

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA February 21, 2023 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
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC MEETING CONSENT ITEMS

INITIAL ZONING CASE(S)

- A. Case ZNG-001-23: Initial zoning of 15.11+/- acres to C2(P) Planned Service and Retail or to a more restrictive zoning district, located at 7050 Rockfish Road on REIDs 9494977862000, submitted by the Town of Hope Mills (agent) on behalf of Crosspoint Church (owner).**

REZONING CASES

- B. ZON-22-0080: Rezoning from A1 Agricultural District to R40A Residential District or to a more restrictive zoning district for three parcels comprising 3.10 +/- acres; located at 1811 and 1815 Sweetie Road; submitted by Jerald Kennon (applicant) on behalf of Herbert Dukes (owner).**
- C. ZON-23-0001: Rezoning from RR Rural Residential District to R6 Residential District for 0.7 +/- acres and Initial Zoning from County A1 Agriculture District and County RR Rural Residential to Town R6 Residential District for 31.3 +/- acres located at 5123 McLean Street and two abutting parcels, Town of Godwin; submitted by Zachary Angle (applicant) on behalf of Susan Tart Property, LLC (owner). (Godwin)**
- D. ZON-23-0002: Rezoning from CD Conservancy District to R15/CUD Residential Conditional Use District or to a more restrictive zoning district for portions of two lots comprising of 0.526 +/- acres; located at 2241 and 2245 Mannington Drive; submitted by James Kizer, Jr. (applicant) on behalf of Jagjit Mehmi (owner).**

VIII. PUBLIC MEETING CONTESTED ITEMS

- E. APPL-0001-23: Consideration of Applicant's Appeal of Planning Director's Denial of Final Plat Approval for the Ava Estates Subdivision; submitted by Ben Stout (applicant).**

IX. DISCUSSION

- F. ZERO LOT LINE TEXT AMENDMENT**

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



STAFF REPORT

REZONING CASE# - ZNG-001-2023

Planning Board Meeting: 2-21-2023

Hope Mills Board Meeting: 3-6-2023

Address: 7050 Rockfish Road.

ZONING REQUEST: Initial zoning to C2(P) Planned Service and Retail

At the December 5, 2022 Board Meeting, the Hope Mills Board of Commissioners moved to accept a noncontiguous annexation petition while also approving Resolution R2022-31. At the January 9, 2023 Board Meeting, the Board of Commissioners then moved to set the public hearing for this resolution January 23, 2023. The resolution was tied to annexation petition A2022-07 for the consideration of a noncontiguous annexation of 15.11 acres of land at 7050 Rockfish Road. The proposed development is comprised of one parcel identification number 9494-97-7862. Plan review staff has worked diligently with the proposed developers to facilitate the submission of this annexation. At the January 23rd Board Meeting the Town of Hope Mills approved the annexation and authorized staff to proceed with the initial zoning of the subject property to the C2(P) district. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Town of Hope Mills (agent) on
behalf of Crosspoint Church (owner).

ADDRESS/LOCATION: 7050 Rockfish Road;

REIDs: : 9494977862000.

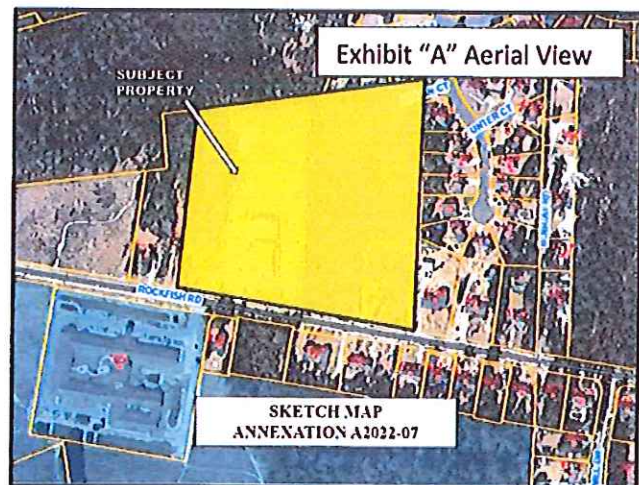
For additional Information on
the site location, refer to Exhibit
"A"

SIZE:

As stated above, the subject property is 15.11
acres in size with varying lengths of depth.

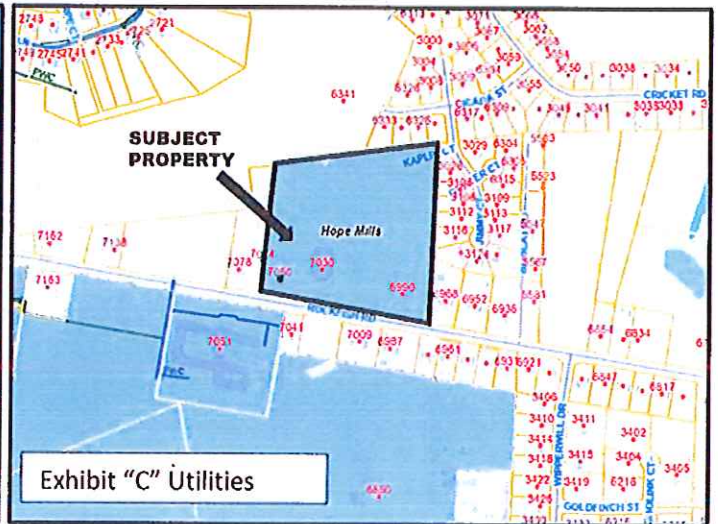
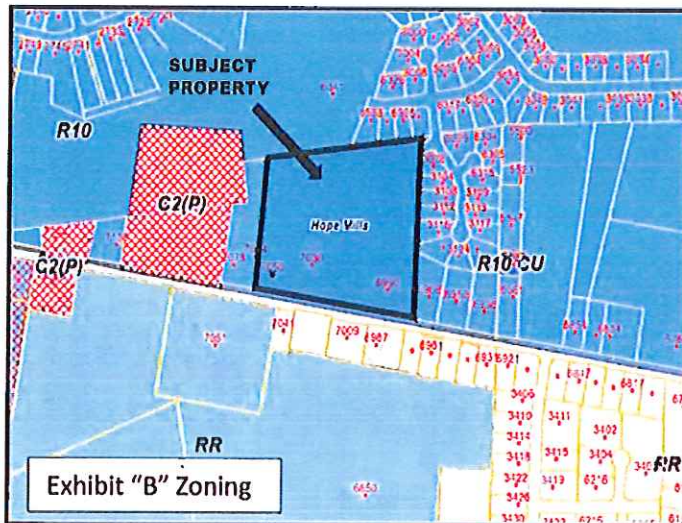
EXISTING ZONING: The subject property is
currently zoned under the R7.5 district with the
overall immediate surrounding area also designated under the R7.5 district. There is a property
to the west zoned under the C2(P) district with a large area across the street zoned under the RR
district. To the far west is a large commercial shopping center, Jack Britt High School, and the
existing Traemoor Village shopping center.

EXISTING LAND USE: The subject property is currently developed with a church.



SURROUNDING ZONING AND LAND USE: The properties adjacent to the immediate east are developed with single family residential uses with the area to the immediate west currently undeveloped and as assisted living facility directly across the street. Refer to Exhibit "B" for zoning and surrounding land uses.

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



DEVELOPMENT REVIEW: The development of this property will require a development/group development review approval.

COMPREHENSIVE DEVELOPMENT PLANS:

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

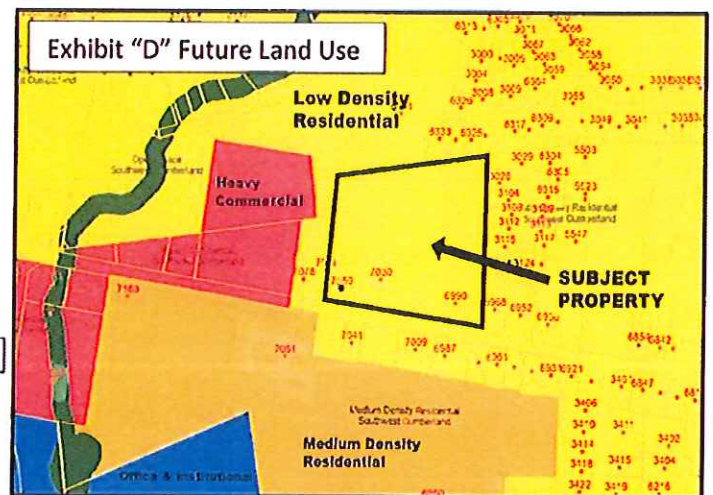
IMPACTS ON AREA FACILITIES

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

UTILITIES: The property will be 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-001-23, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to the C2(P) Planned Service and Retail 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.



SKETCH MAP
CASE NO. ZNG-001-23
Initial Zoning Request



Town of Hope Mills

Planning Department

CASE NO.: ZNG-001-23

PLANNING BOARD

DATE: 2/21/23

TOHM BOARD

MEETING DATE: 3/6/23

DATE APPLICATION

SUBMITTED:

1/29/23

RECEIPT NO.: _____

RECEIVED BY: C. F. McLaughlin

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 R7.5(R10) (county) to C2(P) (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: 7050 Rockfish Road Hope Mills, NC

3. Parcel Identification Number (PIN #) of property: 9494-97-7862
(also known as Tax ID Number or Property Tax ID)

4. Acreage: 15.11 acres Frontage: 892.65 feet Depth: 700+

5. Water Provider: Well: _____ PWC: X

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

7. Deed Book 148, Page(s) 77 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

8. Existing use(s) of property: Church

9. Proposed use(s) of the property: Church, School, Thrift Store, Public Storage

10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No X

If yes, where? _____

11. Has a violation been issued on this property? Yes _____ No X

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

Crosspoint Church

Telephone number	Alternative telephone number

Town of Hope Mills (Agent) Tracy Pounders (Pastor)
Agent, attorney, or applicant (other than property owner) (print or type)

910-426-4103	
Telephone number	Alternative telephone number

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

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

100 = 100%
 90 = 90%
 80 = 80%
 70 = 70%
 60 = 60%
 50 = 50%
 40 = 40%
 30 = 30%
 20 = 20%
 10 = 10%
 0 = 0%



MEMORANDUM

DATE: January 17, 2023

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: Crosspoint Church

REQUEST: Contiguous Annexation

PARCEL#: 9494-97-7862

SIZE: 15.11 acres

LOCATION: 7050 Rockfish Road.

Police:

Recommendation: APPROVAL
Comments: No objections received.

Public Works:

Recommendation: APPROVAL
Comments: Any access to Rockfish is regulated by NCDOT. Any interior roadways to be designed IAW the Town of Hope Mills Standards and Specifications. Sidewalks will be required.

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 C2(P) Planned Service and Retail 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 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 # 2022-07

- 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. Plat 48 pg 77

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



For Town Clerk Use:

Annexation # A2022-07

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):

9494977862000

Cumberland County Real Estate Identification Number (s):

Acreage of Annexation Area: 15.11 ACRES

Existing Population: _____

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.

CROSSPOINTE CHURCH

7050 ROCKFISH RD.
FAYETTEVILLE, NC
28406

Theresa Parker, Pastor

Nov. 3, 2022

*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

LEGAL DESCRIPTION FOR VOLUNTARY ANNEXATION
PROPERTY OF CROSSPOINTE CHURCH
November 2022

BEGINNING at an existing pump pipe on the northern right-of-way of SR 1112 (Rockfish Road); said pump pipe being the southeast corner of the Inez J. Thames Life Estate as recorded in Deed Book 1155 Page 143 of the Cumberland County Registry; thence with the eastern line of Thames N 10-13-55 E, 638.67 feet to an existing iron pipe in the southern line of SRW Builders LLC as recorded in Deed Book 11433 Page 274 of the Cumberland County Registry; thence with the southern line of SRW Builders N 85-21-20 E, 117.22 feet to an existing iron pipe; thence continuing with the southern line of SRW Builders N 85-22-58 E, 305.32 feet to an existing rebar; thence N 85-22-54 E, 178.12 feet to an existing rebar; said rebar being the southeast corner of Lot 60 of Stoney Point Section 3, Part 2 and being the property of Ryan Koelsch as recorded in Deed Book 10909 Page 21 of the Cumberland County Registry; thence with the southern line of Stoney Point Section 3, Part 2 the following courses and distances: N 85-21-29 E, 109.93 feet to an existing iron pipe; N 85-28-07 E, 84.99 feet to an existing iron pipe and N 85-26-19 E, 50.21 to a set rebar in the southern line of Lot 57 of Stoney Point Section 3, Part 2; thence with the western line of Stoney Point South as recorded in Plat Book 85 Page 169, S 5-37-54 W, 84.26 feet to an existing iron stake; said iron stake being the northwest corner of Lot 15 of Stoney Point South and being the property of Kenneth Ard as recorded in Deed Book 4479 Page 240 of the Cumberland County Registry; thence continuing with the western line of Stoney Point South the following courses and distances: S 5-32-35 W, 104.52 feet to an existing iron stake; S 5-36-53 W, 74.90 feet to an existing iron stake; S 5-24-05 W, 149.97 feet to an existing iron stake; S 5-25-50 W, 111.33 feet to an existing iron stake and S 5-20-51 W, 44.68 feet to an existing iron stake; said iron stake being the northwest corner of Jettie Lou Dunnagan as shown on Plat Book 71 Page 78 of the Cumberland County Registry; thence with the western line of Dunnagan S 5-24-07 W, 327.14 feet to an existing iron stake on the northern right-of-way of SR 1112 (Rockfish Road); said iron stake being Dunnagan's southwest corner; thence with the northern right of way of SR 1112 the following courses and distances: N 77-19-49 W, 417.65 feet to an existing iron pipe; N 77-15-29 W, 300.00 to an existing iron pipe and N 77-20-33 W, 175.36 feet to the point of BEGINNING and containing approximately 15.11 acres according to a recombination and boundary survey plat by Jeffrey Riddle, PLS as recorded in Plat Book 148 Page 77 of the Cumberland County Registry.

FILED ELECTRONICALLY
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.

FILED May 05, 2022
AT 08:23:58 AM
BOOK 11465
START PAGE 0161
END PAGE 0162
INSTRUMENT # 18604
RECORDING \$26.00
EXCISE TAX \$400.00

NORTH CAROLINA GENERAL WARRANTY DEED
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS

File No.: DB-40643-21-G

Excise Tax: \$400.00

Parcel Identifier No. 9494-97-4800 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: The Barfield Law Firm, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Lot L.M. Bunnel, "Recombination" Boundary Survey Property of Crosspointe Church

THIS DEED made this 2nd of May, 2022, by and between

GRANTOR

Johnnie Harold Bunnells and spouse, Eleanor Yates Bunnells
and Michael Ray Bunnells and spouse, Doris Smith Bunnells
3014 Throuwer Road
Hope Mills, NC 28348

GRANTEE

CrossPointe Church, Inc.
7050 Rockfish Road
Fayetteville, NC 28306

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Fayetteville, Rockfish Township, Cumberland County, North Carolina and more particularly described as follows:

BEING all of Lot L.M. Bunnel, in a subdivision known as "Recombination" Boundary Survey Property of Crosspointe Church, and the same being duly recorded in Plat Book 148, Page 23, Cumberland County Registry, North Carolina.

Parcel ID: 9494-97-4800

Property Address: 7050 Rockfish Road, Fayetteville, NC 28306

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1160 page 83 & Estate File # 2.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 148 page 23.

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.

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, other than the following exceptions:

Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.
Subject to ad valorem taxes which are a lien but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____	<u>Johnnie Harold Bunnells</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Johnnie Harold Bunnells</u>
By: _____	<u>Michael Ray Bunnells</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Michael Ray Bunnells</u>
By: _____	<u>Eleanor Yates Bunnells</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Eleanor Yates Bunnells</u>
By: _____	<u>Doris Smith Bunnells</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Doris Smith Bunnells</u>

State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that Johnnie Harold Bunnells, Michael Ray Bunnells, Eleanor Yates Bunnells, and Doris Smith Bunnells personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th of May, 2022.

