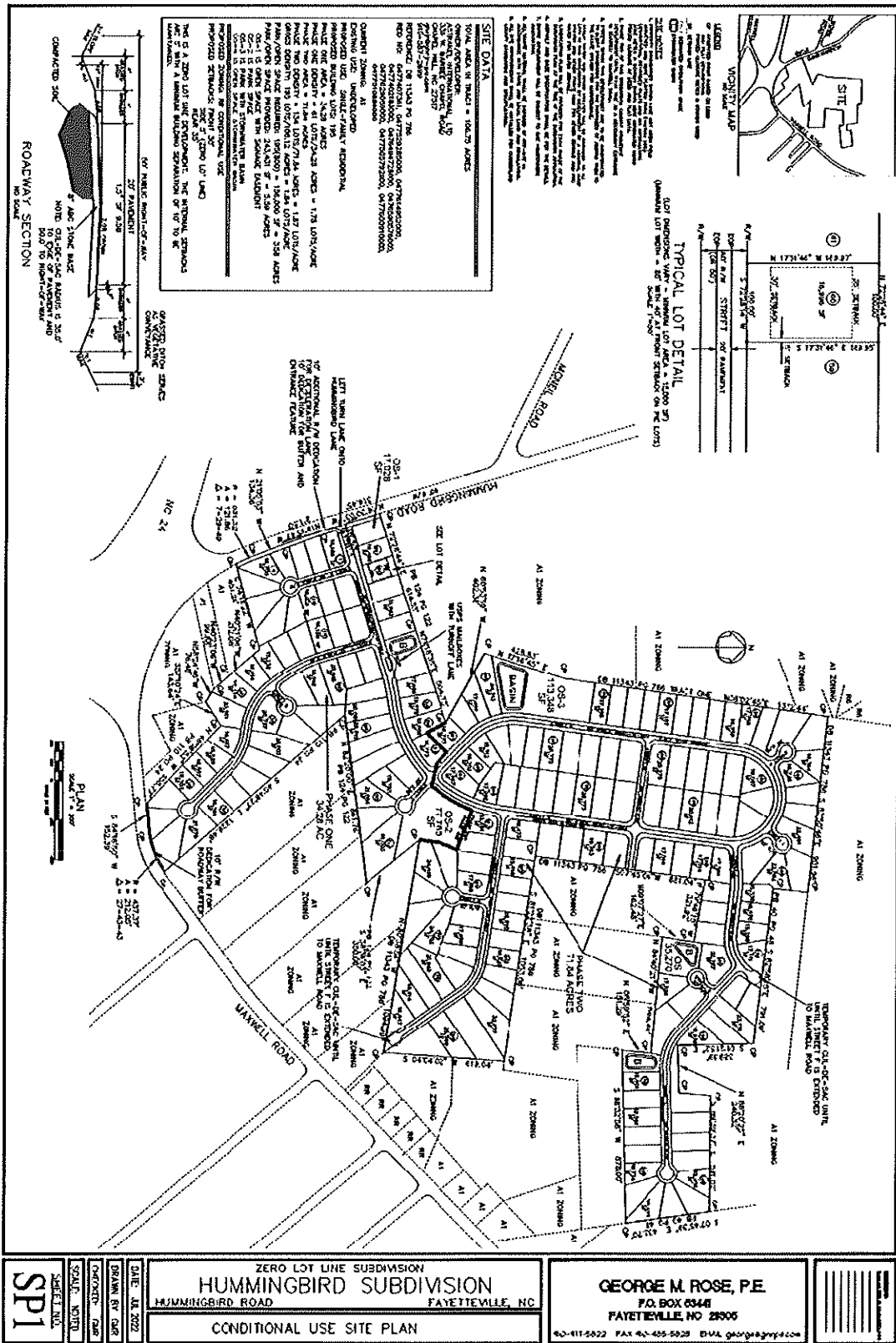
F. Plat-Related:

1. A copy of the recorded deed or deeds conveying all common area to the owners association must be provided to the Current Planning Division within thirty (30 days) of the recording of the plat or prior to issuance of the first building permit, whichever is first. No building permit will be issued after the recording of a plat until such time the ownership of all common areas appearing in the plat is transferred to the owners association.
2. The street name signs, in compliance with the County Street Sign Specifications, must be installed prior to final plat approval.
3. The builder/developer must provide the buildable envelopes on the preliminary subdivision plan.
4. Any/All easements must be reflected on the preliminary subdivision plan and 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.
5. Entire development shall be subject to one homeowners association.
6. Once an initial plat is recorded, no further subdivision of a residential lot will occur unless necessary to accommodate lot line changes necessary to accommodate road right-of-way, utilities, or lot combinations. Lot line changes are allowed only if the changes results in an increase in the number of residential lots above the maximum of 195 lots.

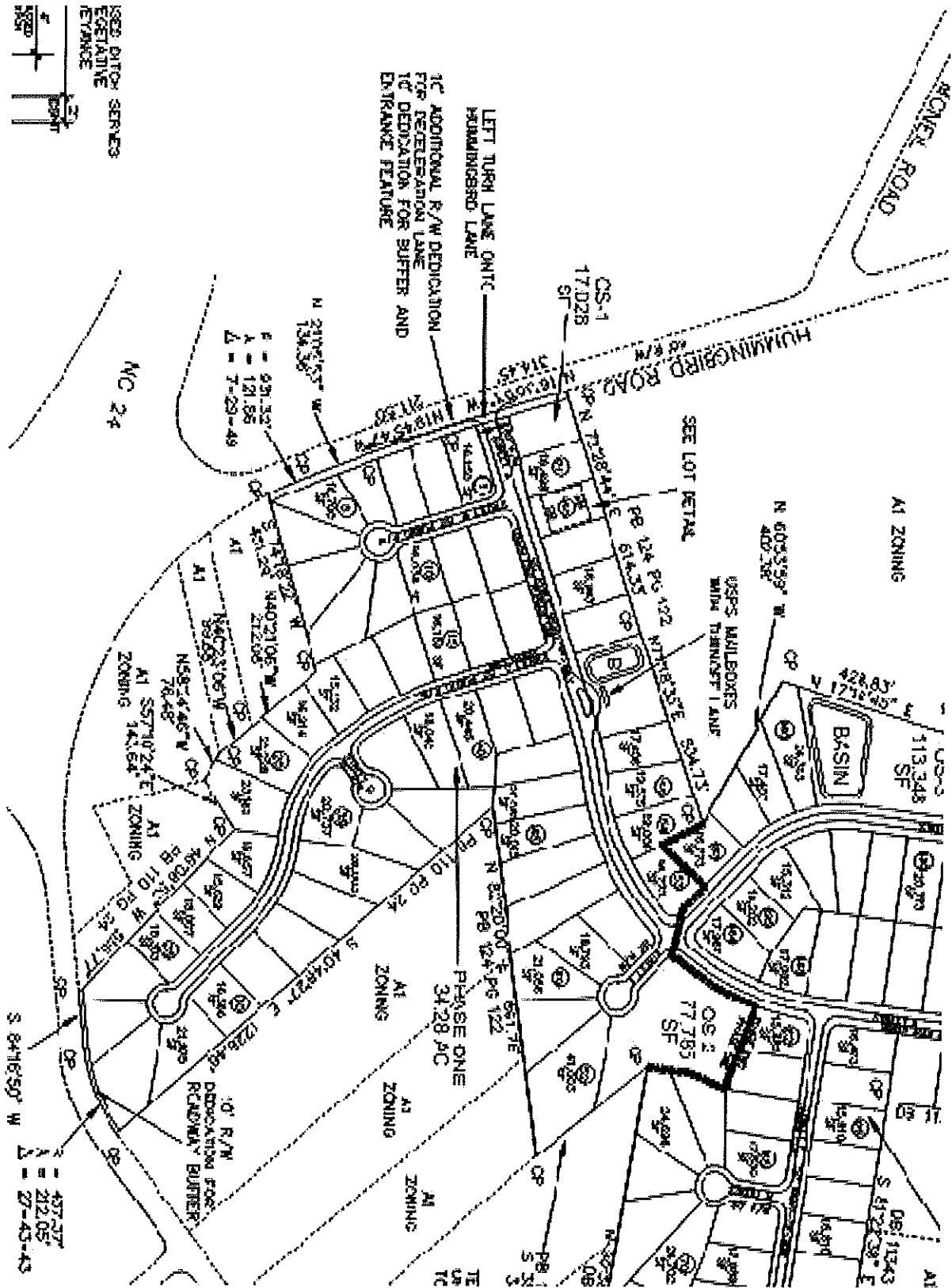
G. Other Relevant Conditions:

1. Use and Development Conditions. This conditional zoning and the site plan conditions of approval are 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, State agencies, 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.
2. This conditional approval is contingent upon continued compliance with the County's Zoning and Subdivision Ordinance. the conditions set forth herein, including applicable NC State Statue 160-D requirements.
3. Any revision or addition to this conditional zoning site plan, whether initiated by the developer or necessary to meet requirements promulgated by local state, or federal requirements, necessitates re-submission for Current Planning Section review and approval prior to the commencement of the change. Should the change be determined to be a substantial modification, as determined by the County Planning & Inspections, the substantial changes must be reviewed and approved by the Board of Cuntly Commissioners following the same process as a conditional zoning application.

EXHIBIT "A" OF THE CONDITIONS OF APPROVAL CONDITIONAL USE SITE PLAN



USED BY THE SERIES
EQUATIVE
EQUANCE



ATTACHMENT – MAILING LIST

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FAYETTEVILLE, NC 28303

ASTRAKEL INTERNATIONAL LTD
621 MEADOWMONT VILLAGE CIRCLE
CHAPEL HILL, NC 27517

BERNETTA GUTHARY
636 MONAGAN ST
FAYETTEVILLE, NC 28301

ERNESTENE S GRAHAM
CALVIN GRAHAM JR
662 CARL FREEMAN RD
STEDMAN, NC 28391

AMBER D. KENNEDY
AARON S. KENNEDY
856 SATINWOOD CT
FAYETTEVILLE, NC 28312

A.YOUNG GEORGE
EVA MAE MALLOY
PO BOX 2015
LELAND, NC 28451

BETTY H. STRICKLAND
JOSEPH T. STRICKLAND
PO BOX 2273
FAYETTEVILLE, NC 28302

GERALDYNE O. LEWIS
PO BOX 2661
LUMBERTON, NC 28359

VANDER CENTER LLC
PO BOX 53729
FAYETTEVILLE, NC 28305

DIXIE M LOCK
MILTON F. LOCK JR
PO BOX 65239
FAYETTEVILLE, NC 28306

INTER-TRUST FINANCE CO INC
PO BOX 766
SPRING LAKE, NC 28390

ATTACHMENT: APPLICATION



County of Cumberland
—◆—
Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

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

Upon receipt of this application (petition), the County Planning & Inspections Staff will present to the Joint Planning Board the application at a hearing. In accordance with state law and board's policy, the staff will provide notice of the hearing to the appropriate parties and in the proper manner.

