

Clarence Grier
County Manager

Sally Shutt
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA November 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

A. MINUTES OF OCTOBER 17, 2023

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

REZONING CASES

- B. Case ZON-23-0026: Rezoning from RR Rural Residential District to C1(P) Planned Local Business District or to a more restrictive zoning district for .23 +/- acres; located at 5250 Maxwell Road, submitted William McPhail (Owner).**
- C. Case ZON-23-0027: Rezoning from R40 Residential District to R40A Residential District or to a more restrictive zoning district for 1.12 +/- acres; located at 3400 Nash Road, submitted Calvin Wilkerson (Owner).**
- D. Case ZON-23-0028: Rezoning from A1 Agricultural District to R40A Residential District or to a more restrictive zoning district for 2.74 +/- acres; located at 4804 Grays Creek Church Road, submitted Sylvester and Hattie McKoy (Owners).**

VIII. PUBLIC MEETING CONTESTED ITEMS

IX. DISCUSSION

E. TOBACCO AND HEMP RETAIL ORDINANCE

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF NOVEMBER 21, 2023

TO: JOINT PLANNING BOARD

FROM: PLANNING & INSPECTIONS DEPARTMENT

DATE: 11/21/2023

SUBJECT: MINUTES OF OCTOBER 17, 2023

ATTACHMENTS:

Description

MINUTES OF OCTOBER 17, 2023

Type

Backup Material



Cumberland County Joint Planning Board

MINUTES

October 17, 2023

Members Present	Members Absent	Others Present
Mrs. Jami McLaughlin, Chair	Mr. Mark Williams	Mr. Rawls Howard
Mr. Tom Lloyd, Vice-Chair		Mr. David Moon
Mr. Todd Mobley		Mr. Christopher Portman
Mrs. Susan Moody		Mrs. Laverne Howard
Mr. Stan Crumpler		Mr. Richard Fagan
Mr. James Baker		Mr. Timothy Doersam
Mr. William Walters		Mr. Joel Schult
Ms. Kasandra Herbert		Asst. County Mgr. Sally Schutt
Mr. Gary Burton		

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

There were none.

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

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

Mr. Lloyd and Mr. Burton stated that they would both need to abstain from Case ZON-23-0024.



Cumberland County Joint Planning Board

Mr. Crumpler made a motion, seconded by Mrs. Moody to approve the abstentions. Unanimous approval.

V. APPROVAL OF THE MINUTES OF AUGUST 15, 2023

Mr. Crumpler asked that the minutes be adjusted to reflect that he was present at that meeting and that Mr. Williams was absent.

Mrs. Moody made a motion, seconded by Mr. Lloyd to approve the minutes, with the adjustment. Unanimous approval.

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Chair McLaughlin read the welcome and rules of procedure.

VII. JOINT PLANNING BOARD 2023/2024 DEADLINE / MEETING SCHEDULE

Mr. Howard advised the Board that staff made a slight modification to the schedule that was included in their packet. The new, amended schedule was in their booklets. After explaining the changes, Mr. Howard requested the Board approve the amended schedule.

Mr. Lloyd made a motion, seconded by Mrs. Moody to approve the amended schedule, as presented by staff. Unanimous approval.

VIII. PUBLIC MEETING CONSENT ITEMS

INITIAL ZONING CASES

- A. **ZNG-009-23:** Case ZNG-009-23: Initial zoning of 1.25+/- acres to the C2(P) Planned Service and Retail District; located 7163 Rockfish Rd REID 9494872510000; submitted by the Town of Hope Mills (agent) on behalf of Petromarts, LLC (owner).

In ZNG-009-23, 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 even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) this request complements the existing zoned properties adjacent to the subject property that are already developed. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area developed to the immediate south.



Cumberland County Joint Planning Board

Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

In ZNG-009-23, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the initial zoning request to the C2(P) Planned Service and Retail District and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) this request complements the existing zoned properties adjacent to the subject property that are already developed. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area developed to the immediate south. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

- B. **Case ZNG-010-23:** Initial zoning of 32.44+/- acres to the R7.5 Residential District; located 0 Muscat Rd REIDs 0403647315000, 0403373181000, and 0403744513000; submitted by the Town of Hope Mills (agent) on behalf of JSJ Development Company, LLC (owner).

In ZNG-010-23, the Town of Hope Mills Planning staff recommends approval of the initial zoning request to the R7.5 Residential District and finds that the request is consistent with the Southwest Cumberland Land Use Plan (2013) designation and complements the existing zoned properties adjacent to the subject property that have similar developments. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area developed to the immediate north. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

In ZNG-010-23, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the initial zoning request to the R7.5 Residential District and finds that the request is consistent with the Southwest Cumberland Land Use Plan (2013) designation and complements the existing zoned properties adjacent to the subject property that have similar developments. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area developed to the immediate north. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning. Unanimous approval.



Cumberland County Joint Planning Board

REZONING CASES

- C. **ZON-23-0022:** Rezoning from C1(P) Planned Local Business District to C2(P) Planned Service and Retail District or to a more restrictive zoning district for 1.1 +/- acres; located at the intersection of Lillington Hwy and E. Manchester Road, submitted by M.A.P.S Surveying (Agent) on behalf of Stuart Lewis (Owner).

In Case ZON-23-0022, Planning and Inspections staff recommends approval of the rezoning request from C1(P) Planned Local Business District to C2(P) Planned Local Retail and Service District. Staff finds the request is consistent with the Spring Lake Land Use Plan which calls for "Commercial" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-23-0022, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from C1(P) Planned Local Business District to C2(P) Planned Local Retail and Service District. The Board finds the request is consistent with the Spring Lake Land Use Plan which calls for "Commercial" at this location. The Board 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. Unanimous approval.

- D. **ZON-23-0023:** Rezoning from A1 Agricultural District & M1(P)/CUD Planned Light Industrial Conditional Use District to A1 Agricultural District or to a more restrictive zoning district for 2.0 +/- acres; located at 11466 Dunn Rd, submitted by Connor and Brenna Knudsen (Owners).

In Case ZON-23-0023, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District and M1(P)/CUD Light Industrial Planned Conditional Use District to A1 Agricultural District. Staff finds the request is consistent with the Vision Northeast Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-23-0023, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District and M1(P)/CUD Light Industrial Planned Conditional Use District to A1 Agricultural District. The Board finds the request is consistent with the Vision Northeast Land Use Plan which calls for "Farmland" at this location. The Board also finds that the



Cumberland County Joint Planning Board

request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

- E. **ZON-23-0025:** Rezoning from A1 Agricultural District to R20 Residential District or to a more restrictive zoning district for 1.0 +/- acres; located off Fennell Road, south of Port Richey Lane, submitted by Tim Evans (Applicant) on behalf of Rockfish Run Land and Development LLC (Owner).

