

Clarence Grier
County Manager

Sally Shutt
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA
December 17, 2024
6:00 PM
Hearing Room #3

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. ADJUSTMENTS TO / APPROVAL OF AGENDA
- III. PUBLIC MEETING WITHDRAWALS / DEFERRALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **CASE ZNG-013-24: Request to initially zone 10.06 +/- acres to R6A Residential & C(P) Planned Commercial District or to a more restrictive zoning district, located at the empty lot on Applebury Ln, off Cumberland Rd REID 040878074000, submitted by George Rose (agent) on behalf of Ole Bluff, LLC (owner). (Hope Mills)**
- B. **CASE ZON-24-0031: Rezoning from PND Planned Neighborhood Development to A1 Agricultural District or to a more restrictive zoning district for four parcels comprising 44.95 +/- acres; located east of the intersection of Lamar Rd and Carvers Falls Rd, submitted by PWC (Agent) on behalf of the City of Fayetteville (Owner).**
- C. **CASE ZON-24-0038: Rezoning from R10 Residential District to C(P) Planned Commercial District or to a more restrictive zoning district for one parcel comprising 1.50 +/- acres; located at 7651 Clinton Road, submitted by Carlos Jack Horne (Agent) on behalf of Sandy Creek Land Company LLC (Owner). (Stedman)**

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- D. **CASE ZNG-011-24: Request to rezone 0.86 +/- acres to C2(P)/CZ Planned Service & Retail District with Conditional Zoning or to a more restrictive**

zoning district, located at the empty lot on the southeast corner of Camden Rd & Waldos Beach Rd intersection REID 9494757135000, submitted by Tom Lloyd (agent) on behalf of Bryant Properties, LLC (owners). (Hope Mills)

IX. ITEMS OF BUSINESS

E. APPROVAL OF 2025 JOINT PLANNING BOARD MEETING SCHEDULE

X. DISCUSSION

F. HISTORIC ARCHITECTURAL SURVEY UPDATE

G. UNC SCHOOL OF GOVERNMENT TRAINING

H. TERM LIMITS

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 DECEMBER 17, 2024

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 12/17/2024

SUBJECT: CASE ZNG-013-24: REQUEST TO INITIALLY ZONE 10.06 +/- ACRES TO R6A RESIDENTIAL & C(P) PLANNED COMMERCIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE EMPTY LOT ON APPLEBURY LN, OFF CUMBERLAND RD REID 040878074000, SUBMITTED BY GEORGE ROSE (AGENT) ON BEHALF OF OLE BLUFF, LLC (OWNER). (HOPE MILLS)

ATTACHMENTS:

Description

ZNG-013-24

Type

Backup Material



STAFF REPORT

INITIAL ZONING CASE: ZNG-013-24

Planning Board Meeting: 12-17-2024

Hope Mills Board Meeting: 1-21-2025

Address: Empty lot on Applebury Ln, north of the intersection of Cumberland Rd and Applebury Ln.

ZONING REQUEST: Initial Zoning to R6A Residential & C(P) Planned Commercial Districts.

The Town of Hope Mills staff received a contiguous annexation petition for 10.06 +/- acres of land tied to parcel identification number 0405-87-8074. The Hope Mills Board of Commissioners accepted the annexation petition adopting resolution R2024-19 and setting the public hearing for November 18, 2024 under annexation number A2024-08. The subject property is adjacent to the existing American Flag Storage, an undeveloped lot also owned by the subject property's owner, and County residential properties. 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:

George Rose (agent) on behalf of Ole Bluff, LLC (owner).

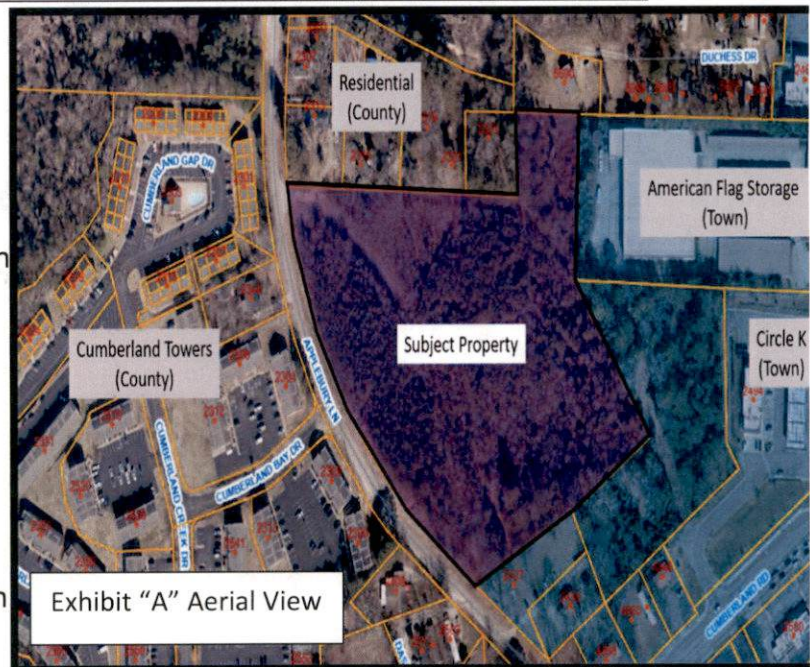
ADDRESS/LOCATION: Empty lot located at Applebury Ln off of Cumberland Rd. REID 0405878074000. For additional information on the site location, refer to Exhibit "A" Aerial View.

SIZE:

As stated above, the subject property is 10.06 +/- acres in size with varying lengths of depth.

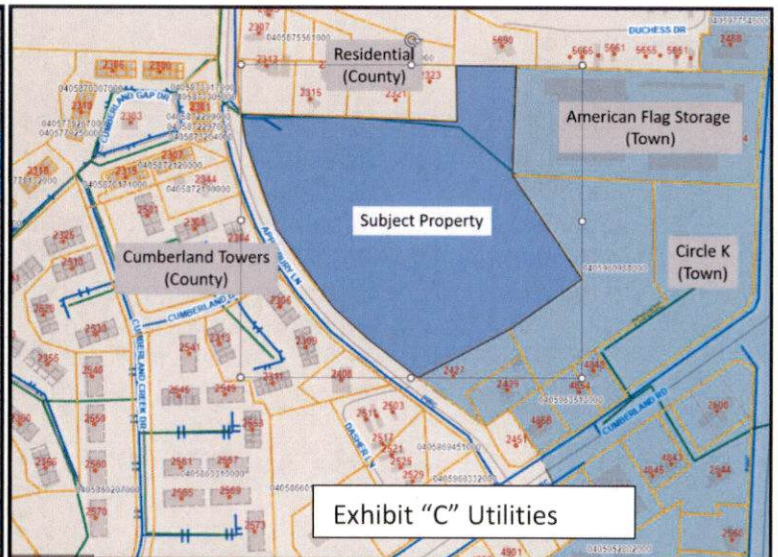
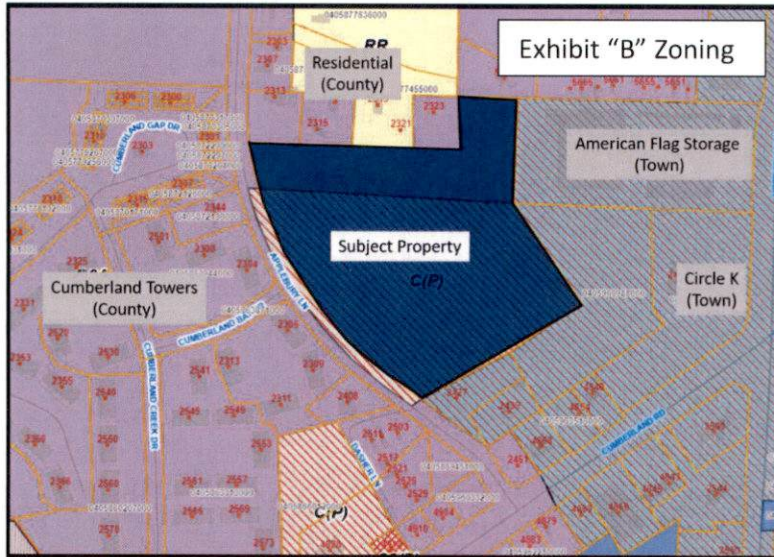
EXISTING ZONING: The subject property is currently zoned under the R6A Residential & C(P) Planned Commercial Districts district with the overall immediate surrounding area designated under the R6A Residential, C(P) Planned Commercial Business as well. As stated above, the subject property is adjacent to the existing American Flag Storage, an undeveloped lot also owned by the subject property's owner, and County residential properties. Please note that the current zoning map, shown in Exhibit "B," does not reflect the current zoning of the subject property.

EXISTING LAND USE: The subject property is currently vacant.



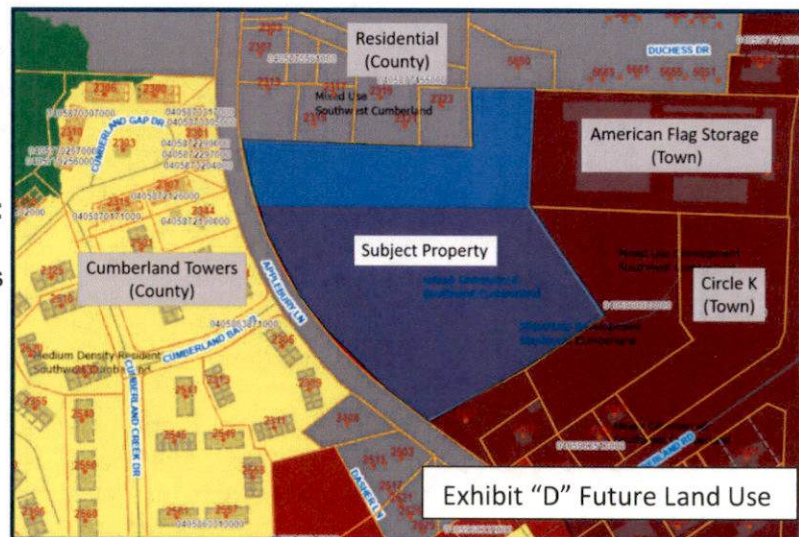
SURROUNDING ZONING AND LAND USE: The properties adjacent to the immediate southeast are currently undeveloped, along with a Circle K currently in business. The area to the immediate west is Cumberland Towers and to the north is a residential community. Refer to Exhibit “B” for zoning and surrounding land uses.

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



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

COMPREHENSIVE DEVELOPMENT PLANS: This site is located within the Southwest Cumberland Land Use Plan area (2013) and is designated as both “Mixed Use” and “Heavy Commercial.” This request is consistent with the land use plan, as it complements the surrounding developments in the immediate area. Please refer to Exhibit “D” for additional information.



IMPACTS ON AREA FACILITIES

TRAFFIC: No comments were submitted in response to the Request for Comments

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

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

CUMBERLAND COUNTY SCHOOLS: No comments were submitted in response to the Request for Comments

ECONOMIC DEVELOPMENT: No comments were submitted in response to the Request for Comments

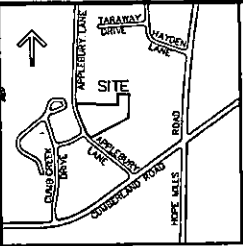
PLAN REVIEW COMMENTS: The Town of Hope Mills Plan Review team has no objections to this request.

SPECIAL OVERLAY DISTRICTS: The subject property is not located within the boundaries of any established overlay district.

CODE DEVIATIONS: None.

STAFF RECOMMENDATION

In ZNG-013-24, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to the R6A Residential & C(P) Planned Commercial Districts and finds that the request is consistent with the Southwest Cumberland Land Use Plan (2013) designation, it does mirror and complement 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.



VICINITY MAP
NO SCALE

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION
BY: Lee R. Hise
DATE: SEPT. 25, 2024

ALL DRAINAGE EASEMENTS SHALL BE
DEDICATED AS PUBLIC AND IT SHALL BE
THE RESPONSIBILITY OF THE PROPERTY
OWNERS TO MAINTAIN THE DRAINAGE
EASEMENTS AND ANY DRAINAGE
STRUCTURES THERE IN, SO AS TO MAINTAIN
THE INTEGRITY OF THE DRAINAGE
SYSTEM AND INSURE POSITIVE DRAINAGE.

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

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

LEGEND

- EIP EXISTING IRON PIPE (PROPERTY CORNER)
- ES EXISTING IRON STAKE (PROPERTY CORNER)
- ECM EXISTING CONCRETE MONUMENT (PROPERTY CORNER)
- CP COMPUTED POINT
- R/W RIGHT-OF-WAY

NOTES

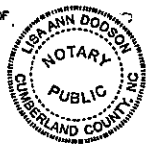
1. TOTAL AREA IN TRACT = 438,145 SF = 10.06 ACRES
LOT 1 = 220,437 SF = 5.06 ACRES
LOT 2 = 217,708 SF = 5.00 ACRES
2. OWNER/DEVELOPER:
OLE BLUFF LLC
2936 OLE BLUFF MILL ROAD
FAYETTEVILLE, NC 28306
olebluffllc@nc.rr.com
3. REFERENCE: DS 8275 PG 900; PB 139 PG 74; PB 130 PG 133
4. REID NO: 0405878074000

THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND
SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION
JURISDICTION OF THE TOWN OF HOPE MILLS AND THAT THIS
PLAT AND ALLOTMENT IS MY FREE ACT AND DEED.