The Joint Planning Board will make a recommendation to the Cumberland County Board of Commissioners concerning the request. The Board of Commissioners will schedule a public hearing and issue a final decision on the matter. Generally, the Commissioners will hold their public hearing in the month following the meeting of the Planning Board. The Conditional Zoning District shall not be made effective until the request is heard and received approval by the Board of Commissioners.

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 of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered;
3. A copy of a detailed site plan drawn to an engineering scale, showing the location of all buildings, yard dimensions, driveways, fencing, lighting parking areas, landscaping, and all other pertinent data to the case; and
4. A check made payable to the "Cumberland County" in the amount of \$ 150 **(ADDITIONAL FEE)**.

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)678-7627. 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*.

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

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. Applicant/Agent GEORGE M. POKE
2. Address: P.O. BOX 53441 FAYETTEVILLE Zip Code 28305
3. Telephone: (Home) _____ (Work) 910-977-5822
4. Location of Property: HUMMINGBIRD ROAD
5. Parcel Identification Number (PIN #) of subject property: 0477407361000
(also known as Tax ID Number or Property Tax ID) 0477529205000
6. Acreage: 106.75 Frontage: 60 HUMMINGBIRD ROAD PURCE Depth: IRREGULAR * SEE BELOW
7. Water Provider: PWC
8. Sewer Provider: PWC SEWER PUMP STATION
9. Deed Book 11343, Page(s) 186, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
10. Existing use of property: FARMLAND, WOODLAND
11. Proposed use(s) of the property: SINGLE-FAMILY RESIDENTIAL

NOTE: Be specific and list all intended uses.

12. Has a violation been issued on this property? Yes _____ No ✓
13. It is requested that the foregoing property be rezoned FROM: A1

TO: (Select one)

- ✓ Conditional Zoning District, with an underlying zoning district of RR
(Article V)
____ Mixed Use District/Conditional Zoning District (Article VI)
____ Density Development/Conditional Zoning District, at the _____ Density
(Article VIII)

* 0477402183000 0477629056000
0476494728000 0477505192000
0476590576000 0477600910000
0477510886000

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 to only the use(s) specified in this application.)

ZERO LOT LINE SINGLE-FAMILY RESIDENTIAL

- 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.

*PHASE ONE IS 58 LOTS ON 29.8 ACRES TOTAL
OPEN SPACE MINIMUM 800 SQUARE FEET PER
LOT OR 46,400 SF.*

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district (Sec. 1004) or list the proposed setbacks.

*PROPOSED SETBACKS:
FRONT 30'
REAR 35'
SIDES 5'*

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

*MINIMUM 2 OFFSTREET PARKING SPACES
PER LOT.*

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

SECTION 1306 DEVELOPMENT SIGN

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.

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.

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 Godwin 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 shall be of sufficient detail to allow the County Planning and Inspections Staff, and the Joint Planning Board to analyze the proposed uses and arrangement of uses on the site. It shall also 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 County Planning and Department a valid request, not incompatible with existing neighborhood zoning patterns.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case. The undersigned hereby acknowledge that the County Planning & Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

ASTRAEL INTERNATIONAL LTD.

Name of Owner(s) (Print or Type)

324 GLENBURNEX DRIVE, UNIT 103

Address of Owner(s)

ghajr@ghajr-pa.com

E-Mail

910-587-2699

Home Telephone

Work Telephone

George M. Rose, Jr.

Signature of Owner(s)

Signature of Owner(s)

GEORGE M. ROSE

Name of Agent, Attorney, Applicant (by assign) (Print or Type)

P.O. BOX 53441 FAYETTEVILLE, NC 28305

Address of Agent, Attorney, Applicant

910-977-5822

Home Telephone

Work Telephone

george@gmrpe.com

E-Mail Address

Fax Number

George M. Rose

Signature of Agent, Attorney,
or Applicant

* ALL record property owners must sign this petition.

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 8/16/2022

SUBJECT: CASE ZNG-012-22: INITIAL ZONING OF 33.92+/- ACRES FROM RR RURAL RESIDENTIAL (COUNTY) TO R7.5 SINGLE FAMILY (HOPE MILLS) OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4742 TUMBLEWEED DRIVE ON REIDS 0403469536000, 0403469721000, 0403477336000, SUBMITTED BY TOWN OF HOPE MILLS (AGENT) ON BEHALF OF JOHNNIE BUNNELLS & DONALD TAYLOR JR. (OWNER).(HOPE MILLS)

ATTACHMENTS:

Description

Case # ZNG-012-22

Type

Backup Material



STAFF REPORT

REZONING CASE# - ZNG-012-22

Planning Board Meeting: 7-19-2022

Hope Mills Board Meeting: 8-22-2022

Address: 4742 Tumbleweed Drive
(Northwest intersection of Tumbleweed Drive and Blackbridge Road).

ZONING REQUEST: Initial zoning to the R7.5 Single Family District (Hope Mills)

The Town of Hope Mills staff received a contiguous annexation petition for 33.92 acres of land tied to parcel identification numbers 0403-46-9536, 0403-46-9721, and 0403-47-7336. The Hope Mills Board of Commissioners accepted the annexation petition on April 18, 2022 adopting resolution R2022-14 at the May 2, 2022 Board meeting while setting the public hearing for full annexation for May 16, 2022. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Mckee Homes LLC (agent) on behalf of Johnnie H & Elanor Yates Bunnells and Donald L. Taylor Jr. (owners)

ADDRESS/LOCATION:

REID #: 0403469536000, 0403469721000, and 0403477336000. Refer to Exhibit "B" for annexation plat information.

SIZE:

As stated above, the subject property is 33.92 acres in size.



Exhibit "A" Aerial

EXISTING ZONING: The subject properties are zoned under the RR Rural Residential District.

EXISTING LAND USE: The subject properties are currently vacant.

SURROUNDING ZONING AND LAND USE:

The area to the immediate northeast is a newly developed single family residential development regulated under the R7.5 residential district. The area to the immediate north is also an established single family residential development with the area to the immediate west vacant. Exhibit "C" provides additional information on zoning.

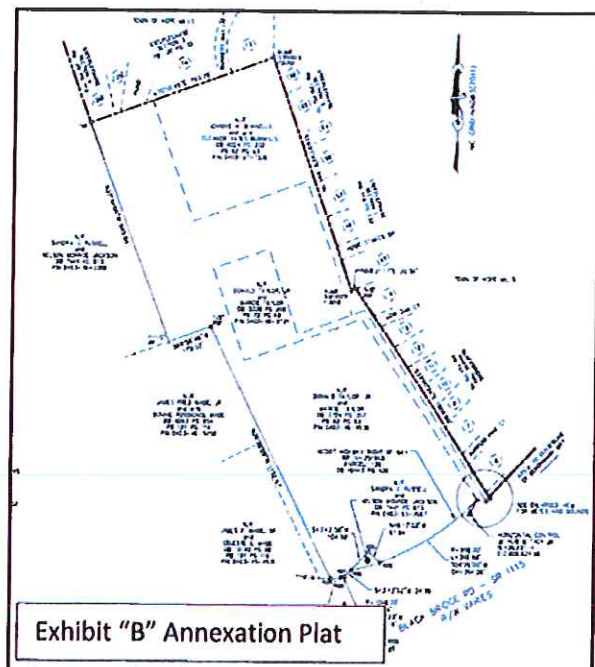
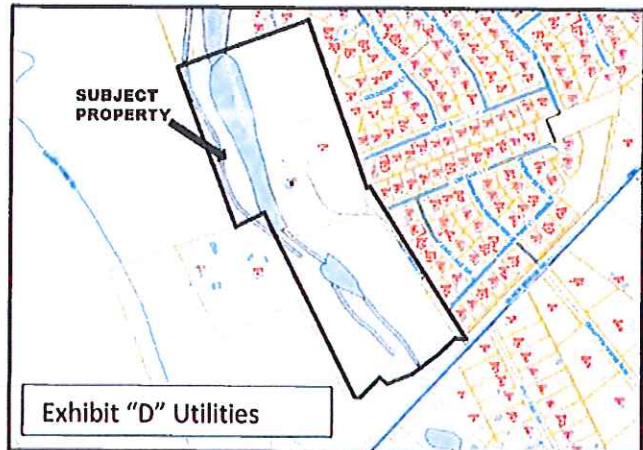
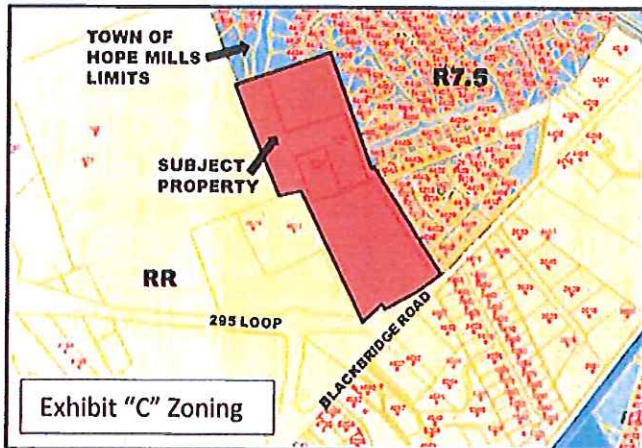


Exhibit "B" Annexation Plat

OTHER SITE CHARACTERISTICS: Exhibit "D" provides the location of water and sewer availability as well as the location of wetlands and soils.



DEVELOPMENT REVIEW: The development of this property will require a development/subdivision review approval subject to consideration by the Hope Mills Board of Commissioners.

COMPREHENSIVE DEVELOPMENT PLANS:

This site is located within the Southwest Cumberland Land Use Plan (2013) and is designated as "Low Density Residential". The request is consistent with the future land use plan. Please refer to Exhibit "E" for additional information.

IMPACTS ON AREA FACILITIES

TRAFFIC: FAMPO did not provide any objections to this request.

UTILITIES: PWC water and sewer is available to The subject properties.

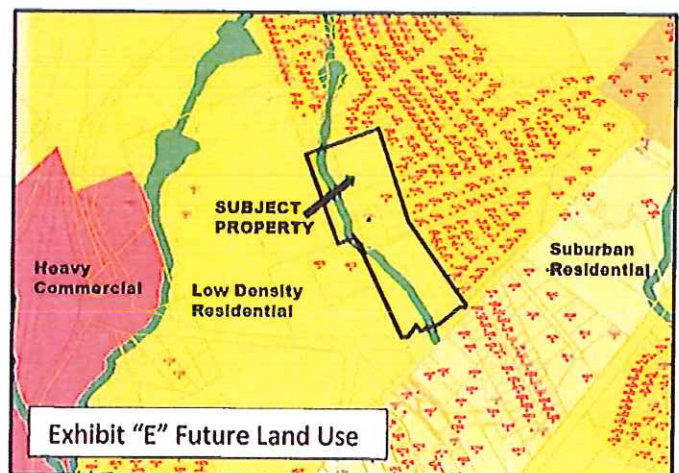
ECONOMIC DEVELOPMENT: Fayetteville Cumberland Economic Development Corporation has reviewed the request and reported no objections.