In Case ZON-23-0025, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R20 Residential District. Staff finds the request is consistent with the South-Central Land Use Plan which calls for "Low 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.

In Case ZON-23-0025, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District to R20 Residential District. The Board finds the request is consistent with the South-Central Land Use Plan which calls for "Low Density Residential" at this location. The Board 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. Unanimous approval.

IX. PUBLIC MEETING CONTESTED ITEMS

REZONING CASE

- F. **ZON-23-0024:** Rezoning from A1 Agricultural District & R40 Residential District to R20 Residential district or to a more restrictive zoning district for 13.16 +/- acres; located East of Chicken Foot Road, North of Rufus Johnson Road, submitted by M.A.P.S Surveying (Applicant) on behalf of JF Johnson Family Farms, LLC (Owner).

Mr. Portman presented the case information and photos.

In Case ZON-23-0024, Planning and Inspections staff recommends denial of the rezoning request from A1 Agricultural District and R40 Residential District to R20 Residential District. Staff finds the request is not consistent with the South-Central Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is not



Cumberland County Joint Planning Board

reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

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

Public meeting opened.

Mr. Mike Adams spoke in favor. Mr. Adams read from the Southeast Central Land Use Plan that calls for cluster development with open space as a method of development. Mr. Adams stated that the plan states that this area is far more suitable for cluster development than farmland.

Mr. Franklin Johnson spoke in favor. Mr. Johnson stated that the subject property is not good farmland. Mr. Johnson read from the soil survey of Cumberland County that stated what the production of good farmland should be. Mr. Johnson named five subdivisions in the area with half acre lots.

Mr. Steve Sanders spoke in opposition. Mr. Sanders stated that he was concerned about increased traffic and losing privacy. He is also concerned about losing the quiet peaceful neighborhood and losing his property value.

Donald Healey spoke in opposition. Mr. Healey stated that he was concerned about increased traffic and noise and the tax base increasing that would impact his affordability to live in the area.

Public meeting closed.

The Board had discussion about the smaller lots that were already present in the area, concerns about the rest of the applicant's property that doesn't get developed with this request and the overcrowding of the schools in Grays Creek.

Mr. Johnson advised the Board that he had no intentions of doing anything other than this R20 request.

In Case ZON-23-0024, Mr. Mobley made a motion, seconded by Mr. Crumpler to recommend approval of the rezoning request from A1 Agricultural District & R40 Residential District to R20 Residential District. The Board finds that the request complies with the adopted land use plan. The motion passed (5-1) with Mr. Walters voting in opposition and Mr. Lloyd and Mr. Burton abstaining from the vote.



Cumberland County Joint Planning Board

Mr. Baker arrived at the meeting at 6:45 PM.

X. DISCUSSION

- Mr. Howard updated the Board on the status of the Subdivision Ordinance Update. Mr. Howard reminded the Board that the previous contract had to be cancelled with the prior consultant. He also advised that staff was wrapping up the RFP process for a new consultant selection. He mentioned that he plans to have a new consultant onboard within the next 30-45 days and would be restarting the project with the subcommittee and focus group.
- Mr. Howard updated the Board on a request from the City of Fayetteville to look into expanding their MIA into Cumberland County. There will need to be meetings with the City's Planning Board and meetings with City staff about how to approach this. Mr. Howard just wanted to make the Board aware of the request from the City.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:51 pm



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF NOVEMBER 21, 2023

TO: JOINT PLANNING BOARD

FROM: PLANNING & INSPECTIONS DEPARTMENT

DATE: 11/21/2023

SUBJECT: CASE ZON-23-0026: REZONING FROM RR RURAL RESIDENTIAL DISTRICT TO C1(P) PLANNED LOCAL BUSINESS DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR .23 +/- ACRES; LOCATED AT 5250 MAXWELL ROAD, SUBMITTED WILLIAM MCPHAIL (OWNER).

ATTACHMENTS:

Description

Case ZON-23-0026

Type

Backup Material

REQUEST

Rezoning RR to C1(P)

Applicant requests a rezoning from RR Rural Residential District to C1(P) Planned Local Business District for approximately .23 acres located at 5250 Maxwell Rd, as shown in Exhibit "A". This parcel is currently vacant. The intent of the property owner is to expand an existing mini-warehouse business located on an abutting parcel, which is presently zoned C1(P) Local Business District. Combined, the two parcels would contain 1.07 acres.

PROPERTY INFORMATION

OWNER/APPLICANT: William McPhail (owner)

ADDRESS/LOCATION: 5250 Maxwell Rd. Refer to Exhibit "A", Location and Zoning Map. REID number: 0477718141000

SIZE: The parcel contains approximately 0.23 acres. Road frontage along Maxwell Road is 31.25 feet. The property is approximately 316.19 feet in length at its deepest point.

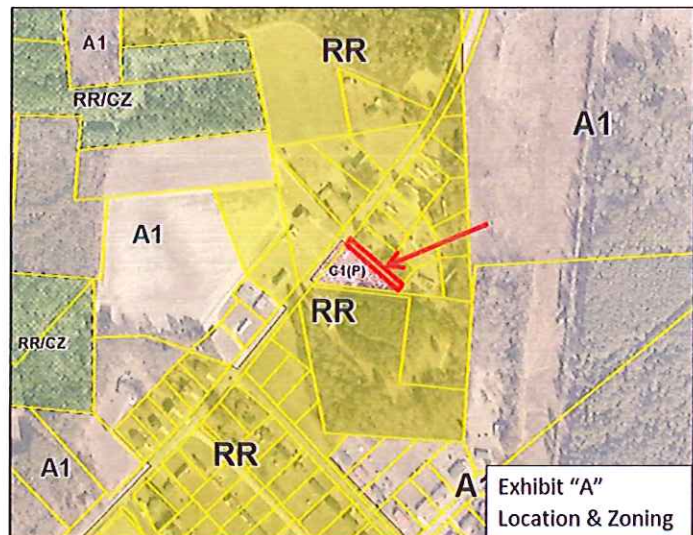
EXISTING ZONING: The subject property is currently zoned RR Rural Residential district. This district is for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. 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.