My Commission Expires: September 26, 2023

K. Douglas Barfield Jr.
K. Douglas Barfield Jr., Notary Public



The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant-Register of Deeds

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. A2022-07

WHEREAS the Board of Commissioners has been petitioned under G.S.160A-58.1 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 January 23, 2023, after due notice by publication in the Fayetteville Observer on January 18, 2023; and

WHEREAS the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.1;

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-58.1, the following described territory is hereby annexed and made part of the Town of Hope Mills as of January 23, 2023

AREA FOR ANNEXATION

This is a non-contiguous annexation of property belonging to Crosspointe Church at 7050 Rockfish Rd. Fayetteville, NC 28306. BEING REID # 9494977862000 containing 15.11 acres, more or less, duly recorded in Plat Book 148, Page 77, Cumberland County Registry, North Carolina

BEGINNING at an existing pump pipe on the northern right-of-way of SR 1112 (Rockfish Road); said pump pipe being the southeast corner of the Inez J. Thames Life Estate as recorded in Deed Book 1155 Page 143 of the Cumberland County Registry; thence with the eastern line of Thames N 10-13-55 E, 638.67 feet to and existing iron pipe in the southern line of SRW Builders LLC as recorded in Deed Book 11433 Page 274 of the Cumberland County Registry; thence with the southern line of SRW Builders N 85-21-20 E, 117.22 feet to an existing iron pipe; thence continuing with the southern line of SRW Builders N 85-22-58 E, 305.32 feet to an existing rebar; thence N 85-22-54 E, 178.12 feet to an existing rebar; said rebar being the southeast corner of Lot 60 of Stoney Point Section 3, Part 2 and being the property of Ryan Koelsch as recorded in Deed Book 10909 Page 21 of the Cumberland County Registry; thence with the southern line of Stoney Point Section 3, Part 2 the following courses and distances: N 85-21-29 E, 109.93 feet to an existing iron pipe; N 85-28-07 E, 84.99 feet to an existing iron pipe and N 85-26-19 E, 50.21 to a set rebar in the southern line of Lot 57 of Stoney Point Section 3, Part 2; thence with the western line of Stoney Point South as recorded in Plat Book 85 Page 169, S 5-37-54 W, 84.26 feet to an existing iron stake; said iron stake being the northwest corner of Lot 15 of Stoney Point South and being the property of Kenneth Ard as recorded in Deed Book 4479 Page 240 of the Cumberland County Registry; thence continuing with the western line of Stoney Point South the following courses and distances: S 5-32-35 W, 104.52 feet to an existing iron stake; S 5-36-53 W, 74.90 feet to an existing iron stake; S 5-24-05 W, 149.97 feet to an existing iron stake; S 5-25-50 W, 111.33 feet to an existing iron stake and S 5-20-51 W, 44.68 feet to an existing iron stake; said iron stake being the northwest corner of Jettie Lou Dunnagan as shown on Plat Book 71 Page 78 of the Cumberland County Registry; thence with the western line of Dunnagan S 5-24-07 W, 327.14 feet to an existing iron stake on the northern right-of-way of SR 1112 (Rockfish Road); said iron stake being Dunnagan's southwest corner; thence with the

northern right of way of SR 1112 the following courses and distances: N 77-19-49 W, 417.65 feet to an existing iron pipe; N 77-15-29 W, 300.00 to an existing iron pipe and N 77-20-33 W, 175.36 feet to the point of BEGINNING and containing approximately 15.11 acres according to a recombination and boundary survey plat by Jeffrey Riddle, PLS as recorded in Plat Book 148 Page 77 of the Cumberland County Registry.

Section 2. Upon and after January 23, 2023, 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-58.1.

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 23rd DAY OF JANUARY, 2023

ATTEST:

Jackie Warner, Mayor

Jane G. Starling, CMC, NCCMC
Town Clerk

Emily Weidner

From: Baker, Troy L <tlbaker@ncdot.gov>
Sent: Tuesday, February 7, 2023 1:47 PM
To: Emily Weidner
Cc: Chancer McLaughlin
Subject: RE: [External] ZNG-001-23 Request for Comments

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.

Driveway Permit required.

Change of use of subject properties and/or construction of any new connection or alteration of any existing connection shall require an approved Driveway Permit.

Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's/developer's expense.

In the event that a structure (house) is built by a contractor for commercial gain and/or if property changes ownership from existing owner to builder, an approved Driveway Permit must be secured.

For additional information contact the Division 6 / District 2 office.

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Tuesday, February 7, 2023 11:35 AM
To: 'Amy Hall' <ahall@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; 'Bill Wilder' <bill.wilder@duke-energy.com>; 'Cathy Johnson' <cathy@fayedc.com>; 'Dan Hartzog Jr' <dhartzogjr@hartzoglawgroup.com>; David Reeves <dreeves@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>; 'Duke Pickler' <duke-pickler@duke-energy.com>; 'Emily Greer' <emily.c.greer@usace.army.mil>; West, Franklin D <fdwest@ncdot.gov>; 'Fred Thomas' <fthomas@cumberlandcountync.gov>; Booth, Woodson E <wbooth@cumberlandcountync.gov>; 'Hank Graham' <hgraham@cumberlandcountync.gov>; Starling, Jane G <jstarling@townofhopemills.com>; Kenneth Tatum <ktatum@townofhopemills.com>; Cottrell, Leland <leland.cottrell@ncdenr.gov>; Britt, Lori <Lori.Britt@ncdenr.gov>; 'Michael Gibson' <mgibson@ci.fay.nc.us>; 'Mike Rutan' <mrutan@mccog.org>; 'Mike Zylka' <mzylka@cumberlandcountync.gov>; 'Misty Manning' <misty.manning@faypwc.com>; 'RLUAC' <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>; Meszaros, Scott W <smeszaros@townofhopemills.com>; 'Scott Walters' <swalters@cumberlandcountync.gov>; 'Shawn Taurone' <shawntaurone@ccs.k12.nc.us>; 'Telly Shinas' <tshinas@cumberlandcountync.gov>; 'Tiffany Faulk' <tiffany.faulk@faypwc.com>; 'Toney Coleman' <tc Coleman@ci.fay.nc.us>; 'Tony Means' <tmeans@ci.fay.nc.us>; 'Trey Smith' <rsmith@cumberlandcountync.gov>; Baker, Troy L <tlbaker@ncdot.gov>; 'Way, Jennifer L - Greensboro, NC' <Jennifer.L.Way@usps.gov>; 'Wesley Jacobs' <wesley.jacobs@faypwc.com>; 'Will Phipps' <wphipps@cumberlandcountync.gov>; 'Yolanda Bennett' <ybennett@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Stephen Kessinger <sdkessinger@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>

Emily Weidner

From: Kenneth Tatum
Sent: Tuesday, February 7, 2023 12:45 PM
To: Emily Weidner
Subject: Re: ZNG-001-23 Request for Comments

No comments.

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

On Feb 7, 2023, at 11:35 AM, Emily Weidner <eaweidner@townofhopemills.com> wrote:

Good Morning,

Attached you will find a request for comments memorandum and associated materials for ZNG-001-23 for Hope Mills. If you have no related comments, please reply "no comments."

Please let me know if you have any questions.

Thanks for your time!

Kindest regards,

Emily AV Weidner
Town Planner
910.429.3514 office
910.303.4762 mobile
910.429.3386 fax
www.townofhopemills.com

<image001.jpg>

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

<ZNG-001-23 Request for Comments.pdf>
<ZNG-001-23 Sketch Map.pdf>

Emily Weidner

From: Don Sisko
Sent: Tuesday, February 7, 2023 4:40 PM
To: Emily Weidner
Cc: Bruce Clark; Stephen Kessinger
Subject: RE: ZNG-001-23 Request for Comments

Miss Emily

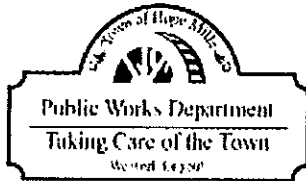
Please include the Public Works standard comments for this project.

Thanks a bunch

Don

Don Sisko

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



From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Tuesday, February 7, 2023 11:35 AM
To: 'Amy Hall' <ahall@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; 'Bill Wilder' <bill.wilder@duke-energy.com>; 'Cathy Johnson' <cathy@fayedc.com>; 'Dan Hartzog Jr' <dhartzogjr@hartzoglawgroup.com>; David Reeves <dreeves@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>; 'Duke Pickler' <duke-pickler@duke-energy.com>; 'Emily Greer' <emily.c.greer@usace.army.mil>; 'Franklin West' <fdwest@ncdot.gov>; 'Fred Thomas' <fthomas@cumberlandcountync.gov>; 'Gene Booth' <wbooth@cumberlandcountync.gov>; 'Hank Graham' <hgraham@cumberlandcountync.gov>; Jane Starling <jstarling@townofhopemills.com>; Kenneth Tatum <ktatum@townofhopemills.com>; 'Leland Cottrell' <leland.cottrell@ncdenr.gov>; 'Lori Britt' <lori.britt@ncdenr.gov>; 'Michael Gibson' <mgibson@ci.fay.nc.us>; 'Mike Rutan' <mrtutan@mccog.org>; 'Mike Zylka' <mzylka@cumberlandcountync.gov>; 'Misty Manning' <misty.manning@faypwc.com>; 'RLUAC' <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>; Scott Meszaros <smeszaros@townofhopemills.com>; 'Scott Walters' <swalters@cumberlandcountync.gov>; 'Shawn Taurone' <shawntaurone@ccs.k12.nc.us>; 'Telly Shinas' <tshinas@cumberlandcountync.gov>; 'Tiffany Faulk' <tiffany.faulk@faypwc.com>; 'Toney Coleman' <tcoleman@ci.fay.nc.us>; 'Tony Means' <tmeans@ci.fay.nc.us>; 'Trey Smith' <rsmith@cumberlandcountync.gov>; 'Troy L. Baker' <tlbaker@ncdot.gov>; 'Way, Jennifer L - Greensboro, NC' <Jennifer.L.Way@usps.gov>; 'Wesley Jacobs' <wesley.jacobs@faypwc.com>; 'Will Phipps' <wphipps@cumberlandcountync.gov>; 'Yolanda Bennett' <ybennett@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Stephen Kessinger

Emily Weidner

From: RLUAC Executive Director <director@rluac.com>
Sent: Wednesday, February 8, 2023 4:33 PM
To: Emily Weidner
Subject: RE: ZNG-001-23 Request for Comments

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.

Emily,

RLUAC does not have any comments on this case.

Thanks,

Vagn

Vagn K. Hansen II, AICP, Executive Director
Regional Land Use Advisory Commission
6205 Raeford Road
Fayetteville, NC 28304
(910) 398-3743
director@rluac.com
www.rluac.com

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Tuesday, February 7, 2023 11:35 AM
To: 'Amy Hall' <ahall@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; 'Bill Wilder' <bill.wilder@duke-energy.com>; 'Cathy Johnson' <cathy@fayedc.com>; 'Dan Hartzog Jr' <dhartzogjr@hartzoglawgroup.com>; David Reeves <dreeves@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>; 'Duke Pickler' <duke-pickler@duke-energy.com>; 'Emily Greer' <emily.c.greer@usace.army.mil>; 'Franklin West' <fdwest@ncdot.gov>; 'Fred Thomas' <fthomas@cumberlandcountync.gov>; 'Gene Booth' <wbooth@cumberlandcountync.gov>; 'Hank Graham' <hgraham@cumberlandcountync.gov>; Jane Starling <jstarling@townofhopemills.com>; Kenneth Tatum <ktatum@townofhopemills.com>; 'Leland Cottrell' <leland.cottrell@ncdenr.gov>; 'Lori Britt' <lori.britt@ncdenr.gov>; 'Michael Gibson' <mgibson@ci.fay.nc.us>; 'Mike Rutan' <mrtan@mccog.org>; 'Mike Zylka' <mzylka@cumberlandcountync.gov>; 'Misty Manning' <misty.manning@faypwc.com>; 'RLUAC' <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>; Scott Meszaros <smeszaros@townofhopemills.com>; 'Scott Walters' <swalters@cumberlandcountync.gov>; 'Shawn Taurone' <shawntaurone@ccs.k12.nc.us>; 'Telly Shinas' <tshinas@cumberlandcountync.gov>; 'Tiffany Faulk' <tiffany.faulk@faypwc.com>; 'Toney Coleman' <tcoleman@ci.fay.nc.us>; 'Tony Means' <tmeans@ci.fay.nc.us>; 'Trey Smith' <rsmith@cumberlandcountync.gov>; 'Troy L. Baker' <tlbaker@ncdot.gov>; 'Way, Jennifer L - Greensboro, NC' <Jennifer.L.Way@usps.gov>; 'Wesley Jacobs' <wesley.jacobs@faypwc.com>; 'Will Phipps' <wphipp@cumberlandcountync.gov>; 'Yolanda Bennett' <ybennett@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Stephen Kessinger <sdkessinger@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Cc: Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Subject: ZNG-001-23 Request for Comments

Emily Weidner

From: Shawn Taurone <shawntaurone@ccs.k12.nc.us>
Sent: Tuesday, February 7, 2023 11:40 AM
To: Emily Weidner
Subject: Re: ZNG-001-23 Request for Comments

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-001-23

School	Cap	Enr
Stoney Point Elem	826	892
John Griffin Mid	1273	1077
Jack Britt High	1929	1989

On Tue, Feb 7, 2023 at 11:35 AM Emily Weidner <eaweidner@townofhopemills.com> wrote:

Good Morning,

Attached you will find a request for comments memorandum and associated materials for ZNG-001-23 for Hope Mills. If you have no related comments, please reply "no comments."

Please let me know if you have any questions.

Thanks for your time!

Kindest regards,

Emily AV Weidner

Town Planner

910.429.3514 office

910.303.4762 mobile

Emily Weidner

From: Elisabeth Brown
Sent: Tuesday, February 7, 2023 11:38 AM
To: Emily Weidner
Subject: RE: ZNG-001-23 Request for Comments

This will require a Stormwater Management Plan Application to be submitted. No floodplain requirements.

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Tuesday, February 7, 2023 11:35 AM
To: 'Amy Hall' <ahall@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; 'Bill Wilder' <bill.wilder@duke-energy.com>; 'Cathy Johnson' <cathy@fayedc.com>; 'Dan Hartzog Jr' <dhartzogjr@hartzoglawgroup.com>; David Reeves <dreeves@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>; 'Duke Pickler' <duke-pickler@duke-energy.com>; 'Emily Greer' <emily.c.greer@usace.army.mil>; 'Franklin West' <fdwest@ncdot.gov>; 'Fred Thomas' <fthomas@cumberlandcountync.gov>; 'Gene Booth' <wbooth@cumberlandcountync.gov>; 'Hank Graham' <hgraham@cumberlandcountync.gov>; Jane Starling <jstarling@townofhopemills.com>; Kenneth Tatum <ktatum@townofhopemills.com>; 'Leland Cottrell' <leland.cottrell@ncdenr.gov>; 'Lori Britt' <lori.britt@ncdenr.gov>; 'Michael Gibson' <mgibson@ci.fay.nc.us>; 'Mike Rutan' <mrutan@mccog.org>; 'Mike Zylka' <mzylka@cumberlandcountync.gov>; 'Misty Manning' <misty.manning@faypwc.com>; 'RLUAC' <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>; Scott Meszaros <smeszaros@townofhopemills.com>; 'Scott Walters' <swalters@cumberlandcountync.gov>; 'Shawn Taurone' <shawntaurone@ccs.k12.nc.us>; 'Telly Shinas' <tshinas@cumberlandcountync.gov>; 'Tiffany Faulk' <tiffany.faulk@faypwc.com>; 'Toney Coleman' <tcoleman@ci.fay.nc.us>; 'Tony Means' <tmeans@ci.fay.nc.us>; 'Trey Smith' <rsmith@cumberlandcountync.gov>; 'Troy L. Baker' <tlbaker@ncdot.gov>; 'Way, Jennifer L - Greensboro, NC' <Jennifer.L.Way@usps.gov>; 'Wesley Jacobs' <wesley.jacobs@faypwc.com>; 'Will Phipps' <wphipps@cumberlandcountync.gov>; 'Yolanda Bennett' <ybennett@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Stephen Kessinger <sdkessinger@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Cc: Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Subject: ZNG-001-23 Request for Comments

Good Morning,

Attached you will find a request for comments memorandum and associated materials for ZNG-001-23 for Hope Mills. If you have no related comments, please reply "no comments."

