

Clarence Grier
County Manager

Sally Shutt
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA
June 17, 2025
6:00 PM
Hearing Room #3

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

INITIAL ZONING CASE(S)

- A. ZNG-010-25: Initial zoning of 0.75 +/- acres to C(P) Planned Commercial District, located at 141 Missy Byrd Dr. REID 0423170248000, submitted by George Rose (applicant) on behalf of Dohn Broadwell, and David Cashwell, Singwell South, LLC (Owners). (Hope Mills)**

TEXT AMENDMENT

- B. ZON-25-0017: Text Amendment to transition Manufactured Home Park and Group Development standards from the County Subdivision Ordinance to the County Zoning Ordinance and other minor amendments; submitted by Cumberland County Planning and Inspections (Applicant).**

REZONING CASES

- C. ZNG-008-25: Rezoning of 0.65 +/- acres and 0.55 +/- acres for a total acreage of 1.2 +/- acres from R6 Residential District to C1(P) Planned Local Business District, located at 3429 N. Main Street REID 0414462618000 and 0 Duncan Street (+/- 128ft from the intersection of Davis Street and Duncan Street) REID 0414461871000 , submitted by Lori S. Epler (applicant) on behalf of Gardner Assets, LLC (Owners). (Hope Mills)**
- D. ZNG-009-25: Rezoning of 27.4 +/- ac from R5/CZ Residential with Conditional Zoning to C2(P)/CZ Planned Service and Retail District with Conditional Zoning or more restrictive zoning for undeveloped area located 720 +/- feet from**

the southeast intersection of Waldos Beach Rd and Rockfish Rd REIDs 9494961873000, 9494951997000, 9494863275000, & 9494765995000, submitted by Charles Maxwell with Grant-Murray

- E. ZON-25-0018: Rezoning from A1 Agricultural District and R40 Residential District to R40 Residential District or to a more restrictive zoning district for a parcel comprising 2.82 +/- acres; located at 3003 H. Clark Rd; submitted by Erin and Mark Rice (Owners).**
- F. ZON-25-0019: Rezoning from R10 Residential District to RR Residential District or to a more restrictive zoning district for two parcels comprising 16.84 +/- acres; located at 6766 Rockfish Rd and an adjoining parcel; submitted by Marion and Kimberly Starling (Owners).**
- G. ZON-25-0021: Rezoning from A1 Agricultural District to C2(P) Planned Service and Retail District or to a more restrictive zoning district for a parcel comprising 1.00 +/- acres; located at the northwest intersection of NC Hwy 87 South and Pummill Rd; submitted by Jeff Riddle (Agent) on behalf of Chaudhuri Investments, LLC (Owners).**

VIII. PUBLIC MEETING CONTESTED ITEMS

IX. ITEMS OF BUSINESS

H. ELECTION OF OFFICERS

X. DISCUSSION

XI. ADJOURNMENT

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



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 17, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 6/17/2025

SUBJECT: ZNG-010-25: INITIAL ZONING OF 0.75 +/- ACRES TO C(P) PLANNED COMMERCIAL DISTRICT, LOCATED AT 141 MISSY BYRD DR. REID 0423170248000, SUBMITTED BY GEORGE ROSE (APPLICANT) ON BEHALF OF DOHN BROADWELL, AND DAVID CASHWELL, SINGWELL SOUTH, LLC (OWNERS). (HOPE MILLS)

ATTACHMENTS:

Description
ZNG-010-25

Type
Backup Material



STAFF REPORT

REZONING CASE# ZNG-010-2025

Planning Board Meeting: 6-17-2025

Hope Mills Board Meeting: 8-4-2025

Address: 141 Missy Byrd Dr

ZONING REQUEST: Initially Zone C(P) (Town Limits)

The Town of Hope Mills staff received an application request to initially zone 0.75 +/- acres of land to C(P) Planned Commercial District with parcel identification number 0423-17-0248. The subject property is adjacent to undeveloped commercial property as well as developed commercial property such as The Roof Mentors, Eagles Auto Detailing & Power Washing, R&R Refrigeration, Heating & AC Inc., and Menscer Motorsports. The rear adjacent property is zoned M1(P) Planned Industrial District where the Frito-Lay Distribution Center is located. The Plan Review staff worked diligently with the applicant to facilitate the submission of this initial zoning request. The location of the subject property is illustrated in Exhibit "A."

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

George Rose, P.E. (applicant) on behalf of Dohn Broadwell, and David Cashwell, Singwell South, LLC (owners)

ADDRESS/LOCATION:

141 Missy Byrd Drive,
REID 0423170248000
For additional Information on the site location, refer to Exhibit "A"

SIZE: As stated above, the subject property is 0.75 +/- acres.



Exhibit "A" Aerial View

EXISTING ZONING: The subject property is currently zoned under C(P) Planned Commercial (County) with the area immediately adjacent being zoned C(P) Planned Commercial and the rear property being zoned M1(P) Planned Industrial District.

EXISTING LAND USE: This property is currently undeveloped/unoccupied.

