

Clarence Grier
County Manager

Sally Shutt
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA

May 21, 2024

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 Item(s)
- VIII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **Case ZNG-002-24: Conditional Zoning Request of 29.68 +/- acres of the PND Planned Neighborhood District to PND Planned Neighborhood District/CZ Conditional Zoning or more restrictive zoning; located at 3625 Golfview Rd REIDs 0414128716000 & 0414127031000; submitted by Rodney Sherrill & Mark Knight (agents) on behalf of GMR Capital LLC (owner). (Hope Mills)**
- B. **Case ZNG-003-24: Initial Zoning of 7.95 +/- ac to C2(P) Planned Service & Retail District & R5 Residential or more restrictive zoning located on the empty lots on Camden Rd near & across from Wipperwill Dr REIDs 9494958505000; 9494954294000; 9494961873000 submitted by Richard Collier, P.E., McKim & Creed, Inc. (agent) on behalf of Barbara McBryde Johnson Heirs (owners). (Hope Mills)**
- C. **Case ZNG-004-24: Rezoning 52.76 +/- ac from C1(P) & R7.5 to C2(P) & R5 or more restrictive zoning located at the empty lots on Camden Rd near & across from Wipperwill Dr REIDs 9494961873000; 0404059166000; & 0404048665000 submitted by Richard Collier, P.E., McKim & Creed, Inc. (agent) on behalf of Karla Coleman Johnson & Barbara McBryde Johnson Heirs (owners) (Hope Mills)**
- D. **Case ZON-24-0003: Rezoning from O&I Office and Institutional District to R5 Residential District or to a more restrictive zoning district for .34 +/- acres;**

located at 201 Ruth Street, submitted by Phyllis Way (Owner). (Spring Lake)

- E. **Case ZON-24-0014: Rezoning from R6A Residential District and R10 Residential District to R10 Residential District or to a more restrictive zoning district for 1.96 +/- acres; located northeast of the Monroe Street and Pettit Street intersection, submitted by Gerald Matthews (Agent) on behalf of Restoration Life Changing Ministries (Owner). (Spring Lake)**
- F. **Case ZON-24-0015: Rezoning from RR Rural Residential District to A1 Agricultural District or to a more restrictive zoning district for 2.3 +/- acres; located at 3484 Beard Road, submitted by Ronnie Autry (Agent) on behalf of the Town of Eastover (Owner). (Eastover)**
- G. **Case ZON-24-0016: Rezoning from A1 Agricultural District to C1(P) Planned Local Business District or to a more restrictive zoning district for 1.07 +/- acres; located at 4140 S. NC Hwy 87, submitted by Del Crawford (Agent) & PMV Property LLC (Owner).**

IX. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- H. **Case ZON-24-0013: Rezoning from C1(P)/CU Planned Local Business District Conditional Use and RR Rural Residential District to C1(P) Planned Local Business District or to a more restrictive zoning district for .69 +/- acres; located at 6189 US Hwy 301, submitted by Ronnie Davis (Owner).**
- I. **Case ZON-24-0017: Rezoning from A1 Agricultural District & C(P) Planned Commercial District to O&I Planned Office & Institutional District or to a more restrictive zoning district for 2.00 +/- acres; located at 8907 Clinton Rd, submitted by Danny M. Johnson (Agent) on behalf of Danny & Lorie Johnson (Owners).**

X. DISCUSSION

J. ELECTION OF OFFICERS

K. RECOGNITION OF OUTGOING MEMBERS

XI. ADJOURNMENT

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZNG-002-24: CONDITIONAL ZONING REQUEST OF 29.68 +/-
ACRES OF THE PND PLANNED NEIGHBORHOOD DISTRICT TO PND
PLANNED NEIGHBORHOOD DISTRICT/CZ CONDITIONAL ZONING
OR MORE RESTRICTIVE ZONING; LOCATED AT 3625 GOLFVIEW RD
REIDS 0414128716000 & 0414127031000; SUBMITTED BY RODNEY
SHERRILL & MARK KNIGHT (AGENTS) ON BEHALF OF GMR
CAPITAL LLC (OWNER). (HOPE MILLS)**

ATTACHMENTS:

Description

ZNG-002-24

Type

Backup Material



STAFF REPORT

REZONING CASE# ZNG-002-24

Planning Board Meeting: 5-21-24

Hope Mills Board Meeting: 6-17-24

Address: 3625 Golfview Rd

ZONING REQUEST: PLANNED NEIGHBORHOOD DEVELOPMENT WITH CONDITIONAL ZONING

The Town of Hope Mills staff received an application, requesting conditional zoning for 29.68 +/- acres of land tied to parcel identification numbers 0414-12-7031 and 0414-12-8716. The request is tied only to the 46 single family homes and the 31 townhomes shown on the site plan (shown as the shaded area on the plan). The request is to allow the front yard setbacks to be 25 feet instead of 30 feet and for this area to fall under zero lot line requirements while offering to have landscape buffering between the whole development and the Golf Acres subdivision as well as along the Town owned property line. It does not involve changing anything in the section of the site plan with apartments (reference previous Case ZNG-016-22). Please refer to the attached memorandum from the Hope Mills Plan Review Committee for recommendations from all pertinent engineering and permit based departments. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Rodney Sherrill & Mark Knight (agents) on behalf of GMR Capital LLC (owners)

ADDRESS/LOCATION: 3625 Golfview Rd;

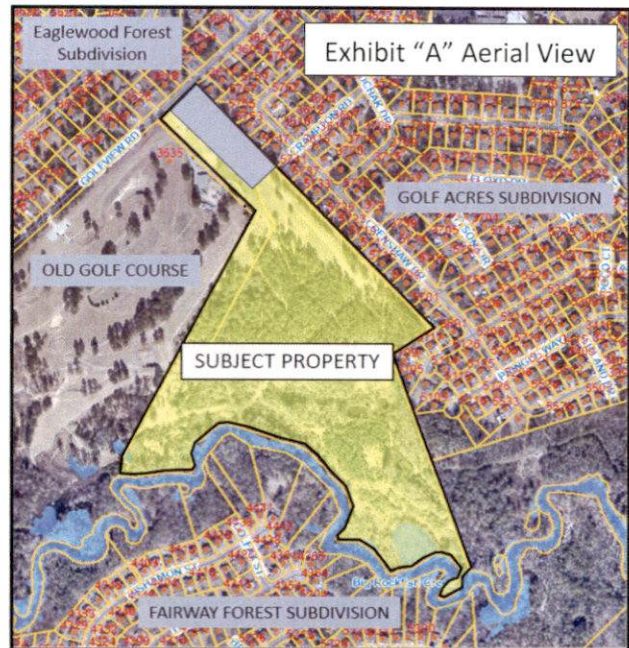
REIDs: 0414128716000 & 0414127031000

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

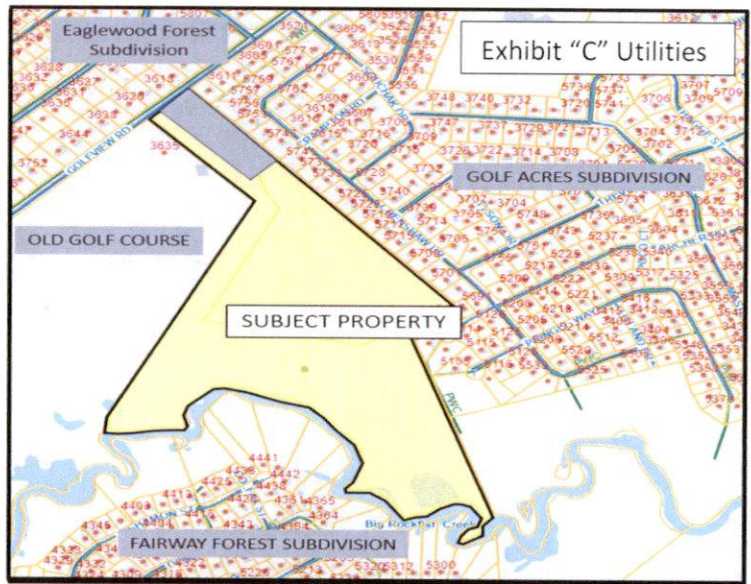
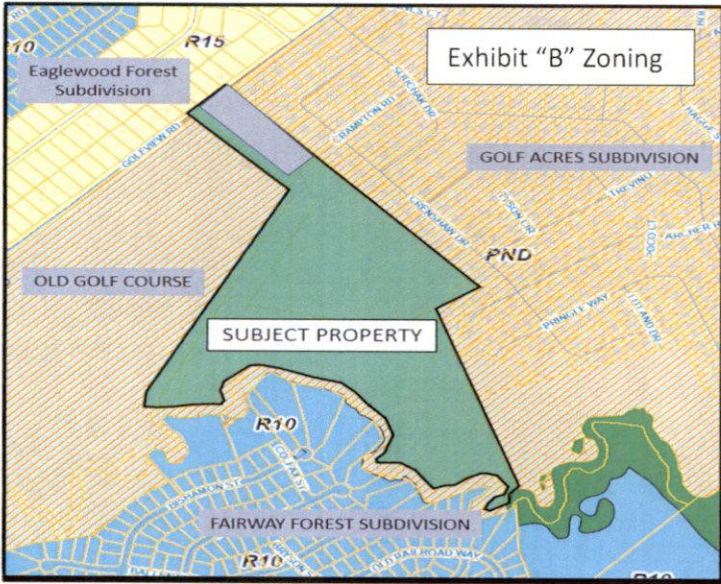
SIZE: As stated above, the subject property 29.68 acres size with varying lengths of depth is being looked at today.

EXISTING ZONING: The subject property is currently zoned under the PND Planned Neighborhood Development with the area to the immediate east being the Golf Acres subdivision that is also zoned PND. The area to the immediate west is the area previously known as the Hope Mills Golf Course, also zoned PND. Other areas nearby include the Eaglewood Forest subdivision that is zoned both R15 Residential and R7.5 Residential.

EXISTING LAND USE: The subject property is currently vacant.



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



DEVELOPMENT REVIEW: The development of this property will require a site plan and development review.

COMPREHENSIVE DEVELOPMENT PLANS:

This site is located within the Southwest Cumberland Land Use Plan area (2013) and is designated as both “Low Density Residential” and “Open Space.” Even though this request is not consistent with the “Open Space” section of the land use plan, it is in compliance with the “Low Density” designation and it is also located adjacent to several other residential developments such as Golf Acres subdivision, and Eaglewood Forest subdivision. Please refer to Exhibit “D” for additional information.



IMPACTS ON AREA FACILITIES

PUBLIC WORKS: No comments at this time.

UTILITIES: The property will be served by PWC water and sewer.

STORMWATER: Will require Stormwater Management Permit application and Floodplain Development Permit (if they decide to develop in the floodplain), is not located in the Airport Overlay District nor in any floodplains.

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 the Airport Overlay District.

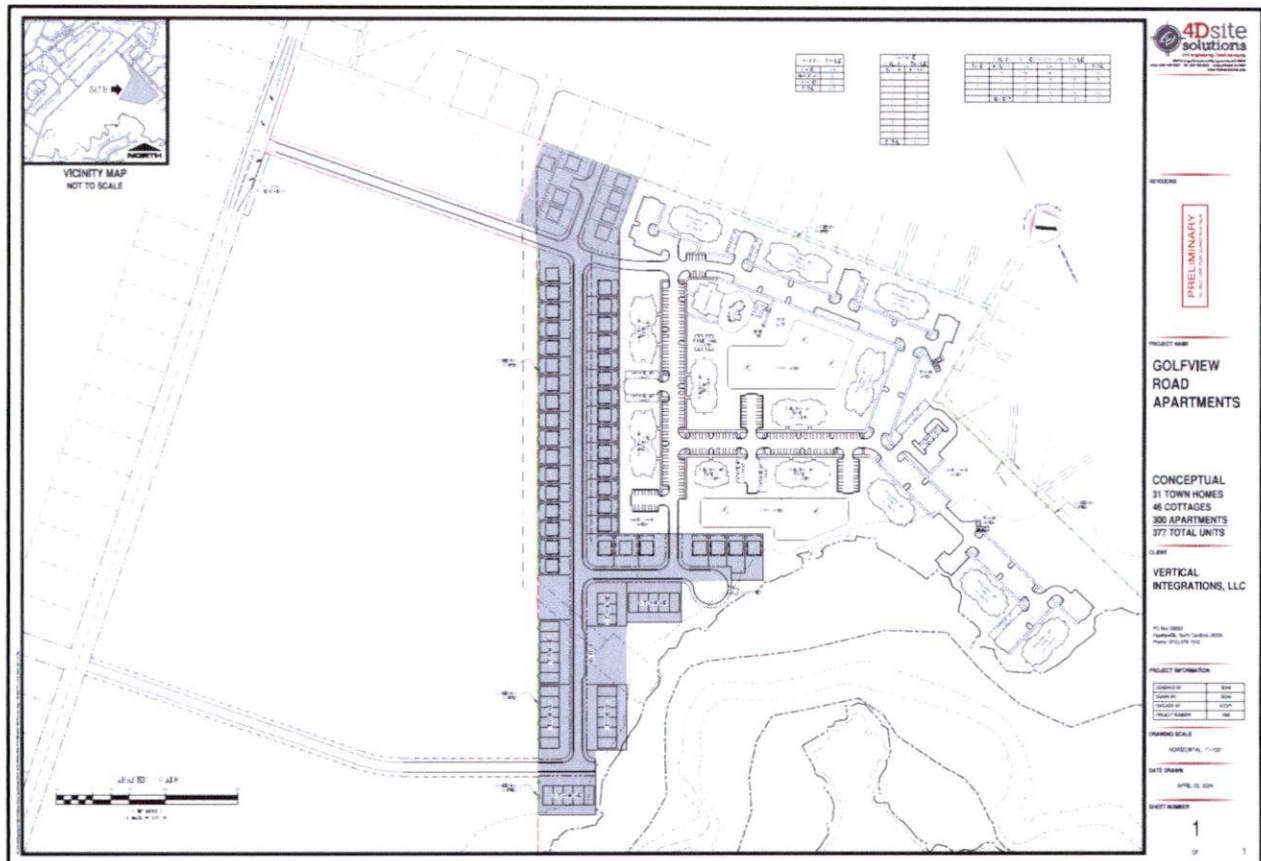
TRAFFIC: FAMPO stated that the subject property will generate enough traffic to place it over its current capacity of 10,200 – 2021 AADT of 12,000, this project will bring it to an estimate of 12,727 trips.

STREET NAMES: Applicant will need to apply for street names and get street names approved through the street name coordinator.

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

CUMBERLAND COUNTY SCHOOLS: Schools are nearing capacity and are located in the districts of Rockfish Elementary School, Hope Mills Middle School, and South View High School

CODE DEVIATIONS: None.



STAFF RECOMMENDATION

In ZNG-002-24, the Town of Hope Mills Planning staff **recommends approval** of the rezoning request to the PND/CZ Planned Neighborhood Development Conditional Zoning district and finds that the request is partially consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment the area around this property in that it is residential and there is anticipation for community friendly development of what was considered to be the Hope Mills Golf Course. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regards to economic development viability. Approval of the request is reasonable and in the public interest because the district requested is compliments the proposed development of adjacent parcels in the surrounding area.



Town of Hope Mills
◆
Planning Department

CASE #:	<u>ZNG-002-24</u>
ZONING BOARD MEETING DATE:	^{ETW} <u>5/21/24</u>
DATE APPLICATION SUBMITTED:	<u>4/9/24</u>
RECEIPT #:	<u>R00024974</u>
RECEIVED BY:	<u>ETW</u>

**APPLICATION FOR
CONDITIONAL ZONING DISTRICT
REZONING REQUEST
HOPE MILLS ZONING ORDINANCE**

Upon receipt of this application (petition), the Planning Staff will schedule the request to be heard by the Hope Mills Zoning Board in accordance with the Board's adopted meeting schedule. 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 Zoning Board will make a recommendation to the Hope Mills 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 two to four weeks following the Zoning 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 "Town of Hope Mills" in the amount of \$ 800 (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 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)424-4555. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

TO THE ZONING BOARD AND TOWN BOARD OF COMMISSIONERS OF HOPE MILLS, NC:

I (We), the undersigned, hereby submit this application, and petition the Hope Mills 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, as hereinafter requested, the following facts are submitted:

1. Applicant/Agent Cottages at Golfview
2. Address: 3625 Golfview Road Zip Code 28348
3. Telephone: (Home) 910-978-1010 (Work) _____
4. Location of Property: Golfview Road
5. Parcel Identification Number (PIN #) of subject property: 0414-12-7031
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 29.68 Frontage: _____ Depth: _____
7. Water Provider: _____ Septage Provider: _____
8. Deed Book 11920, Page(s) 0322, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Land-Vacant
10. Proposed use(s) of the property: Residential/Single Family Homes

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

TO: (Select one)

- X Conditional Zoning District, with an underlying zoning district of R5/C2
(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.)

Residential / Single Family Homes

- 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.

Residential - 29.68 acres & 46 Homes /

31 Townhomes

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district, Sec. 102A-1204 or list the proposed setbacks.

Setbacks - zero lot line

Change from 30' to 25' for the front yard.

- B. Off-street parking and loading, Sec. 102A-1301 & 102A-1303: 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 XIV.

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. 102A-1202(n)]. **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. 102A-1202(g)] **NOTE: All required buffers must be included on the site plan.**

Landscape Buffer

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. 102A-1502. If the proposed uses involve development subject to the Hope Mills 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 Staff, Hope Mills Plan Review Committee, the Zoning Board and Board of 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 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 Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Cottages at Golfview - Rodney Sherrill/Mark Knight
NAME OF OWNER(S) (PRINT OR TYPE)

P.O. Box 53552 Fayetteville, NC 28305
ADDRESS OF OWNER(S)

miranda@bridgewater.holdings
E-MAIL

910-978-1010
HOME TELEPHONE
[Signature]
SIGNATURE OF OWNER(S)

910-391-1577
WORK TELEPHONE
[Signature]
SIGNATURE OF OWNER(S)

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE

WORK TELEPHONE

E-MAIL ADDRESS

FAX NUMBER

SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

- * **ALL record property owners must sign this petition.**
- * **The contents of this application, upon submission, becomes "public record."**



Town of Hope Mills
 5770 Rockfish Road
 Hope Mills, NC 28348

Receipt Number: R00024974

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 4/9/2024 1:05:53 PM

Tran. Code: 103651 - Zoning Petitions

Name: GMR CAPITAL/ COTTAGES @ GOLFVIEW

\$800.00

Zoning Petitions \$800.00

Payment Method: Check Payor: GMR CAPITAL/ COTTAGES Reference: 262561

Total Amount Applied: \$800.00

Amount: \$800.00

Total Payment Received: \$800.00

Change: \$0.00

GL Distribution:	Account Number	Account Name	Amount
	10-3651	ZONING PETITIONS	800.00
		Total Distribution Amount:	800.00



VICINITY MAP
NOT TO SCALE



PARKING TABLE

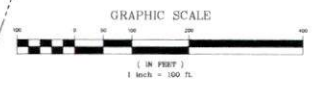
SPACES	508
HANDICAP	30
GARAGES	62
TOTAL	600

GARAGE BUILDING TABLE

BUILD #	# BAYS
1	5
2	5
3	5
4	5
5	5
6	5
7	5
8	7
9	7
10	5
TOTAL	62

BUILDING & BEDROOM MIX TABLE

TYPES	# BLDGS	1 BR	2 BR	3 BR	TOTAL
1	8	96	96	0	192
2	1	0	48	16	64
3	1	0	0	8	12
	13	96	150	24	300
PERCENT	33	30	18	100	



REVISIONS

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

PROJECT NAME
GOLFVIEW ROAD APARTMENTS

CONCEPTUAL
31 TOWN HOMES
46 COTTAGES
300 APARTMENTS
377 TOTAL UNITS

CLIENT
VERTICAL INTEGRATIONS, LLC

PO Box 52952
Fayetteville, North Carolina 28405
Phone: (910) 978-1070

PROJECT INFORMATION

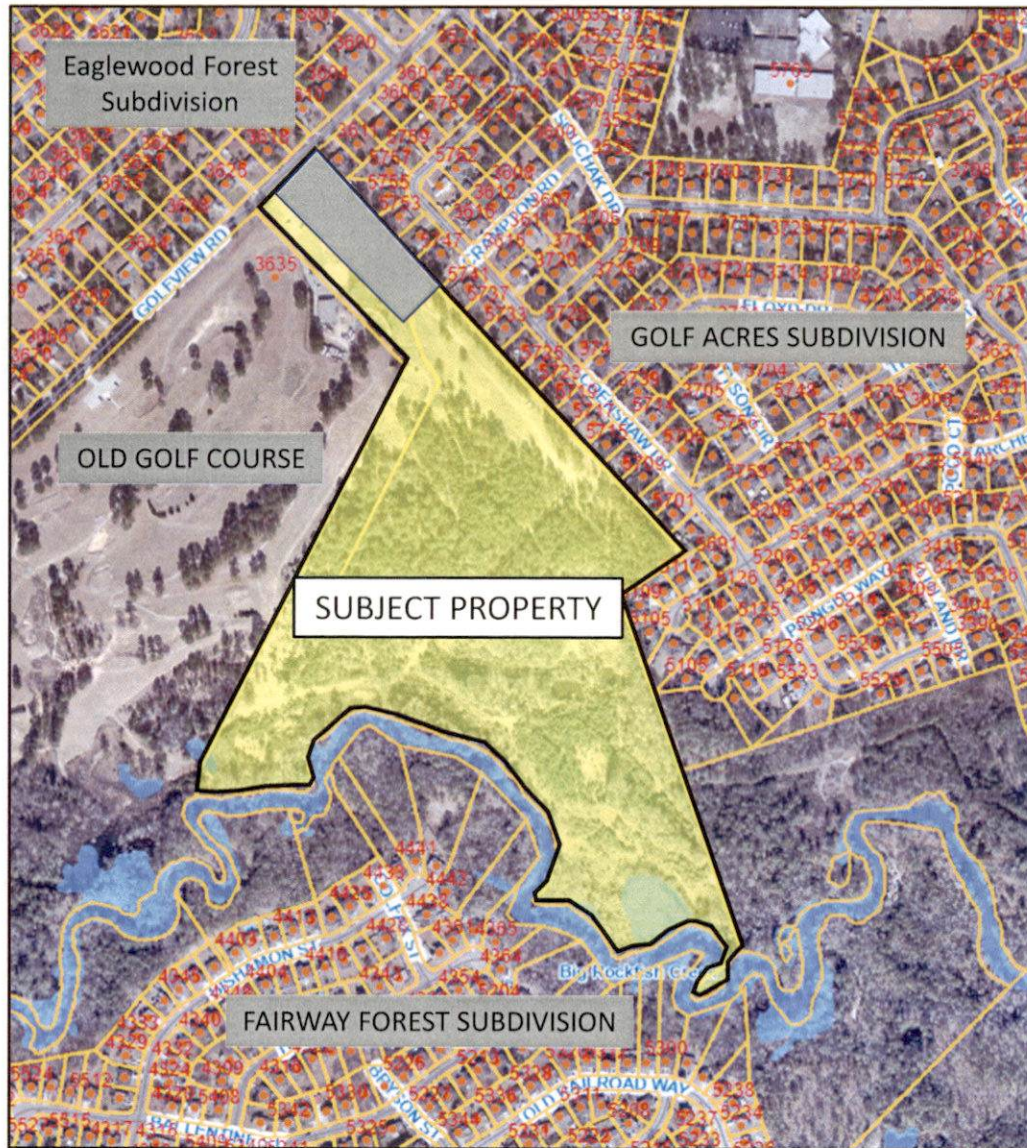
DESIGNED BY:	08/04
DRAWN BY:	02/06
CHECKED BY:	SCOTT
PROJECT NUMBER:	1993

DRAWING SCALE
HORIZONTAL: 1"=100'

DATE DRAWN
APRIL 23, 2024

SHEET NUMBER

1
OF 1



Eaglewood Forest
Subdivision

GOLF ACRES SUBDIVISION

OLD GOLF COURSE

SUBJECT PROPERTY

FAIRWAY FOREST SUBDIVISION

Owner	Street	City	State	Zip
GMR CAPITAL, LLC	PO BOX 53552	Fayetteville	NC	28305
JNM of NC, Inc	5604 Shady Pine Ct	Hope Mills	NC	28348
James & Teresa Back	3626 Golfview Rd	Hope Mills	NC	28348
Roy Dean & Gwendolyn Chavis	3622 Golfview Rd	Hope Mills	NC	28348
Michael Harris	3618 Golfview Rd	Hope Mills	NC	28348
Colin & Aparat Emerson	318 Irving Way	Durham	NC	27703
Cynthia Shackelford	3615 Golfview Rd	Hope Mills	NC	28348
Daniel & Alice Glemaker	5755 Crenshaw Dr	Hope Mills	NC	28348
Christy Ivey	5753 Crenshaw Dr	Hope Mills	NC	28348
James & Vicki Mauldin	5751 Crenshaw Dr	Hope Mills	NC	28348
Bryan Smith	5747 Crenshaw Dr	Hope Mills	NC	28348
Korey & Jennifer Martinez	5741 Crenshaw Dr	Hope Mills	NC	28348
Walter & Freda Houston	5737 Crenshaw Dr	Hope Mills	NC	28348
Theodore Boesel	5733 Crenshaw Dr	Hope Mills	NC	28348
Stephen Fuller	5729 Crenshaw Dr	Hope Mills	NC	28348
Stephen & Sandra England	5725 Crenshaw Dr	Hope Mills	NC	28348
Christopher & Sonia Rhodie	6300 Touchstone Dr	Fayetteville	NC	28311
On-Son Lopez	5719 Crenshaw Dr	Hope Mills	NC	28348
Filiberto & Maria Arroyo	5717 Crenshaw Dr	Hope Mills	NC	28348
Nakeitha Brayboy	5715 Crenshaw Dr	Hope Mills	NC	28348
Alyssa Buckland & Brandon Boahn	5713 Crenshaw Dr	Hope Mills	NC	28348
Sheryl Garcia-Bell Life Estate	5709 Crenshaw Dr	Hope Mills	NC	28348
Daniel & Shanna Buford	5705 Crenshaw Dr	Hope Mills	NC	28348
Christian Roose	5701 Crenshaw Dr	Hope Mills	NC	28348
Jordan Jackson	5699 Crenshaw Dr	Hope Mills	NC	28348
Bobby Hart	5121 Archer Rd	Hope Mills	NC	28348
Matthew & Emily Cooper	5117 Archer Rd	Hope Mills	NC	28348
Amanda Oharrow	5113 Archer Rd	Hope Mills	NC	28348
Paul & Allison Johnson	5109 Archer Rd	Hope Mills	NC	28348
Fred & Abigail Felder	5105 Archer Rd	Hope Mills	NC	28348
Peter Buchholtz	5108 Archer Rd	Hope Mills	NC	28348
Theodore Egusquiza	5105 Pringle Way	Hope Mills	NC	28348
Cyndi McKinney	3310 S Peak Dr	Fayetteville	NC	28306

Richard Sibbett	5609 Par Ct	Hope Mills	NC	28348
Kristen Harmon	5246 Old Railroad Way	Hope Mills	NC	28348
Douglas & Brenda Delong	5250 Old Railroad Way	Hope Mills	NC	28348
Jerry Gouveia	5300 Old Railroad Way	Hope Mills	NC	28348
Shannon Pease-Ekebom & Linn Ekebom	5304 Old Railroad Way	Hope Mills	NC	28348
Abraham & Helen Delossantos	5308 Old Railroad Way	Hope Mills	NC	28348
Raphael Okojie	5312 Old Railroad Way	Hope Mills	NC	28348
Daniel & Kimberly Strahan	5203 Ballentine St	Hope Mills	NC	28348
Genesis Real Property Holdings, LLC	4381 N 75th St Ste 201	Scottsdale	AZ	85251
Ronald Gosciniak	4364 Dominique St	Hope Mills	NC	28348
Amber & Rickey Blackwell	615 Sunpointe Dr	Hope Mills	NC	28348
James & Dianna Simmons, Jr	4363 Dominique St	Hope Mills	NC	28348
James Rupert Holland, Jr & James Rupert Holland III	4500 Bent Grass Dr	Fayetteville	NC	28312
Ann Ellis	4445 Bishamon St	Hope Mills	NC	28348
Jennifer & Janet Dearborn	4441 Bishamon St	Hope Mills	NC	28348
Anthony & Priscilla Huggins	4437 Bishamon St	Hope Mills	NC	28348

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Vacant
Director

May 7, 2024

GMR CAPITAL, LLC
PO BOX 53552
Fayetteville, NC 28305

Dear GMR CAPITAL, LLC,

The Joint Planning Board of Cumberland County will hold a public meeting on May 21, 2024, beginning at 6:00 p.m. or shortly thereafter, in Court Room 3 on the 2nd floor of the Old Historic Court House Building, located at 130 Gillespie Street, Fayetteville, NC and will consider the following:

Case ZNG-002-24: *Conditional Zoning Request of 29.68 +/- acres of the PND Planned Neighborhood District to PND Planned Neighborhood District/CZ Conditional Zoning or more restrictive zoning; located at 3625 Golfview Rd REIDs 0414128716000 & 0414127031000; submitted by Rodney Sherrill & Mark Knight (agent) on behalf of GMR Capital LLC (owner).*

Persons who wish to speak at this public meeting before the Joint Planning Board must sign up prior to commencement of the meeting. A sign-up sheet will be available 15 minutes before the start of the JPB meeting. Covid-19 protocols must be followed upon entering the building.

A copy of the zoning application can be viewed by the public at the Hope Mills Town Hall, 5770 Rockfish Road, Hope Mills, NC from 8:00 am to 4:30 pm weekdays but excluding holidays. Further information can also be found at: <https://www.townofhopemills.com/527/Pending-Public-Hearing-Items>. If you have questions regarding the proposed rezoning application or the upcoming JPB meeting, please call the Town Planning staff at (910) 424-4555.

Sincerely,

Emily Weidner
Town Planner

Cc: Adjacent Property Owners



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZNG-003-24: INITIAL ZONING OF 7.95 +/- AC TO C2(P) PLANNED
SERVICE & RETAIL DISTRICT & R5 RESIDENTIAL OR MORE
RESTRICTIVE ZONING LOCATED ON THE EMPTY LOTS ON
CAMDEN RD NEAR & ACROSS FROM WIPPERWILL DR REIDS
9494958505000; 9494954294000; 9494961873000 SUBMITTED BY RICHARD
COLLIER, P.E., MCKIM & CREED, INC. (AGENT) ON BEHALF OF
BARBARA MCBRYDE JOHNSON HEIRS (OWNERS). (HOPE MILLS)**

ATTACHMENTS:

Description

ZNG-003-24

Type

Backup Material



STAFF REPORT

INITIAL ZONING CASE: ZNG-003-2024

Planning Board Meeting: 5-21-2024

Hope Mills Board Meeting: 7-15-2024

Address: Empty lots off of Camden Rd, southwest of Wipperwill Dr.

ZONING REQUEST: Initial zoning to R5 Residential & C2(P) Planned Service & Retail

The Town of Hope Mills staff received a contiguous annexation petition for 7.95 +/- acres of land tied to parcel identification numbers 9494-95-8505, 9494-95-4294, and 9494-96-1873. The Hope Mills Board of Commissioners accepted the annexation petition adopting a resolution R2024-02 and setting the public hearing for March 4, 2024 under annexation number A2024-01. The subject property is adjacent to the existing Estates of Camden subdivision and empty lots slated for future development. Please refer to the attached memorandum from the Hope Mills Plan Review Committee for recommendations from all pertinent engineering and permit based departments. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Richard Collier w/McKim & Creed (agent) on behalf of Karla Coleman Johnson & Barbara McBryde Johnson Heirs (owners)

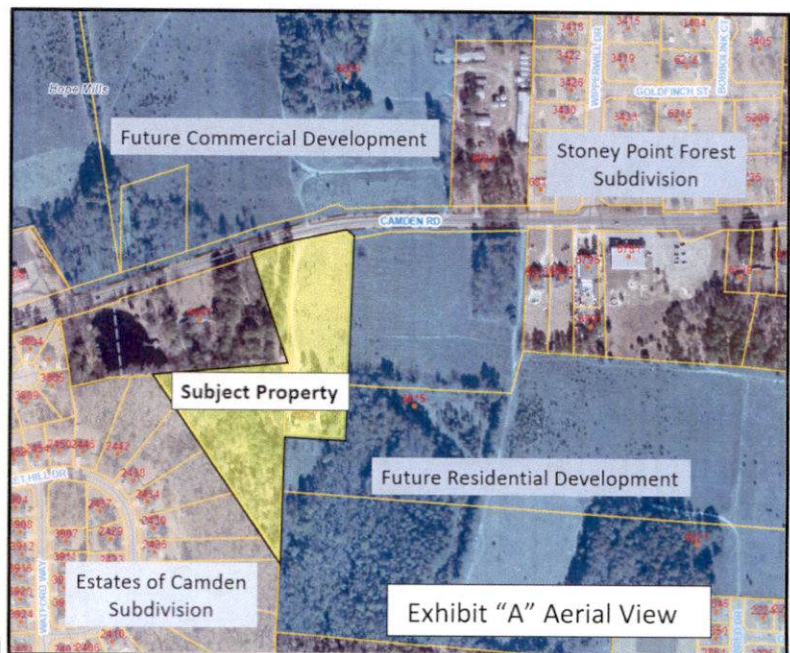
ADDRESS/LOCATION: Empty lots located just east of the Estates of Camden Subdivision off of Camden Rd; REIDs: 9494958505000; 9494954294000; & 9494961873000
For additional information on the site location, refer to Exhibit "A"

SIZE:

As stated above, the subject property is 7.95 acres in size with varying lengths of depth.

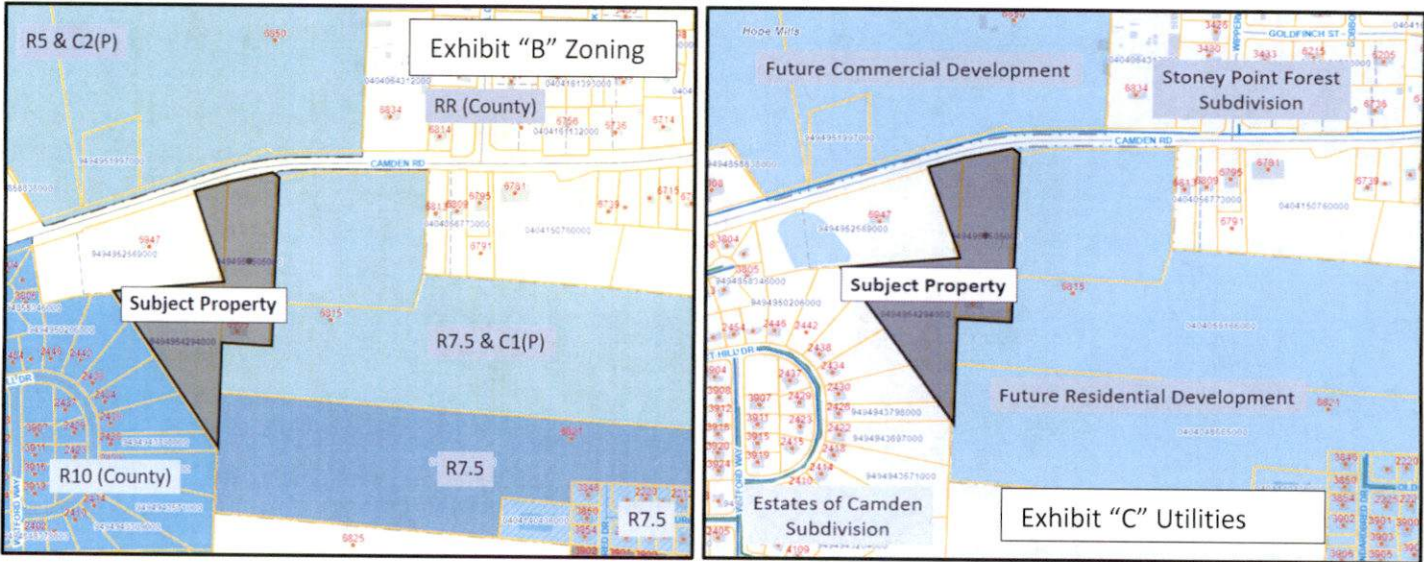
EXISTING ZONING: The subject property is currently zoned under the RR Rural Residential district with the overall immediate surrounding area designated under the R10 Residential, R7.5 Residential, C1(P) Planned Local Business as well. As stated above, the site is adjacent to the existing Estates of Camden Subdivision to the west which is also zoned under the R10 Residential (County) district. Please note that the current zoning map does not reflect the current zoning.

EXISTING LAND USE: The subject property is currently vacant.



SURROUNDING ZONING AND LAND USE: The properties adjacent to the immediate southeast are currently undeveloped but planned for future development involving both residential and commercial and the area to the immediate west is the Estates of Camden Subdivision and an abandoned single-family home that was recently sold. Refer to Exhibit “B” for zoning and surrounding land uses.

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



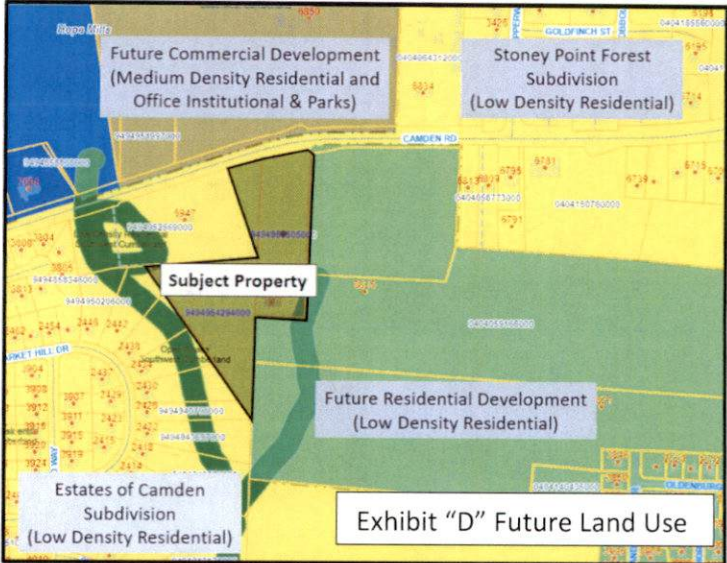
DEVELOPMENT REVIEW: In order to develop, this will require site plan review and approval and appropriate permits to proceed.

COMPREHENSIVE DEVELOPMENT PLANS: This site is located within the Southwest Cumberland Land Use Plan area (2013) and is designated as “Low Density Residential”. While this request is not consistent with the land use plan, it does mirror anticipated future developments in the immediate area. Please refer to Exhibit “D” for additional information.

IMPACTS ON AREA FACILITIES

TRAFFIC: While there are other projects, current and future, in this area, FAMPO did not have any objections to this request and stated that due to current street improvements the new zoning request does not demand a trip generation and the new development should not generate enough traffic to significantly impact Camden Rd.

UTILITIES: The property will be served by PWC water and sewer.



STORMWATER: Stormwater Management Permit Application required. Not in floodplain nor is it within the Airport Overlay District.

USACE: Recommends a wetland delineation in the area location with trees vegetation.

CUMBERLAND COUNTY SCHOOLS: Almost at full capacity for elementary, middle, and high school for this district. This district includes: Stoney Point Elementary, John Griffin Middle, and Jack Britt High School

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.

STAFF RECOMMENDATION

In ZNG-003-24, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to the R5 Residential and C2(P) Planned Service & Retail district and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment anticipated future developments within the immediate area as well as the existing developed properties within the area and 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.



Town of Hope Mills
◆
Planning Department

CASE NO.: ZNG-003-24

ZONING BOARD MEETING DATE: 5/21/24

DATE APPLICATION SUBMITTED: 4/11/24

RECEIPT NO.: N/A

RECEIVED BY: GNW

**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 \$ N/A.
(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 N/A (Initial Zoning) to C2P & R5 - see attached map

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: Property is located along south side of Camden Road (State Route 1003)
3. Parcel Identification Number (PIN #) of property: 1) 9494-95-8505, 2) 9494-95-4294, (also known as Tax ID Number or Property Tax ID) 3) 9494-96-1873
4. Acreage: See Exhibit A Frontage: See Exhibit A Depth: See Exhibit A
5. Water Provider: Well: No PWC: X
6. Septage Provider: Septic Tank No PWC X Other (name) _____
7. Deed Book See Exhibit A Page(s) See Exhibit A Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).
8. Existing use(s) of property: Vacant
9. Proposed use(s) of the property: C2 (P) & R-5

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

If yes, where? Approximately 80 acre area north of Camden Road and bound to the north by Rockfish Road and existing commercial and residential development, to the west by Waldos Beach Road, and to the east by existing residential development

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.

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

- 1) Johnson, Barbara McBryde Heier
- 2) Johnson, Barbara McBryde Heier
- 3) Johnson, Barbara McBryde Heier

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

- 1) PO BOX 53349, Fayetteville, NC 28305
- 2) PO BOX 53349, Fayetteville, NC 28305
- 3) PO BOX 53349, Fayetteville, NC 28305

Complete mailing address of property owner(s)

Contact Stephen Terry - Executor of the Estate

910-483-1437
Telephone number

1007 Hay St. Fayetteville NC 28305
Alternative telephone number
Physical address

steve@hbl-cpa.com
E-mail address

Fax number

Richard M. Collier, P.E., McKim & Creed, Inc.

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

243 North Front Street, Wilmington, NC 28401

Complete mailing address of agent, attorney, or applicant

910-343-1048

Telephone number

Alternative telephone number

rcollier@mckimcreed.com

E-mail address

Fax number

Barbara McBryde Heier Estate

Owner's signature

Richard M. Collier, P.E.