Please let me know if you have any questions.

Thanks for your time!

Kindest regards,

Emily AV Weidner
Town Planner
910.429.3514 office
910.303.4762 mobile

Emily Weidner

From: Rob Patton <Patton@fayedc.com>
Sent: Tuesday, February 7, 2023 11:38 AM
To: Emily Weidner
Subject: RE: ZNG-001-23 Request for Comments

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.

FCEDC has no issue with this action.

Rob Patton
Executive Vice President
FCEDC
patton@fayedc.com
(O) 910-500-6404
(M) 817-687-9266

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Tuesday, February 7, 2023 11:35 AM
To: 'Amy Hall <ahall@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; 'Bill Wilder <bill.wilder@duke-energy.com>; Kendra Haywood <Kendra@fayedc.com>; 'Dan Hartzog Jr <dhartzogjr@hartzoglawgroup.com>; David Reeves <dreeves@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>; 'Duke Pickler <duke-pickler@duke-energy.com>; 'Emily Greer <emily.c.greer@usace.army.mil>; 'Franklin West <fdwest@ncdot.gov>; 'Fred Thomas <fthomas@cumberlandcountync.gov>; 'Gene Booth <wbooth@cumberlandcountync.gov>; 'Hank Graham <hgraham@cumberlandcountync.gov>; Jane Starling <jstarling@townofhopemills.com>; Kenneth Tatum <ktatum@townofhopemills.com>; 'Leland Cottrell <leland.cottrell@ncdenr.gov>; 'Lori Britt <lori.britt@ncdenr.gov>; 'Michael Gibson <mgibson@ci.fay.nc.us>; 'Mike Rutan <mrutan@mccog.org>; 'Mike Zylka <mzylka@cumberlandcountync.gov>; 'Misty Manning <misty.manning@faypwc.com>; 'RLUAC <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>; Scott Meszaros <smeszaros@townofhopemills.com>; 'Scott Walters <swalters@cumberlandcountync.gov>; 'Shawn Taurone <shawntaurone@ccs.k12.nc.us>; 'Telly Shinas' <tshinas@cumberlandcountync.gov>; 'Tiffany Faulk' <tiffany.faulk@faypwc.com>; 'Toney Coleman' <tcoleman@ci.fay.nc.us>; 'Tony Means <tmeans@ci.fay.nc.us>; 'Trey Smith <rsmith@cumberlandcountync.gov>; 'Troy L. Baker <tlbaker@ncdot.gov>; 'Way, Jennifer L - Greensboro, NC' <Jennifer.L.Way@usps.gov>; 'Wesley Jacobs <wesley.jacobs@faypwc.com>; 'Will Phipps <wphipps@cumberlandcountync.gov>; 'Yolanda Bennett' <ybennett@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Stephen Kessinger <sdkessinger@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Cc: Chancer McLaughlin <cmclaughlin@townofhopemills.com>
Subject: ZNG-001-23 Request for Comments

Good Morning,

Attached you will find a request for comments memorandum and associated materials for ZNG-001-23 for Hope Mills. If you have no related comments, please reply "no comments."

Please let me know if you have any questions.

Emily Weidner

From: Mike Haire <mike.haire@faypwc.com>
Sent: Tuesday, February 7, 2023 2:19 PM
To: Emily Weidner
Cc: Rodney Maness; Misty Manning; John Allen
Subject: ZNG-001-23
Attachments: ZNG-001-23 Comments.docx; ZNG-001-23 MAP.pdf

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.

Please find attached.

Mike Haire
W/R Construction Crewleader
Fayetteville PWC
(910) 223-4763
mike.haire@faypwc.com

The information contained in this communication (including any attachment) is intended solely for the use of the individual or entity named as the addressee(s) in the email. If you have received this transmission in error, please reply and notify us of this error and delete this message. You should check this communication and any attachments for the presence of viruses. The Fayetteville Public Works Commission accepts no liability for any damage caused by any virus transmitted by this communication.

Owner	Street	City	State	Zip
Inez J Thames Life Estate	4559 Camden Rd	Fayetteville	NC	28306
SRW Builders LLC	2709 Thorngrove Ct	Fayetteville	NC	28303
Ryan & Jennifer Koelsch	6333 Cicada St	Fayetteville	NC	28306
Ida Tony Cielo	6329 Cicada St	Fayetteville	NC	28306
James & Patsy Scaccia	6325 Cicada St	Fayetteville	NC	28306
Donnie & Dawn Hudson	6321 Cicada St	Fayetteville	NC	28306
Jackie & Judy Hairr	220 Dobbin Ave	Fayetteville	NC	28305
Kenneth & Rosalyn Ard	3028 Jimmy Ct	Fayetteville	NC	28306
Alvin & Linda Norma	3104 Jimmy Ct	Fayetteville	NC	28306
Jonathan & Jillian Purgason	3108 Jimmy Ct	Fayetteville	NC	28306
Amanda Starr Berry	3112 Jimmy Ct	Fayetteville	NC	28306
Jerry & Joanne Perez	3116 Jimmy Ct	Fayetteville	NC	28306
David & Doris Hassell	3120 Jimmy Ct	Fayetteville	NC	28306
Marion & Kimberly Starling	6968 Rockfish Rd	Fayetteville	NC	28306
Jessamire Affronti	6971 Rockfish Rd	Fayetteville	NC	28306
Rachel Mae Odom	7009 Rockfish Rd	Fayetteville	NC	28306
Rachael M Walling	7009 Rockfish Rd	Fayetteville	NC	28306
Betty L Meisenbach	104 Gryce Loch Ct	Goose Creek	SC	29445
Evangelos Anagnostopoulos	7041 Rockfish Rd	Fayetteville	NC	28306
Cumberland AI Investors, LLC	4423 Pheasant Ridge Rd	Roanoke	VA	24014

REQUEST

Rezoning A1 to R40A

Applicant requests a rezoning from A1 Agricultural District to R40A Residential District for three parcels of approximately 3.10 acres combined and under the same ownership, located at 1811 and 1815 Sweetie Road. One single-family home is located on the western parcel. The intent of the property owner is to have all three parcels under the same R40A zoning category to create compliance with setback standards for the northern most parcel. Also, the rezoning will allow the owner to change lot lines, recombine, or subdivide in the future without creating split zoning – two zoning categories assigned to a single parcel. The rezoning request will also allow the owner in the future to eliminate the landlocked northern parcel by changing lot lines to form a flag lot. Uses allowed in the R40A district are similar to those allowed under the R40 district except manufactured homes are a permitted use in the R40A.

PROPERTY INFORMATION

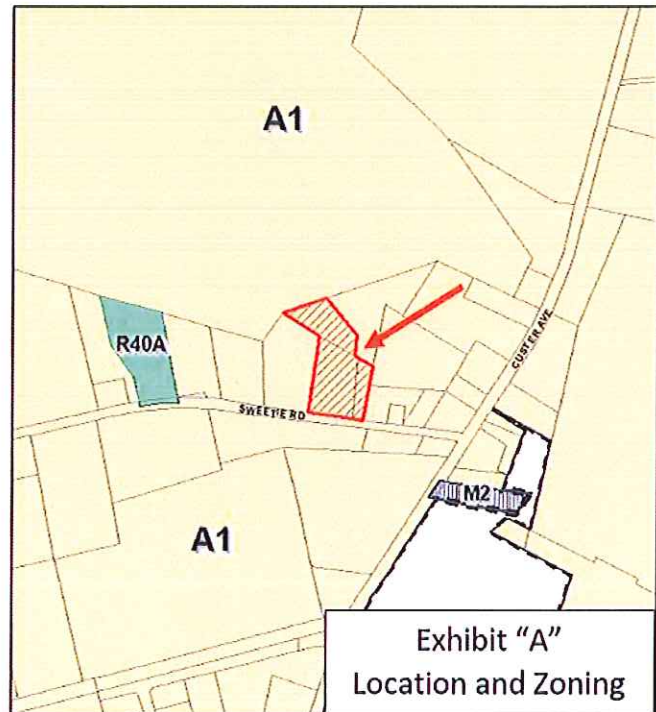
OWNER/APPLICANT: Herbert Dukes (Owner); Jerald Kennon (Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0459021543000, 0459021284000, 0459023221000

SIZE: 3.10 +/- acres within three parcels. Road frontage along Sweetie Road is a combined 282 +/- feet. The property has a varying depth due to its irregular shape but is approximately 587 +/- 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.

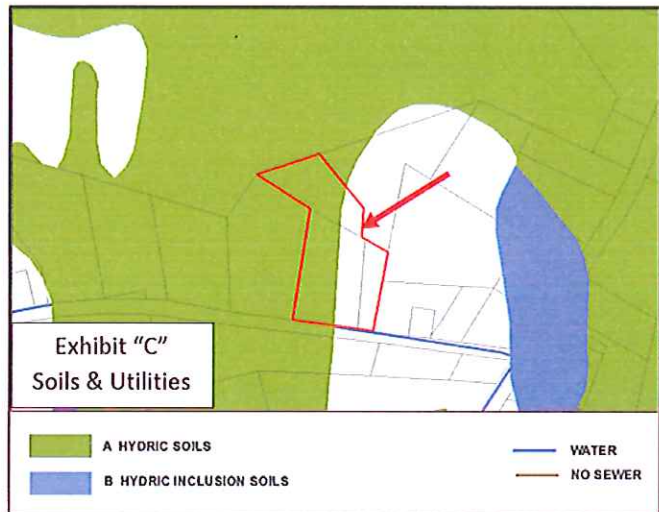
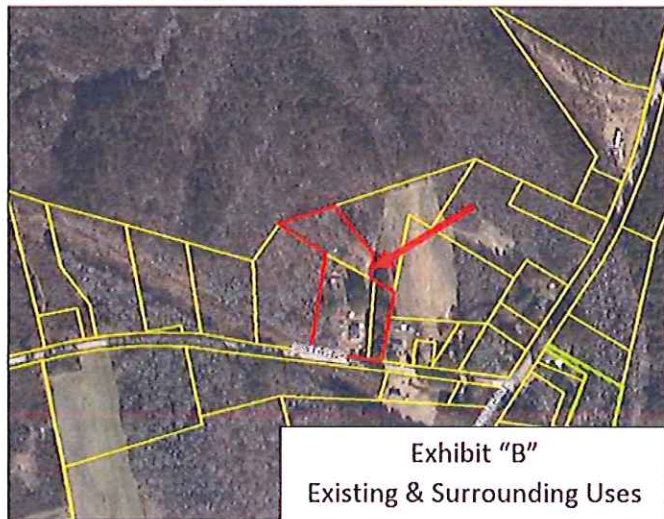
EXISTING LAND USE: One single-family home occurs at the site located on the western parcel. The driveway for the lot is located on the eastern parcel. Exhibit "B" shows the existing use of the subject property.



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

- **North:** Vacant wooded land
- **East:** Wooded lands and single-family homes
- **West:** Wooded land
- **South:** Farmland and a single-family home

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates presence of hydric soils on the western side of 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	3 dwelling units

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

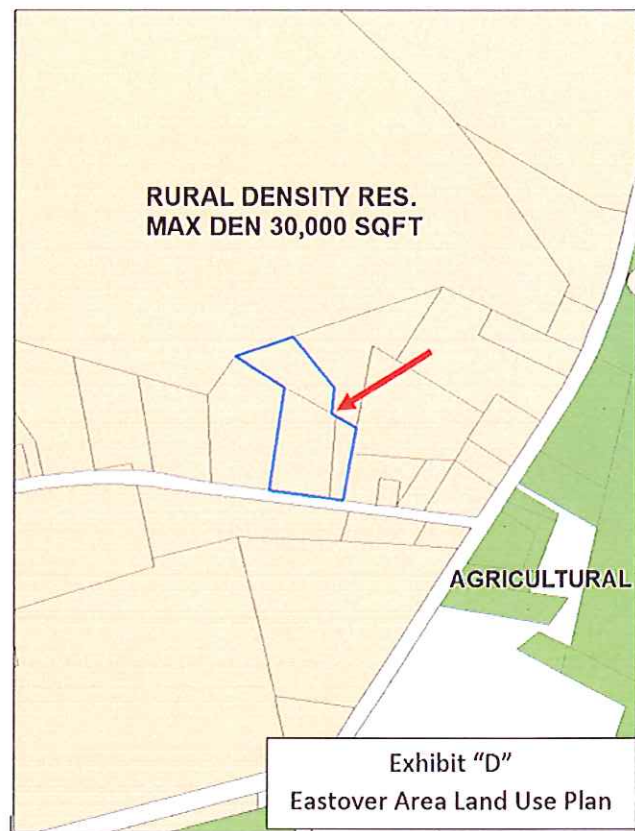
COMPREHENSIVE PLANS: This property is located within the Eastover Area Land Use Plan (2018). The future land use classification of the property is Rural Density Residential Maximum Density 30,000 square feet (Exhibit D). Associated Zoning districts for this classification are R30, R30A, R40, R40A. **The proposed 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."



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: 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". Septic will likely be required, and the lot size must meet the minimum area necessary to accommodate both. Please note, building applications do not guarantee that septic tank permits can be written.

TRAFFIC: The subject parcels are located on 1811 and 1815 Sweetie Road 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 2021 AADT for Sweetie Road as well, there is no available road capacity data. Due to lack of data and the small scale, the new conditional zoning request does not demand a trip generation. The new zoning should not generate enough traffic to significantly impact Sweetie Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Armstrong Elementary	441	457
Mac Williams Middle	1164	1166
Cape Fear High	1476	1590

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

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

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

STAFF RECOMMENDATION

In Case ZON-22-0080, 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

LOUDENIA UNDERWOOD
LURDINE UNDERWOOD
JAMES UNDERWOOD
566 JEROME ST
BROOKLYN NY 11207

HERBERT DUKES
1815 SWEETIE RD
FAYETTEVILLE NC 28312

EVANGELINE FRYAR
126 E DEL A VUE AVE
CARNEYS POINT NJ 08069

LILLIE E ALLRED
1841 SWEETIE RD
FAYETTEVILLE NC 28312

CITY OF FAYETTEVILLE
433 HAY ST
FAYETTEVILLE NC 28301

DANIEL P PRESCOTT
1827 SWEETIE RD
FAYETTEVILLE NC 28312

THOMAS N MURRAY
2010 E CHELTEN AVE
PHILDELPHIA PA 19138

ADALIA FULLER
1311 S HOLLOW COVE RD
FLORENCE SC 29506

LAWRENCE FULLER
2201 PEACHTREE ST
FLORENCE SC 29505

HERBERT DUKES
1811 SWEETIE RD
FAYETTEVILLE NC 28312

WESLEY MCMILLAN HEIRS
25 LOGGER CT
DURHAM NC 27713

PHILLIP L LEWIS, LINDWOOD LEWIS
JERRY LEWIS, MARVIN LEWIS, ALICE
SMITH & DONNA GREEN
2431 CUSTER AVE
FAYETTEVILLE NC 28312

RIVER ROAD NEIGHBORHOOD
CENTER
TRUSTEES
2096 DOBBIN HOLMES RD
EASTOVER NC 28312

JOSEPH LEWIS
LOUIE LEWIS
382 LANDER DR
HENDERSON NV 89074

NATHANIEL GIENGER
2112 RIVER RD
FAYETTEVILLE NC 28312

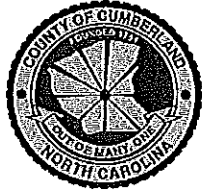
CARLOS A ESCOBAR
JUAN F ESCOBAR
1854 SWEETIE RD
FAYETTEVILLE NC 28312

CLARA MAE JACKSON
1210 NE EASTERN AVE 201
WASHINGTON DC 20019

ALPHONZO BURNETTE
PO BOX 6975
FT BLISS TX 79906

GENNIE LEWIS
RUBY LEWIS
2431 CUSTER AVE
FAYETTEVILLE NC 28312

ATTACHMENT: APPLICATION



County of Cumberland

Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

APPLICATION FOR REZONING REQUEST CUMBERLAND COUNTY ZONING ORDINANCE

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

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

Rezoning Procedure:

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

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

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

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

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

1. Requested Rezoning from A1 to R40A mk gree
2. Address of Property to be Rezoned: 1811 Sweetie Rd, 1815 Sweetie Rd, and adjacent lot
3. Location of Property: Sweetie Road, Fayetteville NC
4. Parcel Identification Number (PIN #) of subject property: 0459-02-1543/0459-02-1234, 0459-02-3221
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 3.16 Acre Frontage: 282.33 ft Depth: 489.49 to 91
6. Water Provider: Well: _____ PWC: _____ Other (name): Essex Sanitary
7. Septage Provider: Septic Tank ☒ PWC _____
8. Deed Book 7002, Page(s) 0821, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Homesite
10. Proposed use(s) of the property: Homesite for new construction
11. Do you own any property adjacent to or across the street from this property?
Yes ☒ No _____ If yes, where? Adjacent to, front of
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.