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

Exhibit "B" Zoning

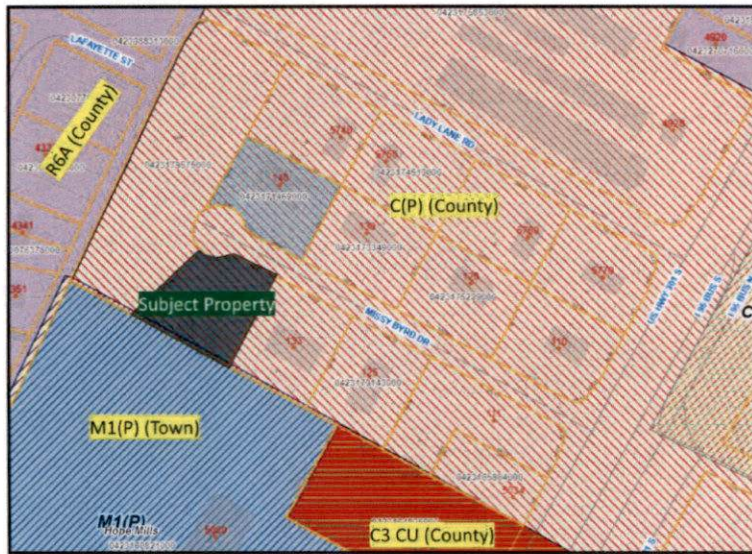
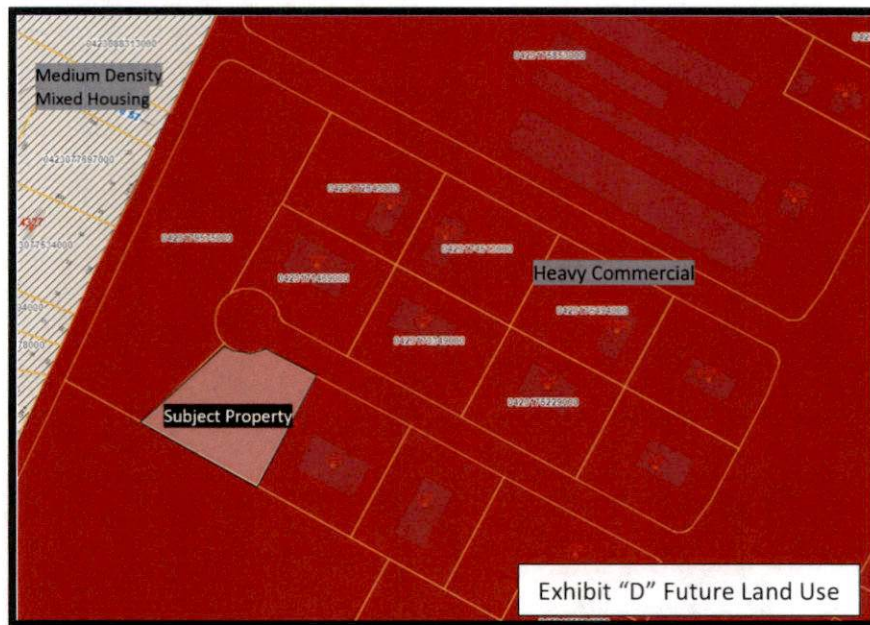


Exhibit "C" Utilities



DEVELOPMENT REVIEW: Site plan approval is required before development.

COMPREHENSIVE DEVELOPMENT PLANS: This site is located within the Southwest Cumberland Land Use Plan area (2013) and is designated as "Heavy Commercial. The requested zoning fits within the guidelines of the Southwest Cumberland Land Use Plan and it does complement the surrounding area nicely. Please refer to Exhibit "D" for additional information.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	50 feet	50 feet
Side Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Lot Area	N/A	N/A
Lot Width	N/A	N/A

IMPACTS ON AREA FACILITIES

UTILITIES: Water is available on Missy Byrd Dr for connection.

STORMWATER: Stormwater Management Permit Application required. Floodplain and AOD regulations do not apply to this parcel.

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

FCEDC: Has no issue with this action.

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

FIRE MARSHAL: No comment at this time.

PUBLIC WORKS: No comment

INSPECTIONS: Must comply with all applicable NC building codes.

PARKS & REC: No comment.

DEQ: No comment.

CUMBERLAND COUNTY: With the subject property being wholly within the Town of Hope Mills after annexation, Cumberland County Current Planning does not have any comments for the proposed initial zoning.

FAMPO: The subject property sits on Missy Byrd Drive and is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Missy Byrd Drive has no 2021 AADT or road capacity data available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Missy Byrd Drive.

STAFF RECOMMENDATION

In ZNG-010-25, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to C(P) Planned Commercial District and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested C(P) will complement the current and future vision of the Town of Hope Mills. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regards to economic development viability. Approval of the request is reasonable and in the public interest because the district requested compliments the development of adjacent parcels in the surrounding area.





Town of Hope Mills

Planning Department

CASE NO.: ZNG-010-25

ZONING BOARD

MEETING DATE: 06-17-25

DATE APPLICATION

SUBMITTED: 06-03-25

RECEIPT NO.: 00027246

RECEIVED BY: XJR

APPLICATION FOR (CHECK ONE): ☒ INITIAL ZONING OR ☐ REZONING HOPE MILLS ZONING ORDINANCE

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

1. A digital and hard copy of the recorded deed and/or plat;
2. If portion(s) of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered for the rezoning; and
3. A check made payable to "Town of Hope Mills" in the amount of \$ 0 (updated fee schedule can be found on the Town website).