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 the boundaries of any established overlay district.

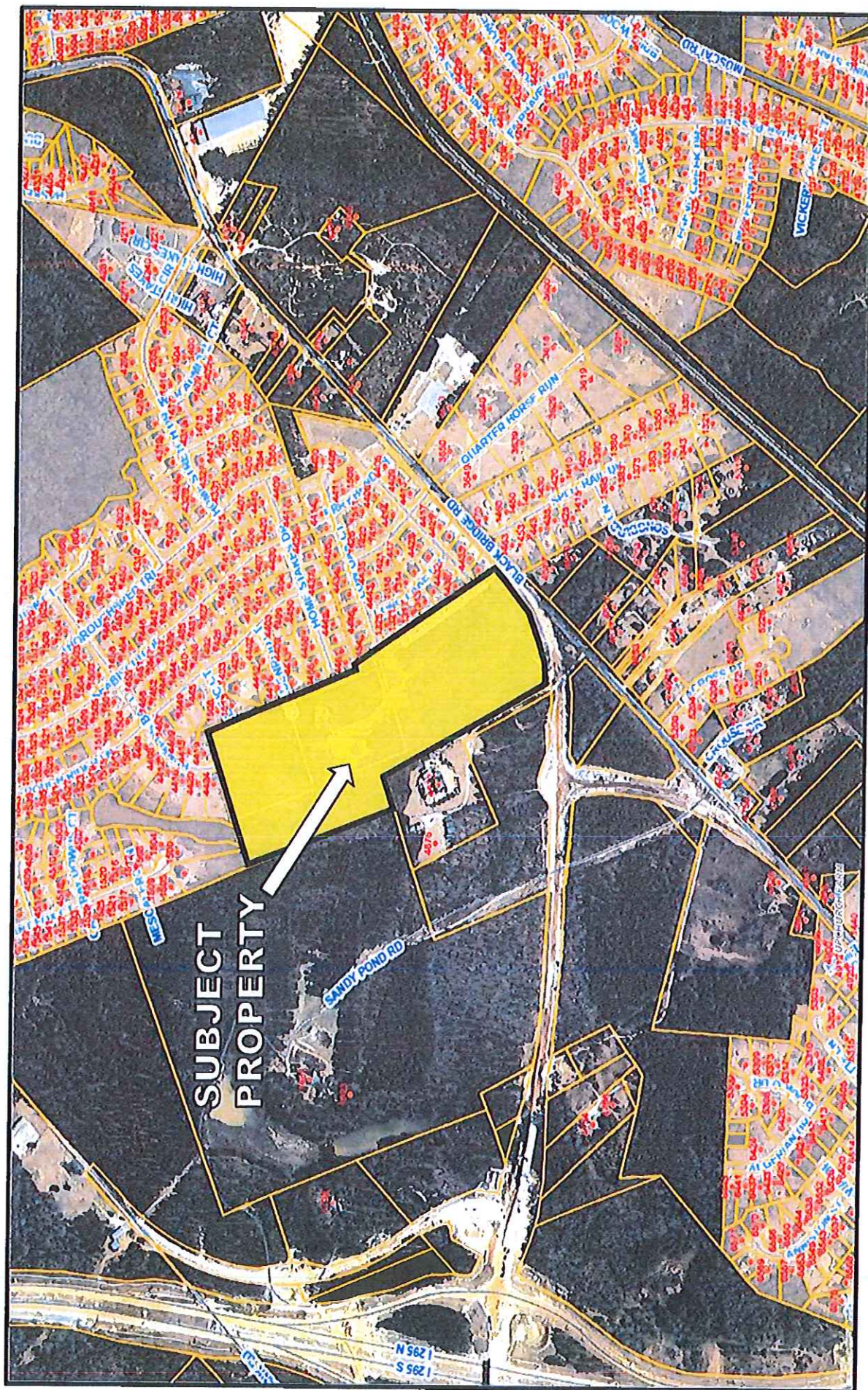
CODE DEVIATIONS: None.

CONDITIONS: None.



STAFF RECOMMENDATION

In ZNG-012-22, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to the R7.5 Single Family Residential district 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 will be developed with single family residential uses that would be compatible with the harmony of the established residential development in the surrounding area.



SKETCH MAP
Case Number ZNG-012-22



Town of Hope Mills

Planning Department

CASE NO.: ZNG-012-22

ZONING BOARD
MEETING DATE: 8/22/22

DATE APPLICATION
SUBMITTED: 5.18.22

RECEIPT NO.: _____

RECEIVED BY: CFM

APPLICATION FOR REZONING HOPE MILLS ZONING ORDINANCE

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

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 \$ 0.
(See attached Fee Schedule).

Rezoning Procedure:

1. Complete application submitted by the applicant.
2. Notification to 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 (approximately two to four weeks after Planning Board public hearing)
6. If approved by the Hope Mills Commissioners, rezoning becomes effective immediately.

The Town Planning Staff may advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions, call (910)424-4555. 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 re-scheduled 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 R2 (COUNTY) to R7.5 (TOWN OF HOPE MILLS)

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: 4742 TUMBLEWEED DRIVE
3. Parcel Identification Number (PIN #) of property: 0403-46-9536, 0403-46-9721
(also known as Tax ID Number or Property Tax ID) 0403-47-7376
4. Acreage: 33.92 Frontage: 390.66 FT Depth: 2,086 FT
5. Water Provider: Well: _____ PWC: ☒
6. Septage Provider: Septic Tank _____ PWC ☒ Other (name) _____
7. Deed Book 00148, Page(s) 0055 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).
8. Existing use(s) of property: VACANT
9. Proposed use(s) of the property: INITIAL ZONING - SUBDIVISION 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 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 Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

JOHNNIE H. BUNNELS
DONALD FOLLOTT, JR

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

3014 THUNDER RD
HOPE MILLS, NC 28348

4142 TUMBLEWEED RD
PARKTON, NC 28371

Complete mailing address of property owner(s)

Telephone number

Alternative telephone number

E-mail address

Fax number

TOWN OF HOPE MILLS (AGENT)

MICHAEL KANBY, MIKA MANAGEMENT

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

5770 ROCKFISH ROAD
HOPE MILLS NC

Complete mailing address of agent, attorney, or applicant

910.426.4103

Telephone number

Alternative telephone number

cmelaughline@townofhopemills.us

E-mail address

Fax number

Owner's signature

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

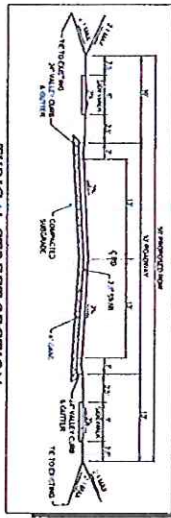
Owner's signature

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



SITE DATA

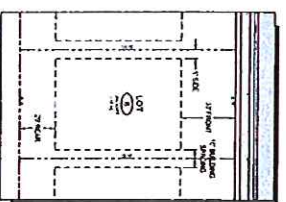
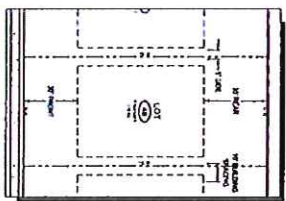
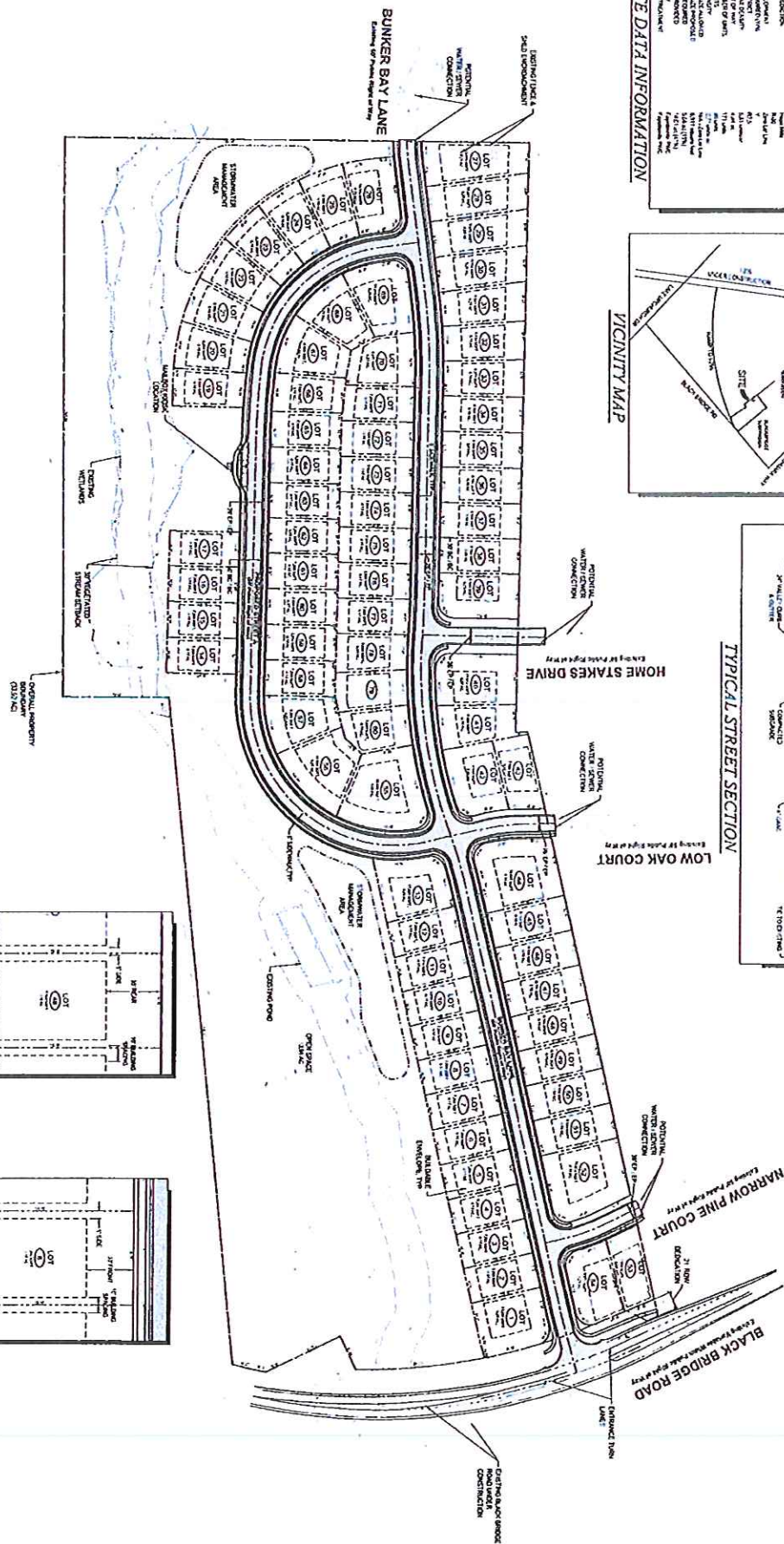
ITEM	DESCRIPTION	DATE
1	Site Plan	10/1/11
2	Site Plan	10/1/11
3	Site Plan	10/1/11
4	Site Plan	10/1/11
5	Site Plan	10/1/11
6	Site Plan	10/1/11
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100	Site Plan	10/1/11



PRELIMINARY SUBDIVISION YIELD SKETCH - VERSION 1

MCKEE HOMES - BLACK BRIDGE

HOPE MILLS, NORTH CAROLINA



NOTES: 1. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 2. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 3. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 4. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 5. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 6. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 7. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 8. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 9. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 10. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 11. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 12. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 13. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 14. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 15. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 16. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 17. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 18. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 19. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 20. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 21. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 22. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 23. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 24. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 25. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 26. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 27. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 28. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 29. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 30. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 31. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 32. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 33. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 34. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 35. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 36. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 37. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 38. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 39. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 40. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 41. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 42. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 43. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 44. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 45. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 46. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 47. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 48. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 49. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 50. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 51. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 52. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 53. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 54. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 55. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 56. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 57. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 58. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 59. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 60. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 61. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 62. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 63. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 64. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 65. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 66. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 67. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 68. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 69. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 70. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 71. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 72. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 73. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 74. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 75. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 76. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 77. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 78. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 79. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 80. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 81. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 82. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 83. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 84. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 85. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 86. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 87. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 88. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 89. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 90. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 91. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 92. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 93. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 94. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 95. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 96. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 97. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 98. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 99. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES. 100. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES.

