

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA December 20, 2022 6:00 PM Hearing Room #3

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. ADJUSTMENTS TO / APPROVAL OF AGENDA
- III. PUBLIC MEETING WITHDRAWALS / DEFERRALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES

A. MINUTES OF NOVEMBER 15, 2022

- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- B. ZON-22-0076: Rezoning from A1 Agricultural District to R40A Residential District or to a more restrictive zoning district for 4.01 +/- acres; located at 2140 Rich Walker Road and an abutting parcel; submitted by Bertha Elliott (applicant/owner).**
- C. ZON-22-0077: Rezoning from CD Conservancy District to A1 Agricultural District or to a more restrictive zoning district for 2.00 +/- acres; located on a portion of the abutting parcel east of 7632 Sim Canady Road; submitted by Bradley Allee & Lynne Gralewski (applicant/owner).**

VIII. PUBLIC MEETING CONTESTED ITEMS

IX. DISCUSSION

D. SUBDIVISION MIA STANDARDS

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

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MINUTES

November 15, 2022

Members Present

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

Members Absent

Ms. Kassandra Herbert

Others Present

Mr. Rawls Howard
Mr. David Moon
Mrs. Alyssa Garcia
Mrs. Laverne Howard
Mr. Rick Moorefield
County Attorney
Mr. Christopher Portman

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 Case ZON-22-0072 would be moved to Contested Items.

Mr. Baker made a motion, seconded by Mrs. Moody to approve the agenda with the change. Unanimous approval.

III. PUBLIC MEETING DEFERRAL / WITHDRAWALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

Mr. Lloyd abstained from voting on the Consent Agenda due to potential conflict of interest concerns.

Mrs. Moody made a motion, seconded by Mr. Burton to approve the abstention. Unanimous approval.

V. APPROVAL OF THE MINUTES OF OCTOBER 18, 2022

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

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VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Chair Crumpler read the welcome and rules of procedures.

VII. JOINT PLANNING BOARD 2023 DEADLINE / MEETING SCHEDULE

Mr. Lloyd made a motion, seconded by Chair Crumpler to approve the Joint Planning Board 2023 Deadline / Meeting Schedule. Unanimous approval.

VIII. PUBLIC MEETING CONSENT ITEMS

TEXT AMENDMENT

- A. **ZNG-017-22:** Revision and amendment to the Hope Mills Zoning Ordinance amending Article II (interpretations, calculations, and definitions), Article IV (permitted, conditional, and special uses), and Article X (individual uses). **(Hope Mills)**

Town of Hope Mills Planning staff is requesting the approval of a text amendment tied to a recent moratorium that instituted a town wide halt on specific uses that negatively impact the character, use, and overall harmony of existing and future development areas.

Mrs. Moody made a motion, seconded by Mr. Baker to approve the proposed amendments to Article II Section 102A-203, Article IV Section 102A-403 and Article X, of the Hope Mills Zoning Ordinance. The vote was unanimous with Mr. Lloyd abstaining from the vote.

REZONING CASES

- B. **Case ZNG-015-22:** Rezoning of 1.20+/- acres from R7.5 Single Family Residential to C1(P) Planned Local Business/CZ Conditional Zoning or to a more restrictive zoning district, located at 3414 Bullard Street on REID 0414365494000, submitted by Kevin Grant (agent) on behalf of Kevin Grant (owner). **(Hope Mills)**

In ZNG-015-22, the Town of Hope Mills Planning staff recommends approval of the rezoning from R7.5 Residential district to the C1(P) Planned Local Business/CZ Conditional Zoning district and finds: a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map to accommodate the C1(P)/CZ request 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 commercial development the proposed use is compatible with the development on the existing adjacent parcels: c. Approval of the request is



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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-015-22, Mrs. Moody made a motion, seconded by Mr. Baker to recommend approval of the rezoning from R7.5 Residential district to the C1(P) Planned Local Business/CZ Conditional Zoning district and find: a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map to accommodate the C1(P)/CZ request 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 commercial development the proposed use is compatible with the development on the existing adjacent parcels: 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. The motion passed unanimously with Mr. Lloyd abstaining from the vote.

- C. **Case ZNG-016-22:** Rezoning of 19.95+/- acres from PND Planned Neighborhood Development to R5 Single Family Residential/CZ Conditional Zoning or to a more restrictive zoning district; located 729 feet from the southwestern intersection of Golfview Road and Souchak Drive on REID 0414128716000, submitted by GMR Capital, LLC (agent) on behalf of GMR Capital, LLC (owner) **(Hope Mills)**

In ZNG-016-22, the Town of Hope Mills Planning staff recommends approval of the rezoning from PND Planned Neighborhood Development to the R5/CZ Residential District/Conditional Zoning and finds: a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map to accommodate the R5/CZ request 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 High Density Residential Land Use designation does contemplate the facilitation of residential development a multi-family residential use is compatible with the residential development on the existing adjacent parcels, 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-016-22, Mrs. Moody made a motion, seconded by Mr. Baker to recommend approval of the rezoning from PND Planned Neighborhood Development to the R5/CZ Residential District/Conditional Zoning and find: a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map to



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accommodate the R5/CZ request 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 High Density Residential Land Use designation does contemplate the facilitation of residential development a multi-family residential use is compatible with the residential development on the existing adjacent parcels, 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. The motion passed unanimously with Mr. Lloyd abstaining from the vote.

- D. **ZON-22-0071:** Rezoning from C1(P) Planned Local Business District to C(P) Planned Commercial District / CZ Conditional Zoning or to a more restrictive zoning district for 1.19 +/- acres; located at 3353 Dunn Road; submitted by Kenneth & Dana Thurmond (applicant/owner). **(Eastover)**

In Case ZON-22-0071, Planning and Inspections staff recommends approval of the rezoning request from C1(P) Planned Local Business District to C(P)/CZ Planned Commercial Conditional Zoning District. Staff finds the request is consistent with the Eastover Area Land Use Plan which calls for "Mixed Use" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-22-0071, Mrs. Moody made a motion, seconded by Mr. Baker to recommend approval of the rezoning request from C1(P) Planned Local Business District to C(P)/CZ Planned Commercial Conditional Zoning District. Staff finds the request is consistent with the Eastover Area Land Use Plan which calls for "Mixed Use" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. The motion passed unanimously with Mr. Lloyd abstaining from the vote.