Albert E. Norton, Jr.
ALBERT E. NORTON, JR. OLE BLUFF, LLC

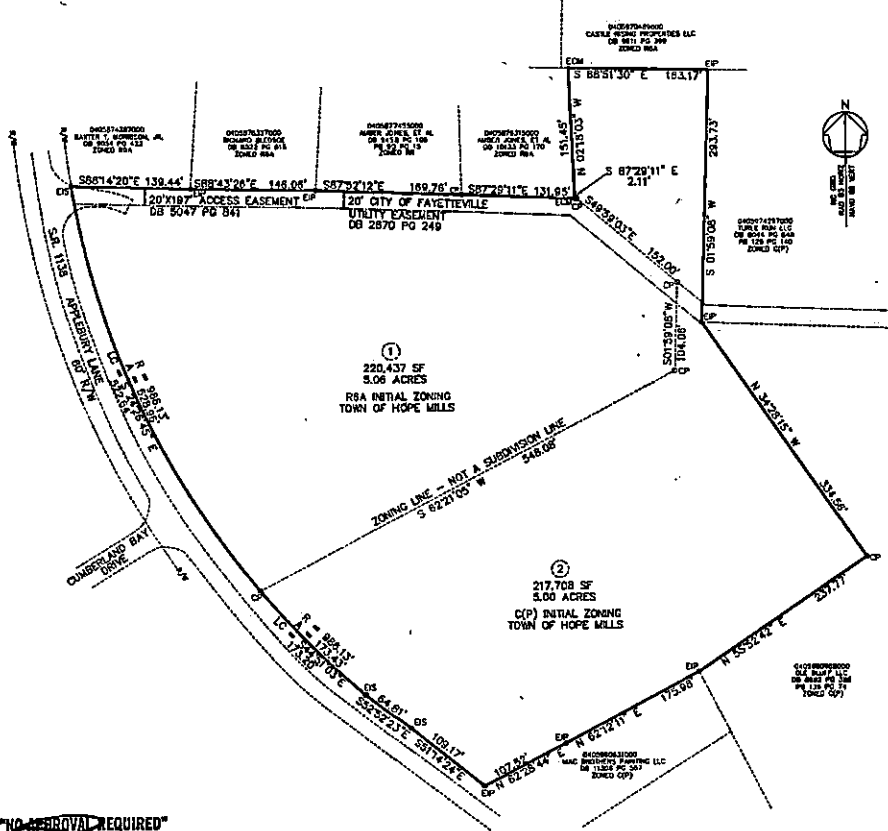
NORTH CAROLINA
CUMBERLAND COUNTY

I, Lisa Ann Dodson, A NOTARY PUBLIC FOR SAID COUNTY
AND STATE AFORESAID CERTIFY THAT Albert E. Norton, Jr.
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED
THE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL STAMP THIS 20 DAY OF
September, A.D., 2024.



Lisa Ann Dodson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/5/2028



CUMBERLAND COUNTY
No approval required

"NO APPROVAL REQUIRED"
Signed: George M. Rose
Date: 9/25/24
George M. Rose
Town Manager
Town of Hope Mills

CUMBERLAND COUNTY
No approval required
DBM - No Plat Review
Officer review
necessary.

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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



REVIEW OFFICER
DATE: _____

George M. Rose
PROFESSIONAL LAND SURVEYOR L-2721

ANNEXATION MAP FOR THE TOWN OF HOPE MILLS
ANNEXATION FILE # _____

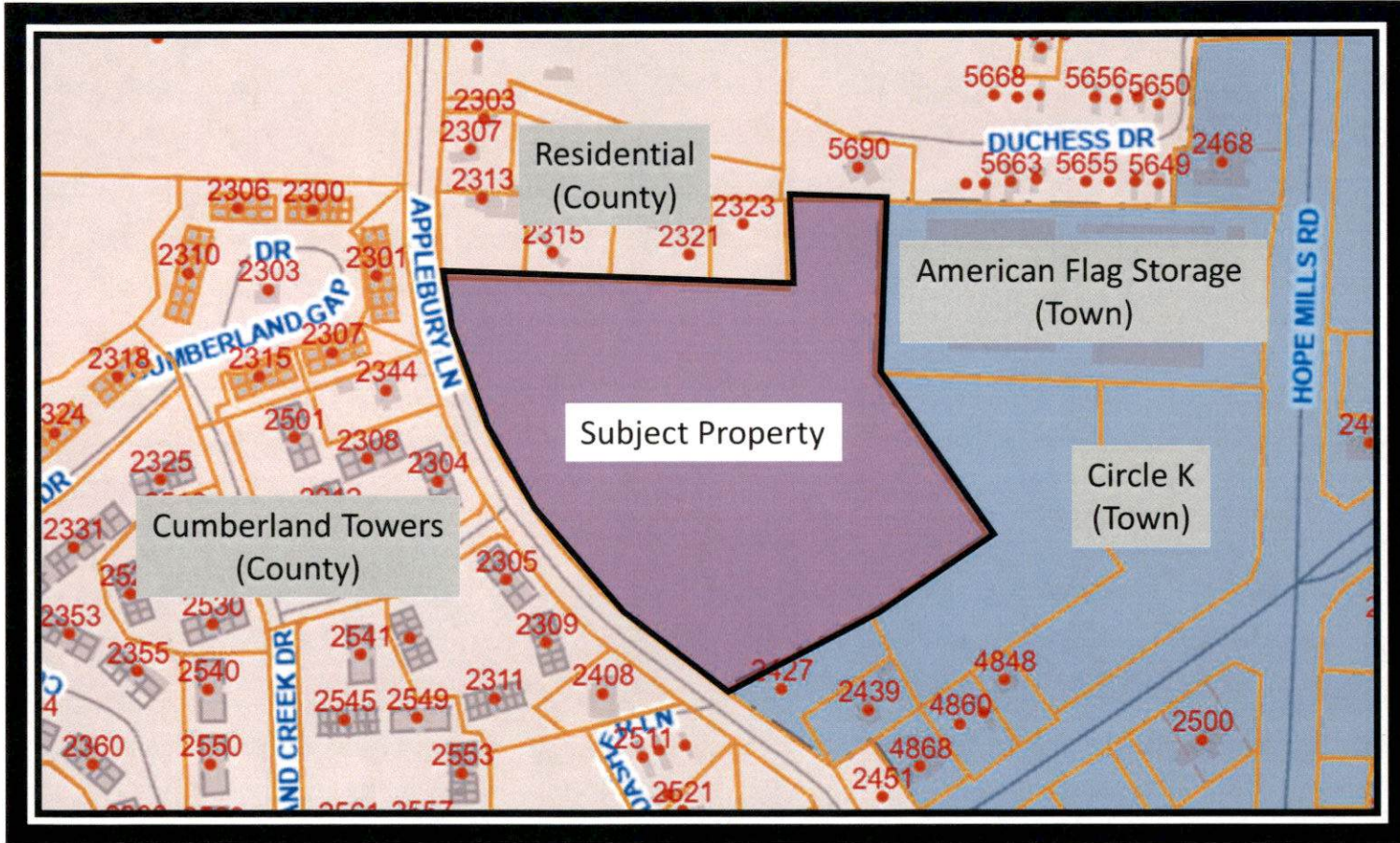
PROPERTY OF
OLE BLUFF, LLC

ROCKFISH CREEK TOWNSHIP CUMBERLAND COUNTY
FAYETTEVILLE NORTH CAROLINA
SCALE 1" = 100' SEPTEMBER 2024

GEORGE M. ROSE, PE, PLS
P.O. Box 53441
Fayetteville, NC 28305

FILED Sep 27, 2024 10:29:31 am FILED
BOOK 06151 CUMBERLAND
PAGE 0179 NEW 0179 COUNTY NC
INSTRUMENT # 29133 J. LEE WARREN, JR.
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS







Town of Hope Mills
Planning Department

CASE NO.:	<u>ZNG-013-24</u>
ZONING BOARD MEETING DATE:	<u>12/17/24</u>
DATE APPLICATION SUBMITTED:	<u>11/19/24</u>
RECEIPT NO.:	<u>N/A</u>
RECEIVED BY:	<u>GAN</u>

**APPLICATION FOR
REZONING
HOPE MILLS ZONING ORDINANCE**

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

1. A copy of the *recorded* deed and/or plat;
2. If portion(s) of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered for the rezoning; and
3. A check made payable to "Town of Hope Mills" in the amount of \$ N/A.
(See attached Fee Schedule).

Rezoning Procedure:

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

The Town Planning Staff may advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions, call (910)424-4555. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to/on the application may cause the case to be delayed and re-scheduled for the next available Board meeting according to the Board's meeting schedule. Also, the application fee is nonrefundable once processing of the application has begun.

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

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

1. Requested Rezoning from R1A (COUNTY) C/P (COUNTY) to R1A (HOPE MILLS) C/P (HOPE MILLS)

If the area is a portion of an existing parcel, a written metes and bounds description of only that portion to be considered for rezoning, including the exact acreage must accompany this application along with a copy of the recorded deed and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

2. Address/location of property to be Rezoned: APPLEBURY LANE

3. Parcel Identification Number (PIN #) of property: 0405878074000
(also known as Tax ID Number or Property Tax ID)

4. Acreage: 10.06 Frontage: 876' Depth: 550'

5. Water Provider: Well: _____ PWC:

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

7. Deed Book B275, Page(s) 900 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

8. Existing use(s) of property: VACANT, WOODED

9. Proposed use(s) of the property: PORTION TO BE RESIDENTIAL TOWNHOMES, PORTION TO BE COMMERCIAL

10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes No _____
If yes, where? 0405960188000 ADJACENT TO EAST

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

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

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

ALBERT E. NORTON, JR. SHIRLEY R. NORTON

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

2936 OLE BLUFF MILL ROAD FAYETTEVILLE, NC 28306

Complete mailing address of property owner(s)

910-822-0082

Telephone number

Alternative telephone number

albertnorton@nc.rr.com

E-mail address

Fax number

GEORGE M. ROSE

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

P.O. BOX 53441 FAYETTEVILLE, NC 28305

Complete mailing address of agent, attorney, or applicant

910-977-5822

Telephone number

910-485-5822

Alternative telephone number

george@gmrpe.com

E-mail address

Fax number

Owner's signature

Owner's signature

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

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



Town of Hope Mills Voluntary Annexation Packet

VOLUNTARY ANNEXATION SUBMITTAL REQUIREMENTS:

Only complete submittals will be processed. The following items are required to be submitted to the Town of Hope Mills for your application to be deemed complete:

- Original Petition Form Signed by ALL Owners of the property.
- Legal description of the area to be annexed in both hard and digital (Word) format.
- A complete copy of the last deed of record for each parcel of property to be annexed.
- 1 paper copy and 1 digital copy of the ***filed** annexation plat prepared by a registered land surveyor including the following information:
 - Title block:
Annexation Map for Town of Hope Mills
Annexation File # _____
 - Vicinity map showing location of property in relation to the primary corporate town limits, (indicate where corporate limits are adjacent to the property or the location of the closest point of the primary Town Limits)
 - Surveyors' certificate.
 - Plat book and page numbers.

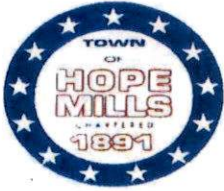
CHECK PAYABLE TO TOWN OF HOPE MILLS IN THE AMOUNT OF \$500.00 FOR VOLUNTARY ANNEXATION FEE MUST BE SUBMITTED.

(The petition fee is waived for Voluntary Annexation Petitions that are initiated by the Town through the Water and/or Sewer Annexation Agreements.)

* (Per the Secretary of State's office said plat must be signed by a surveyor but **is not required to be sent through any approval process**. Per GS 47-30 paragraph G. and j. "The provisions of this section shall not apply to boundary plats of State lines, county lines, **areas annexed by municipalities**, nor to plats of municipal boundaries, whether or not required by law to be recorded. ")

Town of Hope Mills

5770 Rockfish Road • Hope Mills, NC 28348 • (910) 424-4555 • (910) 424-4902 fax



For Town Clerk Use:
Annexation # _____

Town of Hope Mills **Voluntary Annexation Petition**

To the Board of Commissioners of the Town of Hope Mills:

We, the undersigned, being of all the owners of the real property described herein, respectfully request that the area described herein be annexed to the Town of Hope Mills pursuant to the provisions of G.S. 160A-31.

The area to be annexed is **contiguous** **non-contiguous** to the existing Town Limits of Hope Mills and the boundaries of such territory are as indicated below and on the attached map and description.

Property Information:

If only part of a parcel is included, then write "Part" after the Cumberland County Parcel Identification Number and Real Estate Identification Number (s).

Cumberland County Parcel Identification Number (s):

0405873074000

Cumberland County Real Estate Identification Number (s):

Acreage of Annexation Area: 10.06

Existing Population: 0

Number of existing residential dwelling units: 0

Do you declare vested rights*? yes no

*We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate "yes" and attach proof.)

Property Owner(s):

Address:

Signature:

Date:

All property owners must sign this petition including husband and wife if jointly owned.

OLE BLUFF LLC

2936 OLE BLUFF MILL RD.
FAYETTEVILLE, NC 28306

9/25/24

*Vested Right - Means the right to undertake and complete the development and use of property under the terms and conditions of an approved site-specific development plan or an approved phased development plan. A vested right shall be deemed established with respect to any property upon valid approval, or conditional approval, of a site-specific development plan or phased development plan, following notice and public hearing by the county with jurisdiction over the property.

Town of Hope Mills

5770 Rockfish Road • Hope Mills, NC 28348 • (910) 424-4555 • (910) 424-4902 fax



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: Ole Bluff, LLC

SECRETARY OF STATE ID NUMBER: 1110009 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2024

Filing Office Use Only
E - Filed Annual Report
1110009
CA202401300347
1/13/2024 01:15
 Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Norton, Albert E. Jr.

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

2936 Ole Bluff Mill Rd.

PO BOX 48099

Fayetteville, NC 28306-3065 Cumberland County

Cumberland, NC 28331-8099

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Property Holdings and Management

2. PRINCIPAL OFFICE PHONE NUMBER: (910) 424-6419

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

2936 Ole Bluff Mill Road

PO BOX 48099

Fayetteville, NC 28306-3065

Cumberland, NC 28331-8099

6. Select one of the following if applicable. (Optional see instructions)



The company is a veteran-owned small business



The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Albert E. Norton, Jr

NAME: Shirley Rebecca Norton

NAME: _____

TITLE: Member

TITLE: Member

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

2936 Ole Bluff Mill Rd.

2936 Ole Bluff Mill Road

Fayetteville, NC 28306

Fayetteville, NC 28306

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Albert E. Norton Jr

1/13/2024

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

Albert E. Norton Jr

Member

Print or Type Name of Company Official

Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

8275
0900

BK 8275 PG 0900

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

FILED Oct 30, 2009
AT 04:37:00 pm
BOOK 08275
START PAGE 0900
END PAGE 0902
INSTRUMENT # 40174
RECORDING \$25.00
EXCISE TAX \$2,500.00
RT

Excise Tax \$2,500.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20__ by _____

Mail after recording to **DOWNING, DOWNING & BURNS, PLLC**
This instrument was prepared by **DOWNING, DOWNING & BURNS, PLLC**

Brief Description for the index

LOTS 1 & 2 RECOMBINATION SURVEY FOR NORTON

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of October, 2009, by and between

GRANTOR	GRANTEE
Lydia McNeill Moore, Widow Harold D. Stevens and wife, Clairee N. Stevens The Harold D. Stevens Living Trust C/O Harold D. Stevens and wife, Clairee N. Stevens as Trustees	Ole Bluff, LLC Mailing Address: 2936 Ole Bluff Mill Road Fayetteville, NC 28306

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

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

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

BEING all of Lots Number One (1) and Two (2), per plat entitled "Boundary and Recombination Survey for Albert E. Norton of the William T. Moore Tracts" said plat being duly recorded in Book of Plats 125, Page 116, Cumberland County, North Carolina Registry and being a recombination of the property conveyed in deeds recorded in Books 2803, Page 231; Book 5140, Page 700; Book 6035, Page 194 and Book 2807, Page 829 less that portion conveyed in deed Book 2888, Page 525, Cumberland County, North Carolina registry.

