

Clarence Grier
County Manager

Sally Shutt
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA

June 18, 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
 - A. **MINUTES OF MAY 21, 2024**
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- B. **ZNG-002-24: Rezoning Request of 29.68 +/- acres of the PND Planned Neighborhood District to R5 Residential/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)**
- C. **ZNG-005-24: Conditional Zoning of 8.3661 +/- acres to C(P)/CZ Planned Commercial with Conditional Zoning or to a more restrictive zoning district, located at 630 Chicken Foot Rd REID 0423219686000, submitted by Tina Arcuri with Coastal Sign Services, Inc (agent) on behalf of WAWA North Carolina, LLC (owner).(Hope Mills)**
- D. **ZON-24-0018: Rezoning from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for Lots 6, 8 and 10 of the MM Winters Subdivision, for 1.1 +/- acres located at the southeast corner of the intersection of Warfield and Elizabeth Streets; submitted by J. Carl Manning (Agent) on behalf of King Hospitality Inc. (Owner). (Spring Lake)**
- E. **ZON-24-0019: Rezoning from A1 Agricultural District to R20 Residential District or to a more restrictive zoning district for 8.92 +/- acres; located at 1312, 1314, and 1338 Sand Hill Road, submitted by Mike Adams (Agent) on**

**behalf of Bridgitte Keim, Jerod Hicks, Douglas Hicks, Ramona Raeford, and
Angela Battle (Owners).**

VIII. PUBLIC MEETING CONTESTED ITEMS

IX. PUBLIC MEETING ITEM

X. DISCUSSION

F. NORTH CENTRAL AREA LAND USE PLAN

G. RECOGNITION OF OUTGOING MEMBERS

H. ELECTION OF OFFICERS

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 JUNE 18, 2024

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPT

DATE: 6/18/2024

SUBJECT: MINUTES OF MAY 21, 2024

ATTACHMENTS:

Description

MINUTES OF MAY 21, 2024

Type

Backup Material



Cumberland County Joint Planning Board

MINUTES

May 21, 2024

Members Present	Members Absent	Others Present
Mrs. Jami McLaughlin, Chair	Mrs. Susan Moody	Mr. Rawls Howard, Director
Mr. Tom Lloyd, Vice-Chair	Mr. James Baker	Mr. David Moon, Deputy Director
Mr. Stan Crumpler		Mr. Rick Moorefield, County Attorney
Mr. Gary Burton		Mrs. Cherice Hill
Mr. Todd Mobley		Mr. Richard Fagan
Mr. Mark Williams		
Mr. William Walters		
Ms. Kasandra Herbert		

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

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

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

Mr. Howard advised that the Town of Hope Mills has requested to defer Case ZNG-002-24 to the June 18th, 2024 Joint Planning Board meeting.

Mr. Mobley made a motion, seconded by Mr. Walters to approve the deferral. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF APRIL 16, 2024

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

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Chairwoman McLaughlin read the welcome and rules of procedure.

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **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)**

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.

In Case ZNG-003-24, Mr. Burton made a motion, seconded by Mr. Lloyd to recommend 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. Unanimous approval.

- B. **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)**

In Case 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.

In Case ZNG-004-24, Mr. Burton made a motion, seconded by Mr. Lloyd to recommend 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. Unanimous approval.

- C. **ZON-24-0003:** Rezoning from O&I Office and Institutional District to R-5 Residential District or to a more restrictive zoning district for .34 +/- acres; located at 201 Ruth Street, submitted by Phyllis Way (Owner). **(Spring Lake)**

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.

In Case ZON-24-0003, Mr. Burton made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from O&I Office and Institutional District to R-5 Residential District. The Board finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for “High Density Residential” at this location. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

- D. **ZON-24-0014:** Rezoning from R-6A Residential District and R-10 Residential District to R-10 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)**

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.

In Case ZON-24-0014, Mr. Burton made a motion, seconded by Vice Chair Lloyd to recommend approval of the rezoning request from R-6A Residential District & R-10 Residential District to R-10 Residential District. The Board finds that the request is consistent with the Spring Lake Area Land Use Plan. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

- E. **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)**

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.

In Case ZON-24-0015, Mr. Burton made a motion, seconded by Vice Chair Lloyd to recommend approval of the rezoning request from RR Rural Residential District to A1 Agricultural District. The Board finds that the request is consistent with the Eastover Area Land Use Plan which calls for “Suburban Density Residential” at this location. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

- F. **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).

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.

In Case ZON-24-0016, Mr. Burton made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District to C1(P) Planned Local Business District. The Board finds that the request is consistent with the South-Central Land Use Plan which calls for “Light Commercial” at this location. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

VIII. PUBLIC MEETING CONTESTED ITEM

REZONING CASES

- G. **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).

Mr. Moon presented the case information.

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.

The Board and Staff discussed the rezoning request and noted this case was continued from the April meeting.

Mr. Moon explained that Mr. Ronnie Davis modified the application to change the use from a barber shop to self-storage. He stated that the Planning Staff’s recommendation from the previous meeting remains unchanged with a denial recommendation. The denial of the request from C1(P)CU to C1(P), despite the change in the proposed use by the applicant, would still be inconsistent in character and harmony with the area and with the current land use plan.

Mr. Williams inquired about the initial zoning request and if the County’s Sherrif’s Department had any input with the current zoning. Mr. Williams explained that he would need more information to deny the request.

Mr. Howard stated that he did not believe there were any current concerns with the Sherrif’s Department.

Mr. Lloyd asked the staff questions about the rezoning proposed location and stated concerns about the street being a dead-end road.

Mr. Howard addressed the question about the road and echoed concerns about road access and neighborhood character.

There were no speakers for or against the case.

In Case ZON-24-0013, Mr. Lloyd made a motion, seconded by Mr. Burton to recommend 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. The Board finds that the request is not consistent with the Southwest Cumberland Land Use Plan which calls for “Farmland” at this location. The Board 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. The Board voted 7-1 to recommend denial with Mr. Williams voting against the motion.

- H. **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).

Mr. Fagan presented the case information and photos.

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.

Mr. Crumpler asked questions regarding the C(P) zoning of the proposed site and the use.

Mr. Moon explained that a small portion of the site is zoned C(P). He further explained that the response would be better addressed by the applicant as Planning Staff do not have any records to refer to.

Mr. Howard informed the Board that we had one speaker in favor with no one in opposition. He further stated that the speaker in favor is the applicant.

Chairwoman McLaughlin asked the Board if anyone had questions for the applicant.

Chairwoman McLaughlin opened the public meeting.

Mr. Danny Johnson provided the Board information on the property and the reason for his rezoning request. He further stated he needs more space for his insurance business.

Mr. Mobley provided historical information on the Town of Stedman and this particular area. He asked questions regarding the proposed business site to the applicant.

The Staff and Board conversed about the surrounding zoning and character of the area.

Mr. Crumpler asked Mr. Johnson if the business is currently run out of his house and if so, inquired about the type of traffic he receives.

Mr. Johnson explained that he does not receive much traffic. He further explained that his father ran a services station for 47 years in the middle of the road of the proposed site which was later affected by NCDOT road projects.

Mr. Mobley spoke on the County’s current land use plan and how its adoption did not consider what existed in the past. He provided history of the area and explained how the current land use plans are not always aligned with reality. Mr. Mobley stated to the Board and applicant that the Planning Staff are only recommending denial of the rezoning case based on the current land use plan. He further went on to accept the request for rezoning.

Vice Chair Lloyd stated that the traffic would not uptick significantly based on the proposed business planned for the rezoning request. He mirrored Mr. Mobley’s sentiments by recommending approval of the applicant’s request. Mr. Lloyd also mentioned that the A1 district also allows, by right, some basic office uses for surrounding farming areas and that the proposed district is not that intense of a change.

The Board and Staff discussed the lot size and possible additional uses of the applicant’s rezoning site.

Chairwomen McLaughlin closed the public meeting.

In Case ZON-24-0017, Mr. Mobley made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District & C(P) Planned Commercial District to O&I(P) Planned Office and Institutional District. The

Board finds that although the request does not comply with the adopted land use plan, the O&I(P) district allows similar uses allowed by right in the A1 and C(P) district. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

IX. DISCUSSION

Mr. Howard informed the board that Mr. Charles Jones and Ms. Betty Lynd are two new members joining the Joint Planning Board. Their swearing-in will be at the July meeting. He also stated that Mrs. Kasandra Herbert has been reappointed for a second term.

Mr. Howard told the Board that Planning staff would recognize Gary Burton and Susan Moody for their service to the Joint Planning Board at the next meeting.

Mr. Howard provided information on the Hearing room technology upgrades recently approved by the County's ITS department.

Chairwoman McLaughlin requested that the hearing room curtains be cleaned.

Mr. Mobley asked that considering the technology upgrades, would the hearing room become equipped with internet capabilities.

Mr. Howard stated that he could provide a password for internet access in the event it is needed. He further stated he would reach out to the County's ITS for this request.

Chairwoman McLaughlin provided congratulations on behalf of the Board to Sarahgrace Mitchell in the Comprehensive Planning Division on the birth of her first child.

X. ADJOURNMENT

There being no further business, the meeting adjourned at 6:34 pm



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 18, 2024

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPT

DATE: 6/18/2024

SUBJECT: ZNG-002-24: REZONING REQUEST OF 29.68 +/- ACRES OF THE PND PLANNED NEIGHBORHOOD DISTRICT TO R5 RESIDENTIAL/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 Rezoning

Type

Backup Material



STAFF REPORT

REZONING CASE# ZNG-002-24

Planning Board Meeting: 6-18-2024

Hope Mills Board Meeting: 7-15-2024

Address: 3625 Golfview Rd

ZONING REQUEST: R5 Residential with Conditional Zoning (CZ)

The Town of Hope Mills staff received an application, requesting rezoning to R5 Residential with Conditional Zoning (CZ) 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 this area to fall under zero lot line requirements while offering to have landscape buffering 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). 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)

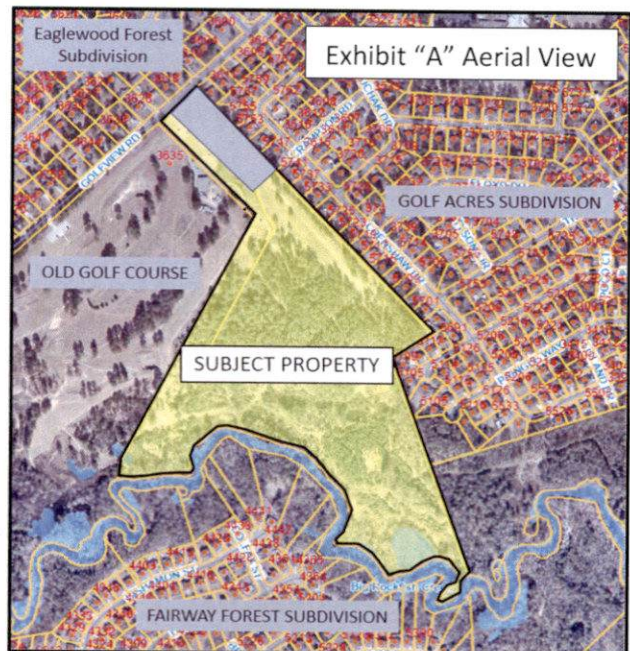
ADDRESS/LOCATION: 3625 Golfview Rd;
REIDs: 0414128716000 & 0414127031000
For additional information on the site location, refer to Exhibit "A"

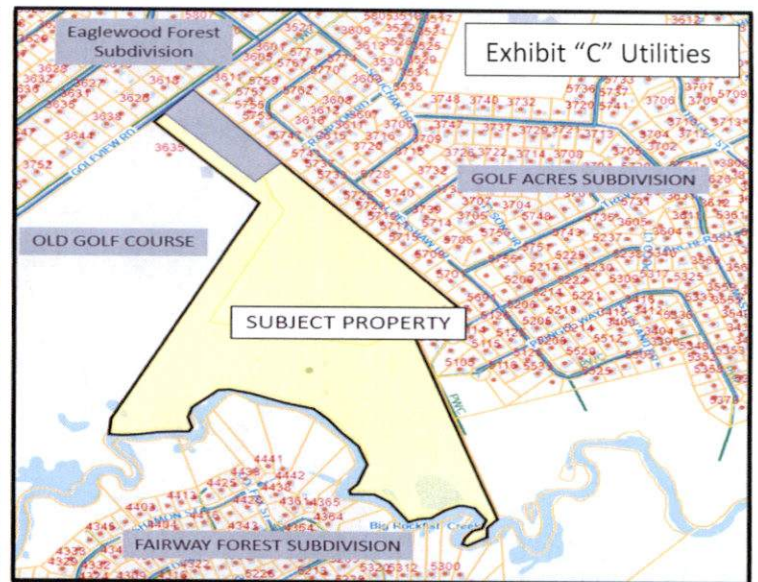
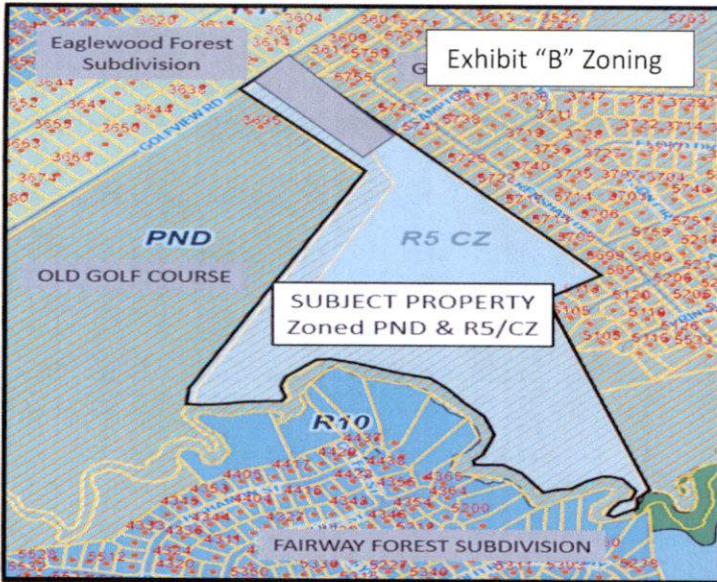
SIZE: As stated above, the subject property 29.68 acres size with varying lengths of depth is being looked at today.

EXISTING ZONING: The subject property is currently zoned under the PND Planned Neighborhood Development with the section of the property that has the apartments being zoned R5 Residential with Conditional Zoning (CZ) 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.