- E. **ZON-22-0074:** Rezoning from R6 Residential, C3 Planned Commercial and C(P) Planned Commercial Districts to C(P) Planned Commercial District / CZ Conditional Zoning or to a more restrictive zoning district for 5.51 +/- acres; located West of Gillespie Street, South of Moody Street; submitted by Ronald Hammond (applicant) on behalf of Annette Autry Trust (owner).

In Case ZON-22-0074, Planning and Inspections staff recommends approval of the rezoning request from R6 Residential District, C3 Heavy Commercial District, and C(P) Planned Commercial District to C(P)/CZ Planned Commercial District Conditional Zoning. Staff finds the request is consistent with the Southwest Cumberland Land Use Plan which

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calls for "Heavy Commercial" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-22-0074, Mrs. Moody made a motion, seconded by Mr. Baker to recommend approval of the rezoning request from R6 Residential District, C3 Heavy Commercial District, and C(P) Planned Commercial District to C(P)/CZ Planned Commercial District Conditional Zoning. Staff finds the request is consistent with the Southwest Cumberland Land Use Plan which calls for "Heavy Commercial" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. The motion passed unanimously with Mr. Lloyd abstaining from the vote.

IX. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- F. **ZON-22-0072:** Rezoning from R6 Residential District/CU Conditional Use Zoning to R5 Residential District/CZ Conditional Zoning or to a more restrictive zoning district for 20.48 +/- acres; located off Celebration Drive, east of Chicken Foot Road; submitted by June Cowles (applicant) on behalf of Carolinian Properties INC (owner).

Mrs. Garcia presented the case information and photos.

In Case ZON-22-0072, Planning and Inspections staff recommends approval of the rezoning request from R6/CU Residential District Conditional Use to R5/CZ Residential Conditional Zoning District. Staff finds the request is consistent with the South-Central Land Use Plan which calls for "Mixed Use" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Mrs. Moody asked if there was any contact with the school system because she noticed that the elementary and middle schools were already over capacity.

Mrs. Garcia stated that the applicant had been in touch with Grays Creek High School in relation to a possible sidewalk connection and how students would get to the high school.

Mr. Howard stated that the comments go out to the school district and that the numbers in the staff report come from the district and not the staff.

Chair Crumpler asked for more explanation on the emergency access.

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Mrs. Garcia proceeded to explain that the Fire Code for North Carolina requires that if there are over one hundred units, there needs to be a second means of access. She indicated where that would be located.

Mr. Moon stated that there was a letter from the abutting property owner agreeing to allow access easements to accommodate the temporary access.

There were people signed up to speak in favor and in opposition.

Public meeting opened.

Ms. June Cowels spoke in favor. Ms. Cowels explained that everything would be temporary until the commercial comes in. Ms. Cowels went on to explain some of the benefits of the proposed development.

Mrs. Moody asked about the access from Celebration Drive and Chicken Foot Road.

Ms. Cowels said they had discussions with the Department of Transportation (DOT) and there is already a driveway cut on Celebration Drive and they have the second access point.

Mr. Burton asked if the emergency access point was an existing stub out already.

Ms. Cowels said that she wasn't sure if the driveway was there right now, but it will pretty much line up with the intersection. It will eventually service the commercial and pointed out where there will be another access point.

Mr. Rob Caudle spoke in favor. Mr. Caudle stated that he was the engineer and was present to answer any question the board may have. Mr. Caudle stated that they would be handling engineering, design, and permitting for the owner.

Mr. Ben Roberts spoke in opposition. Mr. Roberts voiced his opposition to any development in the area. His concerns are with overcrowding of the schools, they are already at capacity. He also has concerns with increased traffic.

Ms. Barbara Kulp spoke in opposition. Ms. Kulp stated that she is opposed and has concerns about the increased traffic.

Mark Lupton spoke in opposition. Mr. Kulp stated that his concerns are with school overcrowding.

Mr. Joshua Delgado spoke in opposition. Mr. Delgado stated he agreed with the previous speakers, but no one was talking about the third phase of the Cypress Lakes community

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which will bring additional housing and population. Mr. Delgado stated that building should be done in a more suitable area.

Mr. Vallery Mason spoke in opposition and stated that his concerns were with the increased traffic. He asked the board to defer case for a month to allow time for a petition to go around to all of the residents.

Mr. Marc Glenn declined to speak but agreed with the previous speakers.

Mrs. Lisa Glenn spoke in opposition and said she agreed with the previous speakers.

Ms. Jillian Erhardt spoke in opposition and stated that she was concerned about the crossing guards in the school zones with the increased traffic, she was also concerned about safety of the children, and concerned about wildlife.

Mr. Robert Erhardt declined to speak.

Ms. Courteney Hancock stated that her concerns had already been mentioned.

Ms. June Cowles spoke in rebuttal. Ms. Cowels stated that with the wetland area, they are staying out of that area and not developing it. They will do a survey later in the process to address animal concerns mentioned by the opposition.

Public meeting closed.

Mrs. Moody said she doesn't see how they can approve this with the hydric soils and the traffic and the kids going to school.

Mr. Walters stated that he thought it was too congested in that area already.

Mr. Lloyd said he wanted to address the overcrowding of the schools. The County does the best it can and is mandated to give the schools a percentage of money out of the budget. Most schools in this County if they're not overcrowded, they are about at capacity. It's difficult for road engineers to deal with the problem of congestion.