Rezoning & Initial Zoning Procedure:

1. Complete application submitted by the applicant.
2. Notification to surrounding property owners.
3. Cumberland County Joint Planning Board hearing.
4. Re-notification of interested parties and adjacent property owners; public hearing advertisement in the newspaper.
5. Hope Mills Board of Commissioners' public hearing (approximately two to four weeks after Planning Board public hearing)
6. If approved by the Hope Mills Commissioners, rezoning/initial zoning of the property/properties 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/initial zoning 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 CUMBERLAND COUNTY JOINT PLANNING 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/Initial Zoning from C(P) COUNTY to C(P)
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/Initially Zoned: 141 MISS BYRD DRIVE, HOPE MILLS, NC 28348
3. Parcel Identification Number (PIN #) of property: 0423170248000
(also known as Tax ID Number or Property Tax ID)
4. Acreage: 0.75 Frontage: _____ Depth: _____
5. Water Provider: Well: ☒ PWC: _____
6. Septage Provider: Septic Tank ☒ PWC _____ Other (name) _____
7. Deed Book 10322, Page(s) 703 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).
8. Existing use(s) of property: VACANT
9. Proposed use(s) of the property: BUSINESS - TRADES
10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes ☒ No _____
If yes, where? PARCEL 0423179575
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.

SINGWELL SOUTH, LLC (JOHN BROADWELL, JR)
Property owner(s)' name (print or type)

2103 ANGELO M STREET, FAYETTEVILLE, NC 28301
Complete mailing address of property owner(s)

910-404-5193
Telephone number Alternative telephone number

dbbwell@gmail.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

910-977-5022 910-405-5022
Telephone number Alternative telephone number

george@gmrpe.com
E-mail address Fax number

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


Owner's signature

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



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 in order 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 # A2025-005
 - 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.**

* (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



Town of Hope Mills
Voluntary Annexation Petition

For Town Clerk Use:
Annexation # 2025-005

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):

0423170248000

Cumberland County Real Estate Identification Number (s):

Acreage of Annexation Area: 0.75

Existing Population: _____

Number of existing residential dwelling units: 0

Do you declare vested rights*? ☒ yes ☐ no

*We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108.1 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

SINGWELL SOUTH, LLC 2103 ANGELINA STREET
FAYETTEVILLE, NC 28301

DOHN BROADWELL

[Signature]

03/26/2025

DAVID CASHWELL

[Signature]

03/19/2025

*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



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

Receipt Number: R00027246

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 4/10/2025 10:53:04 AM

Tran. Code: 103651 - Zoning Petitions

Name: SINGWELL SOUTH- PARCEL 0248, LOT 4 A/A PARK 14 \$500.00

ANNEXATION \$500.00

Total Amount Applied: \$500.00

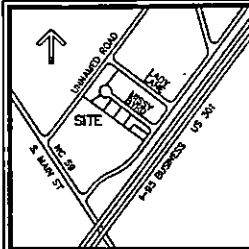
Amount: \$500.00

Total Payment Received: \$500.00

Change: \$0.00

Payment Method: Check Payor: SINGWELL SOUTH- PARCEL Reference: 5632

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



VICINITY MAP
NO SCALE

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION

BY Lee R. Hines
DATE APRIL 8, 2025

LEGEND

EP EXISTING IRON PIPE (PROPERTY CORNER)
ERB EXISTING REBAR (PROPERTY CORNER)
CP COMPUTED POINT
R/W RIGHT-OF-WAY

NOTES

1. TOTAL AREA IN TRACT = 32,376 SF = 0.74 ACRES
2. OWNER:
SINGWELL SOUTH, LLC
2103 ANGELIA M STREET
FAYETTEVILLE, NC 28301
dbswell@gmail.com
910-484-5163
3. REFERENCE: DB 10322 PG 703; PB 119 PG 109 (LOT 4)
4. REID: 0423170248000
5. CURRENT ZONING: C(P), COUNTY
6. REQUIRED SETBACKS:
FRONT 50'; REAR 30'; 30' SIDES

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

John B. Broadwell, Jr.
JOHN B. BROADWELL, JR. SINGWELL SOUTH, LLC

NORTH CAROLINA
CUMBERLAND COUNTY

I, Karen Appersbach, A NOTARY PUBLIC FOR SAID COUNTY AND STATE AFORESAID CERTIFY THAT John B. Broadwell, Jr. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP THIS 9 DAY OF April, A.D., 2025.

Karen Appersbach
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-24-29



"NO APPROVAL REQUIRED"

Signed: [Signature]
Date: April 8, 2025
Chancellor F. Marshall
Town Manager
Town of Hope Mills

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, George M. Rose, a duly qualified and licensed Surveyor of Cumberland County, certify that the MAP OR PLAT CONTAINED HEREIN IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

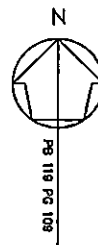
REVIEW OFFICER
DATE: _____



I, GEORGE M. ROSE CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (OIL) DESCRIPTION RECORDED IN DEED BOOK 10322 PAGE 703 AND PLAT BOOK 119 PAGE 109; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, AN ANNEXATION MAP, OR OTHER EXCEPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9 DAY OF April, A.D., 2025.