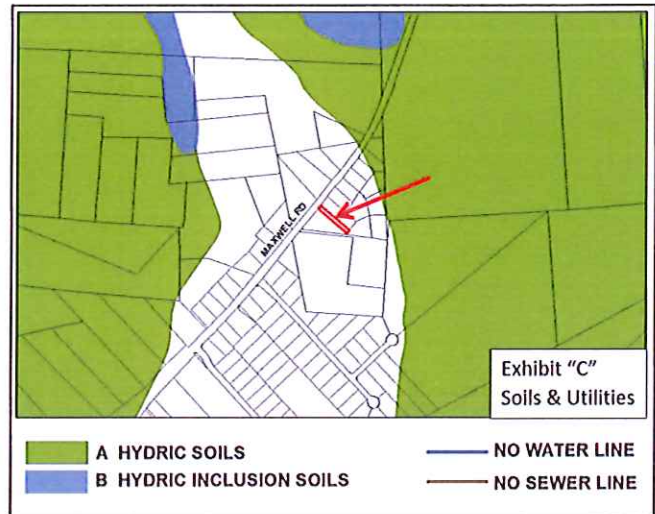
EXISTING LAND USE: The subject parcel is currently vacant. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Farmland, single-family homes, and manufactured homes
- **East:** Wooded lands and single family homes
- **West:** Farmland and single family homes
- **South:** Mini-warehouse storage facility, wooded lands and single-family homes

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



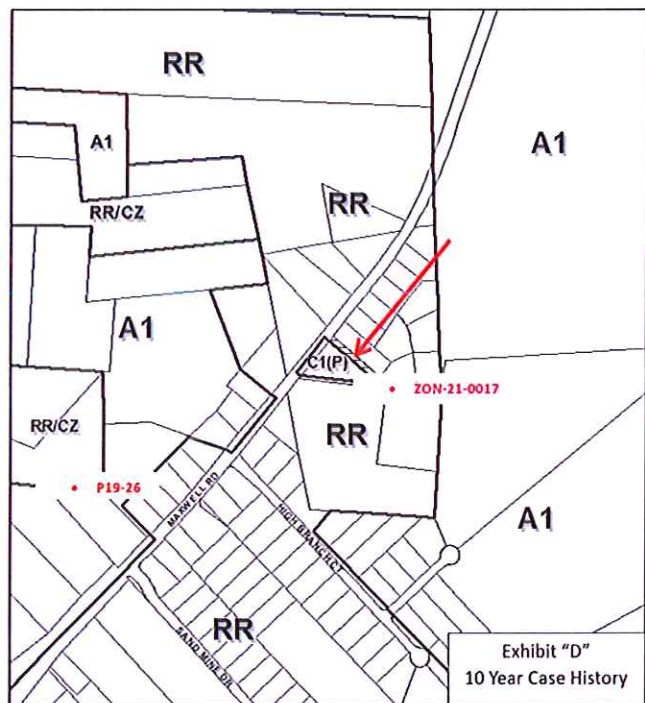


TEN YEAR ZONE CASE HISTORY:

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

- **ZON-21-0017:** RR to C1(P); **Approved;** .84 acres
- **P19-026:** A1 to RR; **Approved;** 2.53 acres

DEVELOPMENT REVIEW: Prior to an expansion of the current storage facility, a site plan review must be submitted, reviewed, and approved by Cumberland County Current Planning for compliance with the Subdivision and Zoning Ordinances prior to development activity.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	RR (Existing Zoning)	C1(P) (Proposed)
Front Yard Setback	30 feet	45 feet
Side Yard Setback	15 feet	15 feet
Rear Yard Setback	35 feet	20 feet
Lot Area	20,000 sq. ft.	N/A
Lot Width	100'	N/A

Development Potential:

Existing Zoning (RR)	Proposed Zoning (C1(P))
0 dwelling units	0 dwelling units

- Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS:

This property is located within the Stedman Area Land Use Plan (2020). The future land use classification of the property is "Suburban Density Residential", as shown in Exhibit "E". Associated zoning districts for this classification are R30, R30A, R20, R20A, RR, CD, R40 & R40A.

The proposed rezoning request is not consistent with the adopted Land Use Plan.

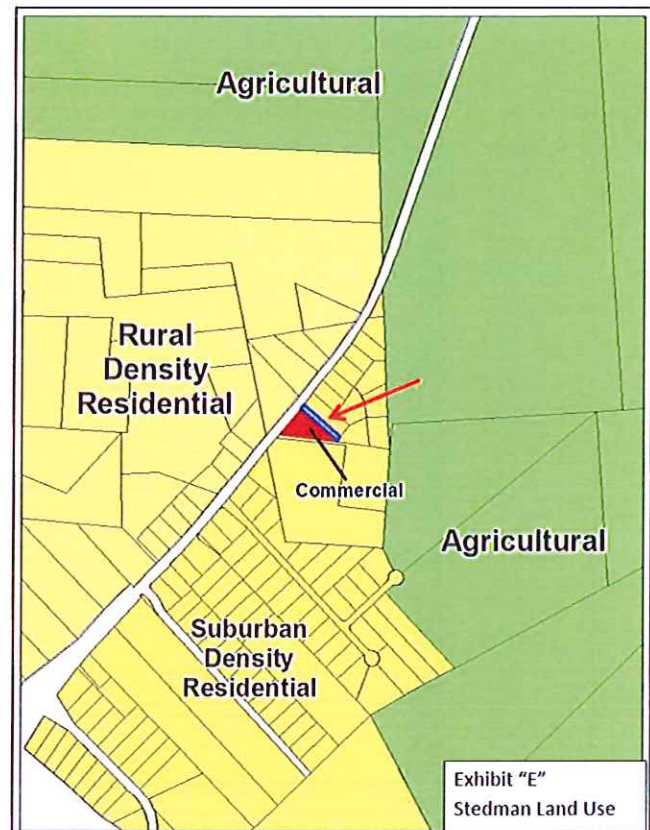
Suburban Residential Development Goal:

-The Suburban Density Residential land use classification represents land that will be used for residential purposes of a denser nature than that of the Rural Density Residential classification.

- The intent of this classification is to allow for a denser, neighborhood type residential developments with no more than one unit per 20,000 square feet, or approximately 0.46 acres. Septic systems may be utilized based on soil type, lot size, and distance from public sewer.

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

-Commercial development should be located so that it has the least impact on the residential areas.



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

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

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property is located outside of FAMPO boundaries.

SCHOOLS CAPACITY/ENROLLMENT:

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

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

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

SPECIAL DISTRICTS/ OVERLAY DISTRICTS:

Special Districts			
Fayetteville Regional Airport Overlay:	n/a	Averasboro Battlefield Corridor:	n/a
Five Mile Distance of Fort Liberty:	n/a	Eastover Commercial Core Overlay District:	n/a
Voluntary Agricultural District (VAD):	n/a	Spring Lake Main Street Overlay District:	n/a
VAD Half Mile Buffer:	n/a	Coliseum Tourism Overlay District:	n/a

n/a – not applicable

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

STAFF RECOMMENDATION

In Case ZON-23-0026, Planning and Inspections staff **recommends approval** of the rezoning request from RR Rural Residential District to C1(P) Planned Local Business District and find that:

1. Approval is an amendment to the adopted, current Stedman Area 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.
2. The request would expand an existing commercial site and does not represent a substantial increase or impact to nearby residential areas.
3. The use of the parcel for a stand-alone use would be limited due to the parcel's unique size and configuration.