In Case ZON-22-0072, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend denial of the rezoning request from R6/CU Residential District Conditional Use to R5/CZ Residential Conditional Zoning District. The Board finds the request is not in harmony with the character of the surrounding land use activities and zoning due to concerns of increased traffic and school overcrowding generated by the request. The motion passed unanimously.

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- G. **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).

Mr. Moon presented the case information and photos.

There were people signed up to speak in favor and in opposition.

In Case ZON-22-0043, 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.

Mr. Howard stated that the differences between what they are seeing this time and what they saw last time are primarily the lot size and the setbacks.

Mr. Scott Flowers spoke in favor. Mr. Flowers stated that this is a logical location for this development, you are not looking at the same problems as the last case with traffic density. It's an ideal location as water and sewer are being brought in, they went from fifteen thousand square feet to twenty thousand square feet lots, zero lot line setbacks to regular setbacks, and this case was approved by staff. This is the right kind of development for Cumberland County.

Mr. George Rose spoke in favor. Mr. Rose stated that the developer scheduled two community meetings and worked with the town and at the last meeting there were three people who showed up. The same speakers who were here before, the developers have tried to work with them, Mr. Rose stated that he thinks they just don't want development next to them.

Mr. Burton said that his concerns were with the hydric soils.

Mr. Rose said that a soil scientist went out and investigated the site for wetlands and existing ground water conditions. Hydric soils can be a challenge, but not so much where you can't build on them. There are ways to handle the ground water so that you can still build on it.

There were questions from the Board about how water would get into the stormwater retention ponds.

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Mr. Rose said the side ditches would be graded to the retention ponds. There are a series of ponds and that will evolve with the final design. The ponds will be designed so the runoff from them does not exceed any predevelopment flows. They would be sized to contain, at a minimum, the ten-year storm.

Mr. Burton asked where the water goes after the basins fill up.

Mr. Rose stated that the basins wouldn't overflow except in an extreme storm and they are not required by the State to design for anything above the ten-year storm. So, they would be meeting the State's requirements for stormwater.

Mrs. Moody asked who was responsible for maintaining the ditches.

Mr. Rose said the Department of Transportation (DOT) will accept the roadways after a certain number of homes have been built and maintain it.

Ms. Donna Wilson spoke in opposition. Ms. Wilson stated that her concerns are with water. When it rains, you sink. She also has concerns with increased traffic.

Mr. Wayne Bullock said that he was for and against. Mr. Bullock stated that his concerns are with water and feels that canals will be needed. Mr. Bullock said that he was concerned about how to get the water out. Otherwise, he is for development.

Ms. Robin Bridges spoke in opposition. Ms. Bridges stated that this request was not compatible with the area. Ms. Bridges said that the area is swampy and that this development would bring traffic congestion and backups.

Public meeting closed.

Mr. Stewart asked if the street was a part of conditional zoning.

Mr. Howard said that it was.

Mr. Scott Flowers spoke in rebuttal to address some of the concerns that were raised. Mr. Flowers said that the speakers had legitimate concerns, but the whole thing is about appropriate development, and the plan presented is appropriate development.

Mr. Rose stated that they had addressed all of the concerns that came up at the last meeting and still feels confident that when this goes before the Board of Commissioner's again, they will be in favor of it and confident that they can make the development work.

Mr. Lloyd asked if Mr. Rose revised his stormwater to include thousand-year flood how many developments would be in this County.

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Mr. Rose said there would be none. You couldn't design for that type of storm. Mr. Rose went on to explain the difference between the type of storms.

Mr. Lloyd asked Mr. Howard about the number of lots from the first time they heard this case to now and asked about the setbacks.

Mr. Howard said it went from 195 to 168 lots and to standard setbacks for the lots.

Mr. Lloyd asked what the Planning Board vote was last time for their previous request.

Mr. Howard said it was a 5 – 4 vote to approve the previous request at the Planning Board.

In Case ZON-22-0043, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District. The Board finds that the request is consistent with the Eastover Area Land Use Plan which calls for "Rural Density Residential" at this location. The Board 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. The motion failed with Mr. Stewart, Mr. Baker, Mr. Burton, Chair Crumpler, Mr. Walters, and Mr. Williams voting against.

In Case ZON-22-0043, Chair Crumpler made a motion, seconded by Mr. Baker to recommend denial of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District. The Board finds that the request is not consistent with the Eastover Area Land Use Plan which calls for "Rural Density Residential" at this location. The Board also finds that the request is not reasonable or in the public interest as the requested district is not compatible to or in harmony with the surrounding land use activities and zoning due to concerns of water retention, stormwater runoff, and other environmental impacts. The motion for denial passed with Mr. Lloyd, Mrs. Moody, and Mrs. McLaughlin voting against the denial.

- H. **ZON-22-0064:** Rezoning from A1 Agricultural District to R15 Residential District/CZ Conditional Zoning or to a more restrictive zoning district for 5.47 +/- acres; located at 1376 and 1384 Cypress Lakes Road and two directly abutting properties; submitted by Michael Adams (applicant) on behalf of Ricky & Tina Nelson (owner).

Mr. Moon presented the case information and photos.

In Case ZON-22-0064, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R15/CZ Residential District Conditional

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Zoning. Staff finds the request is consistent with the South-Central Land Use Plan which calls for "Low Density Residential" at this location. Staff finds that the request is reasonable and in the public interest as the request is in harmony with the character of surrounding land use activities and zoning.

There were people signed up to speak in favor and in opposition.

Mr. Mike Adams spoke in favor. Mr. Adams stated that this plan is straight forward, we are asking for eight units. It will be four, two-unit buildings.

Ms. Danya Williams spoke in opposition. Ms. Williams stated that her concerns were with flooding, noise, safety, and traffic.

Mr. Herbert Beckwith spoke in opposition. Mr. Beckwith stated that he was opposed because the request is not compatible with the rural area. He also feels that the increased traffic will be an issue. Mr. Beckwith submitted copies of State statutes for consideration.