George M. Rose
PROFESSIONAL LAND SURVEYOR L-2721



0423179575000
SMALL POND PROPERTIES, LLC
DB 12112 PG 606
PB 119 PG 109

0423160821000
HOPE MILLS PARTNERS, LLC
DB 11837 PG 780
PB 98 PG 25

0423171469000
140 MISSY BYRD LANE, LLC
DB 11563 PG 7
PB 119 PG 109

0423171291000
NEW TOWN APARTMENTS, LLC
DB 11563 PG 409
PB 119 PG 109

ANNEXATION MAP FOR THE TOWN OF HOPE MILLS
ANNEXATION FILE # A2025-005

PROPERTY OF
SINGWELL SOUTH, LLC

ROCKFISH CREEK TOWNSHIP
FAYETTEVILLE
SCALE 1" = 30'

CUMBERLAND COUNTY
NORTH CAROLINA
APRIL 2025

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

FILED Apr 10, 2025 10:45:44 am
BOOK 00152
PAGE 0133 THRU 0133
INSTRUMENT # 10270
RECORDING \$21.00
EXCISE TAX (None)

FILED
CUMBERLAND
COUNTY NC
ANDREA S. BOWEN
REGISTER
OF DEEDS



SCALE IN FEET



PLAN REVIEW MEMORANDUM

DATE: April 23, 2025

TO: Chancer F. McLaughlin – Town Manager

FROM: Stephen F. Dollinger – Police Chief
Elisabeth Brown – Stormwater Administrator
Don Sisko – Public Works Director
Matt Cain – Fire Chief
Robert Carter – Fire Marshal
Kenny Tatum – Chief Building Official
Emily Weidner – Planning/Economic Development Director

SUBJECT: 141 Missy Byrd Drive Annexation

REQUEST: Annexation

REID: 0423170248000

SIZE: 0.75 +/- acres

LOCATION: 141 Missy Byrd Dr.

POLICE DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections

PUBLIC WORKS DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections. Not located on a Town maintained road. The Town does not collect trash for commercially zoned properties.

STORMWATER DEPARTMENT:

Recommendation: **APPROVAL**
Comments: Stormwater Management permit required for development. Is not located in the Airport Overlay District and it is not located within the floodplain nor any wetlands.

PLANNING AND ZONING DEPARTMENT:

Recommendation: **APPROVAL**
Comments: Planning staff is requesting approval to begin the initial zoning process to designate the site under the C(P) Planned Commercial District.

FIRE DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections.

INSPECTIONS DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections. Must meet all applicable NC State Building Codes.

FILED
 CUMBERLAND COUNTY NC
 J. LEE WARREN, JR.
REGISTER OF DEEDS
 FILED Jun 13, 2018
 AT 04:36:48 pm
 BOOK 10322
 START PAGE 0703
 END PAGE 0705
 INSTRUMENT # 17694
 RECORDING \$26.00
 EXCISE TAX \$1.00
 cl

NORTH CAROLINA SPECIAL WARRANTY DEED

Parcel ID Number: Please see Below

Revenue Stamps: \$1.00

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

Prepared By: John G. Briggs III of Lewis, Deese, Nance & Briggs, L.L.P.

Return To: ROD Box Please

Brief Descrip. For Index: Lots 3 & 4 All Amer. Bus. Park

This Deed made this the 7th day of June, 2018, by and between:

GRANTOR	GRANTEE
SINGWELL, LLC, A North Carolina Limited Liability Company	SINGWELL SOUTH, LLC, a North Carolina Limited Liability Company
<u>Forwarding Address:</u> 2103 Angelia M. Street Fayetteville, North Carolina 28301	<u>Situs & Mailing Address:</u> 2103 Angelia M. Street Fayetteville, North Carolina 28301

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 valuable and good 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 of Grantor's interest in that certain lot or parcel of land situated in or near the City of Fayetteville, County of Cumberland, State of North Carolina and more particularly described as follows:

BEING all of Lots Three (3) and Four (4) as shown on that plat entitled ALL AMERICAN BUSINESS PARK, A ZERO LOT LINE SUBDIVISION, PROPERTY OF MANN & BYRD, LLC, with said plat being duly recorded in Plat Book 119 at page 109, Cumberland County Registry, State of North Carolina; to which plat reference is hereby made for a more particular description of same.

Address: 133 Missy Byrd Drive (Lot 3) and 141 Missy Byrd Drive (Lot 4)
Hope Mills, NC 28348

PINs: Lot 3: 0423-17-1291- ; Lot 4: 0423-17-0248-

Subject to all 2018 property taxes, restrictions, covenants and easements of record, Cumberland County Registry, NC.

This property is not the primary residence of Grantor.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the following exceptions hereinafter stated. Title to the property herein described is subject to the following exceptions: as set forth herein above.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, effective the date first written above.

By:  (SEAL)
David B. Cashwell, Manager

Notary Acknowledgment to Follow:

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

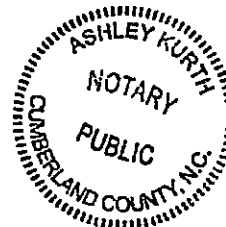
I, the undersigned notary public of aforesaid County and State, hereby certify that the following person(s) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document(s) for the purposes stated therein and in the capacity indicated:

Name of Principals: David B. Cashwell, Manager

Date: 6-7-18 Ashley Kurth
Notary Public

Notary Printed Name: Ashley Kurth

My Comm. Expires: 3/23/21



(N.P. SEAL)

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Emily Weidner
Director

June 4, 2025

Singwell South, LLC
2103 Angelia M St.
Fayetteville, NC 28301

Dear Singwell South, LLC,

The Joint Planning Board of Cumberland County will hold a public meeting on June 17, 2025, 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-010-25: Initial zoning of 0.75 +/- acres to C(P) Planned Commercial, located at 141 Missy Byrd Dr. REIDs 0423170248000, submitted by George Rose (applicant) on behalf of Dohn Broadwell, and David Cashwell, Singwell South, 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.