Chancer McLaughlin

From: Shawn Taurone <shawntaurone@ccs.k12.nc.us>
Sent: Tuesday, June 21, 2022 7:32 AM
To: Chancer McLaughlin
Subject: Re: ZNG-012-22 Request for Comments (Hope Mills)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ZNG-012-22

School	Cap	Enr
Rockfish Elem	799	662
Hope Mills Mid	680	539
South View High	1871	1619

On Mon, Jun 20, 2022 at 4:47 PM Chancer McLaughlin <cmclaughlin@townofhopemills.com> wrote:

Good afternoon,

Attached you will find the request for comments memorandum and associated materials for Case ZNG-012-22 for Hope Mills. If you have no related comment, please reply "no comment".

Feel free to contact me if you have any questions.

Thanks,

Chancer F. McLaughlin

Development Services Director

Town of Hope Mills

5770 Rockfish Road

Chancer McLaughlin

From: Fred Thomas <fthomas@co.cumberland.nc.us>
Sent: Tuesday, June 21, 2022 7:43 AM
To: Chancer McLaughlin
Subject: RE: ZNG-012-22 Request for Comments (Hope Mills)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No comments

Fredrick Thomas
EH On Site Supervisor II
Department of Public Health

Cumberland County

O: 910-433-3692

fthomas@co.cumberland.nc.us

https://www.surveymonkey.com/r/EH_CustomerService

https://www.surveymonkey.com/r/EH_FoodSa



From: Chancer McLaughlin <cmclaughlin@townofhopemills.com>

Sent: Monday, June 20, 2022 4:47 PM

To: Amy Hall <ahall@co.cumberland.nc.us>; Annette Massari <amassari@co.cumberland.nc.us>; Elisabeth Brown <eabrown@townofhopemills.com>; Bill Wilder (bill.wilder@duke-energy.com) <bill.wilder@duke-energy.com>; Cathy Johnson (cathy@fayedc.com) <cathy@fayedc.com>; Dan Hartzog Jr (dhartzogjr@hartzoglawgroup.com) <dhartzogjr@hartzoglawgroup.com>; David Reeves <dreeves@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler (duke-pickler@duke-energy.com) <duke-pickler@duke-energy.com>; Emily Greer (emily.c.greer@usace.army.mil) <emily.c.greer@usace.army.mil>; Franklin West (fdwest@ncdot.gov) <fdwest@ncdot.gov>; Fred Thomas <fthomas@co.cumberland.nc.us>; Gene Booth <wbooth@co.cumberland.nc.us>; Hank Graham <hgraham@co.cumberland.nc.us>; Jane Starling <jstarling@townofhopemills.com>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell (leland.cottrell@ncdenr.gov) <leland.cottrell@ncdenr.gov>; Lori Britt (lori.britt@ncdenr.gov) <lori.britt@ncdenr.gov>; Michael Gibson (mgibson@ci.fay.nc.us) <mgibson@ci.fay.nc.us>; Mike Rutan (mrutan@mccog.org) <mrutan@mccog.org>; Mike Zylka <mzylka@co.cumberland.nc.us>; Misty Manning (misty.manning@faypwc.com) <misty.manning@faypwc.com>; RLUAC (director@rluac.com) <director@rluac.com>; Rob Patton <Patton@fayedc.com>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons (robert@fayedc.com) <robert@fayedc.com>; Sam Powers (sam.powers@faypwc.com) <sam.powers@faypwc.com>; Scott Meszaros <smeszaros@townofhopemills.com>; Scott Walters <swalters@co.cumberland.nc.us>; Shawn Taurone (shawntaurone@ccs.k12.nc.us) <shawntaurone@ccs.k12.nc.us>; Telly Shinas <tshinas@co.cumberland.nc.us>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Toney Coleman <coleman@ci.fay.nc.us>; Tony Means (tmeans@ci.fay.nc.us) <tmeans@ci.fay.nc.us>; Rufus Smith III <rsmith@co.cumberland.nc.us>; Troy L. Baker (tlbaker@ncdot.gov) <tlbaker@ncdot.gov>; Way, Jennifer L - Greensboro, NC <Jennifer.L.Way@usps.gov>; Wesley Jacobs (wesley.jacobs@faypwc.com) <wesley.jacobs@faypwc.com>; William Phipps <wphipps@cumberlandcountync.gov>;

Chancer McLaughlin

From: Kenneth Tatum
Sent: Tuesday, June 21, 2022 7:44 AM
To: Chancer McLaughlin
Subject: Re: ZNG-012-22 Request for Comments (Hope Mills)
Attachments: image001.jpg; ZNG-012-22 PLAT.pdf; ZNG-012-22 Request for Comments.pdf; ZNG-012-22 SITE PLAN.pdf; ZNG-012-22 Sketch Map.pdf

No comments.

Kenny Tatum,
Chief Building Official,
Inspections & Permitting Director
910-426-4118
Town of Hope Mills

On Jun 20, 2022, at 4:47 PM, Chancer McLaughlin <cmclaughlin@townofhopemills.com> wrote:

Good afternoon,

Attached you will find the request for comments memorandum and associated materials for Case ZNG-012-22 for Hope Mills. If you have no related comment, please reply "no comment".

Feel free to contact me if you have any questions.

Thanks,

Chancer F. McLaughlin
Development Services Director
Town of Hope Mills
5770 Rockfish Road
Hope Mills, NC 28348
Phone: 910.426.4103
Work Cellular: 910.759.0169
Email: cmclaughlin@townofhopemills.com
Website: www.townofhopemills.com

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

Chancer McLaughlin

From: Rob Patton <Patton@fayedc.com>
Sent: Tuesday, June 21, 2022 8:13 AM
To: Chancer McLaughlin
Subject: RE: ZNG-012-22 Request for Comments (Hope Mills)

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FCEDC has no issue with this action.

Rob Patton
Executive Vice President
FCEDC
910-500-6404
patton@fayedc.com
www.fayedc.com

From: Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Sent: Monday, June 20, 2022 4:47 PM
To: Amy Hall (ahall@co.cumberland.nc.us) <ahall@co.cumberland.nc.us>; Annette Massari (amassari@co.cumberland.nc.us) <amassari@co.cumberland.nc.us>; Elisabeth Brown (eabrown@townofhopemills.com); Bill Wilder (bill.wilder@duke-energy.com) <bill.wilder@duke-energy.com>; Cathy Johnson <Cathy@fayedc.com>; Dan Hartzog Jr (dhartzogjr@hartzoglawgroup.com) <dhartzogjr@hartzoglawgroup.com>; David Reeves <dreeves@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler (duke-pickler@duke-energy.com) <duke-pickler@duke-energy.com>; Emily Greer (emily.c.greer@usace.army.mil) <emily.c.greer@usace.army.mil>; Franklin West (fdwest@ncdot.gov) <fdwest@ncdot.gov>; Fred Thomas (fthomas@co.cumberland.nc.us) <fthomas@co.cumberland.nc.us>; Gene Booth (wbooth@co.cumberland.nc.us) <wbooth@co.cumberland.nc.us>; Hank Graham (hgraham@co.cumberland.nc.us) <hgraham@co.cumberland.nc.us>; Jane Starling <jstarling@townofhopemills.com>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell (leland.cottrell@ncdenr.gov) <leland.cottrell@ncdenr.gov>; Lori Britt (lori.britt@ncdenr.gov) <lori.britt@ncdenr.gov>; Michael Gibson (mgibson@ci.fay.nc.us) <mgibson@ci.fay.nc.us>; Mike Rutan (mrutan@mccog.org) <mrutan@mccog.org>; Mike Zylka (mzylka@co.cumberland.nc.us) <mzylka@co.cumberland.nc.us>; Misty Manning (misty.manning@faypwc.com) <misty.manning@faypwc.com>; RLUAC (director@rluac.com) <director@rluac.com>; Rob Patton <Patton@fayedc.com>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers (sam.powers@faypwc.com) <sam.powers@faypwc.com>; Scott Meszaros <smeszaros@townofhopemills.com>; Scott Walters (swalters@co.cumberland.nc.us) <swalters@co.cumberland.nc.us>; Shawn Taurone (shawntaurone@ccs.k12.nc.us) <shawntaurone@ccs.k12.nc.us>; Telly Shinas <tshinas@co.cumberland.nc.us>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Toney Coleman <tc Coleman@ci.fay.nc.us>; Tony Means (tmeans@ci.fay.nc.us) <tmeans@ci.fay.nc.us>; Trey Smith (rsmith@co.cumberland.nc.us) <rsmith@co.cumberland.nc.us>; Troy L. Baker (tlbaker@ncdot.gov) <tlbaker@ncdot.gov>; Way, Jennifer L - Greensboro, NC <Jennifer.L.Way@usps.gov>; Wesley Jacobs (wesley.jacobs@faypwc.com) <wesley.jacobs@faypwc.com>; Will Phipps (wphipps@co.cumberland.nc.us) <wphipps@co.cumberland.nc.us>; Yolanda Bennett <ybennett@co.cumberland.nc.us>; Bruce Clark <bclark@townofhopemills.com>
Subject: ZNG-012-22 Request for Comments (Hope Mills)

Chancer McLaughlin

From: Don Sisko
Sent: Tuesday, June 21, 2022 4:53 PM
To: Chancer McLaughlin
Subject: RE: ZNG-012-22 Request for Comments (Hope Mills)

Chancer,

No additional comments from Public Works.

v/r

Don

Don Sisko
Public Works Director
Town of Hope Mills
(910) 429-3384 (office)
(910) 316-4318 (cell)