Herbert Dykes
NAME OF OWNER(S) (PRINT OR TYPE)

1811 Sweetie Road, Fayetteville NC 28312
ADDRESS OF OWNER(S)

910-644-4095 W/A
HOME TELEPHONE # WORK TELEPHONE #

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

208 Hay Street, Fayetteville NC 28301
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Sergel @ C21-Liberty.com
E-MAIL

W/A 910-748-6832
HOME TELEPHONE # WORK TELEPHONE #

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

SIGNATURE OF OWNER(S)

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

Location: 5123 McLean Street and two abutting parcels
Jurisdiction: Godwin

REQUEST

Rezoning from RR and Initial Zoning from A1 to R6

Applicant requests a rezoning from RR Rural Residential District to R6 Residential District for 3.53 +/- acres and Initial Zoning from A1 Agriculture District to R6 Residential District for 28.8 +/- acres located at 5123 McLean Street and two abutting parcels. The combined acreage for all tracts total approximately 32.33 acres and are owned by a single property owner, Susan Tart Property, LLC. On December 28, 2022, the Town of Godwin Board of Commissioners held a public hearing and approved the annexation request for the 28.8 acres currently zoned A1. (Exhibit "E").

PROPERTY INFORMATION

OWNER/APPLICANT: Susan Tart Property, LLC (Owner); Zachary Angle (Applicant)

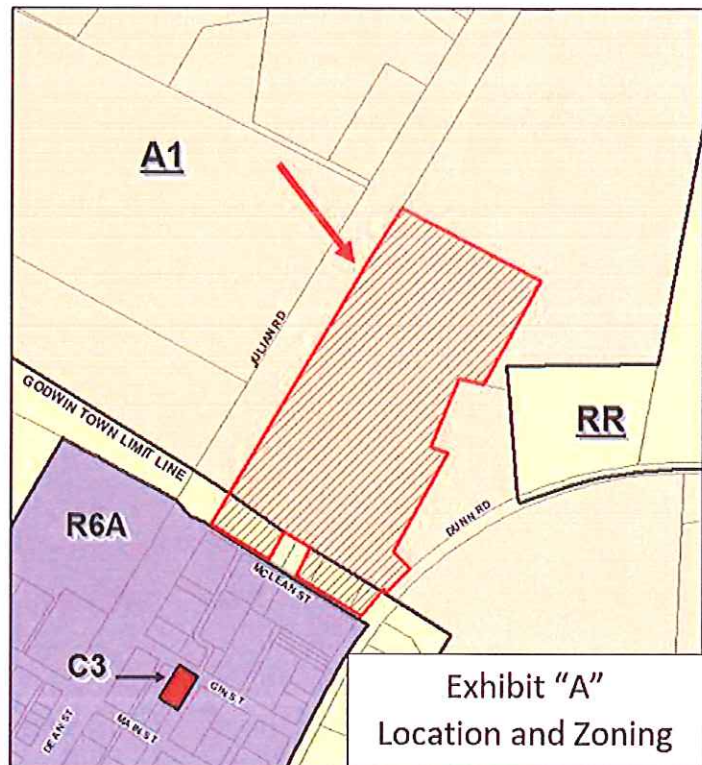
ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0593657760000, 0593645876000, 0593644944000

SIZE: 32.33 +/- acres within three parcels. The largest parcel contains approximately 31.30 acres, and the other two parcels contain approximately 1.03 acres. Road frontage along McLean Street is a combined 1016 +/- feet. The property has a varying depth but is approximately 1747 +/- feet in length at its deepest point.

EXISTING ZONING: The subject properties are currently zoned A1 Agricultural District & RR Rural Residential District.

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.

RR Rural Residential District: A district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

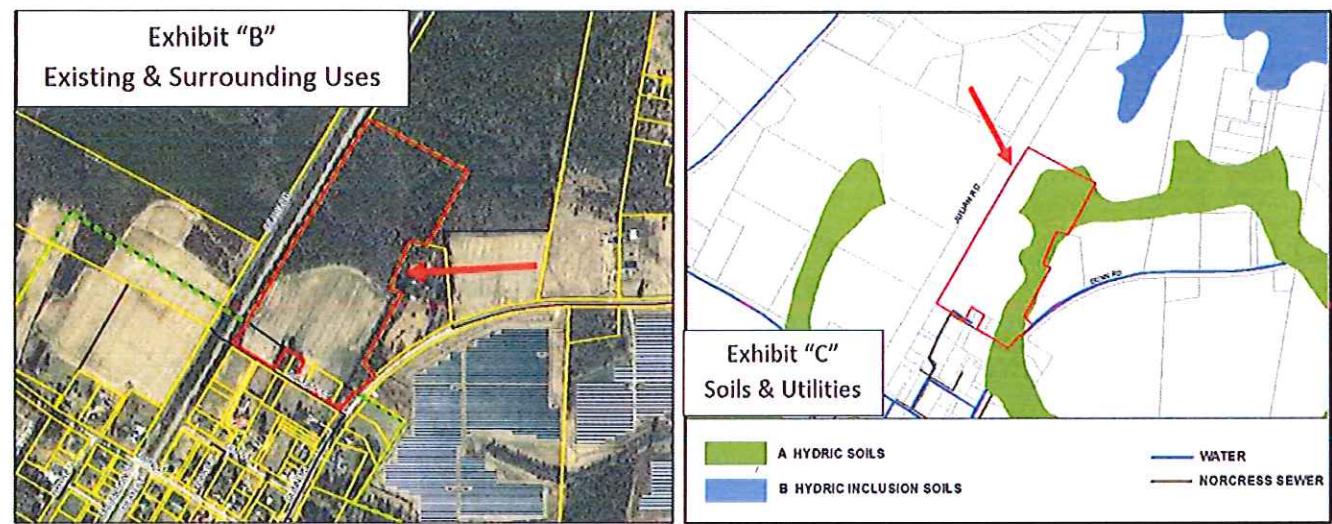


EXISTING LAND USE: The three parcels are currently used for farmland and as forested land. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Wooded lands and single-family homes
- **East:** Solar farm and single family residential
- **West:** Vacant wood land
- **South:** Sing family residential homes

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates presence of hydric soils along the eastern side of 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)	RR (Existing Zoning)	R6 (Proposed)
Front Yard Setback	50 feet	30 feet	25 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet (one story) 15 feet (two story)	10 feet (one story) 12 feet (two story)
Rear Yard Setback	50 feet	35 feet	30 feet
Lot Area	2 acres	20,000 sq. ft.	6,000 sq. ft.
Lot Width	100'	100'	60'

Development Potential:

Existing Zoning (A1)	Existing Zoning (RR)	R6 (Proposed)
14 dwelling units	5 dwelling units	351 dwelling units

- 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:

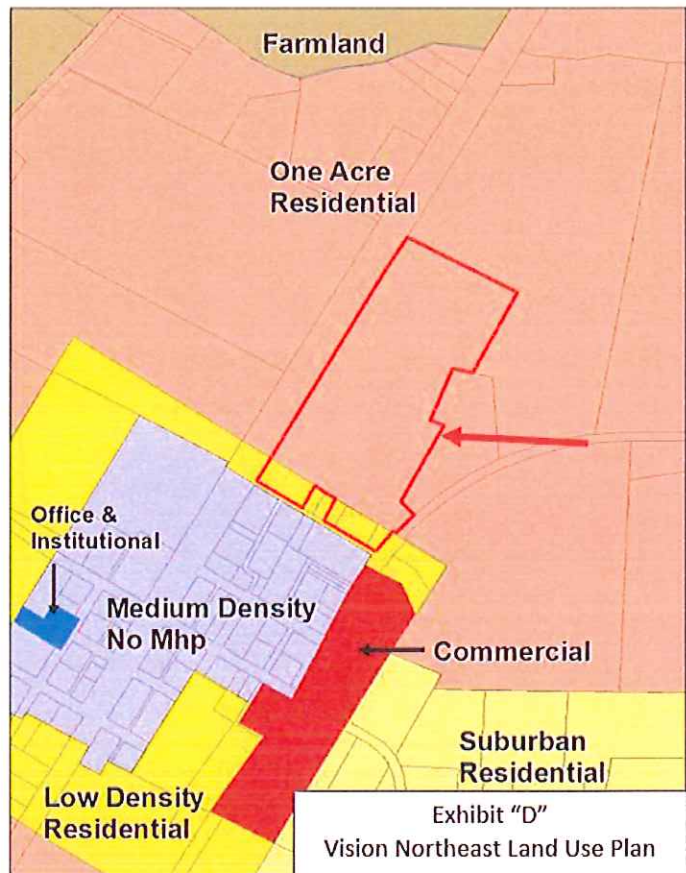
This property is located within Vision Northeast Land Use Plan (2011). The future land use classification of the property is One Acre Residential and Low Density Residential. Associated Zoning districts for this classification are A1, A1A, R40, R40A (One Acre Residential) and R7.5, R15 (Low Density Residential). However, the land use plan policies state that higher density developments are promoted with the Town limits.

The current map lists one-acre residential but was assigned the category when the property was outside Town limits. Staff believes, based on the plan policies and recommendations, the request is plan compliant upon the approved annexation. **The proposed request is consistent with the adopted Land Use Plan.**

Associated plan goals and policies that may be considered include the following:

Residential Development Goal:

- Promote higher density residential developments within the Town Limits or areas with public utilities.
- Locate residential development in areas with compatible land uses." (Vision Northeast, p. 17)



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are available at the subject property's southern boundary. 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".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, 5123 McLean Street and abutting parcels, are located outside of FAMPO boundaries.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
District 7 Elementary	307	183
Mac Williams Middle	1164	1166
Cape Fear High	1476	1590

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, and that fire protection water supply requirements are met in accordance with Section 507 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-23-0001, Staff **recommends approval** of the rezoning request from RR Rural Residential District to R6 Residential District and Initial Zoning from A1 Agricultural District to R6 Residential District and finds:

- a. The approval is an amendment to the adopted, current Vision Northeast Land Use Plan; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request.
- b. Plan goals and policies promote higher densities if within the Town limits.
- c. Approval of the request necessitates a map change due to recent annexation of the property into the Town of Godwin.

The request is reasonable and in the public interest as the requested district would be compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:

Annexation Approval

Notification Mailing List

Application

Exhibit "E"
ANNEXATION APPROVAL

Return to: Town of Godwin/Jacqueline Cooper-Kelley
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF GODWIN, NORTH CAROLINA

FILED Jan 03, 2023 02:14:05 pm
BOOK 11646 CUMBERLAND
PAGE 0860 thru 0863 COUNTY, NC
INSTRUMENT # 00098 J. LEE WARREN JR.
RECORDING \$51.00 REGISTER
OF DEEDS
EXCISE TAX (None)

WHEREAS, the Board of Commissioners received petitions under G.S. 160A-31 to annex the two contiguous areas described herein; and

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

WHEREAS, the Town Clerk certified the sufficiency of the petition and the Board held a public hearing on the question of this annexation at Town Hall, 7827 Royal Street, Godwin, NC, at 7:00 pm on Wednesday, December 28, 2022, after notice by publication and posting as required by law; and

WHEREAS, the Board finds that the petition meets the requirements of G.S. 160A-31;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory (two parcels) is hereby annexed and made part of the Town of Godwin, effective immediately:

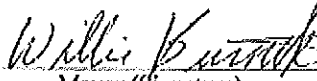
<u>Owner</u>	<u>Cumberland County Tax PIN #s</u>
Susan Tart Property, LLC Manager, Zach Angle Tract described in the attachment labeled as "Schedule A"	0593-65-7760
Bonnie J. McIntyre Tract described in the attachment labeled as "Schedule B"	0593-63-3223

Section 2. Upon and after December 28, 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 Godwin and shall be entitled to the same privileges and benefits as other parts of the Town. This newly annexed territory shall be subject to municipal property taxes according to G.S. 160A-58.10.

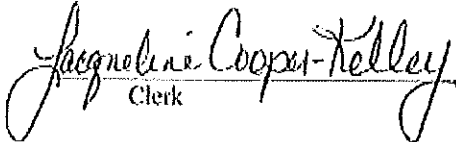
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 3. The Mayor of the Town of Godwin 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 in 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 by the Board of Commissioners this 28th day of December, 2022.


Mayor (Signature)

ATTEST:


Clerk



APPROVED AS TO FORM:

S. Ellis Hawkins
Town Attorney

BK 11554 PG 0038

SCHEDULE A

All of Lot numbers 113, 114, 115, 116, 117, 118, 119 and 120 and all interests of B. C. Edgerton, Jr. in lots numbers 121, 122, 123, 124, shown on that certain map of the B. C. Edgerton property recorded in Map Book 11, Page 23, Office of Register of Deeds of Cumberland County, which map reference is hereby made for a complete description of said lots by metes and bounds.

All of Lots 110, 111 and 112, shown on that certain map of the B. C. Edgerton property recorded in Map Book 11, Page 23, Office of Register of Deeds, Cumberland County to which map reference is hereby made for a complete description of said lots by metes and bounds.

BEGINNING at a stone corner with L. C. Williams and run thence South 32 degrees West 573 feet with an iron stake; thence North 76 degrees, 35 minutes West, 127 feet to an iron stake; thence South 26 degrees, 5 minutes, West 340 feet to a stake; thence South 64 degrees, East 83 feet to an iron stake; thence South 32 degrees West along the ditch bank 547 feet to a stake; thence South 39 degrees 33 minutes East 92 feet to a stake in the northern edge of the right of way of U.S. No. 301; thence N. 54 degrees, 30 minutes West 98 feet to a stake; thence North 32 degrees East 150 feet to a stake; thence North 54 degrees 30 minutes West, 450 feet to a stake; thence South 32 degrees West, 150 degrees to a stake in the edge of a thirty-foot road right of way; thence North 54 degrees, 30 minutes West, 322 feet to a stake in the right of way of the Atlantic Coast Line Railway; thence North 35 degrees, 30 minutes West, 1752 feet along said right of way to a stake; thence South, 58 degrees, 50 minutes, East 754 feet to the beginning and containing 31.3 acres more or less, according to an actual survey of said property by W. R. Lambert, Surveyor, in August 1961, said map being recorded in the Office of the Register of Deeds of Cumberland County, recorded in Book 893, Page 341.