Robyn Allison Huskey joins in this conveyance as Executrix of the Estate of William Thomas Moore, III under and pursuant to North Carolina G.S. 28A-17-12(a) (2) and for the purpose therein contained.

William Thomas Moore, III was also known as William T. Moore, III and William T. Moore.

The property hereinabove described was acquired by Grantor by instrument recorded in Books 2803, Page 231; Book 5140, Page 700; Book 6035, Page 194 and Book 2807, Page 829

A map showing the above described property is recorded in Book 125, Page 116.

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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All Restrictions, Easements and Right of Ways which may appear in the Cumberland County Registry.

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

THE ESTATE OF WILLIAM THOMAS MOORE, III

Robyn Allison Huskey, Executrix (SEAL)
By, ROBYN ALLISON HUSKEY, Executrix

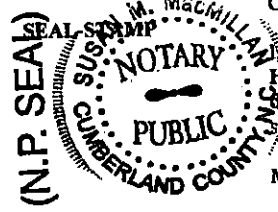
Lydia McNeill Moore by Robyn H. Huskey as Attorney in Fact (SEAL)
LYDIA MCNEILL MOORE by,
ROBYN H. HUSKEY As Attorney in Fact

THE HAROLD D. STEVENS LIVING TRUST

Harold D. Stevens (SEAL)
HAROLD D. STEVENS, Trustee
Claire Stevens (SEAL)
CLAIREE N. STEVENS, Trustee

Harold D. Stevens (SEAL)
HAROLD D. STEVENS
Claire Stevens (SEAL)
CLAIREE N. STEVENS

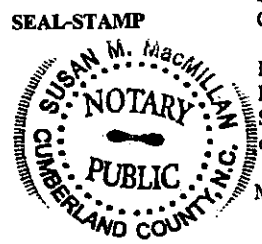
STATE OF: NORTH CAROLINA
COUNTY OF: CUMBERLAND



Susan M. MacMillan, the undersigned, a Notary Public of the County and State aforesaid, certify that HAROLD D. STEVENS and wife, CLAIREE N. STEVENS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10/27/09.

My commission expires: May 30, 2011 Susan M. MacMillan Notary Public

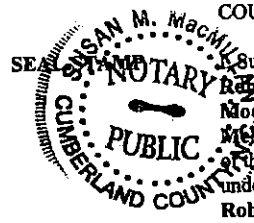
STATE OF: NORTH CAROLINA
COUNTY OF: CUMBERLAND



I, Susan M. MacMillan, the undersigned, a Notary Public of the County and State aforesaid, certify that HAROLD D. STEVENS and wife, CLAIREE N. STEVENS, Trustees of THE HAROLD D. STEVENS LIVING TRUST personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10/27/09.

My commission expires: May 30, 2011 Susan M. MacMillan Notary Public

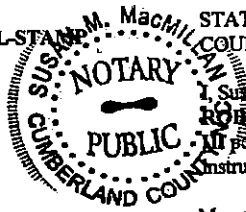
STATE OF: NORTH CAROLINA
COUNTY OF: CUMBERLAND



Susan M. MacMillan, a Notary Public for the aforesaid County and State, do hereby certify that Robyn H. Huskey personally appeared before me this day as Attorney in Fact for Lydia McNeill Moore and being duly sworn executed the forgoing and annexed instrument for and in behalf of Lydia McNeill Moore and that authority to execute and acknowledge said instrument is recorded in the Office of the Register of Deeds in Cumberland County, North Carolina and that this instrument was executed under and by virtue of the authority given by said instrument granting power of attorney; and that that Robyn H. Huskey acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of for Lydia McNeill Moore. WITNESS my hand and official seal this 10/27/09

My commission expires: May 30, 2011 Susan M. MacMillan Notary Public

SEAL-STAMP M. MacMILLAN STATE OF: NORTH CAROLINA
COUNTY OF: CUMBERLAND



I, Susan M. MacMillan, the undersigned, a Notary Public of the County and State aforesaid, certify that
ROBYN ALLISON HUSKEY, Executrix of THE ESTATE OF WILLIAM THOMAS MOORE,
did personally appear before me this day and acknowledged the due execution of the foregoing
instrument. Witness my hand and official stamp or seal, this 10/29/07.

My commission expires: May 30, 2011

Notary Public

(N.P. SEAL)



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

Receipt Number: R00025952

Cashier Name: Vonda Johnson

Terminal Number: 5

Receipt Date: 9/27/2024 6:46:55 AM

Tran. Code: 103650 - Zoning Permits/Applications
 Zoning Permits/Applications \$500.00

Name: GEORGE ROSE BUILDER INC-ANNEXATION PETITION \$500.00

Total Amount Applied: \$500.00

Amount: \$500.00

Total Payment Received: \$500.00

Change: \$0.00

Payment Method: Check Payor: GEORGE ROSE BUILDER INC Reference: 2963

GL Distribution:	Account Number	Account Name	Amount
	10-3650	ZONING PERMITS	500.00
	Total Distribution Amount:		500.00

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Emily AV Weidner
Director

December 3, 2024

OLE BLUFF LLC
PO BOX 48099
CUMBERLAND, NC 28331

Dear OLE BLUFF LLC,

The Joint Planning Board of Cumberland County will hold a public meeting on December 17, 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-013-24: Initial zoning of 10.06+/- acres to R6A Residential and C(P) Planned Commercial District, located at Applebury Ln off of Cumberland Rd on REID 0405878074000, submitted by George Rose (agent) on behalf of Ole Bluff, 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
MORRISON, BAXTER T JR	2313 APPLEBURY LN	Fayetteville	NC	28306
BLEDSON, RICHARD	3827 STURBRIDGE DR	HOPE MILLS	NC	28348
JONES, AMBER MAYNOR;JONES, DAVE MITCHELL	926 COLORADO DR	HOPE MILLS	NC	28348
CASTLE RISING PROPERTIES LLC	PO BOX 87426	Fayetteville	NC	28304
TURTLE RUN LLC	PO BOX 608	SMITHFIELD	NC	27577
OLE BLUFF LLC	PO BOX 48099	CUMBERLAND	NC	28331
MAC BROTHER PAINTING LLC	807 SCHLEY DR	FAYETTEVILLE	NC	28314
VETERANS MOTORCYCLE CLUB	2280 APPLEBURY LN	FAYETTEVILLE	NC	28306
CUMBERLAND TOWERS OWNERS ASSOCIATION INC	2580 CUMBERLAND CREEK DR	FAYETTEVILLE	NC	28306
ELLERBE, TAHEIYA D	2344 APPLEBURY LANE	FAYETTEVILLE	NC	28306
CUMBERLAND TOWERS OWNERS ASSOCIATION INC	3102 N MAIN ST 102	HOPE MILLS	NC	28348



Outlook

RE: Request for Comments for ZNG-013-24

From Rob Patton <Patton@fcedc.com>
Date Mon 11/25/2024 1:49 PM
To Chris Day <cday@townofhopemills.com>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FCEDC has no issue with this action.

Rob Patton
Executive Vice President
FCEDC
910-500-6404
patton@fcedc.com

From: Chris Day <cday@townofhopemills.com>
Sent: Monday, November 25, 2024 1:44 PM
To: director@rluac.com; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Oteria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fcedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <Robert@fcedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>
Subject: Request for Comments for ZNG-013-24

Good afternoon,

Attached, you will find the request for comments memorandum and associated materials for ZNG-013-24 for Hope Mills sent on behalf of Emily Weidner. If you have no related comments,



RE: Request for Comments for ZNG-013-24

From Bruce Clark <bclark@townofhopemills.com>

Date Mon 11/25/2024 1:56 PM

To Chris Day <cday@townofhopemills.com>; director@rluac.com <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>

Chris,

Public Works had no comments concerning this Initial Zoning Case.

Thanks

Bruce D. Clark

Deputy Director, Public Works
Town of Hope Mills
5770 Rockfish Road
Hope Mills, NC 28348
bclark@townofhopemills.com
Office (910) 429-3380



Email correspondences to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Chris Day <cday@townofhopemills.com>

Sent: Monday, November 25, 2024 1:44 PM

To: director@rluac.com; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-



RE: Request for Comments for ZNG-013-24

From Elisabeth Brown <eabrown@townofhopemills.com>

Date Mon 11/25/2024 3:36 PM

To Chris Day <cday@townofhopemills.com>

Cc Emily Weidner <eaweidner@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Bruce Clark <bclark@townofhopemills.com>; Don Sisko <dsisko@townofhopemills.com>

Stormwater Management Permit Application is required for development. No Floodplain or AOD onsite.

From: Chris Day <cday@townofhopemills.com>

Sent: Monday, November 25, 2024 1:44 PM

To: director@rluac.com; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@faycdc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@faycdc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>

Subject: Request for Comments for ZNG-013-24

Good afternoon,

Attached, you will find the request for comments memorandum and associated materials for ZNG-013-24 for Hope Mills sent on behalf of Emily Weidner. If you have no related comments, please reply with "no comment." This case is for initial zoning.

Please let me know if you have any questions or concerns.

Thanks.

Chris

Chris Day

From: RLUAC Executive Director <director@rluac.com>
Sent: Tuesday, November 26, 2024 12:27 PM
To: Chris Day
Subject: RE: Request for Comments for ZNG-013-24

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chris,

RLUAC does not have any comments on this case.

Thanks,

Vagn

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

From: Chris Day <cday@townofhopemills.com>
Sent: Monday, November 25, 2024 1:44 PM
To: director@rluac.com; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <ebrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley

Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>

Subject: Request for Comments for ZNG-013-24

Good afternoon,

Attached, you will find the request for comments memorandum and associated materials for ZNG-013-24 for Hope Mills sent on behalf of Emily Weidner. If you have no related comments, please reply with "no comment." This case is for initial zoning.

Please let me know if you have any questions or concerns.

Thanks.

Chris

Christopher Day – Town Planner

Development & Planning Department

5770 Rockfish Rd. | Hope Mills, NC 28348

Office: (910) 475-8065

Cell: (910) 759-0169

E-mail: CDay@TownofHopeMills.com

Web: <https://www.townofhopemills.com>



RE: Request for Comments for ZNG-013-24

From Ashley Wyatt <awyatt@townofhopemills.com>

Date Mon 11/25/2024 2:02 PM

To Chris Day <cday@townofhopemills.com>

No comments

In Service,



Ashley S. Wyatt
MMC, NCCMC
Town Clerk

5770 Rockfish Road
Hope Mills, NC 28348
☎ (910) 424-4555
🌐 TownofHopeMills.com



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Please consider the environment before printing this email.

From: Chris Day <cday@townofhopemills.com>

Sent: Monday, November 25, 2024 1:44 PM

To: director@rluac.com; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles



RE: Request for Comments for ZNG-013-24

From Timothy Doersam <tdoersam@cumberlandcountync.gov>

Date Tue 12/10/2024 10:18 AM

To Chris Day <cday@townofhopemills.com>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No problem! If the parcel has been recently annexed into the town limits of Hope Mills, then Cumberland County Current Planning does not have any comments for the request. Thank you!

Thank you for your time,

Timothy Doersam
Planner, MPA, CZO
Current Planning Development Coordinator
Department of Planning & Inspections
130 Gillespie Street
Fayetteville, NC 28301
Phone: (910) 678-7558
www.cumberlandcountync.gov

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

From: Chris Day <cday@townofhopemills.com>
Sent: Tuesday, December 10, 2024 10:16 AM
To: Timothy Doersam <tdoersam@cumberlandcountync.gov>
Subject: Re: Request for Comments for ZNG-013-24

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.

Correct, sorry, I thought I replied to you!

Christopher Day – Town Planner

Development & Planning Department

5770 Rockfish Rd. | Hope Mills, NC 28348

Office: [\(910\) 475-8065](tel:9104758065)

Cell: [\(910\) 759-0169](tel:9107590169)

E-mail: CDay@TownofHopeMills.com

Web: <https://www.townofhopemills.com>

From: Timothy Doersam <tdoersam@cumberlandcountync.gov>

Sent: Monday, November 25, 2024 2:23 PM

To: Chris Day <cday@townofhopemills.com>

Subject: RE: Request for Comments for ZNG-013-24

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Day,

I wanted to just confirm real quick that since this is an initial zoning if the parcel in question has been recently annexed by the Town of Hope Mills?

Thank you for your time,

Timothy Doersam
Planner, MPA, CZO
Current Planning Development Coordinator
Department of Planning & Inspections
130 Gillespie Street
Fayetteville, NC 28301
Phone: (910) 678-7558
www.cumberlandcountync.gov

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

From: Chris Day <cday@townofhopemills.com>

Sent: Monday, November 25, 2024 1:44 PM

To: director@rluac.com; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; cmclaughlin@townofhopemills.com; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>;



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 17, 2024

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 12/17/2024

SUBJECT: CASE ZON-24-0031: REZONING FROM PND PLANNED NEIGHBORHOOD DEVELOPMENT TO A1 AGRICULTURAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR FOUR PARCELS COMPRISING 44.95 +/- ACRES; LOCATED EAST OF THE INTERSECTION OF LAMAR RD AND CARVERS FALLS RD, SUBMITTED BY PWC (AGENT) ON BEHALF OF THE CITY OF FAYETTEVILLE (OWNER).

ATTACHMENTS:

Description

ZON-24-0031

Type

Backup Material

Location: Southeast of Intersection of Lamar Rd. and Carvers Falls Rd.
Jurisdiction: County-Unincorporated

REQUEST **Rezoning PND to A1**

Applicant requests a rezoning from PND Planned Neighborhood Development to A1 Agricultural District for four parcels abutting the City of Fayetteville corporate limits and located southeast of the intersection at Lamar Rd. and Carvers Falls Rd., as shown in Exhibit "A". The request encompasses approximately 44.95 acres. The parcels are undeveloped land except for a PWC utility substation located at the north central portion of the property. The intent of the applicant is to establish a solar farm after recombining the parcels into a single parcel. A solar farm is a permitted use under the A1 Agricultural District, but not for the PND district.