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,

Xavier J. Robinson
Town Planner

Cc: Adjacent Property Owners

Town Hall Town of Hope Mills | 5770 Rockfish Road | Hope Mills, NC 28348
Phone: 910.426.4103 | Fax: 910.429.3386
www.townofhopemills.com

Owner	Street	City	State	Zip
Singwell South, LLC	2103 Angelia M St.	Fayetteville	NC	28301
New Town Apartments, LLC	Po Box 58103	Fayetteville	NC	28305
Small Pond Properties, LLC	903 Hay St.	Fayetteville	NC	28305
140 Missy Byrd Lane, LLC	6441 Emu Dr.	Hope Mills	NC	28348
Hope Mills Partners, LLC	67 Mountain Blvd Suite 201	Warren	NJ	7059



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 17, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 6/17/2025

SUBJECT: ZON-25-0017: TEXT AMENDMENT TO TRANSITION MANUFACTURED HOME PARK AND GROUP DEVELOPMENT STANDARDS FROM THE COUNTY SUBDIVISION ORDINANCE TO THE COUNTY ZONING ORDINANCE AND OTHER MINOR AMENDMENTS; SUBMITTED BY CUMBERLAND COUNTY PLANNING AND INSPECTIONS (APPLICANT).

ATTACHMENTS:

Description

ZON-25-0017

Type

Backup Material



PLANNING & INSPECTIONS

PLANNING STAFF REPORT

ZONING CASE # ZON-25-0017

Planning Board Meeting: June 17, 2025

Jurisdiction: Cumberland County

EXPLANATION OF THE REQUEST

Text Amendment

This request is a staff-driven text amendment to the Cumberland County Subdivision and Zoning Ordinances to move standards for Group Development and Manufactured Home Parks from the County Subdivision Ordinance to the County Zoning Ordinance.

Group Development and Manufactured Home Parks are development types that are approved through a site plan review and approval process. They are not reviewed as, nor considered, a "subdivision".

Being that the processes for site plan reviews and approvals are called out specifically in the Zoning Ordinance, it would be considered best practice for these development standards to be housed in that ordinance. With anticipated changes to the County Subdivision Ordinance, the standards for these development types are not planned to be transferred to the new subdivision ordinance.

Staff is not proposing any changes to the current standards for these development types. This amendment only proposes moving the standards from one County ordinance to another.

This amendment also addresses some minor changes for clarification purposes. Specifically, reverting the name of "Fort Liberty" back to "Fort Bragg" in both ordinances and proposes a clarification to allow ground signs in Agricultural districts.

STAFF RECOMMENDATION

In Case ZON-25-0017, Planning & Inspections staff **recommends approval** of the text amendment and finds the request consistent with the 2030 Growth Vision Plan. While specific land use plan policies do not specifically address regulations for specific development types, a current ordinance that promotes efficient review processes achieves goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans within the County. Approval of this text amendment is also reasonable and in the public interest as it is an update to clarify standards and review processes for the public.

ZON-25-0017: Text Amendment to Transition Manufactured Home Park and Group Development Standards from the County Subdivision Ordinance to the County Zoning Ordinance and Other Minor Amendments

Proposed Amendments to County Subdivision Ordinance

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SECTION 2005. APPLICATION.

All preliminary plans and final plats for the subdivision, as defined herein, of land shall conform to the requirements of this ordinance and the County Zoning Ordinance and shall be submitted in accordance with the procedures and specifications established within the ordinances. Plans for developments, such as ~~manufactured home parks, group developments~~, zero lot line, townhomes, and condominiums (unit ownership) shall be submitted in the same manner as and are subject to these provisions the same as other subdivision plats or plans.

SECTION 2102. METHODS OF CALCULATION.

The rules set out herein shall be used to enforce and apply this ordinance, unless such rules are inconsistent with specific criteria contained within an individual article or section. If a discrepancy arises between the following methods and any specific section elsewhere in this ordinance, the standards of the specific section shall prevail.

A. *Fractional requirements.* 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. ~~When the number of dwelling units permitted on a lot submitted for approval as a group development results in a fraction of a dwelling unit, a fraction of one-half or more shall be considered a dwelling unit, and a fraction of less than one-half shall be disregarded.~~

SECTION 2103. DEFINITIONS OF SPECIFIC TERMS AND WORDS.

~~Fort Bragg:~~ See "Fort Liberty".
(Amd. 08-21-23)

Fort Liberty Bragg: The United States military reservation that is under the administrative control of the United States Army Garrison Fort Liberty Bragg. The term "Fort Liberty Bragg" shall also mean any sub-installation of the reservation under the operational control of the Garrison, including Pope Field, Simmons Army Airfield, and all other real property owned, leased, or managed by the United States that fall under the control of the Garrison and located within Cumberland County.