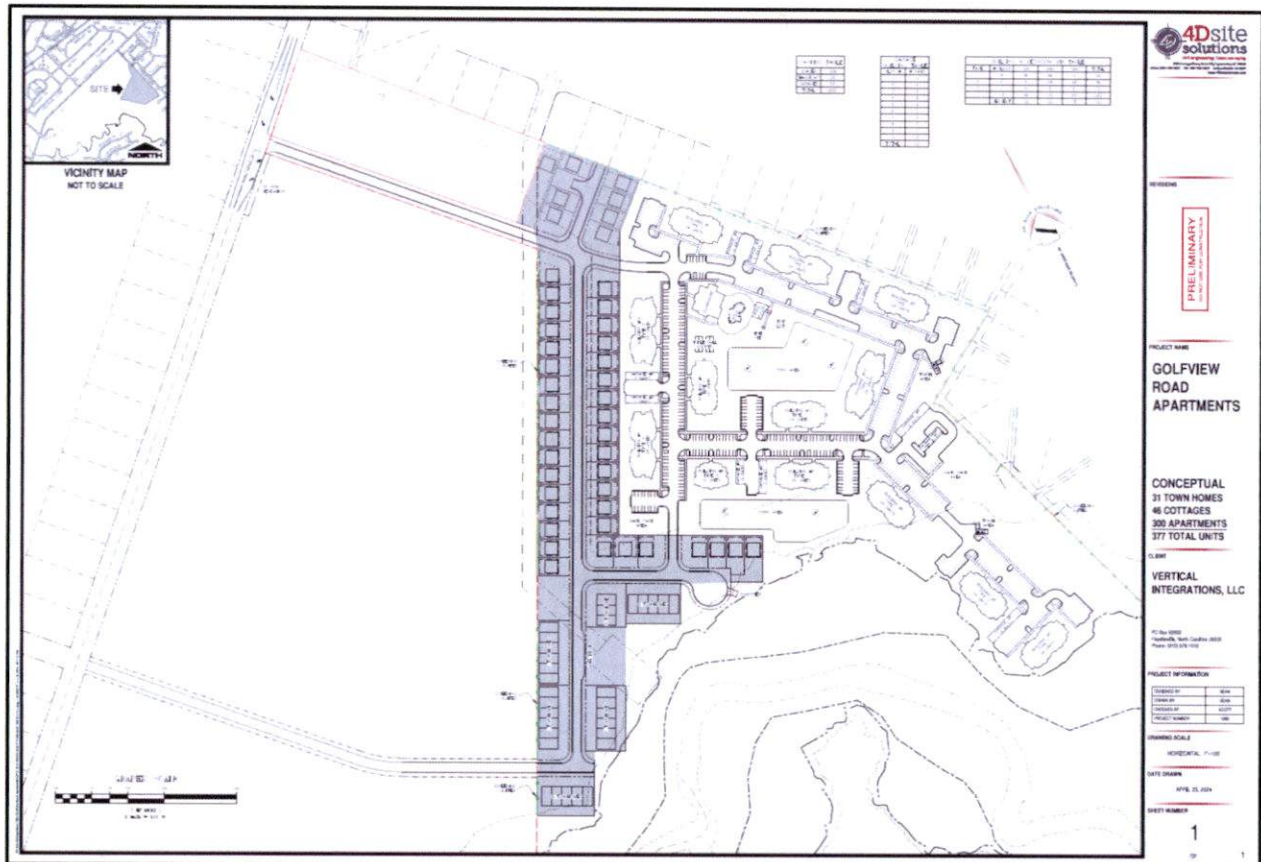
TRAFFIC: FAMPO stated that the subject property will generate enough traffic to place it over its current capacity of 10,200 – 2021 AADT of 12,000, this project will bring it to an estimate of 12,727 trips.

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 R5/CZ Residential Conditional Zoning district and finds that while 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.

Revised
5/16/24
EAW



Town of Hope Mills
◆
Planning Department

CASE #:	<u>ZNE-002-24</u>
ZONING BOARD MEETING DATE:	5/21/24 ^{EAW} <u>6/18/24 EAW</u>
DATE APPLICATION SUBMITTED:	<u>4/9/24</u>
RECEIPT #:	<u>R00024974</u>
RECEIVED BY:	<u>EAW</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 No _____
12. Has a violation been issued on this property? Yes _____ No
13. It is requested that the foregoing property be rezoned FROM: PND
TO: (Select one)
 Conditional Zoning District, with an underlying zoning district of R5/CZ
(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.~~ GAW

- 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

910-391-1577
WORK TELEPHONE

[Signature]
SIGNATURE OF OWNER(S)

[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 @ GOLFOVIEW

\$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

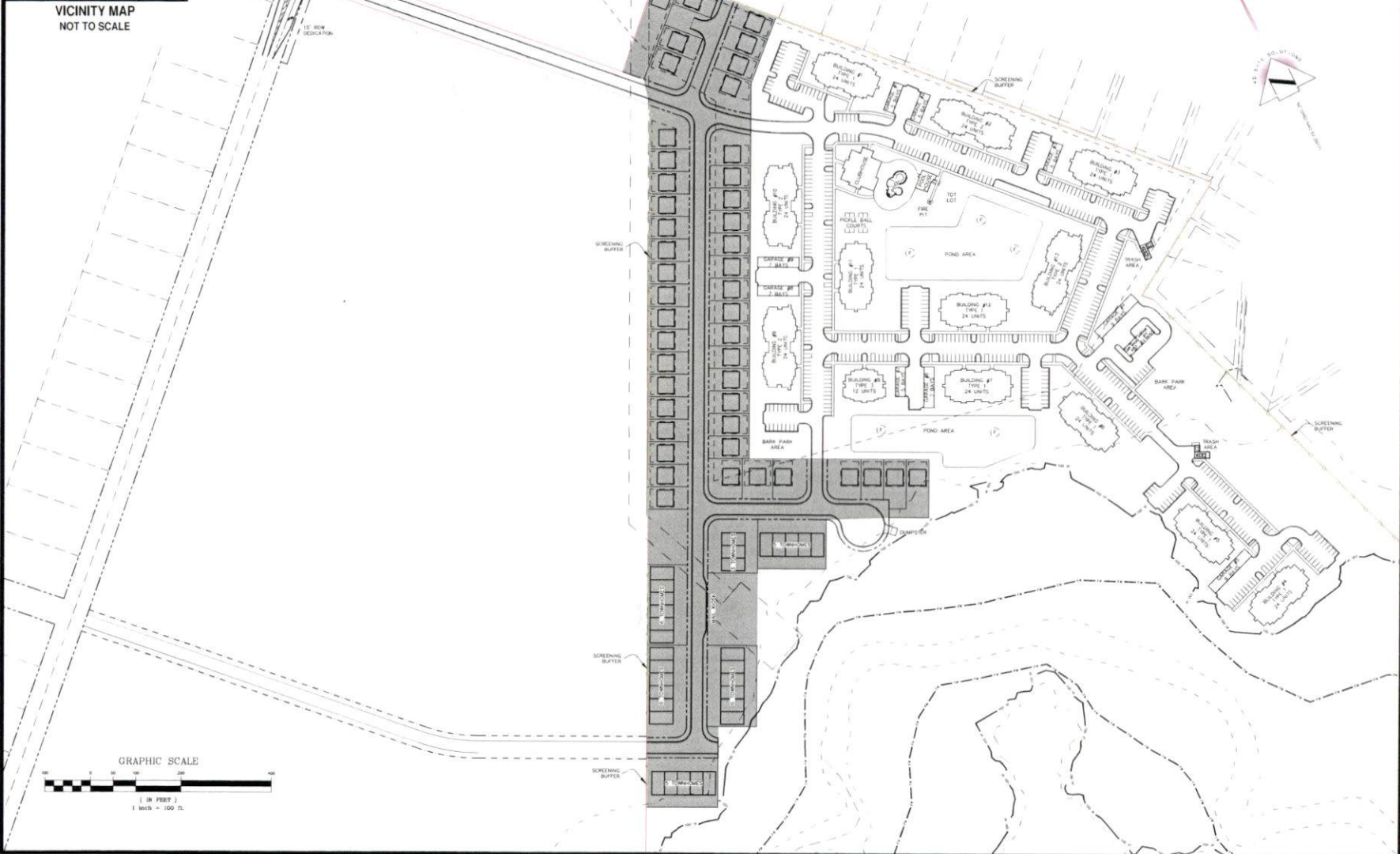


VICINITY MAP
NOT TO SCALE

PARKING TABLE	
SPACES	508
HANDICAP	35
SARAGES	62
TOTAL	605

GARAGE BUILDING TABLE	
BLDG #	# BAYS
1	3
2	3
3	3
4	9
5	9
6	3
7	3
8	7
9	7
10	3
11	3
TOTAL	62

BUILDING & BEDROOM MIX TABLE					
TYP	# BLDGS	1B	2B	3B	TOTAL
1	8	96	96	X	192
2	4	X	48	48	96
3	1	8	8	8	24
	13	96	150	64	300
	PERCENT	32	50	18	100



REVISIONS

PRELIMINARY
FOR USE ONLY CONSULT WITH US

PROJECT NAME

GOLFVIEW ROAD APARTMENTS

CONCEPTUAL
31 TOWN HOMES
46 COTTAGES
300 APARTMENTS
377 TOTAL UNITS

CLIENT

VERTICAL INTEGRATIONS, LLC

PO Box 3352
Fayetteville, North Carolina 28305
Phone: (910) 978-1012

PROJECT INFORMATION

DESIGNED BY	
DRAWN BY	SMK
CHECKED BY	SCOTT
PROJECT NUMBER	198

DRAWING SCALE

HORIZONTAL: 1"=100'

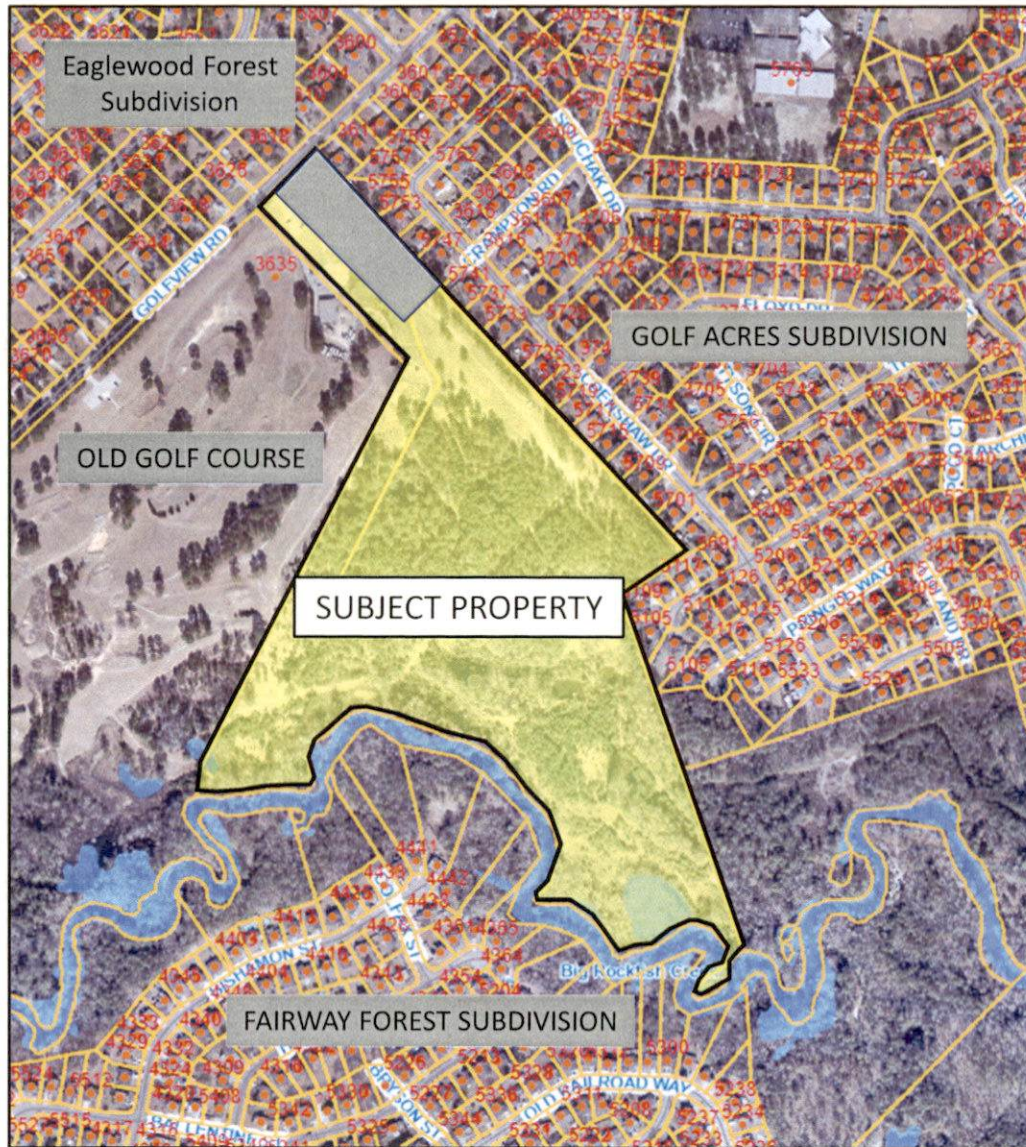
DATE DRAWN

APRIL 23, 2004

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 17, 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 June 18, 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 R5 Residential/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 JUNE 18, 2024

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPT

DATE: 6/18/2024

**SUBJECT: ZNG-005-24: CONDITIONAL ZONING OF 8.3661 +/- ACRES TO C(P)/CZ
PLANNED COMMERCIAL WITH CONDITIONAL ZONING OR TO A
MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 630
CHICKEN FOOT RD REID 0423219686000, SUBMITTED BY TINA
ARCURI WITH COASTAL SIGN SERVICES, INC (AGENT) ON BEHALF
OF WAWA NORTH CAROLINA, LLC (OWNER).(HOPE MILLS)**

ATTACHMENTS:

Description

ZNG-005-24 Rezoning

Type

Backup Material



STAFF REPORT

COND. ZONING CASE# ZNG-005-2024

Planning Board Meeting: 6-18-2024

Hope Mills Board Meeting: 7-15-2024

Address: 630 CHICKEN FOOT RD

ZONING REQUEST: Conditional Zoning for C(P)/CZ

The Town of Hope Mills staff received an application, requesting conditional zoning for 8.3661 +/- acres of land tied to parcel identification number 0423-21-9686. The subject property is the currently undeveloped location of the future WAWA Travel Center. The request is to allow a larger than normally permitted pole sign as well as a larger than normally permitted monument sign as shown in Exhibits "B" and "C." Please refer to the site plan in Exhibit "F" for the desired sign locations. It is adjacent to the existing Circle K fuel station, I95 North, and across from the existing Bojangles restaurant, mostly surrounded by property that is zoned C(P) Planned Commercial. 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:

Coastal Sign Services, Inc (agent) on behalf of WAWA North Carolina, LLC (owners)

ADDRESS/LOCATION:

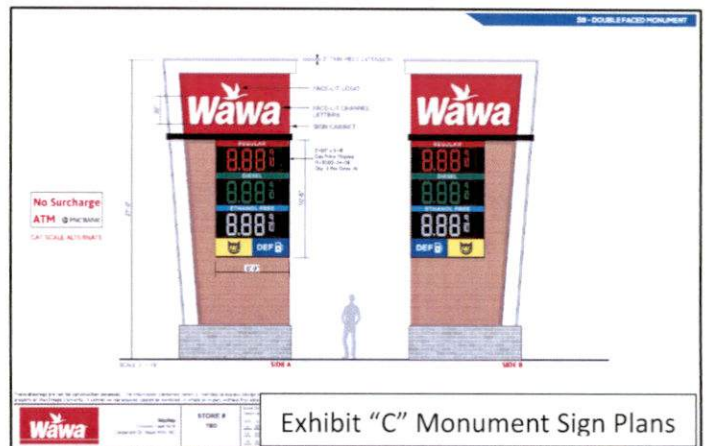
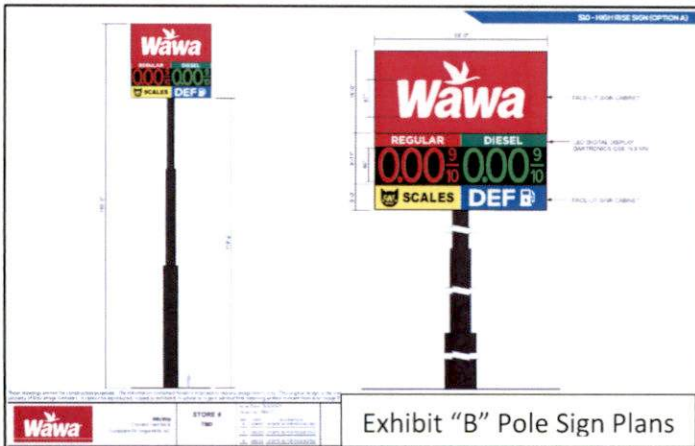
630 Chicken Foot Rd; REID 0423219686000
For additional Information on the site location, refer to Exhibit "A"

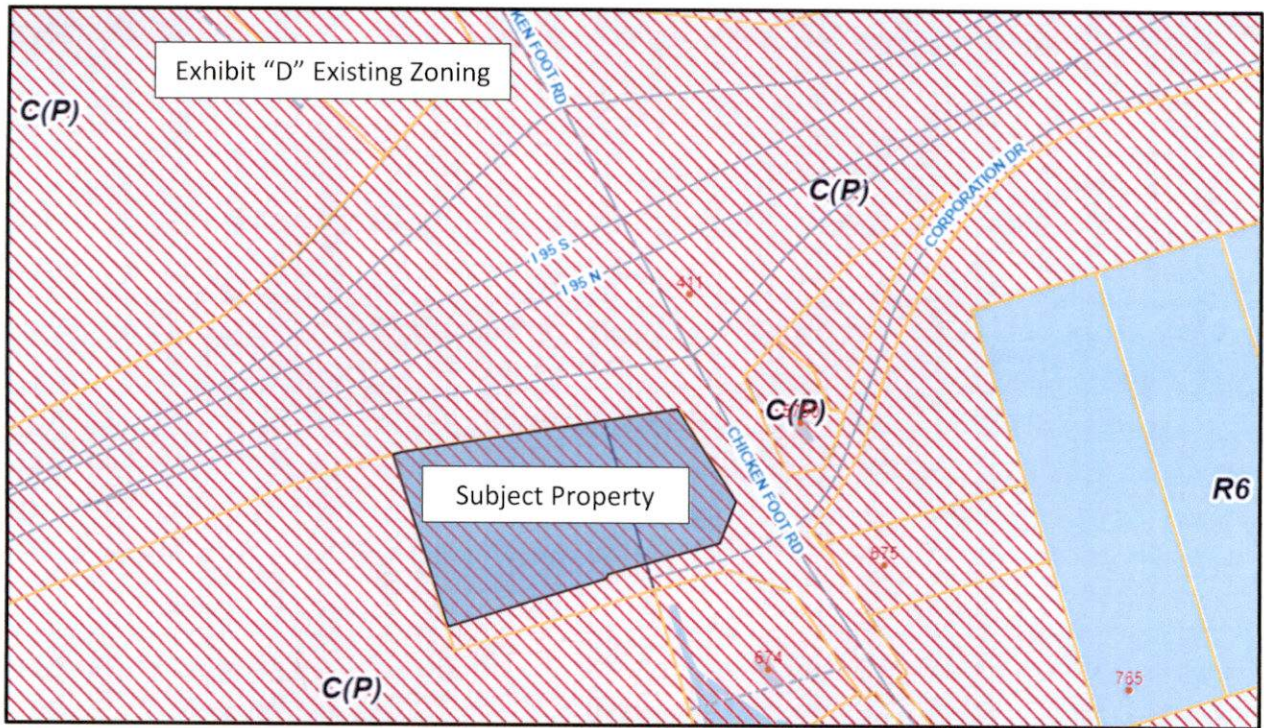
SIZE: As stated above, the subject property 8.3661 acres in size with varying lengths of depth is being looked at today.

EXISTING ZONING: The subject property is currently zoned under the C(P) Planned Commercial Districts with the surrounding adjacent properties all currently under the same zoning of C(P) Planned Commercial Districts. Please refer to Exhibit "D."



EXISTING LAND USE: The subject property is currently vacant.





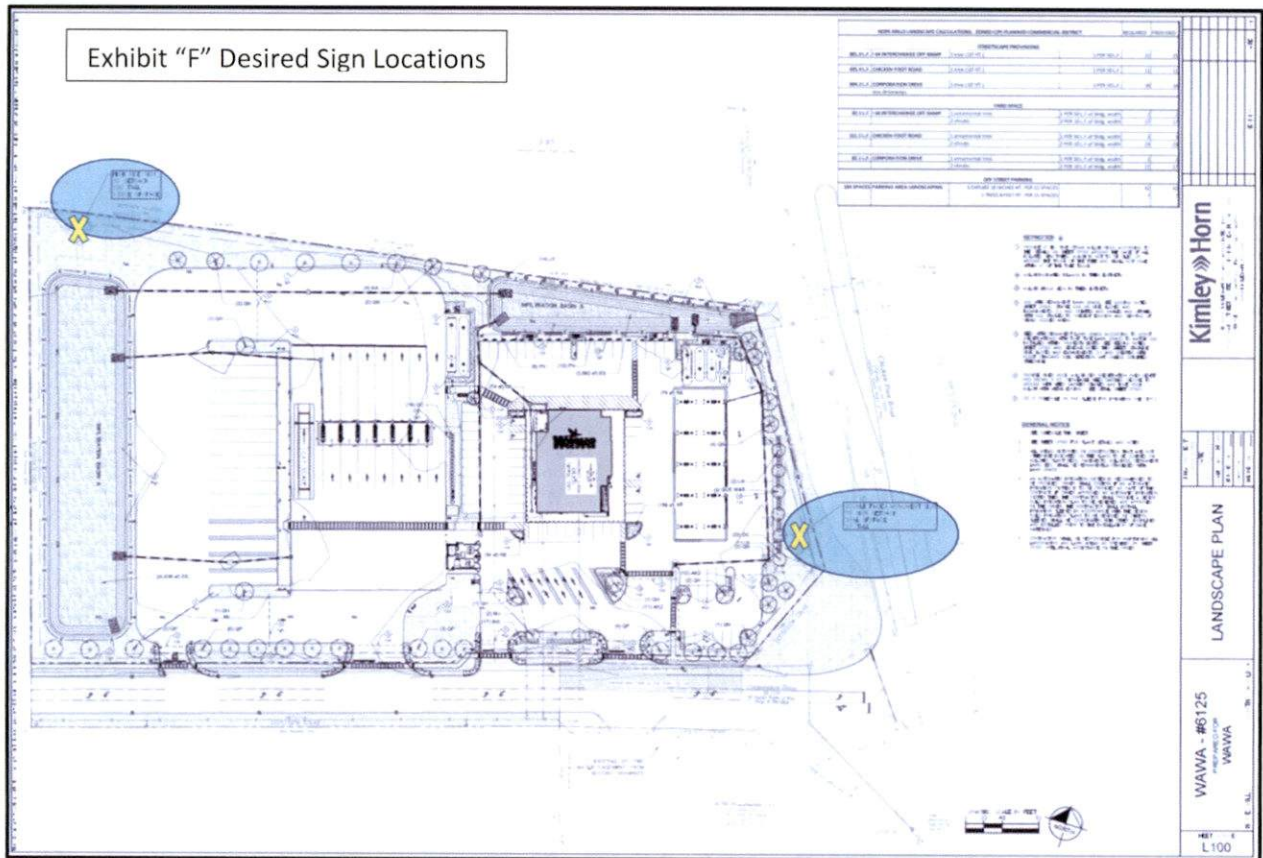
DEVELOPMENT REVIEW: A site plan has already been approved for this property to develop a WAWA Travel Center. Permits and plans will be required if the Conditional Zoning is approved.

COMPREHENSIVE DEVELOPMENT PLANS:

This site is located within the Southwest Cumberland Land Use Plan area (2013) and is designated for "Heavy Commercial." A WAWA Travel Center has already been approved for This location. The request is a larger than usual pole sign and larger than usual monument sign for this location to provide visibility from I95.

Please refer to Exhibit "E" for additional information.





IMPACTS ON AREA FACILITIES

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

STORMWATER: Stormwater requirements have been met for the approved WAWA Project.

PLAN REVIEW COMMENTS: The Town of Hope Mills Plan Review team has no objections to this request.

SPECIAL OVERLAY DISTRICTS: The subject property is located within the boundaries of the Airport Overlay District.

CODE DEVIATIONS: None.

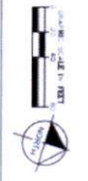
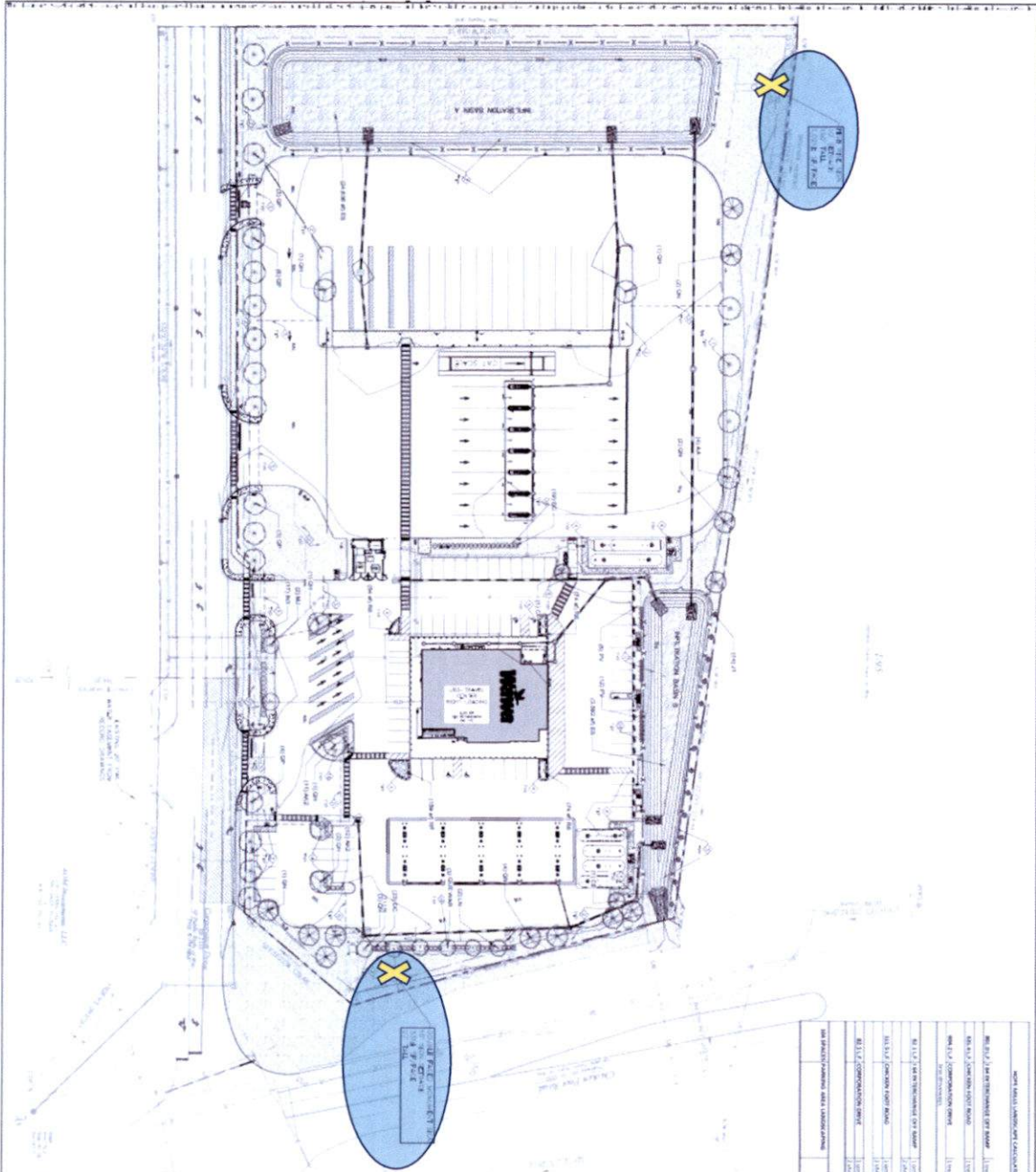
STAFF RECOMMENDATION

In ZNG-005-24, the Town of Hope Mills Planning staff **recommends approval** of C(P)/CZ Planned Commercial with Conditional Zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013) designation and it does complement the future vision of the Town of Hope Mills in regards to the current uses and future plans of the adjacent parcels. 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.



High Rise Sign
10' setback
150' tall
1,021 +/- SF Face

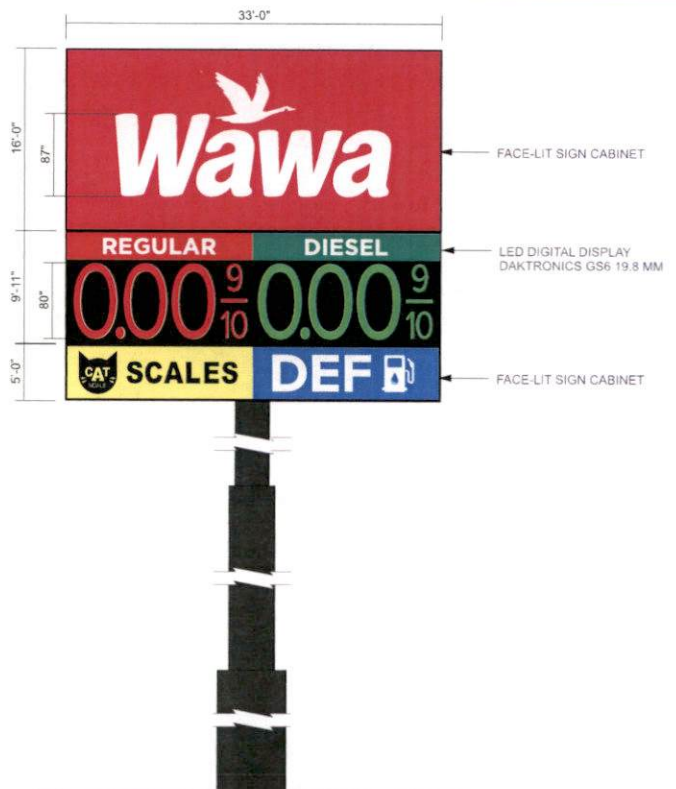
Double Faced
Monument Sign
10' sign setback
331 +/- SF Face
27' Tall



- NOTES:**
1. SEE PLAN FOR ALL DIMENSIONS AND NOTES.
 2. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 3. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 4. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 5. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 6. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 7. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 8. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 9. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 10. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
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 15. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 16. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 17. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 18. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 19. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.
 20. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SHOWN.