PROPERTY INFORMATION

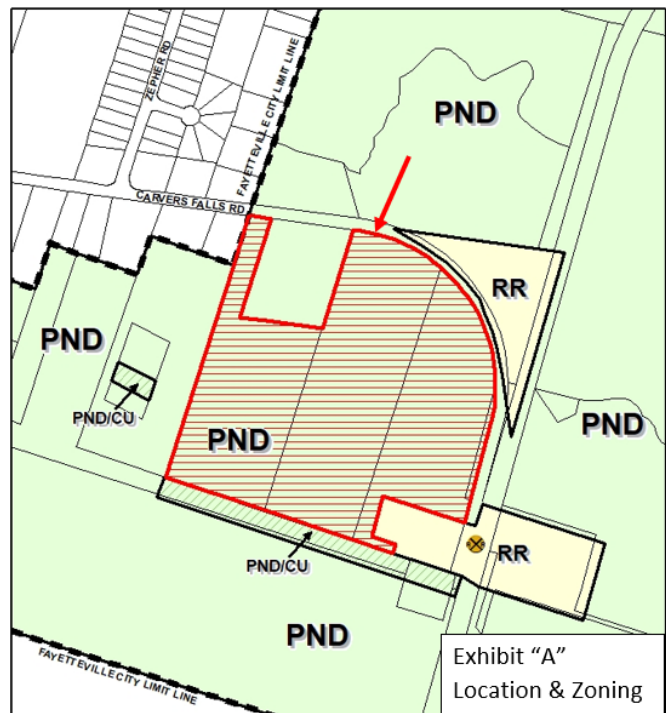
OWNER/APPLICANT: City of Fayetteville (Owner); Timothy Bryant of PWC (Applicant/Agent)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0540089431000, 0540184484000, 0540188297000, and 0540281121000.

SIZE: The parcels contain approximately 44.95 acres. Road frontage along Carvers Falls Road is 1988 feet. The property is approximately 1497 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned PND Planned Neighborhood Development. A district designed for the planned development of various residential densities concurrent with neighborhood-oriented uses in a single project. PND is a dormant zoning district and development standards shall comply with those of the R7.5 Residential District.

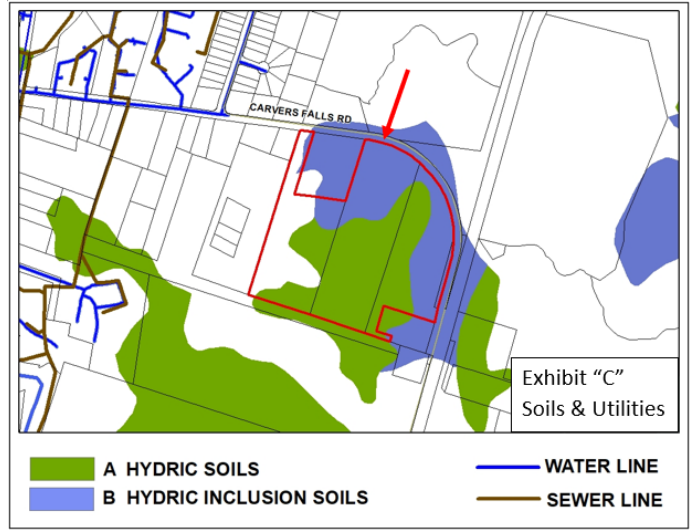
EXISTING LAND USE: The subject parcels are currently undeveloped except for an existing PWC utility substation located on the central parcel (REID: 0540184484000 and addressed at 430 Carvers Falls Rd.) Exhibit "B" shows the existing use of the subject property.



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

- **North:** Undeveloped wooded lands
- **East:** Wooded lands
- **West:** Wooded lands and single-family homes
- **South:** Undeveloped land and single-family homes

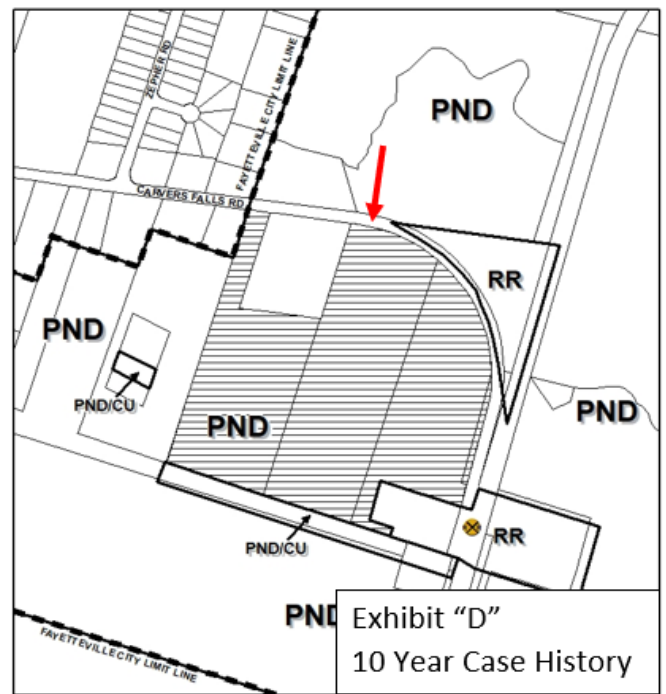
OTHER SITE CHARACTERISTICS: The site is located within the Cape Fear River Watershed. It is not within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates the presence of hydric and hydric inclusion soils on the parcels.



TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes that there have been no rezoning cases within the past ten years near these parcels.

DEVELOPMENT REVIEW: Prior to the construction and operation of the solar farm, a site plan application must be submitted, reviewed, and approved by Cumberland County Current Planning Division for compliance with the Subdivision and Zoning Ordinances.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	PND (Existing Zoning)	A1 (Proposed)
Front Yard Setback	30 feet	50 feet
Side Yard Setback	10 feet	20 feet
Rear Yard Setback	35 feet	50 feet
Lot Area	7,500 sq. ft.	2 acres
Lot Width	75'	100'

Development Potential:

Existing Zoning (PND)	Proposed Zoning (A1)
261 dwelling units (based on R7.5 Dist. standards)	22 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.

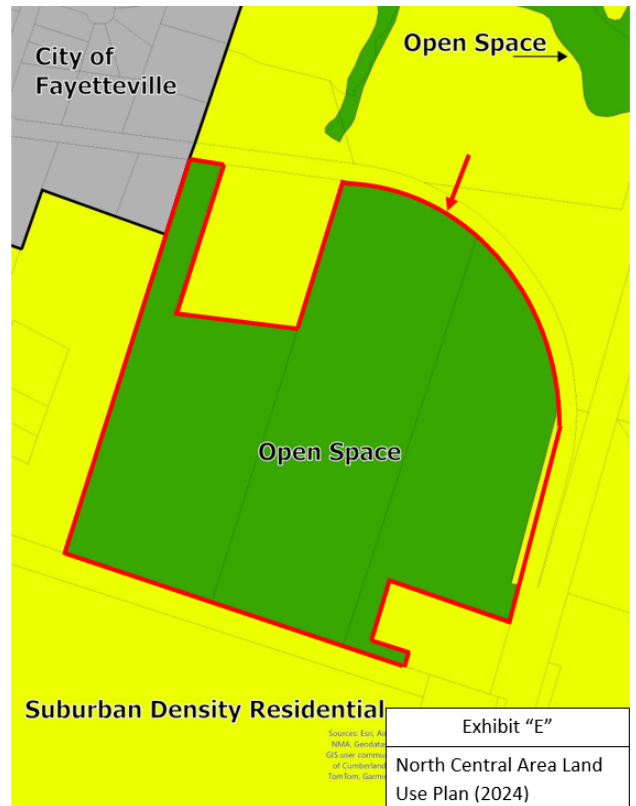
COMPREHENSIVE PLANS:

This property is located in the North Central Area Land Use Plan (2024). The future land use classification of the property is split between mostly "Open Space" and a small portion of "Suburban Density Residential". The associated zoning district for Open Space is CD. The associated zoning districts for Suburban Density Residential is R30, R30A, RR, R20, & R20A.

The proposed rezoning request is not consistent with the adopted land use plan.

Open Space and Suburban Density Development Goals:

- "The residential density guidelines provided in the classifications section are the maximum density that should be allowed. Less dense zoning districts may be appropriate if compatible with the surrounding area. This does not apply to non-residential zoning such as agricultural due to the potential of incompatible land uses allowed" (North Central Area Land Use Plan 2024, p. 49).
- "Property located within Open Space whether wholly or partially may use the most adjacent land use classification when considering a rezoning request. The Open Space classification is intended to reflect existing protected lands and areas within proximity to the 100-Year Flood Hazard Area as well as wetlands. It should be used for reference only when making future land use decisions to ensure that adequate buffering is in place to protect existing natural resources, especially to protect riparian areas, wetlands, and potential future parks, trails, and other public land (North Central Area Land Use Plan 2024, p. 49).
- "Assist in protecting endangered species, wildlife habitats, agricultural areas, air/water quality, and the character of the area while introducing new amenities such as greenways, parks, and similar facilities that enhance the quality of life for North Central Area residents" (North Central Area Land Use Plan 2024, p. 51).
- "Encourage techniques of development which preserve the natural contours and natural amenities of a site" (North Central Area Land Use Plan 2024, p. 51).
- "Protect and preserve environmentally sensitive areas and natural resources" (North Central Area Land Use Plan 2024, p. 51).
- "Preserve established residential areas by preventing the encroachment of non-residential uses or require substantial vegetative or other types of buffering if unavoidable" (North Central Area Land Use Plan 2024, p. 53).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Sewer lines are not available near the subject property. There is a PWC water line approximately 600' away from the subject properties along Carvers Falls Rd. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "C". Well and septic will likely be required if deemed necessary, and the lot size must meet the minimum area necessary to accommodate both.

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), no roadway construction improvement projects are planned near the subject property, and the proposed use -- a solar farm -- will have no significant impact on the Transportation Improvement Program.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Long Hill Elementary	516	436
Raleigh Road Elementary	179	218
Pine Forest Middle	804	685
Pine Forest High	1712	1762

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

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

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: No special or overlay districts affect the subject property.

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

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

STAFF RECOMMENDATION

In Case ZON-24-0031, Planning and Inspections staff **recommends approval** of the rezoning request from PND Planned Neighborhood Development District to A1 Agricultural District and find that:

1. Approval is an amendment to the adopted, current North Central Area Land Use Plan and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request.
2. The proposed use is for a solar energy farm -- owned by PWC and the City of Fayetteville -- that will serve a public need.
3. The proposed use will generate minimal impacts to local roads and to nearby residential areas.

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
City of Fayetteville City Council Resolution
Application

ATTACHMENT – MAILING LIST

FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
HATHAWAY, HOLLY C.	232 EASTFIELD AVE	STEDMAN, NC 28391
THE CITY OF FAYETTEVILLE	PO BOX 1089	FAYETTEVILLE, NC 28302
WOOD, DAVID R;WOOD, JESSIKA J L	343 CARVERS FALLS ROAD	FAYETTEVILLE, NC 28311
THE CITY OF FAYETTEVILLE	PO BOX 1089	FAYETTEVILLE, NC 28302
VICK, WILLIAM W	653 CARVERS FALLS RD	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
BROWN, VALERIE	899 DEPAUL DR	FAYETTEVILLE, NC 28311
CARVERS FALLS LLC	533 CARVER FALLS RD	FAYETTEVILLE, NC 28311
GATES, GREGORY G	640 CARVERS FALLS RD	FAYETTEVILLE, NC 28311
FOUR C'S PROPERTIES LLC	8441 TISSINGTON ST	FAYETTEVILLE, NC 28311
CITY OF FAYETTEVILLE	433 HAY ST	FAYETTEVILLE, NC 28301
CCF REAL ESTATE FOUNDATION	PO BOX 2345	FAYETTEVILLE, NC 28302
CCF REAL ESTATE FOUNDATION	PO BOX 2345	FAYETTEVILLE, NC 28302
GREENE, STUART;GREENE, KAREN	7023 LAMAR RD	FAYETTEVILLE, NC 28311
MCKINNIE, CALEB;POWELL, GLORIA BELINDA;HARRINGTON, LEOMI FAYEDINE;MCLAMB, TERRI VANESSA;EVANS, JON VINCENT;EVANS, QUINTON BERNARD;ELLIOTT-PERKINS, LISA;ELLIOTT, DAMON KEON;ELLIOT-NEWMAN, LESLIE;ELLIOTT, NORMAN LAMONTE;ELLIOTT, CONNIE JERROD;ELLIOTT, CRAIG FITZGERALD;ELLIOTT, ISAAC LONNEL;ELLIOTT, EDWARD R;BROWN, KRENDY E;SMITH, GWENDOLYN E;ELLIOTT, FONDA SUE	130 NANDINA CT	FAYETTEVILLE, NC 28311
MCKINNIE, NELLIE EVANS;ELLIOTT-PERKINS, LISA;ELLIOTT, MARY A;ELLIOTT- NEWMAN, LESLIE;ELLIOTT, DAMON KEON;ELLIOTT, NORMAN LAMONTE;ELLIOTT, CONNIE JERROD;ELLIOTT, CRAIG FITZGERALD;ELLIOTT, ISAAC LONNEL;ELLIOTT, EDWARD R;BROWN, KRENDY E;SMITH, GWENDOLYN E;ELLIOTT, FONDA SUE	130 NANDINA CT	FAYETTEVILLE, NC 28311
JOHNSON, WILLIE NORMAN JR	630 CARVER FALLS RD	FAYETTEVILLE, NC 28311
GRAHAM, ROBERT F;GRAHAM, VICTORIA L	7061 LAMAR RD	FAYETTEVILLE, NC 28311
SCHMID, MICHAEL GEORGE	214 EUNICE DRIVE	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
OATES, LARRY MICHAEL	6201 RICHMANOR TER	UPPER MARLBORO, MD 20772
ADAMS, WILLIAM R	7047 LAMAR RD	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
CARVERS FALLS LLC	533 CARVERS FALLS RD	FAYETTEVILLE, NC 28311
FERRELL, THOMAS A;FERRELL, LAURA B	651 CARVERS FALLS RD	FAYETTEVILLE, NC 28311
GOINS, BRIAN K;GOINS, RAMONA R	6928 CLARENCE DR	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
FOUR C'S PROPERTIES LLC	8441 TISSINGTON ST	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
BADGETT, GEORGE EDWIN JR;BADGETT, ELIZABETH L W	543 CARVERS FALLS RD	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
CARVERS FALLS LLC	533 CARVER FALLS RD	FAYETTEVILLE, NC 28311
BOOYER, JONATHAN;BOOYER, RAQUEL	839 WHISPERING PINES RD	FAYETTEVILLE, NC 28311
MILLER, RAYMOND D	406 CARVERS FALLS RD	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
FOUR CS PROPERTIES LLC	6310 RAMSEY ST	FAYETTEVILLE, NC 28311
HATHAWAY, HOLLY C.	232 EASTFIELD AVE	STEDMAN, NC 28391
FERRELL, JACKSON L	649 CARVER FALLS RD	FAYETTEVILLE, NC 28311
CITY OF FAYETTEVILLE	433 HAY ST	FAYETTEVILLE, NC 28301