Ms. Diane Libeck-Long spoke in opposition. Ms. Long asked questions about whether these homes were going to be rental properties or ownership, and if there would be privacy fences.

Mr. Dennis Jones spoke in opposition. Mr. Jones stated that the scaled plan looks like the units are small, and you can't zoom in and read the map. This is surrounded by single family dwellings, where there are no multi-family homes. This is not in harmony with the area.

Mr. William Daybell did not respond as it appeared he must have left.

Mr. Michael Pierce yielded his time.

Mr. Heath McDonald spoke in opposition. Mr. McDonald said his concerns were with flooding, traffic, lighting, and crime.

Mr. Adams spoke in rebuttal. Mr. Adams said that the properties will be rentals, Mr. Adams couldn't answer the fence question. Mr. Adams said it is his client's intent to maintain the property to help them in their retirement.

Public meeting closed.

Mr. Lloyd said that duplex uses are a permitted use in A1.

Mr. Howard also noted the applicant is utilizing the setbacks for A1 as their minimum for the request.

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In Case ZON-22-0064, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District to R15/CZ Residential District Conditional Zoning. The Board finds the request is consistent with the South-Central Land Use Plan which calls for “Low Density Residential” at this location. The Board finds that the request is reasonable and in the public interest as the request is in harmony with the character of surrounding land use activities and zoning. The motion passed with Mr. Stewart, Mr. Baker, and Mr. Walters voting in opposition.

X. DISCUSSION

- SUBDIVISION ORDINANCE PROPOSALS

Mr. Howard presented the Board with three options for the Zero Lot Line Amendment for the Board’s consideration and discussion. Mr. Howard said he reached out to the Homebuilders Association and asked for written comments from them regarding the proposed options which were attached to the packet. The Board does not need to formally vote on the items as there was not an official text amendment on the issue. Staff is just looking for feedback and go back to the Board of Commissioners for them to decide on how they want to proceed.

The Planning Board primarily discussed support for Staff’s “Option Two” with amendments; which included placing original definitions back in the ordinance, addressing utilities (septic), and allowing fee-in lieu, where applicable.

I. ADJOURNMENT

There being no further business, the meeting adjourned at 9:06 p.m.



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 20, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 12/20/2022

SUBJECT: ZON-22-0076: REZONING FROM A1 AGRICULTURAL DISTRICT TO R40A RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 4.01 +/- ACRES; LOCATED AT 2140 RICH WALKER ROAD AND AN ABUTTING PARCEL; SUBMITTED BY BERTHA ELLIOTT (APPLICANT/OWNER).

ATTACHMENTS:

Description

Case ZON-22-0076

Type

Backup Material



NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-22-0076
Planning Board Meeting: Dec. 20, 2022

Location: 2140 Rich Walker Road
Jurisdiction: County-Unincorporated

REQUEST

Rezoning A1 to R40A

Applicant requests a rezoning from A1 Agricultural District to R40A Residential District for two parcels of approximately 4.01 combined acres located at 2140 Rich Walker Road. One parcel is occupied by a single-family home and the abutting parcel to the West is currently vacant wooded land. The intent of the property owner is to recombine and subdivide to create 3 separate lots for family with a minimum of 40,000 sq. ft. per lot and be able to accommodate a manufactured home. The existing structure located on the lot appears to be non-conforming due to being located within the front yard setback of A1 standards. With the proposal of R40A, the structure will be brought into compliance with setbacks, alleviating the nonconformity.

PROPERTY INFORMATION

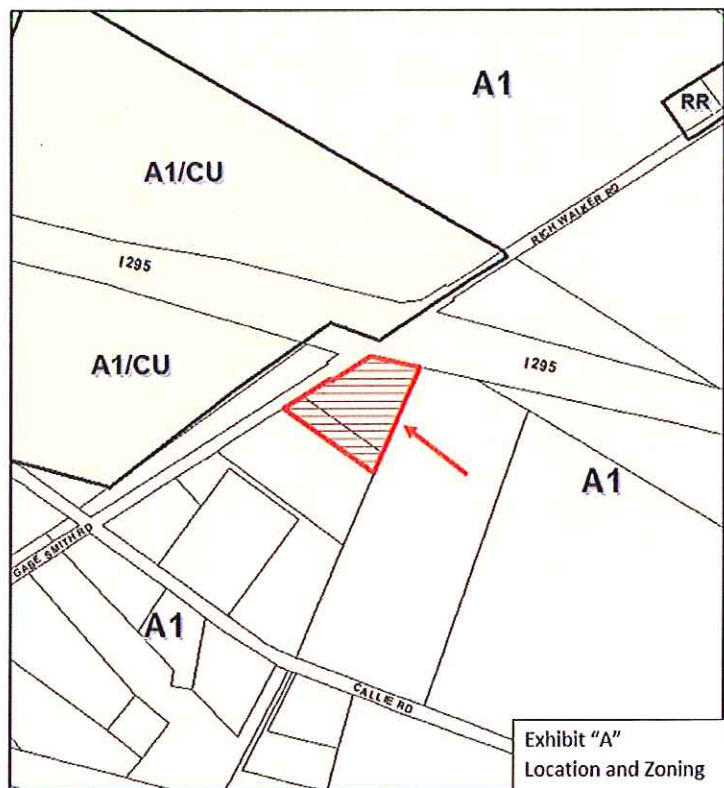
OWNER/APPLICANT: Bertha Elliott (Owner)

ADDRESS/LOCATION: Refer to Exhibit "A",
Location and Zoning Map. REID number:
0550770029000; 0550668973000

SIZE: 4.01 +/- acres within two parcels. The eastern parcel contains approximately 2.94 acres and the western parcel approximately 1.07 acres. Road frontage along Rich Walker Road is a combined 460 +/- feet. The property has a varying depth but is approximately 520 +/- feet in length at its deepest point.