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

Owner's signature

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

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

Karla Coleman Johnson heirs, Deanna L. Coleman,
Property owner(s)' name (print or type)

*Administrator
of the Estate of Karla Coleman
Johnson*

345 Hay St. Fayetteville, NC 28301
Complete mailing address of property owner(s)

(910) 483-2101

Telephone number

Alternative telephone number

coleman@raylawnc.com
E-mail address

(910) 483-1199
Fax number

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

Complete mailing address of agent, attorney, or applicant

Telephone number

Alternative telephone number

E-mail address

Fax number

Deanna L. Coleman, administrator
Owner's signature

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

Owner's signature

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

STATE OF NORTH CAROLINA

File No.

2022 E. 001353

CUMBERLAND County

In The General Court Of Justice
Superior Court Division
Before the Clerk

IN THE MATTER OF THE ESTATE OF:

Name

KARLA LEE JOHNSON
KARLA COLEMAN JOHNSON
KARLA LEE JOHNSON COLEMAN

LETTERS

ADMINISTRATION

G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-209

The Court in the exercise of its jurisdiction of the probate of wills and the administration of estates, and upon application of the fiduciary, has adjudged legally sufficient the qualification of the fiduciary named below and orders that Letters be issued in the above estate.

The fiduciary is fully authorized by the laws of North Carolina to receive and administer all of the assets belonging to the estate, and these Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Superior Court.

Name And Address Of Fiduciary 1
DRANNA L COLEMAN
345 HAY STREET

FAYETTEVILLE NC 28301

Title Of Fiduciary 1

ADMINISTRATOR

Date Of Qualification

07/27/2022

Clerk Of Superior Court

LISA SCALES

EX OFFICIO JUDGE OF PROBATE

Name And Address Of Fiduciary 2

Date Of Issuance

07/27/2022

Signature

Title Of Fiduciary 2

Deputy CSC Assistant CSC Clerk Of Superior Court

SEAL

NOTE: This letter is not valid without the official seal of the Clerk of Superior Court.

Requested Zoning Districts ¹	Less Than 1 Acre	1 To 5 Acres	Over 5, Up To 10 Acres	Over 10 Acres
RR	\$500.00	\$600.00	\$700.00	\$800.00
R20	\$500.00	\$600.00	\$700.00	\$800.00
R15	\$500.00	\$600.00	\$700.00	\$800.00
R7.5	\$500.00	\$600.00	\$700.00	\$800.00
R6	\$500.00	\$600.00	\$700.00	\$800.00
R6A	\$500.00	\$600.00	\$700.00	\$800.00
R5	\$500.00	\$600.00	\$700.00	\$800.00
R5A	\$500.00	\$600.00	\$700.00	\$800.00
O&I(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
C1(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
2(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
C(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
M1(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
M2(P)	\$600.00	\$700.00	\$800.00	\$1,000.00

Please Note:

1. Pre application meeting required for all applications
2. If more than one zoning district is request in the same applications, the highest fee for the district requested will apply.
3. If a general rezoning is requested and based on recommendations of the Planning Board of Hope Mills Commissioners, as Conditional Use District and Permit application is to be filed; the original application fee will be credited toward the Conditional Use District and Permit application fee.

Exhibit A

1) Parcel ID 9494-95-8505

Acreage: C2(P) - 2.09 acres, R5 – 1.34 acres, Total – 3.43 acres

Frontage: 210.94 FT

Depth: +/- 473.94 FT

Deed Book & Page: DB 10449 PG 0854-0856

2) Parcel ID 9494-95-4294

Acreage: R5 - 3.84 acres

Frontage: N/A

Depth: +/- 264.32 FT

Deed Book & Page: DB 2756 PG 343-344

3) Parcel ID 9494-96-1873

Acreage: C2(P) - .70 acres

Frontage: 149.82'

Depth: +/- 428.25 FT

Deed Book & Page: DB 11477 PG 0447-0448

Parcel 1

BK10449 PG0854

FILED
 CUMBERLAND COUNTY NC
 J. LEE WARREN, JR.
 REGISTER OF DEEDS
 FILED Feb 20, 2019
 AT 02:10:18 pm
 BOOK 10449
 START PAGE 0854
 END PAGE 0856
 INSTRUMENT # 04523
 RECORDING \$26.00
 EXCISE TAX (None)
 KSJ

NORTH CAROLINA QUITCLAIM DEED
 No Title Search By Preparer

Excise Tax: \$0
 Tax Lot #: _____ Parcel Identifier #: 9494-95-8505
 Verified by: _____ County on the _____ day of _____, 2019.

Mail after recording to: RAY TO:
 RAY LAW FIRM, PLLC
 345 Hay Street, Fayetteville, NC 28301

Instrument was prepared by: **Deanna L. Coleman, Esq.**
 Description for the Index: 3.51 Acres, 6905 Camden Road

This Deed is made on this the 5th day of February, 2019.

GRANTOR	GRANTEE
John Steven Johnson, Jr. and wife, Jaime Johnson 15 Cromwell Place Savannah, GA 31410 and Brian Matthew Johnson 6905 Camden Road Fayetteville, NC 28306	Karla Coleman Johnson 6905 Camden Road Fayetteville, NC 28306

The designation Grantor and Grantee used herein includes said parties, their heirs, successors, and assigns, and includes the singular, plural, masculine, feminine or neuter.

WITNESSETH, that the Grantors, as a gift and without consideration paid by the Grantee, have and by these presents do grant, bargain and convey unto the Grantee, all of Grantors' interests in that certain

lot or parcel of land situated in Cumberland County, North Carolina and more particularly described as:

BEING all of that property conveyed to John S. Johnson by deed recorded in Book 2858, Page 121, Cumberland County Registry, the description of which is incorporated herein by reference.

John S. Johnson died intestate on October 13, 2016, survived by his wife, Karla Coleman Johnson, and sons, John Steven Johnson, Jr. and Brian Matthew Johnson. John Steven Johnson, Jr. and Brian Matthew Johnson execute this deed to release all interests in the property described above so that the Grantee shall hold all interests in such property in fee simple absolute. Jaime Johnson joins in this conveyance to release any marital interest in the property.

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

This property described herein is not the principal residence of John Steven Johnson, Jr. and is the principal residence of Brian Matthew Johnson.

Title to the property hereinabove described is subject to 2019 ad valorem taxes; and such liens, encumbrances, restrictive covenants and easements as may appear of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year written above.

John Steven Johnson, Jr. [SEAL] Jaime Johnson [SEAL]
JOHN STEVEN JOHNSON, JR. JAIME JOHNSON

STATE OF Georgia
COUNTY OF BULLOCH

I, Stacy A. Peterson, a Notary Public of the County and State aforesaid, certify that
(Print Notary's Name Here)

John Steven Johnson, Jr. and wife, Jaime Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

Witness my hand and official stamp or seal, this 14th day of FEBRUARY, 2019.

Stacy Peterson
Notary Public's Signature
My Commission Expires:

(N.P. SEAL)
[ADDITIONAL SIGNATURE PAGE IMMEDIATELY FOLLOWS]
2

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year written above.

Brian Matthew Johnson
BRIAN MATTHEW JOHNSON

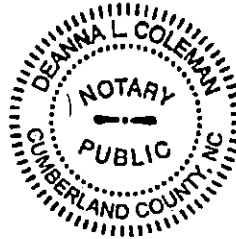
STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, Deanna L. Coleman a Notary Public of the County and State aforesaid, certify that
(Print Notary's Name Here)

Brian Matthew Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

Witness my hand and official stamp or seal, this 11 day of February, 2019.

[Signature]
Notary Public's Signature
My Commission Expires: 7/24/2023



(N.P. SEAL)

Parcel 2

BOOK 2756 PAGE 343

NORTH CAROLINA
CUMBERLAND COUNTY

WARRANTY DEED

THIS DEED, made this 18th day of February, 19 80

by JAMIE MASON, Widow

herein called Grantor,

to BARBARA MCBRYDE JOHNSON

herein called Grantee,

all of said State and County,

WITNESSETH THAT: Grantor, for ten dollars and other valuable considerations hereby acknowledged as paid and received, has bargained and sold, and by these presents does grant, bargain, sell and convey to Grantee, his heirs, successors and assigns, certain land described as follows:

NORTH CAROLINA
CUMBERLAND COUNTY
TOWNSHIP OF

LYING South of Camden Road; in the rear of John Johnson home lot, see Book 2418, Page 539, Cumberland County, North Carolina Registry; bounded on the West by a new line in the wet area of the branch; the East line on the original Mason and Johnson line. The control corner for this tract is an iron stake near a tobacco barn, this being a common corner of Johnson and Mason lands; thence with the common line of Johnson and Mason South 9 degrees West 650 feet to an iron stake in the branch with gum pointers; thence with a new line in the wet area of the branch, North 30 degrees 25 minutes West 735.1 feet to a point in the line of Johnson and Mason common line; thence (See Book 2418, Page 539) North 88 degrees East 474.3 feet to the beginning. This tract is a triangle containing 3 and 4/10ths acres more or less, surveyed by Hugh McCormick, North Carolina Registered Surveyor. See Mason Deed, Book 618, Page 11, Cumberland County Registry.

CUMBERLAND COUNTY 082474
STATE OF NORTH CAROLINA
FEB 18 '80
Real Estate Excise tax
03.50
R.R. 10716

TO HAVE AND TO HOLD, the aforesaid land and all privileges and appurtenances thereto belonging, to the said Grantee, his heirs and assigns, to his only use and behoof forever.

And the said Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple, that the same are free and clear from all encumbrances, and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

Wherever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders as the context may require.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above written.

Jamie Mason (SEAL)
JAMIE MASON, widow
----- (SEAL)
----- (SEAL)
----- (SEAL)
----- (SEAL)

NORTH CAROLINA, CUMBERLAND COUNTY.

I, *Rhonda L. Strange*, a Notary Public, in and for said County and State, do hereby certify that JAMIE MASON, widow

~~XXXX~~ personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this *18th* day of *February*, 19*80*

My commission expires on *3-21-84*
Rhonda L. Strange Notary Public
Cumberland County, N.C.
NOTARY PUBLIC
RHONDA L. STRANGE
My Commission Expires *March 21, 1984*

NORTH CAROLINA, COUNTY.

I, -----, a Notary Public, in and for said County and State, do hereby certify that

and his wife, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this _____ day of _____, 19____

My commission expires on _____ Notary Public

NORTH CAROLINA, CUMBERLAND COUNTY.

The foregoing or annexed certificate of *Rhonda L. Strange*, Notary Public is certified to be correct. This instrument was presented for registration and recorded in this office at Book *2756*, Page *343*

This the *18* day of *February*, 19*80*, at *7:30* o'clock *P.*M.

MARION CLARK
REGISTER OF DEEDS

By *Philly B. No...*
Deputy Register of Deeds

FILED
 CUMBERLAND COUNTY NC
 J. LEE WARREN, JR.
 REGISTER OF DEEDS
 FILED May 20, 2022
 AT 08:22:04 am
 BOOK 11477
 START PAGE 0447
 END PAGE 0448
 INSTRUMENT # 20807
 RECORDING \$26.00
 EXCISE TAX (None)
 AB

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

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
 TOWN OF HOPE MILLS, NORTH CAROLINA
 ANNEXATION ORDINANCE NO. A2022-01**

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

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

WHEREAS the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Hope Mills Town Hall at 7:00 p.m. on March 21, 2022, after due notice by publication in the Fayetteville Observer on March 9, 2022; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-58.2, the following described territory is hereby annexed and made part of the Town of Hope Mills as of March 21, 2022.

AREA FOR ANNEXATION

Plat book 00147-Page 0196
 Camden Commons.

This is a contiguous annexation of 82.503 acres of land bordered by Rockfish Road, Waldos Beach Road and Camden Road. The proposed development is comprised of parcel identification numbers 9494-96-1873, 9494-95-1997, 9494-76-5995, 9494-86-3275.

COMMENCING at a 2" Iron Pipe found having observed North Carolina State Plane Coordinate System NAD 83(2011) coordinates of X=2,000,549.11' and Y=446,017.75' and thence running South 89° 36' 04" West for a distance of 278.66'(ground) to a 2" Iron Pipe found, said point also being the point and place of BEGINNING;

Thence from said point of BEGINNING and running along and with the northerly right-of-way of Camden Road the following three (3) calls: (1) South 89° 18' 52" West for a distance of 216.82' to an Iron Rebar set; (2) with the arc of a curve to the left, having a radius of 1282.91', and whose long chord bears South 81° 39' 44" West for a distance of 396.97' to an Iron Rebar Set; (3) South 71° 55' 54" West for a distance of 794.10' to an Iron Rebar Set, said rebar being on the common line between the tract of land described herein and a tract of land owned by Increasing Word Ministry, as described in Deed Book 10314, Page 20 of the registry; thence turning and running along and with said common line the following two (2) calls: (1) North 30° 52' 39" West for a distance of 290.08' to an Iron Pipe found; (2) South 76° 15' 40" West for a distance of 229.42' to an Iron Pipe found, said Iron Pipe being the common corner between the aforesaid Increasing Word Ministry and a tract of land owned by CBMM Properties, LLC as described in Deed Book 8868, Page 891 of the Registry; thence continuing along and with said common line the following four (4) calls: (1) South 76° 00' 44" West for a distance of 880.34' to a computed point; (2) South 12° 29' 08" East for a distance of 5.03' to an Iron Pipe found; (3) South 84° 52' 12" West for a distance of 80.11' to an Iron Rebar set; (4) North 00° 16' 06" East for a distance of 180.69' to an Iron Rebar Set, said iron being on the easterly right-of-way of Waldos Beach Road; thence turning and running along and with said easterly right-of-way the following seven (7) calls: (1) North 16° 54' 29" East for a distance of 198.46' to an Iron Rebar set; (2) with the arc of a curve to the left, having a radius of 380.00', and whose long chord bears North 05° 30' 02" East for a distance of 150.32' to an Iron Rebar Set; (3) North 05° 54' 24" West for a distance of

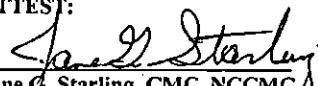
83.50' to an Iron Rebar set; (4) North 05° 54' 24" West for a distance of 337.69' to an Iron Rebar set; (5) with the arc of a curve to the left, having a radius of 548.00', and whose long chord bears North 09° 17' 07" West for a distance of 64.59' to an Iron Rebar Set; (6) North 12° 39' 51" West for a distance of 186.99' to and Iron Rebar set; (7) with the arc of a curve to the right, having a radius of 488.00', and whose long chord bears North 07° 50' 12" West for a distance of 82.14' to an Iron Rebar found; the leaving said easterly right-of-way and turning and running the following five (5) calls: (1) South 80° 43' 36" East for a distance of 279.54' to an Iron Pipe Found; (2) South 81° 29' 55" East for a distance of 153.87' to an Iron Pipe found; (3) North 09° 02' 46" East for a distance of 541.91' to an Iron Rebar Found; (4) South 80° 19' 26" East for a distance of 226.86' to an Iron Rebar found; (5) North 09° 41' 42" East for a distance of 238.33' to a computed point, said computed point being on the southerly right-of-way of Rockfish Road; thence turning and running along and with said southerly right-of-way South 80° 25' 54" East for a distance of 512.55' to an Iron Rebar found; thence leaving said southerly right-of-way and turning and running the following fifteen (15) calls: (1) South 09° 22' 00" West for a distance of 536.41' to an Iron Rebar found; (2) South 80° 38' 31" East for a distance of 568.68' to an Iron Rebar Found; (3) North 09° 32' 50" East for a distance of 323.90' to an Iron Pipe found; (4) South 80° 29' 47" East for a distance of 100.01' to an Iron Pipe found; (5) North 09° 42' 33" East for a distance of 11.05' to a computed point; (6) South 80° 43' 14" East for a distance of 200.05' to an Iron Rebar found; (7) South 80° 35' 21" East for a distance of 499.52' to an Iron Rebar found; (8) South 09° 25' 29" West for a distance of 10.00' to a computed point; (9) South 80° 41' 35" East for a distance of 99.90' to an Iron Pipe Found; (10) North 09° 53' 58" East for a distance of 10.06' to an Iron Rebar found; (11) South 80° 31' 01" East for a distance of 99.90' to an Iron Rebar found; (12) South 09° 44' 30" West for a distance of 10.12' to an Iron Pipe found; (13) South 80° 33' 07" East for a distance of 99.97' to an Iron Pipe found; (14) North 10° 35' 17" East for a distance of 10.04' to a computed point; (15) South 80° 35' 05" East for a distance of 120.61' to an 1/2" Iron Pipe found, said pipe being on the common line between the tract of land described here in and the Stoney Point Forest subdivision as described in Map Book 41, Page 47 of the Registry; thence turning and running along and with said common line the following three (3) calls: (1) South 02° 13' 09" West for a distance of 104.64' to an Iron Pipe found; (2) South 01° 37' 11" West for a distance of 111.72' to an Iron Pipe found; (3) South 01° 58' 43" West for a distance of 178.46' to an Iron Rebar set, said Iron Rebar being the common corner between the tract of land described herein and a tract of land owned by the Barbara M. Johnson Heirs as described in Deed Book 723, Page 139 of the Registry; thence turning and running along with said common line the following two (2) calls: (1) South 89° 36' 44" West for a distance of 280.00' to an Iron Rebar Set; (2) South 01° 51' 18" West a distance of 622.00' to the point and place of BEGINNING..

Section 2. Upon and after March 21, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Hope Mills and shall be entitled to the same privileges and benefits as other parts of the Town of Hope Mills. Said territory shall be subject to municipal taxes according to G.S. 160A-58.2.

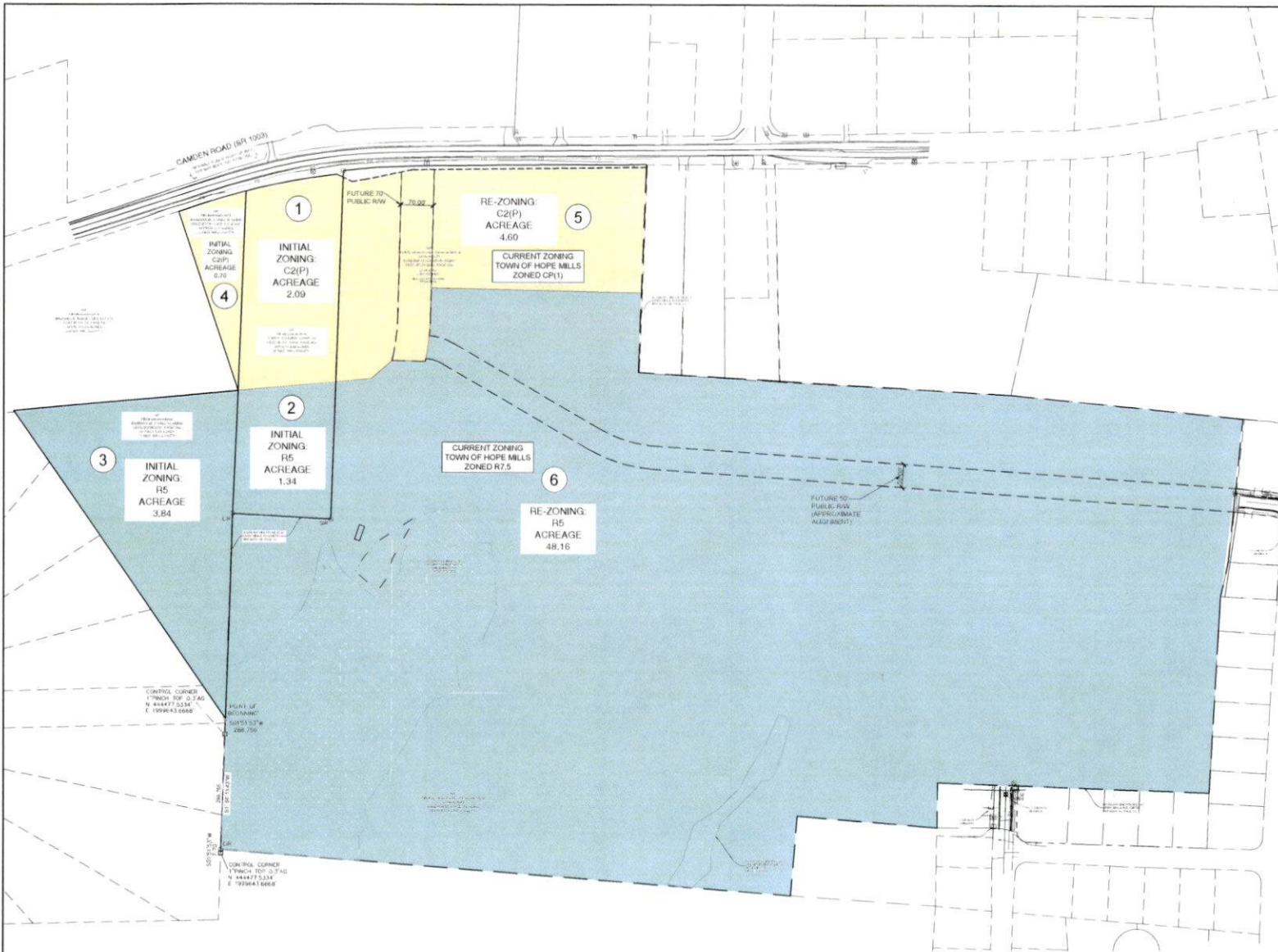
Section 3. The Mayor of the Town of Hope Mills shall cause to be recorded in the office of the Register of Deeds of Cumberland County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified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

ADOPTED THIS 21st DAY OF March, 2022.


 Jackie Warner, Mayor

ATTEST:

 Jane G. Starling, CMC, NCCMC
 Town Clerk





ZONING PARCELS		
PARCEL	ZONING	ACREAGE
PARCEL 1	C2(P)	2.09
PARCEL 2	R5	3.84
PARCEL 3	C2(P)	0.70
CAMDEN PRESERVE	R5	48.16



LEGEND	
●	IRON REBAR FOUND
○	IRON PIPE / CURB
⊥	TELEPHONE PEDESTAL
⊥	FASE HYDRANT
⊥	WATER VALVE
⊥	WATER METER
⊥	LIGHT POLE
⊥	POWER POLE
⊥	CITY ABE
●	SANITARY SEWER MANHOLE
⊥	SANITARY SEWER VALVE
⊥	CLEARCUT
⊥	SEWER
⊥	CURB BUILT
⊥	MALDOD
⊥	TELEPHONE MANHOLE
⊥	GAS MARKER
⊥	RIGHT-OF-WAY
⊥	DEED BOOK
⊥	MAP BOOK
⊥	PAVE
⊥	WETLAND FLAG
⊥	NON-FORMERLY
⊥	NEW GRASS / CONCRETE / PPL
⊥	SMALL IRON PIPE
⊥	WELL
⊥	UTILITY
⊥	ROAD
⊥	GRAPE
⊥	LINEC PER CUMBERLAND COUNTY
⊥	WOODSLINE
⊥	BOUNDARY (BY OTHERS)
⊥	EDGE
⊥	TOPOGRAPHIC SURVEY LIMITS
⊥	UNIFORM-SURVEY LIMITS
⊥	RIGHT-OF-WAY
⊥	EDGE OF WATER
⊥	SANITARY SEWER PIPE
⊥	STORM DRAIN PIPE
⊥	WATER LINE
⊥	COMMUNICATIONS LINES
⊥	UNDERGROUND ELECTRIC
⊥	UNDERGROUND GAS

- ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
- BEARINGS BASED ON NAD 83 (2011) ELEVATIONS ARE BASED ON NAVD 83 (USG 78).
- REFERENCES DEED BOOK 2856, PAGE 558, DEB 2756, PD 343, AND SO 12489, PD 504.
- MIRIAM & CREED HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, UNDEVELOPED TITLE EVIDENCE, OR ANY OTHER FACTS THAT MAY AFFECT THIS SURVEY. THE SEARCH WAS CONDUCTED ON 05/20/2024.
- UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES WERE OBSERVED AND WHERE METERS LOCATED UTILITIES LISTED NUMBERS C22230301 AND C22230302.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR SURFACE CONTAMINANTS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE EXISTENCE OR NONEXISTENCE OF WETLANDS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
- SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND/OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
- THIS SITE WAS LOCALIZED AT A 40 REBAR SET W/ CAP (POINT #).
- THIS SITE IS LOCATED IN FLOOD ZONE X1. ANALYSIS IS REFERRED TO BE OBTAINED FROM ANIMAL CHANGE RECORDS AND SHOWN ON TOWN TRIM PANEL 3720040300, WITH AN EFFECTIVE DATE OF 01/20/2024.

CONTROL CORNER
TRANCH TOP 3.7' x 3.7'
N 444477.5334'
E 1999463.6066'

PLANT UP BEGINNING
36979.5074'
286.756'

CONTROL CORNER
TRANCH TOP 3.7' x 3.7'
N 444477.5334'
E 1999463.6066'



MFKIM & CREED
243 NORTH FRONT STREET I
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: 1-1222

INITIAL ZONING AND RE-ZONING MAP
FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS
AND CAMDEN PRESERVE
GFB Associates II LLC
Camden Road, Fayetteville, NC 28306
APRIL 11, 2024

JOB NUMBER:	08261-0000
SCALE:	1" = 100'
DWG NUMBER:	
PLS:	
PARTY CHIEF:	
CAD TECH:	
FIELD BOOK/PAGE:	
DRAWING NUMBER:	ZONING.MAP
SHEET 1 OF 4	

ZONING PARCELS		
PARCEL	ZONING	ACREAGE
PARCEL 1	C2(P)	2.09
PARCEL 2	R5	1.34
PARCEL 3	R5	3.84
CAMDEN PRESERVE	C2(P)	0.70
	R5	48.16

INITIAL ZONING / RE-ZONING LEGEND

- C2(P) INITIAL ZONING
TOTAL ACRES = 2.79 AC.
- R5 INITIAL ZONING
TOTAL ACRES = 5.18 AC.
- C2(P) RE-ZONING
TOTAL ACRES = 4.60 AC.
- R5 INITIAL RE-ZONING
TOTAL ACRES = 48.16 AC.

CAMDEN ROAD (SR 1003)
(VARIABLE PUBLIC RIGHT OF WAY
PER MAP BOOK 146 PAGE 187)

FUTURE 70'
PUBLIC R/W

RE-ZONING:
C2(P)
ACREAGE
4.60

CURRENT ZONING
TOWN OF HOPE MILLS
ZONED CP(1)

1
INITIAL ZONING:
C2(P)
ACREAGE
2.09

4
INITIAL ZONING:
C2(P)
ACREAGE
0.70

2
INITIAL ZONING:
R5
ACREAGE
1.34

3
INITIAL ZONING:
R5
ACREAGE
3.84

CURRENT ZONING
TOWN OF HOPE MILLS
ZONED R7.5

6
RE-ZONING:
R5
ACREAGE
48.16



SITE
★

LOCALITY MAP - NOT TO SCALE

LEGEND

- - IRON REBAR FOUND
- - IRON PIPE FOUND
- - TELEPHONE PEDESTAL
- ▭ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊖ - WATER METER
- ⊗ - LIGHT POLE
- ⊙ - POWER POLE
- ⊘ - GUY WIRE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - SANITARY SEWER VALVE
- ⊙ - CLEANOUT
- ⊙ - SOIL
- ⊙ - CURB INLET
- ⊙ - MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - GAS MARKER
- ⊙ - RIGHT OF WAY
- ⊙ - DEED BOOK
- ⊙ - MAP BOOK
- ⊙ - FENCE
- ⊙ - METAL FLAG
- ⊙ - NON-FORMALITY
- ⊙ - PLUMBING SYMBOLS - PIPE
- ⊙ - DUCTILE IRON PIPE
- ⊙ - INVERT
- ⊙ - SILLION-BURN
- ⊙ - FLAG
- ⊙ - GRAPE
- ⊙ - LINES PER CAMDENLAND COUNTY
- ⊙ - WOODLINE
- ⊙ - BOUNDARY (BY CURBS)
- ⊙ - FENCE
- ⊙ - IRREGULAR SURVEY LIMITS
- ⊙ - IRREGULAR SURVEY LIMITS
- ⊙ - RIGHT-OF-WAY
- ⊙ - EDGE OF WATER
- ⊙ - SANITARY SEWER PIPE
- ⊙ - STORM DRAIN PIPE
- ⊙ - WATER LINE
- ⊙ - COMMUNICATIONS LINES
- ⊙ - UNDERGROUND ELECTRIC
- ⊙ - UNDERGROUND GAS

1. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE SHOWN.
2. REBAR/PIPES BASED ON 2011 SURVEY. ELEVATIONS ARE BASED ON NAVD 83 (MEAN SEA LEVEL).
3. REFERENCES DEED BOOK 2006, PAGE 539; DEED BOOK 2756 PG 343, AND DEED BOOK 2756 PG 343.
4. MARY A. CREED HAS MADE NO INVESTIGATION OR APPROPRIATE SEARCH FOR ENCUMBRANCES OR ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ALLEGED AND CURRENT TITLE SEARCH MAY REVEAL.
5. UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES WERE VISIBLY AND MERELY IDENTIFIED LOCATED UTILITIES, TOWER NUMBERS, CROSSINGS AND CROSSINGS.
6. SUBURBAN AND EXHIBITION/AL CONCRETE WERE NOT EXAMINED OR CONSIDERED AT A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTRACTS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THE EXISTENCE OR NON-EXISTENCE OF METALS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
8. SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND/OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
9. THIS SITE WAS LOCALIZED AT A WE REBAR SET #2/CAP (POINT #).
10. THIS SITE IS LOCATED IN FLOOD "ZONE A" AND IS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 37200AH00, WITH AN EFFECTIVE DATE OF 01/05/2007.

NE 1/4 SECTION 11, T11N, R10E, S11W, CAMDENLAND COUNTY, NORTH CAROLINA
ESTATES OF CAMDENLAND COUNTY
PLAT BOOK 146, PAGE 187
APPROX 1.21 ACRES
ZONED R5 (CITY)

NE 1/4 SECTION 11, T11N, R10E, S11W, CAMDENLAND COUNTY, NORTH CAROLINA
ESTATES OF CAMDENLAND COUNTY
PLAT BOOK 146, PAGE 187
APPROX 1.21 ACRES
ZONED R5 (CITY)

NE 1/4 SECTION 11, T11N, R10E, S11W, CAMDENLAND COUNTY, NORTH CAROLINA
ESTATES OF CAMDENLAND COUNTY
PLAT BOOK 146, PAGE 187
APPROX 1.21 ACRES
ZONED R5 (CITY)

NE 1/4 SECTION 11, T11N, R10E, S11W, CAMDENLAND COUNTY, NORTH CAROLINA
ESTATES OF CAMDENLAND COUNTY
PLAT BOOK 146, PAGE 187
APPROX 1.21 ACRES
ZONED R5 (CITY)

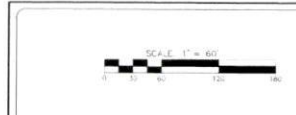
NE 1/4 SECTION 11, T11N, R10E, S11W, CAMDENLAND COUNTY, NORTH CAROLINA
ESTATES OF CAMDENLAND COUNTY
PLAT BOOK 146, PAGE 187
APPROX 1.21 ACRES
ZONED R5 (CITY)

NE 1/4 SECTION 11, T11N, R10E, S11W, CAMDENLAND COUNTY, NORTH CAROLINA
ESTATES OF CAMDENLAND COUNTY
PLAT BOOK 146, PAGE 187
APPROX 1.21 ACRES
ZONED R5 (CITY)

NE 1/4 SECTION 11, T11N, R10E, S11W, CAMDENLAND COUNTY, NORTH CAROLINA
ESTATES OF CAMDENLAND COUNTY
PLAT BOOK 146, PAGE 187
APPROX 1.21 ACRES
ZONED R5 (CITY)

NE 1/4 SECTION 11, T11N, R10E, S11W, CAMDENLAND COUNTY, NORTH CAROLINA
ESTATES OF CAMDENLAND COUNTY
PLAT BOOK 146, PAGE 187
APPROX 1.21 ACRES
ZONED R5 (CITY)

CONTROL CORNER
1" PINCH TOP 0.3" AG
N 44.4477.5334°
E 19.99543.6668°
POINT OF BEGINNING
S 01° 51' 53" W
288.755'



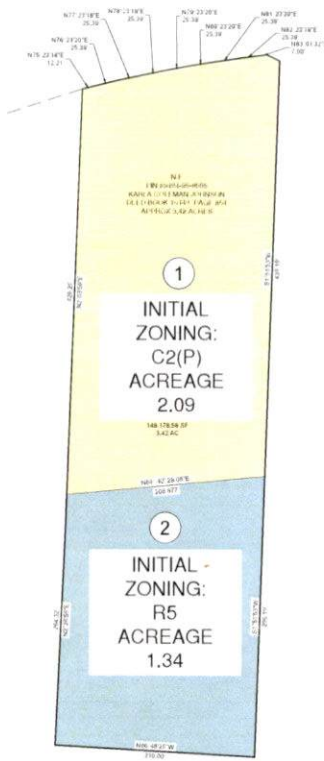
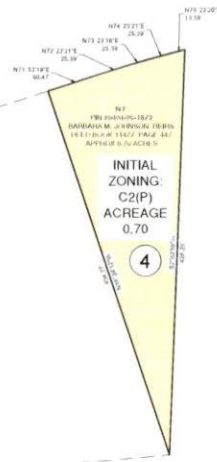
MCKIM & CREED
241 NORTH ROSE STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-0848
FAX: (910) 253-8282
NORTH CAROLINA EXAM LICENSE NUMBER 1-1222

INITIAL ZONING AND RE-ZONING MAP
FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS
AND CAMDEN PRESERVE
GFB Associates II LLC
Camden Road, Fayetteville, NC 28306
APRIL 11, 2024

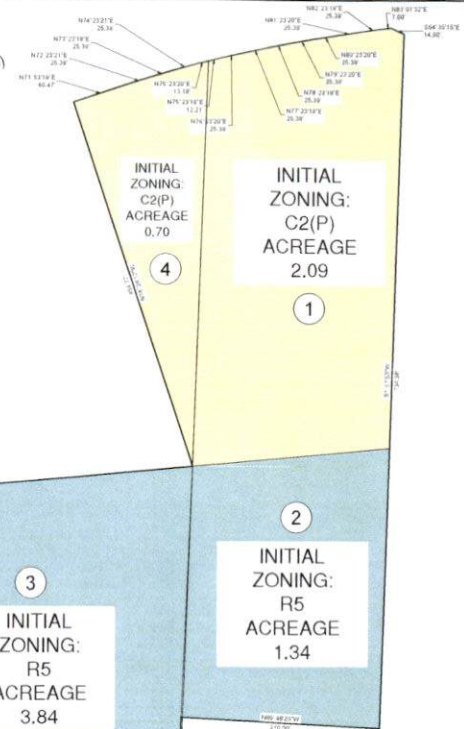
JOB NUMBER: 0824-000
SCALE: 1" = 80'
JOB NUMBER:
PLAT:
PARTY CHECK:
JOB TITLE:
FIELD BOOK/PAGE:
DRAWING NUMBER:
APPROVAL:
SHEET 2 OF 4

INITIAL ZONING LEGEND

- C2(P) INITIAL ZONING
TOTAL ACRES = 2.79 AC.
- R5 INITIAL ZONING
TOTAL ACRES = 5.18 AC.



CAMDEN ROAD (SR 1003)
FORWARD E PUBLIC RIGHT OF WAY
PER MAP BOOK 146 PAGE 150



1. ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
2. BEARINGS BASED ON NAD 83(2011) ELEVATIONS ARE BASED ON NAVD 83(2011) (1).
3. REFERENCES: DEED BOOK 2856, PAGE 559; DEED 2754, PG. 313; AND DEED 1049, PG. 804.
4. MCKIM & CREED HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENTS OF RECORD, ENCUMBRANCES, RESERVATIONS, COVENANTS, EASEMENTS, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES WERE WORKED AND BEING ACROSS LOCATED UTILITIES TOWER NUMBERS: C22053034 AND C22053035.
6. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR COVERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF ANY UNDERGROUND OR SURFACE CONDITIONS OR FACTORS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THE EXISTENCE OR NON-EXISTENCE OF WELLS OR SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
8. SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
9. THIS SITE WAS LOCATED AT A #0 REBAR SET W/CAF (PRINT #).
10. THIS SITE IS LOCATED IN FLOOD ZONE "C" AREAS OF FLOODING TO BE OUTSIDE THE 100-YEAR FLOOD FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 370640400L WITH AN EFFECTIVE DATE OF 08/06/07.

**OVERALL INITIAL ZONING
TOTAL ACRES = 7.95 AC.**

CONTROL CORNER
1"=100' (1"=0.5' AL)
N 4444.77 5.514
E 19996.43 6.666
POINT OF BEGINNING
S01°S 53°W
263.755




MCKIM & CREED
241 NORTH ROSE STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 445-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: 1-1222


**INITIAL ZONING METES AND BOUNDS
FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS**

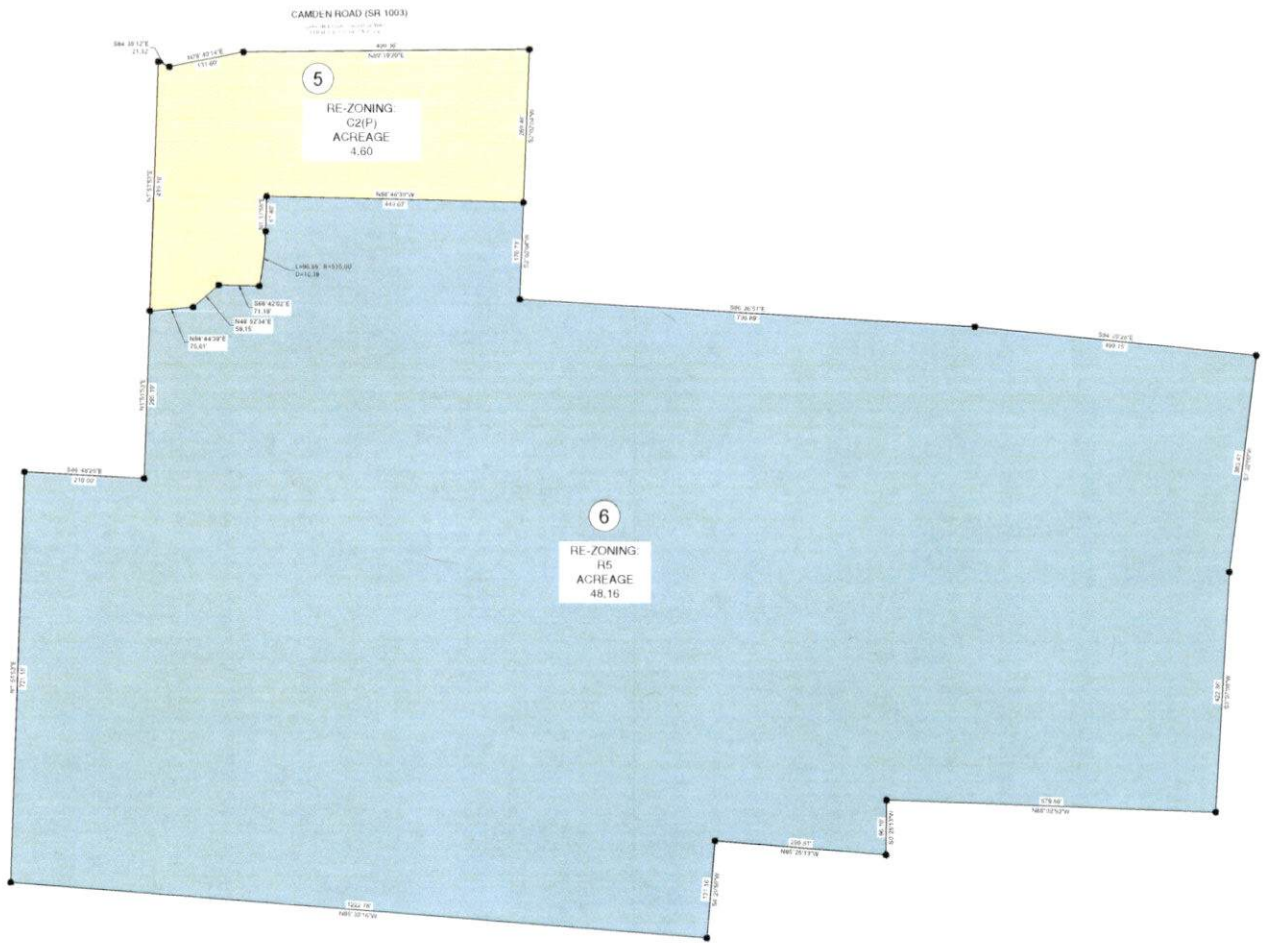
GFB Associates II LLC
Camden Road, Fayetteville, NC 28305
April 11, 2024

JOB NUMBER:	28304-0000
SCALE:	1"=50'
CAD NUMBER:	
FILE:	
PARTY CHIEF:	
CAD TECH:	
DRAWING BOOK/PAGE:	
DRAWING NUMBER:	INITIAL_ZONING
SHEET 1 OF 4	

RE-ZONING LEGEND

 C2(P) RE-ZONING
TOTAL ACRES = 4.60 AC.

 R5 RE-ZONING
TOTAL ACRES = 48.16 AC.