ATTACHMENT: CITY OF FAYETTEVILLE CITY COUNCIL RESOLUTION

Resolution No. R2024-038

**RESOLUTION AFFIRMING THE AUTHORITY OF
FAYETTEVILLE PUBLIC WORKS COMMISSION
TO SEEK REZONING OF CERTAIN REAL PROPERTY**

WHEREAS, certain real properties owned by the City of Fayetteville, which are managed by Fayetteville Public Works Commission ("PWC"), located at Carvers Falls Road, Fayetteville, North Carolina, and identified by PIN Nos. 0540089431, 0540184484, 0540188297 and 0540281121 (collectively, the "Property"), are to be developed by PWC as a utility-scale ground-mounted solar photovoltaic generating facility; and

WHEREAS, in furtherance of the development of the Property, PWC seeks to have the Property rezoned by the County of Cumberland; and


WHEREAS, the Commissioners of PWC, at a public meeting held on September 11, 2024, approved granting its CEO/General Manager the authority to execute and deliver, at his or her discretion, such applications for rezoning, and referred the matter to the City Council to request that it affirm the authority of PWC, acting by and through its CEO/General Manager, to execute and deliver an application for rezoning of the Property pursuant to Sections 6A.7 and 6A.9 of the Charter; and

WHEREAS, the City of Fayetteville finds that affirming the authority of PWC, acting by and through its CEO/General Manager, to execute and deliver an application for rezoning of the Property is reasonable and appropriate and should be affirmed.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Fayetteville that it affirms the authority of PWC, acting by and through its CEO/General Manager, to execute an application for rezoning of the Property located at Carvers Falls Road, Fayetteville, North Carolina owned by the City of Fayetteville and managed by Fayetteville Public Works Commission.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this the 28 day of October, 2024, such meeting having been held in compliance with the Open Meetings Act, and at which meeting a quorum was present and voting.

CITY OF FAYETTEVILLE



Mitch Colvin, Mayor

ATTEST:



City Clerk



ATTACHMENT: APPLICATION



CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

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

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

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered.
3. A check made payable to "Cumberland County" in the amount of \$ \$1,050.00.
(See County Fee Schedule).

Rezoning Procedure:

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

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7627 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

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

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

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

1. Requested Rezoning from PND to A1
2. Address of Property to be Rezoned: 430 Carvers Falls Road, Fayetteville, NC 28311
3. Location of Property, details: Carvers Falls Road, approximately 0.6 miles east of
Route 1713 and US Highway 401 intersection in Cumberland County
4. Parcel Identification Number (PIN #) of subject property: 0540089431000, 0540184484000,
(also known as Tax ID Number or Property Tax ID) 0540188297000, 0540281121000
5. Acreage: 44.95 Frontage: 1,988 ft Depth: 1,497 ft
6. Water Provider: Well: N/A PWC: N/A Other (name): N/A
7. Septage Provider: Septic Tank N/A PWC N/A
8. Deed Book 9217, 8870, 11835, Page(s) 0807, 0007, 0272, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Electrical substation (otherwise vacant)
10. Proposed use(s) of the property: Solar Farm
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No X If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No X

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

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

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

The City of Fayetteville by and through Fayetteville Public Works Commission

NAME OF OWNER(S) (PRINT OR TYPE)

433 Hay Street, Fayetteville, NC 28301

ADDRESS OF OWNER(S)

HOME TELEPHONE #

910-263-1453

WORK TELEPHONE #

Timothy Bryant

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

955 Old Wilmington Road, Fayetteville, NC 28301

ADDRESS OF AGENT, ATTORNEY, APPLICANT

timothy.bryant@faypwc.com

E-MAIL

HOME TELEPHONE #

910-223-4002

WORK TELEPHONE #

SIGNATURE OF OWNER(S)



SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 17, 2024

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 12/17/2024

SUBJECT: CASE ZON-24-0038: REZONING FROM R10 RESIDENTIAL DISTRICT TO C(P) PLANNED COMMERCIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR ONE PARCEL COMPRISING 1.50 +/- ACRES; LOCATED AT 7651 CLINTON ROAD, SUBMITTED BY CARLOS JACK HORNE (AGENT) ON BEHALF OF SANDY CREEK LAND COMPANY LLC (OWNER). (STEDMAN)

ATTACHMENTS:

Description	Type
ZON-24-0038	Backup Material

REQUEST **Rezoning R10 to C(P)**

Applicant requests a rezoning from R10 Residential District to C(P) Planned Commercial District for approximately 1.50 acres located at 7651 Clinton Rd. Currently, the parcel contains a single-family home and two accessory structures. The intent of the property owner is to convert the existing primary structure into an office for a construction company. Parcels abutting to the north and west are owned by the same property owner as that for this rezoning request, and the adjacent western parcel is presently zoned for commercial use.

PROPERTY INFORMATION

OWNER/APPLICANT: Sandy Creek Land Company, LLC (Owner); Carlos Jack Horne (Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0495395266000.

SIZE: The parcel contains approximately 1.50 acres. Road frontage along Clinton Road is 200 feet. The property is approximately 380 feet in length at its deepest point.

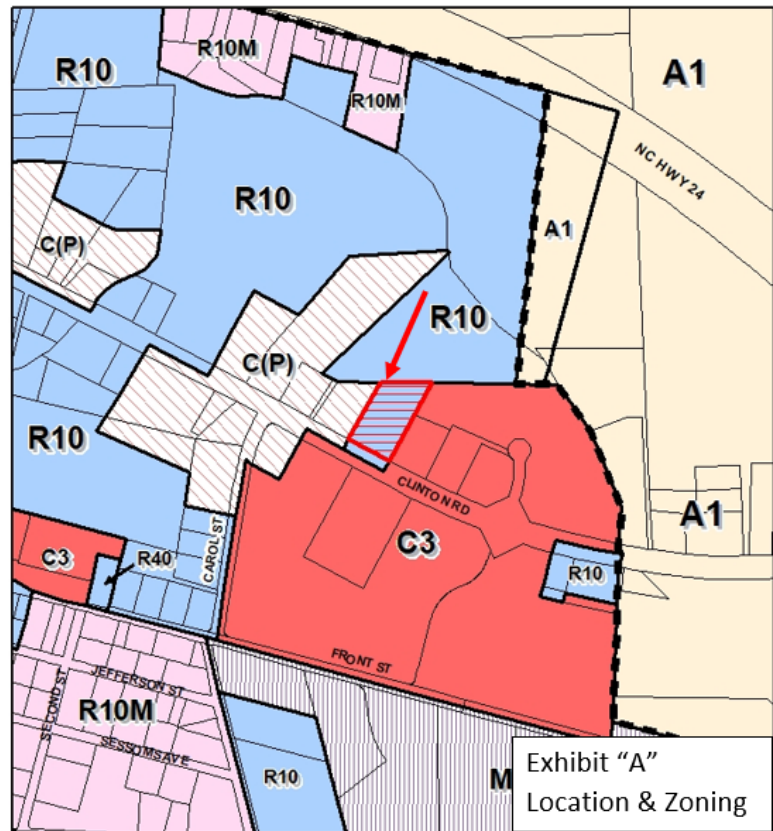
EXISTING ZONING: The subject property is currently zoned R10 Residential District. This district is designed primarily for single family dwellings on medium sized lots with lot areas of 10,000 square feet or more.

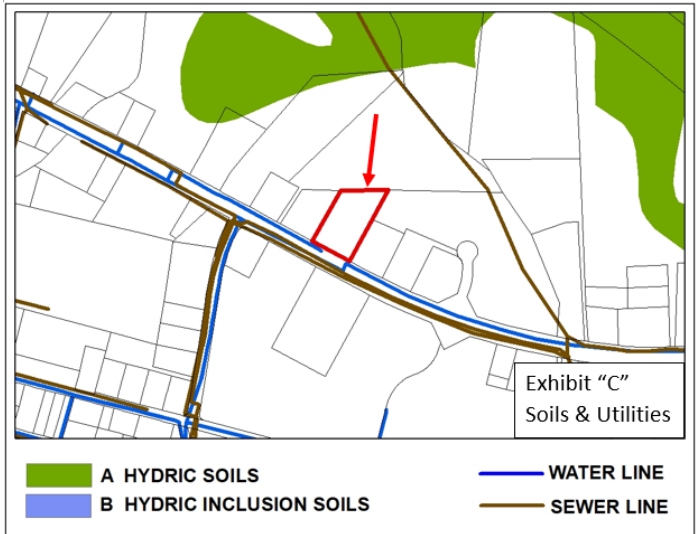
EXISTING LAND USE: The subject parcel currently contains a primary structure and two accessory structures located on it. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Farmland
- **East:** Commercial and farmland
- **West:** Storage facility
- **South:** Commercial and farmland

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



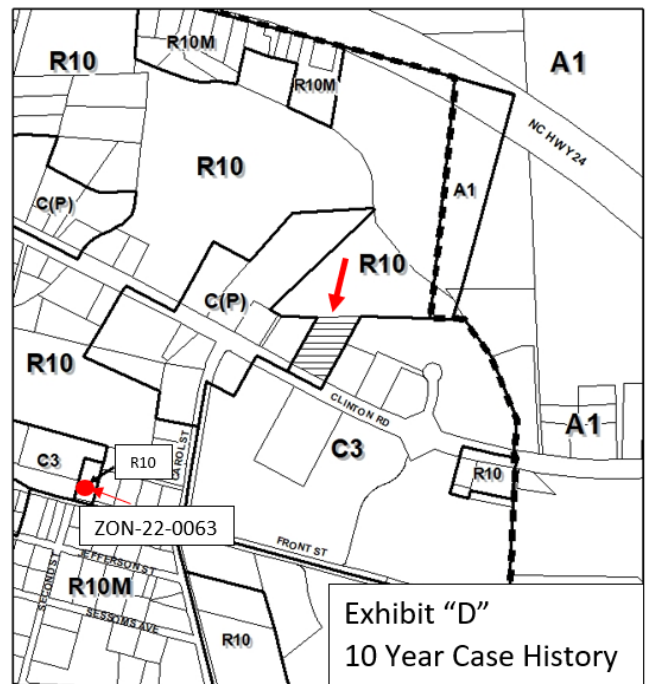


TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the following rezone cases within the past ten years:

ZON-22-0063: C3 to R10; Approved

DEVELOPMENT REVIEW: Prior to converting the existing primary structure to an office or expansion of the site, a site plan review must be submitted for review by the Cumberland County Current Planning Division and approved by the Town of Stedman for compliance with the Town's Subdivision and Zoning Ordinances.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R10 (Existing Zoning)	C(P) (Proposed)
Front Yard Setback	30 feet	50 feet
Side Yard Setback	10 feet	30 feet
Rear Yard Setback	35 feet	30 feet
Lot Area	10,000 sq. ft.	N/A
Lot Width	75'	N/A

Development Potential:

Existing Zoning (R10)	Proposed Zoning (C(P))
8 dwelling units	0 dwelling units

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

COMPREHENSIVE PLANS:

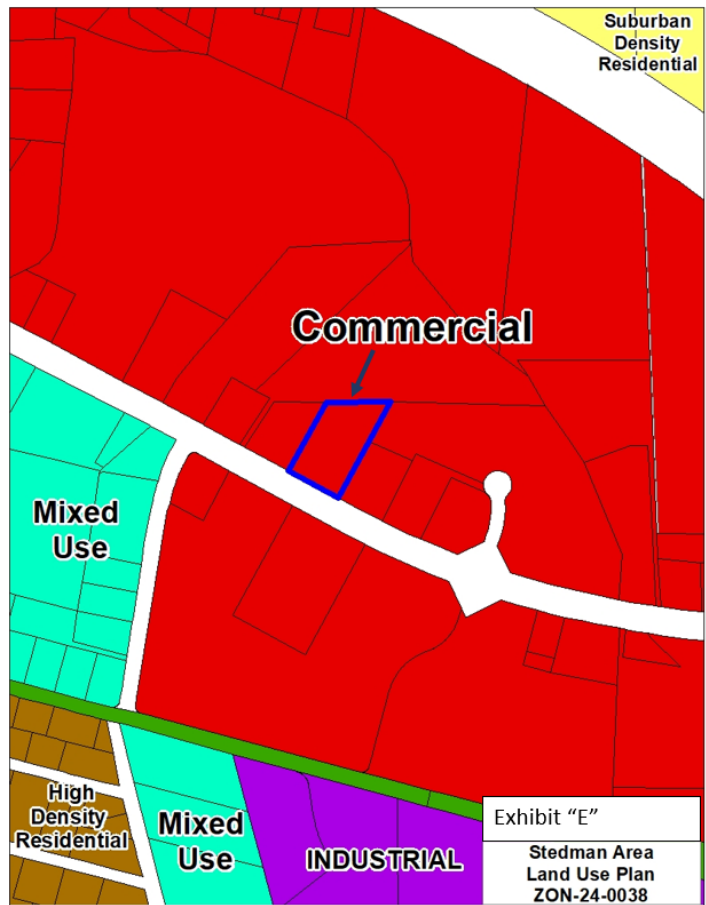
This property is located in the Stedman Area Land Use Plan (2020). The future land use classification of the property is "Commercial". The associated zoning districts for "Commercial" are C1, C(P), & C3.

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

Commercial Development Goals:

The proposed request meets rezoning requirements and preferences for the C(P) Commercial District as outlined on Page 48 of the Stedman Area Land Use Plan (2020).

- The property has access to public water and sewer.
- The property has direct access to a collector street.
- The property is not located in a predominately residential area.
- The property is located on a sufficient site that provides adequate area for buffering, screening, and landscaping.



FUTURE LAND USE CLASSIFICATION

Development Goals, Objectives, and Notes:

- "RECOMMENDATION 2: Facilitate quality, attractive, well designed commercial development with supporting infrastructure that will help to create a sense of place, supports the needs of the community and enhances economic opportunity for area residents" (Stedman Area Land Use Plan 2020, p. 58).
- "Provide sufficient zoned commercial areas to accommodate the needs of County residents" (Cumberland County Land Use Policies Plan 2009, p.6).