WATER, LANDSCAPE, AND CONSTRUCTION		CONSTRUCTION PERMITS		TOTAL COST	
NO. OF PLANTING PER YEAR	PER YEAR	NO. OF PLANTING PER YEAR	PER YEAR	NO. OF PLANTING PER YEAR	PER YEAR
100	100	100	100	100	100
200	200	200	200	200	200
300	300	300	300	300	300
400	400	400	400	400	400
500	500	500	500	500	500
600	600	600	600	600	600
700	700	700	700	700	700
800	800	800	800	800	800
900	900	900	900	900	900
1000	1000	1000	1000	1000	1000

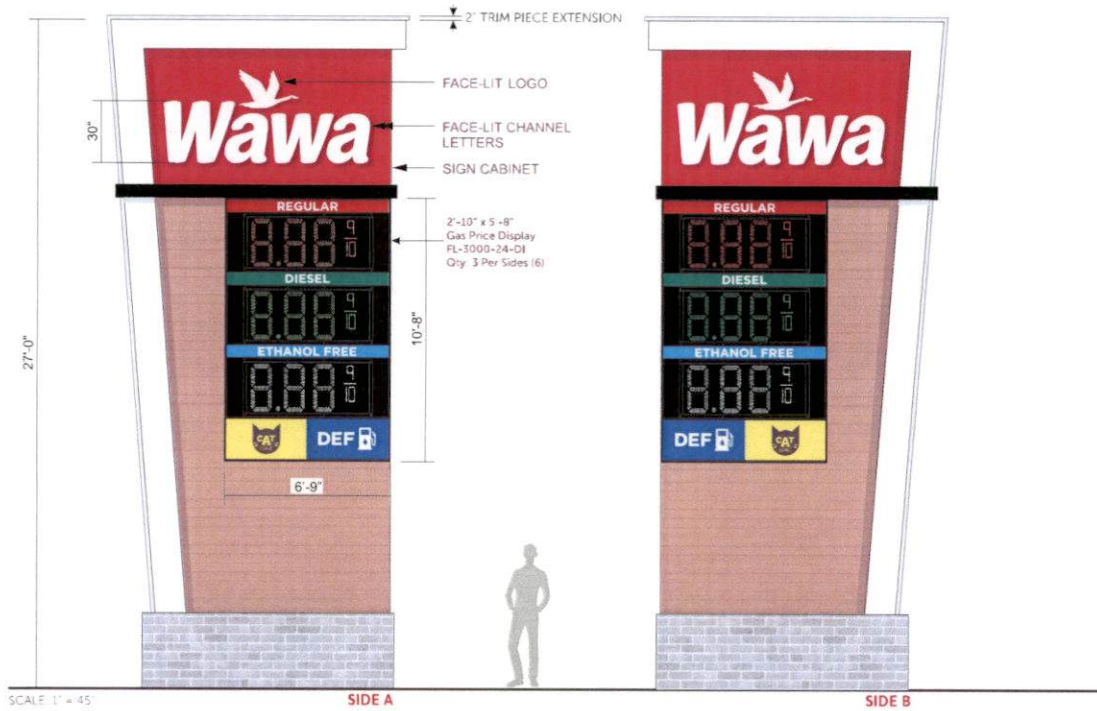
S10 - HIGH RISE SIGN (OPTION A)



These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

	<p>WaWa Chicken Foot Rd # Corporate Dr. Hope Mills, NC</p>	<p>STORE # TBD</p>	<p>Issue Date: 8/3/2023 Drawn By: Mike C.</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/03</td> <td>UPDATE AS PER REQUEST</td> </tr> <tr> <td>2</td> <td>10/10/23</td> <td>UPDATE AS PER REQUESTED</td> </tr> <tr> <td>3</td> <td>10/17/23</td> <td>UPDATE AS PER REQUESTED</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	1	08/03	UPDATE AS PER REQUEST	2	10/10/23	UPDATE AS PER REQUESTED	3	10/17/23	UPDATE AS PER REQUESTED	<p>Rev: 10 Date: 10/17/2023 Doc #: AD-WAW_104031_79831_REV10 Blair Project #: 104031 Blair Sales Order #: 79831</p>	<p>Blair Image Elements 5107 Kissell Avenue Altoona, PA 16601 P: (814) 949.8287 blairimage.com</p>	
REV	DATE	DESCRIPTION																
1	08/03	UPDATE AS PER REQUEST																
2	10/10/23	UPDATE AS PER REQUESTED																
3	10/17/23	UPDATE AS PER REQUESTED																

No Surcharge
ATM PNC BANK
CAT SCALE ALTERNATE



These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

<p>WaWa Chicken Fork Rd 6 Corporate Dr. Hope Mills, NC</p>	<p>STORE # TBD</p>	<p>Issue Date: 0/0/2025 Drawn By: Mike C. REV: DATE DESCRIPTION 11 01/11/2024 UPDATE AS PER REQ. LISTEC 12 01/11/2024 UPDATE AS PER REQ. LISTEC 13 01/11/2024 UPDATE AS PER REQ. LISTEC</p>	<p>Page 17</p>	<p>Rev: 14 Date: 1/11/2024 Doc #: AD-WAW_104031_79831_REV14 Blair Project #: 104031 Blair Sales Order #: 79831</p>	<p>Blair Image Elements 5107 Kessel Avenue Altoona, PA 16601 P: (814) 949.8287 blairimage.com</p>
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Town of Hope Mills
◆
Planning Department

CASE #: ZNG-005-24
ZONING BOARD
MEETING DATE: 6/18/24
DATE APPLICATION
SUBMITTED: 4/30/24
RECEIPT #: R00025101
RECEIVED BY: GNW

**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 \$ 800.00 (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 Tina Arcuri - Coastal Sign Services Inc.
2. Address: 5374 Greggs Landing, N. Charleston, SC Zip Code 29420
3. Telephone: (Home) (631)943-5988 (Work) (631)943-5988
4. Location of Property: Chicken Foot Rd. & Corporate Dr., Hope Mills, NC 28348
5. Parcel Identification Number (PIN #) of subject property: 0423-21-9686
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 9.3683 Frontage: 435.46 ft Depth: 800.92 ft
7. Water Provider: Fayetteville Public Works Commission Septage Provider: Fayetteville Public Works Commission
8. Deed Book 11939, Page(s) 0845 thru 0846, 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: We are seeking approval of both a monument sign and a pole sign, where typically only one or the other are permitted. We are also seeking for said signs to be approved at a larger height and square footage than what the ordinance allows.

NOTE: Be specific and list all intended uses.

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

- X Conditional Zoning District, with an underlying zoning district of C(P)
(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.)

We are seeking approval of both a monument sign and a pole sign, where typically only one or the other are permitted. We are also seeking for the ground sign to be 27ft high which is in excess of the 10ft allowance. The Hi-Rise pole sign we are requesting at 119'-2" ft high is over the allowance by 89'-2", and the sign face has a square footage of 927.5sf which is over the allowable square footage by 827.5sf

- 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.

8.3661 AC Commercial

1.0022 AC Total ROW Area

2. DIMENSIONAL REQUIREMENTS:

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

Front yard 50 feet
Side yard exterior 30 feet
Side yard roadway 50 feet
Rear yard 30 feet

- 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.

See attached paving plan

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.**

See attached Landscape Plan

- 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.**

See attached Landscape plan

5. MISCELLANEOUS:

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

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 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.

Wawa North Carolina, LLC
NAME OF OWNER(S) (PRINT OR TYPE)

260 West Baltimore Pike, WaWa, Pennsylvania 19063
ADDRESS OF OWNER(S)

E-MAIL

HOME TELEPHONE WORK TELEPHONE

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

By: John Poplawski, Vice President

Tina Arcuri - Coastal Sign Services
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

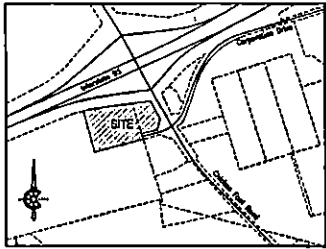
5374 Greggs Landing, N. Charleston, SC 29420
ADDRESS OF AGENT, ATTORNEY, APPLICANT

(631)943-5988 (631)943-5988
HOME TELEPHONE WORK TELEPHONE

tina@coastalsignservices.com
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.”**



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL (TOWN):

APPROVED BY THE TOWN OF HOPE MILLS FOR RECORDING; HOWEVER, DOES NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY IMPROVEMENT, EXISTING OR PROPOSED, WITHIN THIS DEVELOPMENT, THIS _____ DAY OF _____ 2024.

SIGNED: *See below*
MANAGER, TOWN OF HOPE MILLS

REVIEW OFFICER:

Christa Green REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Christa Green 4-2-24
REVIEW OFFICER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF HOPE MILLS AND THAT THIS PLAT AND ALLIEMENT IS (MY OR OUR) FREE ACT AND DEED AND THAT (I OR WE) DO HEREBY DEDICATE TO PUBLIC USE AS (STREETS, PARKS, PLAYGROUNDS, SCHOOL SITE, OPEN SPACES AND EASEMENTS) FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT. IN ADDITION, THE UNDERSIGNED ACKNOWLEDGES THAT APPROVAL BY THE TOWN MANAGER OF THIS PLAT IS FOR RECORDATION PURPOSES ONLY AND DOES NOT CONSTITUTE THE TOWN'S ACCEPTANCE OF ANY IMPROVEMENTS REQUIRED OR OTHERWISE AS SHOWN HEREON.

OWNER'S SIGNATURE
BY *JOHN POPLAWSKI*, VICE PRESIDENT OF
NAWA NORTH CAROLINA, LLC

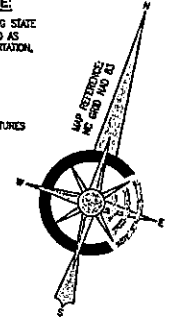
DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE:

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER _____

DATE _____

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



INTERSTATE 95
Vehicle Public Right of Way

LINE LEGEND:

- ===== EASEMENT
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)

LEGEND:

- CGP - COMBINED GRID FACTOR
- D.B. - DEED BOOK
- ER - EXISTING IRON ROD
- R/W Mon. - RIGHT-OF-WAY MONUMENT
- M.B. - MAP BOOK
- N.C.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- PN - PARCEL IDENTIFICATION NUMBER
- PC - FACE
- R/W - RIGHT-OF-WAY
- (T) - TOTAL
- (C) - CONTROL ACCESS

ZONING:

SUBJECT PROPERTY ZONED: PLANNED COMMERCIAL DISTRICT (PCP)

FOR FURTHER INFORMATION CONTACT TOWN OF HOPE MILLS AT (910) 426-4103.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED JANUARY 5, 2007.
MAP NUMBER: 72040423004; ZONE: X

GPS CERTIFICATION:

I, ANDREW D. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A (DIT/ASPPM)
- (2) POSITIONAL ACCURACY: HORIZONTAL = 0.5X CONFIDENCE LEVEL
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC Approved by the Town of Hope Mills for recordings
- (4) DATES OF SURVEY: OCTOBER 10, 2022 however, does not constitute acceptance by the Town of any
- (5) DATUM/EPOCH: NAD83 / NAD83(2011)
- (6) PUBLISHED/FIELD-CONTROL USE: NO MONUMENT hereon, existing, or proposed, within the development, this _____ day of _____ 2024.
- (7) DEED MODEL: GEOD18 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.93988416
- (9) UNITS: US SURVEY FEET

Signature: *Andrew D. Baker*
Manager, Town of Hope Mills

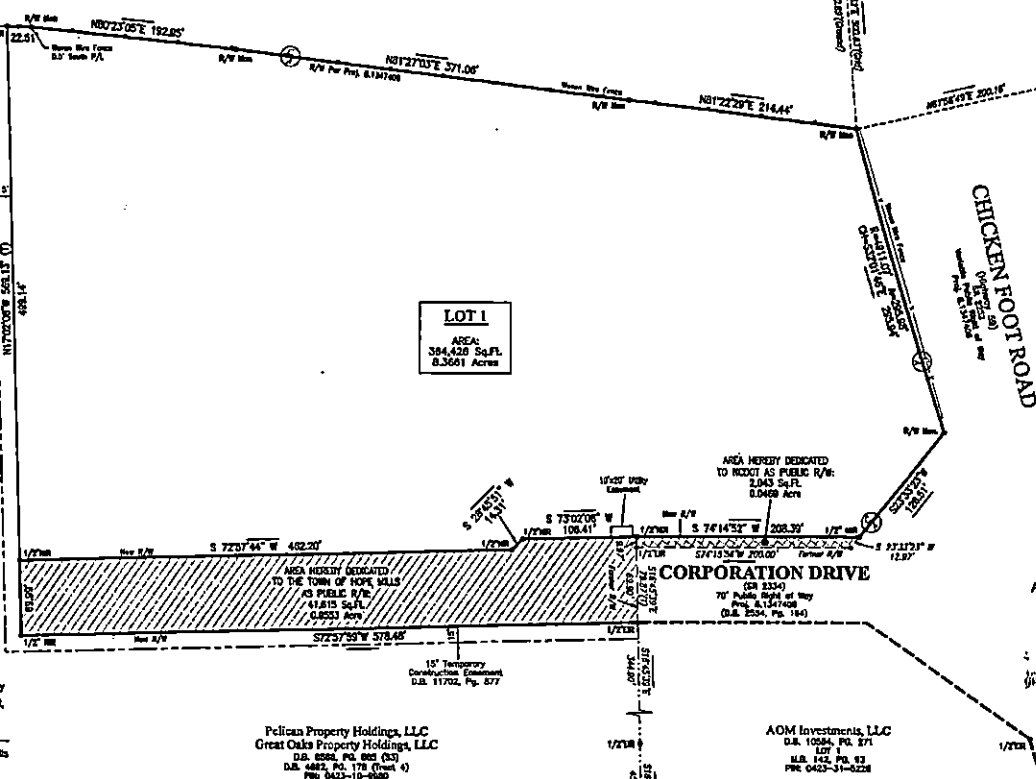
NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE PUBLIC RIGHT-OF-WAY TO THE TOWN OF HOPE MILLS AND TO INCENT AND TO RECORD A 10'X20' UTILITY EASEMENT, ALL AS SHOWN HEREON.
2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY CORNERSTONE PROFESSIONAL LAND SURVEYING, PLLC, DATED OCTOBER 17, 2022, BEARING JOB NUMBER 2022-72.
3. ALL CORNERS MONUMENTED AS SHOWN AND ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
4. PHYSICAL IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
5. BROKEN LINES, UNLESS DESCRIBED WITH A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: D.B. 11702, PG. 87) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15TH DAY OF NOVEMBER, A.D., 2024.

THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
Andrew D. Baker 3/21/24
ANDREW D. BAKER, PLS (L-4542) DATE



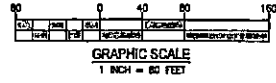
LOT 1
AREA:
384,428 Sq.Ft.
8,3661 Acres

CORPORATION DRIVE

CHICKEN FOOT ROAD

FILED Apr 02, 2024 12:40:40 pm
BOOK 00151
PAGE 0042 THRU 0042
INSTRUMENT # 02236
RECORDING \$21.00
EXCISE TAX (None)

FILED CUMBERLAND COUNTY NC
J. LEE WARREN JR.
REGISTER OF DEEDS
CL



REVISIONS			DATE OF PLAT:		JOB NO.	
CREW:	DRAWN:	REVISED:	1" = 80'	MARCH 13, 2024	2023-226(A)	
AD	ND					



WAWA NORTH CAROLINA, LLC
SUBDIVISION PLAT PREPARED FOR:
5540 CORPORATION DRIVE & 630 CHICKEN FOOT ROAD
TOWN OF HOPE MILLS, CUMBERLAND COUNTY, NORTH CAROLINA
DEED REFERENCE: D.B. 11773, PG. 133
MAP REFERENCES: M.B. 150, PG. 198 & M.B. 143, PG. 116
TAX PARCEL NO: 0423-31-2795

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION
BY *Leah Hines*
DATE: APRIL 2, 2024

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
BY *Leah Hines*
DATE: APRIL 2, 2024

FILED Apr 02, 2024 01:33:37 pm
BOOK 11939
PAGE 0845 THRU 0846
INSTRUMENT # 09256
RECORDING \$51.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC
J. LEE WARREN JR.
REGISTER OF DEEDS
CA

Excise Tax: 10⁰⁰

Parcel ID: 0423-21-9686

NORTH CAROLINA GENERAL WARRANTY DEED

Mailed after recording to Jeremy Yee 4525 Main Street, Suite 1000, Virginia Beach, VA 23462

This instrument prepared by Rachael Greeley, Esq., Wawa, Inc., 260 West Baltimore Pike, Wawa, PA 19063

Brief description for the index Right of way dedication

Return to: James Volle rs

THIS DEED made this the _____ day of _____, in the year _____, by and between

Grantor	Grantee
<p>Wawa North Carolina, LLC 260 West Baltimore Pike Wawa, Pennsylvania 19063</p>	<p>Department of Transportation, an agency of the State of North Carolina 1546 Mail Service Center Raleigh, NC 27611</p>

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, that certain lot or parcel of land situated in Hope Mills Township, Cumberland County, North Carolina, and more particularly described as follows:

COMMENCING at NGS Monument "Hofay" having North Carolina Grid Coordinates of North: 432,435.81' and East: 2,023,151.19' South 19°54'52" East a grid distance of 500.83 feet to an existing right of way monument located at the intersection of the southern margin of the right of way of Interstate 95 with the western margin of the right of way of Chicken Foot Road (variable public right of way); thence with the western margin of Chicken Foot Road the following two (2) courses and distances: 1) with a curve turning to the left, having an arc length of 295.98 feet and a radius of 4,911.07 feet (chord: South 32°01'46" East a distance of 295.94 feet) to an existing right of way monument; 2) South 23°33'23" West a distance of 126.51 feet to a new 1/2-inch iron rod, said point being the point and place of BEGINNING. Thence from said point of beginning and running with a new line through the Wawa North Carolina, LLC property as described in Deed Book 11773, Page 133 and recorded in the Cumberland County Public Registry for the following two (2) courses and distances: 1) South 74°14'52" West a distance of 208.39 feet to a new 1/2-inch iron rod; 2) South 16°45'39" East a distance of 9.97 feet to an existing 1/2-inch iron rod at the northwestern corner of the terminus of Corporation Drive (70' public right of way); thence turning and running with and along the northern margin of the right of way of Corporation Drive for the following two courses and distances: 1) North 74°15'56" East a distance of 200.00 feet to a point; 2) North 23°33'23" East a distance of 12.97 feet to the point of BEGINNING, having an area of 2,043 square feet, or 0.0469 acre of land, more or less, as shown on a plat prepared by Cornerstone Professional Land Surveying, PLLC, dated March 13, 2024, bearing Job No. 2023-226(A).

This Deed is provided by Grantor to Grantee to facilitate the right of way created as shown on plat recorded in Book 00151, Page 0042-0042, Cumberland County Registry.

Grantor acquired the property hereinabove described by instrument recorded in Deed Book 11773 at page 133. A map showing the above-described property is recorded in Map Book n/a at page n/a.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

ANY AND ALL OF PUBLIC RECORD

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

WAWA NORTH CAROLINA, LLC

By: [Signature] (SEAL)
John Poplawski
Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE

I, a Notary Public, of said State and County aforesaid, do hereby certify that John Poplawski, a Vice President of Wawa North Carolina, LLC, a Delaware limited liability company, grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a _____ or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 26th day of March, in the year 2024.

Commonwealth Of Pennsylvania - Notary Seal
Deirdre Jeandell, Notary Public
Delaware County
My Commission Expires July 1, 2026
Commission Number 1423831

(N.P. SEAL)

[Signature]
Notary Public Official Signature

ACCEPTED FOR THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

BY: [Signature]
DISTRICT ENGINEER
APRIL 2, 2024
DATE



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

Receipt Number: R00025101

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 4/30/2024 8:30:08 AM

Tran. Code: 103651 - Zoning Petitions

Zoning Petitions \$800.00

Name: TIM HESS/ WAWA- CHICKEN FOOT & CORPORATION

\$800.00

Total Amount Applied: \$800.00

Amount: \$800.00

Total Payment Received: \$800.00

Change: \$0.00

Payment Method: Credit Card Payor: TIM HESS/ WAWA- CHICKE Reference:

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

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Emily Weidner
Director

May 31, 2024

WAWA North Carolina, LLC
260 West Baltimore Pike
WAWA, PA 19063

Dear WAWA North Carolina, LLC,

The Joint Planning Board of Cumberland County will hold a public meeting on June 18, 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-005-24: *Conditional Zoning of 8.3661+/- acres to C(P)/CZ Planned Commercial with Conditional Zoning or to a more restrictive zoning district, located at 630 Chicken Foot Rd REID 0423219686000, submitted by Tina Arcuri with Coastal Sign Services, Inc (agent) on behalf of WAWA North Carolina, 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 Joint Planning Board meeting, please call the Town Planning staff at (910) 424-4555.

Sincerely,

Emily Weidner
Planning & Economic Development Director

Cc: Adjacent Property Owners

Owner	Street	City	State	Zip
WAWA North Carolina, LLC	260 West Baltimore Pike	WAWA	PA	19063
Pelican Property Holdings, LLC; Great Oaks Property Holdings, LLC; Cameron Co, LLC	2709 Thorngrove Ct	Fayetteville	NC	28303
AOM Investments, LLC	PO Box 361	Fayetteville	NC	28302
Hope Springs Real Estate Holdings, LLC	PO Box 11266	Chandler	AZ	85248
Joseph P Riddle III; Trina T Riddle; Cameron Company, LLC	PO Box 53729	Fayetteville	NC	28305



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 18, 2024

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPT

DATE: 6/18/2024

SUBJECT: ZON-24-0018: REZONING FROM O&I OFFICE AND INSTITUTIONAL DISTRICT TO R-6 RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR LOTS 6, 8 AND 10 OF THE MM WINTERS SUBDIVISION, FOR 1.1 +/- ACRES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WARFIELD AND ELIZABETH STREETS; SUBMITTED BY J. CARL MANNING (AGENT) ON BEHALF OF KING HOSPITALITY INC. (OWNER). (SPRING LAKE)

ATTACHMENTS:

Description	Type
ZON-24-0018	Backup Material

REQUEST

Rezoning O&I to R-6

Applicant requests a rezoning from O&I Office and Institutional District to R-6 Residential District for Lots 6, 8 and 10 of the MM Winters Subdivision, comprising a combined 1.1 +/- acres and located at the southeast corner of Warfield St. and Elizabeth St. as shown in Exhibit "A". The applicant intends to combine these three lots with Lot 7, which is currently zoned R-6 Residential, abuts Lot 6 to the south, and is owned by the same property owner. Residential development is proposed. A copy of the MM Winters Subdivision is provided in the attachments, illustrating the location of the three lots proposed to be rezoned and the fourth lot currently zoned R-6. All three lots proposed to be rezoned are vacant, as illustrated in Exhibit "B".

PROPERTY INFORMATION

OWNER/APPLICANT: King Hospitality Inc. (Owner); J. Carl Manning (Applicant).

ADDRESS/LOCATION: Located at the Southeast corner of Warfield St. and Elizabeth St. Refer to Exhibit "A", Location and Zoning Map. REID number: 0501468203000.

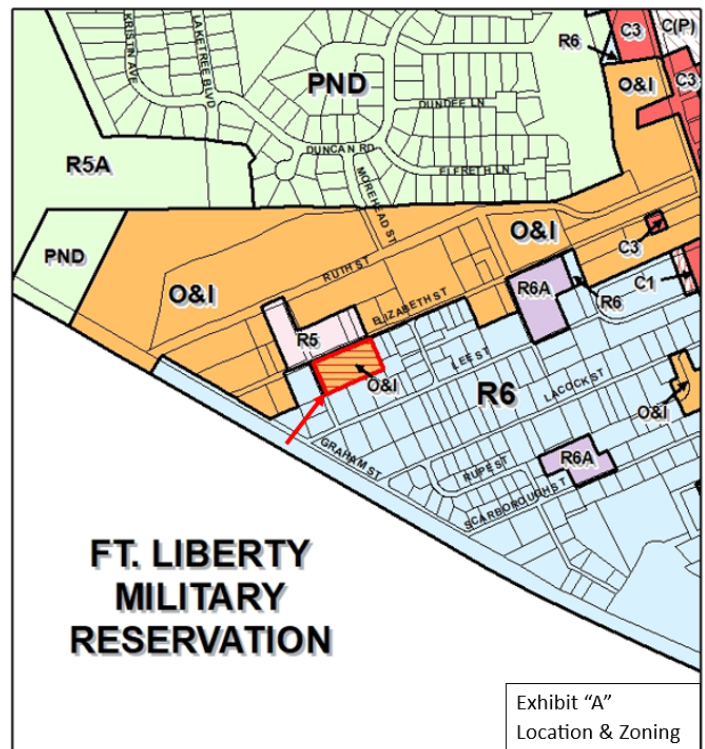
SIZE: The property proposed to be rezoned contains approximately 1.1 +/- acres. Road frontage along total Elizabeth St. is 300 +/- feet and Warfield St. is 160 +/- feet. The property is approximately 160 +/- feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned O&I Office and Institutional District. This zoning district is designed primarily for agencies and offices rendering specialized services in the professions, finance, real estate, and brokerage as well as 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 property is currently vacant.

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

- **North:** Town of Spring Lake Municipal Center, Apartments, and Commercial Offices
- **East:** Single Family Residential and vacant lots
- **West:** Single Family Residential, a Manufactured Home Park, and Fort Liberty
- **South:** Single Family Residential and vacant lots within the MM Winters subdivision.



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 soils are present on the property. The site will be served by public utilities with both water and sewer provided by the Town of Spring Lake.



Exhibit "B"
Existing & Surrounding Uses

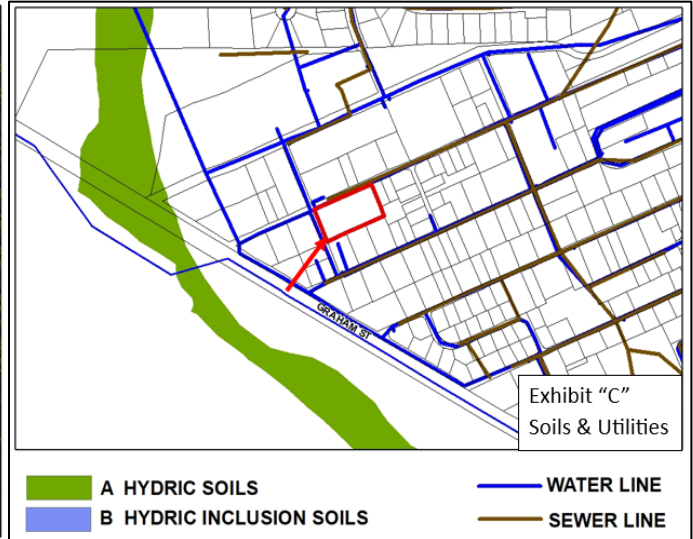


Exhibit "C"
Soils & Utilities

■ A HYDRIC SOILS	— WATER LINE
■ B HYDRIC INCLUSION SOILS	— SEWER LINE

TEN YEAR ZONE CASE HISTORY:

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

- ZON-24-0003: O&I to R-5, TBD on June 10th Board of Alderman Meeting
- ZON-23-0007: O&I to R-6, Approved
- P20-26: O&I to R-6, Approved

DEVELOPMENT REVIEW:

A preliminary plan must be submitted and reviewed by the Cumberland County Current Planning Division for conformance with the Spring Lake Code of Ordinances and approved by the Town of Spring Lake prior to development activity or application submittal for any building or zoning permits.

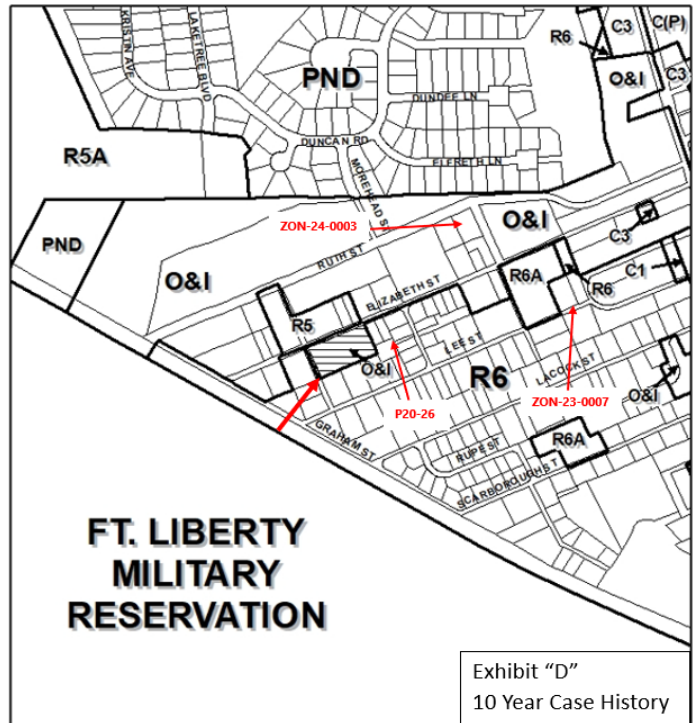


Exhibit "D"
10 Year Case History

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	O&I (Existing Zoning)	R-6 (Proposed Zoning)
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 sq. ft/5,000 sq. ft
Lot Width	n/a	60 feet

Development Potential:

Existing Zoning (O&I)	Proposed Zoning (R-6)
0 dwelling units	13 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.