From: Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Sent: Monday, June 20, 2022 4:47 PM
To: Amy Hall (ahall@co.cumberland.nc.us) <ahall@co.cumberland.nc.us>; Annette Massari (amassari@co.cumberland.nc.us) <amassari@co.cumberland.nc.us>; Elisabeth Brown (eabrown@townofhopemills.com) <eabrown@townofhopemills.com>; Bill Wilder (bill.wilder@duke-energy.com) <bill.wilder@duke-energy.com>; Cathy Johnson (cathy@fayedc.com) <cathy@fayedc.com>; Dan Hartzog Jr (dhartzogjr@hartzoglawgroup.com) <dhartzogjr@hartzoglawgroup.com>; David Reeves (dreeves@townofhopemills.com) <dreeves@townofhopemills.com>; Don Sisko (dsisko@townofhopemills.com) <dsisko@townofhopemills.com>; Duke Pickler (duke-pickler@duke-energy.com) <duke-pickler@duke-energy.com>; Emily Greer (emily.c.greer@usace.army.mil) <emily.c.greer@usace.army.mil>; Franklin West (fdwest@ncdot.gov) <fdwest@ncdot.gov>; Fred Thomas (fthomas@co.cumberland.nc.us) <fthomas@co.cumberland.nc.us>; Gene Booth (wbooth@co.cumberland.nc.us) <wbooth@co.cumberland.nc.us>; Hank Graham (hgraham@co.cumberland.nc.us) <hgraham@co.cumberland.nc.us>; Jane Starling (jstarling@townofhopemills.com) <jstarling@townofhopemills.com>; Kenneth Tatum (ktatum@townofhopemills.com) <ktatum@townofhopemills.com>; Leland Cottrell (leland.cottrell@ncdenr.gov) <leland.cottrell@ncdenr.gov>; Lori Britt (lori.britt@ncdenr.gov) <lori.britt@ncdenr.gov>; Michael Gibson (mgibson@ci.fay.nc.us) <mgibson@ci.fay.nc.us>; Mike Rutan (mrutan@mccog.org) <mrutan@mccog.org>; Mike Zylka (mzylka@co.cumberland.nc.us) <mzylka@co.cumberland.nc.us>; Misty Manning (misty.manning@faypwc.com) <misty.manning@faypwc.com>; RLUAC (director@rluac.com) <director@rluac.com>; Rob Patton (Patton@fayedc.com) <Patton@fayedc.com>; Robert Carter (rcarter@townofhopemills.com) <rcarter@townofhopemills.com>; Robert Van Geons (robert@fayedc.com) <robert@fayedc.com>; Sam Powers (sam.powers@faypwc.com) <sam.powers@faypwc.com>; Scott Meszaros (smeszaros@townofhopemills.com) <smeszaros@townofhopemills.com>; Scott Walters (swalters@co.cumberland.nc.us) <swalters@co.cumberland.nc.us>; Shawn Taurone (shawntaurone@ccs.k12.nc.us) <shawntaurone@ccs.k12.nc.us>; Telly Shinas (tshinas@co.cumberland.nc.us) <tshinas@co.cumberland.nc.us>; Tiffany

Chancer McLaughlin

From: Toney Coleman <ToneyColeman@FayettevilleNC.gov>
Sent: Wednesday, June 22, 2022 9:53 AM
To: Chancer McLaughlin
Subject: RE: [EXTERNAL]ZNG-012-22 Request for Comments (Hope Mills)

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No comments.

Toney



Alvester T. (Toney) Coleman, PhD, A.A.E.

Airport Director

Fayetteville Regional Airport

400 Airport Road, Suite 1 | Fayetteville, NC 28306

910-433-1625 (O)

910-527-5929 (C)

toneycoleman@FayettevilleNC.gov

www.FLYFAY.com

www.FayettevilleNC.gov

All communication not specifically exempted by North Carolina law is a public record and subject to release upon request.

From: Chancer McLaughlin <cmclaughlin@townofhopemills.com>

Sent: Monday, June 20, 2022 4:47 PM

To: Amy Hall (ahall@co.cumberland.nc.us) <ahall@co.cumberland.nc.us>; Annette Massari (amassari@co.cumberland.nc.us) <amassari@co.cumberland.nc.us>; Elisabeth Brown (eabrown@townofhopemills.com) <eabrown@townofhopemills.com>; Bill Wilder (bill.wilder@duke-energy.com) <bill.wilder@duke-energy.com>; Cathy Johnson (cathy@fayedc.com) <cathy@fayedc.com>; Dan Hartzog Jr (dhartzogjr@hartzoglawgroup.com) <dhartzogjr@hartzoglawgroup.com>; David Reeves (dreeves@townofhopemills.com) <dreeves@townofhopemills.com>; Don Sisko (dsisko@townofhopemills.com) <dsisko@townofhopemills.com>; Duke Pickler (duke-pickler@duke-energy.com) <duke-pickler@duke-energy.com>; Emily Greer (emily.c.greer@usace.army.mil) <emily.c.greer@usace.army.mil>; Franklin West (fdwest@ncdot.gov) <fdwest@ncdot.gov>; Fred Thomas (fthomas@co.cumberland.nc.us) <fthomas@co.cumberland.nc.us>; Gene Booth (wbooth@co.cumberland.nc.us) <wbooth@co.cumberland.nc.us>; Hank Graham (hgraham@co.cumberland.nc.us) <hgraham@co.cumberland.nc.us>; Jane Starling (jstarling@townofhopemills.com) <jstarling@townofhopemills.com>; Kenneth Tatum (ktatum@townofhopemills.com) <ktatum@townofhopemills.com>; Leland Cottrell (leland.cottrell@ncdenr.gov) <leland.cottrell@ncdenr.gov>; Lori Britt (lori.britt@ncdenr.gov) <lori.britt@ncdenr.gov>; Michael Gibson (MichaelGibson@FayettevilleNC.gov) <MichaelGibson@FayettevilleNC.gov>; Mike Rutan (mrutan@mccog.org) <mrutan@mccog.org>; Mike Zylka (mzylka@co.cumberland.nc.us) <mzylka@co.cumberland.nc.us>; Misty Manning (misty.manning@faypwc.com) <misty.manning@faypwc.com>; RLUAC

Chancer McLaughlin

From: Robert Carter
Sent: Wednesday, June 22, 2022 1:26 PM
To: Chancer McLaughlin
Subject: RE: ZNG-012-22 Request for Comments (Hope Mills)

No comment as of this time.

From: Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Sent: Monday, June 20, 2022 4:47 PM
To: Amy Hall (ahall@co.cumberland.nc.us) <ahall@co.cumberland.nc.us>; Annette Massari (amassari@co.cumberland.nc.us) <amassari@co.cumberland.nc.us>; Elisabeth Brown <eabrown@townofhopemills.com>; Bill Wilder (bill.wilder@duke-energy.com) <bill.wilder@duke-energy.com>; Cathy Johnson (cathy@fayedc.com) <cathy@fayedc.com>; Dan Hartzog Jr (dhartzogjr@hartzoglawgroup.com) <dhartzogjr@hartzoglawgroup.com>; David Reeves <dreeves@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler (duke-pickler@duke-energy.com) <duke-pickler@duke-energy.com>; Emily Greer (emily.c.greer@usace.army.mil) <emily.c.greer@usace.army.mil>; Franklin West (fdwest@ncdot.gov) <fdwest@ncdot.gov>; Fred Thomas (fthomas@co.cumberland.nc.us) <fthomas@co.cumberland.nc.us>; Gene Booth (wbooth@co.cumberland.nc.us) <wbooth@co.cumberland.nc.us>; Hank Graham (hgraham@co.cumberland.nc.us) <hgraham@co.cumberland.nc.us>; Jane Starling <jstarling@townofhopemills.com>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell (leland.cottrell@ncdenr.gov) <leland.cottrell@ncdenr.gov>; Lori Britt (lori.britt@ncdenr.gov) <lori.britt@ncdenr.gov>; Michael Gibson (mgibson@ci.fay.nc.us) <mgibson@ci.fay.nc.us>; Mike Rutan (mrutan@mccog.org) <mrutan@mccog.org>; Mike Zylka (mzylka@co.cumberland.nc.us) <mzylka@co.cumberland.nc.us>; Misty Manning (misty.manning@faypwc.com) <misty.manning@faypwc.com>; RLUAC (director@rluac.com) <director@rluac.com>; Rob Patton <Patton@fayedc.com>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons (robert@fayedc.com) <robert@fayedc.com>; Sam Powers (sam.powers@faypwc.com) <sam.powers@faypwc.com>; Scott Meszaros <smeszaros@townofhopemills.com>; Scott Walters (swalters@co.cumberland.nc.us) <swalters@co.cumberland.nc.us>; Shawn Taurone (shawntaurone@ccs.k12.nc.us) <shawntaurone@ccs.k12.nc.us>; Telly Shinas <tshinas@co.cumberland.nc.us>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Toney Coleman <tc Coleman@ci.fay.nc.us>; Tony Means (tmeans@ci.fay.nc.us) <tmeans@ci.fay.nc.us>; Trey Smith (rsmith@co.cumberland.nc.us) <rsmith@co.cumberland.nc.us>; Troy L. Baker (tlbaker@ncdot.gov) <tlbaker@ncdot.gov>; Way, Jennifer L - Greensboro, NC <Jennifer.L.Way@usps.gov>; Wesley Jacobs (wesley.jacobs@faypwc.com) <wesley.jacobs@faypwc.com>; Will Phipps (wphipps@co.cumberland.nc.us) <wphipps@co.cumberland.nc.us>; Yolanda Bennett <ybennett@co.cumberland.nc.us>; Bruce Clark <bclark@townofhopemills.com>
Subject: ZNG-012-22 Request for Comments (Hope Mills)

Good afternoon,

Attached you will find the request for comments memorandum and associated materials for Case ZNG-012-22 for Hope Mills. If you have no related comment, please reply "no comment".

Feel free to contact me if you have any questions.

Thanks,

Chancer McLaughlin

From: Yolanda Bennett <ybennett@co.cumberland.nc.us>
Sent: Friday, June 24, 2022 4:14 PM
To: Chancer McLaughlin
Cc: Hank Graham
Subject: RE: ZNG-012-22 Request for Comments (Hope Mills)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Chancer,

The subject parcel is located on 4742 Tumbleweed Drive, Parkton, NC which is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the parcel will have no significant impact on the Transportation Improvement Program.

In addition, Tumbleweed Drive is not listed in the 2020 AADT and there is no available road capacity data for Tumbleweed Drive.

Let me know if you have any other questions/concerns.

Thanks,

Yolanda Bennett

Yolanda R. Bennett, CZO

Transportation Planner

Fayetteville Area Metropolitan Planning Organization (**FAMPO**)

130 Gillespie Street

Fayetteville, NC 28301

O: 910-678-7615

F: 910-678-7638



All correspondence to and from this address may be subject to the N.C. Public Records Law and may be disclosed to third parties.