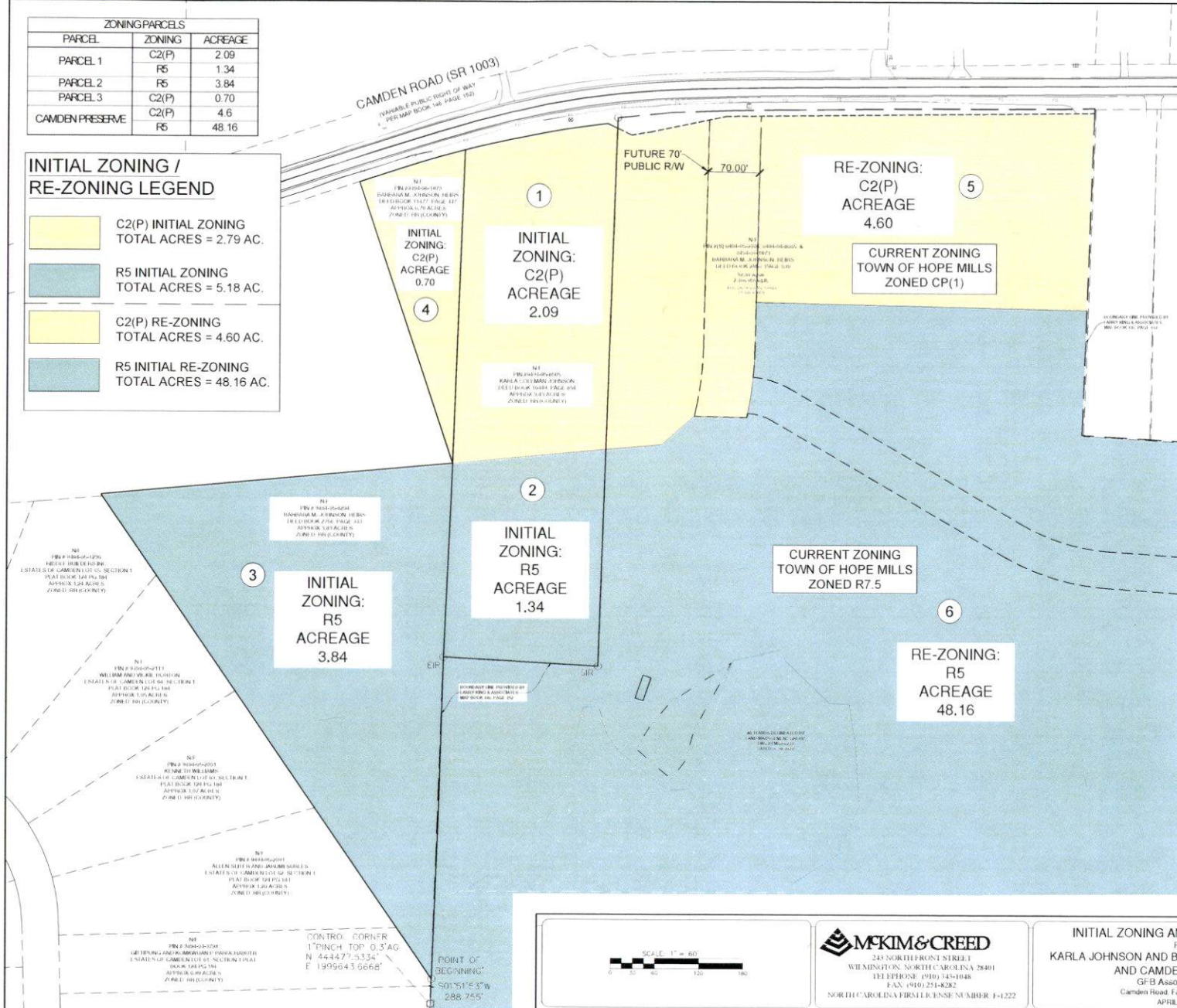
MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 344-0448
 FAX: (910) 254-8282
 NORTH CAROLINA FIRM LICENSE NUMBER: 1-1222

INITIAL ZONING METES AND BOUNDS
 FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS
 GFB Associates II LLC
 Camden Road, Fayetteville, NC 28305
 April 11, 2024

JOB NUMBER: 08304-0009
 SCALE: 1"=50'
 CAD NUMBER:
 PLS:
 PARTY CHIEF:
 CAD TECH:
 FIELD BOOK/PAGE:
 DRAWING NUMBER: 18-000895
SHEET 4 OF 4

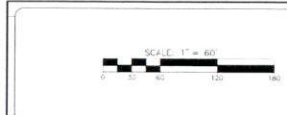
ZONING PARCELS		
PARCEL	ZONING	ACREAGE
PARCEL 1	C2(P)	2.09
PARCEL 2	R5	1.34
PARCEL 3	C2(P)	0.70
CAMDEN PRESERVE	C2(P)	4.6
	R5	48.16

INITIAL ZONING / RE-ZONING LEGEND	
	C2(P) INITIAL ZONING TOTAL ACRES = 2.79 AC.
	R5 INITIAL ZONING TOTAL ACRES = 5.18 AC.
	C2(P) RE-ZONING TOTAL ACRES = 4.60 AC.
	R5 INITIAL RE-ZONING TOTAL ACRES = 48.16 AC.



LEGEND	
	IRON REBAR FOUND
	IRON PIPE CONDUIT
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	POWER POLE
	CUT WIRE
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	CLEANOUT
	SIGN
	STORM INLET
	MAILBOX
	TELEPHONE WASHHOLE
	GAS MARKER
	RIGHT-OF-WAY
	DEED BOOK
	MAP BOOK
	PAGE
	WETLAND FLAG
	NON-FORMAL WETLAND
	REBAR-CASED LATERAL PIPE
	DUCTILE IRON PIPE
	INVERT
	ELEVATION
	POLE
	SKAPE
	LINE FOR CUMBERLAND COUNTY
	WOODLINE
	BOUNDARY (BY OTHERS)
	FENCE
	TOPOGRAPHIC SURVEY LIMITS
	ENGINEERING SURVEY LIMITS
	RIGHT-OF-WAY
	EDGE OF WATER
	SANITARY SEWER PIPE
	STORM DRAIN PIPE
	WATER LINE
	COMMUNICATION LINES
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS

- ALL DISTANCES ARE HORIZONTAL DISTANCE IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
- BOUNDARIES BASED ON MAP 83(2011). ELEVATIONS ARE BASED ON NAVD 83 (1988 TO 2011).
- REFERENCES DEED BOOK 2856, PAGE 539; DEED 2756 TO 343; AND DEED 1049 TO 204.
- MAPPER HAS CONDUCTED VISUAL INVESTIGATION OR INSPECTION SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESPECTIVE GOVERNMENTS, UNDISCOVERED TIE LINES, OR ANY OTHER ACTS THAT MAY AFFECT OR OBTAIN TITLE SEARCH MAY OCCUR.
- UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE KNOWLEDGE OR SERVICES WERE AVAILABLE AND WHERE NEARBY LOCATED UTILITIES, TIE LINE NUMBERS, CROSSINGS, AND CROSSINGS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE EXISTENCE OR NONEXISTENCE OF WETLANDS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
- SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
- THIS SITE WAS LOCATED AT A 95 REBAR SET W/CP (POINT #).
- THIS SITE IS LOCATED IN FLOOD ZONE AT AREAS DETERMINED BY AN OUTLET TO THE SEASIDE CHANNEL DRAINAGE AS SHOWN ON FEMA FIRM PANEL 372004800L WITH AN EFFECTIVE DATE OF 01/05/2007.



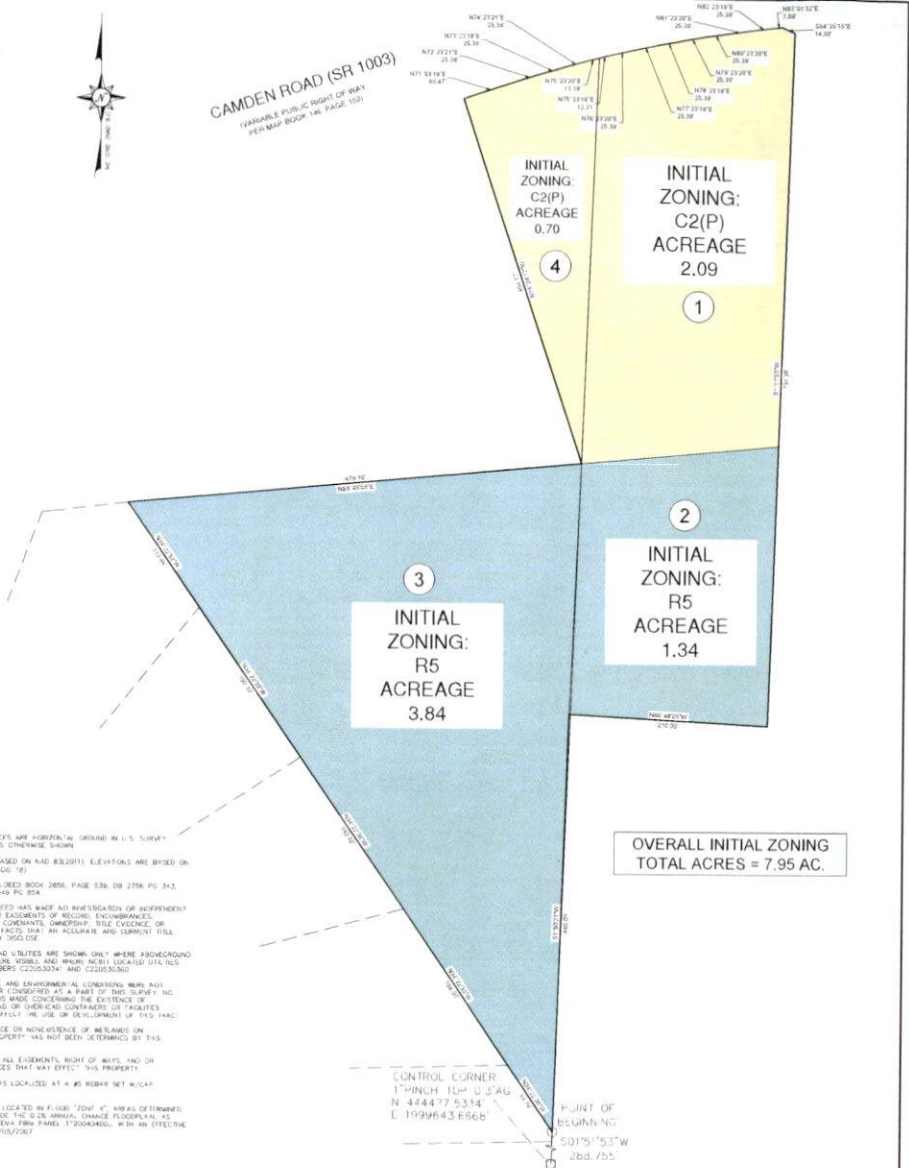
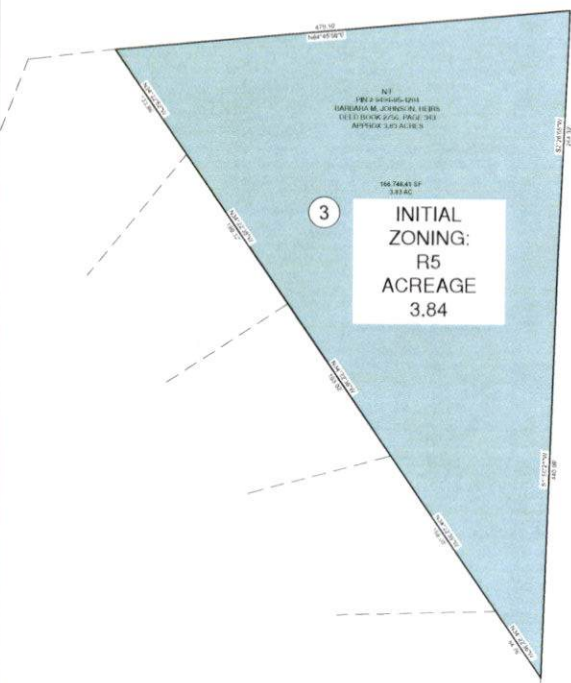
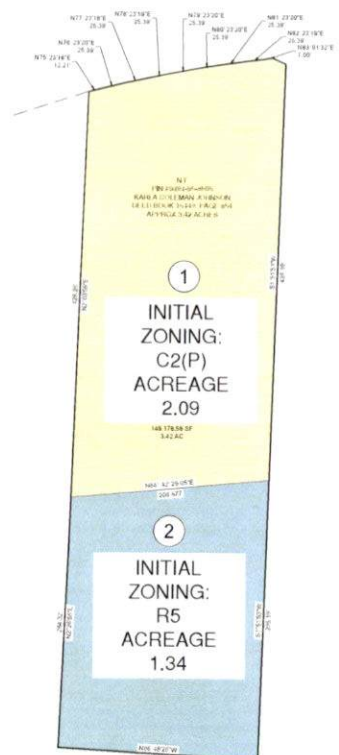
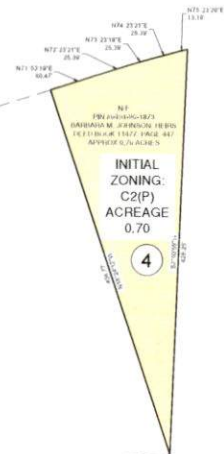
MFKIM & CREED
245 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TEL: 910.343.1048
FAX: 910.251.8282
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

INITIAL ZONING AND RE-ZONING MAP
FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS
AND CAMDEN PRESERVE
GFB Associates II LLC
Camden Road, Fayetteville, NC 28306
APRIL 11, 2024

JOB NUMBER:	0834-0005
SCALE:	1"=60'
CAD NUMBER:	
PLS:	
PARTY CHIEF:	
CAD TECH:	
FIELD BOOK/PAGE:	
DRAWING NUMBER:	AME-041005
SHEET 2 OF 4	

INITIAL ZONING LEGEND

- C2(P) INITIAL ZONING
TOTAL ACRES = 2.79 AC.
- R5 INITIAL ZONING
TOTAL ACRES = 5.18 AC.



**OVERALL INITIAL ZONING
TOTAL ACRES = 7.95 AC.**

1. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE SHOWN.
2. BEARINGS BASED ON NAD 83(2011) ELEVATIONS ARE BASED ON NAVD 83(USGCS 18).
3. REFERENCES DEED BOOK 2084, PAGE 539; DEED 2756 PG 243, AND DEED 2049 PG 254.
4. MWM & CREED HAS MADE AN INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
5. UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES ARE TYPICAL AND WHERE NEARBY LOCATED UTILITIES TICKET NUMBERS (22050324 AND 22050330).
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS, NEAR AND FAR, ARE NOT CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THE EXISTENCE OR NON-EXISTENCE OF NEIGHBORS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
8. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
9. THIS SITE WAS LOCATED AT A #8 REBAR SET W/CA# (PRIVATE #).
10. THIS SITE IS LOCATED IN FLOOD ZONE #1 AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 170004040, WITH AN EFFECTIVE DATE OF 8/20/2007.

CONTROL CORNER
1" PINCH 10" x 10" SAG
N 44°44'17.5334"
L 1999643.6566'
POINT OF BEGINNING
S 01°15'53.1" W
28d.75b'



MKIM & CREED
241 NORTH HUNST STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER 1-1222

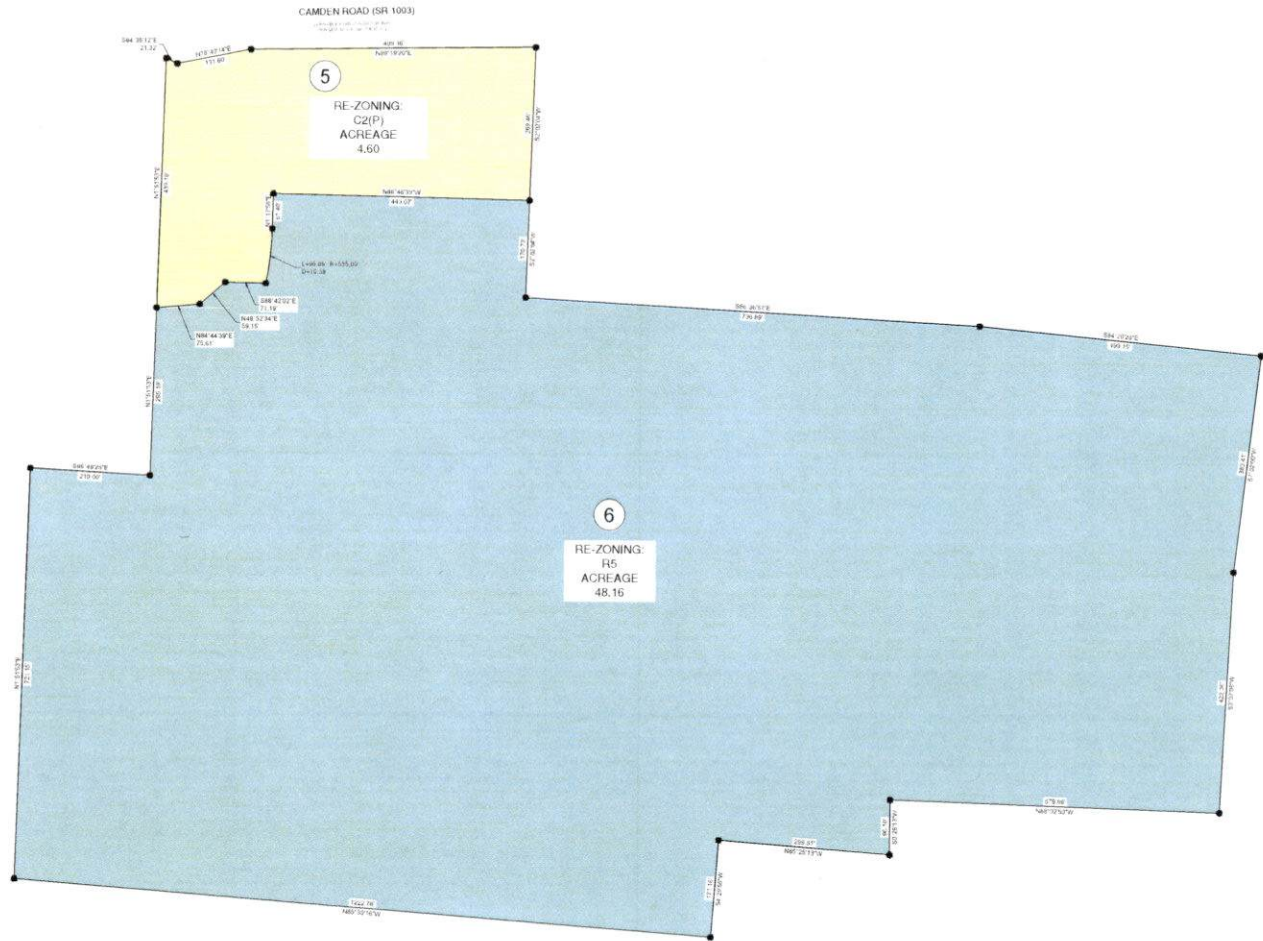
INITIAL ZONING METES AND BOUNDS
FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS

GFB Associates II LLC
Camden Road, Fayetteville, NC 28306
April 11, 2024

JOB NUMBER: 08204-0000
SCALE: 1"=50'
CAD NUMBER:
FILE:
PARTY CHECK:
CAD TECH:
FIELD BOOK/PAGE:
DRAWING NUMBER: RETAIL CORNER
SHEET 3 OF 4

RE-ZONING LEGEND

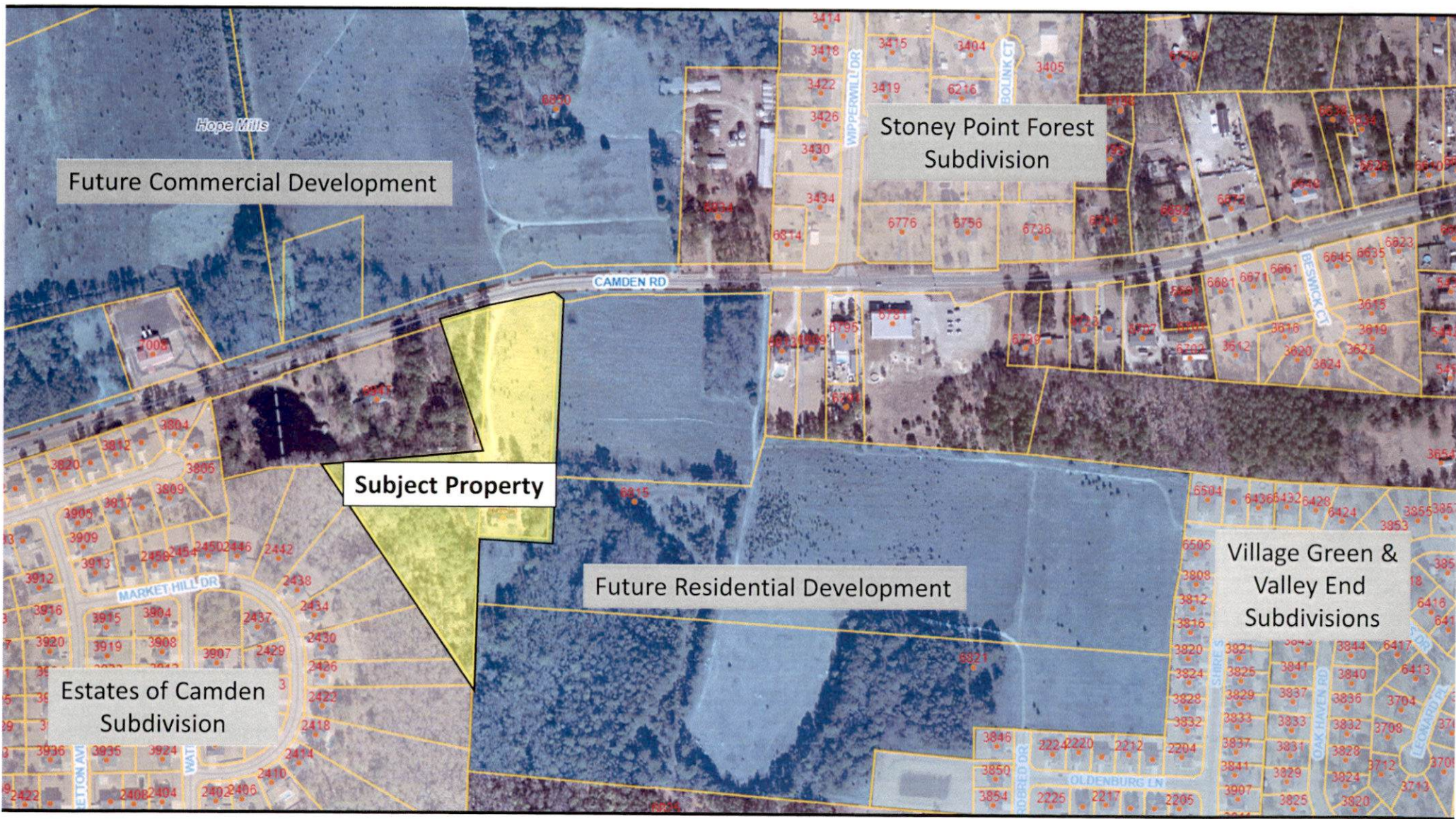
- C2(P) RE-ZONING
TOTAL ACRES = 4.60 AC.
- R5 RE-ZONING
TOTAL ACRES = 48.16 AC.



MFKIM & CREED
 245 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 343-1048
 FAX: (910) 251-8282
 NORTH CAROLINA PROFESSIONAL LICENSE NUMBER: 1-1222

INITIAL ZONING METES AND BOUNDS
 FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS
 GFB Associates II LLC
 Camden Road, Fayetteville, NC 28306
 April 11, 2024

JOB NUMBER	08204-0000
SCALE	1" = 60'
CAD NUMBER	
PLS.	
PARTY CHECK	
CAD TECH	
FIELD BOOK/PAGE	
DRAWING NUMBER	



Future Commercial Development

Stoney Point Forest Subdivision

Subject Property

Future Residential Development

Village Green & Valley End Subdivisions

Estates of Camden Subdivision

Hope Mills

CAMDEN RD

MARKET HILL DR

WIMPER MILL DR

BOLINK CT

BESWICK CT

ELTON AVE

WALK

OPPER DR

OLDENBURG LN

OAK HAVEN RD

BECKHART DR

Owner	Street	City	State	Zip
Barbara M Johnson Heirs	PO BOX 53349	Fayetteville	NC	53349
Karla Coleman Johnson	6905 Camden Rd	Fayetteville	NC	28306
Brunhilde Barney Life Estate	6947 Camden Rd	Fayetteville	NC	28306
Riddle Builders Inc	PO BOX 53729	Fayetteville	NC	28305
William & Vickie Horton	2438 Market Hill Dr	Fayetteville	NC	28306
Kenneth Williams	2434 Market Hill Dr	Fayetteville	NC	28306
Allen Sliter & Jarumi Surles	2430 Market Hill Dr	Fayetteville	NC	28306
Gittipong & Komkwuan Paruchabutr	1017 Ware St SW	Vienna	VA	22180

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Vacant
Director

May 7, 2024

Gittipong & Komkwuan Paruchabutr
1017 Ware St SW
Vienna, VA 22180

Dear Gittipong & Komkwuan Paruchabutr,

The Joint Planning Board of Cumberland County will hold a public meeting on May 21, 2024, beginning at 6:00 p.m. or shortly thereafter, in Court Room 3 on the 2nd floor of the Old Historic Court House Building, located at 130 Gillespie Street, Fayetteville, NC and will consider the following:

Case ZNG-003-24: *Initial Zoning to C2(P) Planned Service & Retail District & R5 Residential District or more restrictive zoning located at the empty lots on Camden Rd near & across from Wipperwill Dr REIDs 9494958505000; 9494954294000; 9494961873000 submitted by Richard Collier, P.E., McKim & Creed, Inc. (agent) on behalf of Barbara McBryde Johnson Heirs (owners)*

Persons who wish to speak at this public meeting before the Joint Planning Board must sign up prior to commencement of the meeting. A sign-up sheet will be available 15 minutes before the start of the JPB meeting. Covid-19 protocols must be followed upon entering the building.

A copy of the zoning application can be viewed by the public at the Hope Mills Town Hall, 5770 Rockfish Road, Hope Mills, NC from 8:00 am to 4:30 pm weekdays but excluding holidays. Further information can also be found at: <https://www.townofhopemills.com/527/Pending-Public-Hearing-Items>. If you have questions regarding the proposed rezoning application or the upcoming JPB meeting, please call the Town Planning staff at (910) 424-4555.

Sincerely,

Emily Weidner
Town Planner

Cc: Adjacent Property Owners

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Vacant
Director

May 7, 2024

Barbara M Johnson Heirs
PO BOX 53349
Fayetteville, NC 53349

Dear Barbara M Johnson Heirs,

The Joint Planning Board of Cumberland County will hold a public meeting on May 21, 2024, beginning at 6:00 p.m. or shortly thereafter, in Court Room 3 on the 2nd floor of the Old Historic Court House Building, located at 130 Gillespie Street, Fayetteville, NC and will consider the following:

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Sincerely,

Emily Weidner
Town Planner

Cc: Adjacent Property Owners



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZNG-004-24: REZONING 52.76 +/- AC FROM C1(P) & R7.5 TO C2(P)
& R5 OR MORE RESTRICTIVE ZONING LOCATED AT THE EMPTY
LOTS ON CAMDEN RD NEAR & ACROSS FROM WIPPERWILL DR
REIDS 9494961873000; 0404059166000; & 0404048665000 SUBMITTED BY
RICHARD COLLIER, P.E., MCKIM & CREED, INC. (AGENT) ON
BEHALF OF KARLA COLEMAN JOHNSON & BARBARA MCBRYDE
JOHNSON HEIRS (OWNERS) (HOPE MILLS)**

ATTACHMENTS:

Description

ZNG-004-24

Type

Backup Material



STAFF REPORT

INITIAL ZONING CASE: ZNG-004-2024

Planning Board Meeting: 5-21-2024

Hope Mills Board Meeting: 7-15-2024

Address: Empty lots off of Camden Rd, southwest of Wipperwill Dr.

ZONING REQUEST: Rezoning to R5 Residential & C2(P) Planned Service & Retail

The Town of Hope Mills staff received an application request to rezone 52.76 +/- acres of land from C1(P) Planned Local Business District and R7.5 Residential District to C2(P) Planned Service & Retail District and R5 Residential District for parcel identification numbers 9494-96-1873, 0404-05-9166, and 0404-04-8665. The subject property is adjacent to two existing subdivisions including Estates of Camden (Cumberland County's jurisdiction) and Valley End (inside Town Limits). The development of this property will result in the creation of a new egress/ingress for the existing subdivision of Valley End and the other adjoining neighborhoods, such as Village Green, by finishing out Bretton Woods Drive. Please refer to the attached memorandum from the Hope Mills Plan Review Committee for recommendations from all pertinent engineering and permit based departments. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

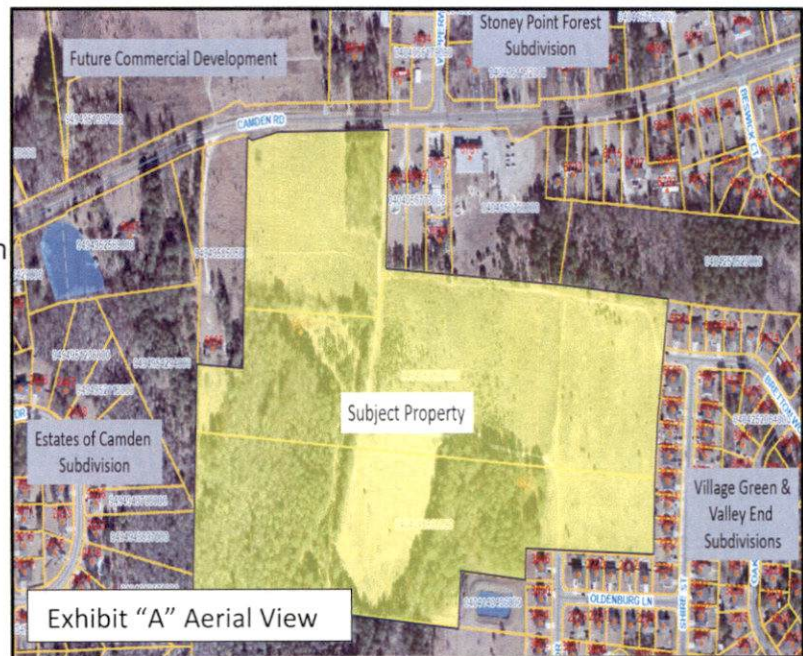
Richard Collier w/McKim & Creed (agent) on behalf of Karla Coleman Johnson & Barbara McBryde Johnson Heirs (owners)

ADDRESS/LOCATION: Empty lots located just east of the Estates of Camden Subdivision off of Camden Rd; REIDs: 0404059166000; 0404048665000; & 9494961873000
For additional information on the site location, refer to Exhibit "A"

SIZE:

As stated above, the subject property is 52.76 acres in size with varying lengths of depth.

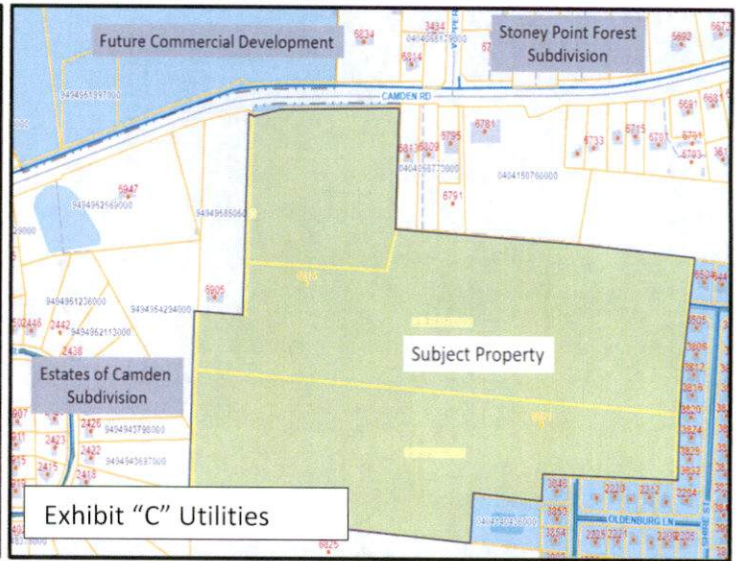
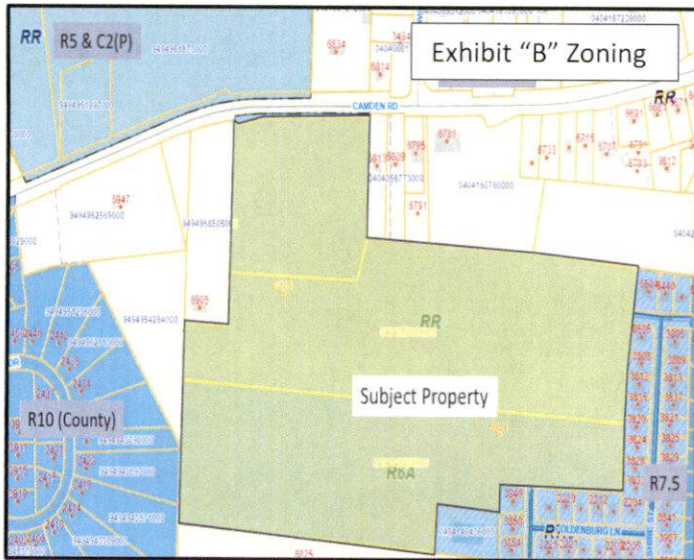
EXISTING ZONING: The subject property is currently zoned under the C1(P) Planned Local Business District and R7.5 Residential District with the overall immediate surrounding area designated under the RR Rural Residential, R7.5 Residential, C2(P) Planned Service & Retail as well. As stated above, the site is adjacent to the existing Estates of Camden Subdivision to the west which is also zoned under the R10 Residential (County) district. Please note that the current zoning map does not reflect the current zoning.



EXISTING LAND USE: The subject property is currently vacant.

SURROUNDING ZONING AND LAND USE: The properties adjacent to the immediate northwest (across Camden Rd) is currently undeveloped but planned for future development involving both residential and commercial and the area to the immediate west is the Estates of Camden Subdivision and an abandoned single-family home that was recently sold. Refer to Exhibit “B” for zoning and surrounding land uses.

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

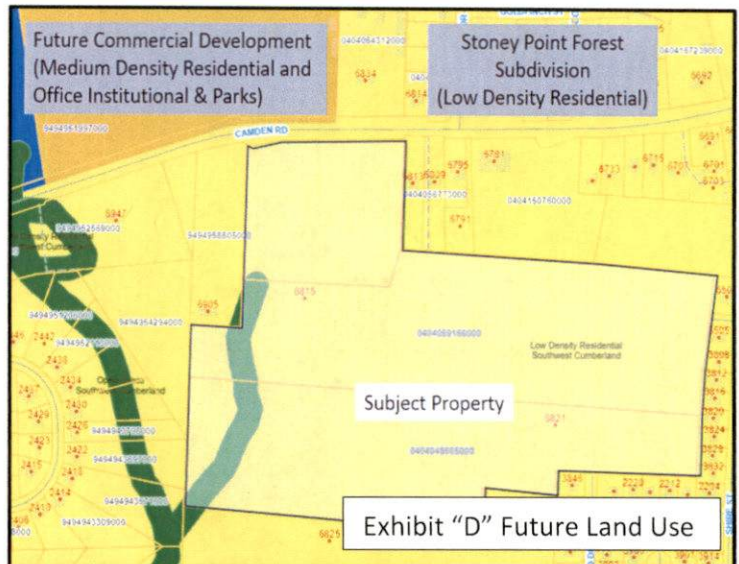


DEVELOPMENT REVIEW: In order to develop, this will require site plan review and approval and appropriate permits to proceed.

COMPREHENSIVE DEVELOPMENT PLANS: This site is located within the Southwest Cumberland Land Use Plan area (2013) and is designated as “Low Density Residential”. While this request is not consistent with the land use plan, it does mirror anticipated future developments in the immediate area. Please refer to Exhibit “D” for additional information.

IMPACTS ON AREA FACILITIES

TRAFFIC: While there are other projects, current and future, in this area, FAMPO did not have any objections to this request and stated that due to current street improvements the new zoning request does not demand a trip generation and the new development should not generate enough traffic to significantly impact Camden Rd.



UTILITIES: The property will be served by PWC water and sewer.

STORMWATER: Stormwater Management Permit Application required. Not in floodplain nor is it within the Airport Overlay District.

CUMBERLAND COUNTY SCHOOLS: Almost at full capacity for elementary, middle, and high school for this district. This district includes: Stoney Point Elementary, John Griffin Middle, and Jack Britt High School

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.

STAFF RECOMMENDATION

In ZNG-004-24, the Town of Hope Mills Planning staff **recommends approval** of the rezoning request to the R5.Residential and C2(P) Planned Service & Retail district and finds that even though the request is not consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and compliment anticipated future developments within the immediate area as well as the existing developed properties within the area and 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.



Town of Hope Mills

Planning Department

CASE NO.: ZNG-004-24

ZONING BOARD
MEETING DATE: 5/21/24

DATE APPLICATION
SUBMITTED: 4/12/24

RECEIPT NO.: R00025004

RECEIVED BY: CAW

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 \$ 1,500.
(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 C1 (P) & R-7.5 to C2 (P) & R5

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: Property is located along south side of Camden Road (State Route 1003)
3. Parcel Identification Number (PIN #) of property: 9494-96-1873, 0404-05-9166,
(also known as Tax ID Number or Property Tax ID) 0404-04-8665
4. Acreage: 4.60 C2 (P) Frontage: 648 FT Depth: +/- 1170 FT
48.16 (R-5)
5. Water Provider: Well: No PWC: X
6. Septage Provider: Septic Tank No PWC X Other (name) _____
7. Deed Book See Exhibit A Page(s) See Exhibit A Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).
8. Existing use(s) of property: Vacant
9. Proposed use(s) of the property: C2 (P) & R-5

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

If yes, where? Approximately 80 acre area north of Camden Road and bound to the north by Rockfish Road and existing commercial and residential development, to the west by Waldos Beach Road, and to the east by existing residential development

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.

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

- 1) Johnson, Karla Coleman
- 2) Johnson, Barbara McBryde Heirs
- 3) Johnson, Barbara McBryde Heirs

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

- 1) 6905 Camden Road, Fayetteville, NC 28306
- 2) PO Box 53349, Fayetteville, NC 28305
- 3) PO Box 53349, Fayetteville, NC 28305

Complete mailing address of property owner(s)

Contact Stephen Terry - Executor of the Estate

910 - 483 - 1437

Telephone number

1007 Hay St. Fayetteville NC 28305
~~Alternative telephone number~~
physical address

steve@hbl-cpa.com

E-mail address

Fax number

Richard M. Collier, P.E., McKim & Creed, Inc.

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

243 North Front Street, Wilmington, NC 28401

Complete mailing address of agent, attorney, or applicant

910-343-1048

Telephone number

Alternative telephone number

rcollier@mckimcreed.com

E-mail address

Fax number

Barbara McBryde Johnson Estate

Step H Terry, executor

Owner's signature

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

Owner's signature

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

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

Karla Coleman Johnson heirs, Deanna L. Coleman, administrator of the Estate of Karla Coleman Johnson
Property owner(s)' name (print or type)

345 Hay St. Fayetteville, NC 28301
Complete mailing address of property owner(s)

(910) 483-2101 Telephone number
Alternative telephone number

coleman@raylawnc.com E-mail address
(910) 483-1199 Fax number

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

Complete mailing address of agent, attorney, or applicant

Telephone number Alternative telephone number

E-mail address Fax number

Deanna L. Coleman, administrator Owner's signature
Agent, attorney, or applicant's signature (other than property owner)

Owner's signature

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

STATE OF NORTH CAROLINA

File No.

2022 E 001353

CUMBERLAND County

In The General Court Of Justice
Superior Court Division
Before the Clerk

IN THE MATTER OF THE ESTATE OF:

Name

KARLA LEE JOHNSON
KARLA COLEMAN JOHNSON
KARLA LEE JOHNSON COLEMAN

LETTERS

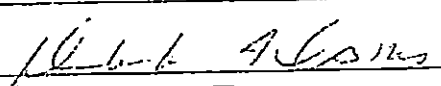
ADMINISTRATION

G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-209

The Court in the exercise of its jurisdiction of the probate of wills and the administration of estates, and upon application of the fiduciary, has adjudged legally sufficient the qualification of the fiduciary named below and orders that Letters be issued in the above estate.

The fiduciary is fully authorized by the laws of North Carolina to receive and administer all of the assets belonging to the estate, and these Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Superior Court.

Name And Address Of Fiduciary 1 DEANNA L COLEMAN 345 HAY STREET FAYETTEVILLE NC 28301	Date Of Qualification 07/27/2022
	Clerk Of Superior Court LISA SCALES
Title Of Fiduciary 1 ADMINISTRATOR	EX OFFICIO JUDGE OF PROBATE
Name And Address Of Fiduciary 2	Date Of Issuance 07/27/2022
	Signature 
Title Of Fiduciary 2	<input checked="" type="checkbox"/> Deputy CSC <input type="checkbox"/> Assistant CSC <input type="checkbox"/> Clerk Of Superior Court

SEAL

NOTE: This letter is not valid without the official seal of the Clerk of Superior Court.

Requested Zoning Districts ¹	Less Than 1 Acre	1 To 5 Acres	Over 5, Up To 10 Acres	Over 10 Acres
RR	\$500.00	\$600.00	\$700.00	\$800.00
R20	\$500.00	\$600.00	\$700.00	\$800.00
R15	\$500.00	\$600.00	\$700.00	\$800.00
R7.5	\$500.00	\$600.00	\$700.00	\$800.00
R6	\$500.00	\$600.00	\$700.00	\$800.00
R6A	\$500.00	\$600.00	\$700.00	\$800.00
R5	\$500.00	\$600.00	\$700.00	\$800.00
R5A	\$500.00	\$600.00	\$700.00	\$800.00
O&I(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
C1(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
2(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
C(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
M1(P)	\$600.00	\$700.00	\$800.00	\$1,000.00
M2(P)	\$600.00	\$700.00	\$800.00	\$1,000.00

Please Note:

1. Pre application meeting required for all applications
2. If more than one zoning district is request in the same applications, the highest fee for the district requested will apply.
3. If a general rezoning is requested and based on recommendations of the Planning Board of Hope Mills Commissioners, as Conditional Use District and Permit application is to be filed; the original application fee will be credited toward the Conditional Use District and Permit application fee.