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

EXISTING LAND USE: The eastern parcel contains a single-family home, and the western parcel is currently vacant, wooded land. Exhibit "B" shows the existing use of the subject property.



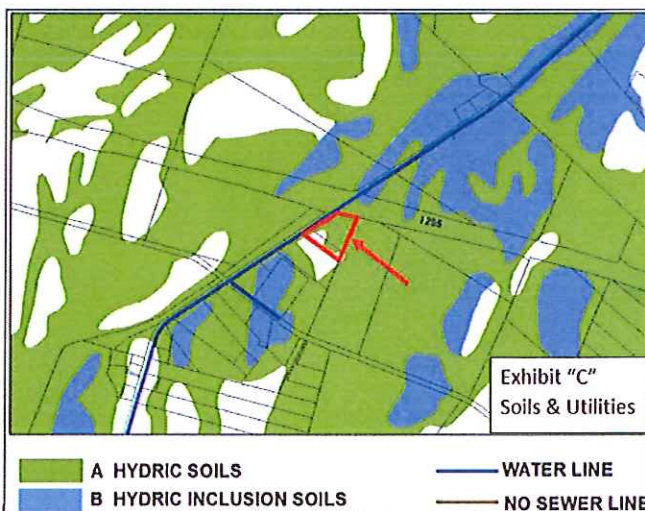
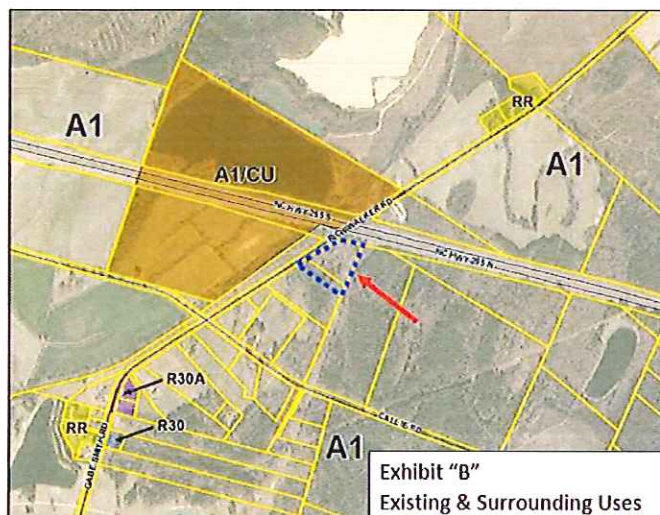
SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North:** Wooded lands and farmland
- **East:** Farmland & I-295 N
- **West:** Single family homes
- **South:** Wooded land

OTHER SITE CHARACTERISTICS: The site is located within a Watershed, but not within a Floodplain Hazard Area. Comments from the Watershed Review Officer (WRO) include:

- An application for watershed approval must be submitted to the Watershed Review Officer (WRO) and plans must be approved by the WRO prior to final plat approval and/or prior to application for any building/zoning permits.
(Note: This approval may require additional conditions restricting the development of this property.) A copy of the WRO's approval of this plat/plan must be submitted to Code Enforcement at the time of application for any permits. County Watershed Protection Ordinance, Section 31A-28
- Prior to the application of any Building Permits, a Watershed Protection Permit must be issued by the WRO.
- Prior to application for the building final inspection, a Watershed Occupancy Permit must be issued for each lot/tract within this development before a Certificate of Occupancy will be issued.
- The Watershed Protection Permit shall expire if a building permit or a Watershed Occupancy Permit for such use is not obtained by the applicant within twelve (12) months from the date of issuance. County Watershed Protection Ordinance Section 31A-27 § D.
- This parcel is located in Cape Fear River Watershed. WS-IV-PA

The subject property, as delineated in Exhibit "C", illustrates presence of hydric soils at the property.



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

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R40A (Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 acres	40,000 sq. ft.
Lot Width	100'	100'

Development Potential:

Existing Zoning (A1)	Proposed Zoning (R40A)
1 dwelling units	4 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 Eastover Area Land Use Plan (2018).

The future land use classification of the property is Rural Density Residential, Maximum Density 30,000 square feet (Exhibit D).

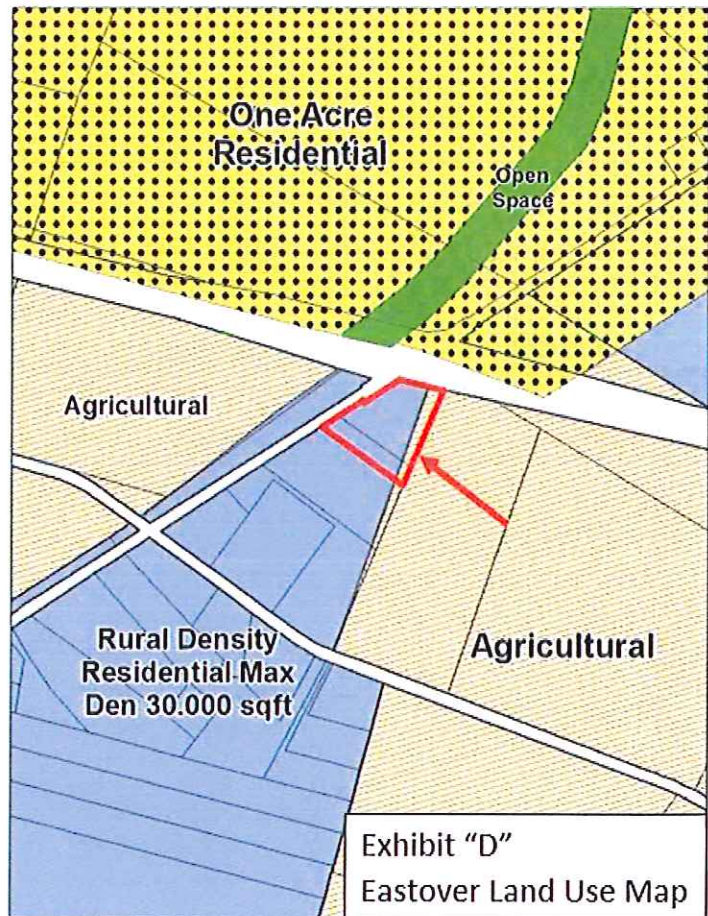
Associated Zoning districts for this classification are R30, R30A, R40, R40A.