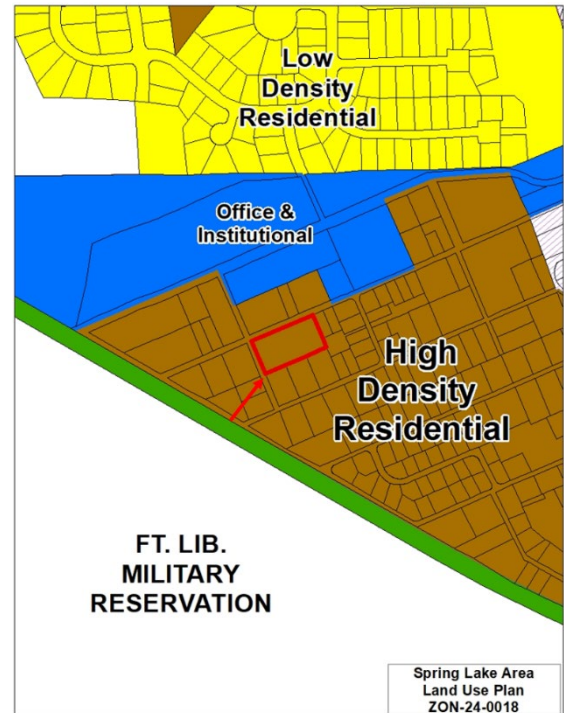
COMPREHENSIVE PLANS:

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". Associated zoning districts for this classification are R-5.

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

Future Land Use Classification Development Goals:

- In some instances, slightly less dense zoning districts may be consistent with the land use plan if compatible with the surrounding area character (Spring Lake Area Land Use Plan Page 40).
- Encourage the use of both new and redeveloped housing (Spring Lake Area Land Use Plan Page 15).
- Attract residents at a variety of housing types and prices (Spring Lake Area Land Use Plan Page 15).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Spring Lake water and sewer lines are available along the subject property, shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property at the Southeast corner of Warfield and Elizabeth St, abuts said streets which are both identified as local roads 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, neither road has 2021 AADT or road capacity data available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Warfield or Elizabeth Street.

SCHOOLS CAPACITY/ENROLLMENT:

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

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

EMERGENCY SERVICES: Spring Lake Fire Marshal's office did not submit comments as of June 6, 2024.

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-24-0018, Planning and Inspections staff **recommends approval** of the rezoning request from O&I Office and Institutional District to R-6 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
MM Winter Subdivision Plat
Application

ATTACHMENT – MAILING LIST

HERRON, LESIA
3408 NW NOBLE CREEK DR
ATLANTA, GA 30327

HUGHES, SHERRY K BENEFICIARY
PO BOX 35803
FAYETTEVILLE, NC 28303

HUGHES, SHERRY K
BENEFICIARY;BUDACK, JAMES D
TRUSTEE;BUDACK, PRISCILLA L TRUSTEE
PO BOX 35803
FAYETTEVILLE, NC 28303

HOPE CHRISTIAN CHURCH
7720 HAZELWOOD AVE
FAYETTEVILLE, NC 28314

MCGARVEY, MICHAEL P;FRANK B
152 HARMENING DR
HUNTSVILLE, AL 35811

GILES, PATRICIA S;GILES, WILLARD
ALAN;ASSHLEY, SANDRA GILES;GILES,
MICHAEL D
814 PALESTINE RD
LINDEN, NC 28356

AGUIRRE, EDMUNDO
132 DRAGOON CT
RAEFORD, NC 28376

SPRING LAKE HOLDING LLC
500 CARDINAL DR
RALEIGH, NC 27604

BOND, WALTER;BOND, MELANIE
78 WESTERN PINE WAY
SANFORD, NC 27332

BOND, WALTER;BOND, MELANIE
78 WESTERN PINE WAY
SANFORD, NC 27332

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TRUSTEE;BUCACK, PRISCILLA L TRUSTEE
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TRUSTEE;BUDACK, PRISCILLA L TRUSTEE
PO BOX 35803
FAYETTEVILLE, NC 28303

HUGHES, SHERRY K BENEFICIARY
PO BOX 35803
FAYETTEVILLE, NC 28303

POINTER, TASIA ANTOINETTE
PO BOX 25125
FAYETTEVILLE, NC 28314

MCKOY, MURIEL LORETTA;MCINTYRE,
LYDIA ANNE MCKOY
3111 IRONGATE TRL
JAMESTOWN, NC 27282

AGUIRRE, EDMUNDO
132 DRAGOON CT
RAEFORD, NC 28376

SPRING LAKE HOLDING LLC
500 CARDINAL DR
RALEIGH, NC 27604

MILLER, TODD ASHLEY
44 INDIAN TRAIL
SANFORD, NC 27332

BOND, WALTER;BOND, MELANIE
78 WESTERN PINE WAY
SANFORD, NC 27332

BOND, WALTER;BOND, MELANIE
78 WESTERN PINE WAY
SANFORD, NC 27332

MDN RENTALS LLC
2014 BRAGG BLVD
FAYETTEVILLE, NC 28303

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

BRYANT HOMES & PROPERTIES LLC
PO BOX 42141
FAYETTEVILLE, NC 28309

WILLIAMS, CHRIS;DENNA, .
8001 WHITE STAR DR
FUQUAY VARINA, NC 27526

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

AGUIRRE, EDMUNDO
132 DRAGOON CT
RAEFORD, NC 28376

SPRING LAKE HOLDING LLC
500 CARDINAL DR
RALEIGH, NC 27604

BOND, WALTER;BOND, MELANIE
78 WESTERN PINE WAY
SANFORD, NC 27332

BOND, WALTER;BOND, MELANIE
78 WESTERN PINE WAY
SANFORD, NC 27332

LARKIN AND KAREN BELL REVOCABLE
LIVING TRUST
311 FRASER RD
SPARTA, NC 28675

LARKIN AND KAREN BELL REVOCABLE
LIVING TRUST
311 FRASER RD
SPARTA, NC 28675

CROCHET, PETER
204 GRAHAM STREET
SPRING LAKE, NC 28356

BASS, CHANDRA D
317 LEE ST
SPRING LAKE, NC 28390

GORHAM, FELIX
215 LACOCK STREET
SPRING LAKE, NC 28390

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

REYES, JORGE ARMANDO
ESTEVEZ;SALGUARO, MARIA LUCIA
217 LEE STREET
SPRING LAKE, NC 28390

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

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

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

KING HOSPITALITY INC
127 N MAIN ST
SPRING LAKE, NC 28390

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

RAY, TRAVIS
PO BOX 614
SPRING LAKE, NC 28390

RAY, TRAVIS
PO BOX 614
SPRING LAKE, NC 28390

OWENS, NORTON A
406 ELIZABETH ST
SPRING LAKE, NC 28390

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

STOCKS, CUTRINA S;SPARKS, MILDRED E
223 ELIZABETH STREET
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

OWENS, NORTON A
PO BOX 864
SPRING LAKE, NC 28390

JONES, JADA
219 ELIZABETH STREET
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

RAY, TRAVIS
PO BOX 614
SPRING LAKE, NC 28390

HOWARD, DIANNE MALINDA
PO BOX 1
SPRING LAKE, NC 28390

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

MCGEE, KEANNA
227 ELIZABETH STREET
SPRING LAKE, NC 28390

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

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

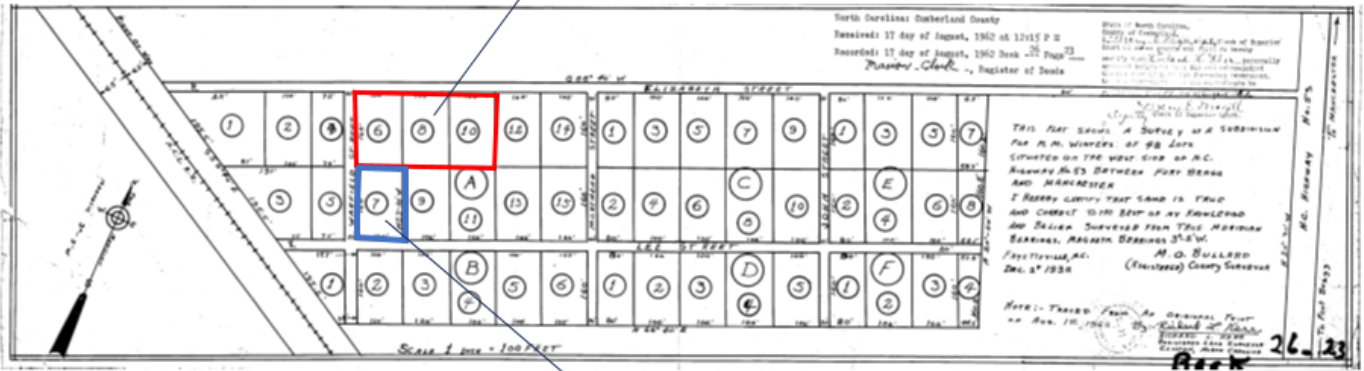
GORHAM, FELIX J
213 LACOCK ST
SPRING LAKE, NC 28390

RAY, TRAVIS
PO BOX 614
SPRING LAKE, NC 28390

KINGDOM COMMUNITY DEVELOPMENT C 129 N MAIN 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	KINGDOM COMMUNITY DEVELOPMENT C 129 N MAIN ST SPRING LAKE, NC 28390	FERRELL, GEORGE G III PO BOX 95 SPRING LAKE, NC 28390
LOCKETT, CHESLEY N PO BOX 791 SPRING LAKE, NC 28390	SANTIAGO, FREDDY 214 LEE ST SPRING LAKE, NC 28390	THOMAS, LUCILLE HEIRS 208 GRAHAM ST SPRING LAKE, NC 28390
KINGDOM COMMUNITY DEVELOPMENT C 129 N MAIN ST SPRING LAKE, NC 28390	MCMILLIAN-HOLMES, TANDY 213 LEE ST SPRING LAKE, NC 28390	JESUS, FABIAN DE;RIVERA, SHARAISKA AGOSTO 2085 LACOCK ST SPRING LAKE, NC 28390
RAY, TRAVIS PO BOX 614 SPRING LAKE, NC 28390	WEAVER, WAYNE E PO BOX 774 SPRING LAKE, NC 28390	MCLEOD, MARIA MARJORIE 218 LACOCK ST SPRING LAKE, NC 28390
THOMAS, DANIEL LAMONT 213 S 5TH ST SPRING LAKE, NC 28390	TOWN OF SPRING LAKE NC PO BOX 617 SPRING LAKE, NC 28390	RAY, DONNA M 212 LEE ST SPRING LAKE, NC 28390
MACIAS, RAUL FUENTES;MARIA, CRUZ GARCIA MOTA 214 LACOCK ST SPRING LAKE, NC 28390	KINGDOM COMMUNITY DEVELOPMENT C 129 N MAIN ST SPRING LAKE, NC 28390	SWIFT, FRAZIER K;SWIFT, CHARLOTTE L 321 LEE ST SPRING LAKE, NC 28390
BBC ENTERPRISES PO BOX 766 SPRING LAKE, NC 28390	RAY, TRAVIS PO BOX 614 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	TOWN OF SPRING LAKE 300 RUTH ST SPRING LAKE, NC 28390	JESUS, FABIAN DE;RIVERA, SHARAISKA AGOSTO 208 LACOCK STREET SPRING LAKE, NC 28390

ATTACHMENT: MM WINTERS SUBDIVISION

Rezoning Request
Lots 6, 8, and 10
Owned by King Hospitality Inc.
Currently zoned: O&I



Lot 7
Owned by King Hospitality Inc.
Currently zoned: R-6

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 \$ 250.00.
(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 R-6/CA to R-6 Residential
2. Address of Property to be Rezoned: 4 Lots MM Winters Subdivision, Spring Lake, NC
3. Location of Property: Spring Lake, NC 28390

4. Parcel Identification Number (PIN #) of subject property: 0501-48-8203
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.50 Frontage: _____ Depth: _____
6. Water Provider: Well: _____ PWC: _____ Other (name): Town of Spring Lake
7. Septage Provider: Septic Tank N/A PWC N/A
8. Deed Book 11928, Page(s) 0545 - 0548, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant land Trees
10. Proposed use(s) of the property: Eight Single Family Homes

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.

King Hospitality, Inc.

NAME OF OWNER(S) (PRINT OR TYPE)

127 N Main Street, Spring Lake, NC 28390

ADDRESS OF OWNER(S)

kingdom.cdc@att.net

E-MAIL

910-818-9810

HOME TELEPHONE #

910-484-2722

WORK TELEPHONE #

J. Carl Manning

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

129 N Main Street, Spring Lake, NC 28390

ADDRESS OF AGENT, ATTORNEY, APPLICANT

kingdom.cdc@att.net

E-MAIL

910-818-9810

HOME TELEPHONE #

910-484-2722

WORK TELEPHONE #

Vera D. Bell-Choir

SIGNATURE OF OWNER(S)

King Hospitality

J.C.M.

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 JUNE 18, 2024

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPT

DATE: 6/18/2024

SUBJECT: ZON-24-0019: REZONING FROM A1 AGRICULTURAL DISTRICT TO R20 RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 8.92 +/- ACRES; LOCATED AT 1312, 1314, AND 1338 SAND HILL ROAD, SUBMITTED BY MIKE ADAMS (AGENT) ON BEHALF OF BRIDGITTE KEIM, JEROD HICKS, DOUGLAS HICKS, RAMONA RAEFORD, AND ANGELA BATTLE (OWNERS).

ATTACHMENTS:

Description

ZON-24-0019

Type

Backup Material

REQUEST

Rezoning A1 to R20

Applicant requests a rezoning from A1 Agricultural District to R20 Residential District for approximately 8.92 +/- acres located on the parcels located at 1312 and 1314 Sand Hill Road and a portion of a parcel located at located at 1338 Sand Hill Rd., as shown in Exhibit "A". A survey provided in the attachments delineates the boundaries of the proposed zoning. The parcel addressed 1312 and 1314 Sand Hill Road, containing approximately 8.63 acres, has 2 existing dwelling units on-site, and the parcel addressed 1338 Sand Hill Road, containing approximately 0.29 acre, has one dwelling unit on site. The applicant intends to combine the lots and develop for single family residential homes.

PROPERTY INFORMATION

OWNER/APPLICANT: Bridgitte Keim, Douglas Hicks, Jerod Hicks, Ramona Raeford and The Thelma Revocable Living Trust (Owner/Applicant); MAPS Surveying, Mike Adams (Agent).