~~**Manufactured Home:** A structure designed to be used as a dwelling unit, which has been constructed and labeled indicating compliance with the U.S. Department of Housing and Urban Development (HUD) administered National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.~~

~~**Manufactured Home, Class A:** A dwelling unit constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing~~

~~and Urban Development (HUD) that were in effect at the time of construction and that satisfies the following additional criteria:~~

~~A. The manufactured home has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis;~~

~~B. The pitch of the roof of the manufactured home has a minimum vertical rise of 2.2 feet for each 12 feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction;~~

~~C. All roof structures shall provide an eave projection of no less than six inches, which may include a gutter;~~

~~D. The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint) or wood or hardboard siding, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;~~

~~E. The manufactured home is set up in accordance with the standards set by the N.C. Department of Insurance (NCDOI) and a continuous permanent masonry foundation, or permanent masonry curtain wall, un-pierced except for required ventilation and access, is installed under the manufactured home;~~

~~F. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the N. C. Department of Insurance (NCDOI), attached firmly to the primary structure and anchored securely to the ground; and~~

~~G. The moving hitch, wheels and axles, and transporting lights have been removed.~~

~~**Manufactured Home, Class B:** A dwelling unit constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development (HUD) that were in effect at the time of construction, but that does not satisfy all of the criteria necessary to qualify the dwelling unit as a Class A manufactured home.~~

~~**Manufactured Home, Class C:** Any manufactured home that does not meet the definitional criteria of a Class A or Class B manufactured home.~~

~~**Manufactured Home Park:** Any site or tract of land with more than two spaces intended to be occupied or occupied by manufactured homes, regardless of whether a charge is made for such services. Manufactured home parks may include recreational facilities and~~

~~other incidental structures necessary to support the residents of the park.~~

~~**Manufactured Home Space:** A plot of land within a manufactured home park designed for the accommodation of a single manufactured home.~~

SECTION 2302. AREA-SPECIFIC STANDARDS.

C. *Fort ~~Liberty~~ Bragg Special Interest Area.* Because of the location of known habitat and forage areas of the protected Red-Cockaded Woodpecker on the properties in and around the military reservations, the community, including the military, has a special interest in any subdivision or other development that occurs on the privately-owned properties in close proximity to the military bases. The official *Fort ~~Liberty~~ Bragg Special Interest Area* map, hereby adopted as part of this ordinance, shall be maintained by the Planning and Inspections Department and kept on file with the Clerk to the County Board of Commissioners – see Exhibit 6. Upon receipt for submission of any subdivision or other development subject to review under this ordinance and located within the *Fort ~~Liberty~~ Bragg Special Interest Area*, the Planning and Inspections Staff shall forward a copy of the preliminary plan to the military planner assigned to the affected military base and to the local office of the U.S. Fish and Wildlife Service, in addition to the other agencies involved in the review process. The military planner and the Fish and Wildlife representative will then assist the developer in identifying areas where trees should be maintained. While the owner is not obligated, the intent is to encourage clustering of developments in accordance with the special subdivision and development provisions of this ordinance or the County Zoning Ordinance, thus protecting the endangered woodpecker.

SECTION 2304. STREETS.

C. *Private streets.* Private streets will be permitted to serve as access within subdivisions or other developments; however, dedication of public streets and other rights-of-way or easements may be required if such are indicated on the official plans as adopted by the County Board of Commissioners, a governing body of a municipality in Cumberland County or the Planning Board. Public streets and/or other rights-of-way or easements or public access over private streets will be required where the Planning Board, the NCDOT, or public utility agency determines that such are necessary in order to promote the continuity of existing streets or utility systems or otherwise protect and promote the public health, safety and welfare.

4. *Minimum design specifications.* The following specifications shall be the minimum accepted for private streets and must be completed or guaranteed to be completed in accordance with Section 2502, prior to submission for final plat approval. In all subdivisions or other developments, minimum asphalt paving and/or base construction is

required at least to the minimum standards of the NCDOT for residential streets.

b. Class "B" private street specifications:

6. Group developments as approved under the terms of ~~this~~ the County Zoning ordinance shall be limited to a maximum of two units per lot.

c. Class "C" private street specifications:

5. Group developments as approved under the terms of ~~this~~ the County Zoning ordinance shall be limited to a maximum of two units per lot;

SECTION 2401. Reserved-~~GROUP DEVELOPMENTS.~~

~~The site plan for group developments shall show the locations and sites of buildings, streets, drives, alleys, parking, recreation areas, signs, loading berths, yards and other open spaces, and shall be in accordance with the following specifications:~~

~~A. Lot area. The plot area per dwelling unit, excluding the area of publicly dedicated rights-of-way within the development, shall be as permitted by the County Zoning Ordinance.~~

~~B. Yard setbacks. Each building on the periphery of a group development shall observe the minimum yard setback requirements for the district in which the development occurs. The judgment of the Planning Board as to what constitutes the front, rear and side yards of each building in the group development shall be final.~~

~~C. Building separation. Buildings within group developments under single ownership shall be separated by a minimum distance of 20 feet plus ten feet for each story above two stories. In no case shall any part of a principal residential building be located closer than 20 feet to any part of another principal building.~~

~~D. Street access. The property to be developed must have a boundary line or lines contiguous with and giving direct vehicular access to and from one or more public streets, or private streets with public access approved in accordance with Section 2304. Group developments in the form of apartment complexes or unit ownership developments with owners' associations legally obligated to maintain vehicular access and circulation drives shall not be subject to the private street standards specified in Section 2304.~~

~~E. Dedication/Reservation of right-of-way. Where official plans show future streets or thoroughfares or where reasonable access to adjoining property is required, the development will be designed so as to provide right-of-way for such future streets or~~

~~thoroughfares and to give access to such properties by means of a public street dedication, if the development is such that requires a final plat to be prepared and recorded, or where no final plat is required, the land area within the right-of-way shall be reserved. No portion of the land area contained within the reserved or dedicated right-of-way may be used to satisfy calculation for density or other dimensional requirements.~~