Exhibit A to the Petition Requesting a Contiguous Annexation of Property of
Bonnie J. McIntyre into the Town of Godwin, dated July 20, 2021

The property to be annexed is described as follows:

BEING all of Tract Three (Cumberland County PIN 00593-63-3223) conveyed in the Warranty Deed from Donald M. McIntyre, Jr. and wife, Bonnie J. McIntyre, Grantors, to Donald M. McIntyre, dated September 27, 2010 and recorded in Deed Book 8486, Page 371 in the Cumberland County Registry; and also BEING the approximately 2.479 ac to 2.6 ac tract shown on the Plat entitled 'Survey of the Town of Godwin, dated March 26, 1975, and recorded in Plat Book 42, Page 45 in the Cumberland County Registry, and labeled as "Edith C. McIntyre Estate, 2.479 Ac," bounded by: NC Highway 82; the tract labeled as "Clyde Matthews, Book 398, Page 174; the tract labeled as "Gordon Williams, 6th Tract"; and the tract labeled as "Cleva Godwin, Book 374, Page 98."

History of Title: Donald M. McIntyre, Jr. acquired ownership of the property under the Will of Lucile McIntyre Hemmingway (Cumberland County Estate 98 B 834). Donald M. McIntyre died on December 5, 2020, and his wife Bonnie J. McIntyre acquired ownership of all of his property as the sole beneficiary and devisee under his Will (Cumberland County Estate 20 B 1867). The Cumberland County Tax Office lists this tract as PIN 0593-63-3223, approximately 2.6 ac, owned by Bonnie J. McIntyre.

ATTACHMENT – MAILING LIST

C L TART, MARY FOWLER TART
PO BOX 969
DUNN, NC 28335

DANNY MAC HONEYCUTT
PO BOX 117
GODWIN, NC 28344

KAREN KENNISON MINK
PO BOX 14
GODWIN, NC 28344

GAIL E LANGLEY
7715 JULIAN RD
DUNN, NC 28334

CLARA GAYLE M BRAXTON
PO BOX 238
GODWIN, NC 28344

BONNIE J MCINTYRE
PO BOX 1
GODWIN, NC 28344

DEBORAH HAMILTON MCLAMB
HARVEY THOMAS MCLAMB
474 HOMERS LN
DUNN, NC 28334

SUSAN TART PROPERTY LLC
126 N. ENNIS ST
FUQUAY VARINA, NC, 27526

WILLIAM KENNETH HAWLEY
STEPHEN RHODES
10435 DUNN RD
DUNN, NC 28334

E C EDGERTON III
PO BOX 70
GODWIN, 28344

DONNA HOCKADAY
KIM ADCOX, DENISE MCDONALD ET
AL, ANNIE CHARLOTTE GILMORE,
209 OLD POST RD
ERWIN, NC 28339

MICHAEL R THORNTON
7747 JULIAN RD
DUNN, NC 28334

C T HARDISON LIFE ESTATE
C C HARDISON LIFE ESTATE
A S HARDISON LIFE ESTATE
9986 DUNN RD
GODWIN, NC 28344

GEORGE L YARICK
MARGAR YARICK
PO BOX 27
GODWIN, NC 28344

CURTIS M FORTE
9950 DUNN RD
GODWIN, NC 28334

THOMAS R MICHAEL
PO BOX 311
GODWIN, NC 28344

MATTHEW RAY HARDISON
LAURA ANN HARDISON
7821 ROYAL ST
GODWIN, NC 28344

GARY D CHASE
SUSIE N CHASE
9947 DUNN RD
GODWIN, NC 28344

RONALD JOSEPH PASKOWSKI,
KIMBERLY B PASKOWSKI
8716 GODWIN FALCON RD
GODWIN, NC 28344

ALFRED THAMES JR
7513 BURNETT RD
CLINTON, NC 28328

BOBBIE E KENNISON
GLORIA PAULETTE KENNISON
PO BOX 121
GODWIN, NC 28344

ATTACHMENT: APPLICATION

DocuSign Envelope ID: 46952628-BCB4-4253-B2D7-1A16523AC950

Town of Godwin

County Planning & Inspections Department

CASE #: ZON-23-0001

PLANNING BOARD
MEETING DATE: 2/21/23

DATE APPLICATION
SUBMITTED: 1/11/2023

RECEIPT #:

RECEIVED BY: CP

APPLICATION FOR REZONING REQUEST GODWIN 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 Godwin 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 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 check made payable to the "Cumberland County" in the amount of \$ 610.00 (See attached Fee Schedule)

The County Planning & Inspections Staff will advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions, call (910)678-7629 or (910)678-7603. 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 GODWIN BOARD OF COMMISSIONERS, NC:

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

1. Requested Rezoning from RR and A1 to ~~HOA~~ R6 2A 1/11/23
2. Address of Property to be Rezoned: 6123 McLean St plus two parcels
3. Location of Property: Parcels along McLean St in Godwin, NC
4. Parcel Identification Number (PIN #) of subject property: 0593-65-7760, 0593-64-5876,
(also known as Tax ID Number or Property Tax ID) 0593-64-4944
5. Acreage: 32.33 acres Frontage: 1016' Depth: 1747'
6. Water Provider: Town of Godwin
7. Sewer Provider: NORCRESS
8. Deed Book 11456, Page(s) 0888, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Agriculture/rural
10. Proposed use(s) of the property: Residential
11. Do you own any property adjacent to or across the street from the subject property?
Yes _____ No X If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No X

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 & Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Susan Tart Property, LLC
Name of Owner(s) (Print or Type)

126 N. Ellis St, Fugate-Varina, NC 27526
Address of Owner(s)

919-602-2351
Home Telephone #

Work Telephone #

zach. angle@gmail.com
E-Mail

Zachary Angle, Member-Manager, Susan Tart Property, LLC
Name of Agent, Attorney, Applicant (Print or Type)

// (1)

Address of Agent, Attorney, Applicant

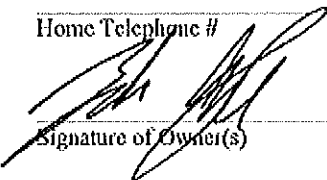
// (1)

E-Mail

// (1)

Home Telephone #

Work Telephone #


Signature of Owner(s)

Signature of Agent, Attorney or Applicant

Signature of Owner(s)

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

Location: 2241 & 2245 Mannington Dr.
Jurisdiction: County - Unincorporated

REQUEST

Rezoning CD/CUD to R15/CUD

The intent by the applicant is to expand the buildable area for future home sites for lots 302 and 303 of the Village at Rockfish Plat, which have a portion of the lots assigned both R15 District and Conservancy District (CD). The CD district is designed to preserve and protect identifiable natural resources from urban encroachment. For these two lots, the CD District boundary follows the flood zone boundary established by the Federal Emergency Management Agency (FEMA). The applicant submitted an application to FEMA to modify the flood zone boundary crossing these two lots. After review by FEMA, the agency approved and issued a "Letter of Map Revision", thus removing the flood hazard zone from the lots.

A copy of the "Letter of Map Revision" is included with this staff report. Both lots no longer have any portion of the lot within a Flood Hazard Zone. Exhibit "F" of the Staff Report provides the recorded Village at Rockfish Plat with the two subject lots highlighted. Exhibit "H" provides the FEMA "Letter of Map Revisions" that removes the flood zone boundary from the two lots.

As the Conservancy District (CD) prohibits residential uses, a rezoning is necessary to change the CD zoning on the back portion of each lot to the R15/CUD district; thus, creating sufficient area inside the lots to make them useable for single family home construction. If the rezoning is approved, the entire lot area within these two lots will be subject to the zoning and development standards that apply to all the other lots within the Rockfish Plat, also zoned R15/CUD through zoning case P10-09.

PROPERTY INFORMATION

OWNER/APPLICANT:

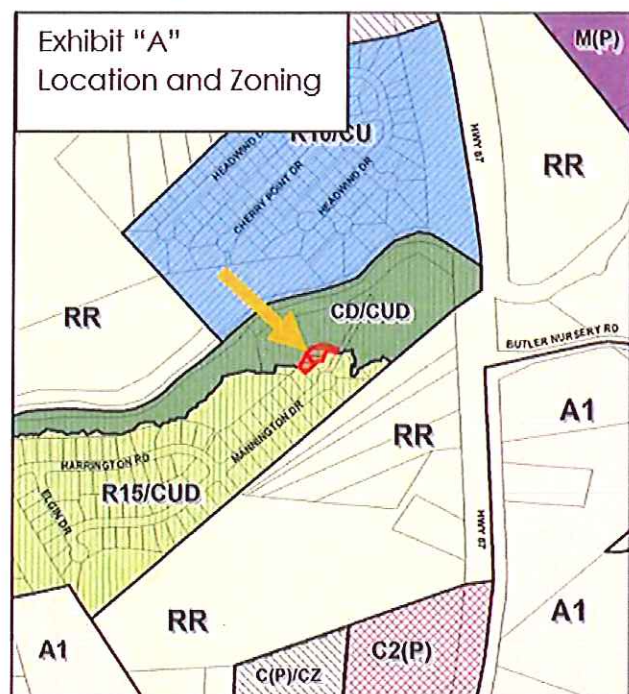
Moorman, Kaiser, And Reitzel, Inc. on behalf of Jagjit Mehmi (Owner)

ADDRESS/LOCATION: Located at 2241 & 2245 Mannington Drive Refer to Exhibit "A", Site Location. REID numbers: 0443587534000 & 0443587691000.

SIZE: For the lot addressed 2241 Mannington Dr. (Lot 302), 0.20 +/- acres, this lot has approximately 78 +/- feet of street frontage along the north side of Mannington Drive. The property has a depth of about 130 feet. For the lot addressed 2245 Mannington Dr (Lot 303), 0.38 +/- acres. The property has approximately 27.6 +/- feet of street frontage along the north side of Mannington Drive. This lot has a depth of about 150 feet.

EXISTING ZONING: The property is zoned R15 Residential District which is a district designed primarily for single-family dwelling units with a lot area of 15,000 square feet or above.

EXISTING LAND USE: The two platted lots are undeveloped but part of the Village at Rockfish Plat, which is a 39-lot residential zero-lot-line development. Exhibit "B" shows the existing use of the subject properties.

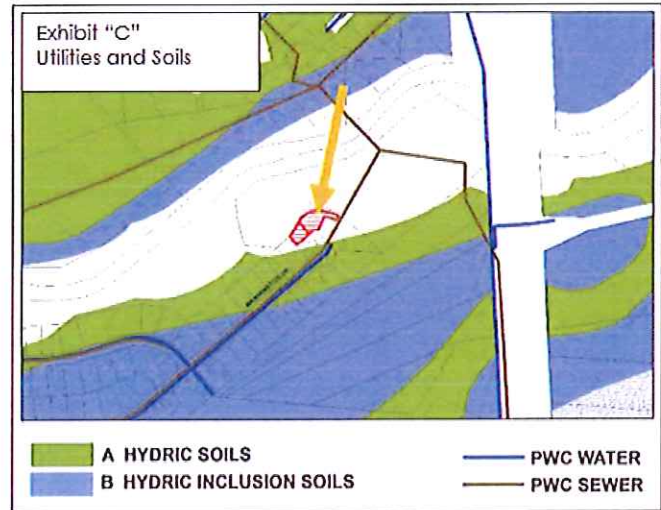


SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- North:** Vacant and wooded lots buffer the river to the north and are zoned CD/CUD and R10 CU. Further north is the Grays Creek Villas subdivision on property zoned R10 CU.
- East:** Vacant and wooded lots, included in the Village at Rockfish subdivision and zoned R15/CUD and CD/CUD, buffer the subject site and Highway 87.
- West:** The lots to the west are included in the Village at Rockfish subdivision and zoned R15/CUD and CD/CUD.
- South:** Directly south are vacant lots included in the subject subdivision. Further south are vacant and wooded properties zoned RR.

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed. The properties were previously located within a Special Flood Hazard Area. The property owner applied to FEMA to re-evaluate the placement of flood lines and received a FEMA "Letter of Map Revision" approved by FEMA. Thus, the Flood Hazard Area designation has been removed from the lots.

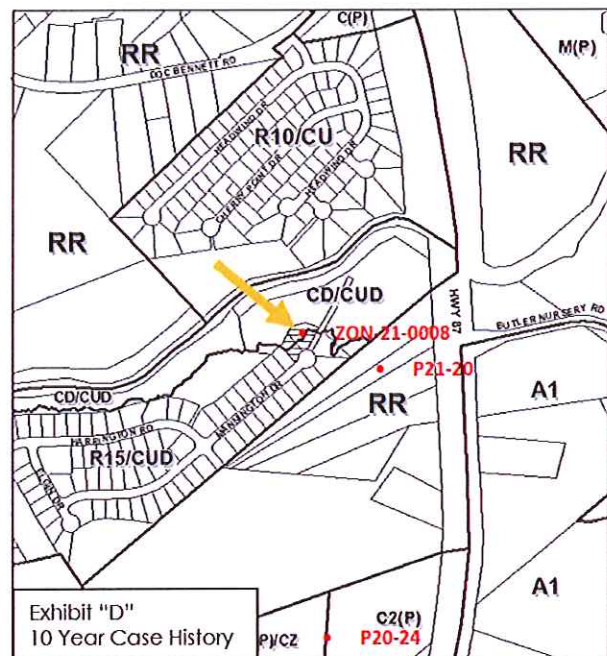
The subject property, as delineated in Exhibit "C" illustrates no presence of hydric nor hydric inclusion soils.



TEN YEAR ZONE CASE HISOTRY:

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

- **P20-24:** RR to C2(P) & C(P)/ CZ for Mini-warehousing and Outside Storage; **Approved;** 13.35 acres
- **P21-20:** RR to R7.5/CZ; **Withdrawn;** 1.85 acres
- **ZON-21-0008:** CD/CDU to R15/CUD; **Denied**



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	CD/CUD (Existing Zoning)	R15/CUD (Proposed)
Front Yard Setback	50 feet from ROW, 80 feet from CL	30 feet
Side Yard Setback	50 feet	10 feet: 1 story, 15 feet: 2 story
Rear Yard Setback	50 feet	35 feet
Lot Area	N/A	15,000 feet
Lot Width	N/A	75 feet

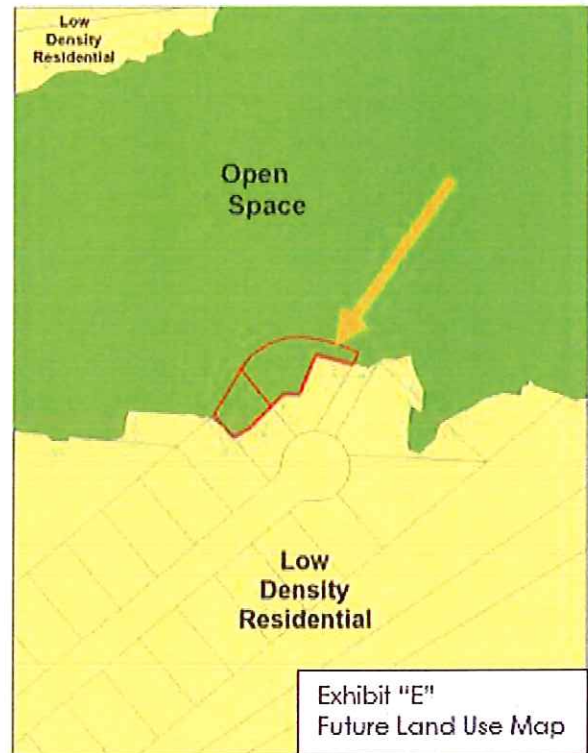
COMPREHENSIVE PLANS:

This property is located within the South-Central Land Use Plan (2015), as shown in Exhibit "E". The future land use classification of the property is "Low Density Residential" and "Open Space". Associated Zoning districts for this classification are R7.5, R15 (Low Density Residential) and CD (Open Space). **The proposed request is consistent with the adopted Land Use Plan.**

Additional notes: This should be looked at as a technical correction. The future land use map and zoning map follow the 100-year floodplain at the time of adoption. For consistency's sake, only one zoning classification should be assigned to each parcel.

Residential Development Goal:

"Locate residential areas with respect to natural and environmental sensitive areas." (South Central Land Use Plan, p. 93) – adjacent lots in the floodplain are owned by the Homeowner's Association and have been left undeveloped.