Exhibit A

1) Parcel ID 9494-96-1873

Deed Book & Page: DB 11477 PG 0447

2) Parcel ID 0404-05-9166

Deed Book & Page: 11463-0030

3) Parcel ID 0404-04-8665

Deed Book & Page: 11463-0030

Pin #
0404-04-8665
21-30 ACS RATLEY LD.

WARRANTY DEED

STATE OF NORTH CAROLINA,
CUMBERLAND COUNTY,

THIS DEED, Made this 23rd day of August A.D. 19 73.

by and between J. H. JOHNSON and wife, MARGIE E. JOHNSON

of Cumberland County and
State of North Carolina, of the first part and

JOHN GILBERT JOHNSON

of Cumberland County, and State of North Carolina, of the second part:

WITNESSETH: That the said parties of the first part, for certain good and valuable considerations and TEN DOLLARS to them paid by said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey to said party of the second part

and his heirs and assigns, all of those certain tracts or parcels of land in Rockfish Township, Cumberland County,

State of North Carolina, and bounded as follows, viz:

FIRST TRACT:

BEGINNING at a stake in the old Baker line, it being the Northeast corner of the tract of which this is a part, and runs thence with the old line South 1 degree 30 minutes West 8 chains and 22 links to a stake; thence North 87 West, 36 chains and 50 links to a stake in the old line; thence North 1 degree 30 minutes East 8 chains 22 links to a stake an old corner; thence with another old line South 87 degrees East 36 chains and 50 links to the beginning containing 30 acres more or less, and being Lot #1 of the Celia Ratley Estate, and allotted to the heirs at large of Joe Ratley and which was allotted as per plat by M. O. Bullard, surveyor, to S. L. Ratley, and wife, Clyde Ratley. See deed from S. J. Ratley and wife, Clyde Ratley to Mary M. McQueen of record in Book 453, Page 158 Cumberland County Registry and by the said Malcolm McQueen and Mary M. McQueen conveyed to Southeastern Bonding Company as appears of record in Book 468, Page 289, Cumberland County Registry, and being the same land conveyed from Southeastern Bonding Company to J. H. Johnson and wife, Margie E. Johnson by deed dated November 15, 1948 recorded in the office of the Register of Deeds for Cumberland County, North Carolina in Book 534, Page 208.

SECOND TRACT: BEGINNING at a stake on the south side of the Wire Road, and running thence North 3 degrees West 42 chains to a corner, black jack pointers; thence West 20 chains to a corner, in the head of a branch; thence South 3 degrees East 3 chains to a corner; thence South 5 degrees East 18 chains 50 links to a corner; thence South 70 degrees East 16 chains 31 links to a corner; thence South 5 degrees East 23 chains 50 links to a corner; thence North 85 degrees East 26 chains to the beginning, containing 135½ acres, more or less, and being the same land conveyed from George W. Houck (single) to J. H. Johnson and wife, Marjorie Johnson by deed dated January 11, 1938 recorded in the office of the Register of Deeds for Cumberland County, North Carolina in Book 402, Page 47.

There is excepted from the land herein described a parcel of land containing exactly four acres. The said four acre parcel of land hereby excepted is on the South side of the Wire road. It begins at the southwest corner of the ninety acre tract of land and runs to a point in the back line of said ninety acre tract with a width sufficient to create exactly four acres. The land hereby excepted is the four acre tract of land devised by the parties of the first part to W. H. Johnson, by codicil to our joint will of even date herewith.

There is also excepted from the land herein described a parcel of land containing exactly two acres, together with the house thereon. The said two acre tract and the house thereon is located on the Northeast side of the Wire road. It begins at the pond and runs with the Wire road a distance sufficient to create a tract of exactly two acres. It is the same two acre tract of land devised by the parties of the first part to Louise Johnson Brulea and her husband, Leo Brulea, by codicil to their will of even date herewith.

TO HAVE AND TO HOLD, the aforesaid tractsof land
and all privileges and appurtenances thereto
belonging, to the said party of the second part, his heirs and assigns, to his
only use and behoof forever.

And the said parties of the first part covenant that they are seized of said
premises in fee, and have the right to convey the same in fee simple, that the same are
free and clear from all encumbrances, and that they will warrant and defend the said title
to the same against the lawful claims of all persons whomsoever.

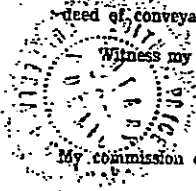
IN TESTIMONY WHEREOF, the said parties of the first part have
hereunto set their hands and seals the day and year above written.

Witness

J. H. Johnson (SEAL)
J. H. Johnson (SEAL)
Margie E. Johnson (SEAL)
Margie E. Johnson (SEAL)
(SEAL)

NORTH CAROLINA, CUMBERLAND COUNTY.

I, Edith B. Price, a Notary Public, in and for said County and State,
do hereby certify that J. H. JOHNSON
and MARGIE E. JOHNSON
his wife, personally appeared before me this day and acknowledged the due execution of the foregoing
deed of conveyance.



Witness my hand and notarial seal, this 5th day of ~~August~~ September, 1973.

Edith B. Price Notary Public

My commission expires on August 28, 1975.

NORTH CAROLINA, CUMBERLAND COUNTY.

The foregoing certificate of Edith B. Price, a Notary Public,
is certified to be correct. This instrument was presented for registration and recorded in this office
in Book 2405, page 706

This 5 day of September, 1973, at 11:45 o'clock A.M.

Marion Clark
Register of Deeds

NO REVENUE

Dwight B. Adams
Deputy Register of Deeds

2856 539

Enter Tax 00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19 _____
by _____

Mall after recording to John Blackwell, Jr.
P.O. Box 469, Fayetteville, NC 28302
This instrument was prepared by John Blackwell, Jr.
Brief description for the index Tracts, Rockfish Twp

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 30th day of October, 19 81, by and between

GRANTOR

BARBARA M. JOHNSON, Executrix
of the Estate of John Gilbert
Johnson

GRANTEE

BARBARA M. JOHNSON
Rt 12 Box 692
Fayetteville, NC 28306

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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

FIRST TRACT: BEGINNING at a stake in the old Baker line, it being the Northeast corner of the tract of which this is a part, and runs thence with the old line South 1 degree 30 minutes West 8 chains and 22 links to a stake; thence North 87 West, 36 chains and 50 links to a stake in the old line; thence North 1 degree 30 minutes East 8 chains 22 links to a stake an old corner; thence with another old line South 87 degrees East 36 chains and 50 links to the beginning containing 30 acres, more or less.

SECOND TRACT: BEGINNING at a stake on the south side of the Wire Road, and running thence North 3 degrees West 42 chains to a corner, black jack pointers; thence West 20 chains to a corner, in the head of a branch; thence South 3 degrees East 3 chains to a corner; thence South 5 degrees East 18 chains 50 links to a corner; thence South 70 degrees East 16 chains 31 links to a corner; thence South 5 degrees East 23 chains 50 links to a corner; thence North 85 degrees East 26 chains to the beginning, containing 135 1/2 acres, more or less. There is excepted from the Second Tract the 6 acres as excepted in Deed recorded in Book 2405, Page 706, Cumberland County Registry.

BOOK 2856 PAGE 540

The above is the same property described in Deed recorded in Book 2405, Page 706, Cumberland County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2405, Page 706, Cumberland County Registry

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

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____ (Corporate Name) _____ (SEAL)
 _____ (President) _____ (SEAL)
 _____ (Secretary) _____ (SEAL)

ATTEST:
 _____ (SEAL)

USE BLACK INK ONLY

Barbara M. Johnson (SEAL)
 BARBARA M. JOHNSON



USE BLACK INK ONLY
 NORTH CAROLINA, _____ Cumberland _____ County.
 I, a Notary Public of the County and State aforesaid, certify that Barbara M. Johnson Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my
 hand and official stamp or seal, this 30th day of October 1981
 My commission expires: March 25, 1986 *Tom K. Meaulle* Notary Public

BEAL-STAMP
 NORTH CAROLINA, _____ County.
 I, a Notary Public of the County and State aforesaid, certify that _____ Secretary of
 personally came before me this day and acknowledged that _____ a North Carolina corporation, and that by authority duly
 given and on the act of the corporation, the foregoing instrument was signed in its name by its
 President, sealed with its corporate seal and attested by _____ Secretary.
 Witness my hand and official stamp or seal, this _____ day of _____, 19____
 My commission expires: _____ Notary Public

NORTH CAROLINA, CUMBERLAND COUNTY
 The foregoing or annexed certificate of Tom K. Meaulle Notary Public/Notary Public is/are certified to be correct.
 This instrument was presented for registration and recorded in this Office at Book 2856 Page 540
 This 28 day of January 1982 at 11:25 O'clock A
 Marion Clark By Halie K. Cole
 Register of Deeds Deputy Register of Deeds

RD REVENUE

19

11463
0030

DK11463 00030

FILED	
CUMBERLAND COUNTY NC	
J. LEE WARREN, JR.	
<u>REGISTER OF DEEDS</u>	
FILED	May 03, 2022
AT	11:01:15 am
BOOK	11463
START PAGE	0030
END PAGE	0031
INSTRUMENT #	18261
RECORDING	\$26.00
EXCISE TAX	(None)

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. A2022-02**

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

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

WHEREAS the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Hope Mills Town Hall at 7:00 p.m. on March 21, 2022, after due notice by publication in the Fayetteville Observer on March 9, 2022; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-58.2, the following described territory is hereby annexed and made part of the Town of Hope Mills as of March 21, 2022.

AREA FOR ANNEXATION

Plat book 00146-Page 0152, Camden Preserve.

This is a contiguous annexation of 52.94 acres of land along the southern portion of Camden Road and north of the existing Valley End II subdivision. The proposed development is comprised of parcel identification numbers 0404-04-8665, 0404-05-9166, 9494-96-1873.

COMMENCING at a 1" Pinched Top Iron Pipe found having observed North Carolina State Plane Coordinate System NAD 83(2011) coordinates of X=199,643.67' and Y=444,477.53' referenced from Plat Book 146 Page 152; thence running North 01° 51' 53" East for a distance of 7.70'(ground) to an Existing Iron Rod, said point also being the point and place of BEGINNING;

Thence from said point of BEGINNING and running along and with the westerly line of said parcel the following (3) calls: (1) North 01° 51' 53" East for a distance of 721.15 feet to an Iron Rod, said Iron Rod being the common corner between Barbra M. Johnson Heirs Deed Book 2756, Page 343 and Karla Coleman Johnson Deed Book 10449, Page 854; (2) thence along the common southerly line of Karla Coleman Johnson South 86° 48' 25" East for a distance of 210.00 feet to an Iron Rod; (3) thence along the easterly line of Karla Coleman Johnson, North 01° 51' 53" East for a distance of 748.71 feet to a point on a line, said corner being the southern edge of right of way for Camden Road; thence turning and following the southerly right of way of Camden Road the following (13) calls: (1) North 84° 18' 58" East for a distance of 72.85 feet to a point on a line; (2) North 87° 46' 03" East for a distance of 50.74 feet to a point on a line; (3) North 87° 46' 03" East for a distance of 35.70 feet to a point on a line; (4) North 89° 21' 45" East for a distance of 65.29 feet to a point on a line; (5) North 89° 21' 45" East for a distance of 13.89 feet to a point on a line; (6) North 89° 25' 31" East for a distance of 50.55 feet to a point on a line; (7) North 89° 04' 57" East for a distance of 53.27 feet to a point on a line; (8) North 89° 41' 10" East for a distance of 51.87 feet to a point on a line; (9) North 89° 36' 54" East for a distance of 51.57 feet to a point on a line; (10) South 89° 57' 55" East for a distance of 52.60 feet to a point on a line; (11) North 89° 43' 36" East for a distance of 51.07 feet to a point on a line; (12) North 89° 52' 17" East for a distance of 50.63 feet to a point on a line; (13) North 88° 42' 17" East for a distance of 47.81 feet to a point on a line; thence leaving the southerly right of way of Camden Road and turning along a line common with Staci R. Cagle Deed Book 9721 Page 324, South 02° 02' 04" West for a distance of 446.77 feet to a bent 1/2" Iron Rod; thence turning and heading

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0031

an easterly direction the following (5) calls: (1) South 86° 42' 04" East for a distance of 91.68 feet to an Iron Pipe, said Iron Pipe being the common corner between the aforesaid Staci. R. Cagle and Gwendolyn D. Henry & Francis Lloyd Reginald Deed Book 10480 Page 130; (2) thence South 86° 32' 07" East for a distance of 91.30 feet to a concrete monument, said concrete monument being the common corner between the aforesaid Gwendolyn D. Henry & Francis Lloyd Reginald and Albert McCall Jr. & Mary McCall Deed Book 2495 Page 21; (3) thence South 86° 40' 34" East for a distance of 118.37 feet to an angle iron, said angle iron being the common corner between the aforesaid Albert McCall Jr. & Mary McCall and Crossroads United Methodist Church of Fayetteville, Inc. Deed book 8982 Page 302; (4) South 86° 35' 52" East for a distance of 495.54 feet to an Iron Rod, said iron rod being a common corner between the aforesaid Crossroads United Methodist Church of Fayetteville, Inc and Walter ABD Maude Street Estate LLC Deed Book 9758 Page 327; (5) thence South 84° 20' 26" East for a distance of 499.15 feet to an Iron Rod, said Iron Rod being common to the aforementioned Walter ABD Maude Street Estate LLC and Valley End II Map Book 139 Page 30; thence turning and running in a southerly direction along a line common the tract of land described herein and the aforementioned Valley End II subdivision the following (6) courses: (1) thence South 05° 47' 57" West for a distance of 150.13 feet to an Iron Rod; (2) South 05° 35' 04" West for a distance of 50.06 feet to an Iron rod; (3) South 05° 40' 33" West for a distance of 107.78 feet to a point on line; (4) South 12° 22' 08" West for a distance of 75.86 feet to an Iron Rod; (5) South 03° 10' 25" West for a distance of 74.72 feet to a point on a line; (6) South 03° 06' 26" West for a distance of 347.63 feet to an Iron rod; thence turning and running with said common line North 88° 02' 50" West for a distance of 579.86 feet to a Iron Rod having North Carolina State Plane Coordinate System NAD 83(2011) coordinates of X=2,001,175.70' and Y=444,632.20' referenced from Plat Book 146 Page 152, said line crosses over an Iron Rod at 222.84' having observed North Carolina State Plane Coordinate System NAD 83(2011) coordinates of X=2,001,532.66' and Y=444,620.03' referenced from Plat Book 146 Page 152; thence turning and running the following (3) courses to the end of the aforementioned common line with Valley End II, (1) South 00° 28' 13" West for a distance of 96.10 feet to a point on a line; (2) North 85° 25' 13" West for a distance of 299.51 feet to a point on a line; (3) South 04° 29' 56" West for a distance of 171.16 feet to an Iron Rod, said Iron Rod being common to the aforementioned Valley End II and Esther B. McKinnon Et al. Estate File 095E Page 341; thence turning and running along line common to Esther B. McKinnon Et al. and the property described herein North 85° 30' 16" West a distance of 1222.78' to the POINT OF BEGINNING.

Section 2. Upon and after March 21, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Hope Mills and shall be entitled to the same privileges and benefits as other parts of the Town of Hope Mills. Said territory shall be subject to municipal taxes according to G.S. 160A-58.2.

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

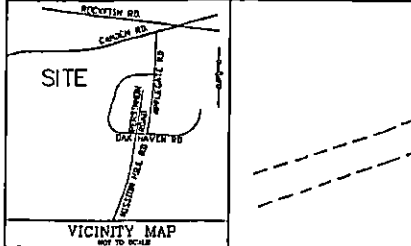
ADOPTED THIS 21st DAY OF March, 2022.

ATTEST:


Jaye G. Starling, CMC, NCCMC
Town Clerk




Jackie Warner, Mayor



VICINITY MAP

1. I, LARRY KING, COUNTY CLERK OF THE COUNTY OF CUMBERLAND, NORTH CAROLINA, CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE STATUTES OF NORTH CAROLINA. I HEREBY CERTIFY THAT I AM A RESIDENT OF THE COUNTY OF CUMBERLAND, NORTH CAROLINA, AND THAT I AM A MEMBER OF THE NORTH CAROLINA SOCIETY OF PUBLIC SURVEYORS.

2. I, LARRY KING, COUNTY CLERK OF THE COUNTY OF CUMBERLAND, NORTH CAROLINA, CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE STATUTES OF NORTH CAROLINA. I HEREBY CERTIFY THAT I AM A RESIDENT OF THE COUNTY OF CUMBERLAND, NORTH CAROLINA, AND THAT I AM A MEMBER OF THE NORTH CAROLINA SOCIETY OF PUBLIC SURVEYORS.

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

BARBARA M. JOHNSON, HEIRS
 SS 04-08-0168

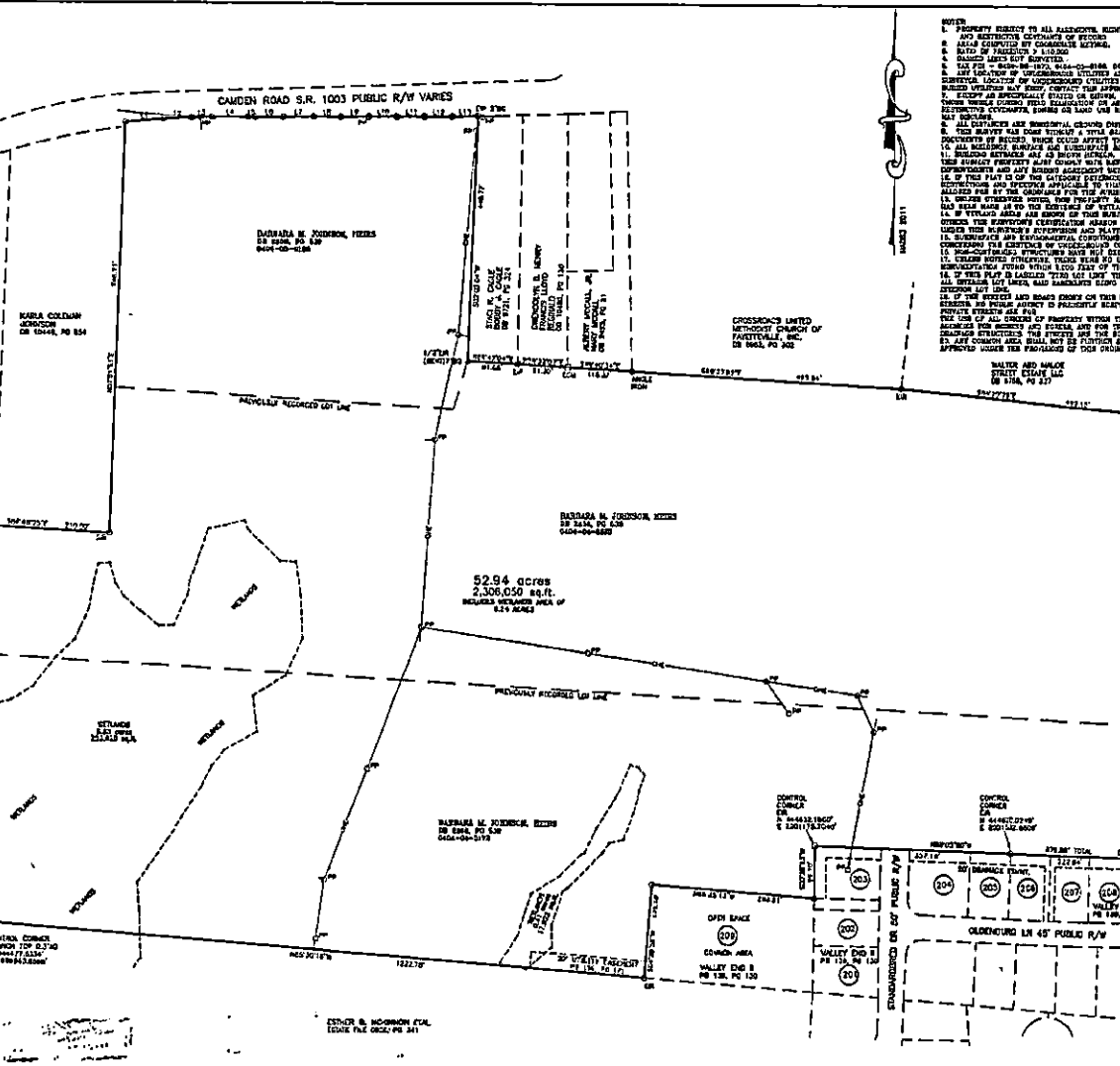
MARLA GOLDMAN JOHNSON
 SS 04-08-0168

BARBARA M. JOHNSON HEIRS
 SS 04-08-0168

BARBARA M. JOHNSON HEIRS
 SS 04-08-0168

BARBARA M. JOHNSON HEIRS
 SS 04-08-0168

BARBARA M. JOHNSON HEIRS
 SS 04-08-0168



1. PROPERTY RIGHTS TO ALL ADJACENT RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
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CROSSROADS LIMITED
 METROPHIT COMPANY OF
 FAYETTEVILLE, N.C.
 SS 04-08-0168

WALTER AND MALCOLM STRAY
 SS 04-08-0168

VALLEY DNG B
 SS 04-08-0168

OLDFATHER LN 45' PUBLIC R/W

BRETON WOODS DR 50' PUBLIC R/W

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

LARRY KING
 COUNTY CLERK

LARRY KING & ASSOCIATES, P.L.L.C.
 1333 MARGALTON BLVD, SUITE 801
 FAYETTEVILLE, N.C. 28303
 TELEPHONE: (910) 483-4300
 FAX: (910) 483-4328

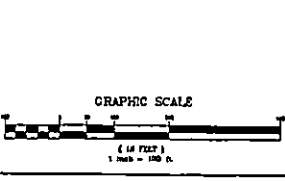
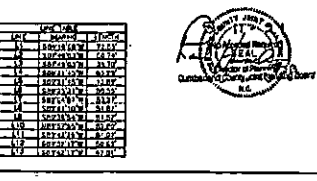
FILED MAY 14, 2021 09:11:11 AM PLD
 BOOK 2024 PAGE 8143 WMS
 INSTRUMENT # 11830
 RECORDING # 11830
 EXCESSIVE (None)

LEGEND

- REMOVED HEREIN OR SHALL BE IN
- CONTROL ZONING
- LCM EXISTING CONCRETE BOUNDARY
- EXISTING BOUNDARY
- NEW BOUNDARY
- EXISTING P.C. MAG.
- NEW P.C. MAG.
- EXISTING POWER POLE
- NEW POWER POLE
- EXISTING UNLESS OTHERWISE NOTED

LINE TABLE

LINE	DESCRIPTION	REMARKS
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GFB ASSOCIATES III, LLC
A TENNESSEE LLC

TOWNSHIP: ROCKYHIL COUNTY: CUMBERLAND
 STATE: NORTH CAROLINA
 PROPERTY OF: BARBARA M. JOHNSON, HEIRS

LARRY KING & ASSOCIATES, P.L.L.C.
 1333 MARGALTON BLVD, SUITE 801
 FAYETTEVILLE, N.C. 28303
 TELEPHONE: (910) 483-4300
 FAX: (910) 483-4328

DATE: MAY 14, 2021
 DRAWN BY: LARRY KING
 CHECKED BY: LARRY KING
 APPROVED BY: LARRY KING

FORM 2856 PAGE 539

Pin #
0404-05-9166
22.90 ACS WOOD LD.

Excise Tax 00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19 _____
by _____

Mail after recording to John Blackwell, Jr.
P.O. Box 469, Fayetteville, NC 28302
This instrument was prepared by John Blackwell, Jr.
Brief description for the index Tracts, Rockfish Twp

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 30th day of October, 19 81, by and between

GRANTOR

GRANTEE

BARBARA M. JOHNSON, Executrix
of the Estate of John Gilbert
Johnson

BARBARA M. JOHNSON
Rt 12 Box 692
Fayetteville, NC 28306

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

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

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

FIRST TRACT: BEGINNING at a stake in the old Baker line, it being the Northeast corner of the tract of which this is a part, and runs thence with the old line South 1 degree 30 minutes West 8 chains and 22 links to a stake; thence North 87 West, 36 chains and 50 links to a stake in the old line; thence North 1 degree 30 minutes East 8 chains 22 links to a stake an old corner; thence with another old line South 87 degrees East 36 chains and 50 links to the beginning containing 30 acres, more or less.

SECOND TRACT: BEGINNING at a stake on the south side of the Wire Road, and running thence North 3 degrees West 42 chains to a corner, black jack pointers; thence West 20 chains to a corner, in the head of a branch; thence South 3 degrees East 3 chains to a corner; thence South 5 degrees East 18 chains 50 links to a corner; thence South 70 degrees East 16 chains 31 links to a corner; thence South 5 degrees East 23 chains 50 links to a corner; thence North 85 degrees East 26 chains to the beginning, containing 135 1/2 acres, more or less. There is excepted from the Second Tract the 6 acres as excepted in Deed recorded in Book 2405, Page 706, Cumberland County Registry.

BOOK 2856 PAGE 540

The above is the same property described in Deed recorded in Book 2405, Page 706, Cumberland County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2405, Page 706, Cumberland County Registry

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

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____

President
ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Barbara M. Johnson (SEAL)
BARBARA M. JOHNSON (SEAL)

(SEAL)



USE BLACK INK ONLY
NORTH CAROLINA, Cumberland County.
I, a Notary Public of the County and State aforesaid, certify that Barbara M. Johnson
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 30th day of October 81
My commission expires: March 25, 1986 J. W. K. Meade Notary Public

SEAL - STAMP
NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ be is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed to its name by its
President, sealed with its corporate seal and attested by _____ as its Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____
My commission expires: _____ Notary Public

NORTH CAROLINA, CUMBERLAND COUNTY
The foregoing or annexed certificate of _____
Notary Public/Notary Public is/are certified to be correct.
This instrument was presented for registration and recorded in this Office at Book 2856 Page 540
This _____ day of _____ 1981 at _____ O'clock _____ M.
Marion Clark
Register of Deeds
By _____
Deputy Register of Deeds

NO REVENUE

11463
0030

BK 11463 PG 0030

FILED	
CUMBERLAND COUNTY NC	
J. LEE WARREN, JR.	
<u>REGISTER OF DEEDS</u>	
FILED	May 03, 2022
AT	11:01:15 am
BOOK	11463
START PAGE	0030
END PAGE	0031
INSTRUMENT #	18261
RECORDING	\$26.00
EXCISE TAX	(None)
	LC

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. A2022-02**

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

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

WHEREAS the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Hope Mills Town Hall at 7:00 p.m. on March 21, 2022, after due notice by publication in the Fayetteville Observer on March 9, 2022; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-58.2, the following described territory is hereby annexed and made part of the Town of Hope Mills as of March 21, 2022.

AREA FOR ANNEXATION

Plat book 00146-Page 0152, Camden Preserve.

This is a contiguous annexation of 52.94 acres of land along the southern portion of Camden Road and north of the existing Valley End II subdivision. The proposed development is comprised of parcel identification numbers 0404-04-8665, 0404-05-9166, 9494-96-1873.

COMMENCING at a 1" Pinched Top Iron Pipe found having observed North Carolina State Plane Coordinate System NAD 83(2011) coordinates of X=199,643.67' and Y=444,477.53' referenced from Plat Book 146 Page 152; thence running North 01° 51' 53" East for a distance of 7.70'(ground) to an Existing Iron Rod, said point also being the point and place of BEGINNING;

Thence from said point of BEGINNING and running along and with the westerly line of said parcel the following (3) calls: (1) North 01° 51' 53" East for a distance of 721.15 feet to an Iron Rod, said Iron Rod being the common corner between Barbra M. Johnson Heirs Deed Book 2756, Page 343 and Karla Coleman Johnson Deed Book 10449, Page 854; (2) thence along the common southerly line of Karla Coleman Johnson South 86° 48' 25" East for a distance of 210.00 feet to an Iron Rod; (3) thence along the easterly line of Karla Coleman Johnson, North 01° 51' 53" East for a distance of 748.71 feet to a point on a line, said corner being the southern edge of right of way for Camden Road; thence turning and following the southerly right of way of Camden Road the following (13) calls: (1) North 84° 18' 58" East for a distance of 72.85 feet to a point on a line; (2) North 87° 46' 03" East for a distance of 50.74 feet to a point on a line; (3) North 87° 46' 03" East for a distance of 35.70 feet to a point on a line; (4) North 89° 21' 45" East for a distance of 65.29 feet to a point on a line; (5) North 89° 21' 45" East for a distance of 13.89 feet to a point on a line; (6) North 89° 25' 31" East for a distance of 50.55 feet to a point on a line; (7) North 89° 04' 57" East for a distance of 53.27 feet to a point on a line; (8) North 89° 41' 10" East for a distance of 51.87 feet to a point on a line; (9) North 89° 36' 54" East for a distance of 51.57 feet to a point on a line; (10) South 89° 57' 55" East for a distance of 52.60 feet to a point on a line; (11) North 89° 43' 36" East for a distance of 51.07 feet to a point on a line; (12) North 89° 52' 17" East for a distance of 50.63 feet to a point on a line; (13) North 88° 42' 17" East for a distance of 47.81 feet to a point on a line; thence leaving the southerly right of way of Camden Road and turning along a line common with Staci R. Cagle Deed Book 9721 Page 324, South 02° 02' 04" West for a distance of 446.77 feet to a bent 1/2" Iron Rod; thence turning and heading

an easterly direction the following (5) calls: (1) South 86° 42' 04" East for a distance of 91.68 feet to an Iron Pipe, said Iron Pipe being the common corner between the aforesaid Staci. R. Cagle and Gwendolyn D. Henry & Francis Lloyd Reginald Deed Book 10480 Page 130; (2) thence South 86° 32' 07" East for a distance of 91.30 feet to a concrete monument, said concrete monument being the common corner between the aforesaid Gwendolyn D. Henry & Francis Lloyd Reginald and Albert McCall Jr. & Mary McCall Deed Book 2495 Page 21; (3) thence South 86° 40' 34" East for a distance of 118.37 feet to an angle iron, said angle iron being the common corner between the aforesaid Albert McCall Jr. & Mary McCall and Crossroads United Methodist Church of Fayetteville, Inc. Deed book 8982 Page 302; (4) South 86° 35' 52" East for a distance of 495.54 feet to an Iron Rod, said iron rod being a common corner between the aforesaid Crossroads United Methodist Church of Fayetteville, Inc and Walter ABD Maude Street Estate LLC Deed Book 9758 Page 327; (5) thence South 84° 20' 26" East for a distance of 499.15 feet to an Iron Rod, said Iron Rod being common to the aforementioned Walter ABD Maude Street Estate LLC and Valley End II Map Book 139 Page 30; thence turning and running in a southerly direction along a line common the tract of land described herein and the aforementioned Valley End II subdivision the following (6) courses: (1) thence South 05° 47' 57" West for a distance of 150.13 feet to an Iron Rod; (2) South 05° 35' 04" West for a distance of 50.06 feet to an Iron rod; (3) South 05° 40' 33" West for a distance of 107.78 feet to a point on line; (4) South 12° 22' 08" West for a distance of 75.86 feet to an Iron Rod; (5) South 03° 10' 25" West for a distance of 74.72 feet to a point on a line; (6) South 03° 06' 26" West for a distance of 347.63 feet to an Iron rod; thence turning and running with said common line North 88° 02' 50" West for a distance of 579.86 feet to an Iron Rod having North Carolina State Plane Coordinate System NAD 83(2011) coordinates of X=2,001,175.70' and Y=444,632.20' referenced from Plat Book 146 Page 152, said line crosses over an Iron Rod at 222.84' having observed North Carolina State Plane Coordinate System NAD 83(2011) coordinates of X=2,001,532.66' and Y=444,620.03' referenced from Plat Book 146 Page 152; thence turning and running the following (3) courses to the end of the aforementioned common line with Valley End II, (1) South 00° 28' 13" West for a distance of 96.10 feet to a point on a line; (2) North 85° 25' 13" West for a distance of 299.51 feet to a point on a line; (3) South 04° 29' 56" West for a distance of 171.16 feet to an Iron Rod, said Iron Rod being common to the aforementioned Valley End II and Esther B. McKinnon Et al. Estate File 095E Page 341; thence turning and running along line common to Esther B. McKinnon Et al. and the property described herein North 85° 30' 16" West a distance of 1222.78' to the POINT OF BEGINNING.

Section 2. Upon and after March 21, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Hope Mills and shall be entitled to the same privileges and benefits as other parts of the Town of Hope Mills. Said territory shall be subject to municipal taxes according to G.S. 160A-58.2.

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

ADOPTED THIS 21st DAY OF March, 2022.

ATTEST:

James G. Starling
James G. Starling, CMC, NCCMC
Town Clerk



Jackie Warner
Jackie Warner, Mayor

Pin #
9494-96-1873
JACKSON LD PL: 0140-0129

WARRANTY DEED

STATE OF NORTH CAROLINA,
CUMBERLAND COUNTY,

THIS DEED, Made this 23rd day of August A.D. 19 73,
by and between J. H. JOHNSON and wife, MARGIE E. JOHNSON

of Cumberland County and
State of North Carolina, of the first part and

JOHN GILBERT JOHNSON

of Cumberland County, and State of North Carolina, of the second part:

WITNESSETH: That the said parties of the first part, for certain good and valuable considerations and TEN DOLLARS to them paid by said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey to said party of the second part

and his heirs and assigns, all of those certain tracts or parcels of land in Rockfish Township, Cumberland County,

State of North Carolina, and bounded as follows, viz:

FIRST TRACT:

BEGINNING at a stake in the old Baker line, it being the Northeast corner of the tract of which this is a part, and runs thence with the old line South 1 degree 30 minutes West 8 chains and 22 links to a stake; thence North 87 West, 36 chains and 50 links to a stake in the old line; thence North 1 degree 30 minutes East 8 chains 22 links to a stake an old corner; thence with another old line South 87 degrees East 36 chains and 50 links to the beginning containing 30 acres more or less, and being Lot #1 of the Celia Ratley Estate, and allotted to the heirs at large of Joe Ratley and which was allotted as per plat by M. O. Bullard, surveyor, to S. L. Ratley, and wife, Clyde Ratley. See deed from S. J. Ratley and wife, Clyde Ratley to Mary M. McQueen of record in Book 453, Page 158 Cumberland County Registry and by the said Malcolm McQueen and Mary M. McQueen conveyed to Southeastern Bonding Company as appears of record in Book 468, Page 289, Cumberland County Registry, and being the same land conveyed from Southeastern Bonding Company to J. H. Johnson and wife, Margie E. Johnson by deed dated November 15, 1948 recorded in the office of the Register of Deeds for Cumberland County, North Carolina in Book 534, Page 208.

SECOND TRACT: BEGINNING at a stake on the south side of the Wire Road, and running thence North 3 degrees West 42 chains to a corner, black jack pointers; thence West 20 chains to a corner, in the head of a branch; thence South 3 degrees East 3 chains to a corner; thence South 5 degrees East 18 chains 50 links to a corner; thence South 70 degrees East 16 chains 31 links to a corner; thence South 5 degrees East 23 chains 50 links to a corner; thence North 85 degrees East 26 chains to the beginning, containing 135½ acres, more or less, and being the same land conveyed from George W. Houck (single) to J. H. Johnson and wife, Marjorie Johnson by deed dated January 11, 1938 recorded in the office of the Register of Deeds for Cumberland County, North Carolina in Book 402, Page 47.

There is excepted from the land herein described a parcel of land containing exactly four acres. The said four acre parcel of land hereby excepted is on the South side of the Wire road. It begins at the southwest corner of the ninety acre tract of land and runs to a point in the back line of said ninety acre tract with a width sufficient to create exactly four acres. The land hereby excepted is the four acre tract of land devised by the parties of the first part to W. H. Johnson, by codicil to our joint will of even date herewith.

There is also excepted from the land herein described a parcel of land containing exactly two acres, together with the house thereon. The said two acre tract and the house thereon is located on the Northeast side of the Wire road. It begins at the pond and runs with the Wire road a distance sufficient to create a tract of exactly two acres. It is the same two acre tract of land devised by the parties of the first part to Louise Johnson Brulea and her husband, Leo Brulea, by codicil to their will of even date herewith.

TO HAVE AND TO HOLD, the aforesaid tract of land

and all privileges and appurtenances thereto

belonging, to the said party of the second part, his heirs and assigns, to his only use and behoof forever.

And the said parties of the first part covenant that they are seized of said premises in fee, and have the right to convey the same in fee simple, that the same are free and clear from all encumbrances, and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Witness

J. H. Johnson (SEAL)
J. H. Johnson

_____ (SEAL)

Margie E. Johnson (SEAL)
Margie E. Johnson

_____ (SEAL)

_____ (SEAL)

NORTH CAROLINA, CUMBERLAND COUNTY.

I, Edith B. Price, a Notary Public, in and for said County and State,

do hereby certify that J. H. JOHNSON

and MARGIE E. JOHNSON

his wife, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this 5th day of ~~August~~ September, 1973.



Edith B. Price Notary Public

My commission expires on August 28, 1975.

NORTH CAROLINA, CUMBERLAND COUNTY.

The foregoing certificate of Edith B. Price, a Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this office

in Book 2405, page 706

This 5th day of September, 1973, at 11:45 o'clock A.M.

Marion Clark
Register of Deeds

NO REVENUE

Wynne B. Adams
Deputy Register of Deeds

2856 539

Excise Tax 00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mall after recording to John Blackwell, Jr.
P.O. Box 469, Fayetteville, NC 28302
This instrument was prepared by John Blackwell, Jr.
Brief description for the index Tracts, Rockfish Twp

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 30th day of October, 1981, by and between

GRANTOR

GRANTEE

BARBARA M. JOHNSON, Executrix
of the Estate of John Gilbert
Johnson

BARBARA M. JOHNSON
Rt 12 Box 692
Fayetteville, NC 28306

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

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Rockfish Township,

Cumberland County, North Carolina and more particularly described as follows:

FIRST TRACT: BEGINNING at a stake in the old Baker line, it being the Northeast corner of the tract of which this is a part, and runs thence with the old line South 1 degree 30 minutes West 8 chains and 22 links to a stake; thence North 87 West, 36 chains and 50 links to a stake in the old line; thence North 1 degree 30 minutes East 8 chains 22 links to a stake an old corner; thence with another old line South 87 degrees East 36 chains and 50 links to the beginning containing 30 acres, more or less.

SECOND TRACT: BEGINNING at a stake on the south side of the Wire Road, and running thence North 3 degrees West 42 chains to a corner, black jack pointers; thence West 20 chains to a corner, in the head of a branch; thence South 3 degrees East 3 chains to a corner; thence South 5 degrees East 18 chains 50 links to a corner; thence South 70 degrees East 16 chains 31 links to a corner; thence South 5 degrees East 23 chains 50 links to a corner; thence North 85 degrees East 26 chains to the beginning, containing 135+ acres, more or less. There is excepted from the Second Tract the 6 acres as excepted in Deed recorded in Book 2405, Page 706, Cumberland County Registry.

BOOK 2856 PAGE 540

The above is the same property described in Deed recorded in Book 2405, Page 706, Cumberland County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2405, Page 706, Cumberland County Registry

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

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____

President
ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Barbara M. Johnson (SEAL)
BARBARA M. JOHNSON

(SEAL)



USE BLACK INK ONLY
NORTH CAROLINA, Cumberland County.
I, a Notary Public of the County and State aforesaid, certify that Barbara M. Johnson
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument, witness my hand and official stamp or seal, this 30th day of October 1981
My commission expires: March 1986 John H. Masuda Notary Public

SEAL - STAMP
NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____ 19____
My commission expires: _____ Notary Public

NORTH CAROLINA, CUMBERLAND COUNTY
The foregoing or annexed certificate of John H. Masuda
Notary Public/Notary Public is/are certified to be correct.
This instrument was presented for registration and recorded in this Office at Book 2856 Page 539
This 28 day of January 1982 at 11:35 O'clock A M
Marion Clark Register of Deeds By Barbara R. Edy Deputy Register of Deeds
NO REVENUE

FILED
 CUMBERLAND COUNTY NC
 J. LEE WARREN, JR.
REGISTER OF DEEDS
 FILED May 20, 2022
 AT 08:22:04 am
 BOOK 11477
 START PAGE 0447
 END PAGE 0448
 INSTRUMENT # 20807
 RECORDING \$26.00
 EXCISE TAX (None)
 AB

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

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
 TOWN OF HOPE MILLS, NORTH CAROLINA
 ANNEXATION ORDINANCE NO. A2022-01**

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

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

WHEREAS the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Hope Mills Town Hall at 7:00 p.m. on March 21, 2022, after due notice by publication in the Fayetteville Observer on March 9, 2022; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-58.2, the following described territory is hereby annexed and made part of the Town of Hope Mills as of March 21, 2022.

AREA FOR ANNEXATION

Plat book 00147-Page 0196
 Camden Commons.

This is a contiguous annexation of 82.503 acres of land bordered by Rockfish Road, Waldos Beach Road and Camden Road. The proposed development is comprised of parcel identification numbers 9494-96-1873, 9494-95-1997, 9494-76-5995, 9494-86-3275.