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:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

BULLOCK, HOMER C;BULLOCK, JOYCE
PO BOX 1382
FAYETTEVILLE, NC 28302

RADNOTHY, LOUIS MICHAEL;RADNOTHY,
ANNE KATHERINE
4528 PORT ELLEN DR
FAYETTEVILLE, NC 28312

MCPHAIL, WILLIAM
366 CARROLL STORE ROAD
AUTRYVILLE, NC 28318

MCPHAIL, WILLIAM
366 CARROLL STORE RD
AUTRYVILLE, NC 28318

HALO INVESTORS LLC
1270 CANADY POND RD
HOPE MILLS, NC 28348

HALO INVESTORS LLC
1270 CANADY POND RD
HOPE MILLS, NC 28348

HALO INVESTORS LLC
1270 CANADY POND RD
HOPE MILLS, NC 28348

HALO INVESTORS LLC
1270 CANADY POND RD
HOPE MILLS, NC 28348

BULLOCK, LINDA FAY
5353 MAXWELL RD
STEDMAN, NC 28391

MATTHEWS, DENTON LIFE
ESTATE;MATTHEWS, LUNETTE LIFE ESTATE
5236 MAXWELL RD
STEDMAN, NC 28391

VONCANNON, JOHNNIE;VONCANNON,
BETTY
651 ROCKINGHORSE CT
STEDMAN, NC 28391

BULLOCK, WAYNE L;BULLOCK, TAMI L
5259 MAXWELL RD
STEDMAN, NC 28391

BULLOCK, WAYNE L;BULLOCK, TAMI L
5259 MAXWELL RD
STEDMAN, NC 28391

CANO, INDALECIO ALEJO;CANO, ISABEL
RAMOS PASCUAL
5211 MAXWELL RD
STEDMAN, NC 28391

OLIVER, SHEILA B
5285 MAXWELL RD
STEDMAN, NC 28391

BULLOCK, WAYNE L;BULLOCK, TAMI L
5259 MAXWELL RD
STEDMAN, NC 28391

KINCAID, KEMLA;KINCAID, SEAN II
5240 MAXWELL ROAD
STEDMAN, NC 28391

OLIVER, GREGORY C;OLIVER, SHEILA C
5285 MAXWELL RD
STEDMAN, NC 28391

BULLOCK, WAYNE L;BULLOCK, TAMI L
5259 MAXWELL RD
STEDMAN, NC 28391

BULLOCK, LINDA FAY
5353 MAXWELL RD
STEDMAN, NC 28391

ATTACHMENT – MAILING LIST

OLIVER, SHEILA B
5285 MAXWELL RD
STEDMAN, NC 28391

BULLOCK, WAYNE L;BULLOCK, TAMI L
5259 MAXWELL RD
STEDMAN, NC 28391

BULLOCK, WAYNE L;BULLOCK, TAMI L
005259 MAXWELL RD
STEDMAN, NC 28391

PERCIVAL LAND & TIMBER LLC
PO BOX 3610
ALBANY, GA 31706

ATTACHMENT: APPLICATION



County of Cumberland
— ♦ —
Planning & Inspections Department

CASE #: 2012-23-0026

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: 4-18-23

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 RR to CIP
2. Address of Property to be Rezoned: Beside 5246 Maxwell Rd
3. Location of Property: 5246 Maxwell Rd Stedman
close to Foothills in Stedman
4. Parcel Identification Number (PIN #) of subject property: 04-7771714 3000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: .23 Frontage: 30 ft Depth: 346'
6. Water Provider: Well: NA PWC: MA Other (name): none
7. Septage Provider: Septic Tank none PWC none
8. Deed Book 88, Page(s) 170, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Storage unit facility
10. Proposed use(s) of the property: add storage units property
11. Do you own any property adjacent to or across the street from this property?
Yes ☒ No ☐ If yes, where? lot beside it
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.

William M. Spaul
NAME OF OWNER(S) (PRINT OR TYPE)

366 Carroll St. Rd. Antioch, NC 28318
ADDRESS OF OWNER(S)

916 214 1412 916 214 1412
HOME TELEPHONE # WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

Will 323 8600 Galt.
E-MAIL

HOME TELEPHONE # WORK TELEPHONE #

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

[Signature]
SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF NOVEMBER 21, 2023

TO: JOINT PLANNING BOARD

FROM: PLANNING & INSPECTIONS DEPARTMENT

DATE: 11/21/2023

SUBJECT: CASE ZON-23-0027: REZONING FROM R40 RESIDENTIAL DISTRICT TO R40A RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 1.12 +/- ACRES; LOCATED AT 3400 NASH ROAD, SUBMITTED CALVIN WILKERSON (OWNER).

ATTACHMENTS:

Description

Case ZON-23-0027

Type

Backup Material

REQUEST

Rezoning R40 to R40A

Applicant requests a rezoning from R40 Residential District to R40A Residential District for one parcel of approximately 1.12 acres located at 3400 Nash Road. The parcel is currently vacant land. The intent of the property owner is to obtain a zoning category that allows the placement of a manufactured home.

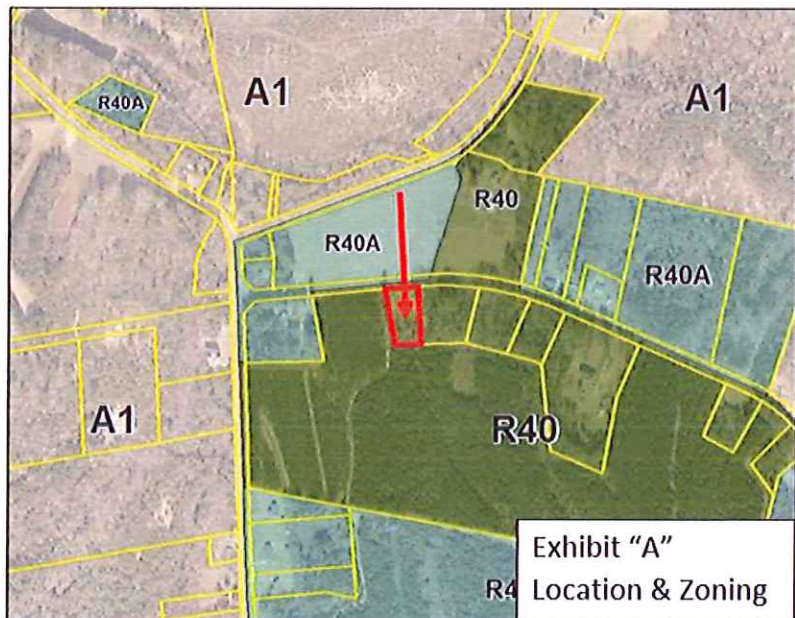
PROPERTY INFORMATION

OWNER/APPLICANT: Calvin Wilkerson
(owner)

ADDRESS/LOCATION: 3400 Nash Road.
Refer to Exhibit "A", Location and
Zoning Map. REID number:
0453636959000

SIZE: 1.12 +/- acres. Road frontage
along Nash Road is approx. 179.99
feet. The property has a varying
depth due to its shape but is
approximately 305.83 feet in length at
its deepest point.