~~F. *Off-street parking.* Off-street parking shall be provided in accordance with applicable zoning regulations. At least three-fourths of the required parking spaces shall be located on the development in off-street parking lots, no part of which shall be located closer than five feet to any existing or proposed street right-of-way line in accordance with the adopted Highway Plan or locally adopted Collector/ Feeder Street Plan. Each space shall be not less than nine feet by 20 feet in area. Compact car spaces may be utilized within a development in accordance with the provisions of the County Zoning Ordinance. Isles adjacent to the compact car spaces shall be standard width, and all compact car spaces shall be clearly marked. One-fourth of the required parking spaces may be in parking bays on minor public streets which are entirely within the development, provided that no space shall be in the turn-around portion of cul-de-sac. Bays shall not be longer than 80 feet along such street lines and each bay shall be separated from any other bay by a distance of not less than one-half the combined width of both bays. No more than one-third of the total frontage of any such street shall be devoted to parking bays. Each off-street parking space for any residential building shall be located within 200 feet of said building.~~

~~G. *Swimming pools.* Swimming pools which are constructed within a multi-family development shall be located not less than 50 feet from any boundary of the project, including a public street. All swimming pools shall comply with the provisions of the County Zoning Ordinance.~~

~~H. *Recreation/Open space areas.* In residential group developments designated recreation/open space areas and facilities shall be provided on-site in accordance with the provisions of Section 2308 unless the developer can show, and the Planning and Inspections Director agrees after consulting with the Parks and Recreation Director, that the surrounding community has adequate public recreation area available. In the event that adequate public recreation is existing within the surrounding community, the developer shall pay a fee in lieu of providing on-site recreation as allowed in Section 2308. Areas within the required yard setbacks can be counted as part of the required recreation area provided they are developed, which would include tennis and basketball courts, jogging trails, etc. These facilities shall not consist of over ten percent of the required recreation/open space area. On-site amenities outside the setback area such as indoor recreation centers and clubhouses may be counted to satisfy the provisions of this subsection. Recreation/open space areas dedicated to the public sector shall be subject to all the requirements in Section 2308.~~

~~I. Screening. All dumpster and utility areas shall be located on concrete slabs and at a minimum, fenced around three fenced sides. Chain link fencing may be utilized, but it must be accompanied with vegetative plantings so planted to effectively screen the dumpster and utility areas.~~

~~J. All applicable provisions of the County Zoning Ordinance, to include buffers, signage, etc. is to be complied with and evidenced on the site plan.~~

SECTION 2402. ZERO LOT LINE DEVELOPMENTS.

Zero lot line developments shall comply with all the requirements of group developments as specified in the County Zoning Ordinance when not specified herein and for the purposes of determining compliance with this ordinance and the County Zoning Ordinance, such development plan shall be considered a group development. Zero lot line developments shall be exempt from the minimum lot size provisions of Section 1104 of the County Zoning Ordinance provided that the overall average density of the zoning district in which the development is located is not exceeded. In addition to the provisions for Section 2401 above, the following shall be complied with:

SECTION 2404. Reserved MANUFACTURED HOME PARKS.

~~A. Purpose. The purpose of this section is to establish regulations and procedures for the initial construction and continued use of manufactured home parks, which is found to be necessary in order to protect the health, safety and welfare of the residents of the manufactured home park.~~

~~B. Application of chapter. The provisions contained herein are the minimum provisions every manufactured home park plan must comply with prior to allowing for the inhabitation of any manufactured home within the manufactured home park.~~

~~C. Permits required. It shall be unlawful for any person to construct, maintain or use any lot or other parcel of land within the jurisdiction of Cumberland County for a manufactured home park until application has been made and a permit has been issued by the Code Enforcement Coordinator. No on site improvements may be made until after a permit has been granted by the Code Enforcement Coordinator in accordance with an approved manufactured home park site plan.~~

~~D. Site plans. Site plans for manufactured home parks in addition to all items required in Article 2203 for preliminary plans shall show the location of all proposed structures; pedestrian paths, type and location of the perimeter buffer, electric lighting plans, off street parking areas, drainage facilities, and all other required provisions of this section.~~

~~E. Dimensional criteria.~~

~~1. Lot area.~~ The minimum lot area for a manufactured home park shall be one acre, excluding publicly dedicated or reserved right of way for streets, and floodplain areas.

~~2. Density.~~ The maximum density of individual manufactured home units within a manufactured home park shall be eight per acre excluding publicly dedicated or reserved right of way for streets.

~~3. Location of manufactured home spaces.~~ Each proposed manufactured home proposed to be located within a manufactured home park must be located within a designated manufactured home space as approved on the manufactured home park site plan and every manufactured home space shall comply with the following minimum yard space provisions:

~~a. All manufactured home spaces shall be designed in such a manner that will allow for each manufactured home space to be a minimum of 25 feet apart longitudinally, 15 feet apart end to end or corner to corner, and when spaces are designed in such a manner that one space is angled toward another space, 20 feet apart;~~

~~b. All manufactured home spaces shall be located a minimum of 25 feet from any permanent building located within the manufactured home park;~~

~~c. All manufactured home spaces and structures, including buildings within the manufactured home park shall be located no closer than 25 feet of a public street right of way; and~~

~~d. All manufactured home spaces shall be located no closer than five feet of the internal drive within the manufactured home park.~~

~~F. Street access.~~ All manufactured home parks shall have direct access to a public right of way. Direct access to any public right of way shall not be permitted for any single manufactured home space within the manufactured home park; all manufactured home spaces must be served internally by means of a private drive. Street access and entrance area designs shall conform to the *NC Department of Transportation Policy on Street and Driveway Access to North Carolina Highways* guidelines.