COMMENCING at a 2" Iron Pipe found having observed North Carolina State Plane Coordinate System NAD 83(2011) coordinates of X=2,000,549.11' and Y=446,017.75' and thence running South 89° 36' 04" West for a distance of 278.66'(ground) to a 2" Iron Pipe found, said point also being the point and place of BEGINNING;

Thence from said point of BEGINNING and running along and with the northerly right-of-way of Camden Road the following three (3) calls: (1) South 89° 18' 52" West for a distance of 216.82' to an Iron Rebar set; (2) with the arc of a curve to the left, having a radius of 1282.91', and whose long chord bears South 81° 39' 44" West for a distance of 396.97' to an Iron Rebar Set; (3) South 71° 55' 54" West for a distance of 794.10' to an Iron Rebar Set, said rebar being on the common line between the tract of land described herein and a tract of land owned by Increasing Word Ministry, as described in Deed Book 10314, Page 20 of the registry; thence turning and running along and with said common line the following two (2) calls: (1) North 30° 52' 39" West for a distance of 290.08' to an Iron Pipe found; (2) South 76° 15' 40" West for a distance of 229.42' to an Iron Pipe found, said Iron Pipe being the common corner between the aforesaid Increasing Word Ministry and a tract of land owned by CBMM Properties, LLC as described in Deed Book 8868, Page 891 of the Registry; thence continuing along and with said common line the following four (4) calls: (1) South 76° 00' 44" West for a distance of 880.34' to a computed point; (2) South 12° 29' 08" East for a distance of 5.03' to an Iron Pipe found; (3) South 84° 52' 12" West for a distance of 80.11' to an Iron Rebar set; (4) North 00° 16' 06" East for a distance of 180.69' to an Iron Rebar Set, said iron being on the easterly right-of-way of Waldos Beach Road; thence turning and running along and with said easterly right-of-way the following seven (7) calls: (1) North 16° 54' 29" East for a distance of 198.46' to an Iron Rebar set; (2) with the arc of a curve to the left, having a radius of 380.00', and whose long chord bears North 05° 30' 02" East for a distance of 150.32' to an Iron Rebar Set; (3) North 05° 54' 24" West for a distance of

83.50' to an Iron Rebar set; (4) North 05° 54' 24" West for a distance of 337.69' to an Iron Rebar set; (5) with the arc of a curve to the left, having a radius of 548.00', and whose long chord bears North 09° 17' 07" West for a distance of 64.59' to an Iron Rebar Set; (6) North 12° 39' 51" West for a distance of 186.99' to and Iron Rebar set; (7) with the arc of a curve to the right, having a radius of 488.00', and whose long chord bears North 07° 50' 12" West for a distance of 82.14' to an Iron Rebar found; the leaving said easterly right-of-way and turning and running the following five (5) calls: (1) South 80° 43' 36" East for a distance of 279.54' to an Iron Pipe Found; (2) South 81° 29' 55" East for a distance of 153.87' to an Iron Pipe found; (3) North 09° 02' 46" East for a distance of 541.91' to an Iron Rebar Found; (4) South 80° 19' 26" East for a distance of 226.86' to an Iron Rebar found; (5) North 09° 41' 42" East for a distance of 238.33' to a computed point, said computed point being on the southerly right-of-way of Rockfish Road; thence turning and running along and with said southerly right-of-way South 80° 25' 54" East for a distance of 512.55' to an Iron Rebar found; thence leaving said southerly right-of-way and turning and running the following fifteen (15) calls: (1) South 09° 22' 00" West for a distance of 536.41' to an Iron Rebar found; (2) South 80° 38' 31" East for a distance of 568.68' to an Iron Rebar Found; (3) North 09° 32' 50" East for a distance of 323.90' to an Iron Pipe found; (4) South 80° 29' 47" East for a distance of 100.01' to an Iron Pipe found; (5) North 09° 42' 33" East for a distance of 11.05' to a computed point; (6) South 80° 43' 14" East for a distance of 200.05' to an Iron Rebar found; (7) South 80° 35' 21" East for a distance of 499.52' to an Iron Rebar found; (8) South 09° 25' 29" West for a distance of 10.00' to a computed point; (9) South 80° 41' 35" East for a distance of 99.90' to an Iron Pipe Found; (10) North 09° 53' 58" East for a distance of 10.06' to an Iron Rebar found; (11) South 80° 31' 01" East for a distance of 99.90' to an Iron Rebar found; (12) South 09° 44' 30" West for a distance of 10.12' to an Iron Pipe found; (13) South 80° 33' 07" East for a distance of 99.97' to an Iron Pipe found; (14) North 10° 35' 17" East for a distance of 10.04' to a computed point; (15) South 80° 35' 05" East for a distance of 120.61' to an 1/2" Iron Pipe found, said pipe being on the common line between the tract of land described here in and the Stoney Point Forest subdivision as described in Map Book 41, Page 47 of the Registry; thence turning and running along and with said common line the following three (3) calls: (1) South 02° 13' 09" West for a distance of 104.64' to an Iron Pipe found; (2) South 01° 37' 11" West for a distance of 111.72' to an Iron Pipe found; (3) South 01° 58' 43" West for a distance of 178.46' to an Iron Rebar set, said Iron Rebar being the common corner between the tract of land described herein and a tract of land owned by the Barbara M. Johnson Heirs as described in Deed Book 723, Page 139 of the Registry; thence turning and running along with said common line the following two (2) calls: (1) South 89° 36' 44" West for a distance of 280.00' to an Iron Rebar Set; (2) South 01° 51' 18" West a distance of 622.00' to the point and place of BEGINNING..

Section 2. Upon and after March 21, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Hope Mills and shall be entitled to the same privileges and benefits as other parts of the Town of Hope Mills. Said territory shall be subject to municipal taxes according to G.S. 160A-58.2.

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

ADOPTED THIS 21st DAY OF March, 2022.

ATTEST:


 Jane G. Starling, CMC, NCCMC
 Town Clerk



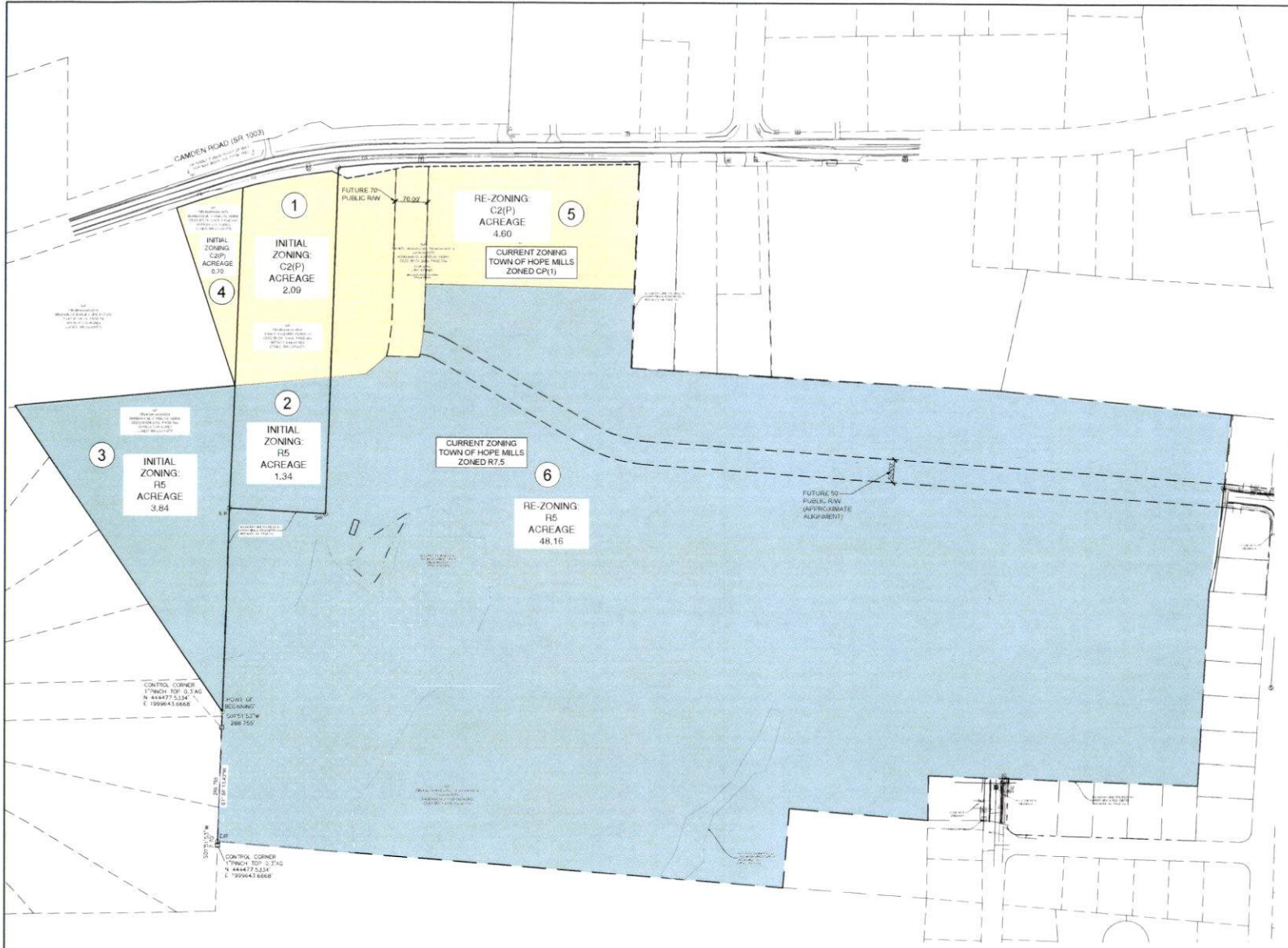

 Jackie Warner, Mayor

ZONING PARCELS		
PARCEL	ZONING	ACREAGE
PARCEL 1	C2(P)	2.09
	R5	1.34
PARCEL 2	R5	3.84
PARCEL 3	C2(P)	0.70
CAMDEN PRESERVE	C2(P)	4.6
	R5	48.16



LEGEND

HY ●	IRON NAIL FOUND
HP ●	IRON PIPE FOUND
□	TELEPHONE PEDESTAL
TF	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
LP O	LIGHT POLE
PP O	POWER POLE
TM	CURB MISC
●	SANITARY SEWER MANHOLE
DS	SANITARY SEWER VALVE
CO	CLEANOUT
SK	SKIN
CP	CURB PILE
MB	MANHOLE
TM	TELEPHONE MANHOLE
CM	CAS MANHOLE
R/W	RIGHT OF WAY
DB	DEED BOOK
MR	MAP BOOK
PG	PAGE
WF	WETLAND FLAG
N/F	NON-FORMERLY
RCP	REINFORCED CONCRETE PIPE
DP	DUCTILE IRON PIPE
IN	INVERT
EL	ELEVATION
PG	PAGE
CS	SHAPE
UNCS	UNCS PER CUMBERLAND COUNTY
W	WOODS LINE
B	BOUNDARY (BY OTHERS)
F	FENCE
T	TOPOGRAPHIC SURVEY LIMITS
U	UTILITY SURVEY LIMITS
R/W	RIGHT-OF-WAY
E	EDGE OF WATER
S </td <td>SANITARY SEWER PIPE</td>	SANITARY SEWER PIPE
SD	STORM DRAIN PIPE
W	WATER LINE
U	UNDERGROUND LINES
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS



- ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
- BEARINGS BASED ON NAD 83(2011). ELEVATIONS ARE BASED ON NAVD 83(LEUCL) PG 5.
- REFERENCES: DEED BOOK 2856, PAGE 538; DB 2756 PG 343; AND CD 15449 PG 854.
- MARKER W 0705 HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, UNDERLIES, THE EXISTENCE OF ANY OTHER FACTS THAT AN ACCURATE AND DURABLE TITLE "GRANT" MAY POSSESS.
- UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES WERE VISIBLY AND MARKED NEAR LOCATED UTILITIES TICKET NUMBERS 0200000001 AND 0200000006.
- SOILS, SPACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE EXISTENCE OR NONEXISTENCE OF WETLANDS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS OFFICE.
- SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
- THIS SITE WAS LOCALIZED AT A #5 REBAR SET W/ CAP (POINT #).
- THIS TRACT IS LOCATED IN FLOOD "ZONE X" AREAS DETERMINED TO BE "OUTSIDE" THE 1% ANNUAL FLOOD FLOODING AREA AS SHOWN ON FEMA FIRM PANEL 3720404000, WITH AN EFFECTIVE DATE OF 01/05/2007.



MCKIM & CREED
 241 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 341-1048
 FAX: (910) 251-4032
 NORTH CAROLINA FIRM LICENSE NUMBER F-1222

INITIAL ZONING AND RE-ZONING MAP
 FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS
AND CAMDEN PRESERVE
 GFB Associates II LLC
 Camden Road, Fayetteville, NC 28306
 APRIL 11, 2024

JOB NUMBER: 08204-0000
 SCALE: 1"=100'
 CAD NUMBER: _____
 PLS: _____
 PARTY CHECK: _____
 CAD TOLER: _____
 FIELD BOOK/PAGE: _____
 DRAWING NUMBER: _____
SHEET 1 OF 4

ZONING PARCELS		
PARCEL	ZONING	ACREAGE
PARCEL 1	C2(P)	2.09
	R5	1.34
PARCEL 2	R5	3.84
PARCEL 3	C2(P)	0.70
CAMDEN PRESERVE	C2(P)	4.6
	R5	48.16

INITIAL ZONING / RE-ZONING LEGEND

- C2(P) INITIAL ZONING
TOTAL ACRES = 2.79 AC.
- R5 INITIAL ZONING
TOTAL ACRES = 5.18 AC.
- C2(P) RE-ZONING
TOTAL ACRES = 4.60 AC.
- R5 INITIAL RE-ZONING
TOTAL ACRES = 48.16 AC.

CAMDEN ROAD (SR 1003)
(VARIABLE PUBLIC RIGHT OF WAY
PER MAP BOOK 146, PAGE 102)

FUTURE 70'
PUBLIC R/W

RE-ZONING:
C2(P)
ACREAGE
4.60

CURRENT ZONING
TOWN OF HOPE MILLS
ZONED CP(1)

INITIAL ZONING:
C2(P)
ACREAGE
0.70

INITIAL ZONING:
C2(P)
ACREAGE
2.09

INITIAL ZONING:
R5
ACREAGE
1.34

CURRENT ZONING
TOWN OF HOPE MILLS
ZONED R7.5

RE-ZONING:
R5
ACREAGE
48.16

INITIAL ZONING:
R5
ACREAGE
3.84



SITE

CAD MAP - NOT TO SCALE

LEGEND

- IRON REBAR FOUND
- IRON PIPE FOUND
- TELEPHONE PEDESTAL
- ⊥ FIRE HYDRANT
- ⊥ WATER VALVE
- ⊥ WATER METER
- ⊥ LIGHT POLE
- ⊥ POWER POLE
- ⊥ GUY WIRE
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- ⊥ CLEANOUT
- ⊥ CURB SILET
- ⊥ MAILBOX
- ⊥ TELEPHONE MANHOLE
- ⊥ GAS MARKER
- ⊥ RIGHT OF WAY
- ⊥ DEED BOOK
- ⊥ MAP BOOK
- ⊥ PALE
- ⊥ WELDING FLAG
- ⊥ ROW/FORMERLY
- ⊥ PERFORATED CONCRETE PIPE
- ⊥ DUCTILE IRON PIPE
- ⊥ INVERT
- ⊥ WATER LINE
- ⊥ FENCE
- ⊥ GRAPE
- ⊥ LINES PER CAMDEN COUNTY
- ⊥ WOODLINE
- ⊥ BOUNDARY (BY OTHERS)
- ⊥ FENCE
- ⊥ TOPOGRAIC SURVEY LIMITS
- ⊥ UNDOGRAIC SURVEY LIMITS
- ⊥ RIGHT-OF-WAY
- ⊥ EDGE OF WATER
- ⊥ SANITARY SEWER PIPE
- ⊥ STORM DRAIN PIPE
- ⊥ WATER LINE
- ⊥ COMMUNICAL RAILS LINES
- ⊥ UNDERGROUND ELECTRIC
- ⊥ UNDERGROUND GAS

- ALL DISTANCES ARE HORIZONTAL LENGTH IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
- BEARINGS BASED ON NAD 83 (2011). ELEVATIONS ARE BASED ON NAVD 88 (4000) (B).
- REFERENCES DEED BOOK 2856, PAGE 539, DEED 2756, PG 343, AND DEED 1048, PG 614.
- MEWM & SPROFF HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESURVEYING CORRECTIONS, UNDERGROUND UTILITY CROSSINGS OR ANY OTHER FACTS THAT ARE ALLEGED AND CURRENT TITLE SEARCH MAY REVEAL.
- UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE UNDERGROUND SERVICES ARE KNOWN AND WHERE THEY ARE LOCATED UTILITIES' POINT NUMBERS, ELEVATIONS, AND CROSSINGS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR INVESTIGATED AS A PART OF THIS SURVEY. THIS STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE EXISTENCE OR NONEXISTENCE OF MIELANDS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
- SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
- THIS SITE WAS LOCALIZED AT A 40' REBAR SET W/CAP (POINT #).
- THIS SITE IS LOCATED IN FLOOD ZONE #7 AREAS IS DETERMINED TO BE OUTSIDE THE 100-YEAR CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL 3720D0403L WITH AN EFFECTIVE DATE OF 04/05/2007.



MCKIM & CREED
24 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TEL: (910) 343-0148
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

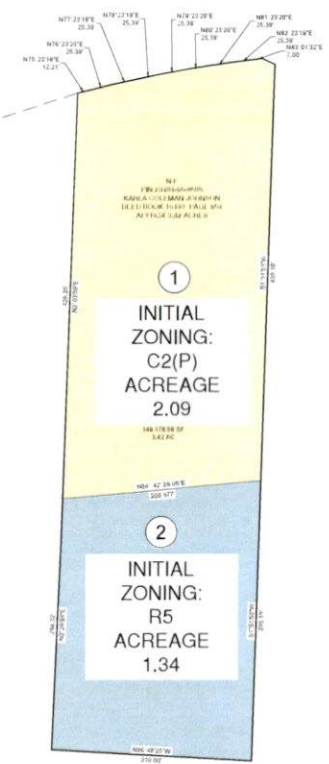
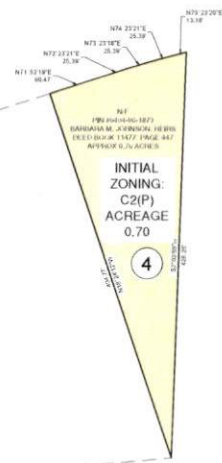
INITIAL ZONING AND RE-ZONING MAP
FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS
AND CAMDEN PRESERVE
GFB Associates II LLC
Camden Road, Fayetteville, NC 28306
APRIL 11, 2024

JOB NUMBER:	0504-2009
SCALE:	1" = 80'
CAD NUMBER:	
FILE:	
PARTY CHIEF:	
CAD TECH:	
FIELD BOOK/PAGE:	
DRAWING NUMBER:	0000000000
SHEET 2 OF 4	

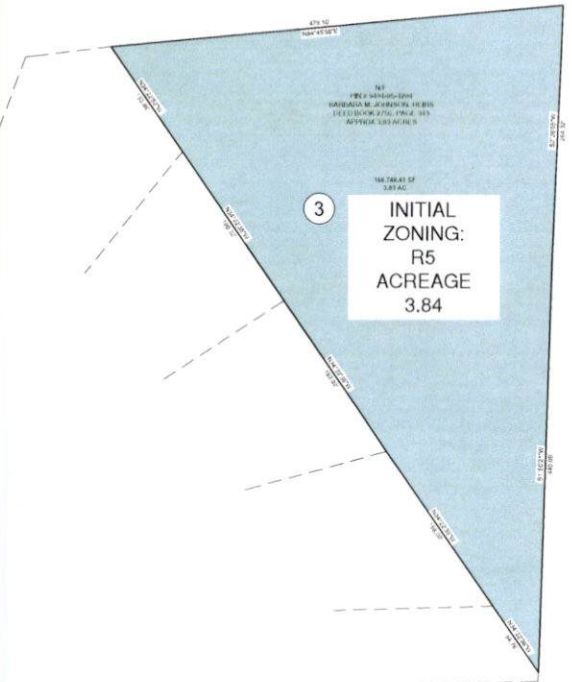
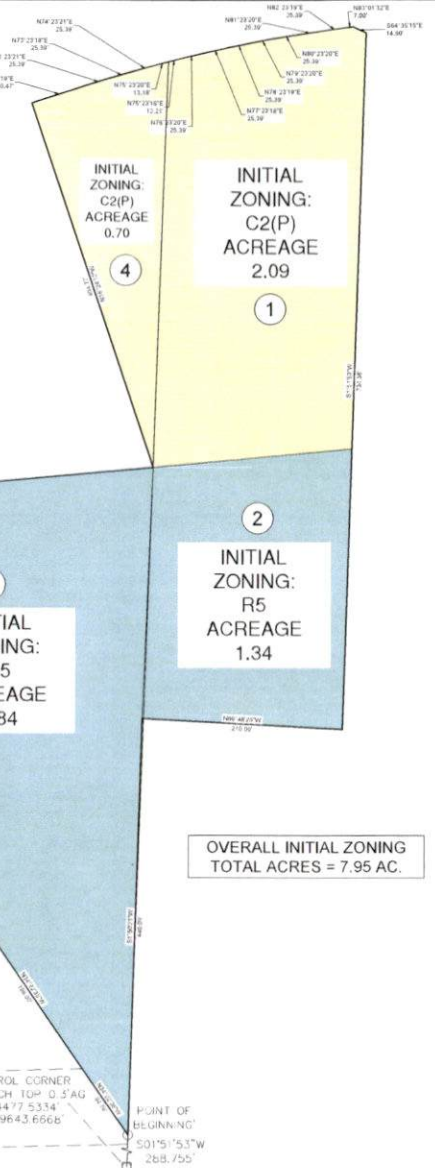
CONTROL CORNER
1" PINCH TOP 0.3" AG
N 444°47'53.34"
E 199964.3666'
POINT OF BEGINNING
S01°51'53"W
288.755'

INITIAL ZONING LEGEND

- C2(P) INITIAL ZONING
TOTAL ACRES = 2.79 AC.
- R5 INITIAL ZONING
TOTAL ACRES = 5.18 AC.



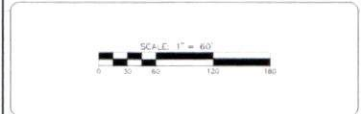
CAMDEN ROAD (SR 1003)
 VARIABLE PUBLIC RIGHT OF WAY
 PER MAP BOOK 146, PAGE 102



1. ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
2. BEARINGS BASED ON NAD 83(2011) ELEVATIONS ARE BASED ON HANG HEIGHTS: 40'
3. REFERENCES: DEED BOOK 2856, PAGE 559, 09 2756 PG 343, AND D0 10449 PG 854
4. MCKIM & CREED HAS MADE NO INVESTIGATION OR REASONABLE SEARCH FOR ENCUMBRANCES OR RECORDS, ENCUMBRANCES, EASEMENTS, EASEMENTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT MAY AFFECT THIS PROJECT. THIS SEARCH WAS 10/5/2024
5. UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES WERE VISIBLE AND WERE NOT LOCATED UTILITIES. TIE-IN NUMBERS: C20030341 AND C20030300
6. SOILS AND ENVIRONMENTAL CONDITIONS WERE NOT SAMPLED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THE EXISTENCE OR NON-EXISTENCE OF WETLANDS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
8. SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
9. THIS SITE WAS LOCATED AT A 95 RUBEN SET WHICH (POINT #)
10. THIS SITE IS LOCATED IN FLOOD "ZONE C", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 270980000, WITH AN EFFECTIVE DATE OF 01/15/2007

OVERALL INITIAL ZONING
 TOTAL ACRES = 7.95 AC.

CONTROL CORNER
 1" MINCH TOP 0.5' AG
 N 444477.5314
 E 1999643.6666
 POINT OF BEGINNING
 S01°51'53.3\"/>



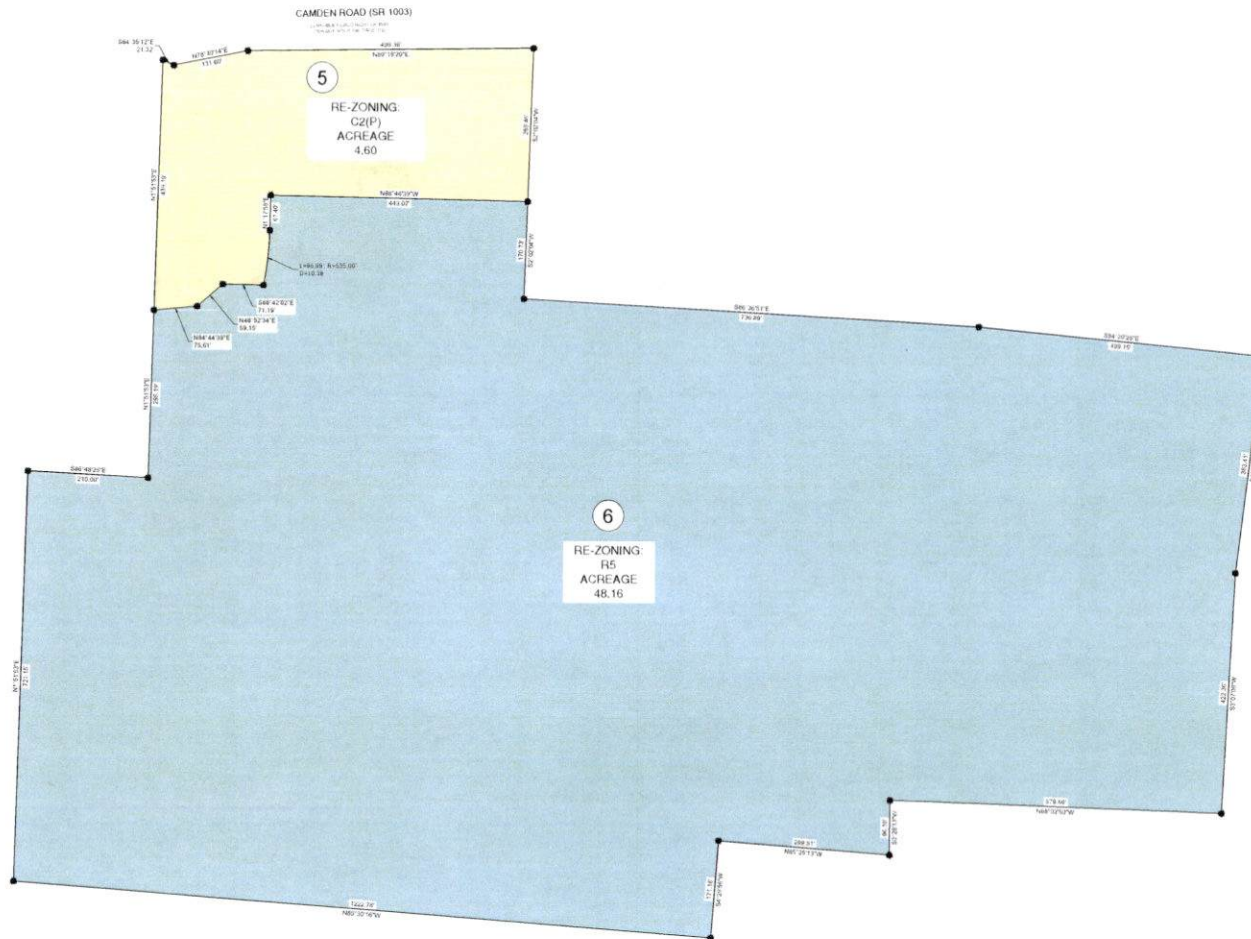
MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 443-1048
 FAX: (910) 251-8282
 NORTH CAROLINA FIRM LICENSE NUMBER: 1-1222

INITIAL ZONING METES AND BOUNDS
 FOR
 KARLA JOHNSON AND BARBARA JOHNSON HEIRS
 GFB Associates II LLC
 Camden Road, Fayetteville, NC 28306
 April 11, 2024

RIP NUMBER: _____
 SCALE: 1"=50'
 CAD NUMBER: _____
 PLS: _____
 PARTY CHECK: _____
 CAD TECH: _____
 FIELD BOOK/PAGE: _____
 DRAWING NUMBER: _____
 SHEET 3 OF 4

RE-ZONING LEGEND

- C2(P) RE-ZONING
TOTAL ACRES = 4.60 AC.
- R5 RE-ZONING
TOTAL ACRES = 48.16 AC.

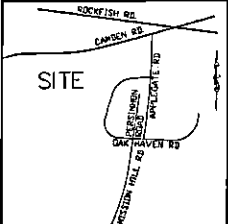


MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 344-1048
 FAX: (910) 254-8282
 NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

INITIAL ZONING METES AND BOUNDS
 FOR
KARLA JOHNSON AND BARBARA JOHNSON HEIRS

GFB Associates II LLC
 Camden Road, Fayetteville, NC 28306
 April 11, 2024

JOB NUMBER:	08204_0000
SCALE:	1"=60'
CAD NUMBER:	
PLOT:	
PARTY CHIEF:	
CAD TECH:	
FIELD BOOK/PAGE:	
DRAWING NUMBER:	DE-ZONING
SHEET 4 OF 4	



VICINITY MAP

I, W. LARRY KING, CERTIFY THAT THIS PLAN WAS DRAWN BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THIS PLAN. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THIS PLAN. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THIS PLAN.



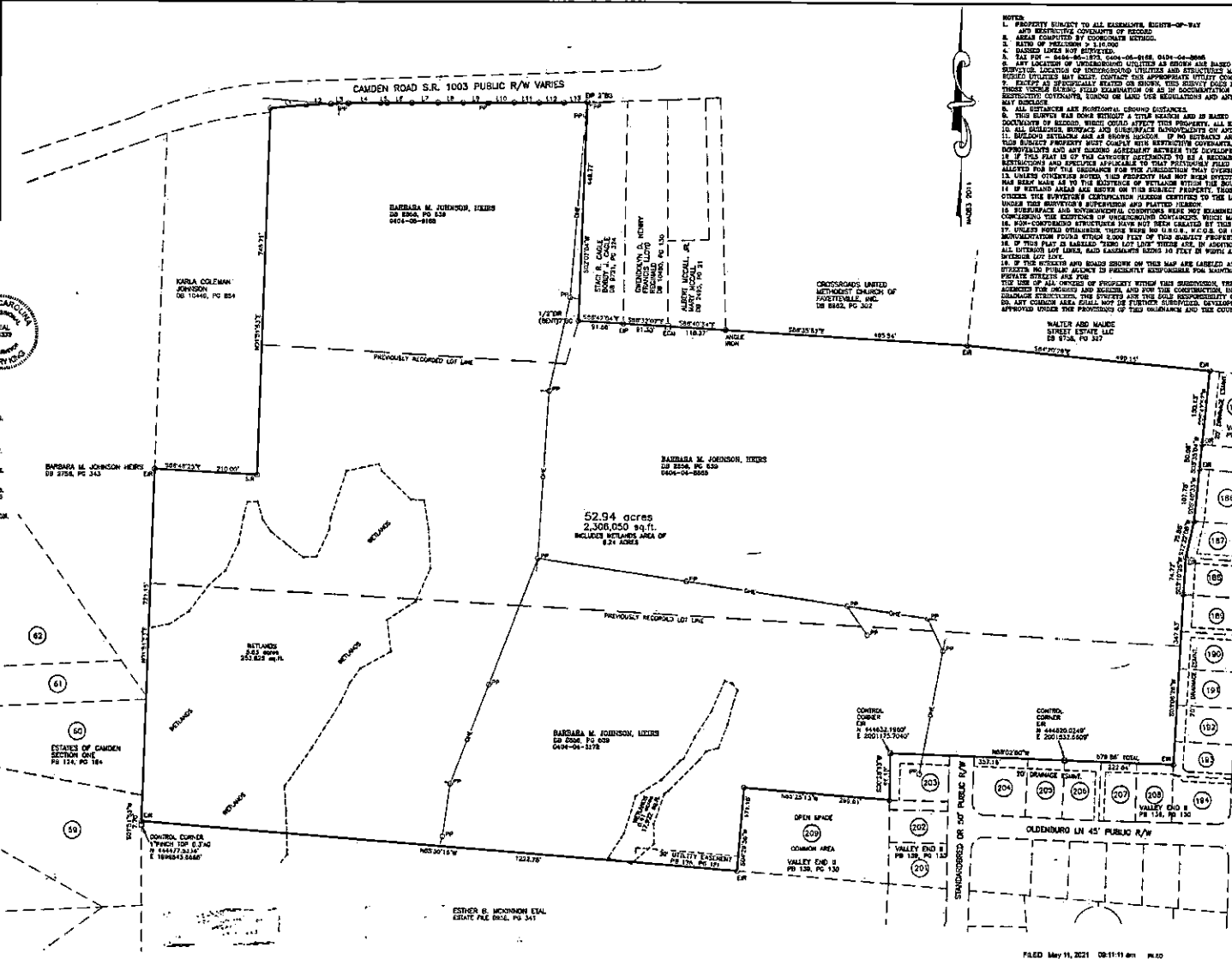
1. THAT THE SURVEY CREATES A SUBDIVISION OF LAND THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
2. THAT THE SURVEY IS LOCATED IN A PORTION OF A CITY OR MUNICIPALITY THAT IS INCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
3. ANY ONE OF THE FOLLOWING:
 - a. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW EASEMENT OR CHANGE ANY EXISTING EASEMENT.
 - b. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BRIDGE OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - c. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 86C-4.
 - d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE SUBDIVISION OF EXISTING PARCELS, A CONVEYANCE, OR OTHER DESCRIPTION OR SECTION OF THE INSTRUMENT.
4. THAT THE INFORMATION PROVIDED TO THE SURVEYOR IS TRUE AND THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION AS TO THE ACCURACY OF THE INFORMATION PROVIDED AS TO THE INFORMATION CONTAINED IN (A) THROUGH (D) ABOVE.

THE UNDERSIGNED SURVEYOR ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE JURISDICTION OF THE STATE OF NORTH CAROLINA AND THAT THIS PLAN IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT AND THE REQUIREMENTS OF THIS MAP.

STATE OF North Carolina
 COUNTY OF Camden

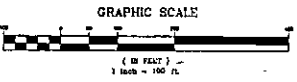
I, W. Larry King, a Notary Public in and for the State of North Carolina, do hereby certify that the foregoing instrument, together with the map and official stamp on call this 10th day of May, 2021.

W. Larry King
 Notary Public



- NOTES**
1. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
 2. AREAS COMPRISED BY COVENANTED EASEMENTS.
 3. BOUNDARY LINES NOT SURVEYED.
 4. RAINY LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISUAL EVIDENCE AND INDICATES IF PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ANY PERSONAL PROPERTY LOCATED ON THIS PROPERTY SHOULD BE REMOVED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS BECAUSE OF THE POSSIBILITY OF COLLISION WITH THESE UTILITIES. FIELD EXAMINATION OF AN OCCUPANT'S RECORDS PROVIDED BY THE CLIENT OR OTHERWISE, INCLUDING RECORDS, EASEMENTS, ETC., IS RECOMMENDED.
 5. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
 6. THIS SURVEY HAS BEEN PERFORMED BY TITLE SEARCH AND IS BASED ON INFORMATION PROVIDED. THERE MAY BE OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS SURVEY, AND ADJACENT TO THIS PROPERTY ARE SUBJECT TO RECORD. ALL DOCUMENTS, EASEMENTS AND SUBSURFACE EASEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SUBJECT TO RECORD.
 7. EASEMENTS, RIGHTS-OF-WAY AND OTHER EASEMENTS ARE SHOWN AS SHOWN AND ARE NOT TO BE CONSIDERED AS EASEMENTS BECAUSE OF THE POSSIBILITY OF COLLISION WITH THESE UTILITIES. FIELD EXAMINATION OF AN OCCUPANT'S RECORDS PROVIDED BY THE CLIENT OR OTHERWISE, INCLUDING RECORDS, EASEMENTS, ETC., IS RECOMMENDED.
 8. THIS SURVEY HAS BEEN PERFORMED BY TITLE SEARCH AND IS BASED ON INFORMATION PROVIDED. THERE MAY BE OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS SURVEY, AND ADJACENT TO THIS PROPERTY ARE SUBJECT TO RECORD.
 9. EASEMENTS, RIGHTS-OF-WAY AND OTHER EASEMENTS ARE SHOWN AS SHOWN AND ARE NOT TO BE CONSIDERED AS EASEMENTS BECAUSE OF THE POSSIBILITY OF COLLISION WITH THESE UTILITIES. FIELD EXAMINATION OF AN OCCUPANT'S RECORDS PROVIDED BY THE CLIENT OR OTHERWISE, INCLUDING RECORDS, EASEMENTS, ETC., IS RECOMMENDED.
 10. IF THIS PLAN IS OF THE CATEGORY REFERRED TO AS A RECONSTRUCTION OF PROCEEDINGS PLATUED OR RECORDED PROPERTY, ANY EASEMENTS AND EASEMENTS APPLICABLE TO THIS PROPERTY SHALL APPLY TO THIS SURVEY. HOWEVER, ANY EASEMENTS NOT APPLICABLE FOR THE PURPOSES OF THIS INSTRUMENT SHALL BE SUBJECT TO RECORD.
 11. UNLESS OTHERWISE NOTED, THIS PROPERTY HAS NOT BEEN INVESTIGATED WITH REGARD TO WHETHER AND WHO OWNERSHIP HAS BEEN MADE AS TO THE EXISTENCE OF EASEMENTS WITHIN THE BOUNDARIES SHOWN HEREON.
 12. IF WETLAND AREAS AND BODIES OF WATER ARE SHOWN ON THIS SURVEY, THESE AREAS SHOULD BE EXAMINED AND DETERMINED TO BE EITHER BY OTHER THE SURVEYOR'S CERTIFICATION. PLEASE CERTIFY TO THE LOCATION OF THESE AREAS, AS SHOWN BY OTHERS, BUT LOCATED UNDER THE SURVEYOR'S SUPERVISION AND PLATTED HEREON.
 13. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS WHICH MAY AFFECT THE USE OF THIS TRACT.
 14. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEYOR.
 15. UNLESS NOTED OTHERWISE, THERE ARE NO ALIEN, FEDERAL OR OTHER GOVERNMENTALLY ASSOCIATED HEREDITARY CONTRACT INSTRUMENTS AFFECTING THIS PROPERTY TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF.
 16. IF THIS PLAN IS A PLAT, THE 100' WIDE STRIP OF LAND IN ADDITION TO OTHER EASEMENTS BEING MAINTAINED AS EASEMENTS ON ALL LATERAL LOT LINES, SAID EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 6 FEET EACH SIDE OF SAID INTERIOR LOT LINES.
 17. IF THE STRIP AND ROAD SHOWN ON THIS MAP ARE LABELED AS PRIVATE STREETS, THE FOLLOWING NOTICE APPLIES TO THOSE STRIPS AND ROADS: THE PUBLIC RIGHT OF WAY IS PRESERVED AND SHALL BE MAINTAINED BY THE PRIVATE STREETS CLUB OR THE PLAT GRANTEE AND THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS CLUB OR THE PLAT GRANTEE. THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS CLUB OR THE PLAT GRANTEE. THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS CLUB OR THE PLAT GRANTEE.
 18. ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY.

LINE	DESCRIPTION	LENGTH
1	BOUNDARY LINE	12.85
2	BOUNDARY LINE	28.00
3	BOUNDARY LINE	33.20
4	BOUNDARY LINE	12.20
5	BOUNDARY LINE	12.20
6	BOUNDARY LINE	12.20
7	BOUNDARY LINE	12.20
8	BOUNDARY LINE	12.20
9	BOUNDARY LINE	12.20
10	BOUNDARY LINE	12.20
11	BOUNDARY LINE	12.20
12	BOUNDARY LINE	12.20



REVISIONS GFB ASSOCIATES III, LLC A TENNESSEE LLC	LARRY KING & ASSOCIATES, R.L.S., P.A. P.O. BOX 10777 1833 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28405 TELEPHONE: (910) 483-4300 FAX: (910) 483-4052

STATE OF NORTH CAROLINA
 COUNTY OF CAMDEN

I, W. Larry King, Notary Public in and for the State of North Carolina, do hereby certify that the foregoing instrument, together with the map and official stamp on call this 10th day of May, 2021.

W. Larry King
 Notary Public

ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY.

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED FOR RECONSTRUCTION

DATE: 04/06/2021



Town of Hope Mills
 5770 Rockfish Road
 Hope Mills, NC 28348

Receipt Number: R00025004

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 4/12/2024 12:56:30 PM

Tran. Code: 103651 - Zoning Petitions

Name: MCKIM & CREED (ZNG-003-24)

\$1,500.00

Zoning Petitions \$1,500.00

Payment Method: Check Payor: MCKIM & CREED (ZNG-003 Reference: 220357

Total Amount Applied: \$1,500.00

Amount: \$1,500.00

Total Payment Received: \$1,500.00

Change: \$0.00

GL Distribution:	Account Number	Account Name	Amount
	10-3651	ZONING PETITIONS	1,500.00
		Total Distribution Amount:	1,500.00

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Vacant
Director

May 7, 2024

Barbara M Johnson Heirs
PO BOX 53349
Fayetteville, NC 53349

Dear Barbara M Johnson Heirs,

The Joint Planning Board of Cumberland County will hold a public meeting on May 21, 2024, beginning at 6:00 p.m. or shortly thereafter, in Court Room 3 on the 2nd floor of the Old Historic Court House Building, located at 130 Gillespie Street, Fayetteville, NC and will consider the following:

Case ZNG-004-24: rezoning 52.76 +/- ac from C1(P) & R7.5 to C2(P) & R5 or more restrictive zoning located at the empty lots on Camden Rd near & across from Wipperwill Dr REIDs 9494961873000; 0404059166000, & 0404048665000 submitted by Richard Collier, P.E., McKim & Creed, Inc. (agent) on behalf of Karla Coleman Johnson & Barbara McBryde Johnson Heirs (owners)

Persons who wish to speak at this public meeting before the Joint Planning Board must sign up prior to commencement of the meeting. A sign-up sheet will be available 15 minutes before the start of the JPB meeting. Covid-19 protocols must be followed upon entering the building.