The proposed rezoning request is consistent with the adopted Land Use Plan.

APPLICABLE PLAN GOALS/POLICIES:

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.

- Use development techniques that preserve the rural character of the area." (p. 49)



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

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

TRAFFIC: The subject property sits on Rich Walker Rd which is categorized as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned for Rich Walker Rd, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, there is no 2021 AADT for Rich Walker Rd nor is there any road capacity data available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new subdivide should not generate enough traffic to significantly impact Rich Walker Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Eastover Central Elementary	480	311
Mac Williams Middle	1164	1141
Cape Fear High	1476	1519

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

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.

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

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

STAFF RECOMMENDATION

In Case ZON-22-0076, staff **recommends approval** of the rezoning request from A1 Agricultural District to R40A Residential District. Staff finds 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 it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

EFREM THEJON KING
4647 CASTOR AVE
PHILIDELPHIA, PA 19124

FANNIE S PARKER; BETTY ANN HARVEY
8076 E PHIRNE RD
GLEN BURNIE, MD 21061

WILLIAM THOMAS BEARD; JOHN A
CARTER; ADAM CARTER; SUSAN CARTER
CANADY
829 MCCASKILL RD
CARTHAGE, NC 28327

BERTHA KING ELLIOTT
2140 RICH WALKER RD
WADE, NC 28395

OSCAR ROCHESTER KING; ANNIE
ELIZABETH KING
2051 CALLIE RD
WADE, NC 28395

LINDA FAYE MCLAURIN; SANDRA KAYE
TEW; JOAN RAYE DAUGHTRY
5725 DUNN RD
WADE, NC 28395

SAMUEL W BOWYER; FRANCE BOWYER
PO BOX 53186
FAYETTEVILLE, NC 28305

DESI A KING
2062 CALLIE RD
WADE, NC 28395

EVERLY A SMITH; NATHALIA LEE SMITH
9540 WATTS RD
OWINGS MILLS, MD 21117

ANGEL MARIA HARRIS; ANDREW MARCUS
HARRIS
3618 GABE SMITH RD
WADE, NC 28395

ROBERT STANFORD CARROLL JR
3949 EASTDALE DR
FAYETTEVILLE, NC 28311

ROBERT E COOPER
2699 RIVER RD
FAYETTEVILLE, NC 28312

VALENTINA M SMITH
4531 28TH RD SOUTH APT A
ARLINGTON, VA 22206

BETTY ANN HARVEY; RAY G HARVEY
6753 WADE STEDMAN RD
WADE, NC 28395

DEMETRIC TERRELL COPENING; T'NIKA
MELVIN
117 MULLINS AVE
FAYETTEVILLE, NC 28301

COOL HARDING LLC
578 W21060 TWIN PONDS RD
MUSKEGO, WI 53150

ATTACHMENT: APPLICATION



County of Cumberland
—◆—
Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

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

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

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$ 250.
(See attached Fee Schedule).

Rezoning Procedure:

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

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

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

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

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

1. Requested Rezoning from A 1 to R 40A
2. Address of Property to be Rezoned: 2140 Rich Walker Rd - Wade NC 28395
3. Location of Property: 2140 Rich Walker Rd
Wade NC 28395
4. Parcel Identification Number (PIN #) of subject property: 0550770029000
(also known as Tax ID Number or Property Tax ID) 0550668973000
5. Acreage: 3.94 ^{4.01} ^{CP 10/24/22} Frontage: 1/2 ¹⁶⁰ ⁰⁰ Depth: 418 ⁵²⁰ ^{ft}
6. Water Provider: Well: _____ PWC: _____ Other (name): Eastover
7. Septage Provider: Septic Tank X PWC _____
8. Deed Book 2714, Page(s) 0341, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: _____ Residential
10. Proposed use(s) of the property: Turn bk into
Residential
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No ✓ If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No ✓

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

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

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

Bertha K. Elliott
NAME OF OWNER(S) (PRINT OR TYPE)

2140 Rich Walker Rd - Wade NC 28395
ADDRESS OF OWNER(S)

910 323-5406 (C) 910 391 4728
HOME TELEPHONE # WORK TELEPHONE #

Bertha K Elliott
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

2140 Rich Walker Rd Wade NC 28395
ADDRESS OF AGENT, ATTORNEY, APPLICANT

elliott.bertha@yahoo.com
E-MAIL

(910) 323-5406 (C) (910) 391-4728
HOME TELEPHONE # WORK TELEPHONE #

Bertha K Elliott
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 20, 2022

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

DATE: 12/20/2022

SUBJECT: ZON-22-0077: REZONING FROM CD CONSERVANCY DISTRICT TO A1 AGRICULTURAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 2.00 +/- ACRES; LOCATED ON A PORTION OF THE ABUTTING PARCEL EAST OF 7632 SIM CANADY ROAD; SUBMITTED BY BRADLEY ALLEE & LYNNE GRALEWSKI (APPLICANT/OWNER).

ATTACHMENTS:

Description

Case ZON-22-0077

Type

Backup Material

REQUEST

Rezoning CD to A1

Applicant requests a rezoning from CD Conservancy District to A1 Agricultural District for a 2.00 +/- acre portion of one parcel containing 14.84 +/- acres located at 7632 Sim Canady Road. The parcel is currently vacant. The intent of the property owner is to rezone the CD portion adjacent to the existing 2-acre tract to the west to A1 to allow a home on that portion of the property. All of the proposed rezoning area is outside the current flood zone.