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

UTILITIES: PWC water and sewer utilities are available along the Mannington Drive frontage. It is the applicant's responsibility to determine if these utilities will serve their development. Utilities for water and sewer are shown on Exhibit "C".

TRAFFIC: The subject parcels are located on 2241 and 2245 Mannington Drive 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 2021 AADT for Mannington Drive as well, there is no available road capacity data. Due to lack of data and the small scale, the new conditional zoning request does not demand a trip generation.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Alderman Rd Elem	707	661
Gray's Creek Mid	1083	1152
Gray's Creek High	1517	1452

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no comment at this time.

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

SPECIAL DISTRICTS: The property is located within the Fayetteville Regional Airport Overlay District, but not within five miles of Fort Bragg Military Base. The director the Fayetteville Regional Airport has no comments regarding this request.

CONDITIONS OF APPROVAL: As the rezoning request is for Conditional Use, Exhibit "G" includes conditions that the property must meet through an approved site plan, site development, and use of the property should this request be approved. The applicant is to maintain the conditions already present on the property from zoning case P10-09.

STAFF RECOMMENDATION

In Case ZON-23-0002, Staff **recommends approval** of the rezoning request from CD/CUD Conservancy Conditional Use District to R15/CUD Residential Conditional Use District and find:

- a. The approval is an amendment to the adopted, current South-Central Land Use Plan; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request.
- b. The applicant has obtained a "Letter of Map Revision" from FEMA to remove the flood boundaries from the affected lots.
- c. The existing land use plan designation of "open space" is based off the pre-existing flood hazard lines, not the recently approved FEMA flood hazard lines.

The request is reasonable and in the public interest as the requested district would be compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:

Existing Plat

Conditions of Approval

FEMA LOMR-F Determination Materials

Notification Mailing List

Application

Site Photo

EXHIBIT "F" EXISTING PLAT

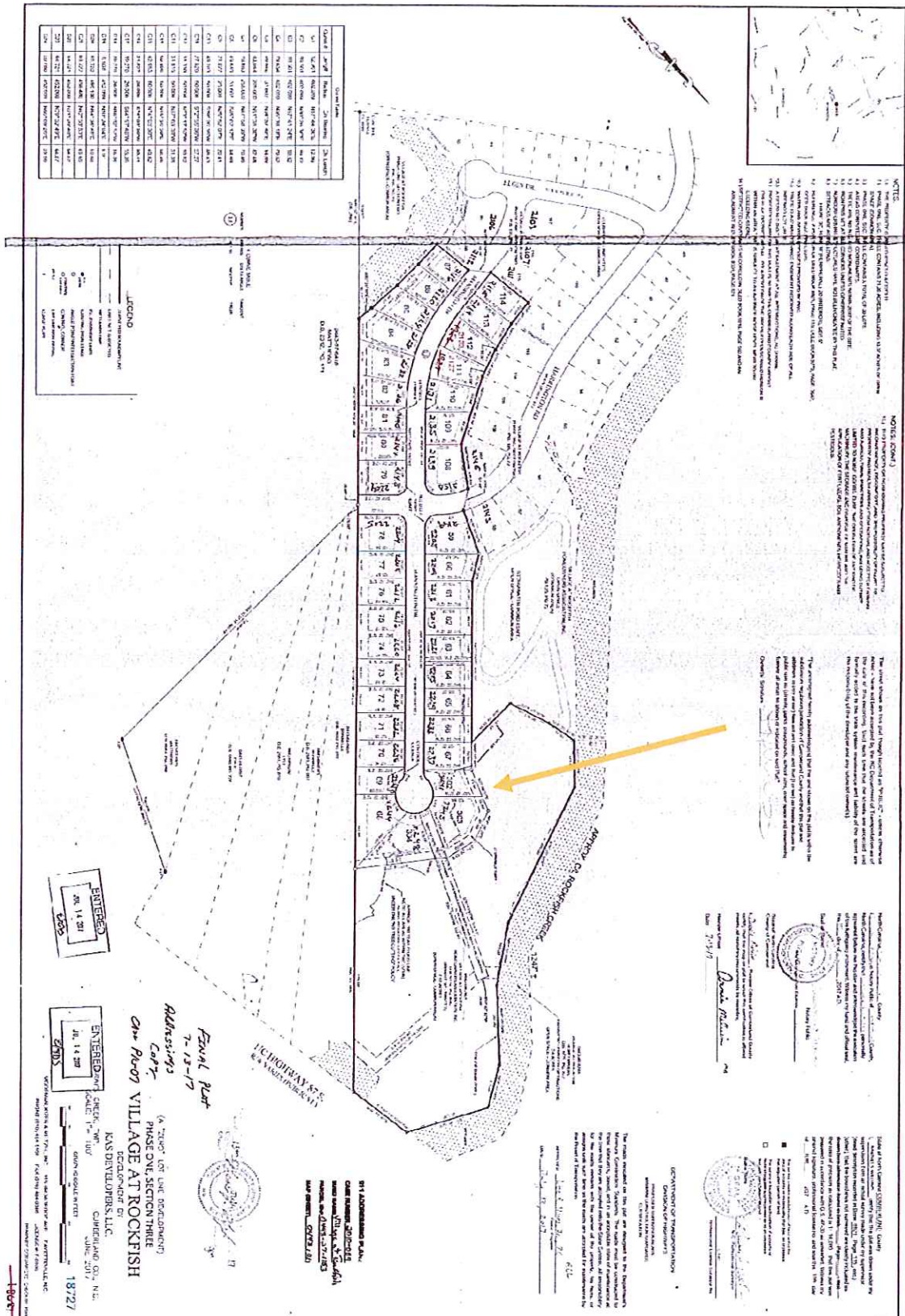


EXHIBIT "G"
CONDITIONS OF APPROVAL Case P10-09 (2010)

Permit-Related:

1. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the County Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.
2. Connection to public water and sewer is required, the Public Works Commission (PWC) must approve water and sewer plans prior to application for any permits. A copy of the PWC approval must be provided to Code Enforcement at the time of application for building/zoning permits. (Section 2306 A.1, Public Water and Sewer Systems County Subdivision Ordinance)
3. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environment and Natural Resources. If one acre or more of land is to be disturbed, prior to the issuance of any building/zoning permits for this site, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement.
4. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environment and Natural Resources (NCDENR) sedimentation and erosion control plan (S&E) prior to any application for permits. (Note: If any retention/detention basins are required for state approval of this plan, then three copies of a revised plan must be submitted and approved by Planning & Inspections prior to application for any building/zoning permits.) A copy of the NCDENR approval must be provided to Code Enforcement at the time of application for any building/zoning permits.
5. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
6. The *Special Flood Hazard Area* (SFHA) exists on this tract; any development within SFHA must have first flood elevations, including all mechanical and electrical equipment above base flood elevation (BFE) plus two feet of freeboard. Proper flood plain development permits are required, issued by the County Engineer, prior to any building/permit application. A copy of the approved flood plain permit must be provided to Code Enforcement at the time of building/zoning permit applications.
7. The building final inspection cannot be accomplished until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans.

Site-Related:

8. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Zoning Ordinances for the CD/CUD & R15/CUD zoning districts and the Permit must be complied with, as applicable.
9. All corner lots and lots fronting more than one street must provide front yard setbacks from each street.

10. This conditional approval is not approval of any freestanding signs. If a freestanding sign is desired, re-submittal of the site plan for staff review and approval is required prior to application for any freestanding sign permits. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)
11. All applicable provisions of Section 2401, "Group Developments", County Subdivision Ordinance, must be complied with.
12. Curbs and gutters must meet the NC Department of Transportation's (NCDOT) standards and specifications or the City of Fayetteville street specifications, whichever standard is more stringent. Rolled concrete curb, if required, must not be less than 24 inches in width. (Section 2304 B.4, Curbs and Gutters, County Subdivision Ordinance)
13. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environment and Natural Resources' (NCDENR) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Section 2306 D, County Subdivision Ordinance)
14. Fire hydrants must be installed along all proposed streets and drives; hydrants must be located no further than 1,000 feet apart and at a maximum of 500 feet from any lot. (Section 2306 B, Fire hydrants, County Subdivision Ordinance)
15. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision Ordinance)
16. The owner/developer shall secure and maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation. The basins must be secured with a four-foot-high fence with a lockable gate.
17. This review does not constitute a "subdivision" approval by NC Department of Transportation (NCDOT). A separate submittal to NCDOT will be required prior to consideration for addition to the system of any street within this development.
18. The developer must obtain a driveway permit from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit must be provided to Code Enforcement at the time of application for building/zoning permits.
19. The NC Department of Transportation (NCDOT) must approve the street plans and the street(s) are required to be constructed to the NCDOT standards for secondary roads.
20. Turn lanes may be required by the NC Department of Transportation (NCDOT).
21. All lots within this development are required to be served by an internal street system.
22. The owner's association is responsible and liable for maintenance and upkeep of all structures, and appurtenances within the common areas, to include ensuring that the site is kept free of litter and debris, all grass areas mowed, all buffers and shrubbery kept trim and maintained, so that the site remains in a constant state of being aesthetically and environmentally pleasing.
23. All notes and calculations as shown on the site plan and contained within the application are to be considered as a part of this conditional approval.

Plat-Related:

24. The 5.72 acre tract (conflict area) which is not a part of this approval, must be given road frontage by either a 20 foot strip of land along an existing or proposed road, or by recombining this property with an adjacent property which has road frontage.
25. All phases of this development must be labeled as a "Zero Lot Line" development on each final plat.
26. All common areas for each phase must be clearly labeled as "common area" on the final plat.
27. The final plat must clearly reflect a "No Tree Cutting" easement for the land area within the Special Flood Hazard Area (SFHA) along the Rockfish Creek, with the exception of utility installation/easements crossing through the (SFHA) area. **(Note: The utility easements must be clearly reflected on the final plat.)**
28. The proposed development is located in a Special Flood Hazard Area (SFHA). The final plat must show the limits of the SFHA; information may be obtained from the County Engineer's office or the Federal Emergency Management Agency's (FEMA) website at www.ncfloodmaps.com. Any development within the SFHA is subject to the requirements of the County Flood Damage Prevention Ordinance administered by the County Engineering Department.
29. A concrete sidewalk must be constructed along SR 2220 (Tom Starling Road) (2 to 5 du/ac). (Section 2305, Sidewalks, County Subdivision Ordinance)
30. A concrete sidewalk must be constructed along NC HWY 87 South and along SR 2220 (Tom Starling Road). (Sewer Service Area, City/County Interlocal Agreement, dated June 9, 2008)
31. The developer is required to submit to Land Use Codes:
 - a. Three copies of proposed covenants, by-laws and articles of incorporation for the proposed development designating responsibility for maintenance and upkeep of all common areas, stormwater basins and addressing the "no tree cutting" requirement within the Special Flood Hazard Area (SFHA) by the owners' association for the development;
 - b. One copy of the deed(s) proposed for recordation conveying all common area to the proposed owners association;
 - c. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and
 - d. Two copies of each proposed final plat prior to the submission for final approval – can be a phase of the approved development or the complete development as approved.
32. The developer must record the deed conveying all common areas to the owners association at the same time that each final plat for each phase of this development is recorded.
33. Prior to final plat approval the developer must contact the Street Naming and Addressing Section of the Planning & Inspections Department for approval of the street names for the proposed streets within this development. The approved street names must be reflected on the final plat.
34. The street name signs, in compliance with the County Street Sign Specifications, must be installed prior to final plat approval. The developer should contact E911 Street Naming/Signs for inquiries regarding the County's policy for street sign installation or, if the sign is commissioned from a private source, to schedule an inspection of the street sign(s). Land Use Codes must receive notice of agreement with the Street Naming & Addressing Section for sign installation or of satisfactory inspection prior to the approval of the final plat.
35. "Tom Starling Road" must be labeled as "SR 2220 (Tom Starling Road)" on the final plat.

36. "NC HWY 87" must be labeled as "NC HWY 87 S" on the final plat.
37. Dedication of 10 feet of right-of-way and reservation of 10 feet of right-of way along SR 2220 (Tom Starling Road) is required and the metes and bounds for both dedication and reservation is required to be shown on the final plat and/or reflected on any future site plans.. The location of all improvements, required or otherwise, and all building setback lines are to be measured from the ultimate right-of-way line. (Section 2302 F, Planned Public Right-of-Way, County Subdivision Ordinance)
38. The builder/developer must provide the buildable envelopes on the final plat; providing a five-foot maintenance easement along each side of all common internal lines with all other applicable setbacks being provided for; or at the time of permit application, the individual plot plans must be approved by Land Use Codes prior to issuance of any permits.
39. Any/All easements must be reflected on the final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
40. All lots within this development must be served by an internal street system and a "no access" easement must be reflected on the final plat along SR 2220 (Tom Starling Road) on Lots 1- 10, 87, 107, 108, 133, 173 – 177, 192 and the open space areas.
41. All lots within this development must be served by an internal street system and a "no access" easement must be reflected on the final plat along NC HWY 87 S on the open space area.
42. A 10' x 70' sight distance easements is required at the intersection of SR 2220 (Tom Starling Road) with the two proposed streets and must be reflected on the final plat.
43. A 25' right-of-way radius is required at all intersections and must be reflected on the final plat. (Section 2304.10.c, Street Design, County Subdivision Ordinance)
44. The NC Department of Transportation (NCDOT) stamp must be affixed to the final plat prior to submission for final plat approval by Land Use Codes.
45. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the final plat when submitted for final approval. (Section 2503 D, Certificate of Ownership and Dedication, County Subdivision Ordinance)
46. The developer is reminded that the improvements must be in place or that final plat approval will only be granted in accordance with Section 2502 B, C, or D, Final Plat – Guarantees of Improvements, Subdivision Ordinance. (Note: Once the improvements are in place, the developer is responsible for contacting Jeff Barnhill to schedule an inspection of the improvements.)
47. The final plat must be submitted to Land Use Codes for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.

Plat-Required Statements:

48. Since this development is located within the *Airport Overlay District* as shown on the official zoning map, the following disclosure statement is required to be provided on the final plat (Section 8.101.E, Notice and Disclosure of Noise Impact Discloser, County Zoning Ordinance):

"Property shown on this plan/plat is within the Cumberland County Airport Overlay District and all or a portion of the property described hereon is within an area that is subject to an average noise level near to or exceeding 65 dnl."

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

"Nonconforming structures have not been created by this subdivision."

Other Relevant Conditions:

50. The applicant is advised to consult an expert on wetlands before proceeding with any development.

51. There may be wetlands located in the project area that are subject to the permit requirements of Section 404 of the Clean Water Act. To avoid a violation of federal and/or state law, it is recommended the developer contact the Office of the Army Corp of Engineers or hire an environmental consultant to identify and delineate any wetlands in the project area prior to construction. A Section 404 permit will be required if the applicant needs to fill wetlands for the construction of the convenience store and/or development of the remaining parent tract.

52. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.