OWNER	ADDRESS	CITY	STATE	ZIP
MABE, JAMES FRED JR; MABE, BONNIE ROSSINGNOL	PO BOX 758	HOPE MILLS	NC	28348
MABE, JAMES F SR; CELESTE, S TRUSTEES	3037 LOST BALL DR	SEBRING, FL	FL	33872
JACKSON, NELSON MONROE; JACKSON SANDRA POWERS; PO BOX 87		PARKTON	NC	28371
LEFFEWE, MARK D; LEFFEWE CANDICE M	1501 GALLANT FOX COURT	PARKTON	NC	28371
SIMENTAL, GABRIEL; SIMENTAL, MEGAN	1500 GALLANT FOX COURT	HOPE MILLS	NC	28371
NPS ASSOCIATES	PO BOX 727	DUNN	NC	28335
OWENS, CARPACCIO E	4424 BUNKERS BAY LANE	PARKTON	NC	28371
LAFAYETTE, BRIAN STUART; LAFAYETTE, TIFFANY	4419 BUNKERS BAY LANE	HOPE MILLS	NC	28371
DING, MIN; SHUE, SABRINA	200 CYRUS FIELD ROAD	IRVINGTON	NY	10533
ROBINSON, GERALD; ROBINSON APRIL F JONES	1513 KELTIC COURT	PARKTON	NC	28371
NELSON, JAMES M; NELSON, LAURA A	1509 KELTIC COURT	PARKTON	NC	28371
MAYES, JALISA L	4416 GOLDENROD COURT	HOPE MILLS	NC	28371
GONDEK, DEREK S; GONDEK MAURA K	4417 GOLDENROD COURT	PARKTON	NC	28371
JOHNSON, RODNEY D	4466 HOME STAKES DRIVE	PARKTON	NC	28371
BURNEY, CHRISTY	4461 HOME STAKES DRIVE	PARKTON	NC	28371
ALMODOVAR, MONICA ROS; MITCHELL GREGORY SEANTA	4454 LOW OAK COURT	PARKTON	NC	28371
VARNADO, TROY L; VARNADO SHAKENA M	1325 LONG LAKE DRIVE	PARKTON	NC	28371
NOBLE, CHASE W; NOBLE, MALYSA M	1321 LONG LAKE DRIVE	PARKTON	NC	28371
CHAO, ANN MARIE	1317 LONG LAKE DRIVE	PARKTON	NC	28371
DOUTHIT, ANDREW; DOUTHIT, ELIZABETH	1313 LONG LAKE DRIVE	PARKTON	NC	28371
HURD, WALLY C; VICTORIA, ARMSTRONG	1309 LONG LAKE DRIVE	PARKTON	NC	28371
CARMICHAEL, VONDA D; CARMICHAEL, TIMOTHY T.	4436 NARROW PINE COURT	PARKTON	NC	28371
OJENI, IRIKEFE P.; OJENI, CANDACE	4437 NARROW PINE COURT	PARKTON	NC	28371
CLARK, ROBERT E; CLARK, LONA E	PO BOX 464	HOPE MILLS	NC	28348
BROWN, CHRISTOPHER E	4587 BLACKS BRIDGE ROAD	PARKTON	NC	28371
PARKER, HENRY CLIFFORD JR; PARKER, DORIS LINDA	40 MT BALDY ROAD	PARKTON	NC	28371
PARKER, WILBUR ALLEN	4627 BLACK BRIDGE ROAD	PARKTON	NC	28371



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 8/16/2022

SUBJECT: ZON-22-0058: REZONING FROM R5A RESIDENTIAL DISTRICT TO R6A RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 14.97 +/- ACRES; LOCATED AT THE WEST END OF ODELL ROAD; SUBMITTED ODELL SMITH JR. (APPLICANT) ON BEHALF OF ODELL SMITH JR. AND KENNETH SMITH SR. (OWNER). (SPRING LAKE)

ATTACHMENTS:

Description

Case # ZON-22-0058

Type

Backup Material

REQUEST

Rezoning R5A to R6A

Applicant requests a rezoning from R5A Residential District to R6A Residential District for one parcel of approximately 14.97 acres located at the northside of Odell Road, between Alden Street and Goodyear Drive. The parcel of land is currently undeveloped and abuts Fort Bragg Military base. The intent of the property owner is to have residential development or have a manufactured home park arranged on the property. Exhibit "A" identifies the location of the property, zoning currently assigned to it, and the proximity to Fort Bragg military base. Exhibit "B" includes existing and surrounding uses while Exhibit "C" provides the soils and utilities.

PROPERTY INFORMATION

OWNER/APPLICANT: Odell Smith Jr. & Kenneth Smith Sr. (Owners)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0502004670000

SIZE: 14.97 +/- acres within one parcel. Road frontage along Odell Road is 692 +/- feet. The property has a depth approximately 882 +/- feet in length.

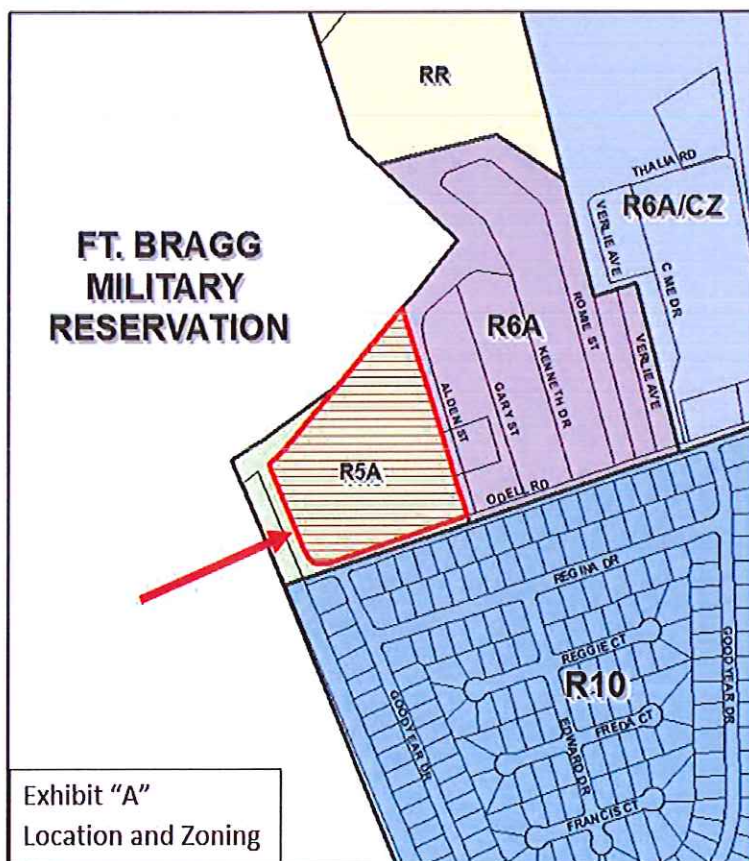
EXISTING ZONING: The subject property is currently zoned R5A Residential District, a district designed primarily for multi-family housing with a maximum of 13.5 dwelling units per net acre.

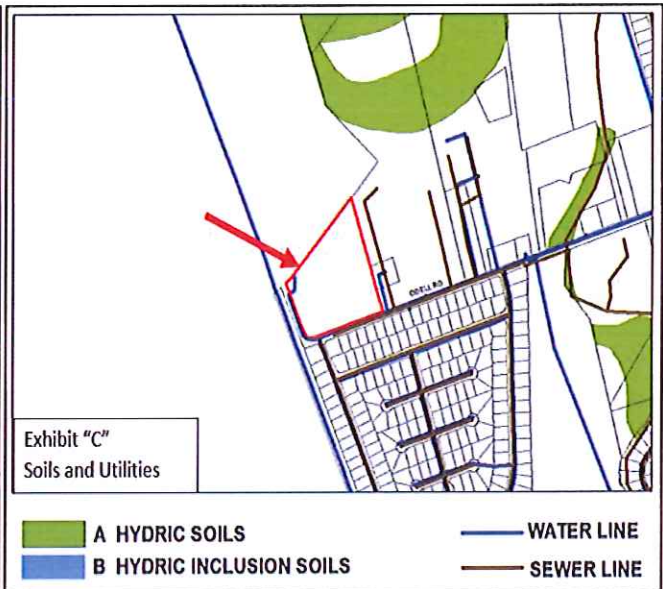
EXISTING LAND USE: The parcel is currently undeveloped, Exhibit "B" shows the existing use of the subject property. The shaded green portion is Fort Bragg military base.

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

- **North:** Fort Bragg military base/Pope Airfield Clear Zone (Exhibit "F")
- **East:** Manufactured home park
- **West:** Fort Bragg military base
- **South:** 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 no presence of hydric or hydric inclusion soils on the property.





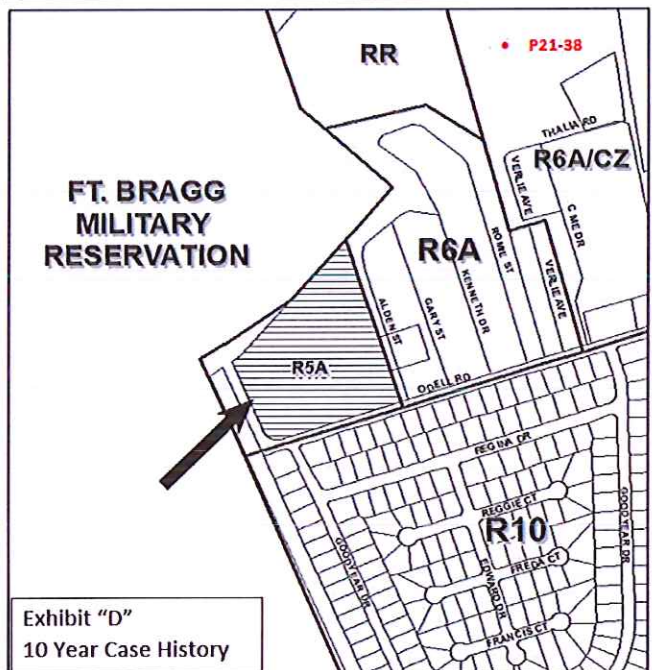
TEN YEAR ZONE CASE HISTORY:

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

- P21-38: R6A, RR, & R10 to R6A/CZ; APPROVED

DEVELOPMENT REVIEW: Development and/or site plan review by County Planning & Inspections will be required before any development.

ZONING COMPARISON: The R6A district allows day care facilities and manufactured homes as permitted uses. The R5A district only allows day care facilities if a special use is approved by the Spring Lake Board of Alderman but manufactured homes are not allowed.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R5A (Existing Zoning)	R6A (Proposed)
Front Yard Setback	25 feet	25 feet
Side Yard Setback	10 feet (one story) 12 feet (two story)	15 feet (one story) 17 feet (two story)
Rear Yard Setback	30 feet	15 feet
Lot Area	5,000 sq. ft.	6,000 sq. ft.
Lot Width	60'	60'

Development Potential:

Existing Zoning (5A)	Proposed Zoning (R6A)
130 dwelling units	108 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 Spring Lake Area Land Use Plan (2002). The future land use classification of the property is Heavy Industrial and Medium Density Residential. The request is not consistent with the Spring Lake Area Land Use Plan, as the Heavy Industrial designation is assigned to the majority of the property to deter residential homes near Pope Airfield.