A copy of the zoning application can be viewed by the public at the Hope Mills Town Hall, 5770 Rockfish Road, Hope Mills, NC from 8:00 am to 4:30 pm weekdays but excluding holidays. Further information can also be found at: <https://www.townofhopemills.com/527/Pending-Public-Hearing-Items>. If you have questions regarding the proposed rezoning application or the upcoming JPB meeting, please call the Town Planning staff at (910) 424-4555.

Sincerely,

Emily Weidner
Town Planner

Cc: Adjacent Property Owners

Owner	Street	City	State	Zip
Barbara M Johnson Heirs	PO BOX 53349	Fayetteville	NC	53349
Karla Coleman Johnson	6905 Camden Rd	Fayetteville	NC	28306
Staci Cagle	6813 Camden Rd	Fayetteville	NC	28306
Gwendolyn Henry & Francis Lloyd Reginald	44579 Wolfhound Sq	Ashburn	VA	20147
Albert & Mary McCall, Jr	652 Hilley St	Hope Mills	NC	28348
Front Line Church	6781 Camden Rd	Fayetteville	NC	28306
Walter & Maude Street Estate LLC	8428 Judy Dr	Fayetteville	NC	28314
Crystal Fields	6504 Bretton Woods Dr	Hope Mills	NC	28348
Bryan & Soneniranh Johnson	6505 Bretton Woods Dr	Hope Mills	NC	28348
Aaron Alston	3808 Shire St	Hope Mills	NC	28348
Danny Thomas	3812 Shire St	Hope Mills	NC	28348
Secretary of Veterans Affairs	251 N Main St	Winston-Salem	NC	27155
Antoinette Andrews	3820 Shire St	Hope Mills	NC	28348
Alexander & Penelope Mola	3824 Shire St	Hope Mills	NC	28348
Curtis & Kiarra Ford	1135 Robeson St	Fayetteville	NC	28305
Sean Farner	3832 Shire St	Hope Mills	NC	28348
Paul & Carla Matthews	2208 Oldenburg Ln	Hope Mills	NC	28348
Jo-Max 87 LLC	1604 Pondview Loop	Wappingers Falls	NY	12590
Eleanor Benham	2216 Oldenburg Ln	Hope Mills	NC	28348
Jose & Stephanie Serra	2220 Oldenburg Ln	Hope Mills	NC	28348
Wendell & Melinda Borom	2224 Oldenburg Ln	Hope Mills	NC	28348
Jennifer Raynor	3846 Standardbred Dr	Hope Mills	NC	28348
Valley End II Homeowners Assoc Inc	2919 Breezewood Ave 400	Fayetteville	NC	28348
Ruth Kimbrough; Novella McKinnon; Velma Hurst; Juanita Hills; Mack McKinnon; Warren McKinnon; Lula McDonald; Mildred McKinnon; Esther McKinnon; Betty McLean; William Dixon; Othea Dixon; Vileen Freeman; Phylli Street; Marvin Dixon	301 Pelican Ct	Fayetteville	NC	28306
James & Carolyn Shields	16829 Hawkridge Rd	Lithia	FL	33547
Edward & Sharon Schowalter III	2422 Market Hill Dr	Fayetteville	NC	28306
Gittipong & Komkwuan Paruchabutr	1017 Ware St SW	Vienna	VA	22180



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZON-24-0003: REZONING FROM O&I OFFICE AND
INSTITUTIONAL DISTRICT TO R5 RESIDENTIAL DISTRICT OR TO A
MORE RESTRICTIVE ZONING DISTRICT FOR .34 +/- ACRES;
LOCATED AT 201 RUTH STREET, SUBMITTED BY PHYLLIS WAY
(OWNER). (SPRING LAKE)**

ATTACHMENTS:

Description

ZON-24-0003

Type

Backup Material

REQUEST **Rezoning O&I to R-5**

Applicant requests a rezoning from O&I Office and Institutional District to R-5 Residential District for 201 Ruth Street. The site contains approximately 0.34 acres within a platted lot. An existing single-family home is present at this corner lot bordered by Ruth Street to the North and Broad Street to the East. During a recent effort by the applicant to qualify for a home loan, a financial institution indicated that a residential loan cannot be granted for property that is assigned a non-residential zoning category. Hence, the applicant requests a residential zoning to help qualify for the home loan.

PROPERTY INFORMATION

OWNER/APPLICANT: Phyllis Way (Owner)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0501564910000.

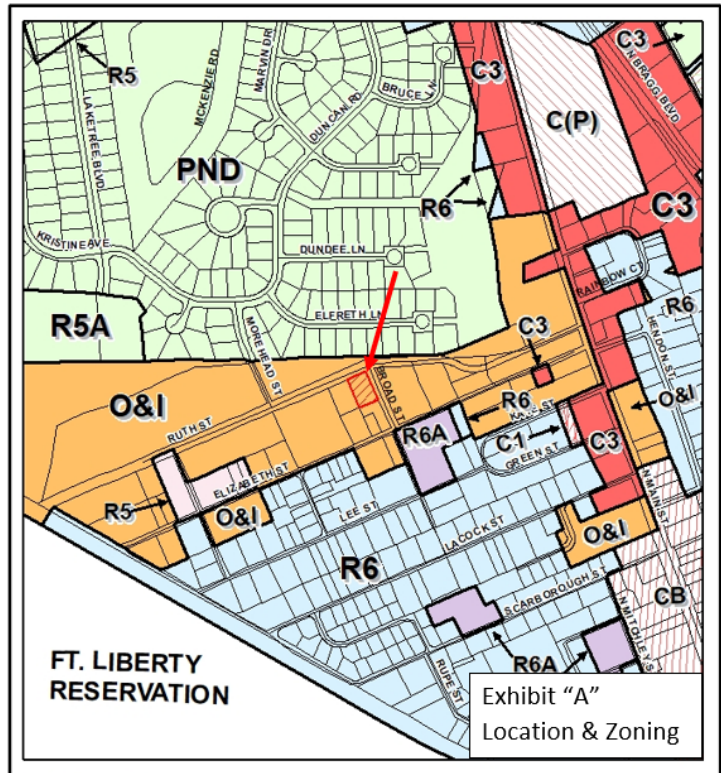
SIZE: The parcel contains approximately 0.34 acres. Road frontage along Ruth St. is 100 feet and road frontage along Broad St. is 150 feet. The property is approximately 150' feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned O&I Office and Institutional District. This conventional zoning district is designed primarily for agencies and offices rendering specialized services in the professions, finance, real estate and brokerage as well as the traditional institutional functions both public and private, public assembly, religious and certain cultural recreational activities and group housing. The uses in this district classification may be characterized as having no retail or wholesale trade, except as incidental use. The district is normally small and often situated between business and residential areas. The regulations are designed for maintaining more compatibility with nearby residential districts than would exist with a commercial district.

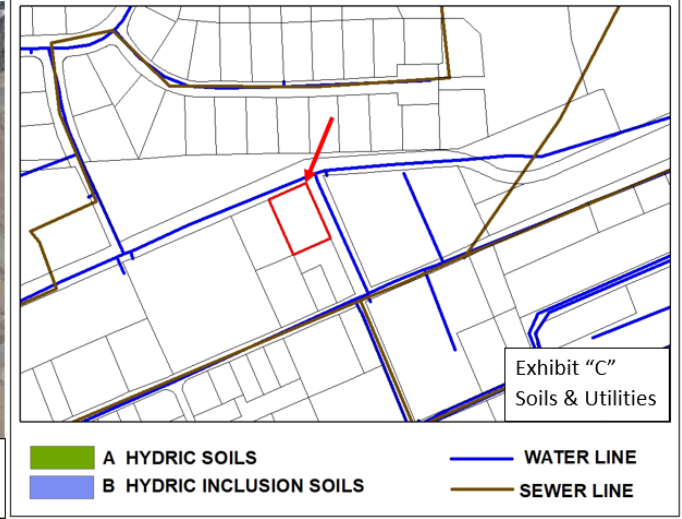
EXISTING LAND USE: The subject parcel is currently utilized as the owner's primary residence. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Single-family homes.
- **East:** Single-family homes.
- **West:** Town of Spring Lake facilities and single-family homes.
- **South:** Single-family homes and some 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 no presence of hydric or hydric inclusion soils at the property.

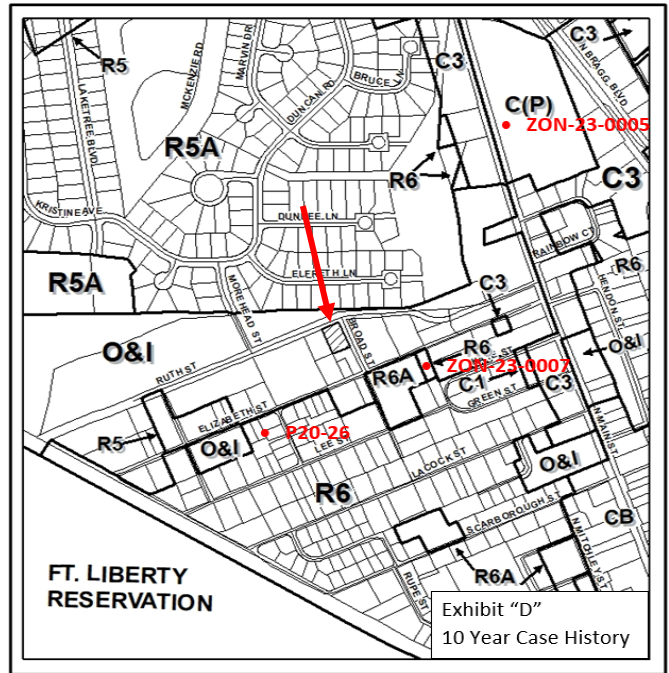


TEN YEAR ZONE CASE HISTORY:

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

- **P20-026:** O&I to R6; **Approved;** 0.73 acres
- **ZON-23-0005:** C(P) & C3 to R-5A/CZ; **Denied;** 8.70 acres
- **ZON-23-0007:** O&I(P) to R6; **Approved;** 0.24 acres

DEVELOPMENT REVIEW: Prior to improvements to the home, a building permit must be issued by the Town of Spring Lake. A re-plot of the lot may be necessary at the time of a building permit application. Any further subdivision of the property will require a preliminary plan approval and a plat.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	O&I (Existing Zoning)	R-5 (Proposed)
Front Yard Setback	35 feet	25 feet
Side Yard Setback	15 feet	10 feet
Rear Yard Setback	20 feet	30 feet
Lot Area	N/A	6,000
Lot Width	N/A	60 feet

Development Potential:

Existing Zoning (O&I)	Proposed Zoning (R-5)
0 dwelling units	4 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.

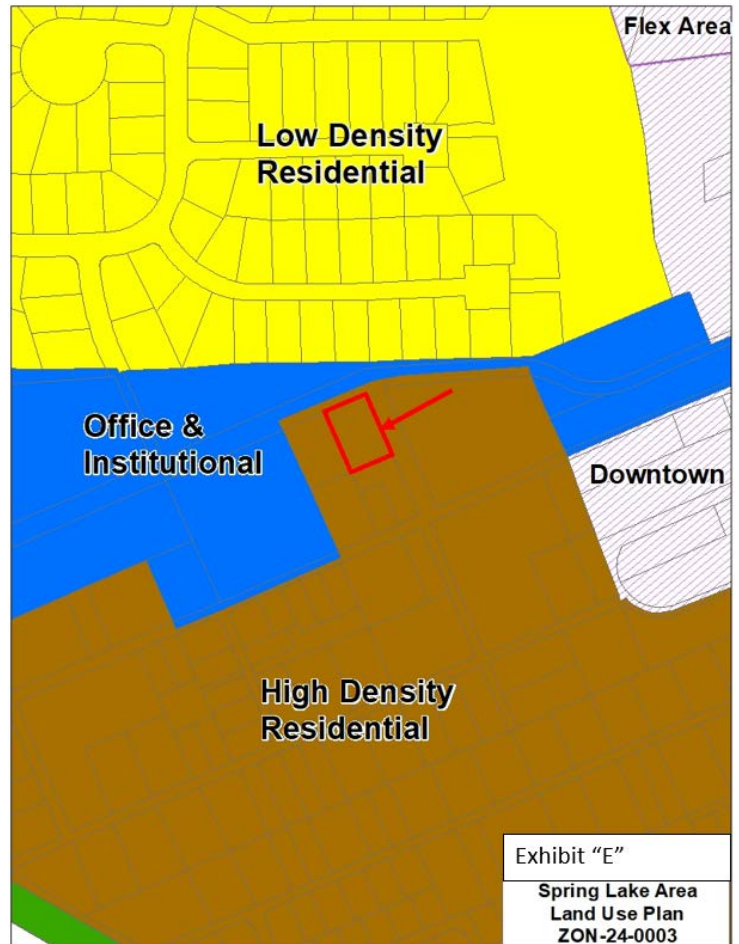
COMPREHENSIVE PLANS:

This property is located in the Spring Lake Area Land Use Plan (2022). The future land use classification of the property is "High Density Residential". The associated zoning district for this classification is R-5.

The proposed rezoning request is consistent with the adopted land use plan.

FUTURE LAND USE CLASSIFICATION Development Goals:

- Desirable to be within one-half mile of a neighborhood, community, or regional shopping center (Cumberland County Land Use Policies Plan 2009, p. 4).
- Desirable to be adjacent to existing or zoned medium or high density development, office and institutional, or light commercial use (Cumberland County Land Use Policies Plan 2009, p. 4).
- Desirable to be within two miles of a public recreation area (Cumberland County Land Use Policies Plan 2009, p. 4).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are 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”.

TRAFFIC: No roadway construction improvement projects planned, and the subject property will not significantly impact the Transportation Improvement Program. The rezoning should not generate enough traffic to significantly impact Ruth St. or Broad St.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
WT Brown Elem	667	519
Spring Lake Mid	664	607
Pine Forest High	1712	1762

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has not provided any comments for the proposed rezoning request.

EMERGENCY SERVICES: Spring Lake Fire Marshal's Office has not provided any comments for the proposed rezoning request.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: No special districts or overlay districts apply to this property.

Special Districts			
Fayetteville Regional Airport Overlay:	<input type="checkbox"/>	Averasboro Battlefield Corridor:	<input type="checkbox"/>
Five Mile Distance of Fort Liberty:	<input type="checkbox"/>	Eastover Commercial Core Overlay District:	<input type="checkbox"/>
Voluntary Agricultural District (VAD):	<input type="checkbox"/>	Spring Lake Main Street Overlay District:	<input type="checkbox"/>
VAD Half Mile Buffer:	<input type="checkbox"/>	Coliseum Tourism Overlay District:	<input type="checkbox"/>

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

STAFF RECOMMENDATION

In Case ZON-24-0003, Planning and Inspections staff **recommends approval** of the rezoning request from O&I Office and Institutional District to R-5 Residential District. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "High 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

REAVES, KENNETH S;REAVES, JOVANI
398 N MAIN ST
MILLTOWN, NJ 08850

SCHNECK, DAVID L
49 SPITTLER RD
PINE GROVE, PA 17963

ASHLAR 3 HOLDINGS GROUP
LLC;MCLEAN, ERILLEAN
1007 GRAMERCY CT
MEBANE, NC 27302

MILLER, TODD ASHLEY
44 INDIAN TRAIL
SANFORD, NC 27332

RESEARCH TRIANGLE HOMES LLC
1408 ARDSLEY CT
FUQUAY-VARINA, NC 27526

MR PROPERTY LLC
2613 KNIGHTWOOD RD
FUQUAY VARINA, NC 27526

MR PROPERTY LLC
2613 KNIGHTWOOD RD
FUQUAY VARINA, NC 27526

MR PROPERTY LLC
2613 KNIGHTWOOD RD
FUQUAY VARINA, NC 27526

R J RANCH RENTALS LLC
9711 DAVID TAYLOR DR STE 111 #531
CHARLOTTE, NC 28262

MCDONALD, SARA M
506 BOBWHITE CT
FAYETTEVILLE, NC 28303

MDN RENTALS LLC
2014 BRAGG BLVD
FAYETTEVILLE, NC 28303

MCDONALD, SARA M
506 BOB WHITE CT
FAYETTEVILLE, NC 28303

HAIRE, HUGH R JR;LULA, H
2226 MEADOW WOOD RD
FAYETTEVILLE, NC 28303

HILDEL-REYES, ANDREA
2418 ROLLING HILL RD
FAYETTEVILLE, NC 28304

QUICK PROPERTY SOLUTIONS INC.
2503 SOUTHERN AVE UNIT 64221
FAYETTEVILLE, NC 28306

CAIN, ROLISHA
4008 WHISPER WOOD DR
FAYETTEVILLE, NC 28306

MYLO PROPERTIES LLC
3727 FLOYD DR
HOPE MILLS, NC 28348

MYLO PROPERTIES LLC
3727 FLOYD DR
HOPE MILLS, NC 28348

MYLO PROPERTIES LLC
3727 FLOYD DR
HOPE MILLS, NC 28348

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3727 FLOYD DR
HOPE MILLS, NC 28348

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HOPE MILLS, NC 28348

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HOPE MILLS, NC 28348

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HOPE MILLS, NC 28348

MYLO PROPERTIES LLC
3727 FLOYD DR
HOPE MILLS, NC 28348

MYLO PROPERTIES LLC
3727 FLOYD DR
HOPE MILLS, NC 28348

RHETT, AL T
PO BOX 1502
LAURINBURG, NC 28353

EXPAT INVESTMENTS, LLC
301 KERNSTOWN RD
RAEFORD, NC 28376

AGUIRRE, EDMUNDO
132 DRAGOON CT
RAEFORD, NC 28376

PERSON, JAMES L;PERSON, ANGELA K
105 DUNDEE LN
SPRING LAKE, NC 28390

JESUS, FABIAN DE;RIVERA, SHARAISKA A
2085 LACOCK ST
SPRING LAKE, NC 28390

SANTIAGO, FREDDY
214 LEE ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT
CORPORATION
129 N MAIN ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT
CORPORATION
129 N MAIN ST
SPRING LAKE, NC 28390

HELFGOTT, DONALD EDWARD
300 MOREHEAD STREET
SPRING LAKE, NC 28390

HEIDELBERG, JIMMY L;HEIDELBERG, S
107 ELFRETH ST
SPRING LAKE, NC 28390

HINDS, RHOMAIN A;MATTHEWS-HINDS, K
303 MOREHEAD ST
SPRING LAKE, NC 28390

RAY, TRAVIS
PO BOX 614
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

FERRELL, GEORGE G III
PO BOX 95
SPRING LAKE, NC 28390

MCMILLIAN-HOLMES, TANDY
213 LEE ST
SPRING LAKE, NC 28390

PERSON, JAMES L;PERSON, ANGELA K
105 DUNDEE LN
SPRING LAKE, NC 28390

HAMMOND, JEAN
124 LEE ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

MCGEE, KEANNA
227 ELIZABETH STREET
SPRING LAKE, NC 28390

MARINELLI, JOHANNA
112 DUNDEE LN
SPRING LAKE, NC 28390

GRAHAM, FLOYD
113 ELIZABETH ST
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

RAY, DONNA M
212 LEE ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

LONG, BEATRICE GAYLE
201 LEE ST
SPRING LAKE, NC 28390

HLV HOMES, LLC
104 ELFRETH LN
SPRING LAKE, NC 28390

JONES, ADRIAN T
120 ELFRETH LN
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

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

HOSKINS, OK S DEVOTIE;HOSKINS, H
110 DUNDEE LN
SPRING LAKE, NC 28390

CARABALLO, JOSE A;CARABALLO, LUZ A
106 ELFRETH LN
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

HALL, THERESA B
107 DUNDEE LN
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

WEAVER, WAYNE E
PO BOX 774
SPRING LAKE, NC 28390

BOYER, MASON SCOTT
114 DUNDEE LANE
SPRING LAKE, NC 28390

WATKINS, RICKY L;WATKINS, JANICE P
122 ELFRETH LN
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

BBC ENTERPRISES
PO BOX 766
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

A/G NEW VISION MISSION CHURCH
405 N MAIN ST
SPRING LAKE, NC 28390

NICELY, CHRISTINE REAVES
2405 W BRINKLEY DR
SPRING LAKE, NC 28390

YOUNGBERG, TIFFANY
121 ELFRETH LN
SPRING LAKE, NC 28390

LAIRD, DEBORA J
111 DUNDEE LN
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

GRAHAM, FLOYD
113 ELIZABETH ST
SPRING LAKE, NC 28390

RAY, TRAVIS
PO BOX 614
SPRING LAKE, NC 28390

TAYLOR, JACOB M
113 ELFRETH LN
SPRING LAKE, NC 28390

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

CABALLERO, TONYA N
109 ELFRETH LN
SPRING LAKE, NC 28390

VANNOY, ABIGAIL L
104 DUNDEE LN
SPRING LAKE, NC 28390

GREEN, KEYSHLA MARIE;NIEVES, NINO
GABRIEL FUENTES
118 ELFRETH LANE
SPRING LAKE, NC 28390

CAMPBELL, ACKENNO
RICHARDO;THOMPSON, SUNANDA I
503 DUNCAN ROAD
SPRING LAKE, NC 28390

BOLE, VICTORIA A;BOLE, SHAUN M M
119 ELFRETH LN
SPRING LAKE, NC 28390

ISSETTE, DAMARES
109 DUNDEE LN
SPRING LAKE, NC 28390

BROWN, STEPHANIE C
106 DUNDEE LN
SPRING LAKE, NC 28390

STOCKS, CUTRINA S;SPARKS, MILDRED E
223 ELIZABETH STREET
SPRING LAKE, NC 28390

HUSAMUDEEN, A MALIK;HUSAMUDEEN,
206 ELIZABETH ST
SPRING LAKE, NC 28390

CRUZ-PALMA, MARTA ALICIA;NAVES, JOSE
117 ELFRETH LANE
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

WRIGHT, LONNIE
501 DUNCAN RD
SPRING LAKE, NC 28390

WAY, PHYLLIS L
201 RUTH ST
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

BROWN, JESSIE
110 ELFRETH LN
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C
129 N MAIN ST
SPRING LAKE, NC 28390

W C D C INC
PO BOX 766
SPRING LAKE, NC 28390

VAZQUEZ, OSCAR MORENO;MORENO, D
100 ELFRETH LANE
SPRING LAKE, NC 28390

CUTRER, MASON ROBERT EDWARD
305 MOREHEAD ST
SPRING LAKE, NC 28390

DEAN, PATRICIA DELORES VAN LOWE
HEIRS;HICKS, JAMES M F
194 S MAIN ST
JONESBORO, GA 30236

DUNBAR CORPORATION
204 GROVE LN
KATHLEEN, GA 31047

ND REAL ESTATE HOLDINGS, LLC
2601 SW ANTONIO DR
PALM CITY, FL 34990

CORRAL, ERICA
212 S YORK RD
BENSONVILLE, IL 60106

SOHAL, KAVITA JOSHI
4454 DEER FIELD WAY
DANVILLE, CA 94506

SCHWAB, CHRISTOPHER R;WEATHERBEE,
ASHLEIGH J
4907 SOUTH WASHINGTON PL
KENNEWICK, WA 99337

ATTACHMENT: APPLICATION



TOWN OF SPRING LAKE
◆
BOARD OF ALDERMEN

CASE #: Zon 24 0003

PLANNING BOARD
MEETING DATE: 5/21/24

DATE APPLICATION
SUBMITTED: 4/10/24

RECEIPT #: _____

RECEIVED BY: AG

Application for
TOWN OF SPRING LAKE
REZONING REQUEST

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

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

Rezoning Procedure:

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

The County Planning Staff will advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions or assistance, call the Land Use Codes Section at (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

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

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

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

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

1. Requested Rezoning from O+I to R5
2. Address of Property to be Rezoned: 201 Ruth
3. Location of Property: 201 Ruth
4. Parcel Identification Number (PIN #) of subject property: 0501564910000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: .34 Frontage: 100' Ruth 150' Bread Depth: 150'
6. Water Provider: Well: _____ ~~PWE~~: _____ Other (name): Town of Spring Lake
7. Septage Provider: Septic Tank _____ ~~PWE~~ Town of Spring Lake
8. Deed Book 3038, Page(s) 0210, 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: Residential
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No X If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No X

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

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

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

Phyllis L. Way
NAME OF OWNER(S) (PRINT OR TYPE)

201 Ruth Street
ADDRESS OF OWNER(S)

phyllisway@icloud.com
E-MAIL

910-583-8264
HOME TELEPHONE #

910-500-4529
WORK TELEPHONE #


Same as owner
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

SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZON-24-0014: REZONING FROM R6A RESIDENTIAL DISTRICT
AND R10 RESIDENTIAL DISTRICT TO R10 RESIDENTIAL DISTRICT
OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 1.96 +/-
ACRES; LOCATED NORTHEAST OF THE MONROE STREET AND
PETTIT STREET INTERSECTION, SUBMITTED BY GERALD
MATTHEWS (AGENT) ON BEHALF OF RESTORATION LIFE
CHANGING MINISTRIES (OWNER). (SPRING LAKE)**

ATTACHMENTS:

Description

ZON-24-0014

Type

Backup Material

REQUEST **Rezoning R-6A & R-10 to R-10**

Applicant requests a rezoning from R-6A Residential District & R-10 Residential District to R-10 Residential District for 607 Monroe St. The site contains approximately 1.96 +/- acres. Aerial imagery shows vehicles on the subject parcel, which is otherwise vacant. The intent of the property owner is to establish a worship center as a non-residential use.

PROPERTY INFORMATION

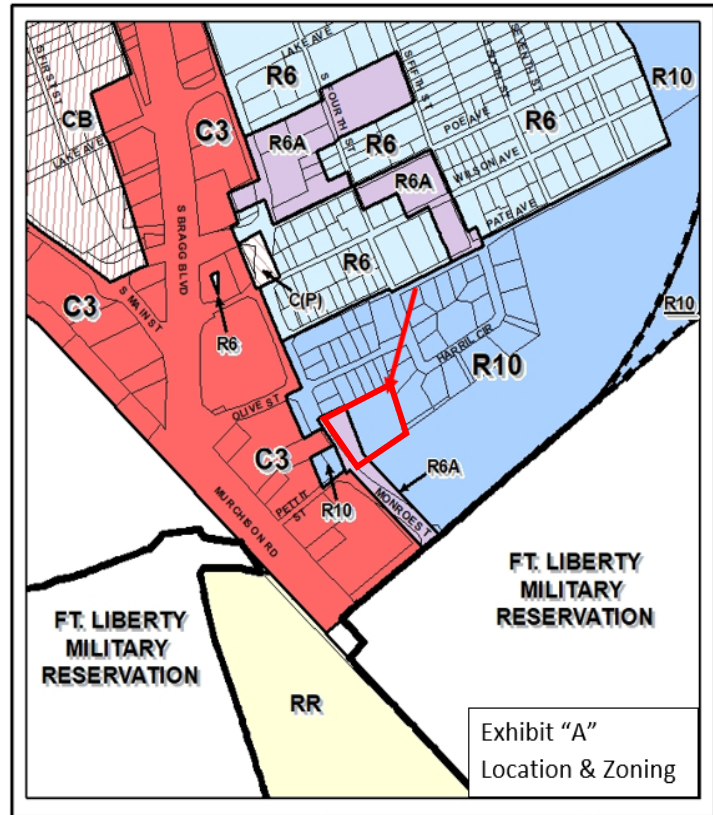
OWNER/APPLICANT: Restoration Life Changing Ministries (Owner); Gerald Matthews (Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0501932761000

SIZE: The parcel contains approximately 1.96 +/- acres. Road frontage along Monroe Street is 227.30 feet. The property is approximately 367.48 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned R-6A and R-10 Residential District. R-6A Residential District is designed for a mix of single- and multi-family dwellings. R-10 Residential District is designed primarily for single-family dwellings on medium-sized lots with area of 10,000 square feet or above.

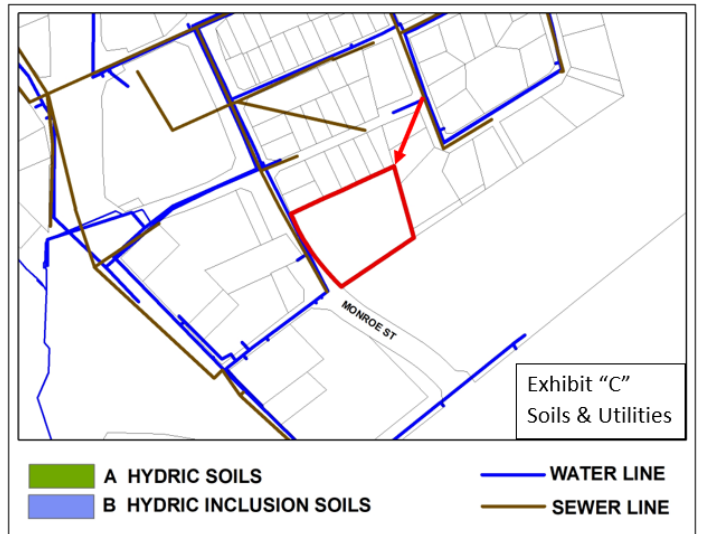
EXISTING LAND USE: The subject parcel is currently undeveloped. There are vehicles parked on the parcel according to aerial imagery. Exhibit "B" shows the existing use of the subject property.



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

- **North:** Single-family homes.
- **East:** Undeveloped lands and single-family homes.
- **West:** Commercial operations and Murchison Rd.
- **South:** Wooded lands and single-family homes.

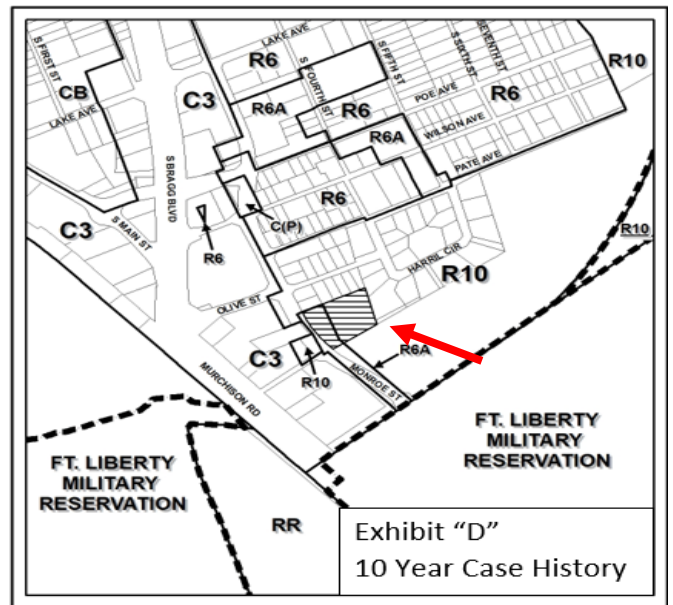
OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates no presence of hydric or hydric inclusion soils on the property.



TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the location of the zoning case and that there are no rezoning cases within the past 10 years.

DEVELOPMENT REVIEW: Prior to any building or zoning permits being applied for, a site plan must be submitted and reviewed by the Cumberland County Current Planning Division for compliance with the Spring Lake Code of Ordinances and approved by the Town of Spring Lake prior to development activity.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R-6A (Existing Zoning)	R-10 (Existing Zoning)	R-10 (Proposed)
Front Yard Setback	25 feet	30 feet	30 feet
Side Yard Setback	10 feet	10 feet	10 feet
Rear Yard Setback	30 feet	35 feet	35 feet
Lot Area	6,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Lot Width	60'	75'	75'

Development Potential:

Existing Zoning (R-6A & R-10)	Proposed Zoning (R-10)
16 dwelling units	11 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.

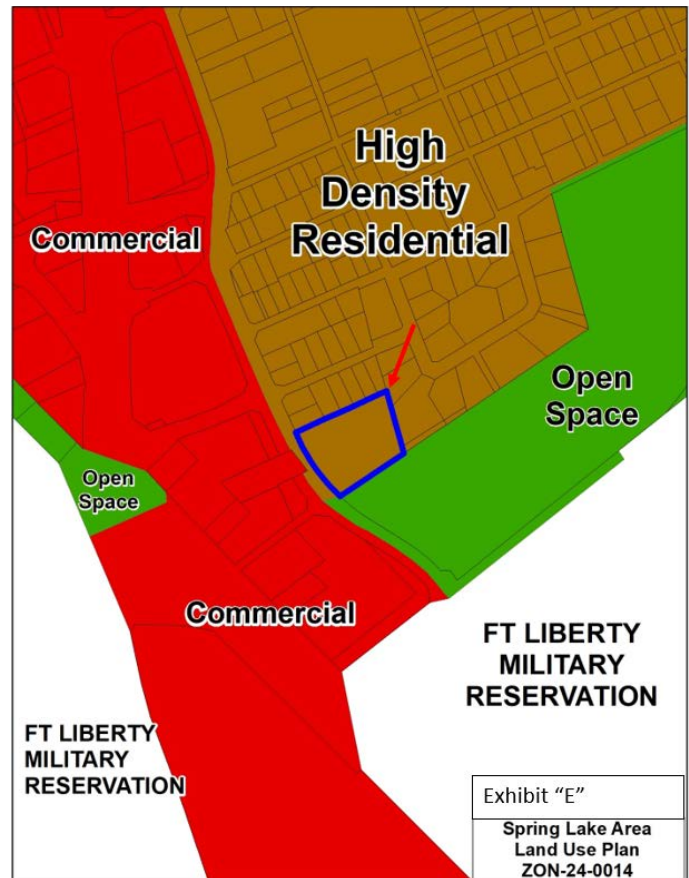
COMPREHENSIVE PLANS:

This property is located in the Spring Lake Area Land Use Plan (2022). The future land use classification of the property is "High Density Residential". The associated zoning district for this classification is R-5.

The proposed rezoning request is consistent with the adopted land use plan.

FUTURE LAND USE CLASSIFICATION Development Goal:

- Desirable to be within one-half mile of a neighborhood, community, or regional shopping center (Cumberland County Land Use Policies Plan 2009, p. 4).
- Desirable to be adjacent to existing or zoned medium or high-density development, office and institutional, or light commercial use (Cumberland County Land Use Policies Plan 2009, p. 4).
- Desirable to be within two miles of a public recreation area (Cumberland County Land Use Policies Plan 2009, p. 4).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are 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”.

TRAFFIC: No roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. The new development should not generate enough traffic to significantly impact Monroe Street.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
WT Brown Elem	667	519
Spring Lake Mid	664	607
Pine Forest High	1712	1762

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has no comments for this request.

EMERGENCY SERVICES: Spring Lake Fire Marshal’s office has no comments for this request.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The property is not located in a special district or overlay district.

Special Districts			
Fayetteville Regional Airport Overlay:	<input type="checkbox"/>	Averasboro Battlefield Corridor:	<input type="checkbox"/>
Five Mile Distance of Fort Liberty:	<input type="checkbox"/>	Eastover Commercial Core Overlay District:	<input type="checkbox"/>
Voluntary Agricultural District (VAD):	<input type="checkbox"/>	Spring Lake Main Street Overlay District:	<input type="checkbox"/>
VAD Half Mile Buffer:	<input type="checkbox"/>	Coliseum Tourism Overlay District:	<input type="checkbox"/>

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

STAFF RECOMMENDATION

In Case ZON-24-0014, Planning and Inspections staff **recommends approval** of the rezoning request from R-6A Residential District & R-10 Residential District to R-10 Residential District. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan. 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

MCENTEE CAPITAL LLC
27 UNION PARK APT 3
BOSTON, MA 02118

MCENTEE CAPITAL LLC
27 UNION PARK APT 3
BOSTON, MA 02118

MCENTEE CAPITAL LLC
27 UNION PARK APT 3
BOSTON, MA 02118

MCENTEE CAPITAL LLC
27 UNION PARK APT 3
BOSTON, MA 02118

SLAUGHTER, DARRELL A
10901 ASHFORD CT
UPPER MARLBORO, MD 20772

SMITHERS, VIRGINAI MITCHELL;ALLEN
SCOTT MITCHELL
519 ISLEY RD
HAW RIVER, NC 27258

SMITHERS, VIRGINAI MITCHELL;ALLEN
SCOTT MITCHELL
519 ISLEY RD
HAW RIVER, NC 27258

NYX GROUP
36 CASTLE WOOD
SANFORD, NC 27332

KNIGHT, MISTY M
321 MURRAY ST
GREENSBORO, NC 27406

BROWN, RAYSHAUN L
3086 WISHING WELL WYND
APEX, NC 27502

SPRING LAKE PARTNERS LLC
727 EASTOWNE DR 300D
CHAPEL HILL, NC 27514

SPRING LAKE PARTNERS LLC
727 EASTOWNE DR 300D
CHAPEL HILL, NC 27514

SOSA, ARISTEO PEREZ;MOTINO, DAYSI
YOLIBETH SIERRA
PO BOX 1133
COATS, NC 27521

BLUE MOUNTAIN TRUST
PO BOX 36
MORRISVILLE, NC 27560

HARRIS, BEVERLY BROWN
305 KILLINGTON DR
RALEIGH, NC 27609

N C DEPT OF TRANSPORTATION
1546 MAIL SERVICE CTR
RALEIGH, NC 27699

CRISTOBAL, DOMINADOR G;CRISTOBAL,
FRANCISCA C
2041 FRONT ST
DURHAM, NC 27705

DANIELS, CLARENCE
PO BOX 1481
FAYETTEVILLE, NC 28302

MCDONALDS USA LLC
2413 ROBESON ST STE 4
FAYETTEVILLE, NC 28303

BRICKS AND STONES MANAGEMENT LLC
905 HELEN ST
FAYETTEVILLE, NC 28303

E&M INVESTMENTS LLC
1670 GREENOCK AVE
FAYETTEVILLE, NC 28304

FRANCHISE REALTY INTERSTATE CO
2413 ROBESON ST STE 4
FAYETTEVILLE, NC 28305

JACOBS, WINSTON L;JACOBS, JAYCIA H
6494 SUMMERCHASE DR
FAYETTEVILLE, NC 28311

RHODIE, KENNETH;RHODIE, ALICE
337 KIMBERWICKE DR
FAYETTEVILLE, NC 28311

ANDERSON, JAMES;ANDERSON, DELLA;ANDERSON,
MARIA ANNETTE;ANDERSON, JOHN C;ANDERSON,
CHARLES L;ANDERSON, EARL L;ANDERSON, R
375 KIMBERWICKE DR
FAYETTEVILLE, NC 28311

SIMMONS, GEORGE;SIMMONS, ANNETTE
5050 HAMPSHIRE DR
FAYETTEVILLE, NC 28311

MCCLENNY, MARSHALL;MCCLENNY,
DOROTHY
3704 CLINTON ROAD
FAYETTEVILLE, NC 28312

MCCLENNY, MARSHALL;MCCLENNY, D
3704 CLINTON ROAD
FAYETTEVILLE, NC 28312

MCCLENNY, MARSHALL;MCCLENNY, D
3704 CLINTON ROAD
FAYETTEVILLE, NC 28312

MCCLENNY, MARSHALL;MCCLENNY,
DOROTHY
3704 CLINTON ROAD
FAYETTEVILLE, NC 28312

RAYNOR, MARY J
4132 DUNN RD
FAYETTEVILLE, NC 28312

MCCLENNY, MARSHALL;MCCLENNY, D
3704 CLINTON ROAD
FAYETTEVILLE, NC 28312

MCCLENNY, MARSHALL;MCCLENNY, D
3704 CLINTON ROAD
FAYETTEVILLE, NC 28312

CARTER, GERALD HEIRS
6033 CORNISH ST
FAYETTEVILLE, NC 28314

ZELLER, JUSTIN
444 STAR RIDGE RD
CHARTHAGE, NC 28327

LOPEZ, JAZMIN OLIVEROS
99 CRYSTAL SAND LN
DUNN, NC 28334

FOUR WS INC
PO BOX 1254
DUNN, NC 28335

FOUR WS INC
PO BOX 1254
DUNN, NC 28335

KINDER, LAURA M
205 CAMBRIDGE BLV
LUMBERTON, NC 28358

MOSS, ALEKSANDRA
515 TYNER AVE
PINEBLUFF, NC 28373

MOSS, ALEKSANDRA
515 TYNER AVE
PINEBLUFF, NC 28373

MOSS, ALEKSANDRA
515 TYNER AVE
PINEBLUFF, NC 28373

MOSS, ALEKSANDRA
515 TYNER AVE
PINEBLUFF, NC 28373

RESTORATION LIFE CHANGING
MINISTRIES
1414 LILLINGTON HWY
SPRING LAKE, NC 28390

MATHENEY, RODNEY A
505 MONROE ST
SPRING LAKE, NC 28390

MILLER, NADJA
410 RUTHERFORD ST
SPRING LAKE, NC 28390

JOHNSON, GRACE
602 S 4TH ST
SPRING LAKE, NC 28390

WYNN, DEBRO MICHAEL;KEVETTA,
SHAYLYNN
405 HARRIL ST
SPRING LAKE, NC 28390

NORTH SOUTH PROPERTIES LLC
PO BOX 766
SPRING LAKE, NC 28390

RAY, VALENCIA RENEE;RAY, TRAVIS LEE
PO BOX 614
SPRING LAKE, NC 28390

HOBSON, BETTY P
402 HARRILL ST
SPRING LAKE, NC 28390

LEWIS, STUART;LEWIS, ROBERTA
2919 LILLINGTON HWY
SPRING LAKE, NC 28390

FLOWERS, DEBORAH MCLAMB
600 S FOURTH ST
SPRING LAKE, NC 28390

HOBSON, BETTY P
402 HARRILL ST
SPRING LAKE, NC 28390

HERNANDEZ, JACOB
503 MONROE STREET
SPRING LAKE, NC 28390

WELLONS, W S REALTY INC
PO BOX 766
SPRING LAKE, NC 28390

DOW, LATOYAH
601 MONROE ST
SPRING LAKE, NC 28390

DUNBAR CORP
158 S MAIN ST
SPRING LAKE, NC 28390

WYNN, DEBRO MICHAEL;KEVETTA,
SHAYLYNN
405 HARRIL ST
SPRING LAKE, NC 28390

FELIX, ALAN HEIRS
308 OLIVE ST
SPRING LAKE, NC 28390

NORTH SOUTH PROPERTIES LLC
PO BOX 766
SPRING LAKE, NC 28390

GARCIA, ELVIS MISSAEL LIMA
314 RUTHERFORD STREET
SPRING LAKE, NC 28390

WELLONS, CHARLES R II
PO BOX 766
SPRING LAKE, NC 28390

RAY, TRAVIS
PO BOX 614
SPRING LAKE, NC 28390

HOBSON, BETTY P
402 HARRILL ST
SPRING LAKE, NC 28390

WYNN, DEBRO MICHAEL;KEVETTA,
SHAYLYNN
405 HARRIL ST
SPRING LAKE, NC 28390

SANDLER, MARK ALAN
603 MONROE ST
SPRING LAKE, NC 28390

TAYLOR, GEORGE JR;TAYLOR, IRENE
404 RUTHERFORD ST
SPRING LAKE, NC 28390

GRAHAM, CHAVIES C JR;GRAHAM, CASSIE
M
404 HARRIL CIR
SPRING LAKE, NC 28390

GOODHART, PATRICIA T;GOODHART,
ROBERT D
168 RIVER VIEW DR
VASS, NC 28394

CAMACHO, ESTHER C
311 FRASER RD
SPARTA, NC 28675

GOODSON PROPERTIES MANAGEMENT
LLC
457 N SPRINGVILLE RD
DARLINGTON, SC 29540

ARBYS PROPERTIES LLC
3 GLENLAKE PKWY
ATLANTA, GA 30328

J2M2 HOLDINGS LLC
271 VILLAGE GRANDE DR
PONTE VEDRA BEACH, FL 32081

TROTTER, RONALD L
16348 TUDOR LAKE CT
ORLANDO, FL 32828

CIRCLE K STORES INC
PO BOX 52085 DC-17
PHOENIX, AZ 85072

DELACRUZ, EFRAIN
921250 HOOKEHA ST
KAPOLEI, HI 96707

ATTACHMENT: APPLICATION



TOWN OF SPRING LAKE
BOARD OF ALDERMEN

CASE #:	_____
PLANNING BOARD MEETING DATE:	_____
DATE APPLICATION SUBMITTED:	_____
RECEIPT #:	_____
RECEIVED BY:	_____

Application for
TOWN OF SPRING LAKE
REZONING REQUEST

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

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

Rezoning Procedure:

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

The County Planning Staff will advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions or assistance, call the Land Use Codes Section at (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

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

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

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

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

1. Requested Rezoning from R6A + R10 to R10
2. Address of Property to be Rezoned: 607 MONROE ST, SPRING LAKE NC
3. Location of Property: WHOLE LOT

4. Parcel Identification Number (PIN #) of subject property: 0501932761000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.96 Frontage: 227.3 Depth: 367.48
6. Water Provider: Well: _____ PWC: _____ Other (name): SPRING LAKE
7. Septage Provider: Septic Tank _____ PWC SPRING LAKE
8. Deed Book 11811, Page(s) 0150, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: VACANT LAND RESIDENTIAL
10. Proposed use(s) of the property: WORSHIP CENTER

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZON-24-0015: REZONING FROM RR RURAL RESIDENTIAL
DISTRICT TO A1 AGRICULTURAL DISTRICT OR TO A MORE
RESTRICTIVE ZONING DISTRICT FOR 2.3 +/- ACRES; LOCATED AT
3484 BEARD ROAD, SUBMITTED BY RONNIE AUTRY (AGENT) ON
BEHALF OF THE TOWN OF EASTOVER (OWNER). (EASTOVER)**

ATTACHMENTS:

Description

ZON-24-0015

Type

Backup Material

REQUEST

Rezoning RR to A1

Applicant requests a rezoning from RR Rural Residential District to A1 Agricultural District for 3484 Beard Road containing approximately 2.30 +/- acres. The parcel is currently vacant with the house on the parcel removed within the past year. The intent of the property owner – the Town of Eastover -- is to establish a recreation office and a maintenance building. Outdoor recreation, community centers and their associated accessory uses are permitted uses within the A1 zoning district.