EXHIBIT "H"
LOMR-F DETERMINATION DOCUMENT



Federal Emergency Management Agency
Washington, D.C. 20472

June 04, 2021

THE HONORABLE CHARLES EVANS
CHAIR, BOARD OF COMMISSIONERS
CUMBERLAND COUNTY
P.O. BOX 1829
FAYETTEVILLE, NC 28302

CASE NO.: 21-04-2844A
COMMUNITY: CUMBERLAND COUNTY, NORTH
CAROLINA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 370076

DEAR MR. EVANS:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

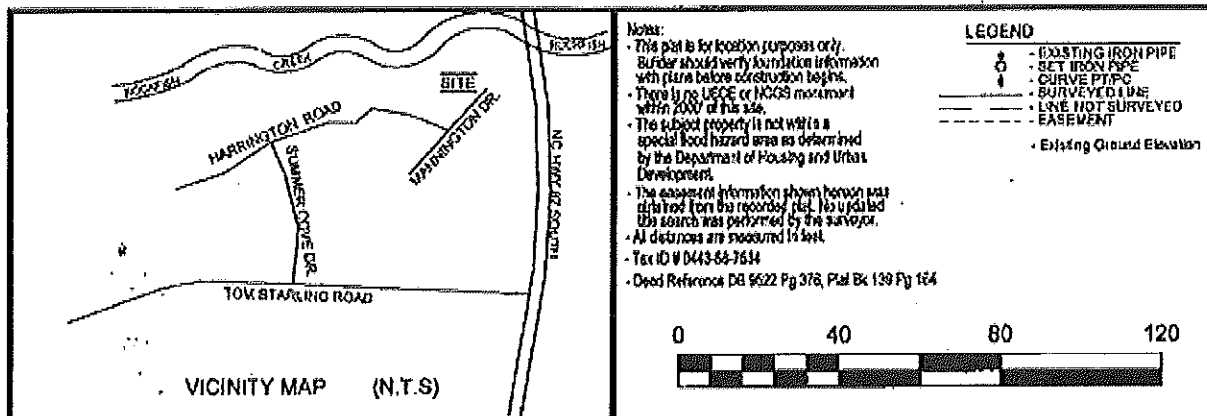
A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

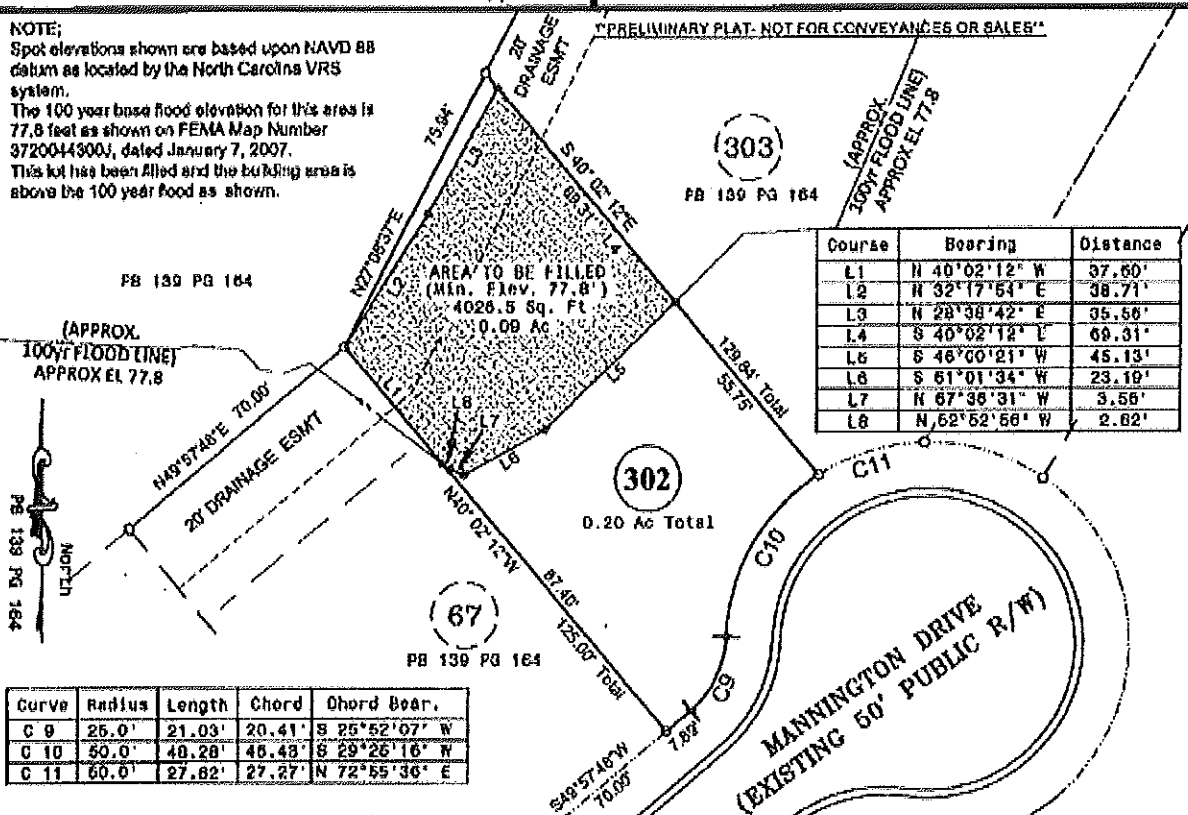
LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Thomas J. Gooden



NOTE:
Spot elevations shown are based upon NAVD 88 datum as located by the North Carolina VRS system.
The 100 year base flood elevation for this area is 77.8 feet as shown on FEMA Map Number 3720044300J, dated January 7, 2007.
This lot has been filled and the building area is above the 100 year flood as shown.



DEED REFERENCE
DEED BK 9522 PG 376
PLAT BK 139 PG 164
TAX ID # 0443-58-7534

- FLOOD CERT. PLAN FOR -
VILLAGE AT ROCKFISH, LLC
- A "ZERO LOT LINE" SUBDIVISION -
VILLAGE AT ROCKFISH - PHASE ONE-SEC. 3

GRAYS CREEK TWP.
CUMBERLAND COUNTY
NORTH CAROLINA

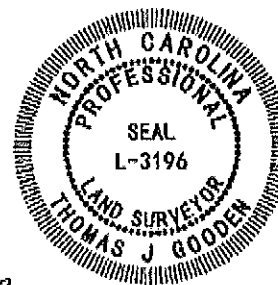
DEC. 2, 2020
SCALE 1" = 40'
FIELD BOOK #1176

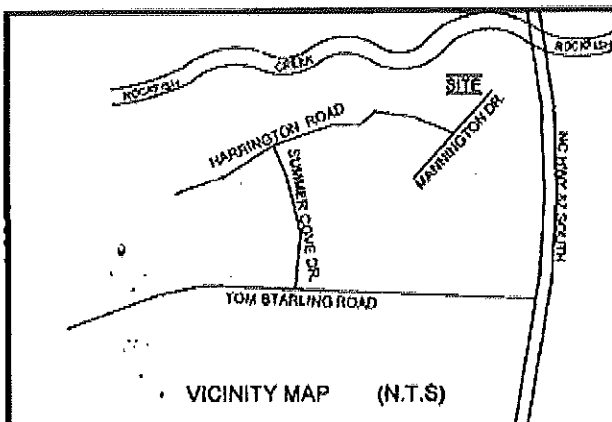
REFERENCE
BOOK 139, PAGE 164
CUMBERLAND COUNTY NORTH CAROLINA REGISTRY

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KOZER & REITZEL, INC.

115 broadfoot ave
p.o. box 50774
fayetteville, n.c. 28308
phone 910-484-5191
fax 910-484-0388
LICENSE # F-0108

PROF. SURVEYOR





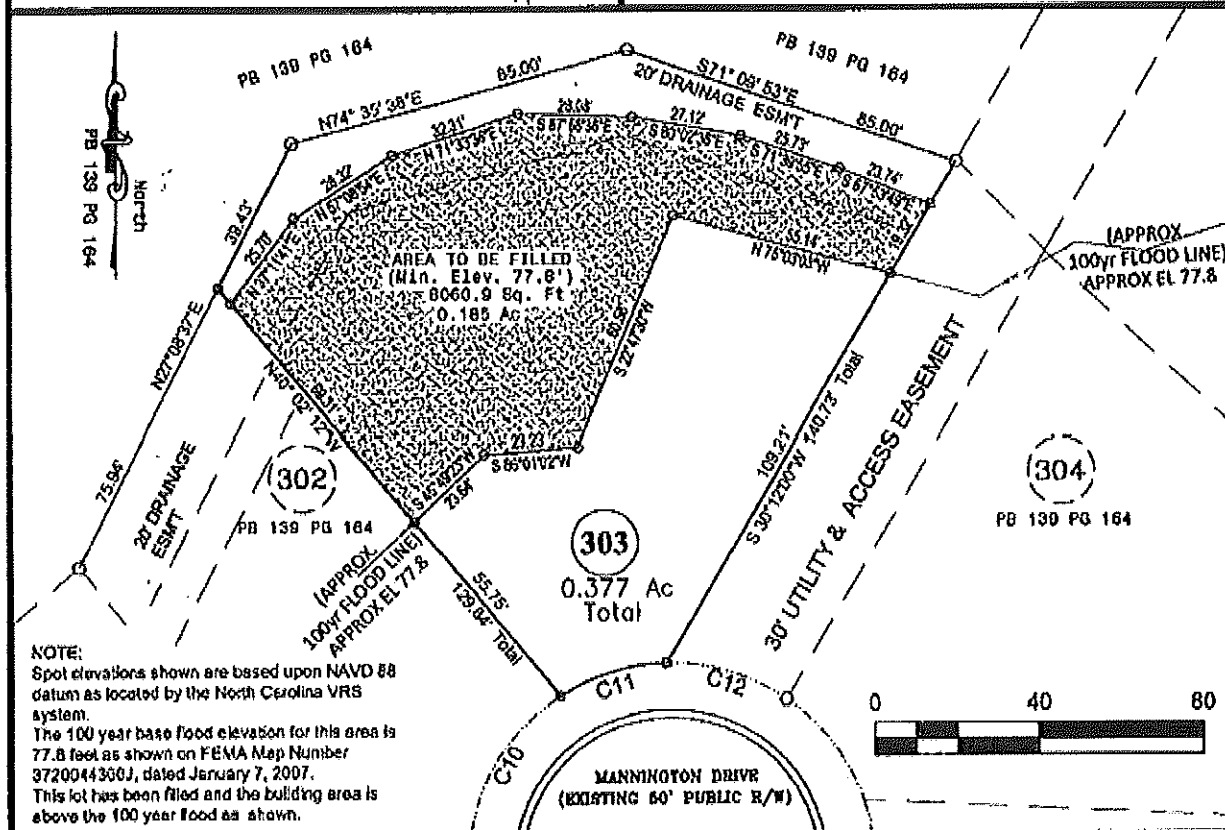
Notes:

- This plan is for location purposes only. Builder should verify foundation information with plans before construction begins.
- There is no USCE or HCSS record on file with 2000 of this site.
- The subject property is not within a special flood hazard area as determined by the Department of Housing and Urban Development.
- The assessment information shown hereon was obtained from the recorded plat. No updated site search was performed by the surveyor.
- All distances are measured in feet.
- Tax ID # 0443-58-7691
- Deed Reference DG 0522 Pg 378, Plat Bk 139 Pg 164

LEGEND

- EXISTING IRON PIPE
- SET IRON PIPE
- CURVE PT/C
- SURVEYED LINE
- LINE NOT SURVEYED
- EASEMENT
- Existing Ground Elevation

Curve	Radius	Length	Chord	Chord Bear.
C 12	60.0'	31.33'	30.82'	S 73° 17' 52" E
C 10	50.0'	48.28'	46.43'	N 20° 28' 16" E
C 11	60.0'	27.62'	27.27'	S 72° 55' 36" W



DEED REFERENCE
DEED BK 9522 PG 376
PLAT BK 139 PG 164
TAX ID # 0443-58-7691

FLOOD CERT. PLAN FOR -
VILLAGE AT ROCKFISH, LLC
- A "ZERO LOT LINE" SUBDIVISION -
VILLAGE AT ROCKFISH - PHASE ONE-SEC. 3

GRAYS CREEK TWP.
CUMBERLAND COUNTY
NORTH CAROLINA

DEC. 2, 2000
SCALE 1" = 40'
FIELD BOOK #6176

REFERENCE
BOOK 139, PAGE 164
CUMBERLAND COUNTY NORTH CAROLINA REGISTRY

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KUZER & REITZEL, INC.



115 broadfoot ave.
p.o. box 53774
Savannah, n.c. 28305
phone 810-484-5191
fax 810-484-0388
LICENSE # F-9166