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are available near the subject property. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, at 7651 Clinton Road, is located outside of FAMPO boundaries.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Stedman Primary	162	146
Stedman Elementary	358	268
Mac Williams Middle	1164	1174
Cape Fear High	1476	1598

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

EMERGENCY SERVICES: Cumberland County Fire Marshal’s office has reviewed the request and has no objections to the rezoning request. A commercial building permit will be required to complete a change of occupancy from residential to commercial.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS:

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

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

STAFF RECOMMENDATION

In Case ZON-24-0038, Planning and Inspections staff **recommends approval** of the rezoning request from R10 Residential District to C(P) Planned Commercial District. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for “Commercial” at this location. The request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
 Notification Mailing List
 Application

ATTACHMENT – MAILING LIST

ROBERTSON ENTERPRISES INC
PO BOX 1769
MERCHANTVILLE, NJ 08109

DEVANE, DANIEL H:DEVANE, ALICE S
1504 CANE CREEK DR
GARNER, NC 27529

HORNE, BILLY D:HORNE, FAY J
PO BOX 205
FAYETTEVILLE, NC 28302

HORNE, BILLY D:HORNE, FAY J
PO BOX 205
FAYETTEVILLE, NC 28302

WEST, TOMMY O
4733 CEDAR CREEK RD
FAYETTEVILLE, NC 28312

CRUMPLER, RICHARD L
1693 AVA RD
AUTRYVILLE, NC 28318

AUTO WASH ENTERPRISES LLC
PO BOX 766
SPRING LAKE, NC 28390

SANDY CREEK LAND COMPANY LLC
PO BOX 616
STEDMAN, NC 28391

TOWN OF STEDMAN
P O BOX 220
STEDMAN, NC 28391

PALMER, NELLIE STRICKLAND:TAYLOR,
STRICKLAND:GILLIS, ELAINE
PO BOX 293
STEDMAN, NC 28391

TRUSTEES OF STEDMAN LODGE #730 A
F & A M
PO BOX 37
STEDMAN, NC 28391

AUTRY, JAMES SAMUEL:AUTRY,
MELANIE GAY:MCCULLEN, MARY A
6638 MAXWELL RD
STEDMAN, NC 28391

STEDMAN BAPTIST CHURCH OF
STEDMAN NC INC
PO BOX 190
STEDMAN, NC 28391

SANDY CREEK LAND COMPANY LLC
PO BOX 616
STEDMAN, NC 28391

AUTRY, JAMES: AUTRY, MELANIE:
MCCULLEN, MARY
6638 MAXWELL RD
STEDMAN, NC 28391

SANDY CREEK LAND COMPANY LLC
PO BOX 616
STEDMAN, NC 28391

EZZELL, J W
7606 CLINTON RD
STEDMAN, NC 28391

PALMER, EARLE STRICKLAND:TAYLOR,
STRICKLAND:GILLIS, ELAINE:HILL,
RHONDA
PO BOX 293
STEDMAN, NC 28391

FRAZEE, GEORGE: FRAZEE, MELINDA
7799 CLINTON RD
STEDMAN, NC 28391

J W SEALEY & ASSOC INC
PO BOX 99
WADE, NC 28395

DOLGEN CORP LLC
100 MISSION RDG
GOODLETTSVILLE, TN 37072

ATTACHMENT: APPLICATION



Town of Stedman

Planning & Inspections Department

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

Application for
REZONING REQUEST
TOWN OF STEDMAN

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; and
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 public hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. Town of Stedman Board of Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the Board of Commissioners, rezoning becomes effective immediately.

The County Planning 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 COMMISSIONERS OF STEDMAN, NC:

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

1. Requested Rezoning from R10 to CP
2. Address of Property to be Rezoned: 7651 Clinton Rd Stedman NC 28391
3. Location of Property: 7651 Clinton Rd Stedman NC 28391
4. Parcel Identification Number (PIN #) of subject property: 0495395266
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.50 Frontage: 200' Depth: 332'
6. Water Provider: Well: _____ PWC: _____ Other (name): Town of Stedman
7. Septage Provider: Septic Tank _____ PWC _____
8. Deed Book 11735, Page(s) 0592, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: _____
10. Proposed use(s) of the property: Operations Office for
Construction Company
11. Do you own any property adjacent to or across the street from this property?
Yes No _____ If yes, where? 7639 Clinton Rd Stedman NC 28391
12. Has a violation been issued on this property? Yes _____ No

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

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

C. Jack Horne

NAME OF OWNER(S) (PRINT OR TYPE)

501 Rob Road Stedman NC 28391

ADDRESS OF OWNER(S)

Jackhorne@hbc-inc.com

E-MAIL

910 309 8844

HOME TELEPHONE #

910 309 8844

WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #

C. Jack Horne

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 17, 2024

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: CASE ZNG-011-24: REQUEST TO REZONE 0.86 +/- ACRES TO C2(P)/CZ PLANNED SERVICE & RETAIL DISTRICT WITH CONDITIONAL ZONING OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE EMPTY LOT ON THE SOUTHEAST CORNER OF CAMDEN RD & WALDOS BEACH RD INTERSECTION REID 9494757135000, SUBMITTED BY TOM LLOYD (AGENT) ON BEHALF OF BRYANT PROPERTIES, LLC (OWNERS). (HOPE MILLS)

ATTACHMENTS:

Description	Type
ZNG-011-24	Backup Material



STAFF REPORT

REZONING CASE# ZNG-011-2024

Planning Board Meeting: 12-17-2024

Hope Mills Board Meeting: 1-21-2025

Address: Southeast corner of Camden Rd and Waldos Beach Rd intersection

ZONING REQUEST: Rezoning to C2(P)/CZ Planned Service & Retail w/Conditional Zoning

The Town of Hope Mills staff received a request of rezoning for 0.86 +/- acres of land tied to parcel identification number 9494-75-7135. The subject property is adjacent to the Estates of Camden subdivision and across the street from the Camden Woods subdivision Olympus at Jack Britt Apartments, as well as across the street from a commercially zoned lot. Plan review staff worked diligently with the proposed developers to facilitate the submission of this application for rezoning request. The location of the subject property is illustrated in Exhibit "A."

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Tom Lloyd (applicant)
on behalf of
Bryant Properties, LLC
(owners)

ADDRESS/LOCATION:

Southeast corner of
Camden Rd
and Waldos Beach Rd,
REID 9494757135000
For additional Information
on the site location, refer
to Exhibit "A"

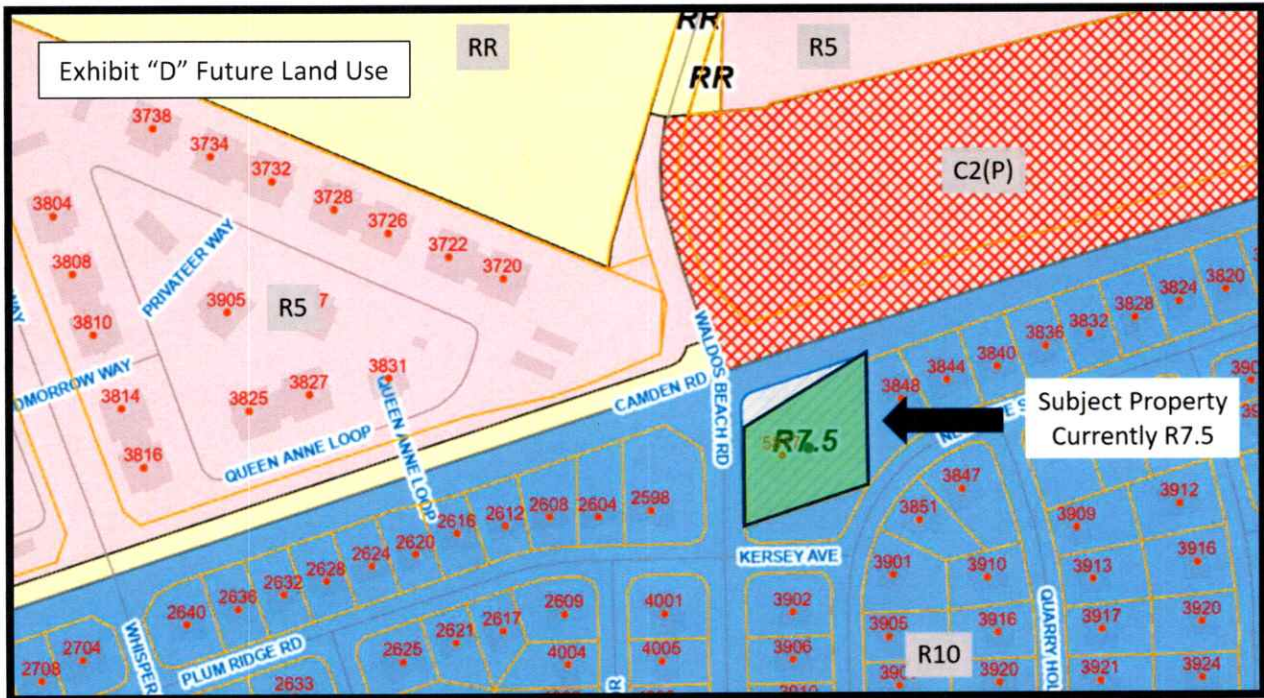
SIZE: As stated above, the
subject property .86 acres in
size with varying lengths
of depth is being looked at today.



EXISTING ZONING: The subject property is currently zoned under the R7.5 Residential Zoning District with the area to the immediate south and southwest being the Estates of Camden subdivision and Camden Woods subdivision are both zoned similarly within the County's jurisdiction at R10, the area to the north is zoned C2(P) Planned Service & Retail and the area to the northwest is currently zoned R5 Residential. Please refer to Exhibit "B" for additional zoning information

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 “Low Density Residential.” The areas to the immediate east, west, and south are fully developed single family residential neighborhoods and this request would be considered spot zoning. Please refer to Exhibit “D” for additional information.



IMPACTS ON AREA FACILITIES

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

RLUAC: No objections to this request.

FCEDC: No objections to this request.

STORMWATER: Will require Stormwater Management Permit application

PLAN REVIEW COMMENTS: The developer shall submit for site plan approval.

SPECIAL OVERLAY DISTRICTS: The subject property is not located within the boundaries of the Airport Overlay District.

CODE DEVIATIONS: None.

CONDITIONS: The applicant of this conditional zoning request has submitted conditions for consideration. Please refer to Exhibit E for additional information.

The following C2(P) permitted or special uses **shall not** be allowed per this conditional zoning approval:

Exhibit "E" List of Conditions

Alcoholic Beverage Control Sales

Auction Sales

Bars & Night Clubs

Bus Station Activities

Club or Lodge

Convenience Container and Recycling Facility

Convenience retail/with gasoline sales

Crematorium

Hotel/Motel

Internet Café/Video Gaming

Massage and Bodyworks Therapy

Motor Vehicle Parking Lot, commercial

Quarry

Recreation and Amusement indoor, for profit

Recreation and Amusement outdoor, for profit

Recreation and amusement outdoor with mechanized vehicle operations

Recreation vehicle Park

Residential Habilitation support facility

Second Hand Pawn and Flea Market

Taxicab stand operations

Tobacco, vape and Hemp retail

STAFF RECOMMENDATION

In ZNG-011-24, the Town of Hope Mills Planning staff **recommends denial** of the request to rezone from R7.5 to C2(P)/CZ Planned Service & Retail with Conditional Zoning district and finds that this request is not consistent with the Southwest Cumberland Land Use Plan (2013) recommendation of low density residential, introducing a use that is not in harmony with the makeup of the existing surrounding neighborhood which does not complement the future vision of the Town of Hope Mills. The economic and regional impact of the proposed development does not fit within the vision and long-term outlook of the area in regards to economic development viability. Denial of the request is reasonable and in the public interest because the district requested does not complement the existing adjacent parcels in the surrounding area.



Jack Britt High School (County)

Commercial Property

Olympus at Jack Britt Apartments

Subject Property

Camden Woods Subdivision (County)

Estates of Camden Subdivision (County)

CAMDEN RD

KERSEY AVE

NEWGATE ST

QUEEN ANNE LOOP

QUEEN ANNE LOOP

PLUM RIDGE RD

DR

JACK RD

RY HO

AVE



Town of Hope Mills

Planning Department

CASE #: ZNG-011-24

ZONING BOARD MEETING DATE: 12/17/24

DATE APPLICATION SUBMITTED: 12/3/24

RECEIPT #: R00026154

RECEIVED BY: ETW

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 \$ 600.00 (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.

The following C2(P) permitted or special uses **shall not** be allowed per this conditional zoning approval:

Alcoholic Beverage Control Sales

Auction Sales

Bars & Night Clubs

Bus Station Activities

Club or Lodge

Convenience Container and Recycling Facility

Convenience retail/with gasoline sales

Crematorium

Hotel/Motel

Internet Café/Video Gaming

Massage and Bodyworks Therapy

Motor Vehicle Parking Lot, commercial

Quarry

Recreation and Amusement indoor, for profit

Recreation and Amusement outdoor, for profit

Recreation and amusement outdoor with mechanized vehicle operations

Recreation vehicle Park

Residential Habilitation support facility

Second Hand Pawn and Flea Market

Taxicab stand operations

Tobacco, vape and Hemp retail

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 Tom Lloyd
2. Address: P.O. Box 53142 Fayetteville, NC Zip Code 28305
3. Telephone: (Home) (910) 574-3177 (Work) SAME
4. Location of Property: Camben Rd / Walden's Beach Rd.
5. Parcel Identification Number (PIN #) of subject property: 9494-75-7135
(also known as Tax ID Number or Property Tax ID)
6. Acreage: .86 Frontage: 148.74+220.38 Depth: 213.87
7. Water Provider: PWC Septage Provider: PWC
8. Deed Book 011563, Page(s) 60114, 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: ALL C-2(P) uses with exception of enclosed list.

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: R7.5

TO: (Select one)

- ✓ Conditional Zoning District, with an underlying zoning district of C-2(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.)

*all of C2(P) with exception
of enclosed list.*

- 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.

2. DIMENSIONAL REQUIREMENTS:

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

all C2(P) requirements followed

- 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.

*Per required by specific use
permitted*

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIV.

C2(P)

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.**

Per permitted use

- 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.**

Buffering provided along the southern and eastern property lines.

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.

*Per permitted use before
Zoning permit.*

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.