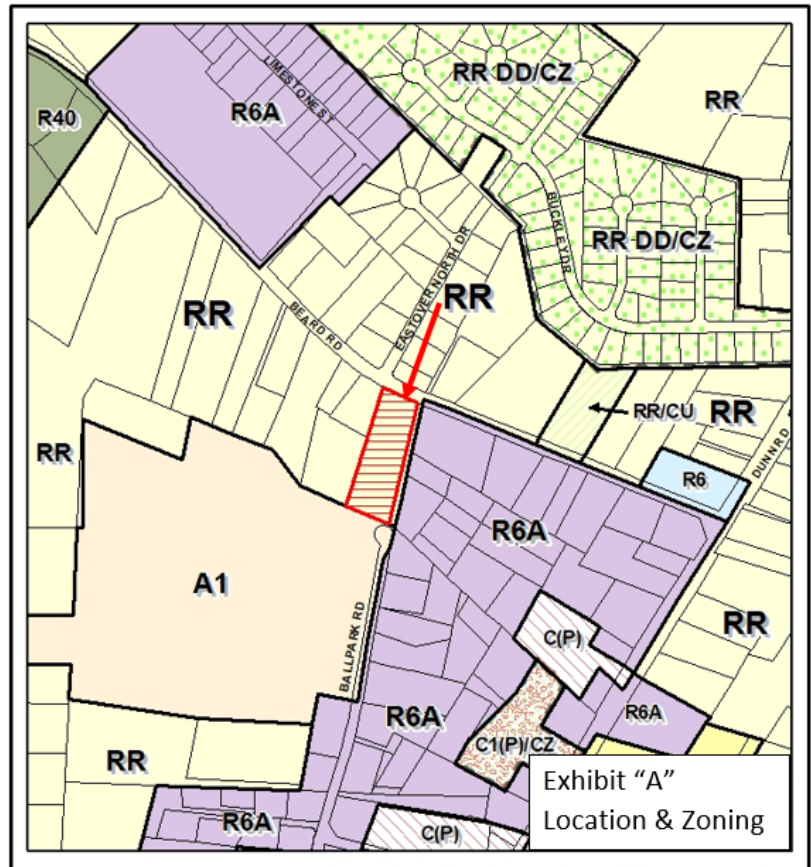
PROPERTY INFORMATION

OWNER/APPLICANT: Town of Eastover (Owner); Ronald Autry, Town Manager (Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0469530489000

SIZE: The parcel contains approximately 2.30 +/- acres. Road frontage along Beard Road is 155.62 feet. The property is approximately 543.62 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.

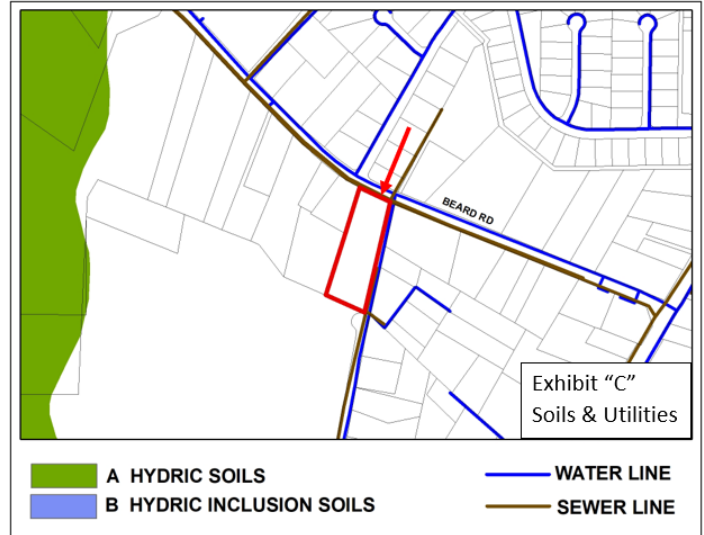


EXISTING LAND USE: The subject parcel is currently vacant as the house that was located on it was removed within the past year and Exhibit "B" shows the existing use.

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

- **North:** Single-family homes.
- **East:** Single-family homes and Eastover Commercial Core District.
- **West:** Single-family homes and wooded lands.
- **South:** Eastover Ballpark.

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



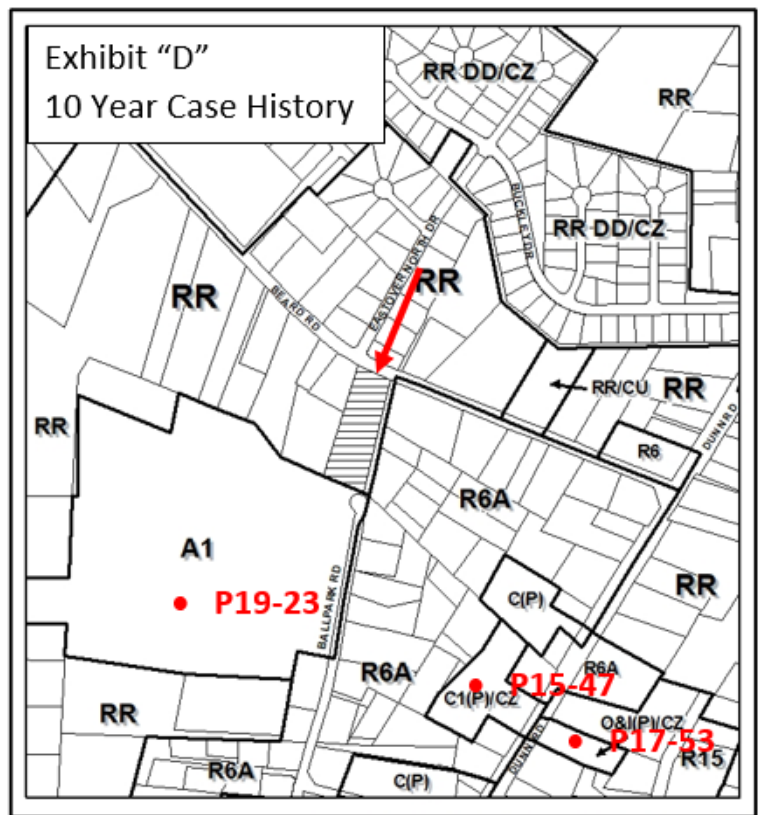
TEN YEAR ZONE CASE HISTORY:

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

- **P15-47:** R6A to C1(P)/CZ; **Approved;** 3.33 acres
- **P17-53:** R15 to O&I(P)/CZ; **Approved;** 1.20 acres
- **P19-23:** A1, RR, & R6A to A1; **Approved;** 40.08 acres

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

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:



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

DEVELOPMENT POTENTIAL:

Existing Zoning (RR)	Proposed Zoning (A1)
5 dwelling units	1 dwelling unit

- 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.

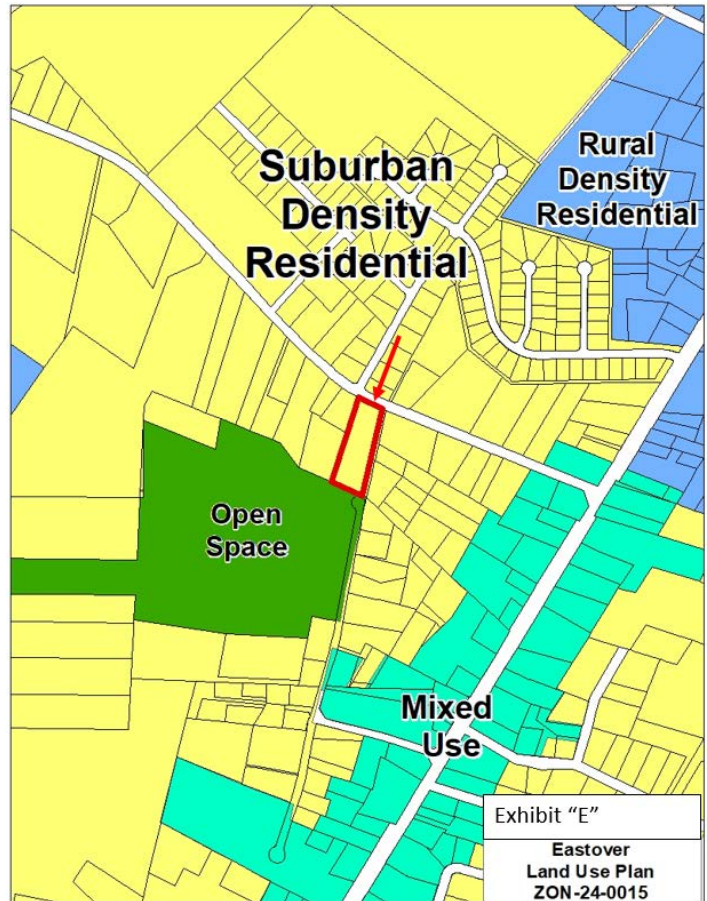
COMPREHENSIVE PLANS:

This property is located in the Eastover Area Land Use Plan (2018). The future land use classification of the property is "Suburban Density Residential". Associated Zoning districts for this classification are R7.5 and R15.

The proposed rezoning request is consistent with the adopted land use plan.

FUTURE LAND USE CLASSIFICATION Development Goal:

- Locate sidewalks and pedestrian facilities, where appropriate, to provide access to schools, recreation areas and commercial centers (Eastover Area Land Use Plan 2018, p. 49).
- Use development techniques that preserve the rural character of the area (Eastover Area Land Use Plan, p. 49).
- Improve upon the Town of Eastover’s existing 40-acre park facility by adding additional amenities such as, but not limited to, a splash pad, picnic shelters, tennis and volleyball courts, soccer fields, an amphitheater, additional bathroom facilities and playground areas (Eastover Area Land Use Plan, p. 55).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are 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".

TRAFFIC: There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. The new development should not generate enough traffic to significantly impact Beard Road.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Eastover Elementary	480	370
Mac Williams Middle	1164	1174
Cape Fear High	1164	1141

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

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

SPECIAL DISTRICTS/ OVERLAY DISTRICTS:

Special Districts			
Fayetteville Regional Airport Overlay:	<input type="checkbox"/>	Averasboro Battlefield Corridor:	<input type="checkbox"/>
Five Mile Distance of Fort Liberty:	<input type="checkbox"/>	Eastover Commercial Core Overlay District:	<input type="checkbox"/>
Voluntary Agricultural District (VAD):	<input type="checkbox"/>	Spring Lake Main Street Overlay District:	<input type="checkbox"/>
VAD Half Mile Buffer:	<input type="checkbox"/>	Coliseum Tourism Overlay District:	<input type="checkbox"/>

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

STAFF RECOMMENDATION

In Case ZON-24-0015, Planning and Inspections staff **recommends approval** of the rezoning request from RR Rural Residential District to A1 Agricultural District. Staff finds that the request is consistent with the Eastover Area Land Use Plan, which calls for “Suburban 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

GIRONDA, FLORENCE BOYD
6809 SPOUT LN
FAIRFAX STATION, VA 22039

ARMENTROUT, ALICE P
243 WEST MAIN ST
RADFORD, VA 24141

ARMENTROUT, ALICE P
243 WEST MAIN ST
RADFORD, VA 24141

ARMENTROUT, ALICE P
243 W MAIN ST
RADFORD, VA 24141

MCLAURIN, JOHN ALBERT HEIRS
PO BOX 2726
FAYETTEVILLE, NC 28302

EASTOVER NORTH PROPERTY OWNERS
2557 RAVENHILL DR STE 1-C
FAYETTEVILLE, NC 28303

JACKSON, GARY;JACKSON, DESTRIN
3141 CROWS NEST DR
FAYETTEVILLE, NC 28306

PRICE, EDELL JR;PRICE, EDWINA M
2808 EASTOVER NORTH DR
EASTOVER, NC 28312

THORNTON, VADEN DALE;THORNTON, R
5047 SANDEROSA RD
FAYETTEVILLE, NC 28312

SYKES, KENNETH HAROLD JR;SYKES, D
3472 BEARD RD
EASTOVER, NC 28312

CHESTNUTT, MATTHEW A
2828 GRANTHAM RD
EASTOVER, NC 28312

MCLAURIN, JOHNNY KEVIN;MCLAURIN, K
2694 BALLPARK RD
EASTOVER, NC 28312

BASS, ELIZABETH FAYE SCHNEIDER T
3301 ALBATROSS RD
EASTOVER, NC 28312

DORMAN, LEOIS FAYE;DORMAN, HUEY F
3499 BEARD RD
EASTOVER, NC 28312

THORNTON, VADEN DALE;THORNTON, R
5047 SANDEROSA RD
FAYETTEVILLE, NC 28312

DAWSON, CHARLOTTE WILLETTE;WILLETTE, A
P JR;WILLETTE, RAYMOND B;WILLETTE,
CURTIS P SR
2730 DUNN RD
EASTOVER, NC 28312

COLEMAN, TANA
3530 BEARD RD
EASTOVER, NC 28312

SMITH, PHILIP;SMITH, JONI
883 TREE WOOD DR
FAYETTEVILLE, NC 28312

RUSH, WAYNE JR;RUSH, MAHALIA
2812 EASTOVER NORTH DR
EASTOVER, NC 28312

WORTHEN, HAROLD
DOUGLAS;WORTHEN, CHARLES WAYNE
3501 BEARD RD
EASTOVER, NC 28312

SYKES, CLAIRE LYNN CULBRETH;SYKES,
KENNETH H SR
3452 BEARD RD
EASTOVER, NC 28312

SYKES, KENNETH H JR;SYKES, DENISE Y
3472 BEARD RD
EASTOVER, NC 28312

MCLEOD, COURTLAND;MCLEOD, JOVAN
2804 EASTOVER NORTH DR
EASTOVER, NC 28312

DAWSON, CHARLOTTE WILLETTE;WILLETTE, A
P JR;WILLETTE, RAYMOND B;WILLETTE,
CURTIS P SR
2730 DUNN RD
EASTOVER, NC 28312

DEW, DUSTIN R;DEW, JENNIFER MOORE
2817 EASTOVER NORTH DR
EASTOVER, NC 28312

WILLETTE, CURTIS PAUL SR
2730 BALLPARK RD
EASTOVER, NC 28312

NEWMAN, GARRY R;NEWMAN, AIMEE E
2813 EASTOVER NORTH DR
EASTOVER, NC 28312

BASS, DONALD WAYNE;BASS, ELIZABETH
3325 ALBATROSS RD
EASTOVER, NC 28312

MCLAURIN, MICHAEL H
3304 ALBATROSS RD
EASTOVER, NC 28312

GARRETT, STEVEN C;GARRETT, TIFFANY S
2658 BALLPARK RD
EASTOVER, NC 28312

MARZIPARO, SARAH L
2752 BALLPARK RD
EASTOVER, NC 28312

SYKES, KENNETH H;CLAIRE, L
3452 BEARD RD
EASTOVER, NC 28312

MCLAURIN, MICHAEL H
3304 ALBATROSS RD
EASTOVER, NC 28312

BAUTISTA, J GUADALUPE CASTRO
2637 BALLPARK RD
EASTOVER, NC 28312

THORNTON, VADEN DALE;THORNTON, R
5047 SANDEROSA RD
FAYETTEVILLE, NC 28312

TOWN OF EASTOVER
3876 DUNN RD
EASTOVER, NC 28312

TOWN OF EASTOVER
3863 DUNN RD
EASTOVER, NC 28312

LEVY, ANGEL;FIGUEROA, LIMARIE
2821 EASTOVER NORTH DRIVE
FAYETTEVILLE, NC 28312

BROWN, GREGORY RYAN
3424 BEARD RD
EASTOVER, NC 28312

MERRILL, RYAN DEAN;MERRILL, LACY J
2816 EASTOVER NORTH DRIVE
EASTOVER, NC 28312

SPIVEY, CAROLYN R LIFE ESTATE
3411 BEARD RD
EASTOVER, NC 28312

WORTH, SAMUEL D;WORTH, MONICA
2809 EASTOVER NORTH DR
EASTOVER, NC 28312

HUBERT, JOSHUA CAMERON
3443 BEARD ROAD
EASTOVER, NC 28312

TOWN OF EASTOVER
3863 DUNN RD
EASTOVER, NC 28312

HARDEE, JOSEPH ELWOOD;HARDEE, C
3110 SLADE DRIVE
EASTOVER, NC 28312

SMITH, PHILIP N;SMITH, JONI L
PO BOX 156
WADE, NC 28395

SMITH, PHILIP N;SMITH, JONI L
PO BOX 156
WADE, NC 28395

SCALLY, SYLVIA
120 POINCIANA LN
LARGO, FL 33770

REEVES FAMILY TRUST
12501 ULMERTON RD 101
LARGO, FL 33774

MCLAURIN, JOHNNY
2301 RIO DE JANEIRO AVE
PUNTA GORDA, FL 33983

ATTACHMENT: APPLICATION



County of Cumberland
Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

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

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

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$ 250.⁰⁰.
(See attached Fee Schedule).

Rezoning Procedure:

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

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

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

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

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

1. Requested Rezoning from RR to A1
2. Address of Property to be Rezoned: 3484 BEARD RD
3. Location of Property: EASTOVER, NC

4. Parcel Identification Number (PIN #) of subject property: 0469530489
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.30 Frontage: 155.62' Depth: 543.62
6. Water Provider: Well: _____ PWC: _____ Other (name): E S D
7. Septage Provider: Septic Tank _____ PWC/ E S D
8. Deed Book 11540-0108 Page(s) 0108-0110, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: VACANT
10. Proposed use(s) of the property: RECREATION OFFICE & MAINTENANCE BUILDING
11. Do you own any property adjacent to or across the street from this property?
Yes No _____ If yes, where? BALL PARK RD
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.

Town of Eastover
NAME OF OWNER(S) (PRINT OR TYPE)

3876 Dunn Rd, Eastover, NC 28312
ADDRESS OF OWNER(S)

910-323-0707 _____
HOME TELEPHONE # WORK TELEPHONE #

Ronald D Autry
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

3876 Dunn Rd Eastover
ADDRESS OF AGENT, ATTORNEY, APPLICANT

TOWNMANAGER@EASTOVERNC.COM
E-MAIL

HOME TELEPHONE # 910-323-0707
WORK TELEPHONE #

Ronald D Autry
SIGNATURE OF OWNER(S)
Town Administrator

Ronald D Autry
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZON-24-0016: REZONING FROM A1 AGRICULTURAL DISTRICT
TO C1(P) PLANNED LOCAL BUSINESS DISTRICT OR TO A MORE
RESTRICTIVE ZONING DISTRICT FOR 1.07 +/- ACRES; LOCATED AT
4140 S. NC HWY 87, SUBMITTED BY DEL CRAWFORD (AGENT) & PMV
PROPERTY LLC (OWNER).**

ATTACHMENTS:

Description

ZON-24-0016

Type

Backup Material

Locations: 4140 S. NC Hwy 87
Jurisdiction: County-Unincorporated

REQUEST

Rezoning A1 to C1(P)

Applicant requests a rezoning from A1 Agricultural District to C1(P) Planned Local Business District for approximately 1.07 +/- acres located at 4140 S. NC Hwy 87 as shown in Exhibit "A". This parcel is currently vacant. An abutting parcel to the north is also owned by the applicant, who intends to add a commercial laundromat and retail tenant space. A driveway and cross-access driveway already traverse the subject parcel, allowing for access to both NC Hwy 87 and Tom Starling Road, as illustrated in Exhibit "B".

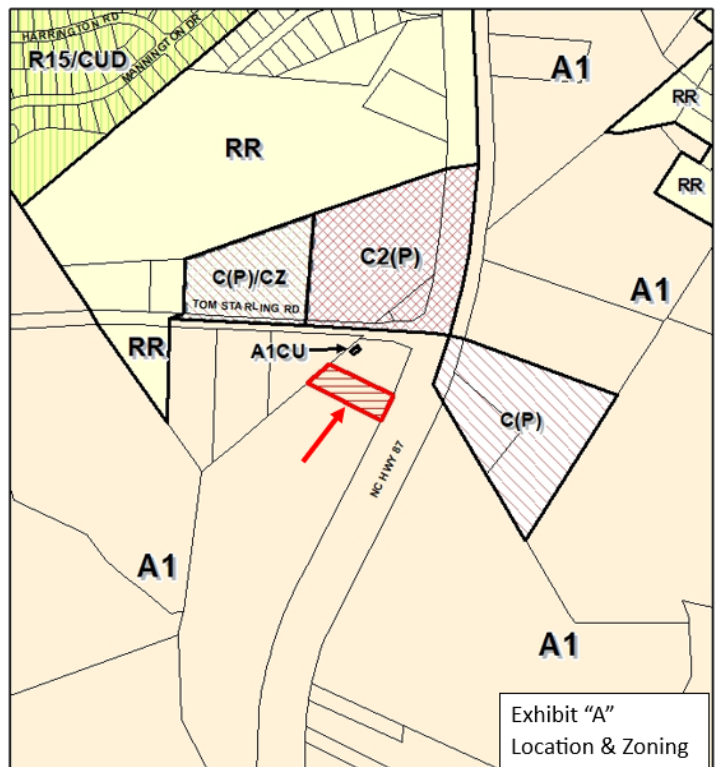
PROPERTY INFORMATION

OWNER/APPLICANT: PMV Property LLC-Vijay Patel (Owner); Del Crawford of Crawford Design Company (Applicant)

ADDRESS/LOCATION: Located at 4140 S. NC Hwy 87. Refer to Exhibit "A", Location and Zoning Map. REID number: 0443661326000.

SIZE: The parcel contains approximately 1.07 +/- acres. Road frontage along NC Hwy 87 S is 115 +/- feet. The property is approximately 390 +/- feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. A1 Agricultural District is designed 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 subject parcel is currently vacant.

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

- **North:** Convenience Store with Gasoline Sales
- **East:** Woodland and Farmland
- **West:** Woodland, Farmland, & Single-family homes
- **South:** Woodland and Farmland

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 hydric soils present on the property. PWC is the water and sewer utility provider, and the site will be served by PWC.



Exhibit "B"
Existing & Surrounding Uses

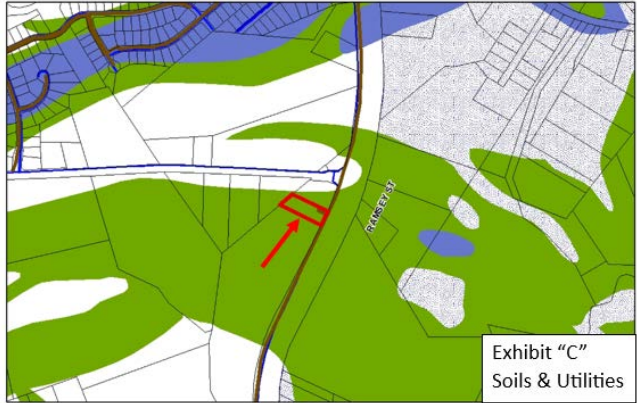


Exhibit "C"
Soils & Utilities



TEN YEAR ZONE CASE HISTORY:

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

- P20-24: RR to C2(P) & C(P)CZ, Approved.

DEVELOPMENT REVIEW: Prior to issuance of building permits, a non-residential site plan will be required to be submitted to the Current Planning Division for review of conformance to Cumberland County's Zoning and/or Subdivision Ordinance.

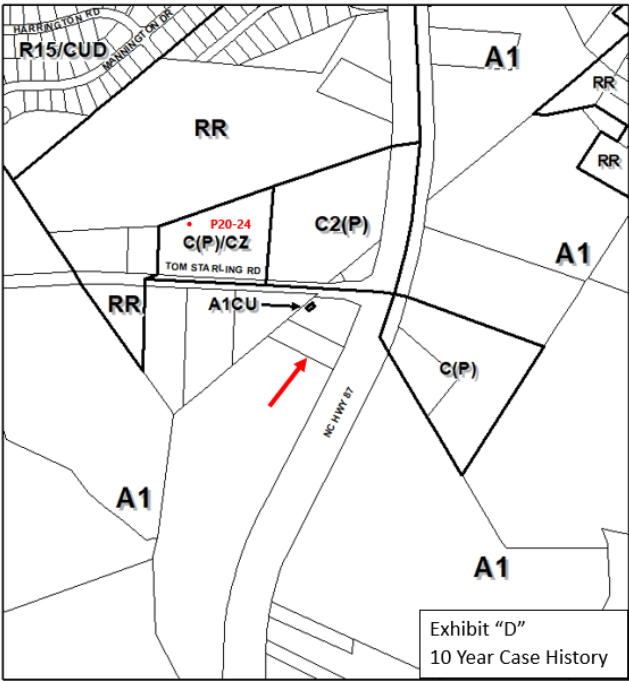


Exhibit "D"
10 Year Case History

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	C1(P) (Proposed Zoning)
Front Yard Setback	50 feet	45 feet
Side Yard Setback	20 feet	15 feet
Rear Yard Setback	50 feet	20 feet
Lot Area	2 Acres	n/a
Lot Width	100'	n/a

Development Potential:

Existing Zoning (A1)	Proposed Zoning (C1(P))
1 dwelling unit	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.

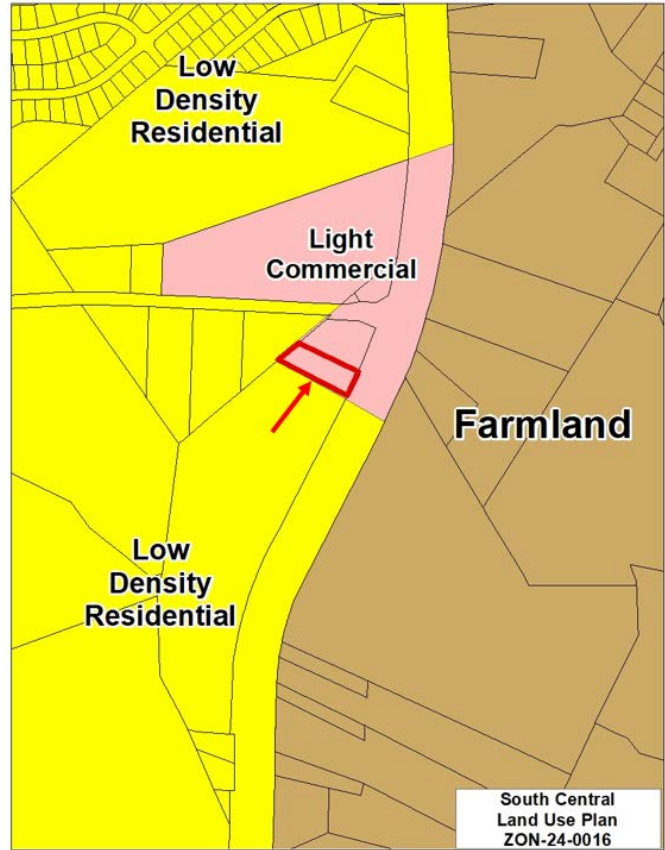
COMPREHENSIVE PLANS:

This property is located in the South-Central Land Use Plan Area (2015). The future land use classification of the property is "Light Commercial". Associated zoning districts for this classification are C1(P) and C2(P).

The proposed rezoning request is consistent with the adopted land use plan.

Future Land Use Classification Development Goals:

- The intent of this classification (Light Commercial) is to provide quality, attractive commercial development that meets market demand, is harmonious with its surround area, has supporting infrastructure, preserves the natural environment, and is concentrated in nodes near major intersections and existing commercial development (South-Central Land Use Plan 2015, pg. 93).
- Allow small, concentrated commercial nodes for "Rural Area Centers" at selected major intersections in the rural portion of the Study Area to serve the needs of the residents (South-Central Land Use Plan 2015, pg. 94).
- Permit commercial establishments on the tracts of land sufficient in size to accommodate vehicular and pedestrian circulation, landscaping, buffering, signs, and other required development standards (South-Central Land Use Plan 2015, pg. 94).
- Encourage the reuse of vacant commercial structures (South Central Land Use Plan 2015, pg. 94).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: PWC Sewer lines are available along the subject property. PWC water lines are also nearby to the north and are shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, 4140 S. NC HWY 87, abuts NC 87 which is identified as a "other principal arterial" in the Metropolitan Transportation Plan. NC 87 is identified in the Transportation Improvement Program as U-6229, Median and Guardrail Replacement, Add Pedestrian Signals, Resurface Pavement. In addition, NC 87 has a AADT 2021 of 21,500 and road capacity of 38,100. Due to current street improvements the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact NC 87. Additionally, NCDOT will require a driveway permit, recognizes the driveway to the subject parcel and adjoining parcel exists along NC Highway 87 and states that new connections will not be permitted.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Alderman Road Elem	707	664
Gray's Creek Mid	1083	1107
Gray's Creek High	1517	1491

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

EMERGENCY SERVICES: Cumberland County Fire Marshal’s office has reviewed the request and has no objection to the proposal.

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 rezoning. There are no conditions proposed at this time.

STAFF RECOMMENDATION

In Case ZON-24-0016, Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to C1(P) Planned Local Business District. Staff finds that the request is consistent with the South-Central Land Use Plan which calls for “Light 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.

- Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

HALL, SIMEON B
230 SOUTHEASTERN BLV
FAYETTEVILLE, NC 28301

HALL, SIMEON B
230 SOUTHEASTERN BLV
FAYETTEVILLE, NC 28301

WARD, RODNEY D;WARD, LESLIE
2071 TOM STARLING RD
FAYETTEVILLE, NC 28306

WARD, RODNEY DUANE;WARD, LESLIE A
2071 TOM STARLING RD
FAYETTEVILLE, NC 28306

MCCOY, MARK STEVEN
2080 TOM STARLING RD
FAYETTEVILLE, NC 28306

PARTIN, EDWARD LEE;PARTIN, JOY W
2091 TOM STARLING RD
FAYETTEVILLE, NC 28306

DANIELS, CLARENCE
2094 TOM STARLING RD
FAYETTEVILLE, NC 28306

SAUNDERS, WILFORD R
2148 TOM STARLING RD
FAYETTEVILLE, NC 28306

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

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

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

PATE, WILLIAM VERDERY JR;MAYHEW,
PATRICIA BROWN
4045 NC HWY 87 S
FAYETTEVILLE, NC 28306

PATE, WILLIAM VERDERY JR;MAYHEW,
PATRICIA BROWN
4045 NC HWY 87 S
FAYETTEVILLE, NC 28306

PATE, WILLIAM VERDERY JR;MAYHEW,
PATRICIA BROWN
4045 NC HWY 87 S
FAYETTEVILLE, NC 28306

PMV PROPERTY LLC
4120 S NC 87 HWY
FAYETTEVILLE, NC 28306

PMV PROPERTY LLC
4120 S NC 87 HWY
FAYETTEVILLE, NC 28306

NURSERY VIEW PROPERTIES LLC
PO BOX 65059
FAYETTEVILLE, NC 28306

JACKSON, JOSHUA ALLEN
TILLMAN;JACKSON, ERIKA LEIGH
PO BOX 48704
FAYETTEVILLE, NC 28331

KBR 2 INVESTMENTS, LLC;O'BRIEN,
NELSON T. II
7397 RIDDLE RD
ST PAULS, NC 28384

KBR 2 INVESTMENTS, LLC;O'BRIEN,
NELSON T. II
7397 RIDDLE RD
ST PAULS, NC 28384

KBR 2 INVESTMENTS, LLC;O'BRIEN,
NELSON T. II
7397 RIDDLE RD
ST PAULS, NC 28384

ATTACHMENT: APPLICATION



Form with fields for CASE #, PLANNING BOARD MEETING DATE, and DATE APPLICATION SUBMITTED.

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. Legal description may be required: Staff will address upon review.
4. Cash, check payable to "Cumberland County", Discover/Visa/Master card are accepted in Central Permitting, Room 106 or by Phone 910-321-6666. Payment can also be made via the self-service website with an addition of accepting American Express. \$450.00 (see current 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)678-7627 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 or site plan may cause the case to be delayed and will be scheduled for the next available Board of Adjustment meeting according to the board's meeting schedule. Also, the application fee is nonrefundable.

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

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

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

1. Requested Rezoning from A1 to C1(P)
2. Address of Property to be Rezoned: 4140 S NC HWY 87, FAYETTEVILLE NC 28306
3. Location of Property to be rezoned, in detail: PETROMARTS LO:B SE:01 PL:0136-0192
4. Parcel Identification Number (PIN #) of subject property: 0443661326000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.07 Frontage: 115.51 Depth: 390.76
6. Water Provider: Well: _____ PWC: Other (name): _____
7. Septage Provider: Septic Tank _____ PWC
8. Deed Book _____, Page(s) _____, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: VACANT PARCEL
10. Proposed use(s) of the property: COMMERCIAL - LAUNDROMAT & RETAIL TENANT
11. Do you own any property adjacent to or across the street from this property?
Yes No _____ If yes, where? 4120 S NC HWY 87, FAYETTEVILLE NC 28306
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 mete 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.

VIJAY PATEL - PMV PROPERTY LLC

NAME OF OWNER(S) (PRINT OR TYPE)

4120 S NC HWY 87, FAYETTEVILLE NC 28306

ADDRESS OF OWNER(S)

301-247-6107

TELEPHONE #

VIJAYPATEL1952@GMAIL.COM

EMAIL

DEL CRAWFORD, CRAWFORD DESIGN COMPANY

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

116 N COOL SPRING STREET, FAYETTEVILLE NC 28301

ADDRESS OF AGENT, ATTORNEY, APPLICANT

ADMIN@CRAWFORDDSN.COM

E-MAIL

910-221-0033

HOME TELEPHONE #

WORK TELEPHONE #

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZON-24-0013: REZONING FROM C1(P)/CU PLANNED LOCAL
BUSINESS DISTRICT CONDITIONAL USE AND RR RURAL
RESIDENTIAL DISTRICT TO C1(P) PLANNED LOCAL BUSINESS
DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR .69
+/- ACRES; LOCATED AT 6189 US HWY 301, SUBMITTED BY RONNIE
DAVIS (OWNER).**

ATTACHMENTS:

Description

ZON-24-0013

Type

Backup Material

REQUEST **Rezoning C1(P) CU and RR to C1(P)**

Applicant requests a rezoning from C1(P) Planned Local Business District and RR Rural Residential District for .69 +/- acres located at 6189 US HWY 301 South, with access available via Mabry Road, as shown in Exhibit "A". This parcel is currently vacant. The intent of the request is for the owner to operate a self-storage facility with no outdoor storage and to eliminate the existing Conditional Use restricting use of the site to a manufactured home and convenience general store, as set forth in Conditional Use zoning case P89-138.

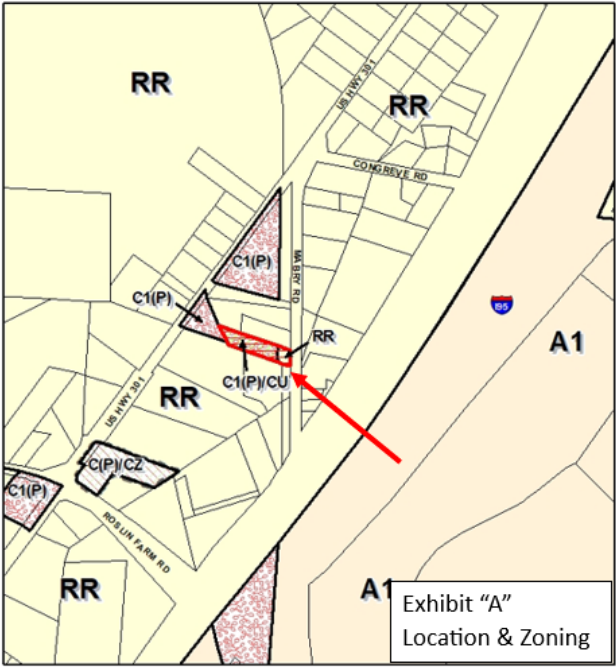
PROPERTY INFORMATION

OWNER/APPLICANT: Ronnie Davis (Owner/Applicant)

ADDRESS/LOCATION: Located at 6189 US HWY 301 South. Refer to Exhibit "A", Location and Zoning Map. REID number: 0412672832000.

SIZE: The parcel contains approximately .69 +/- acres. Road frontage along Mabry Road is 88+/- feet. The property is approximately 356 +/- feet in length at its deepest point.

EXISTING ZONING: A portion of the parcel is zoned C1(P)/CU Planned Local Business District. The approved Conditional Use zoning limits use of the site to a mobile home and a convenience store. The C1(P) district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas; the conditional use associated with this parcel allowed the placement of a manufactured home to be on the parcel with a convenience store for the owner/operator to live on site.



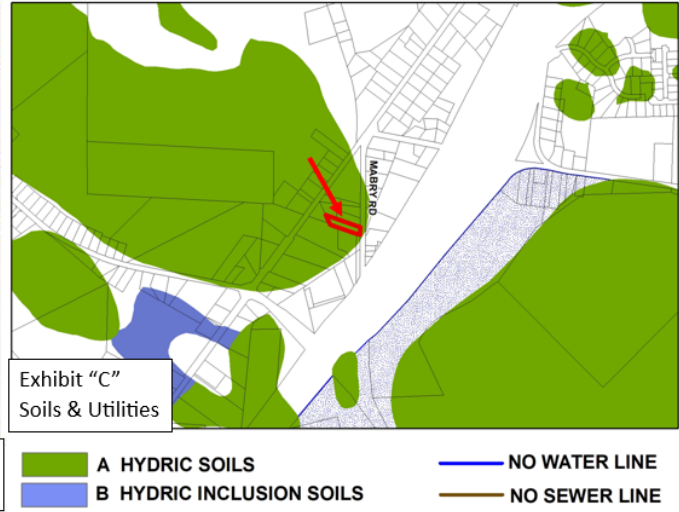
A portion of the parcel is also zoned RR Rural Residential. This district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended 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 subject parcel is currently vacant. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Wooded lands,
- **East:** Single-family homes and wooded lands
- **West:** Light industrial operations
- **South:** Wooded lands

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 the presence of hydric soils. There are no hydric inclusion soils at the property.