ADDRESS/LOCATION: Located at 1312, 1314, & 1338 Sand Hill Rd. Refer to Exhibit "A", Location and Zoning Map, and a survey provided in the attachment. REID number(s): 0433209749000 and a portion of 0433311157000.

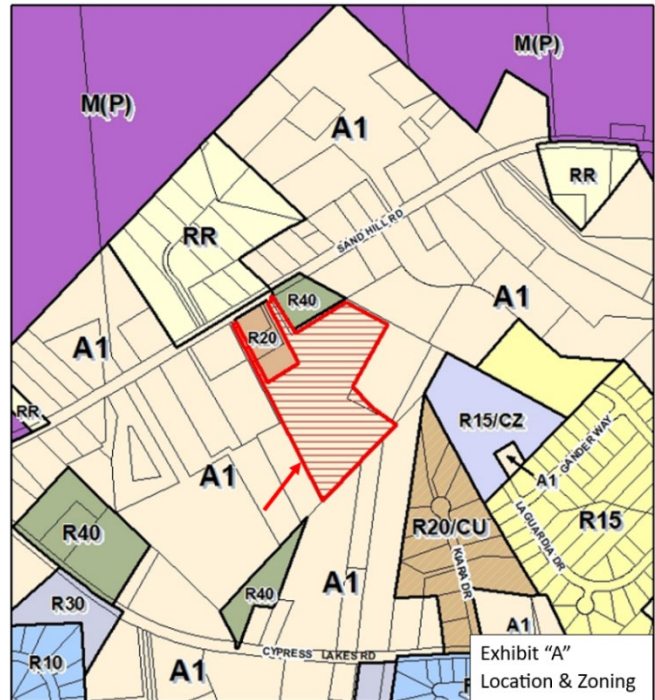
SIZE: Parcel 0433209749000 has approximately 8.63 a +/- acres and 21 feet of street frontage and is 1,025 feet +/- in length at its deepest point. The portion of parcel 0433311157000 that is requesting rezoning is approximately 0.29 AC +/-, has a total of 20 feet of street frontage. In total, 8.92 AC is requested to be rezoned.

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 site currently holds three residential dwelling units on two parcels.

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

- **North:** Residential Single-family homes
- **East:** Woodland and Single-family homes
- **West:** Farmland and Single-family homes
- **South:** Woodland 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 soils present on the property.

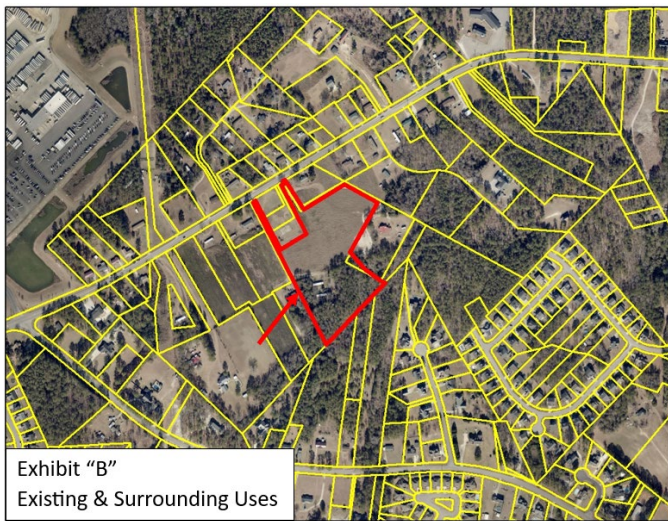


Exhibit "B"
Existing & Surrounding Uses

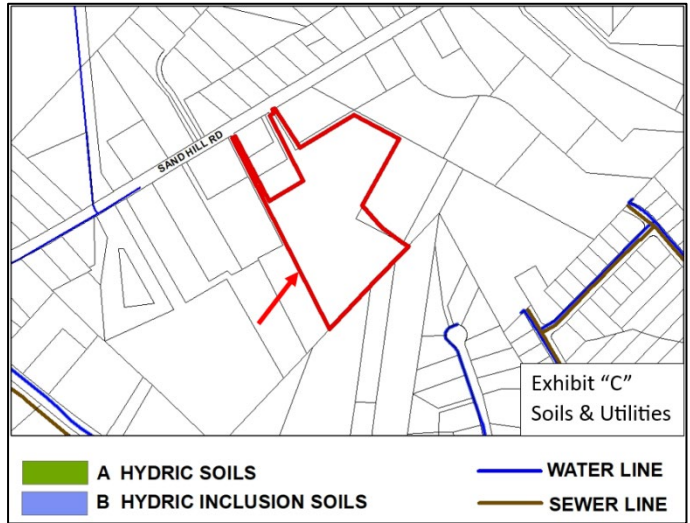


Exhibit "C"
Soils & Utilities

TEN YEAR ZONE CASE HISTORY:

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

- ZON-23-0004: A1 to R20, Approved
- ZON-22-0045: A1 to R15/CZ, Approved
- ZON-24-0012: A1 to R15, Approved

DEVELOPMENT REVIEW: Should the request be approved, the applicant will need to file a recombination plat with the County Register of Deeds. A preliminary plan will need to be submitted for review and approval of all future subdivisions of the lot to ensure conformance with the County Subdivision and Zoning Ordinances. The recombination plat must demonstrate legal access to the portion of The Thelma Revocable Living Trust that is not part of the rezoning (REID 0433311157000)

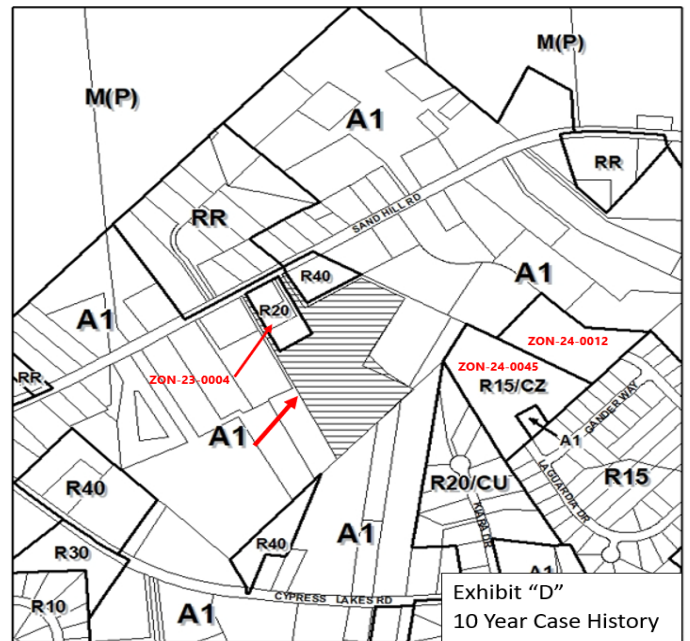


Exhibit "D"
10 Year Case History

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R20 (Proposed Zoning)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 Acres	20,000 square feet
Lot Width	100'	100'

DEVELOPMENT POTENTIAL:

Existing Zoning (A1)	Proposed Zoning (R20)
4 dwelling units	19 dwelling units

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

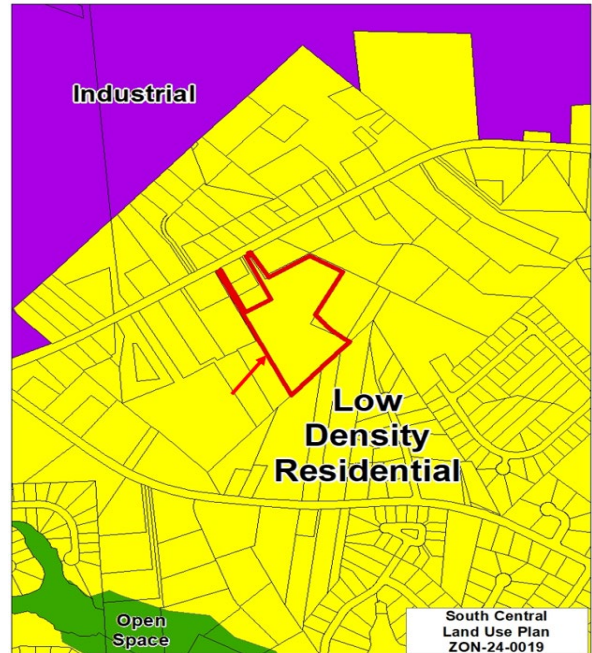
COMPREHENSIVE PLANS:

This property is located within the South-Central Land Use Plan (2015). The future land use classification of the property is "Low Density Residential". Associated zoning districts for this classification are R7.5 & R15.

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

Future Land Use Classification Development Goals:

- The intent of this classification (Low Density Residential) is to provide a complete range of residential housing types that accommodates the needs of all residents with adequate infrastructure while preserving the character of the area and protecting environmentally sensitive areas (South Central Land Use Plan Page 93).
- Promote infill development (South Central Land Use Plan Page 93).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: No water or sewer utilities are immediately available along the subject property as shown on Exhibit "C".

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Alderman Road Elementary	707	664
Gray's Creek Middle	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-24-0019, Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to R20 Residential District. Staff finds that the request is consistent with the South-Central Land Use Plan which calls for "Low Density Residential" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:

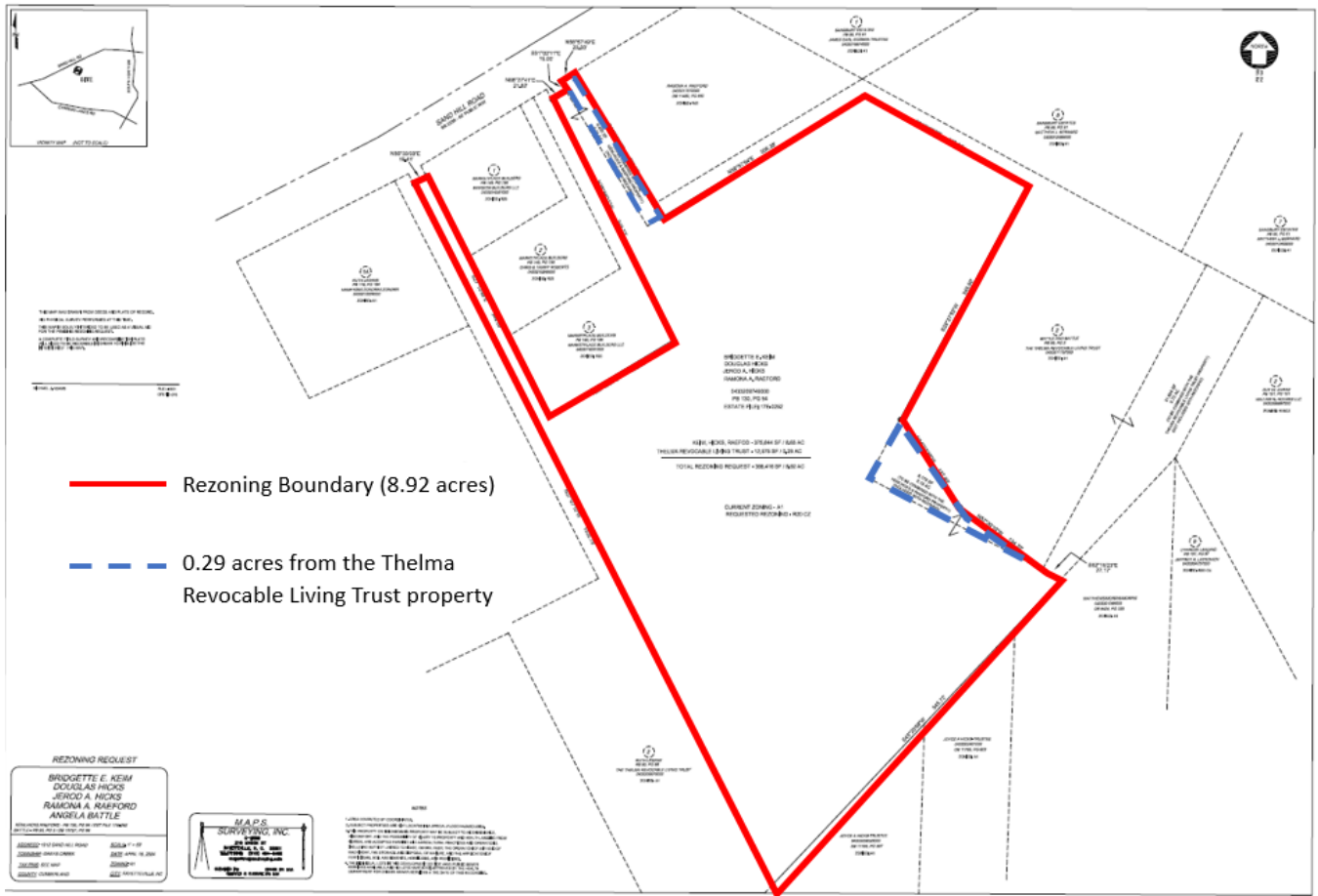
Rezoning Boundary Map

Notification Mailing List


Application

Email – Updated Rezoning Request

ATTACHMENT – REZONING BOUNDARY ZON-24-0019



ATTACHMENT – MAILING LIST

 PUMMILL, WILLIAM ELLIS 1950 CAMINO DE LA REINA UNIT 318 SAN DEIGO, CA 92108	HICKS, JOYCE A TRUSTEE 1345 CYPRESS LAKE RD HOPE MILLS, NC 28348	SHAW, LAMONT 1451 SAND HILL RD HOPE MILLS, NC 28348
GIBBS, JOHN L;GIBBS, CAROLINE A 4804 KIARA DR HOPE MILLS, NC 28348	BAPTIST UNION CHURCH PO BOX 250 HOPE MILLS, NC 28348	GROOMS, EDNA BERNICE 5817 SOMERTON PL HOPE MILLS, NC 28348
MCKOY, JOHN R;MCKOY, KATIE LEE 1341 SAND HILL RD HOPE MILLS, NC 28348	RAYE, TOWANDA J 1422 SAND HILL RD HOPE MILLS, NC 28348	HESTER, CHARLES OTIS 5804 SOMERTON PL HOPE MILLS, NC 28348
THOMPSON, KELVIN G;BENTLEY- THOMPSON, SABRINA 1309 CYPRESS LAKE RD HOPE MILLS, NC 28348	PREWITT, MERLE R 2126 CYPRESS LAKES RD HOPE MILLS, NC 28348	RAEFORD, RAMONA A 1356 SAND HILL RD HOPE MILLS, NC 28348
BROWN, CURTIS JEROME JR 816 CABALETTA DR HOPE MILLS, NC 28348	ADORJAN, JOHN M;ADORJAN, KIMBERLY 4809 KIARA DR HOPE MILLS, NC 28348	HINSON, WILLIAM AUBREY;HINSON, LAURA WILLEY 4812 KIARA DR HOPE MILLS, NC 28348
PURDIE, GEORGE W 1164 SAND HILL RD HOPE MILLS, NC 28348	MCALLISTER, SHIRLEY;MCALLISTER, ROGER D SR 1432 SAND HILL RD HOPE MILLS, NC 28348	BUXTON-CURRIE, MONICA;BUXTON- MALLOY, MELANIE 1361 SANDHILLS RD HOPE MILLS, NC 28348
ROBERTS, CHRISTOPHER G;ROBERTS, T 3102 N MAIN ST HOPE MILLS, NC 28348	ROBERTS RENTALS LLC 3001 THROER RD HOPE MILLS, NC 28348	RAYE, TOWANDA J 1422 SAND HILL RD HOPE MILLS, NC 28348
MELVIN, KENNETH EARL 1451 SAND HILL RD HOPE MILLS, NC 28348	HICKS, JOYCE A TRUSTEE 1345 CYPRESS LAKE RD HOPE MILLS, NC 28348	MCNAIR, MARGARET HEIRS;SMALLWOOD, CATHERINE HEIRS;DIXON, HELEN MADISON HEIRS;MURPHY, GEORGIA HEIRS;BUXTON, LARRY D HEIRS;BUXTON, JAMES A;COVINGTON, MARY WHITE;BUXTON, GLORIA;CARVER, GLENDA;CARVER, CYNTHIA;CARVER, LEE;CARVER, GLEN 2018 SAND HILL RDAD HOPE MILLS, NC 28348
RAYE, DONALD P;RAYE, TOWANDA 1422 SANDHILL RD HOPE MILLS, NC 28348	FREEMAN, LOUISE W 1401 SAND HILL RD HOPE MILLS, NC 28348	LATKOVICH, JEFFREY A 4800 KIARA DR HOPE MILLS, NC 28348
COVINGTON, MARY WHITE LIFE ESTATE 1361 SAND HILL ROAD HOPE MILLS, NC 28348	KEIM, BRIDGITTE E;HICKS, DOUGLAS;HICKS, JEROD A;RAEFORD, R 1384 CYPRESS LAKE RD HOPE MILLS, NC 28348	MCATEER, KIMBERLY;MCATEER, BOBBY 5801 SOMERTON PL HOPE MILLS, NC 28348