APPLICABLE PLAN GOALS/POLICIES:

FUTURE LAND USE CLASSIFICATION Industrial Development Goal:

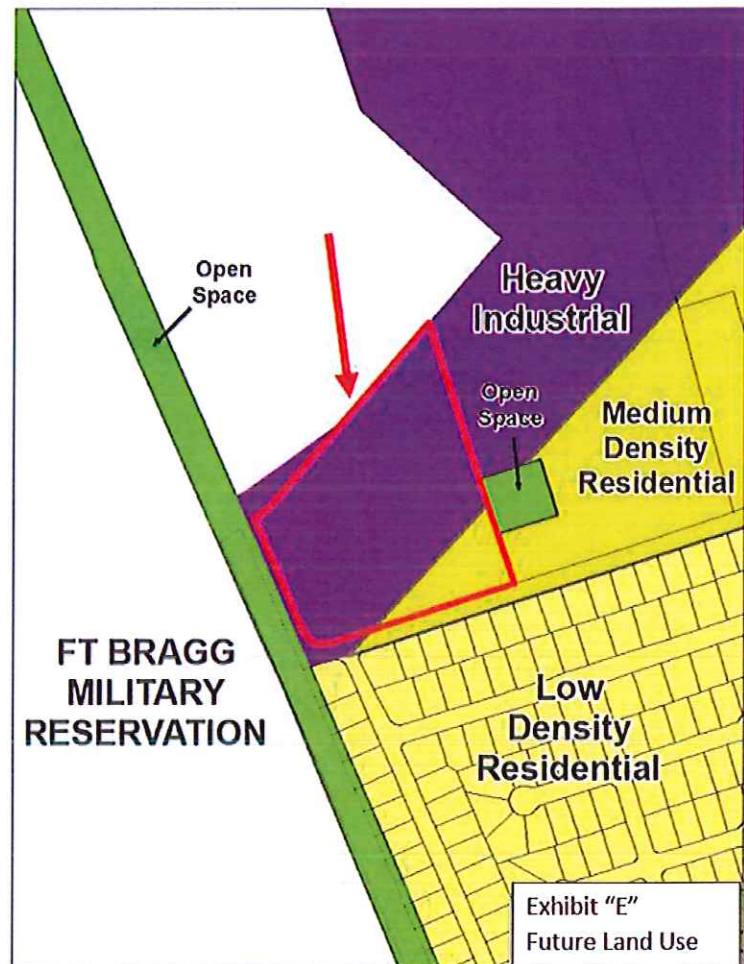
"Provide an atmosphere and incentives that will attract clean, high tech, high paying industries to the area."

- Provide adequate land and suitable locations for industrial development.
- Give priority in public financial incentives to private projects with the greatest potential employment and long-term tax revenue that meets the overall industrial goal of the Study Area.

FUTURE LAND USE CLASSIFICATION Residential Development Goal:

"Provide a wide variety of housing types and prices for all area residents, including the elderly, which are attractive, safe, and affordable."

- Provide and control the location, type, standards, and visual appearance of manufactured homes and manufactured home developments.
- Enhance the residents' living environment in mobile/manufactured home developments.



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Spring Lake Water is available to the property from an existing line on Odell Road (depending on proposed usage) for water and sewer are shown on Exhibit "C".

TRAFFIC: The subject parcel is located on Odell Road which is a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned for Odell Road, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, there is no 2020 AADT listed for Odell Road, nor is there any road capacity data available. Due to the 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 Odell Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Manchester Elementary	386	423
Spring Lake Middle	664	572
Pine Forest High	1712	1665

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and the only concern is the property being near Pope Airfield.

EMERGENCY SERVICES: Spring Lake Fire Marshal's office stated they had no comment until the use was more known.

RULAC: A letter has been submitted by RULAC (attached), recommending that the rezoning be denied. Following an examination of the site plan materials by the RLUAC staff and Board of Directors for the subject parcel, as outlined in Exhibit "F" (attached), and recognizing that our findings are non-binding on the Town of Spring Lake, the RLUAC Board of Directors finds that:

- A significant portion of the site is within an area designated as Important to Protect in the Fort Bragg Compatible Use Rating System due to exposure to aviation noise levels in excess of 65 dB ANDL (weighted annual noise exposure), and the entire site is within an area exposed to aviation noise levels above 60 dB ANDL.
- The site is located immediately adjacent to the Pope Field Clear Zone, which is an area deemed to have the highest potential for aviation incidents and is generally maintained in an undeveloped and unoccupied state.
- Current military land use compatibility guidance recommends that manufactured housing be excluded entirely from areas with exposure to noise levels in excess of 65 dB ANDL.
- General proximity to the end of a runway is a significant multiplier of the likelihood of being exposed to an aviation incident, regardless of being within the designated Clear Zone.
 - The Clear Zone is used for planning purposes in the development of aviation facilities to identify that are where it is *most likely* for an aviation incident to occur.

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

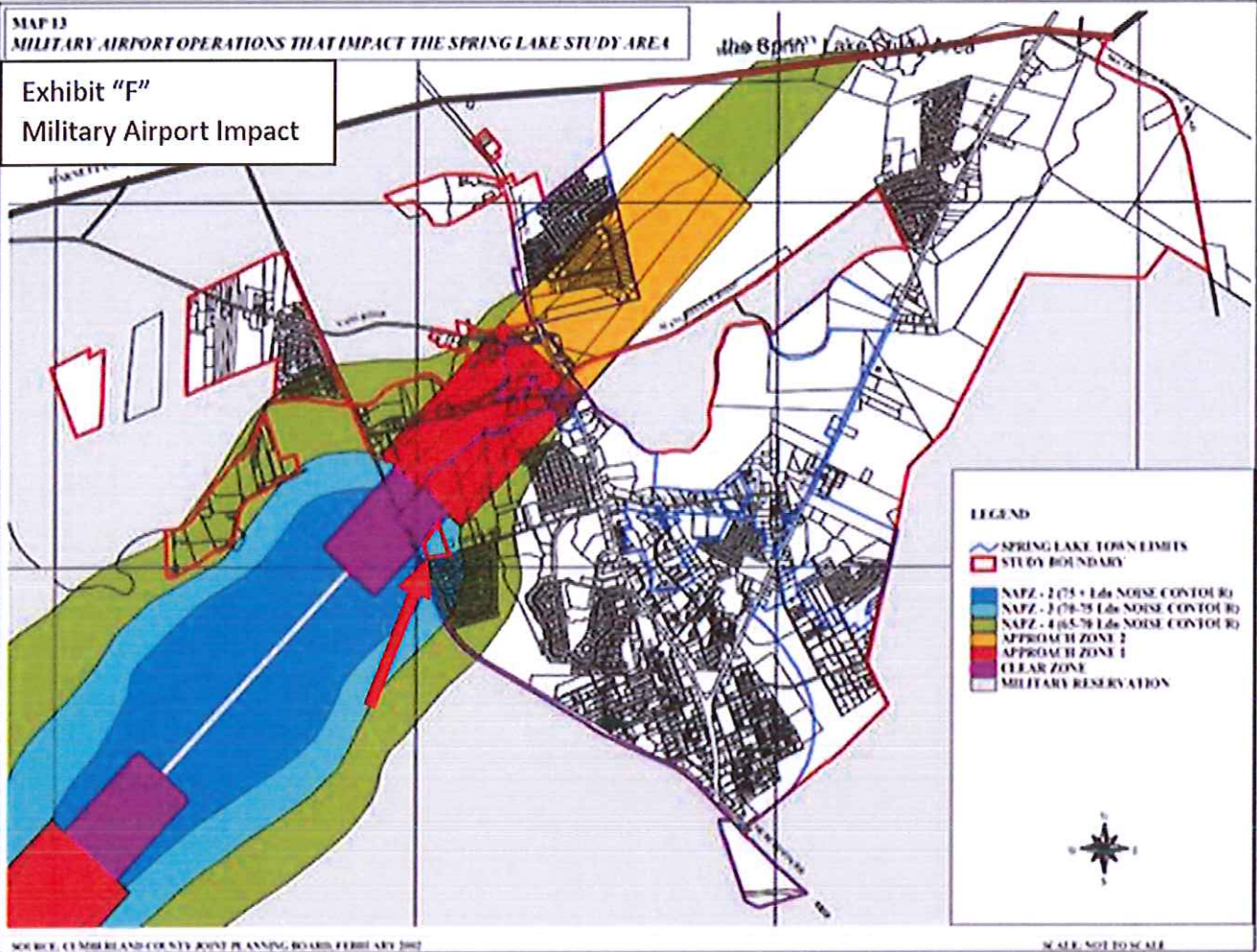
STAFF RECOMMENDATION

In Case ZON-22-0058, the Planning and Inspections staff **recommends denial** of the rezoning request from R5A Residential District to R6A Residential District. Staff finds the request is not consistent with the Spring Lake Area Land Use Plan which calls for "Heavy Industrial" for the majority of this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

MAP 13
MILITARY AIRPORT OPERATIONS THAT IMPACT THE SPRING LAKE STUDY AREA

Exhibit "F"
Military Airport Impact



SOURCE: CLATSOP COUNTY JOINT PLANNING BOARD, FEBRUARY 2002

ATTACHMENT – MAILING LIST

FRANK R & SANDRA ALEXANDER
714 REGINA DR
SPRING LAKE, NC 28390

ARETHERS LITTLE M&M DAYCARE INC
4004 DICKENS AVE
HOPE MILLS, NC 28348

CLEMENTINE BARRETT
701 REGINA DR
SPRING LAKE, NC 28390

ERNEST R. BERRY JR
ERNEST BERRY
GEAMERE S BERRY
5413 SUNNYBRIGHT LN
HOPE MILLS, NC 28348

HISEL I BROWN
300 N MAIN ST
SPRING LAKE, NC 28390

RALPH F BRYRON
12665 S NC 210 HWY
SPRING LAKE, NC 28390

MYONG AE CABRERA
710 REGGIE CT
SPRING LAKE, NC 28390

JAMES CHRISTIAN
709 REGINA DR
SPRING LAKE, NC 28390

VALERIA COLUMNS
ISAAC COLLINS
416 HALLMARK RD
FAYETTEVILLE, NC 28303

ANGEL SANTIAGO DELACRUZ JR TRUSTEE
713 REGINA DR
SPRING LAKE, NC 28390

MICHAEL DEVOTIE
TONI MONICA NGUYEN DAY
NEIL DEVOTIE
713 ODELL RD
SPRING LAKE, NC 28390

JOSE L DOMINGUEZ
611 ODELL RD
SPRING LAKE, NC 28390

FELICIA A GRAVES
WILLA GRAVES
GEORGE A. GRAVES
702 REGGIE CT
SPRING LAKE, NC 28390

ETHERIDGE E GRUBB IV
85 CRYSTAL SPRING DR
SANFORD, NC 27332

LONNIE D HALL
300 N MAIN ST
SPRING LAKE, NC 28390

LUCILLE HARRIS
LEVY HARRIS
704 TANNERWELL AVE
WAKE FOREST, NC 27587

POK SON JOHNSON
ROBERT EVERETT JOHNSON
615 ODELL RD
SPRING LAKE, NC 28390

TYISHA BRANCH
DELORES JOHNSON & TYRONE LEWIS
ROBERT KING & LEONORA KING
621 ODELL ROAD
SPRING LAKE, NC 28390

TUYET HUYNH LE
DINH T. LE
749 GOODYEAR DR
SPRING LAKE, NC 28390

IRISH C. LESSANE
AARON LESSANE
701 ODELL RD
SPRING LAKE, NC 28390

WIFE LIVINGSTON
SAM CUNTON LIVINGSTON
746 GOODYEAR DR
SPRING LAKE, NC 28390

CAROLYN S LOGAN
ROBERT E. LOGAN
612 REGINA DR
SPRING LAKE, NC 28390

CHRISTINE LUNSFORD
BILLY LUNSFORD
706 REGGIE CT
SPRING LAKE, NC 28390

DESIREE GWENDOLYN MARTIN
300 N MAIN ST
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KYLE W. MCNEILL
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SPRING LAKE, NC 28390