PROPERTY INFORMATION

OWNER/APPLICANT: Bradley Allee and Lynne Gralewski (Owner)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0420470634000

SIZE: 2.00 +/- acre portion of a 14.84 +/- acre tract within one parcel. Road frontage along Sim Canady Road is 133 +/- feet. The property is approximately 1652 +/- feet in length at its deepest point.

EXISTING ZONING:

A portion of the subject property is currently zoned CD Conservancy District. This district is designed to preserve and protect identifiable natural resources from urban encroachment. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources and on file in the County Planning and Inspections Department.

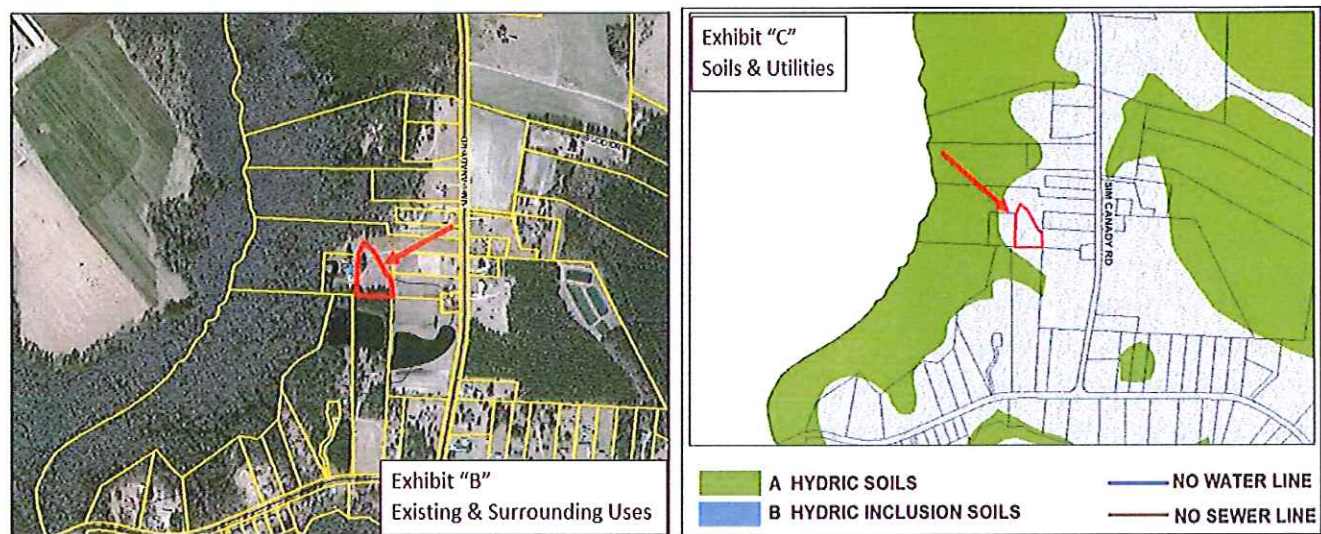
EXISTING LAND USE: The parcel is currently vacant. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Wooded land and single-family homes
- **East:** Wooded lands and single-family homes
- **West:** Wooded land, farmland, and Robeson County
- **South:** Farmland and single-family homes



OTHER SITE CHARACTERISTICS: The site is not located in a Watershed. A portion of the 14.84 +/- parent tract is located in a Flood Zone Hazard Area, but the rezoning portion requested is excluded. The subject property, as delineated in Exhibit "C", illustrates presence of hydric soils at the rear portion of the property.



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

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	CD (Existing Zoning)	A1 (Proposed)
Front Yard Setback	50 Feet	50 feet
Side Yard Setback	50 Feet	20 feet (one story) 25 feet (two story)
Rear Yard Setback	50 Feet	50 feet
Lot Area	N/A	2 acres
Lot Width	N/A	100'

Development Potential:

Existing Zoning (CD)	Proposed Zoning (A1)
N/A	2 dwelling units

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

COMPREHENSIVE PLANS: This property is located within the South-Central Land Use Plan (2015).

The future land use classification of the subject property is "Farmland".

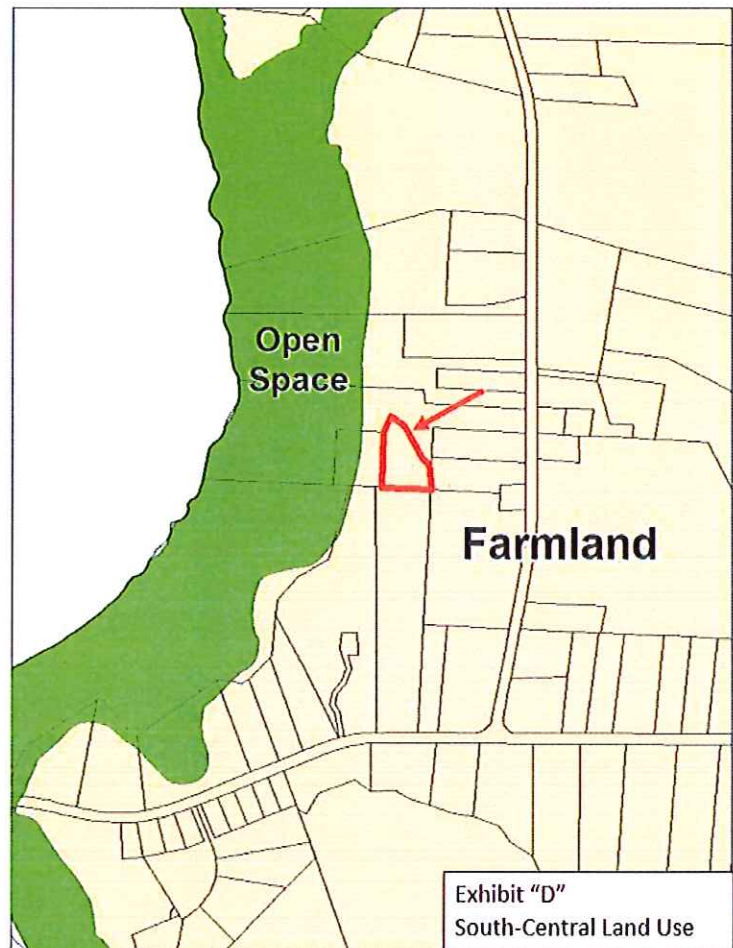
Associated zoning districts for the Farmland classification are A1, A1A, and CD.