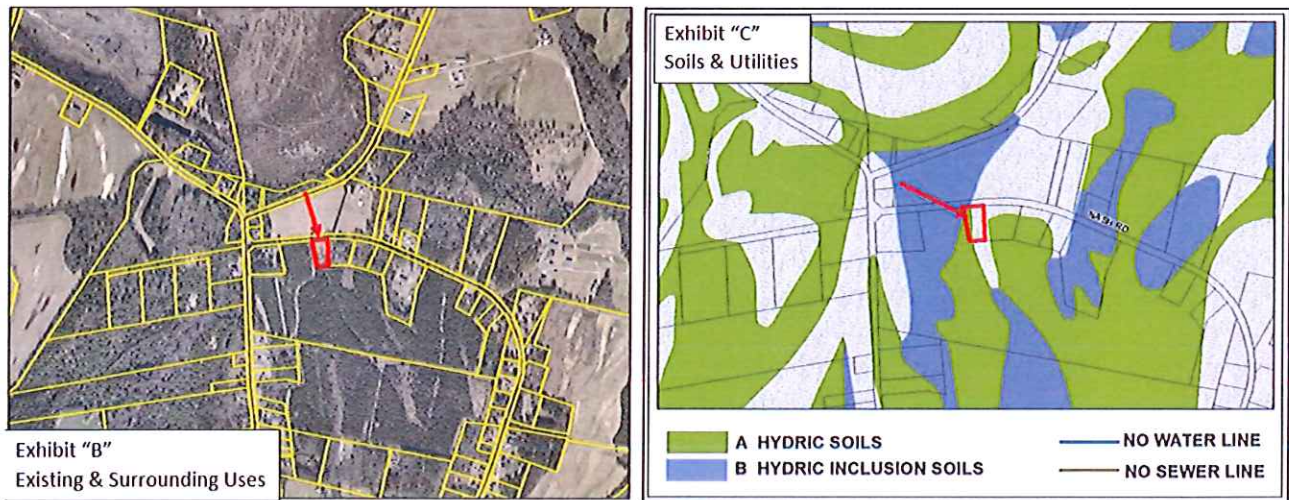
EXISTING ZONING: The subject
property is currently zoned R40
Residential District. Minimum lot size for
this district is 40,000 square feet. This
district is designed primarily for single-
family dwelling units with a lot area of 40,000 square feet or above.



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

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

- **North:** Farmland and a single-family home
- **East:** Wooded areas
- **West:** Wooded areas and a single-family home
- **South:** Wooded areas



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 some minor presence of hydric soils along the western edge of the property and hydric inclusion soils at a small portion of the northwest corner of the property.

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

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R40 (Existing Zoning)	R40A (Proposed)
Front Yard Setback	30 feet	30 feet
Side Yard Setback	15 feet	15 feet
Rear Yard Setback	35 feet	35 feet
Lot Area	40,000 sq. ft.	40,000 sq. ft.
Lot Width	100'	100'

Development Potential*:

Existing Zoning (R40)	Proposed Zoning (R40A)
1 dwelling units	1 dwelling units

*Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS: This property is located within the South-Central Land Use Plan (2015), as shown in Exhibit "D". The future land use classification of the property is "Farmland". Associated zoning districts for this classification are A1, A1A, CD, R40, or R40A. The proposed rezoning request is consistent with the adopted Land Use Plan.

APPLICABLE PLAN GOALS/POLICIES:

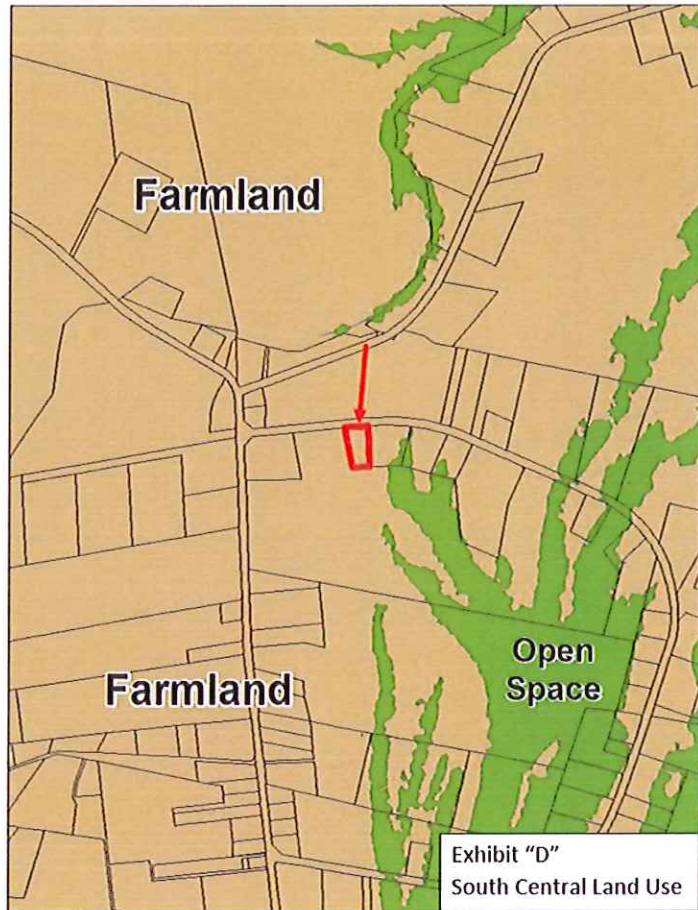
-Objectives:

RECOMMENDATION 1: Preserve and protect farmland to ensure the continued viability of the farming and agribusiness industry in the Study Area. Page 95 South Central Land Use Plan

1.1: Area designated as farmland where development should be limited. This will help keep farming viable, prevent urban sprawl, and protect the rural character of the Area. Page 108 South-Central Land Use Plan

1.2: Preserve the rural character of the county, Page 27 Land Use Policies Plan

1.3: Provide an assortment of housing types and neighborhoods to meet the needs of all residents in the County, Page 3 Land Use Policies Plan



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

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

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property abuts Nash Road and 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, Nash Road has a 2021 AADT of 200 and no road capacity data is available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Nash Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Alderman Road Elementary	707	661
Grays Creek Middle	1083	1152
Grays Creek High	1517	1452

ECONOMIC DEVELOPMENT: The proposal would have no impact on economic development initiatives.