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AUTUMN RAYNEE MILES
709 ODELL ROAD
SPRING LAKE, NC 28390

DALL NUCKOLS
THURMAN J. NUCKOLS
2548 BRASSFIELD RD
CREEDMOOR, NC 27522

DEJUANA C O'NEAL
751 GOODYEAR DR
SPRING LAKE, NC 28390

ANNA D SANTIAGO PEREZ
DEMETRIO PEREZ
PO BOX 70986
FORT BRAGG, NC 28307

DALIS PIEDRA
707 ODELL RD
SPRING LAKE, NC 28390

POPE PLANES MHP, LLC
4217 CHESAPEAKE N
BIRMINGHAM, AL 35242

MELONY L RILES
MICHAEL RILES
704 REGINA DR
SPRING LAKE, NC 28390

CHAR LEE SHAFFER
DAVID L. SHAFFER
712 REGINA DR
SPRING LAKE, NC 28390

BEVERLY SIMS
EDWARD SIMS
755 GOODYEAR DR
SPRING LAKE, NC 28390

SHERRON C. SLADE
GARLAND R. SLADE
617 ODELL RD
SPRING LAKE, NC 28390

W KENNETH
ODELL ALDEN SMITH JR
5420 FLINT TAVERN PL
BURKE, VA 22015

SHEILA ELON SMITH
702 REGINA DR
SPRING LAKE, NC 28390

SOUTHERN WAKE PROPERTY GROUP LLC
1417 RIVERVIEW ROAD
RALEIGH, NC 27610

DELLA W JOHNSON STEWART
3318 VASSAR CIR
FAYETTEVILLE, NC 28306

ANNIE P TAYLOR
748 GOODYEAR DR
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
PO BOX 617
SPRING LAKE, NC 28390

MARGARET R TOWNSON
706 REGINA DR.
SPRING LAKE, NC 28390

GEORGE DANIEL TOWNSON
PATRICIA HAYNES TOWNSON
707 REGINA DR
SPRING LAKE, NC 28390

JAMES R UNDERWOOD
1621 AUTRY HWY
ROSEBORO, NC 28382

SONYA V VINTON
JOHN OSCAR VINTON
705 ODELL RD
SPRING LAKE, NC 28390

TRI MINH VO
708 REGINA DR
SPRING LAKE, NC 28390

BETTY WALLACE
619 ODELL RD
SPRING LAKE, NC 28390

ELEANOR BEST WHITLEY
711 REGINA DR
SPRING LAKE, NC 28390

WIFE WIGGINS
JAMES WIGGINS
616 REGINA DR
SPRING LAKE, NC 28390

MARY L WILLIAMS
1711 ZION DR
FAYETTEVILLE, NC 28301

ALICE B WILLIAMS
RUSSELL WILLIAMS JR
610 REGINA DR
SPRING LAKE, NC 28390

ATTACHMENT: RULAC LETTER



Regional Land Use Advisory Commission

SPRING LAKE COURTESY REVIEW

Project: Odell Road Rezoning R5A to R6A (ZON-22-0058)

Location: North side of Odell Road between Alden Street and Goodyear Drive

PIN#: 0502-00-4670

June 30, 2022

Following a review of the above referenced application by the RLUAC staff and Board of Directors, it has been determined that:

- A significant portion of the site is within an area designated as Important to Protect in the Fort Bragg Compatible Use Rating System due to exposure to aviation noise levels in excess of 65 dB ADNL (weighted annual noise exposure), and the entire site is within an area exposed to aviation noise levels in excess of 60 dB ADNL.
- The site is located immediately adjacent to the Pope Field Clear Zone, which is an area deemed to have the highest potential for aviation incidents, and is generally maintained in an undeveloped and unoccupied state.

Based upon the petitioner's application, the full nature of the requested rezoning is not known; however, upon a review of the Zoning Ordinance, it was determined that the primary difference between the current R5A district and the proposed R6A district would be the permitted use of the site for the development of manufactured housing or a manufactured home park (see Section 403 – Use Matrix). The recommendations and concerns expressed in this review letter address the rezoning from the assumption that, since this is the primary difference in the districts, the nature of the request is likely focused on developing the site for manufactured housing, either in a park or on individual lots.

Current military land use compatibility guidance recommends that manufactured housing be excluded entirely from areas with exposure to noise levels in excess of 65 dB ADNL. This weighted noise level refers to the average annual day/night level of noise experienced in a location over an annual basis, and, so individual instances of noise exposure (aircraft taking off or landing) typically exceed the lower range of the threshold. Manufactured housing, in particular, is poorly insulated from exposure to high noise levels due to the construction methods and materials used to build such housing. The exposure to high levels

of aviation noise will negatively impact the quality of life of residents in any future development on this site, particularly if manufactured housing is permitted to be installed on the property.

The addition of more residents in areas of high noise exposure, particularly in areas of frequent aviation operations that can occur at any time of the day or night, will reduce the compatibility of the community with Fort Bragg's military training and operational missions. In addition to the degradation of quality of life for residents, incompatible development in areas with noise exposure such as this can generate noise complaints to the installation. This, in turn, can lead to the curtailment or alteration of aviation training and operations on the installation. The overall result of this can be a decrease in military readiness and the overall sustainability of Fort Bragg's vital national security mission.

The property's proximity to the Pope Field runway and Clear Zone is, perhaps, a more significant concern. While the Clear Zone is used for planning purposes in the development of aviation facilities to identify the area where it is *most likely* for an aviation incident to occur, general proximity to the end of a runway is a significant multiplier of the likelihood of being exposed to an aviation incident, regardless of being within the designated Clear Zone. The addition of new structures and residents in such close proximity to the Pope Field runway and Clear Zone will degrade the overall compatibility of the community with aviation operations on Fort Bragg, and will, generally speaking, pose an increased risk to life and property. RLUAC understands that aviation incidents are rare, but when they do occur, the results can have significant consequences.

In consideration of the negative compatibility outcomes that are possible if the rezoning is approved, RLUAC recommends that the rezoning be denied. Since site-specific conditions are not permitted with a general rezoning, we understand that any additional recommendations would not be binding on the applicant, and thus unenforceable even if offered willingly. If the applicant would consider submitting a conditional rezoning petition, RLUAC will evaluate the case based on the specifics of the new application. In considering a subsequent petition, it is recommended that, at a minimum, any proposed development on the site should exclude all residential structures from the 65+ dB ADNL noise zone and locate all structures as far as possible from the runway / Clear Zone.

While RLUAC's findings and recommendations are non-binding on Town of Spring Lake, their consideration and incorporation into your review of this case will help to improve compatibility outcomes for our region as a whole by protecting Fort Bragg's military training and operational missions.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman
Vagn K. Hansen II, AICP, Executive Director

ATTACHMENT: APPLICATION



TOWN OF SPRING LAKE
BOARD OF ALDERMEN

CASE #:	<u>ZON-22-0058</u>
PLANNING BOARD MEETING DATE:	_____
DATE APPLICATION SUBMITTED:	_____
RECEIPT #:	_____
RECEIVED BY:	_____

Application for
**TOWN OF SPRING LAKE
REZONING REQUEST**

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. Joint Planning Board public hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. Town of Spring Lake Board of Aldermen public hearing (approximately four weeks after Joint Planning Board public hearing).
6. If approved by the Board of Aldermen, rezoning becomes effective immediately.

The County Planning Staff will advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions or assistance, call the Land Use Codes Section at (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 Joint Planning Board meeting according to the Board's meeting schedule. Also, the application fee is *nonrefundable*.

Local Code Reference: Town of Spring Lake Chapter 42-Zoning

**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 R5A to R6A
2. Address of Property to be Rezoned: Property is an undeveloped parcel at the end of Odell Road in Spring Lake; directly across from 705-715 Odell Road.
3. Location of Property: The parcel is at the very end of Odell Road in Spring Lake.
The parcel is located on the right-hand (North) side of Odell Road.
4. Parcel Identification Number (PIN #) of subject property: 0502-00-4670
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 14.97 acres Frontage: 692 feet Depth: 882 feet
6. Water Provider: Well: _____ PWC: _____ Other (name): Town of Spring Lake (Public)
7. Septage Provider: Septic Tank _____ Town of Spring Lake
8. Deed Book 9268, Page(s) 0805, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Property is undeveloped; has been timbered in the past.
10. Proposed use(s) of the property: Medium density residential; multi-family and/or manufactured housing park to be consistent with the zoning and use of adjacent land parcels. Current zoning (R5A) significantly limits the potential for development. Parcel is bounded on left and rear by government land with fenced barrier and on the right by existing large R6A zoned parcel.
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No XXX If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No XXX

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

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

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

Odell Alden Smith, Jr.

Kenneth W. Smith, Sr.

NAME OF OWNER(S) (PRINT OR TYPE)

Odell Alden Smith, Jr.; 5420 Flint Tavern Place, Burke, VA 22015

Kenneth W. Smith, Sr.; 1084 Elliott Farm Road, Fayetteville, NC 28311

ADDRESS OF OWNER(S)

alden.smith400@gmail.com

odellsmithconstruction@gmail.com

E-MAIL

Odell: 703-978-3235

Odell: 571-331-4614

Kenneth: 910-822-2645

Kenneth: 910-988-2773

HOME TELEPHONE #

WORK TELEPHONE #

N/A

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

N/A

ADDRESS OF AGENT, ATTORNEY, APPLICANT

N/A

E-MAIL

N/A

HOME TELEPHONE #

N/A

WORK TELEPHONE #



SIGNATURE OF OWNER(S)

N/A

SIGNATURE OF AGENT, ATTORNEY
OR APPLICANT



SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: STORMWATER SUBCOMMITTEE



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 16, 2022

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: SUBDIVISION ORDINANCE UPDATE PROCESS