BRYANT PROPERTIES
NAME OF OWNER(S) (PRINT OR TYPE)

2130 Hope Mills Rd. Fayetteville NC 28304
ADDRESS OF OWNER(S)

~~BRANT~~ BRYANTbuilt@aol.com
E-MAIL

(910) 574-2621 HOME TELEPHONE SALE WORK TELEPHONE

A. K. Bryant SIGNATURE OF OWNER(S) SIGNATURE OF OWNER(S)

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

P.O. Box 53142 Fayetteville NC 28305
ADDRESS OF AGENT, ATTORNEY, APPLICANT

(910) 574-3177 HOME TELEPHONE WORK TELEPHONE

Tom@FranklinJohnsonCommercial.com E-MAIL ADDRESS FAX NUMBER

[Signature]
SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

The following C2(P) permitted or special uses **shall not** be allowed per this conditional zoning approval:

Alcoholic Beverage Control Sales

Auction Sales

Bars & Night Clubs

Bus Station Activities

Club or Lodge

Convenience Container and Recycling Facility

Convenience retail/with gasoline sales

Crematorium

Hotel/Motel

Internet Café/Video Gaming

Massage and Bodyworks Therapy

Motor Vehicle Parking Lot, commercial

Quarry

Recreation and Amusement indoor, for profit

Recreation and Amusement outdoor, for profit

Recreation and amusement outdoor with mechanized vehicle operations

Recreation vehicle Park

Residential Habilitation support facility

Second Hand Pawn and Flea Market

Taxicab stand operations

Tobacco, vape and Hemp retail

FILED Sep 01, 2022
AT 01:41:15 PM
BOOK 11563
START PAGE 0114
END PAGE 0118
INSTRUMENT # 35690
RECORDING \$26.00
EXCISE TAX \$78.00

Revenue Stamps \$ 78.00

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Kaye Baggett CHECKED BY Michael N Grimes

The hereinafter described property Does Does not include the primary residence of the Grantor

RETURN TO: The Right of Way Group c/o Mark Smith
210E 5th Street
Lumberton NC 28358

NORTH CAROLINA TIP/PARCEL NUMBER: U-3422 045
COUNTY OF Cumberland WBS ELEMENT: 39001.2.1
TAX PARCEL 9494757135000 ROUTE: SR 10C3 (Camden Road)

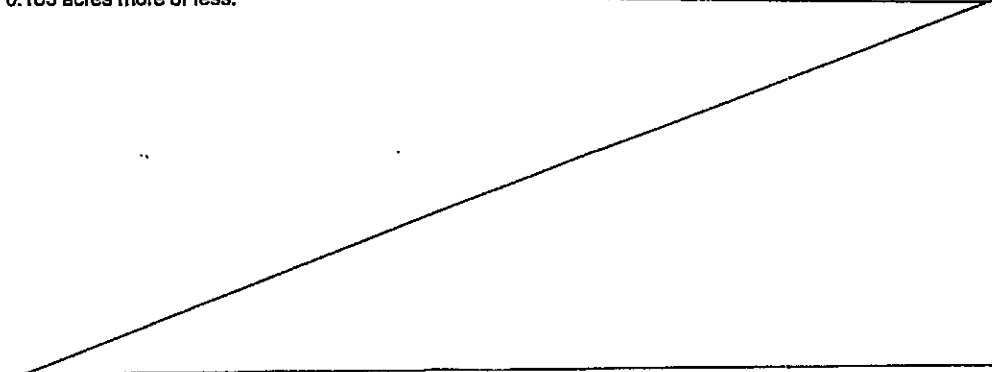
THIS FEE SIMPLE DEED, made and entered into this the 29th day of July 20 22
by and between Bryant Properties, LLC, a North Carolina limited liability company
2130-A Hope Mills Road
Fayetteville NC 28304

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$39,000.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE (together with any provisions relating to abutter's rights of access which may be hereinafter stated), that certain property located in Rockfish Township, Cumberland County, North Carolina, which is particularly described as follows:

Point of beginning being S 34°54'12.1" W, 83.110 feet from -L- Sta 64+00 thence along a curve 31.361 feet and having a radius of 25.010 feet. The chord of said curve being on a bearing of S 36°7'27.1" W, a distance of 29.346 feet thence to a point on a bearing of S 0°38'33.1" E 10.490 feet thence to a point on a bearing of S 0°38'33.1" E 181.608 feet thence to a point on a bearing of N 88°57'36.3" E 8.570 feet thence to a point on a bearing of N 1°0'24.4" W 15.002 feet thence to a point on a bearing of N 1°0'24.4" W 77.560 feet thence to a point on a bearing of N 1°0'24.4" W 21.462 feet thence to a point on a bearing of N 1°0'24.4" W 42.482 feet thence to a point on a bearing of N 58°25'9.9" E 228.928 feet thence to a point on a bearing of S 71°53'19.2" W 195.377 feet returning to the point and place of beginning. Having an area of 7103.234 Square feet being 0.163 acres more or less.



COUNTY: Cumberland WBS ELEMENT: 39001.2.1 TIP/PARCEL NO.: U-3422 045

IN ADDITION, and for the aforesated consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

Permanent Utility Easement described as follows:

Point of beginning being S 9°3'52.8" W, 285.271 feet from -L- Sta 64+00 thence to a point on a bearing of N 6°23'29.5" W 13.141 feet thence to a point on a bearing of S 88°57'24.7" W 7.991 feet thence to a point on a bearing of S 1°0'24.4" E 15.002 feet thence to a point on a bearing of S 88°57'36.3" W 8.570 feet thence to a point on a bearing of S 0°38'33.1" E 3.581 feet thence to a point on a bearing of N 71°48'29.7" E 18.649 feet returning to the point and place of beginning. Having an area of 145.081 Square feet being 0.003 acres more or less.

Said Permanent Utility easement in perpetuity is for the installation and maintenance of utilities, and for all purposes for which the DEPARTMENT is authorized by law to subject same. The Department and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said premises a utility line or lines with all necessary pipes, poles and appurtenances, together with the right at all times to enter said premises for the purpose of inspecting said utility lines and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said utility lines, all trees and other obstructions that may in any way endanger or interfere with the proper maintenance and operation of the same with the right at all times of ingress, egress and regress. It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above-described Permanent Utility Easement area(s). It is further understood and agreed that Permanent Utility Easement shall be used by the Department for additional working area during the above described project. The underlying fee owner shall have the right to continue to use the Permanent Utility Easement area(s) in any manner and for any purpose, including but not limited to the use of said area for access, ingress, egress, and parking, that does not, in the determination of the Department, obstruct or materially impair the actual use of the easement area(s) by the Department of Transportation, its agents, assigns, and contractors.

Drainage Utility Easement described as follows:

Point of beginning being S 78°20'55.5" E, 142.477 feet from -L- Sta 64+00 thence to a point on a bearing of N 0°38'14.3" W 16.340 feet thence to a point on a bearing of N 0°44'54.7" W 9.863 feet thence to a point on a bearing of S 58°25'9.9" W 69.284 feet thence to a point on a bearing of S 18°6'40.8" E 8.862 feet thence to a point on a bearing of N 71°53'19.2" E 59.529 feet returning to the point and place of beginning. Having an area of 1042.823 Square feet being 0.024 acres more or less.

Said Permanent Drainage/Utility easement in perpetuity is for the installation and maintenance of drainage facilities and/or utilities, and for all purposes for which the DEPARTMENT is authorized by law to subject same. The Department and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said premises a drainage facility and/or utility line or lines with all necessary pipes, poles and appurtenances, together with the right at all times to enter said premises for the purpose of inspecting said drainage facility and/or utility lines and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said drainage facility and/or utility lines, all trees and other obstructions that may in any way endanger or interfere with the proper maintenance and operation of the same with the right at all times of ingress, egress and regress. It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above-described permanent drainage/utility easement area(s). It is further understood and agreed that Permanent Drainage/Utility Easement shall be used by the Department for additional working area during the above described project. The underlying fee owner shall have the right to continue to use the Permanent drainage/Utility Easement area(s) in any manner and for any purpose, including but not limited to the use of said area for access, ingress, egress, and parking, that does not, in the determination of the Department, obstruct or materially impair the actual use of the easement area(s) by the Department of Transportation, its agents, assigns, and contractors.

Permanent Drainage Easement described as follows:

Point of beginning being S 24°4'29.9" W, 139.443 feet from -L- Sta 64+00 thence to a point on a bearing of S 1°0'24.4" E 42.482 feet thence to a point on a bearing of N 23°9'15.7" E 48.656 feet thence to a point on a bearing of N 58°28'2.0" E 130.417 feet thence to a point on a bearing of N 58°34'50.4" E 9.043 feet thence to a point on a bearing of N 18°6'40.8" W 8.862 feet thence to a point on a bearing of S 58°25'9.9" W 159.644 feet returning to the point and place of beginning. Having an area of 1700.149 Square feet being 0.039 acres more or less.

Said Permanent Drainage Easement in perpetuity is for the installation and maintenance of drainage facilities, and for all purposes for which the DEPARTMENT is authorized by law to subject same. The Department and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said premises a drainage facility with all necessary pipes, poles and appurtenances, together with the right at all times to enter said premises for the purpose of inspecting said drainage facility and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said drainage facility, all trees and other obstructions that may in any way endanger or interfere with the proper maintenance and operation of the same with the right at all times of ingress, egress and regress.

It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above-described Permanent Drainage Easement area(s). It is further understood and agreed that Permanent Drainage Easement shall be used by the Department for additional working area during the above described project. The underlying fee owner shall have the right to continue to use the Permanent Drainage

COUNTY: Cumberland WBS ELEMENT: 39001.2.1 TIP/PARCEL NO.: U-3422 045

Easement area(s) in any manner and for any purpose, including but not limited to the use of said area for access, ingress, egress, and parking, that does not, in the determination of the Department, obstruct or materially impair the actual use of the easement area(s) by the Department of Transportation, its agents, assigns, and contractors.

Temporary Construction Easement described as follows:

Point of beginning being S 76°20'55.5" E, 142.477 feet from -L- Sta 64+00 thence to a point on a bearing of S 71°53'19.2" W 59.529 feet thence to a point on a bearing of S 58°34'50.4" W 9.043 feet thence to a point on a bearing of S 58°28'2.0" W 130.417 feet thence to a point on a bearing of S 23°9'15.7" W 48.856 feet thence to a point on a bearing of S 1°0'24.4" E 21.462 feet thence to a point on a bearing of N 24°25'23.4" E 61.846 feet thence to a point on a bearing of N 60°21'13.0" E 194.061 feet thence to a point on a bearing of N 0°38'14.3" W 5.227 feet returning to the point and place of beginning. Having an area of 3112.755 Sqr feet being 0.071 acres, more or less.

It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above described area(s) until such time that the property owners alter the adjacent lands in such a manner that the lateral support of the cut and/or fill slopes are no longer needed. Any additional construction areas lying beyond the beyond the right of way limits and beyond any permanent easement areas will terminate upon completion of the project. The underlying fee owner shall have the right to continue to use the Temporary Easement area(s) in any manner and for any purpose, including but not limited to the use of said area for access, ingress, egress, and parking, that does not, in the determination of the Department, obstruct or materially impair the actual use of the easement area(s) by the Department of Transportation, its agents, assigns, and contractors.

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

It is understood and agreed that the total consideration set forth above shall be made payable to Schweizer & Associates, PLLC and after satisfaction of all taxes, liens, encumbrances on this parcel, the remaining balance shall be disbursed in accordance with the Grantors' directions, and the Grantors shall have no claim against the Department as a result thereof.

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Cumberland County Registry in Deed Book 9560 Page 847.

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 39001.2.1 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 39001.2.1, Cumberland County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

IT IS UNDERSTOOD AND AGREED between the parties hereto that this conveyance is made for the purpose of constructing and establishing upon the right of way hereby conveyed a road or highway designated as State Highway Project 39001.2.1, Cumberland County, which road or highway is a controlled access facility as defined by law and the GRANTORS shall have no right of access to said road or highway, except such access as may be provided by way of local service or frontage roads and streets or specific access points as shown and designated as such on the right of way plans for said State Highway Project on file in the office of the DEPARTMENT in Raleigh, North Carolina and to be recorded in the Register of Deeds Office of Cumberland County pursuant to NCGS 136-19.4.

The access as provided is more particularly described as follows:

By means of a local traffic road which is designated as (Waldos Beach Road), said access point being located left/right of and between Survey Station Y2+12+19 and Survey Station 13+57.50 on Survey Line Y2.

As to such local service or frontage roads and streets or specific points of access, the GRANTORS reserve unto themselves, their heirs, successors, executors and assigns for the benefit of their remaining property abutters' rights of access thereto as at common law; subject, however, to the right of the DEPARTMENT to reasonably regulate said abutters' rights of access in order to protect and safeguard the traveling public.

COUNTY: Cumberland WBS ELEMENT: 39001.2.1 TIP/PARCEL NO.: U-3422 045

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions: Restrictive covenants and easements of record, government regulations, and the lien of property taxes for the current year.

COUNTY: Cumberland WBS ELEMENT: 39001.2.1 TIP/PARCEL NO.: U-3422 045


IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

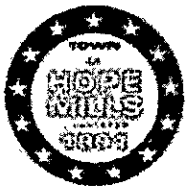
This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

Bryant Properties, LLC

BY: *Kristopher K. Bryant*
Kristopher K. Bryant (Member)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: *Paul B. Ryan*

	North Carolina, <u>Cumberland</u> County I, <u>Michael N. Grimes</u> , a Notary Public for <u>Johnston</u> County, North Carolina, do hereby certify that <u>Kristopher K. Bryant, Member</u> of <u>Bryant Properties, LLC</u> , a limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company. Witness my hand and official seal this the <u>28th</u> day of <u>July</u> , 20 <u>22</u> . <u><i>Michael N. Grimes</i></u> Notary Public My commission expires: <u>June 7th 2023</u>
--	---



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

Receipt Number: R00026154

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 10/23/2024 12:55:40 PM

Tran. Code: 103651 - Zoning Petitions

Name: BRYANT BUILDERS

\$600.00

REZONING

\$600.00

Payment Method: Check

Payor: BRYANT BUILDERS

Reference: 6452

Total Amount Applied: \$600.00

Amount: \$600.00

Total Payment Received: \$600.00

Change: \$0.00

GL Distribution:	Account Number	Account Name	Amount
	10-3651	ZONING PETITIONS	600.00
		Total Distribution Amount:	600.00

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Emily AV Weidner
Director

December 3, 2024

Bryant Properties, LLC
2130 A Hope Mills Rd
Fayetteville, NC 28304

Dear Bryant Properties, LLC,

The Joint Planning Board of Cumberland County will hold a public meeting on December 17, 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-011-24: Request to rezone 0.86 +/- acres to C2(P)/CZ Planned Service & Retail District with Conditional Zoning or more restrictive zoning located at the Southeast corner of Camden Rd and Waldos Beach Rd intersection REID 9494757135000 submitted by Tom Lloyd (agent) on behalf of Bryant Properties, LLC (owners).