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

SPECIAL DISTRICTS:

Special Districts			
Fayetteville Regional Airport Overlay:	n/a	Averasboro Battlefield Corridor:	n/a
Five Mile Distance of Fort Liberty:	n/a	Eastover Commercial Core Overlay District:	n/a
Voluntary Agricultural District (VAD):	n/a	Spring Lake Main Street Overlay District:	n/a
VAD Half Mile Buffer:	n/a	Coliseum Tourism Overlay District:	n/a

n/a – not applicable

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

STAFF RECOMMENDATION

In Case ZON-23-0027, Planning and Inspections staff **recommends approval** of the rezoning request from R40 Residential District to R40A Residential District. Staff finds the request is consistent with the South-Central Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

BROWN, SUSIE WILKERSON
765 AMSTERDAM AVE 5H
NEW YORK, NY 10025

REID, ALBERT E
66 FAIRFIELD PL
CORTLAND MANOR, NY 10567

DEAN, KATHY Y, REBECCA D
MATTHEWS; SUSAN, D MATARESE
6212 TIRE DR
FAYETTEVILLE, NC 28304

REITZEL, JEFFREY B TRUSTEE; KIZER, JAMES M
115 BROADFOOT AVE
FAYETTEVILLE, NC 28305

ROBISON, HEATHER D; ROBISON, RICHARD
4511 BUTLER NURSERY ROAD
FAYETTEVILLE, NC 28306

LONG, BRUCE FRED
2861 MCFAYDEN RD
FAYETTEVILLE, NC 28306

BURNS, LOUISE S LIFE ESTATE
3463 NASH RD
FAYETTEVILLE, NC 28306

FOXLEY FARMS LLC
2727 MCFAYDEN RD
FAYETTEVILLE, NC 28306

SHERRILL, HAROLD WAYNE
3023 GAINES RD
FAYETTEVILLE, NC 28306

FOX, RICHARD L II; FOX, ASHTON L
2727 MCFAYDEN RD
FAYETTEVILLE, NC 28306

CRAWFORD, DAVID L; CRAWFORD, KELLY A
3488 NASH RD
FAYETTEVILLE, NC 28306

SHERRILL, HAROLD WAYNE
3023 GAINES RD
FAYETTEVILLE, NC 28306

SPRUIELL, LINDA PATE; RICHARD, WAYNE PATE
2861 MCFAYDEN RD
FAYETTEVILLE, NC 28306

TAYLOR, MICHELLE HATCH; TAYLOR, ROBERT
DOUGLAS JR; MCCORQUODALE, KAITLYN
3326 NASH ROAD
FAYETTEVILLE, NC 28306

PATE, RICHARD W; PATE, DONNA
2873 MCFAYDEN RD
FAYETTEVILLE, NC 28306

MALONEY, LISA ROCHELLE
3487 NASH ROAD
FAYETTEVILLE, NC 28306

HERNANDEZ, MARIA L
4521 BUTLER NURSERY RD
FAYETTEVILLE, NC 28306

BUCCIARELLI, WILLIAM
4229 BRENNAN CIR
FAYETTEVILLE, NC 28312

BUCCIARELLI, WILLIAM
4229 BRENNAN CIR
FAYETTEVILLE, NC 28312

WILKERSON, CALVIN T; WILKERSON, GIDGET
PO BOX 1181
HOPE MILLS, NC 28348

WILKERSON, CALVIN T; WILKERSON, GIDGET
PO BOX 1181
HOPE MILLS, NC 28348

WILKERSON, CALVIN T; WILKERSON, GIDGET
PO BOX 1181
HOPE MILLS, NC 28348

TAYLOR, ROBERT DOUGLAS JR
PO BOX 1407
HOPE MILLS, NC 28348

TAYLOR, ROBERT DOUGLAS JR; TAYLOR,
DIANNE U
PO BOX 1407
HOPE MILLS, NC 28348

WILKERSON, CALVIN T; WILKERSON, GIDGET
PO BOX 1181
HOPE MILLS, NC 28348

SOUTH DOGWOOD PARTNERS, LLC
614 SANDFIDDLER POINTE RD
WILMINGTON, NC 28409

WILLIAMS, YOLANDA D; WILLIAMS, WILBERT
EDD
1985 LANDING WAY
WESTON, FL 33326

WILLIAMS, YOLANDA D; WILLIAMS EDD,
WILBERT EDD; REID, ALBERT; EVANS,
IRREVOCABLE TRUST
1985 LANDING WAY
WESTON, FL 33326

CAROLINA TELEPHONE & TELEGRAPH
PO BOX 7909
OVERLAND PARK, KS 66207

BURNS, ANDREW JR
3685 RED BARON DR
COLORADO SPRINGS, CO 80911

BURNS, ANDREW HEIRS; HARLEY, MAMIE
B; BURNS, LESLIE H B
3685 RED BARON DR
COLORADO SPRINGS, CO 80911

ATTACHMENT: APPLICATION



County of Cumberland
— ♦ —
Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: 9/20

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 R-40 to R-40-A
2. Address of Property to be Rezoned: 3400 NASH RD
3. Location of Property: 0453636959000
4. Parcel Identification Number (PIN #) of subject property: 0453-63-6959
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.12 Frontage: 179.99 Depth: 305.83
6. Water Provider: Well: ☒ PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank ☒ PWC _____
8. Deed Book ~~136~~ 5936, Page(s) ~~443~~ 264, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Land
10. Proposed use(s) of the property: MANUFACTURED HOME.
11. Do you own any property adjacent to or across the street from this property?
Yes ☒ No _____ If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No ☒

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

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

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

Calvin TODD Wilkerson
NAME OF OWNER(S) (PRINT OR TYPE)

4957 Arlington st Hope mills NC 28348
ADDRESS OF OWNER(S)

910-527-8804
HOME TELEPHONE #

910-425-1526
WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Calvin Wilkerson
SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF NOVEMBER 21, 2023

TO: JOINT PLANNING BOARD

FROM: PLANNING & INSPECTIONS DEPARTMENT

DATE: 11/21/2023

SUBJECT: CASE ZON-23-0028: REZONING FROM A1 AGRICULTURAL DISTRICT TO R40A RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 2.74 +/- ACRES; LOCATED AT 4804 GRAYS CREEK CHURCH ROAD, SUBMITTED SYLVESTER AND HATTIE MCKOY (OWNERS).