The proposed rezoning is consistent with the adopted Land Use Plan.

APPLICABLE PLAN GOALS/POLICIES:

Residential Development Goal:

- Encourage the use of low impact development techniques.
- Locate residential areas with respect to natural and environmental sensitive areas." (p. 93)



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

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

TRAFFIC: The subject property sits on Sim Canady Rd which is categorized as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned for Sim Canady Rd, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, the 2021 AADT for Sim Canady Rd is 300 and there is not any road capacity data available. Due to lack of data and the small scale, the rezoning request does not demand a trip generation. The rezoning should not generate enough traffic to significantly impact Sim Canady Rd.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Gray's Creek Elementary	432	424
Gray's Creek Middle	1083	1125
Gray's Creek High	1517	1396

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

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

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

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

STAFF RECOMMENDATION

In Case ZON-22-0077, staff **recommends approval** of the rezoning request from CD Conservancy District to A1 Agricultural District. Staff finds the request is consistent with the South-Central Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

THOMAS A TATUM; JOYCE ANN TATUM
1757 YARBOROUGH RD
PARKTON, NC 28371

STEPHEN KENNTTEH BRAMBLE
7639 SIM CANADY RD
PARKTON, NC 28371

BRADLEY J ALLEE; M GRALEWSKI LYNNE
7632 SIM CANADY RD
PARKTON, NC 28371

NELSON AYALA REYES
7580 SIM CANADY RD
PARKTON, NC 28371

MARCUS RAPHEL MCCCOLLUM
7609 SIM CANADY ROAD
PARKTON, NC 28371

VIRGINA C CARROLL
2404 MORGANTON RD
FAYETTEVILLE, NC 28303

WILBUR G MCMILLAN LIFE ESTATE
7580 SIM CANADY ROAD
PARKTON, NC 28371

STEPHEN K BRAMBLE TRUSTEE;
CHRISTOPHER HAL BRAMBLE TRUSTEE
7661 SIM CANADY ROAD
PARKTON, NC 28371

ZACKARY RYAN BLACKWELL
1741 YARBOROUGH RD
PARKTON, NC 28371

JOSHUA W HADDOCK
7623 SIM CANADY ROAD
PARKTON, NC 28371

CHRISTOPHER HAL BRAMBLE
7654 SIM CANADY ROAD
PARKTON, NC 28371

WILLIAM JAMES CARNINE; SCARLETTE
TYSON CARNINE
1803 YARBOROUGH RD
PARKTON, NC 28371

VALORIE FOSTER
7609 SIM CANADY ROAD
PARKTON, NC 28371

JAMES WILTON BUDD JR; PATRICIA
ANNETTE USHER
243 SHAW MILL RD
SAINT PAULS, NC 28384

EARL R SLAPPE III
7735 SIM CANADY ROAD
PARKTON, NC 28371

DAVID JEROME LOCKE; MICHELLE
GARRISON LOCKE
1816 SWWT PAULS AVE
FAYETTEVILLE, NC 28304

CHARLES D WHITT; CYNTHIA WHITT
1765 YARBOROUGH RD
PARKTON, NC 28371

DANIEL THOMAS MOSS; SUSAN ANN MOSS
5305 SIMMONS DR
LUMBERTON, NC 28360

CHARLES FRANKLIN JUSTICE
1410 W BROAD ST
ST PAULS, NC 28348

WILBER K DUNLAP; CHRISTINA H
DUNLAP
7666 SIM CANADY ROAD
PARKTON, NC 28371

GLENNA M MCFAYDEN
7530 SIM CANADY ROAD
PARKTON, NC 28371

GARY MCCRAE PAIT
1851 YARBOROUGH RD
PARKTON, NC 28371

ATTACHMENT: APPLICATION



County of Cumberland
◆
Planning & Inspections Department

CASE #: ZON 22 7077

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

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

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

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

Rezoning Procedure:

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

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

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

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

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

1. Requested Rezoning from CD to A-1
2. Address of Property to be Rezoned: 7632 Sim County Rd Perkin NC 28371
3. Location of Property: 7632 Sim County Rd Perkin NC 28371
4. Parcel Identification Number (PIN #) of subject property: 0420470638000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 14.842 Frontage: 133 Depth: 1652
6. Water Provider: Well: X PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank X PWC _____
8. Deed Book 6021 9544, Page(s) 0268, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant
10. Proposed use(s) of the property: Single Residence
11. Do you own any property adjacent to or across the street from this property?
Yes X No _____ If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No X

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

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

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

Bradley S Allee Lynne M Goralowski
NAME OF OWNER(S) (PRINT OR TYPE)

7632 Sam Coady Rd Parkton NC 28371
ADDRESS OF OWNER(S)

910 299 2928 907 306 5151
HOME TELEPHONE # WORK TELEPHONE #

Bradley S Allee Lynne M Goralowski
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

7632 Sam Coady Rd Parkton NC
ADDRESS OF AGENT, ATTORNEY, APPLICANT

BS Allee 0926@gmail.com
E-MAIL

910 299 2928 907 306 5151
HOME TELEPHONE # WORK TELEPHONE #

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

Lm Goralowski-Allee
SIGNATURE OF OWNER(S)

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