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

A copy of the zoning application can be viewed by the public at the Hope Mills Town Hall, 5770 Rockfish Road, Hope Mills, NC from 8:00 am to 4:30 pm weekdays but excluding holidays. Further information can also be found at: <https://www.townofhopemills.com/527/Pending-Public-Hearing-Items>. If you have questions regarding the proposed rezoning application or the upcoming 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
Bryant Properties, LLC	2130 A Hope Mills Rd	Fayetteville	NC	28304
CBMM Properties, LLC; CJR Property Holdings, LLC	2709 Thorngrove Ct	Fayetteville	NC	28303
Matthew & Chanda Oconnell	3848 Newgate St	Fayetteville	NC	28306
Steven & Mandy Abernathy	3851 Newgate St	Fayetteville	NC	28306
Estates of Camden Homeowners Association, Inc	PO Box 64345	Fayetteville	NC	28306
Sherry & Angelina Flippen	2594 Plum Ridge Rd	Fayetteville	NC	28306
3831 Queen Ann Investors, LLC; 3831 Queen Anne Partners, LLC	500 Throckmorton St Ste 300	Ft Worth	TX	76102

Emily Weidner

From: RLUAC Executive Director <director@rluac.com>
Sent: Tuesday, October 29, 2024 3:31 PM
To: Emily Weidner
Subject: RE: Request for Comments for ZNG-011-24

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Emily,

RLUAC does not have any comments on this case.

Thanks,

Vagn

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

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <ebrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrtan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley

Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>

Subject: Request for Comments for ZNG-011-24

Good afternoon,

Attached, you will find the request for comments memorandum and associated materials for ZNG-011-24 for Hope Mills. If you have no related comments, please reply with "no comment." This case is for Conditional Rezoning.

Please let me know if you have any questions or concerns.

Thanks, and I hope you have a wonderful weekend!

Take care,

Emily AV Weidner, CZO
Planning & Economic Development Director
910.429.3514 office
910.303.4762 mobile
910.429.3386 fax
www.townofhopemills.com

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

Emily Weidner

From: Timothy Doersam <tdoersam@cumberlandcountync.gov>
Sent: Tuesday, October 29, 2024 10:14 AM
To: Emily Weidner
Subject: RE: Request for Comments for ZNG-011-24

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Good morning Emily,

Due to the property requesting the rezoning being located wholly within the town limits of Hope Mills, Cumberland County Current Planning does not have any comments for the request.

Thank you for your time,

Timothy Doersam
Planner, MPA, CZO
Current Planning Development Coordinator
Department of Planning & Inspections
130 Gillespie Street
Fayetteville, NC 28301
Phone: (910) 678-7558
www.cumberlandcountync.gov

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

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; cmclaughlin@townofhopemills.com; Chris Day <cday@townofhopemills.com>; Corey S. Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>;

Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Rufus Smith III <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>

Subject: Request for Comments for ZNG-011-24

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Good afternoon,

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Please let me know if you have any questions or concerns.

Thanks, and I hope you have a wonderful weekend!

Take care,

Emily AV Weidner, CZO
Planning & Economic Development Director
910.429.3514 office
910.303.4762 mobile
910.429.3386 fax
www.townofhopemills.com

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Emily Weidner

From: Otieria Green <ogreen@cumberlandcountync.gov>
Sent: Tuesday, October 29, 2024 8:54 AM
To: Emily Weidner
Subject: RE: Request for Comments for ZNG-011-24

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No comment from plat review/street name coordinator.

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; cmclaughlin@townofhopemills.com; Chris Day <cday@townofhopemills.com>; Corey S. Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrtan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Rufus Smith III <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>
Subject: Request for Comments for ZNG-011-24

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Good afternoon,

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Please let me know if you have any questions or concerns.

Thanks, and I hope you have a wonderful weekend!

Take care,

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910.429.3386 fax
www.townofhopemills.com

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Emily Weidner

From: Don Sisko
Sent: Monday, October 28, 2024 4:52 PM
To: Emily Weidner
Cc: Bruce Clark; Stephen Kessinger
Subject: FW: Request for Comments for ZNG-011-24
Attachments: ZNG-011-24 Request for Comments Memo.pdf; ZNG-011-24 Sketch Map.pdf; ZNG-011-24 List of Conditions.pdf

Miss Emily,

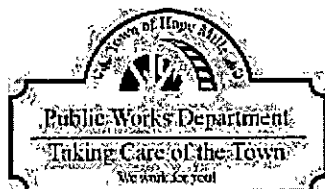
No Public Works comments regarding this rezoning request.

v/r

Don

Don Sisko

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



From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <ebrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany

Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>
Subject: Request for Comments for ZNG-011-24

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Thanks, and I hope you have a wonderful weekend!

Take care,

Emily AV Weidner, CZO
Planning & Economic Development Director
910.429.3514 office
910.303.4762 mobile
910.429.3386 fax
www.townofhopemills.com

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Emily Weidner

From: Deontae Watson <DeontaeWatson@FayettevilleNC.gov>
Sent: Monday, October 28, 2024 3:40 PM
To: Emily Weidner
Subject: RE: [EXTERNAL]Request for Comments for ZNG-011-24

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The airport does not have comments.



Deontae K. Watson, MBA, A.A.E., NCAP

Deputy Airport Director

Fayetteville Regional Airport

400 Airport Road- Suite 1 | Fayetteville, NC 28306

(O) 910-433-1623

(C) 248-826-3703

deontaewatson@fayettevillenc.gov

www.FLYFAY.com

www.FayettevilleNC.gov

From: Emily Weidner <eaweidner@townofhopemills.com>

Sent: Friday, October 25, 2024 3:58 PM

To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <DeontaeWatson@FayettevilleNC.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Airport <Airport@FayettevilleNC.gov>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <MichaelGibson@FayettevilleNC.gov>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Robert Patton Jr. <patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley

Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>

Subject: [EXTERNAL]Request for Comments for ZNG-011-24

Good afternoon,

Attached, you will find the request for comments memorandum and associated materials for ZNG-011-24 for Hope Mills. If you have no related comments, please reply with "no comment." This case is for Conditional Rezoning.

Please let me know if you have any questions or concerns.

Thanks, and I hope you have a wonderful weekend!

Take care,

Emily AV Weidner, CZO
Planning & Economic Development Director
910.429.3514 office
910.303.4762 mobile
910.429.3386 fax
www.townofhopemills.com

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

**** CAUTION: External email. Do not click links or open attachments unless sender is verified. Send all suspicious email as an attachment to ITSecurity@fayettevillenc.gov ****

Emily Weidner

From: Shawn Taurone <shawntaurone@ccs.k12.nc.us>
Sent: Monday, October 28, 2024 12:52 PM
To: Emily Weidner
Subject: Re: Request for Comments for ZNG-011-24

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ZNG-011-24

School	Cap	Enr
Stoney Point Elem	826	827
John Griffin Mid	1273	1051
Jack Britt High	1929	2005

On Fri, Oct 25, 2024 at 3:58 PM Emily Weidner <eaweidner@townofhopemills.com> wrote:

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Mr. Shawn Taurone | CCS Planning Specialist
Office: (910) 678-2342 | Cell: (910) 580-2269

"Man appointed mortal sorrow, the 'Praise of God' comes down preaching, His death shall bring the despairing rest." Genesis Genealogy Name Meanings



This email is for the sole use of the individual for whom it is intended. If you are neither the intended recipient, nor agent responsible for delivering this email to the intended recipient, any disclosure, re-transmission, copying, or reliance on the information contained herein is prohibited. If you have received this email in error, please notify the person transmitting the correspondence immediately. All email correspondence to and from this email may be subject to disclosure to any third party upon request, including the media. It shall not be necessary to disclose: 1) Email correspondence which does not constitute a Public Record as defined under N.C.G.S. §132.1 or; 2) a public record which is exempt from disclosure under other applicable State or Federal law.

Emily Weidner

From: Matthew Cain
Sent: Monday, October 28, 2024 8:23 AM
To: Emily Weidner
Subject: RE: Request for Comments for ZNG-011-24

No comment

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>
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Take care,

Emily AV Weidner, CZO

Planning & Economic Development Director

910.429.3514 office

910.303.4762 mobile

910.429.3386 fax

www.townofhopemills.com

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Emily Weidner

From: Robert Carter
Sent: Monday, October 28, 2024 8:26 AM
To: Emily Weidner
Subject: RE: Request for Comments for ZNG-011-24

Hey,
No comment at this time.

Bobby Carter

Fire Marshal/ Fire Prevention Division Chief
Town of Hope Mills
Office: 910-429-3397
Cell: 910-850-4968

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>
Subject: Request for Comments for ZNG-011-24

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Thanks, and I hope you have a wonderful weekend!

Take care,

Emily AV Weidner, CZO
Planning & Economic Development Director
910.429.3514 office
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910.429.3386 fax
www.townofhopemills.com

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Emily Weidner

From: Kenneth Tatum
Sent: Monday, October 28, 2024 7:22 AM
To: Emily Weidner
Subject: RE: Request for Comments for ZNG-011-24

No comment.
V/R,
Kenny Tatum

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaeatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fayedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@fayedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>
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Thanks, and I hope you have a wonderful weekend!

Take care,

Emily AV Weidner, CZO
Planning & Economic Development Director
910.429.3514 office
910.303.4762 mobile
910.429.3386 fax
www.townofhopemills.com

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Emily Weidner

From: Ashley Wyatt
Sent: Monday, October 28, 2024 7:33 AM
To: Emily Weidner
Subject: Re: Request for Comments for ZNG-011-24

No comments.

In Service,



Ashley S. Wyatt, MMC, NCCMC
Town Clerk
5770 Rockfish Road
Hope Mills, NC 28348
(910) 424-4555
TownofHopeMills.com

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Please consider the environment before printing this email

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58:07 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@faycdc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <robert@faycdc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tlbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>
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Emily Weidner

From: Rob Patton <Patton@fcedc.com>
Sent: Monday, October 28, 2024 7:59 AM
To: Emily Weidner
Subject: RE: Request for Comments for ZNG-011-24

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FCEDC has no issue with this action. Any idea what they plan on putting there out of curiosity?

Rob Patton
Executive Vice President
FCEDC
910-500-6404
patton@fcedc.com

From: Emily Weidner <eaweidner@townofhopemills.com>
Sent: Friday, October 25, 2024 3:58 PM
To: RLUAC Executive Director <director@rluac.com>; Adrian Jones <adrianjones@cumberlandcountync.gov>; Amy Hall <ahall@cumberlandcountync.gov>; Ashley Wyatt <awyatt@townofhopemills.com>; Barry Roberts <baroberts@cumberlandcountync.gov>; Bruce Clark <bclark@townofhopemills.com>; Chancer McLaughlin <cmclaughlin@townofhopemills.com>; Chris Day <cday@townofhopemills.com>; Corey Lawson <cslawson@cumberlandcountync.gov>; Dan Hartzog <dhartzogjr@hartzoglawgroup.com>; Deontae Watson <deontaewatson@fayettevillenc.gov>; Don Sisko <dsisko@townofhopemills.com>; Duke Pickler <duke-pickler@duke-energy.com>; Ehsan Momeni <emomeni@cumberlandcountync.gov>; Elisabeth Brown <eabrown@townofhopemills.com>; Emma Hense <ehense@cumberlandcountync.gov>; Fayetteville Airport <airport@ci.fay.nc.us>; Gene Booth <wbooth@cumberlandcountync.gov>; Hank Graham <hgraham@cumberlandcountync.gov>; Jennifer Way <Jennifer.L.Way@usps.gov>; Kelvin Raiford <kraiford@cumberlandcountync.gov>; Kenneth Tatum <ktatum@townofhopemills.com>; Leland Cottrell <leland.cottrell@ncdenr.gov>; Lori Britt <lori.britt@ncdenr.gov>; Matthew Cain <mbcain@townofhopemills.com>; Michael Gibson <mgibson@ci.fay.nc.us>; Mike Rutan <mrutan@mccog.org>; Mike Zylka <mzylka@cumberlandcountync.gov>; Misty Manning <misty.manning@faypwc.com>; Otieria Green <ogreen@cumberlandcountync.gov>; Rob Patton <Patton@fcedc.com>; Rob Schob <rschob@cumberlandcountync.gov>; Robert Carter <rcarter@townofhopemills.com>; Robert Van Geons <Robert@fcedc.com>; Sam Powers <sam.powers@faypwc.com>; Shawn Taurone <shawntaurone@ccs.k12.nc.us>; Stephen Dollinger <sdollinger@townofhopemills.com>; Thomas Charles <thomas.p.charles@usace.army.mil>; Tiffany Faulk <tiffany.faulk@faypwc.com>; Timothy Doersam <tdoersam@cumberlandcountync.gov>; Tony Means <tmeans@ci.fay.nc.us>; Trey Smith <rsmith@cumberlandcountync.gov>; Troy Baker <tbaker@ncdot.gov>; Wesley Jacobs <wesley.jacobs@faypwc.com>; Will Johnson <will.johnson@duke-energy.com>
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PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 17, 2024

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: APPROVAL OF 2025 JOINT PLANNING BOARD MEETING SCHEDULE

ATTACHMENTS:

Description	Type
2025 JPB Meeting Deadline Schedule	Backup Material



Cumberland County Joint Planning Board

2025

JOINT PLANNING BOARD

DEADLINE/MEETING SCHEDULE

APPLICATION DEADLINE	MEETING DATES (3rd Tuesdays)
Wednesday, December 11, 2024	January 21, 2025
Tuesday, January 14, 2025	February 18, 2025
Tuesday, February 11, 2025	March 18, 2025
Tuesday, March 11, 2025	April 15, 2025
Tuesday, April 15, 2025	May 20, 2025
Tuesday, May 13, 2025	June 17, 2025
Tuesday, June 10, 2025	July 15, 2025
Tuesday, July 15, 2025	August 19, 2025
Tuesday, August 12, 2025	September 16, 2025
Tuesday, September 16, 2025	October 21, 2025
Tuesday, October 14, 2025	November 18, 2025
Tuesday, November 11, 2025	December 16, 2025
Wednesday, December 10, 2025	January 20, 2026

Note: Generally, the deadlines are set to 24 working days ahead of the meeting. Scheduling may be adjusted by the County to accommodate holiday closures and to ensure ample case review times by staff.



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 17, 2024

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 12/17/2024

SUBJECT: HISTORIC ARCHITECTURAL SURVEY UPDATE



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 17, 2024

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: UNC SCHOOL OF GOVERNMENT TRAINING



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF DECEMBER 17, 2024

TO: JOINT PLANNING BOARD

FROM:

DATE:

SUBJECT: TERM LIMITS