ATTACHMENTS:

Description

Case ZON-23-0028

Type

Backup Material

REQUEST

Rezoning A1 to R40A

Applicant requests a rezoning from A1 Agricultural District to R40A Residential District for one parcel of approximately 2.74 combined acres located at 4804 Grays Creek Church Rd. The parcel is currently occupied by a single family home. The intent of the property owner is to install a doublewide mobile home as a second residential dwelling, but the existing minimum lot area for the A1 District cannot accommodate two dwelling units.

PROPERTY INFORMATION

OWNER/APPLICANT: Sylvester & Hattie McKoy (owner)

ADDRESS/LOCATION: 4804 Grays Creek Church Rd. Refer to Exhibit "A", Location and Zoning Map. REID number: 0442619334000

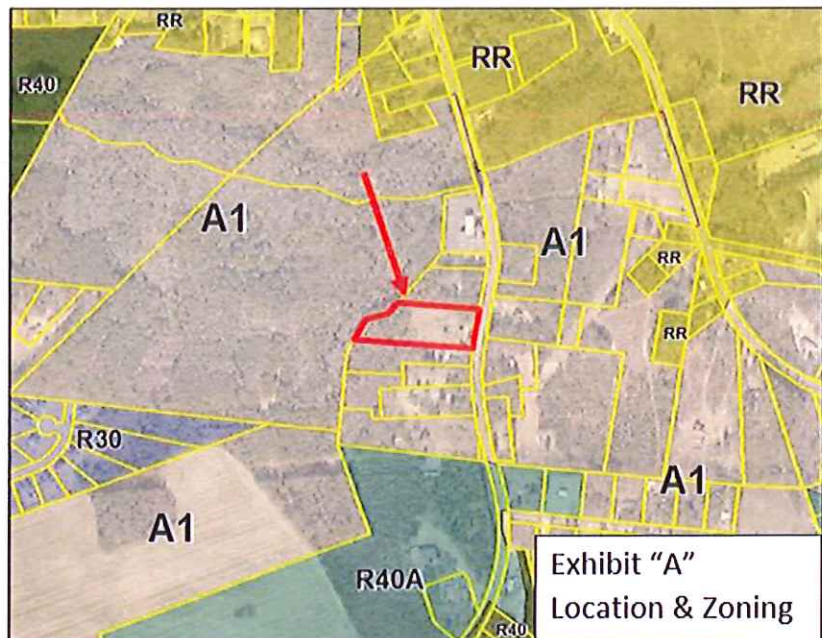
SIZE: 2.74 +/- acres within one parcel. Road frontage along Grays Creek Church Road is 210 feet. The property has a varying depth due to the parcel's irregular shape, but it is approximately 640 feet in length at its deepest point.

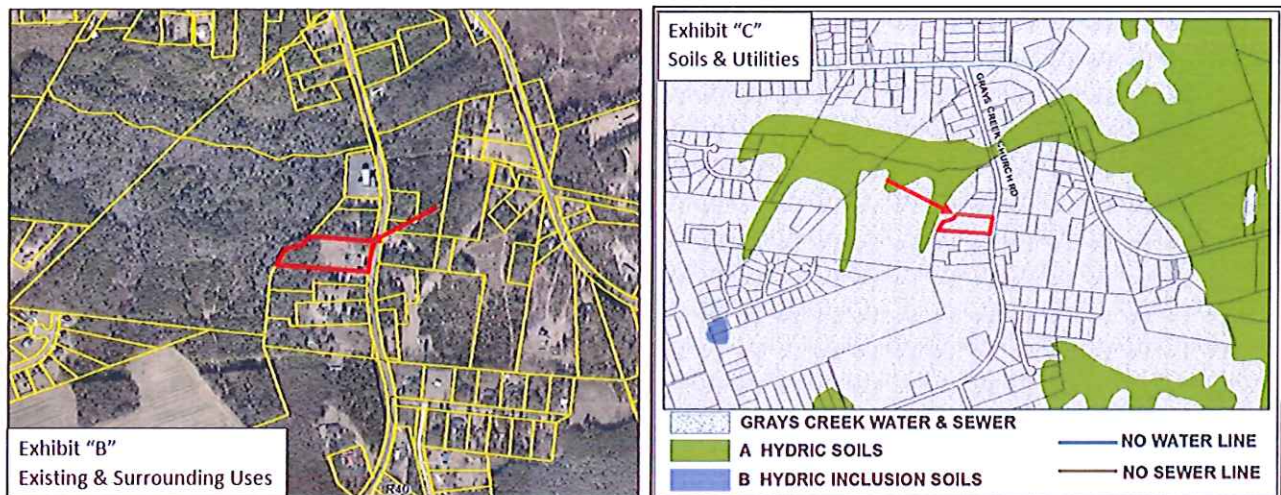
EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. Minimum lot size for this district is two acres. This district is intended to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural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

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

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

- **North:** Wooded lands and single family homes
- **East:** Wooded lands and single family homes
- **West:** Wooded lands
- **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 no presence of hydric or hydric inclusion soils on the property. The property is located within ~800 feet of RR Zoning to the North. The property is located within ~600feet of R40A to the South.

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 unit	3 dwelling units

*Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS: This property is located within the South-Central Land Use Plan 2015, as shown in Exhibit "D". The future land use classification of the property is "Farmland". Associated Zoning districts for this classification are A1, A1A, CD, R40, or R40A. **The proposed rezoning request is consistent with the adopted Land Use Plan.**

APPLICABLE PLAN GOALS/POLICIES:

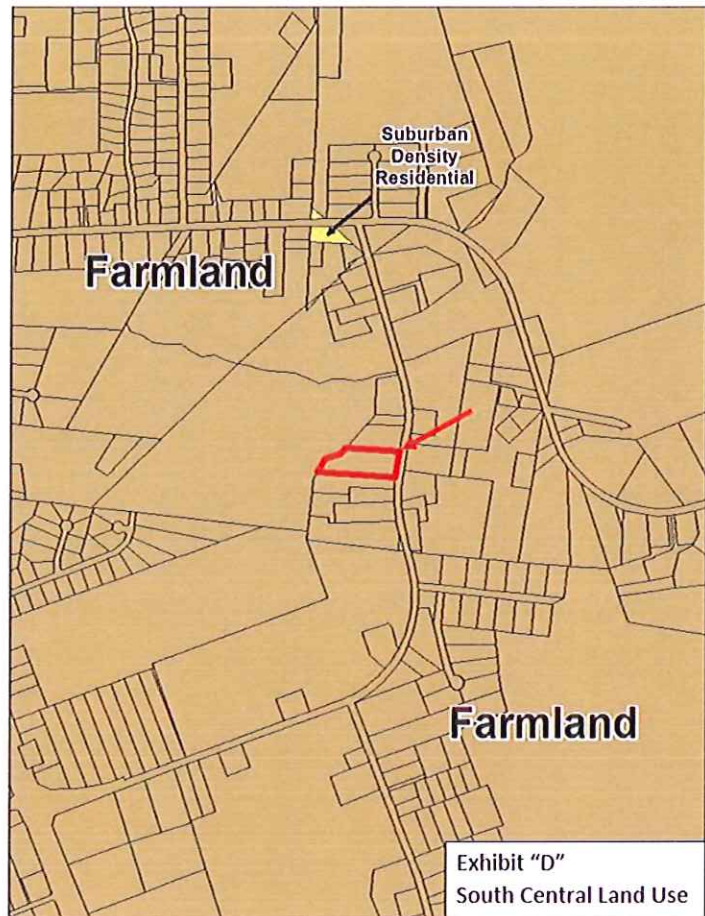
-Objectives:

RECOMMENDATION 1: Preserve and protect farmland to ensure the continued viability of the farming and agribusiness industry in the Study Area. Page 95 South Central Land Use Plan

1.1: Area designated as farmland where development should be limited. This will help keep farming viable, prevent urban sprawl, and protect the rural character of the Area. Page 108 South Central Land Use Plan

1.2: Preserve the rural character of the county Page 27 Land Use Policies Plan

1.3: Provide an assortment of housing types and neighborhoods to meet the needs of all residents in the County Page 3 Land Use Policies Plan



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the subject property, as shown on Exhibit "C". On-site well and septic will likely be required, and the lot size must meet the minimum area necessary to accommodate both.

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property sits on Grays Creek Church Road and 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, Grays Creek Church Road has no 2021 AADT and no road capacity data available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Grays Creek Church Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Alderman Road Elementary	707	661
Gray's Creek Middle	1083	1152
Gray's Creek High	1517	1452

ECONOMIC DEVELOPMENT: The proposal would have no impact on economic development initiatives.

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

SPECIAL DISTRICTS:

Special Districts			
Fayetteville Regional Airport Overlay:	n/a	Averasboro Battlefield Corridor:	n/a
Five Mile Distance of Fort Liberty:	n/a	Eastover Commercial Core Overlay District:	n/a
Voluntary Agricultural District (VAD):	n/a	Spring Lake Main Street Overlay District:	n/a
VAD Half Mile Buffer:	X	Coliseum Tourism Overlay District:	n/a

n/a – not applicable

The property is located within buffer distances of two separate VAD Parcels VAD-09-07 Pin 0442-50-2183 and 0441-76-0568.

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

STAFF RECOMMENDATION

In Case ZON-23-0028, Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to R40A Residential District. Staff finds the request is consistent with the South-Central Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

JONES, PATRICIA B;JONES, WILLIE
1520 LINCOLN BLV
WHITING, NJ 08759

JONES, PATRICIA BRYANT
1520 LINCOLN BLV
WHITING, NJ 08759

JACKSON, RUDOLPH;JACKSON, JESSIE
900 CO-OP CITY BLV 20D
BRONX, NY 10475

CAPITAL MATCH LLC
1421 E BROAD ST STE 343
FUQUAY VARINA, NC 27526

RAEFORD, JAMES E;DAISY, LEE
PO BOX 571
DAVIDSON, NC 28036

SMITH, VIRGINIA R.;WILLIAMS, ERICA D.
2512 FOREST LODGE DR
FAYETTEVILLE, NC 28306

PATE, DEAN R
5836 BUTLER NURSERY RD
FAYETTEVILLE, NC 28306

BROWN, NEIL A;BROWN, HELEN
7809 S NC 87 HWY
FAYETTEVILLE, NC 28306

BRYANT, ROLAND
3216 BLOSSOM RD
FAYETTEVILLE, NC 28306

GILMORE, ISABEL;GILMORE,
WOODROW;RICHARDSON, DANIELLE
JOY;QUENUM, JANETTE WHITLEY
603 RYDEE ST
FAYETTEVILLE, NC 28311

REID, RANDY;REID, ALICIA
4818 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

GRAYS CREEK MISSIONARY BAPTIST
CHURCH
PO BOX 526
HOPE MILLS, NC 28348

GARCIA, JULIA J
6315 BEAUCHAMP DR
HOPE MILLS, NC 28348

WILLIAMS, DARIUS L;WILLIAMS,
YOLANDA M
1610 BARMACK CT
HOPE MILLS, NC 28348

SMITH, PHILLIP C
4944 GRAYS CREEK CHURCH ROAD
HOPE MILLS, NC 28348

MCKOY, SYLVESTER;MCKOY, HATTIE M
4804 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

SMITH, VIRIGINIA R;ROBINSON,
JACKIE;WILLIAMS, ERICA D
4865 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

WILLIAMS, JERRY H;WILLIAMS, GERAL
4819 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

SOVEREIGN ACCOUNTING PURE
TRUST;RAEFORD, BEULAH;RAEFORD,
6286-C HACKBERRY DR
HOPE MILLS, NC 28348

MCDUFFIE, JOSEPH W;MCDUFFIE, KASIA
4784 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

GRAYS CREEK MISSIONARY BAPTIST
CHURCH
PO BOX 526
HOPE MILLS, NC 28348

MILLIGAN, WILLIE JR;MILLIGAN, ROSIE
4795 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

JONES, TANSEL LEE
100 LARKIN AVE
WARRENSBURG, MO 64093

ATTACHMENT: APPLICATION

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
2. Address of Property to be Rezoned: 4804 Gray's Creek Church Rd Hope Mills NC 28348
3. Location of Property: Hope Mills, Cumberland County
4. Parcel Identification Number (PIN #) of subject property: 0442-61-9334
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.74 Frontage: 216 Depth: 640
6. Water Provider: Well: X PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank X PWC _____
8. Deed Book 4949, Page(s) 602-604, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Residential
10. Proposed use(s) of the property: Setup a double wide mobile home
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No X If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No X

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

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

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

Sylvester and Hattie M. McKay
NAME OF OWNER(S) (PRINT OR TYPE)

4804 Gray's Creek Church Rd Hope Mills NC 28348
ADDRESS OF OWNER(S)

910-227-2320
HOME TELEPHONE #

WORK TELEPHONE #

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

523 Tip Top Avenue Fayetteville NC 28306
ADDRESS OF AGENT, ATTORNEY, APPLICANT

VonettaMcKay@yahoo.com
E-MAIL

910-988-7141
HOME TELEPHONE #

WORK TELEPHONE #

[Signature]
SIGNATURE OF OWNER(S)

[Signature]
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Hattie McKay
SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF NOVEMBER 21, 2023

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: TOBACCO AND HEMP RETAIL ORDINANCE