GARDNER, LLOYD ANDREW;GARDNER,
PAULA S
1204 SAND HILL RD
HOPE MILLS, NC 28348

MCALLISTER, ROGER D;MCALLISTER,
SHIRLEY D
1432 SAND HILL RD
HOPE MILLS, NC 28348

LOCKLEAR, E J
5805 SOMERTON PL
HOPE MILLS, NC 28348

SMITH, TIANA MARIE;SMITH, JESSE
OLIVER JR.
1305 SANDHILL RD
HOPE MILLS, NC 28348

HICKS, JOYCE A TRUSTEE
1345 CYPRESS LAKE RD
HOPE MILLS, NC 28348

MARKETPLACE BUILDERS LLC
3102 N MAIN ST
HOPE MILLS, NC 28348

SMITH, CALVIN M;SMITH, AGNES B
4816 KIARA DRIVE
HOPE MILLS, NC 28348

WILSON, SONYA DRUSILLA
4817 KIARA DR
HOPE MILLS, NC 28348

MCALLISTER, ERIC LAMAR TRUSTEE
PO BOX 294
ST PAULS, NC 28348

LASANE, RONZA SURMURIEL
1300 SAND HILL RD
HOPE MILLS, NC 28348

MELVIN, KENNETH EARL
1451 SAND HILL RD
HOPE MILLS, NC 28348

LOCKLEAR, ELIJAH J
5805 SOMERTON PL
HOPE MILLS, NC 28348

CREATIVE BLOCKS FOR TOTS LEARNING C
1391 SAND HILL ROAD
HOPE MILLS, NC 28348

YOUNG, BRIAN K.;YOUNG, JENNIFER S.
1451 LAGUARDIA DRIVE
HOPE MILLS, NC 28348

HESTER, CHARLES OTIS
5804 SOMERTON PL
HOPE MILLS, NC 28348

HICKS, JOYCE A TRUSTEE
1345 CYPRESS LAKE RD
HOPE MILLS, NC 28348

MCALLISTER, ROGER;MCALLISTER, S
1432 SAND HILL RD
HOPE MILLS, NC 28348

BLEDSON, KIMBERLY F;ROSS, SABRINA
F;RUSSELL, SHANNON FOWLER;FOWLER,
6400 EMU DR
HOPE MILLS, NC 28348

GROSSO, THOMAS;GROSSO, THERESA
4808 KIARA DR
HOPE MILLS, NC 28348

BUCK, EDWARD WAYNE
1203 SAND HILL RD
HOPE MILLS, NC 28348

MCALLISTER, ROGER DENNIS JR
1401 LEANDER LN
HOPE MILLS, NC 28348

BUXTON-CURRIE, MONICA;BUXTON-
MALLOY, MELANIE
1361 SANDHILLS RD
HOPE MILLS, NC 28348

ENVISION BUILDERS LLC
2300 CLOUDSPIN CT
HOPE MILLS, NC 28348

LOCKLEAR, ELIJAH JUNIOR
5809 SOMERTON PL
HOPE MILLS, NC 28348

GLEATON, DANIEL WEBSTER;GLEATON,
MYRTLE VIRGINIA
230 WOODGLEN DR
FAYETTEVILLE, NC 28314

J.M.B.B., LLC
3508 TREE RING CT
FAYETTEVILLE, NC 28306

FAULKNER, FRED THOMAS
2608 DUMFRIES DR
FAYETTEVILLE, NC 28306

NOLAN, CHERYL ELAINE
MCPHERSON;GLENDA, M SIMMONS
909 WICKER CT
FAYETTEVILLE, NC 28304

BERNARD, MATTHEW J
1210 MARTINDALE DR
FAYETTEVILLE, NC 28304

BERNARD, MATTHEW J
1210 MARTINDALE DR
FAYETTEVILLE, NC 28304

WILLIAM R HOMES LLC
8000 CORPORATE DRIVE STE 100
CHARLOTTE, NC 28226

GODWIN, JAMES EARL
TRUSTEE;GODWIN, JUDY SANSBURY
TRUSTEE
7626 KNOLLWOOD CIR
CHARLOTTE, NC 28213

THE THELMA REVOCABLE LIVING TRUST
3217 COACHMANS WAY
DURHAM, NC 27705

THE THELMA REVOCABLE LIVING TRUST
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DURHAM, NC 27705

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3217 COACHMANS WAY
DURHAM, NC 27705

THE THELMA REVOCABLE LIVING TRUST
3217 COACHMANS WAY
DURHAM, NC 27705

STEVENS, DOTTIE M
451 ROBERTS RD
WILLOW SPRING, NC 27592

HAMPTON, APRIL, LEONARD
JR;LEONDRA, HAMPTON MCADOO
6815 SEATTLE FLEW PL
WHITSETT, NC 27377

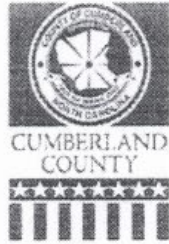
SIMMONS, GLENDA
MCPHERSON;KRISTEN, BRIGGS
41 TAYLOR AVE 2E
POUGHKEEPSIE, NY 12301

LATKOVICH, JEFFREY A
74 SPOTSWOOD DR
SPOTSWOOD, NJ 08884

MATTHEWS, TERESA;MORRIS,
MONROE;MORRIS, RENEE
1451 REDWOOD DR
PISCATAWAY, NJ 08854

ATTACHMENT: APPLICATION

DocuSign Envelope ID: BC15D035-8E03-4369-B334-05372761A108



County of Cumberland
Planning & Inspections Department

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

APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE

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

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

Rezoning Procedure:

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

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

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

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

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

1. Requested Rezoning from A1 to R20 CZ
 2. Address of Property to be Rezoned: 1312 SAND HILL RD
 3. Location of Property: 0.36 MILES NORTHEAST ALONG SAND HILL RD
 FROM INTERSECTION OF SAND HILL RD AND CYPRESS LAKES RD
 4. Parcel Identification Number (PIN #) of subject property: 0433209749
(also known as Tax ID Number or Property Tax ID)
 5. Acreage: 8.92 Frontage: 60' Depth: 1022'
 6. Water Provider: Well: X PWC: Other (name):
 7. Septage Provider: Septic Tank X PWC
 8. Deed Book 2538 , Page(s) 644 , 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 - SINGLE FAMILY HOMES
-
11. Do you own any property adjacent to or across the street from this property?
Yes X No If yes, where? EAST ADJOINER ON SAND HILL RD
 12. Has a violation been issued on this property? Yes No X

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

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

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

BRIDGETTE E. KEIM
NAME OF OWNER(S) (PRINT OR TYPE)

1384 CYPRESS LAKES RD HOPE MILLS NC 28348
ADDRESS OF OWNER(S)

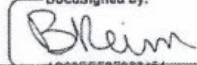
HOME TELEPHONE # _____ WORK TELEPHONE # 910-818-8400

MAPS SURVEYING INC
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

216 MASON ST FAYETTEVILLE NC 28301
ADDRESS OF AGENT, ATTORNEY, APPLICANT

maps @ mapsurveying.com
E-MAIL

HOME TELEPHONE # _____ WORK TELEPHONE # 910-484-6432

DocuSigned by:

4C09EEF0P383454
SIGNATURE OF OWNER(S)


SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

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.

DOUGLAS HICKS
NAME OF OWNER(S) (PRINT OR TYPE)

1384 CYPRESS LAKES RD HOPE MILLS NC 28348
ADDRESS OF OWNER(S)

HOME TELEPHONE # _____ WORK TELEPHONE # _____

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

salguod08@yahoo.com
E-MAIL

HOME TELEPHONE # _____ WORK TELEPHONE # _____

DocuSigned by:
Douglas Hicks
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

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.

JEROD A. HICKS
NAME OF OWNER(S) (PRINT OR TYPE)

1384 CYPRESS LAKES RD HOPE MILLS NC 28348
ADDRESS OF OWNER(S)

HOME TELEPHONE #

WORK TELEPHONE #

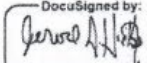
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

ADDRESS OF AGENT, ATTORNEY, APPLICANT

jayvacarro813@gmail.com
E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #

DocuSigned by:

BBE069A738C043A
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

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.

RAMONA A. RAEFORD
NAME OF OWNER(S) (PRINT OR TYPE)

1384 CYPRESS LAKES RD HOPE MILLS NC 28348
ADDRESS OF OWNER(S)

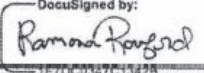
HOME TELEPHONE # WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

raefordranch59@gmail.com
E-MAIL

HOME TELEPHONE # WORK TELEPHONE #

DocuSigned by:

1570C1347C13428
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

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.

ANGELA BATTLE (THE THELMA REVOCABLE LIVING TRUST)
NAME OF OWNER(S) (PRINT OR TYPE)

3217 COACHMANS WAY DURHAM NC 27705
ADDRESS OF OWNER(S)

HOME TELEPHONE #

WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

Angela.j.battle@gmail.com

E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #

DocuSigned by:
Angela Battle

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

Email – Updated Rezoning Request

From: Rawls Howard
Sent: Friday, June 7, 2024 4:29 PM
To: Richard Fagan
Subject: RE: Sand Hill Rezoning

Thanks Richard.

I can work with that.

In Public Service,

Rawls Howard, AICP, CFM, CZO

Director

Planning & Inspections Department

Cumberland County

 910.678.7618

www.cumberlandcountync.gov



From: Richard Fagan <rfagan@cumberlandcountync.gov>
Sent: Friday, June 7, 2024 3:50 PM
To: Rawls Howard <rhoward@cumberlandcountync.gov>
Subject: FW: Sand Hill Rezoning

Hi Rawls,

I spoke with Tim regarding the payment for CZ for ZON-24-0019 and per David we're going to wait to begin the process of the refund just in case the JPB decides to add conditions.

Also, I reached out to Mike and asked him to send me something regarding the updated requested and Tim forwarded me the below email. If it doesn't suffice, I can reach out to Mike again.

Thank you,

Richard Fagan

Planner I

Planning & Inspections Department

Cumberland County

 910.678.7611

www.cumberlandcountync.gov



How was your experience? Take our customer survey [here](#)

From: Timothy Doersam <tdoersam@cumberlandcountync.gov>
Sent: Friday, June 7, 2024 3:30 PM

To: Richard Fagan <rfagan@cumberlandcountync.gov>
Subject: FW: Sand Hill Rezoning

From: David Moon <dmoon@cumberlandcountync.gov>
Sent: Monday, June 3, 2024 1:16 PM
To: MAPS Surveying <maps@mapssurveying.com>
Cc: Timothy Doersam <tdoersam@cumberlandcountync.gov>
Subject: RE: Sand Hill Rezoning

Mike:

We will process the refund for the \$80.00 after the Joint Planning Board meeting in the rare event that the JPB requests a conditional zoning.

David B. Moon, AICP
Deputy Director

Department of Planning & Inspections
130 Gillespie Street
Fayetteville, NC 28301
Phone: (910) 678-7606
www.cumberlandcountync.gov



From: MAPS Surveying <maps@mapssurveying.com>
Sent: Thursday, May 23, 2024 8:21 AM
To: David Moon <dmoon@cumberlandcountync.gov>
Cc: Timothy Doersam <tdoersam@cumberlandcountync.gov>
Subject: Sand Hill Rezoing

CAUTION: This email originated from outside of the County. Do not open attachments, click on links, or reply unless you trust the sender or are expecting it.

David/Timothy,
Here is the straight rezoning form for the property on Sand Hill. Im hoping we can use the original signatures from the other form so we don't have to acquire them again. Ive left that sheet off.

If Im correct, it appears we should get an \$80 refund going this route.

Let me know if you need anything else.

David-I appreciate your time the other morning explaining this. The client was very happy to pursue this avenue and keep the waterline in his pocket if needed.

Thanks again

Mike



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 18, 2024

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPT

DATE: 6/18/2024

SUBJECT: NORTH CENTRAL AREA LAND USE PLAN

ATTACHMENTS:

Description

Draft Land Use Plan Link

Type

Backup Material



Planning & Inspections Department

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Rawls Howard, Planning and Inspections Director

A handwritten signature in blue ink, appearing to be "RH", enclosed in a light blue oval.

DATE: June 10, 2024

SUBJECT: North Central Area Land Use Plan

As part of the Joint Planning Board's ongoing efforts to develop and update detailed land use plans for the County and the member municipalities, the staff, along with residents in the area, has developed a land use plan for the North Central portion of Cumberland County.

Note: A copy of the draft North Central Area Land Use Plan is included in this packet for your review. A digital version may be found on the Planning Department website on the Comprehensive Planning page. Link: <https://www.cumberlandcountync.gov/docs/default-source/planning-documents/comprehensive-planning/compressed-draft-ncalup-5-21-24.pdf>

ATTACHMENTS:

NONE



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 18, 2024

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPT

DATE: 6/18/2024

SUBJECT: RECOGNITION OF OUTGOING MEMBERS



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 18, 2024

TO: JOINT PLANNING BOARD

FROM: CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPT

DATE: 6/18/2024

SUBJECT: ELECTION OF OFFICERS