THOMAS J. GOODEN
PROF. SURVEYOR NOV



ATTACHMENT – MAILING LIST

CHRISTOPHER GODWIN
4557 HEADWIND DR
FAYETTEVILLE, NC 28306

SHAQUANA TAMISHA PALMER
JONATHAN TIMOTHY PALMER
2220 MANNINGTON DR
FAYETTEVILLE, NC 28306

DONALD LEROY MATTHEWS JR
DONALD JOSHUA MATTHEWS
3274 BUTLER NURSERY RD
FAYETTEVILLE, NC 28306

CHRISTOPHER J TURNER
MEAGAN N TURNER
1754 CHERRY POINT DRIVE
FAYETTEVILLE, NC 28306

YUSIF ALHASSAN
AYEISHA ALHASSAN
1726 CHERRY POINT DR
FAYETTEVILLE, NC 28306

ROOSEVELT MARSDEN
CAROL MARSDEN
2131 MANNINGTON DR
FAYETTEVILLE, NC 28306

MI'SHELLE MARIE ROBINSON
GARY LEE ROBINSON
4564 HEADWIND DR
FAYETTEVILLE, NC 28306

LAWRENCE D CARROLL
STEPHANIE D CARROLL
1721 CHERRY POINT DR
FAYETTEVILLE, NC 28306

GRAYS CREEK VILLAS HOMEOWNER
ASSOCIATION INC
PO BOX 87209
FAYETTEVILLE, NC 28304

BRIAN STEPHAN MILLER
2144 MANNINGTON DR
FAYETTEVILLE, NC 28306

JESSE SIZEMORE
ANNE SIZEMORE
4808 HEADWIND DR
FAYETTEVILLE, NC 28306

CUMBERLAND VENTURES LLC
PO BOX 25640
FAYETTEVILLE, NC 28314

SAMUEL JAMES WENDTE
MOLLY AREE JENSEN
2007 ROCKY STREAM COURT
FAYETTEVILLE, NC 28306

LATIA A BEDENBAUGH
1718 CHERRY POINT DRIVE
FAYETTEVILLE, NC 28306

MARVIN DIXON JR, ELENA DIXON
4525 HEADWIND DR
FAYETTEVILLE, NC 28306

WILLIAM V PATE JR,
PATRICIA MAYHEW PATE
4045 S NC 87 HWY
FAYETTEVILLE, NC 28306

MCKEE HOMES LLC
4208 SIX FORKS RD SUITE 810
RALEIGH, NC 27609

BARRY SMITH, GWENDOLYN R SMITH
2237 MANNINGTON DR
FAYETTEVILLE, NC 28306

THE VILLAGE AT ROCKFISH
HOMEOWNERS ASSOCIATION, INC
3400 WALSH PKWY
FAYETTEVILLE, NC 28311

BRIAN NESS
2217 MANNINGTON DR
FAYETTEVILLE, NC 28306

GEORGE D SCHULTZ III
L FLEGLER SHEKEEMA
4832 HEADWIND DR
FAYETTEVILLE, NC 28306

KEOSHA MICKENS
4548 HEADWIND DR
FAYETTEVILLE, NC 28306

SHARON FORD
4533 HEADWIND DR
FAYETTEVILLE, NC 28306

ESSIE M FARMER
2136 MANNINGTON DR
FAYETTEVILLE, NC 28306

JOSEF KING
2224 MANNINGTON DR
FAYETTEVILLE, NC 28306

TIMOTHY EVANS
4239 CAMERON RD
FAYETTEVILLE, NC 28306

CAITLYN FLEMING PAYNE
2012 CASON ST
FAYETTEVILLE, NC 28306

BRIAN OSWALT
MELINDA OSWALT
2129 HARRINGTON RD
FAYETTEVILLE, NC 28306

TANARI A SMITH
4541 HEADWIND DR
FAYETTEVILLE, NC 28306

CRAIG A GOWDIE
1731 CHERRY POINT DR
FAYETTEVILLE, NC 28348

COREY J ABBOTT
BETHANY ABBOTT
2006 ROCKY STREAM COURT
FAYETTEVILLE, NC 28306

MANUEL E PEREZ RIVERA
TAMARA ROSA PEREZ RIVERA
2205 MANNINGTON DR
FAYETTEVILLE, NC 28306

STARLING B UNDERWOOD
R PHELISA
1742 CHERRY POINT DR
FAYETTEVILLE, NC 28306

BRANDEN RANDY STAIN
BAILEY STAIN
4561 HEADWIND DR
FAYETTEVILLE, NC 28306

DONALD L MATTHEWS
CHRISTINA G MATTHEWS
690 EUGENIA RD
VERO BEACH, FL 32963

SAMUEL AYODEJI OJO
VICTORIA MODUPE ADEOTI
4809 HEADWIND DR
FAYETTEVILLE, NC 28306

MAHALIA GAINES
4573 HEADWIND DR
FAYETTEVILLE, NC 28306

KENT D GOTTSCHALL
VIVIANA GOTTSCHALL
2221 MANNINGTON DR
FAYETTEVILLE, NC 28306

ANEILA SMITH, BRANDON ROGERS
1706 CHERRY POINT DR
FAYETTEVILLE, NC 28306

JAMES W COFFEY
FERNABEL E COFFEY
PO BOX 72610
FT BRAGG NC 28307

MARIA LILIA URENA
JOSE LUIS URENA
2142 HARRINGTON RD
FAYETTEVILLE, NC 28306

NICHOLAS S DRURY, SARAH DRURY
2135 MANNINGTON DR
FAYETTEVILLE, NC 28306

SHANEKA FISHER
4537 HEADWIND DR
FAYETTEVILLE, NC 28306

CODY PENNINGTON
4816 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

JANCARLOS LOPEZ ZAYAS
DADMARY P BONILLA
2209 MANNINGTON DR
FAYETTEVILLE, NC 28306

LARRY SMITH
4804 HEADWIND DR
FAYETTEVILLE, NC 28306

CONSTANCE LAWANDA STERLING
2246 MANNINGTON DR
FAYETTEVILLE, NC 28306

LORETTA MCKNIGHT
4544 HEADWIND DR
FAYETTEVILLE, NC 28306

DUWAYNE ANTHONY EVANS
JAMEELAH BULLOCK
1738 CHERRY POINT DRIVE
FAYETTEVILLE, NC 28306

MATTHEW A SESSOMS
TAMARA L SESSOMS
4560 HEADWIND DR
FAYETTEVILLE, NC 28306

BRANDI ANNE BOWMAN
1746 CHERRY POINT DR
FAYETTEVILLE, NC 28306

TOREY ARTHUR, BIANCA ARTHUR
4576 HEADWIND DR
FAYETTEVILLE, NC 28306

MATTHEW PENNISON
MEGHAN MARIE MAESTRI PENNISON
2134 HARRINGTON ROAD
FAYETTEVILLE, NC 28306

GEORGE WILLIAM BRADSHER
SHERRY K BRADSHER
2225 MANNINGTON DR
FAYETTEVILLE, NC 28306

KELLY J BROWN, LESLIE Q BROWN
1722 CHERRY POINT DR
FAYETTEVILLE, NC 28306

DENISE MCNEELY
4803 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

LISA BAILEY
2208 MANNINGTON DR
FAYETTEVILLE, NC 28306

GEORGE R MANNING
2142 HARRINGTON RD
FAYETTEVILLE, NC 28306

KISHOR NEUPANE, KAMANA PAUDEL
2014 ROCKY STREAM COURT
FAYETTEVILLE, NC 28306

JESSICA D'NEA GAGE
1712 CHERRY POINT DR
FAYETTEVILLE, NC 28306

JAGJIT MEHMI
4812 ADDIE LN
FAYETTEVILLE, NC 28306

MARCUS D SELLERS,
SHIKIRA P SELLERS
661 HEATHROW DR
SPRING LAKE, NC 28390

JEANENE RENEE SMYTH
MARTIN SMYTH
1762 CHERRY POINT DR
FAYETTEVILLE, NC 28306

BENJAMIN JOHANSON
4569 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

JO LYNN THOMAS
1753 CHERRY POINT DR
FAYETTEVILLE, NC 28306

REX ALLEN PIERCE,
CASEY GRAY PIERCE
1739 CHERY POINT DR
FAYETTEVILLE, NC 28306

TONISHA PULLEN SMITH
4572 HEADWIND DR
FAYETTEVILLE, NC 28306

DELROY BARNES
MAXEEN V CAMPBELL BARNES
4817 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

BRYAN MICHAEL TEATON
2138 HARRINGTON RD
FAYETTEVILLE, NC 28306

STACY DAVIS, JEFFERY DAVIS
2228 MANNINGTON DR
FAYETTEVILLE, NC 28306

TOWANIA L CALDWELL
2212 MANNINGTON DR
FAYETTEVILLE, NC 28306

SAMUEL MANCINI, TRESSA MANCINI
2133 HARRINGTON RD
FAYETTEVILLE, NC 28306

ASHLEY CUTHBERTSON
4800 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

ANGELA WILLIAMS
2145 HARRINGTON RD
FAYETTEVILLE, NC 28306

TONY A BALDWIN,
LENORA P BALDWIN
4521 HEADWIND DR
FAYETTEVILLE, NC 28348

CHAD ANTHONY RODRIGUEZ
MORGAN R RODRIGUEZ
1725 CHERRY POINT DRIVE
FAYETTEVILLE, NC 28306

ADRIAN D GRAY
2008 CASON CREEK DRIVE
FAYETTEVILLE, NC 28306

REGINA DANIELLE GOODE BASSETT
4813 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

MARK BULLOCK,
CLARISA CAMARA ALVAREZ
4825 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

TYLER JOHN AMBROSE
JACLYN MICHELLE DITT
4565 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

BRIAN MACE
1730 CHERRY POINT DR
FAYETTEVILLE, NC 28306

ASHLEY M LIENTZ
4553 HEADWIND DR
FAYETTEVILLE, NC 28306

CODY W BATTLE
PAULA MORGANA C BATTLE
2127 MANNINGTON DR
FAYETTEVILLE, NC 28306

TERRELL WILSON, LATOYA WILSON
4568 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

JUSTIN E RUNK
STEPHANIE L RUNK
2213 MANNINGTON DR
FAYETTEVILLE, NC 28306

AMANDA MARIE DURAN
HERIBERTO DURAN
4549 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

JONATHAN WYLLIE
4807 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

JOHN GILMORE, ALAUNDA GILMORE
2150 HARRINGTON RD
FAYETTEVILLE, NC 28306

SARITA M NELSON
NAKIA T NELSON
2137 HARRINGTON RD
FAYETTEVILLE, NC 28306

JOI E MILLS
ANTONIO BREWTON
2009 CASON CREEK DRIVE
FAYETTEVILLE, NC 28306

LISA M GEDDIE
2003 ROCKY STREAM COURT
FAYETTEVILLE, NC 28306

DEAN J HENDERSON
ROBYN J HENDERSON
4540 HEADWIND DR
FAYETTEVILLE, NC 28306

JESSICA REINHARDT
1741 CHERRY POINT DR
FAYETTEVILLE, NC 28306

PAUL RAYMOND BROWN
DONNITTA R BROWN
2119 MANNINGTON DR
FAYETTEVILLE, NC 28306

PHILLIP D ANDERSON
GALINA ANDERSON
2232 MANNINGTON DR
FAYETTEVILLE, NC 28306

JOHN H BUTLER III
CRYSTAL K BUTLER
2248 MANNINGTON DR
FAYETTEVILLE, NC 28306

ISSAKA TRAORE
1735 CHERRY POINT DRIVE
FAYETTEVILLE, NC 28306

ROBERT A CROCKWELL
3361 COURTNEY PL
BALDWIN, NY 11510

BRIAN C COLLIER
SUMMER B COLLIER
2132 MANNINGTON DR
FAYETTEVILLE, NC 28306

THUNDERCLOUD LUIS HIRAJETA
APRIL MICHELLE HIRAJETA
2123 MANNINGTON DR
FAYETTEVILLE, NC 28306

JOSHUA M CHAVEZ
JAQUELYNN E CHAVEZ
4552 HEADWIND DR
FAYETTEVILLE, NC 28306

RUDOLPH FLETCHER
BROOK FLETCHER
2229 MANNINGTON DR
FAYETTEVILLE, NC 28314

ZACHERY DALE BROOKS
BRIANNA MARIE BROOKS
2013 CASON CREEK DRIVE
FAYETTEVILLE, NC 28306

TANIA PERVIER
4805 HEADWIND DR
FAYETTEVILLE, NC 28306

GINSOPHIE T DEBOLLETTE
4545 HEADWIND DR
FAYETTEVILLE, NC 28306

SHAHRON LOUIS JAMES
NATALIE MARIE JAMES
2148 MANNINGTON DR
FAYETTEVILLE, NC 28306

CHRISTIN ANN ETCHISON
2125 HARRINGTON RD
FAYETTEVILLE, NC 28306

KIMBERLY A MALLOY
2010 ROCKY STREAM CT
FAYETTEVILLE, NC 28306

JOSHUA E WILLIS
DANIELLE T WILLIS
2130 HARRINGTON ROAD
FAYETTEVILLE, NC 28306

RYAN LEE WEIS
2236 MANNINGTON DR
FAYETTEVILLE, NC 28306

DEREK SEAN LUNSFORD II
MARILYN ANIKA LANGSHAW
2216 MANNINGTON DR
FAYETTEVILLE, NC 28306

KIMBERLY A BARNES
1711 CHERRY POINT DR
FAYETTEVILLE, NC 28306

CLARIBEL RODERIGUEZ
4821 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

FRIEDRICH PROPERTIES LLC
CHERRY POINT SERIES
8117 FAIRFIELD CRESCENT CT
LAS VEGAS, NV 89113

KIMBERLY EDGE, TANNER EDGE
2128 MANNINGTON DR
FAYETTEVILLE, NC 28306

SANGHUN BAE
4529 HEADWIND DR
FAYETTEVILLE, NC 28306

DERRICK B HUBBARD JR
AKIA L HUBBARD
2140 MANNINGTON DR
FAYETTEVILLE, NC 28306

JANET M SPEARMAN
5036 DOC BENNETT RD
FAYETTEVILLE, NC 28306

OQUINDLE J BENNETT
VIOLENE K WILKERSON
2205 MANNINGTON DR
FAYETTEVILLE, NC 28306

WAYNE CLAIBORNE JR
MIRYOKU CLAIBORNE
4812 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

ERJUNMWIMSE JONBOSCO OSAGUONA
4802 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

CITY OF FAYETTEVILLE
433 HAY STREET
FAYETTEVILLE, NC 28301

CHARLENE D FRINK
2146 HARRINGTON RD
FAYETTEVILLE, NC 28306

RASHAD MCENTIRE
2240 MANNINGTON DR
FAYETTEVILLE, NC 28306

NEW CLOUD LLC
1020 WEST LAMARK LANE
ANAHEIM, CA 92802

TYLER CHRISTMAN, AMY CHRISTMAN
4556 HEADWIND DRIVE
FAYETTEVILLE, NC 28306

ANDREW DIRADDI
TAYLOR DIRADDI
1750 CHERRY POINT DRIVE
FAYETTEVILLE, NC 28306

EMMA HERNANDEZ
1749 CHERRY POINT DRIVE
FAYETTEVILLE, NC 28306

ATTACHMENT – APPLICATION



County of Cumberland

Planning & Inspections Department

APPLICATION FOR CONDITIONAL ZONING DISTRICT REZONING REQUEST CUMBERLAND COUNTY ZONING ORDINANCE

CASE #: _____

PLANNING BOARD
MEETING DATE: Feb. _____

DATE APPLICATION
SUBMITTED: 12/21/22

RECEIPT #: _____

RECEIVED BY: AG

Upon receipt of this application (petition), the Planning and Inspections Staff will present to the Planning Board the application at a hearing. In accordance with state law and board's policy, a notice of the hearing will be mailed to the owners of the adjacent and surrounding properties, which may be affected by the proposed Conditional Zoning. In addition, a sign will be posted on the property.

The 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 the public hearing four weeks following the Planning Board meeting. The Conditional Zoning District is not effective until the request is heard and approval granted 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 \$_____ (See attached Fee Schedule)

NOTE: Any revisions, inaccuracies or errors to the application or site plan 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. For questions call (910)678-7603 or (910) 678-7602. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

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

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

1. Applicant/Agent PAMI REMODELING CO, INC
2. Address: 4812 ADDIE LN, FAYETTEVILLE, NC Zip Code 28306
3. Telephone: (Home) _____ (Work) 910-489-9121
4. Location of Property: Off of Tom Starling Rd in the Village at Rockfish Subdivision
Phase One Section Three, Lots 302 & 303
5. Parcel Identification Number (PIN #) of subject property: Portion of 0443-58-7534
(also known as Tax ID Number or Property Tax ID) Portion of 0443-58-7691
6. Acreage: 0.526 Frontage: 102' Depth: 147'
7. Water Provider: PWC Septage Provider: PWC
8. Deed Book 10650, Page(s) 0216-0218, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant land
10. Proposed use(s) of the property: Single family residential home

NOTE: Be specific and list all intended uses.

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

TO: (Select one)

- X Conditional Zoning District, with an underlying zoning district of R15
(Article V)
- _____ Mixed Use District/Conditional Zoning District (Article VI)
- _____ Planned Neighborhood District/Conditional Zoning District (Article VII)
- _____ Density Development/Conditional Zoning District, at the _____ Density
(Article VIII)

APPLICATION FOR
CONDITIONAL ZONING

1. PROPOSED USE(S):

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

SINGLE FAMILY RESIDENTIAL HOME ON EACH LOT. THESE LOTS
ARE WITHIN THE VILLAGE AT ROCKFISH SUBDIVISION.

- 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.

0.526 ACRES RESIDENTIAL

2. DIMENSIONAL REQUIREMENTS:

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

SETBACKS: FRONT 30', REAR 30' (PERIPHERAL), 20' (INTERIOR), SIDE 5'

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

N/A

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

N/A

4. LANDSCAPE AND BUFFER REQUIREMENTS:

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

N/A

- B. Indicate the type of buffering and approximate location, width and setback from the property lines. (Sec. 1102G). NOTE: All required buffers must be included on the site plan.

N/A

5. MISCELLANEOUS:

List any information not set forth above, such as the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

N/A

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan must be of sufficient detail to allow the Planning and Inspections Staff, Planning Board and County Commissioners to analyze the proposed uses and arrangement of uses on the site. It also must include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request within a complete application.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

JAGJIT MEHMI
NAME OF OWNER(S) (PRINT OR TYPE)

4812 ADDIE LANE, FAYETTEVILLE, NC
ADDRESS OF OWNER(S)

jmehmi@gmail.com
E-MAIL

HOME TELEPHONE WORK TELEPHONE
910-489-9121

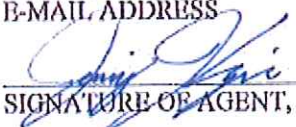
SIGNATURE OF OWNER(S) SIGNATURE OF OWNER(S)

MOORMAN, KIZER & REITZEL, INC. - JAMES KIZER, JR., PE
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

PO Box 53774, Fayetteville, NC 28305
ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE WORK TELEPHONE
910-484-5191

jkizerjr@mkrinc.com
E-MAIL ADDRESS FAX NUMBER


SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

7. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request within a complete application.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

JAGJIT MEHMI

NAME OF OWNER(S) (PRINT OR TYPE)

4812 ADDIE LANE, FAYETTEVILLE, NC

ADDRESS OF OWNER(S)

jmeلمي@gmail.com

E-MAIL

910-489-9121

HOME TELEPHONE

WORK TELEPHONE

SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

PAMI REMODELING CO., INC.

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

4812 ADDIE LANE, FAYETTEVILLE, NC 28306

ADDRESS OF AGENT, ATTORNEY, APPLICANT

910-489-9121

HOME TELEPHONE

WORK TELEPHONE

jmeلمي@gmail.com

E-MAIL ADDRESS

FAX NUMBER

SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT



ST-1

Test Date: 02/04/2021
Field Technician: Ian Callaway
Tests requested by: N/R
Results provided to: N/R

Photographs

Picture ID	Lot 302
26187	



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF FEBRUARY 21, 2023

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: ZERO LOT LINE TEXT AMENDMENT