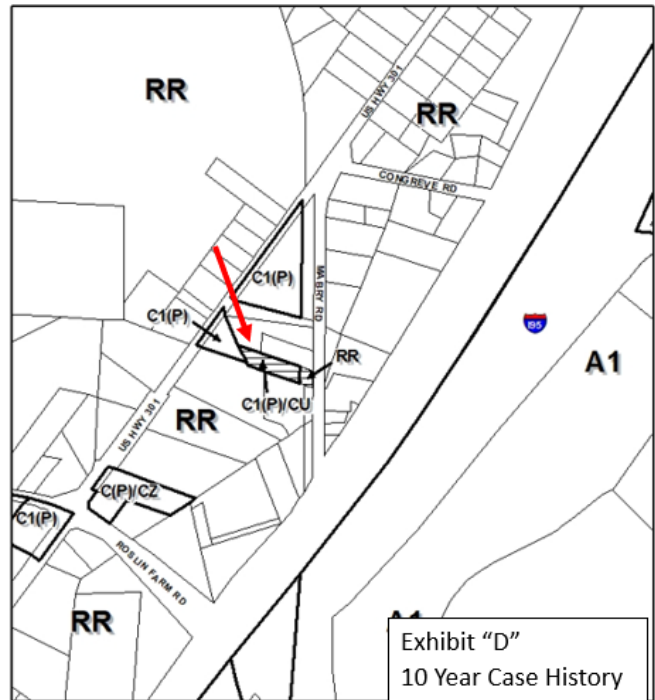


TEN YEAR ZONE CASE HISTORY:

No zoning cases appear in the area over the last ten-year period, as demonstrated in "Exhibit D".

DEVELOPMENT REVIEW:

Should the request to rezone be approved, a non-residential site plan application will be required prior to development of the site. The site plan will be reviewed by the Current Planning Division for conformance with all applicable Zoning and Subdivision regulations prior to issuance of any permits.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	C1(P)/CU (Existing)	RR (Existing)	C1(P) (Proposed)
Front Yard Setback	45 feet	30 feet	45 feet
Side Yard Setback	15 feet	15 feet	15 feet
Rear Yard Setback	20 feet	35 feet	20 feet
Lot Area	n/a	20,000 sq. feet	n/a
Lot Width	n/a	100 feet	n/a

Development Potential:

Existing Zoning (C1(P)/CU)	Existing Zoning (RR)	Proposed Zoning (C1(P)
1 manufactured dwelling unit	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.

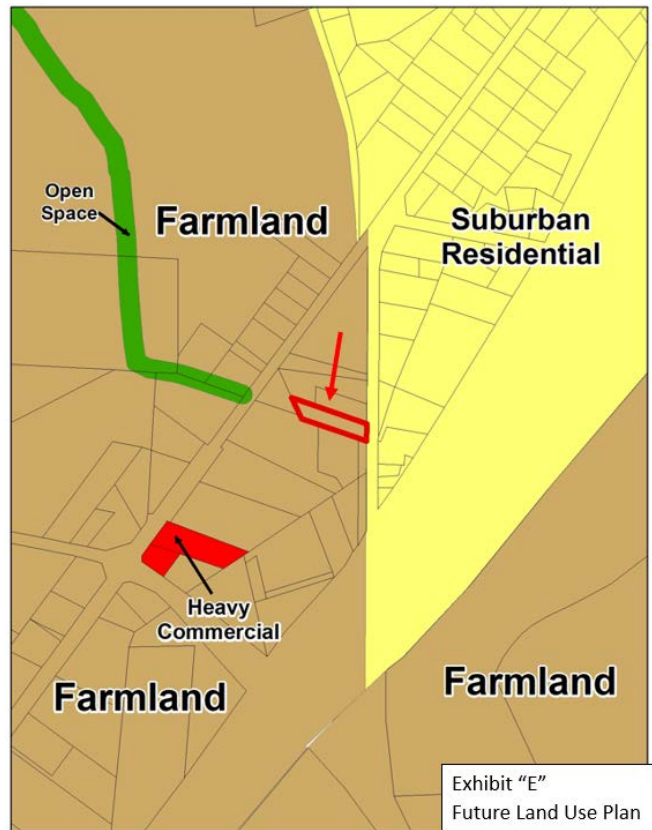
COMPREHENSIVE PLANS:

This property is located in the Southwest Cumberland Land Use Plan (2013). The future land use classification of the property is "Farmland". Associated zoning districts for this classification are A1, A1A, R40 and R40A.

The proposed rezoning request is not consistent with the adopted land use plan.

FUTURE LAND USE CLASSIFICATION Development Goal:

- All commercial development in an established residential area should be in harmony with the area in scale, size, appearance, and accessibility (Southwest Cumberland Land Use Plan, pg. 136).
- Promote measures that protect farmland from urban development and encroachment (Southwest Cumberland Land Use Plan, pg. 142).
- Promote public education initiatives on the need to maintain and preserve farmland (Southwest Cumberland Land Use Plan, pg. 142).
- Preserve rural character and lifestyle where appropriate (Southwest Cumberland Land Use Plan, pg. 142).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer are not available to the subject property, as illustrated on Exhibit "C". Any future development must receive appropriate Environmental Health permits, and the lot size must meet the minimum area necessary to accommodate the required system.

TRAFFIC: The subject property sits on US 301 South and is identified as a minor arterial in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, US 301 S. has a 2021 AADT of 7,700 and a road capacity of 14,700. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should generate enough traffic to significantly impact US Hwy 301 South.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Gallberry Farm Elementary	884	886
Gray's Creek Middle	1083	1154
Gray's Creek High	1517	1452

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 provides the following comments:

1. Ensure all fire department access requirements are met in accordance with section 503 of the 2018 NC fire code.
2. Submit to-scale building plans for new construction and/or building renovation.

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. There are no conditions proposed at this time.

STAFF RECOMMENDATION

In Case ZON-24-0013, Planning and Inspections staff **recommends denial** of the rezoning request from C1(P)/CU Planned Local Business District Conditional Use and RR Rural Residential District to C1(P) Planned Local Business District. Staff finds that the request is not consistent with the Southwest Cumberland Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

N C DEPT OF TRANSPORATION
1546 MAIL SERVICE CTR
RALEIGH, NC 27611

SAM & VIRGINIA HODGES CHILDRENS
LLC;HODGES, SAMUEL J JR HEIRS
5000 FLAGSTONE CT
HARRISBURG, NC 28075

ELIAS, JORGE V
5909 WATERCREST CT
FAYETTEVILLE, NC 28304

HALE, JOSEPH E;HALE, ROBBIE M
7335 HYANNIS DR
FAYETTEVILLE, NC 28304

HALE, JOSEPH E;HALE, ROBBIE M
7335 HYANNIS DR
FAYETTEVILLE, NC 28304

FERRUZZI, DAVID F
6809 TOWBRIDGE RD
FAYETTEVILLE, NC 28306

FERRUZZI, DAVID F
6809 TOWBRIDGE RD
FAYETTEVILLE, NC 28306

MCFADYEN, EVELYN
MCEACHIN;MCEACHIN, LARRY HEIRS
1051 SUN VALLEY DR
FAYETTEVILLE, NC 28314

DAVIS, RONNIE RENEE
1051 SUN VALLEY DR
FAYETTEVILLE, NC 28314

WBM LLC
PO BOX 26210
FAYETTEVILLE, NC 28314

WILLIAMS, EVA EVETTE
132 CONGREVE RD
HOPE MILLS, NC 28348

MORRISON, ESTHER LEE
6142 S US 301 HWY
HOPE MILLS, NC 28348

MORRISON, ESTHER
6142 US 301 HWY
HOPE MILLS, NC 28348

MORRISON, ESTHER LEE
6142 S US 301 HWY
HOPE MILLS, NC 28348

BRAMBLE, GRAHAM WESLEY JR
6254 S US 301 HWY
HOPE MILLS, NC 28348

MORRISON, KEVIN DEVON
6151 MABRY ROAD
HOPE MILLS, NC 28348

BRAMBLE, KELVIN S
5080 MADISON AVE
HOPE MILLS, NC 28348

MORGAN, ANGEL N
6176 US HWY 301 SOUTH
HOPE MILLS, NC 28348

MARTINEZ, RACHEL D HEIRS
6195 S US 301 HWY
HOPE MILLS, NC 28348

TAYLOR, ZACHARY M
6250 MABRY RD
HOPE MILLS, NC 28348

MCLEAN, MICHAEL GARLAND LIFE ESTATE
6246 MABRY RD
HOPE MILLS, NC 28348

PATLAN, JOSE EUGENIO GONZALEZ
6202 S US 301 HIGHWAY
HOPE MILLS, NC 28348

MORRISON, ESTHER LEE
6142 S US 301 HWY
HOPE MILLS, NC 28348

PIT STOP 301 EXPRESS LLC
6279 US HWY 301 S
HOPE MILLS, NC 28348

MORRISON, ESTHER
6142 S US 301 HIGHWAY
HOPE MILLS, NC 28348

MORRISON, ESTHER LEE
6142 S US 301 HWY
HOPE MILLS, NC 28348

YAHYA, ALI KAID
5802 ROCKFISH RD
HOPE MILLS, NC 28348

ALSAIDI, IBRAHIM;ALDALALI, GAMIL
N.;RAGEH, NAJWA ABDALWAHAB M
5320 SOUTH FORTY DR
HOPE MILLS, NC 28348

DAVIS, LOUISE HEIRS
5998 US HWY 301 S
HOPE MILLS, NC 28348

MORRISON, DWAYNE LEROY;MORRISON,
211 BIG GAME LOOP
COLUMBIA, SC 29229

TAYLOR, PAULINE HEIRS
300 CHRISTOPHER DR
HIRAM, GA 30141

CSX TRANSPORTATION INC TAX DEPT
500 WATER ST C910
JACKSONVILLE, FL 32202

DILLETTE PROPERTIES, LLC
28172 HUMMINGBIRD CIR
NOVI, MI 48377

ATTACHMENT: APPLICATION



County of Cumberland
Planning & Inspections Department

CASE #: <u>Zon 24 0013</u>
PLANNING BOARD MEETING DATE: _____
DATE APPLICATION SUBMITTED: _____
RECEIPT #: _____
RECEIVED BY: _____

APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE

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

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

Rezoning Procedure:

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

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

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

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

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

1. Requested Rezoning from CIP CU/RR^{MAP} to CIP
2. Address of Property to be Rezoned: 6189 N.S HIGHWAY 301
3. Location of Property: STONE MILLS N.C 28348
4. Parcel Identification Number (PIN #) of subject property: 0412672832000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: .69 Frontage: PF Depth: 350+-
6. Water Provider: Well: PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank PWC DUKE
8. Deed Book 928: 0564, Page(s) 0564, 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: ~~BARBER SHOP~~ SELF STORAGE ^{NA}
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.

RONNIE R. DAVIS
NAME OF OWNER(S) (PRINT OR TYPE)

1051 SUN VALLEY DR FAYETTEVILLE N.C 28314
ADDRESS OF OWNER(S)

910 261-0842 _____
HOME TELEPHONE # WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

RONNIEDAVIS111@COMCAST.COM
E-MAIL

LA8twzety73@gmail.com

HOME TELEPHONE # WORK TELEPHONE #

Ronnie Davis
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

**SUBJECT: CASE ZON-24-0017: REZONING FROM A1 AGRICULTURAL DISTRICT
& C(P) PLANNED COMMERCIAL DISTRICT TO O&I PLANNED
OFFICE & INSTITUTIONAL DISTRICT OR TO A MORE RESTRICTIVE
ZONING DISTRICT FOR 2.00 +/- ACRES; LOCATED AT 8907 CLINTON
RD, SUBMITTED BY DANNY M. JOHNSON (AGENT) ON BEHALF OF
DANNY & LORIE JOHNSON (OWNERS).**

ATTACHMENTS:

Description

ZON-24-0017

Type

Backup Material

REQUEST	Rezoning A1 & C(P) to O&I(P)
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Applicant requests a rezoning from A1 Agricultural District & C(P) Planned Commercial District to O&I(P) Planned Office & Institutional District for approximately 2.00 +/- acres located at 8905, 8907, & 8909 Clinton Rd., as shown in Exhibit "A". Boundaries of the proposed rezoning are also delineated in a survey provided in the attachments. This parcel currently contains two accessory structures and one trailer utilized for office space. The intent of the request is to use the land for office space for the applicant's insurance business.

PROPERTY INFORMATION

OWNER/APPLICANT: Danny & Lorie Johnson
(Owners & Applicants)

ADDRESS/LOCATION: Located at 8905, 8907, & 8909 Clinton Rd. Refer to Exhibit "A", Location and Zoning Map. REID number(s): 1405268512000, 1405269179000, & 1405266357000.

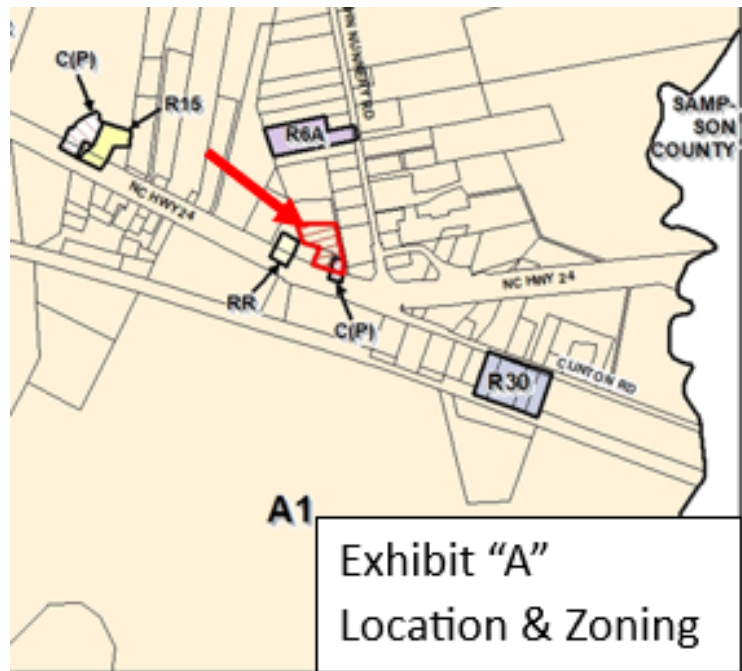
SIZE: The parcel contains approximately 2.00 +/- acres. Road frontage along Clinton Road is 250 +/- feet. The property is approximately 409 +/- feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District & C(P) Planned Commercial District. A1 Agricultural District is designed 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. C(P) Planned Commercial District is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations between the commercial area and the contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement.

EXISTING LAND USE: The subject parcel currently holds an office trailer and 2 metal accessory structures. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Single-family homes
- **East:** Single-family homes
- **West:** Farmland, and single-family homes
- **South:** Farmland, 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 hydric and/or hydric inclusion soils present on the property. Stedman water is the water utility provider, and the site will be served by private septic.



Exhibit "B"
Existing & Surrounding
Land Use

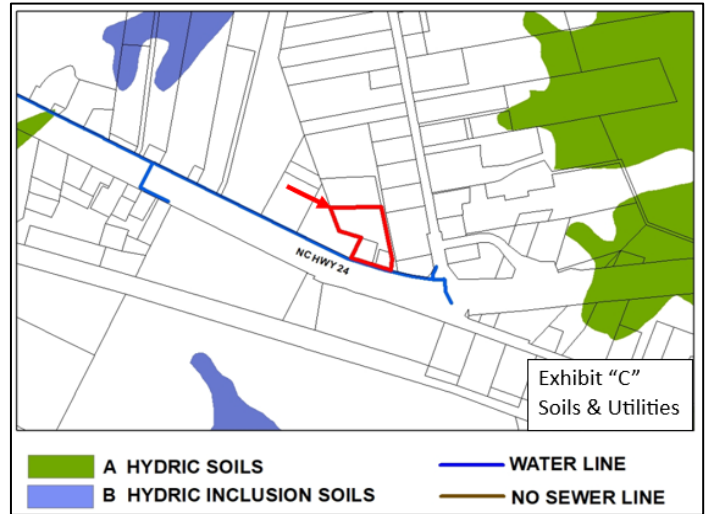


Exhibit "C"
Soils & Utilities

TEN YEAR ZONE CASE HISTORY:

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

- P14-25: A1 to C(P), Approved.
- P21-10: C(P) to A1, Approved.

DEVELOPMENT REVIEW:

Prior to issuance of building permits, a non-residential site plan submittal will be required for review to the Current Planning Division of the Planning & Inspections Department that demonstrates compliance with the Cumberland County Zoning and/or Subdivision Ordinance.

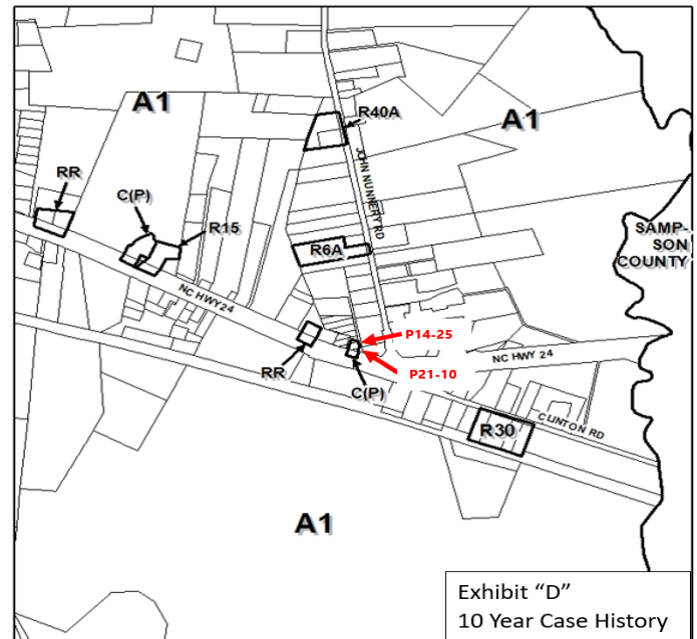


Exhibit "D"
10 Year Case History

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	C(P) (Existing Zoning)	O&I(P) (Proposed)
Front Yard Setback	50 feet	50 feet	35 feet
Side Yard Setback	20 feet	30 feet	15 feet
Rear Yard Setback	50 feet	30 feet	20 feet
Lot Area	2 Acres	n/a	n/a
Lot Width	100'	n/a	n/a

Development Potential:

Existing Zoning (A1 & C(P))	Proposed Zoning (O&I(P))
1 dwelling unit	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.

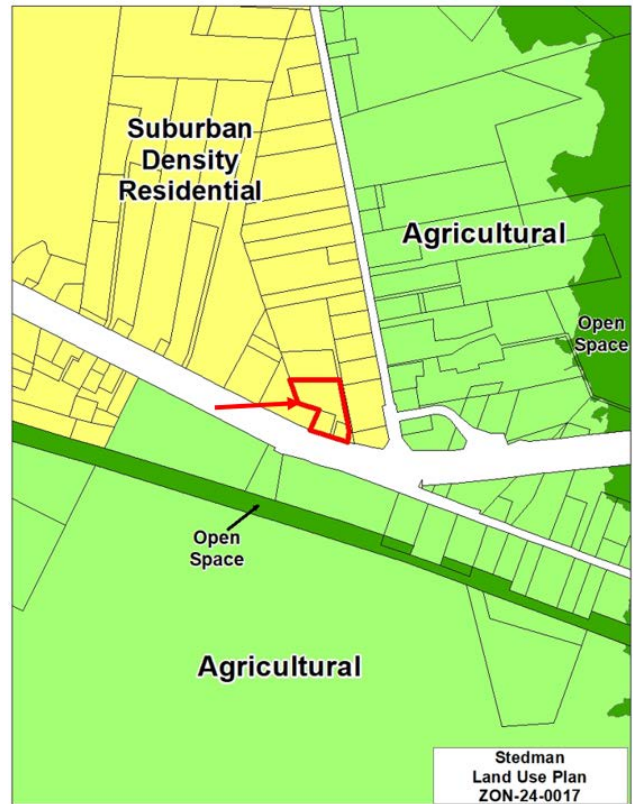
COMPREHENSIVE PLANS:

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

The proposed rezoning request is not consistent with the adopted land use plan.

Future Land Use Classification Development Goals:

- The intent of this classification (Suburban Density Residential) 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 (Stedman Area Land Use Plan 2020, p. 42).
- The Office & Institutional land use classification allows for general office and institutional uses that may serve as a buffer between commercial and residential uses (Stedman Area Land Use Plan, p. 42).
- Location Criteria for O&I: (1) Public water and sewer is preferred; (2) Direct access to a collector street is preferred; (3) if not developed in an office park, should serve as a transition between commercial and residential uses; (4) Must be located on a sufficient site that provides adequate area for buffering screening, and landscaping (Stedman Area Land Use Plan 2020, p. 48).
- Location Criteria for Suburban Density Residential: (1) Septic system allowed based on soil type, lot size, and distance from public sewer; (2) Must have direct access to a public street; (3) Must not be located in any defined critical area as defined by the Fort Bragg Small Area Study (Cumberland County Land Use Policies Plan 2009, p. 5)



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Sewer lines are not available near the subject property. Water lines for the Stedman water utility are shown on Exhibit "C" and are along the front of the property. The trailer is currently served by an existing on-site septic system. Any future development must receive appropriate Environmental Health permits, and the lot size must meet the minimum area necessary to accommodate the required system.

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, 8905, 8907, & 8909 Clinton Road, is located outside of FAMPO boundaries. As such, no available data was present to ascertain traffic impacts.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Stedman Primary	162	146
Stedman Elementary	358	268
Mac Williams Middle	1164	1174
Cape Fear High	1476	1598

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

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

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The site is not located in an overlay or special district.

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 rezoning. There are no conditions proposed at this time.

STAFF RECOMMENDATION

In Case ZON-24-0017, Planning and Inspections staff **recommends denial** of the rezoning request from A1 Agricultural District & C(P) Planned Commercial District to O&I(P) Planned Office and Institutional District. Staff finds the request is not consistent with the Stedman Area Land Use Plan which calls for “Suburban Density Residential” at this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

- Attachments:
 Notification Mailing List
 Application
 Survey

ATTACHMENT – MAILING LIST

THORNESS, RANDALL DAVID;NANCY, LEE 9065 CLINTON RD AUTRYVILLE, NC 28318	SUTTON, LARRY OWEN TRUSTEE;SUTTON, BETTY CASHWELL TRUSTEE PO BOX 156 AUTRYVILLE, NC 28318	JOHNSON, DANNY;JOHNSON, LORIE 531 CEDAR LAKE LN CLINTON, NC 28328
JOHNSON, DANNY MARTIN;JOHNSON, L 531 CEDAR LAKE LANE CLINTON, NC 28328	JOHNSON, DANNY;JOHNSON, LORIE 531 CEDAR LAKE LN CLINTON, NC 28328	JOHNSON, DANNY;JOHNSON, LORIE 531 CEDAR LAKE LN CLINTON, NC 28328
JOHNSON, DANNY MARTIN;JOHNSON, LORIE ANN 531 CEDAR LAKE LANE CLINTON, NC 28328	WOOTEN, LEROY ANTHONY 634 MONAGAN ST FAYETTEVILLE, NC 28301	CITY OF FAYETTEVILLE 433 HAY ST FAYETTEVILLE, NC 28301
AUTRY, TERESA JOHNSON 704 TAMARACK DR APT 5110 FAYETTEVILLE, NC 28311	JIMENEZ, SUSAN MAVROPOULOS 224 NEW ELLENTON RD FAYETTEVILLE, NC 28312	CSX TRANSPORTATION INC TAX DEPT 500 WATER ST C910 JACKSONVILLE, FL 32202
MATTHEWS, MICHAEL RAY;MATTHEWS, PEGGY LYNN 8329 ARABIA RD LUMBER BRIDGE, NC 28357	NC DEPT OF TRANSPORTATION 1546 MAIL SERVICE CTR RALEIGH, NC 27699	N C DEPT OF TRANSPORTATION 1546 MAIL SERVICE CTR RALEIGH, NC 27699
BARRETT, MICHAEL W;BARRETT, CARLA B 9010 CLINTON RD STEDMAN, NC 28391	HARRIS, SHEILA ELAINE 331 JOHN NUNNERY RD STEDMAN, NC 28391	UNDERWOOD, WALTER F;UNDERWOOD, 246 JOHN NUNNERY RD STEDMAN, NC 28391
NUNNERY, JOHN STEVEN PO BOX 225 STEDMAN, NC 28391	NUNNERY, ROBERT L;NUNNERY, JUNE B 9021 OMA LN STEDMAN, NC 28391	UNDERWOOD, WALTER F;UNDERWOOD, 256 JOHN NUNNERY RD STEDMAN, NC 28391
ULRICH, MIRIAM L;ULRICH, TROY ORREN 156 RED ROSE DRIVE STEDMAN, NC 28391	SOTO, MIKE;TORRES, MIKE;SOTO, MATTHEW ALEXANDER;SOTO, MICHAEL ANTHONY 336 JOHN NUNNERY ROAD STEDMAN, NC 28391	MAVROPOULOS, VIRGINIA P 253 JOHN NUNNERY RD STEDMAN, NC 28391
HALL, ROY HINTON;BULLARD, LISA HALL 160 JOHN NUNNERY STEDMAN, NC 28391	JOHNSON, REESE P 8813 CLINTON RD STEDMAN, NC 28391	BROCK, JOHN A;BROCK, LINDA H PO BOX 129 STEDMAN, NC 28391
KNUDSEN, TONY E;KNUDSEN, ALISA N 9057 OMA LN STEDMAN, NC 28391	AUTRY, DIANE H;AUTRY, DALE E 207 JOHN NUNNERY RD STEDMAN, NC 28391	MAVROPOULOS, VIRGINIA P 253 JOHN NUNNERY RD STEDMAN, NC 28391

BENNETT, JERRY ALLEN
268 JOHN NUNNERY RD
STEDMAN, NC 28391

JOHNSON, BARBARA
8731 CLINTON RD
STEDMAN, NC 28391

FAIRCLOTH, KAREN LIFE ESTATE
200 JOHN NUNNERY ROAD
STEDMAN, NC 28391

STAMPS, RANDY W
221 JOHN NUNNERY RD
STEDMAN, NC 28391

HALL, ROY G;HALL, ELIZABETH J
355 JOHN NUNNERY RD
STEDMAN, NC 28391

HOGAN, POLLY A
8654 CLINTON RD
STEDMAN, NC 28391

BARRETT, MICHAEL W;BARRETT, CARLA B
9010 CLINTON RD
STEDMAN, NC 28391

MAVROPOULOS, VIRGINIA JOHNSON
253 JOHN NUNNERY RD
STEDMAN, NC 28391

NUNNERY, JEWELL
394 JOHN NUNNERY RD
STEDMAN, NC 28391

UNDERWOOD, WALTER F;UNDERWOOD,
PAMELA F
256 JOHN NUNNERY RD
STEDMAN, NC 28391

CLAY, DANIEL;CLAY, KENISHA LYNN
MCNAIR
220 JOHN NUNNERY RD
STEDMAN, NC 28391

AUTRY, DALE EDWARD;AUTRY, LENA
DIANE
207 JOHN NUNNERY RD
STEDMAN, NC 28391

NUNNERY, ROBERT;NUNNERY, JUNE
9021 OMA LN
STEDMAN, NC 28391

NUNNERY, JOHN STEVEN;CYNTHIA
DENISE NUNNERY TYNDALL
PO BOX 225
STEDMAN, NC 28391

BENNETT, RACHEL N
254 JOHN NUNNERY RD
STEDMAN, NC 28391

NUNNERY, GREGORY PRESTON
144 JOHN NUNNERY RD
STEDMAN, NC 28391

MORRISON, AUDREY WEAVER
9047 CLINTON RD
STEDMAN, NC 28391

KNUDSEN, TONY E;KNUDSEN, ALISA N
9057 OMA LN
STEDMAN, NC 28391

BIGSBY, SADIE N
312 JOHN NUNNERY RD
STEDMAN, NC 28391

JOHNSON, BARBARA
8731 CLINTON RD
STEDMAN, NC 28391

NUNNERY, JOHN P;NUNNERY, HELEN S
9020 OMA LN
STEDMAN, NC 28391

MORRISON, AUDREY WEAVER
9047 CLINTON RD
STEDMAN, NC 28391

BELDEN, ZACHRY DANIEL;CARPENTER,
PATRICIA AMITTIE
241 JOHN NUNNERY ROAD
STEDMAN, NC 28391

HOLLINGSWORTH, HUGH OLIVER
377 JOHN NUNNERY RD
STEDMAN, NC 28391

WATSON, JOHN K;WATSON, LORA L.
153 JOHN NUNNERY RD
STEDMAN, NC 28391

FAIRCLOTH, HERMAN RICHARD LIFE
ESTATE;FAIRCLOTH, VERNIE NUNNERY
LIFE ESTATE
256 JOHN NUNNERY ROAD
STEDMAN, NC 28391

CLAY, DANIEL;CLAY, KENISHA LYNN
MCNAIR
220 JOHN NUNNERY RD
STEDMAN, NC 28391

MAVROPOULOS, VIRGINIA
253 JOHN NUNNERY RD
STEDMAN, NC 28391

BROCK, JOHN A;LINDA, H
PO BOX 129
STEDMAN, NC 28391

WATSON, JOHN KEITH;WATSON, LORA L.
153 JOHN NUNNERY RD
STEDMAN, NC 28391

KNUDSEN, TONY;KNUDSEN, ALISA N
9057 OMA LN
STEDMAN, NC 28391

MCNEILL, ALTON HAROLD;MCNEILL,
SHIRLEY ANN
916 BLOODSTONE CT
STEDMAN, NC 28391

AUTRY, DALE E;AUTRY, DIANE H
207 JOHN NUNNERY RD
STEDMAN, NC 28391

NUNNERY, JEWEL C
394 JOHN NUNNERY RD
STEDMAN, NC 28391

PATTERSON, ALICEN GODWIN
319 JOHN NUNNERY RD
STEDMAN, NC 28391

JOHNSON, REUBEN G
8705 CLINTON RD
STEDMAN, NC 28391

ATTACHMENT: APPLICATION



CASE #: _____
PLANNING BOARD MEETING DATE: _____
DATE APPLICATION SUBMITTED: _____

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 County 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)678-7627 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 CP + A1 to O + I
2. Address of Property to be Rezoned: ^{PMS 8905 & 8909} 8907 CLETON ROAD, STEPHAN, NC 28391
3. Location of Property, details: ^{EAST} 1 MILE FROM AURUSVILLE, NC ON
HWY 24
4. Parcel Identification Number (PIN #) of subject property: 1405-26-8512
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2 Frontage: 250 Depth: 409.68
6. Water Provider: Well: _____ PWC: _____ Other (name): AURUSVILLE TOWNSHIP
7. Septage Provider: Septic Tank PWC _____
8. Deed Book 11944, Page(s) 0863, 0865, 0867, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: VACANT BUILDINGS ON SITE
10. Proposed use(s) of the property: OFFICE SPACE
11. Do you own any property adjacent to or across the street from this property? 8869 CLETON RD STEPHAN, NC 28391
Yes No _____ If yes, where? BEHIND AND BESIDE
12. Has a violation been issued on this property? Yes _____ No 8847 CLETON RD STEPHAN, NC 28391

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.

DARWIN M. JOHNSON
NAME OF OWNER(S) (PRINT OR TYPE)

8848 CLINTON ROAD, STEDMAN, N.C. 28391
ADDRESS OF OWNER(S)

910-824-4472 910-824-4472
HOME TELEPHONE # WORK TELEPHONE #

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

1003 HAWK STREET, SUITE 1, FAYETTEVILLE, N.C. 28305
ADDRESS OF AGENT, ATTORNEY, APPLICANT

STEVE.BUNCE1@MCRABIZ.COM
E-MAIL

HOME TELEPHONE # 910-484-1600
WORK TELEPHONE #

Darwin M. Johnson/Lorie Johnson Lorie Johnson
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Darwin M. Johnson/Lorie Johnson
SIGNATURE OF OWNER(S)

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

ATTACHMENT: SURVEY

CUMBERLAND COUNTY, NORTH CAROLINA
I, A. NOTARY PUBLIC OF THE COUNTY AND STATE
AFFRÉSARD, CERTIFY

DANNY JOHNSON, LORIE JOHNSON, RONALD JOHNSON

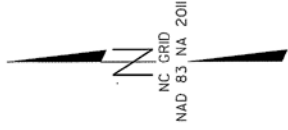
PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED TO ME THAT THEY WERE THE
INSTRUMENT WITNESSES BY HAND AND OFFICIAL STAMP
AND SEAL THIS 26th DAY OF MARCH, 2024

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES June 23, 2027

The division of property shown and described
herein is exempt from the Cumberland County
Superior Court's jurisdiction for the purpose of
confirmation by definition and/or
admission of title to the land and/or
Cumberland County Planning &
Inspection Department
Director/Assistant Director
Date: 3/27/24

Review of this plat conforms with
North Carolina General Statutes, Chapter 40B, which
provides that the plat is correct and that the
survey was conducted in accordance with the
requirements of the statute. The survey
is subject to all applicable Federal, State and
local laws, statutes, ordinances and codes.
Cumberland County Planning & Inspection Dept.



LINE	BEARING	DISTANCE
L1	N 75° 37' 36" W	27.99'
L2	N 75° 15' 39" W	20.15'
L3	N 75° 15' 31" W	37.33'
L4	N 74° 08' 04" W	28.62'
L5	N 72° 59' 44" W	37.38'
L6	N 73° 00' 02" W	20.01'
L7	S 74° 22' 30" E	171.39'
L12	N 15° 03' 41" E	113.81'
L9	S 71° 25' 38" E	75.54'
L10	S 10° 51' 41" E	42.92'
L11	S 07° 49' 35" W	72.62'

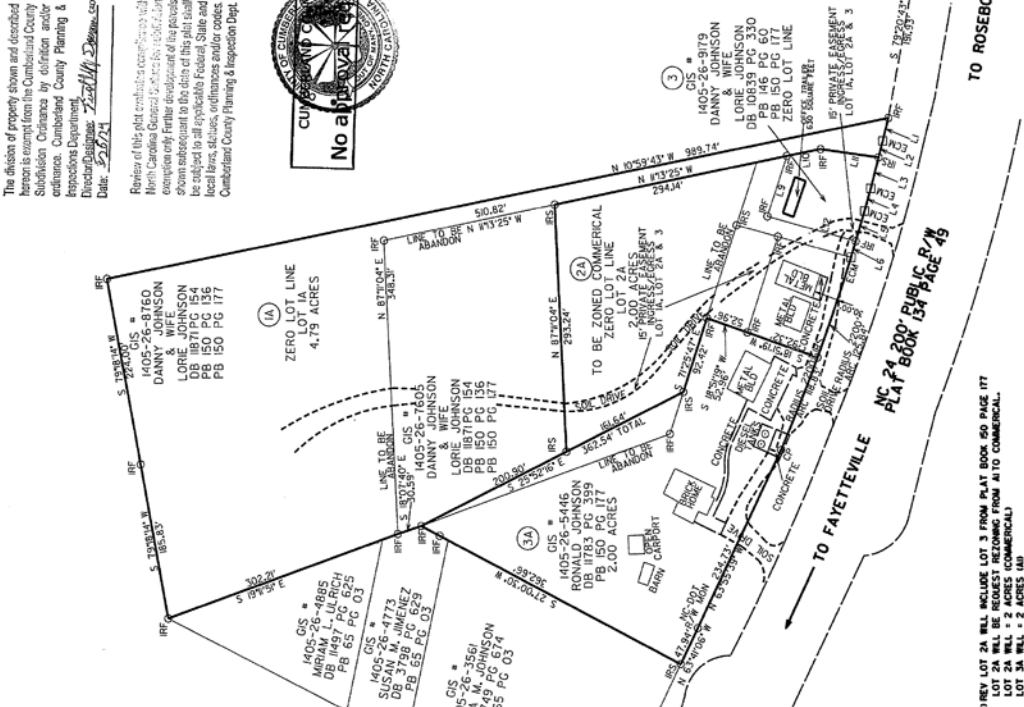
I, GEORGE L. HART, CERTIFY THAT THIS PLAT WAS PREPARED UNDER
MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTIONS
AS RECORDED IN DEED BOOK 1871 PAGE 154, DEED BOOK 1183 PAGE 399
PLAT BOOK 50 PAGE 136 AND PLAT BOOK 134 PAGE 49, PLAT BOOK 150 PAGE 171.
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH
AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
PRECISION AS CALCULATED IS BETTER THAN 1/4000TH THAT THIS MAP WAS PREPARED
IN ACCORDANCE WITH G.S. 42-30 AS AMENDED.
I FURTHER CERTIFY THAT THIS SURVEY OF ANOTHER CATEGORY, SUCH AS THE
RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER
EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION,
WITNESS MY HAND AND SEAL THIS 25TH DAY OF MARCH, 2024.



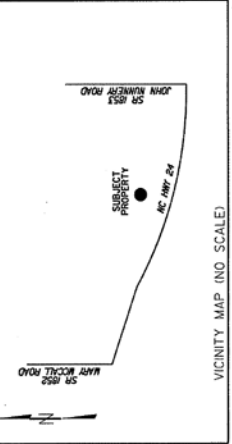
PROFESSIONAL LAND SURVEYOR L-5390
FILED Mar 27, 2024 11:28:34 AM
CUMBERLAND COUNTY, NC
INSTRUMENT # 08595
RECORDING # 21.00
EXCISE TAX (None)

RECOMBINATION PLAT
OF THE LANDS OF
**DANNY JOHNSON &
WIFE LORIE JOHNSON &
RONALD EVANDER JOHNSON**
#8947, 8901, 8905, 8907, CLINTON ROAD
CEDAR CREEK TOWNSHIP - ZONE AI
CUMBERLAND COUNTY, NORTH CAROLINA
PARCEL # 1405-26-7605
DEED REFERENCE - DB 1183 PAGE 399
PLAT REFERENCE - PB 150 PG 136
PLAT REFERENCE - DB 1183 PAGE 154
PLAT REFERENCE - PB 150 PG 136

SALT WATER SURVEYING
FIRM LICENSE #: FIRM # P-2791
GEORGE L. HART, PLS L-5390
1592 VILLAGE POINT ROAD SW, SHALLOTTE, NC
PHONE 910-309-2704
DATE: 3/03/2024 SURVEYED BY: GLH
SCALE: 1" = 100' DRAWN BY: GLH
JOB # 29



1" = 100'



GENERAL NOTES:
1. ALL BEARINGS ARE BASED UPON NAD83/2011
2. ALL DISTANCES ARE HORIZONTAL GROUND IN
US SURVEY FEET UNLESS OTHERWISE NOTED.
3. ALL COORDINATES ARE NAD83/2011 UNLESS
OTHERWISE NOTED.
4. VISUAL REFERENCE ONLY AND HAVE NOT BEEN SURVEYED
BY THIS SUBDIVISION SURVEY.
5. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED
6. FEMA FLOOD MAP BENTRIES, PARCEL AS BEING IN FIRM
ZONE AE, COMMUNITY PANEL 3720064000, 08/28/2018
7. THIS SURVEY IS SUBJECT TO ANY FACTS DISCLOSED BY
A FULL AND ACCURATE TITLE SEARCH.
8. AREA COMPUTED BY COORDINATE METHOD.
9. NO UNDERGROUND UTILITIES WERE
LOCATED OR IDENTIFIED BY THIS SURVEY.
10. ZONING (AI)
11. LOTS 1A, 2A, 3 = ZERO LOT LINE
STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, George L. Hart, REVIEW OFFICER
OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS
FOR RECORDING.
George L. Hart 3/26/24
REVIEW OFFICER DATE

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND
SURVEYED IS WITHIN THE JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT
AND ALLOTMENT IS NOT OR FREE ACT AND DEED
FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT

[Signature]
OWNER'S SIGNATURE - DANNY JOHNSON & LORIE JOHNSON
RONALD EVANDER JOHNSON
GPS CONTROL NOTES:
GPS CONTROL USED FOR THIS PROJECT BASED OFF
OF THE FOLLOWING DATA:
1. CLASS OF SURVEY B
2. TYPE OF FIELD PROCEDURE IRS
3. DATE OF SURVEY 1/03/24
4. GPS AS SURVEY FEET
5. COMBINED GRID FACTOR 0.99998665

- LEGEND
- ESM --- EXISTING CONCRETE MONUMENT
 - DB --- DEED BOOK
 - DB --- MAP BOOK
 - RF --- IRON ROD FOUND
 - RF --- IRON ROD SET
 - RF --- PINCHED IRON FOUND
 - RF --- IRON PIPE FOUND
 - CP --- COMPUTED POINT
 - SURVEYED BOUNDARY LINE
 - NON-SURVEYED LINES
 - FROM DEEDS OR PLATS
 - EASEMENT LINE
 - SOL/GRAVEL
 - CONCRETE/PAVEMENT

NOTE: INTERIORY LOT 2A WILL INCLUDE LOT 3 FROM PLAT BOOK 50 PAGE 177
LOT 2A WILL BE REDEVELOPED FROM A1 TO COMMERCIAL
LOT 2A WILL BE 2 ACRES COMMERCIAL
LOT 2A WILL BE 4.79 ACRES AI



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

SUBJECT: ELECTION OF OFFICERS



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF MAY 21, 2024

TO: JOINT PLANNING BOARD

**FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS
DEPARTMENT**

DATE: 5/21/2024

SUBJECT: RECOGNITION OF OUTGOING MEMBERS