~~G. Improvements.~~ In addition to all applicable improvements required by Article XXIII and the County Zoning Ordinance, the following improvements shall be constructed or implemented prior to application for the final building/park inspection:

~~1. Parking.~~ Off street parking spaces shall be provided in accordance with the applicable zoning district regulations; however, in no case shall there be less than two off street parking spaces for each manufactured home space. Parking shall not be permitted

~~on or along the internal drives in manufactured home parks.~~

~~2. *Internal drives.* All drives and courts shall be designed with a minimum 30-foot right-of-way and a minimum 20 foot paved traffic area which is adequately drained. Every dead-end drive more than 100 feet in length or serving more than four manufactured home spaces shall be provided with a paved turn-around having a radius of not less than 40 feet for a traffic surface.~~

~~3. *Drainage.* The manufactured home park spaces shall be situated on ground that is not designated as a *Special Flood Hazard Area* and designed and graded with drainage facilities installed to transport runoff to an appropriate outfall in such a manner as to comply with the N.C. Department of Environment and Natural Resources' *Manual of Best Management Practices (BMP)* for storm water control. When manufactured home parks abut an existing public drainage system, connection to the public system is mandatory.~~

~~4. *Water and sewer.* Every manufactured home space shall be provided with water and sewer services to meet providing agency's standards, if public, or County Public Health Department requirements, and all such plans shall be approved by the appropriate agencies.~~

~~5. *Underground utilities.* All wiring serving new or remodeled manufactured home parks shall be placed underground, except as outlined in Section 2306 D.~~

~~6. *Lighting.* All interior drives and off-street parking areas within the manufactured home park shall be lighted and in compliance with Section 1102 M, County Zoning Ordinance. The plans for lighting and all other electrical hookups and wiring shall be approved by a County Electrical Inspector.~~

~~7. *Trash receptacles/dumpsters.* All manufactured home parks shall provide trash and garbage storage receptacles for each manufactured home space that complies with the standards of the County Department of Solid Waste Management. The manufactured home park owner is responsible for proper storage, collection and disposal of the trash.~~

~~8. *Screening.* All dumpster and utility areas shall be located on concrete slabs and at a minimum, fenced around three fenced sides. Chain link fencing may be utilized, but it must be accompanied with vegetative plantings so planted to effectively screen the dumpster and utility areas.~~

~~9. *Recreation and open space.* Each manufactured home park shall provide on-site recreation/open space areas to service the needs of the residents of the park complying with the provisions of Section 2308. Irregular shaped areas will be judged for usefulness considering the intent of this ordinance. Each recreation/open space area shall be~~

~~delineated on the site plan. Areas within the yard setbacks can be counted as part of the required recreation/open space area provided these areas are developed, which could include such items as tennis and basketball courts, jogging trails, etc. These facilities shall not consist of over ten percent of the required recreation/open space area. No portion of the fifteen-foot perimeter buffer/landscaped area, required below, shall be counted as part of the required recreation/open space area. On-site amenities outside of the yard setbacks, such as indoor recreation centers, clubhouses, etc. may be utilized for calculation to satisfy the recreation/open space area requirements.~~

~~10. *Perimeter buffer.* All manufactured home parks shall have a minimum fifteen-foot wide natural or landscaped buffer area around the perimeter of the park, excluding entrance drives within which no temporary or permanent structures shall be permitted. All manufactured home parks shall have a physical barrier (i.e. fencing, hedge, etc.) defining the boundaries of the park. Additionally, if earth berms, fences or walls are located within the buffer area, the buffer width shall not be reduced.~~

~~11. *Fire protection.* Fire protection standards shall be provided in accordance with the rules and regulations of the fire district in which they are located. All manufactured home park plans shall be submitted and approved by the County Fire Marshal prior to occupancy.~~

~~12. *Pedestrian circulation.* All manufactured home parks shall contain and maintain minimum three foot wide internal pedestrian paths to central facilities, such as pools, office areas, laundry facilities, recreation areas, bus stops, etc. These paths, at a minimum, shall consist of a top layer of sand, crushed gravel or similar approved material. The location of these paths shall be shown on the site plan. No building/park final inspection can be accomplished until these paths are installed.~~

~~H. *Highway Plan.* Any manufactured home park site impacted by a proposed right-of-way shall reserve (or dedicate, if final plat required) the right-of-way up to 80 feet in width. Until the reservation is utilized, the developer is allowed to use the area for manufactured home park development. However, this area shall be designated so that it can exist independently from the remainder of the manufactured home park so that when the roadway construction commences, it will have little impact on the rest of the park.~~

~~I. *Manufactured home classification.* All manufactured home park spaces developed and approved after July 1, 1996 shall be restricted to Class A and Class B manufactured homes, as defined by this ordinance.~~

~~J. *Replacement homes.* When manufactured home park owners intend to replace a manufactured home, they shall first notify the Code Enforcement Coordinator and stake out the site of the new manufactured home showing the required setbacks, buffers and separation areas.~~

Proposed Amendments to County Zoning Ordinance

SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS.

~~Fort Bragg: See "Fort Liberty".~~

Fort Liberty Bragg: The United States military reservation that is under the administrative control of the United States Army Garrison Fort Liberty Bragg. The term “Fort Liberty Bragg” shall also mean any sub-installation of the reservation under the operational control of the Garrison, including Pope Field, Simmons Army Airfield, and all other real property owned, leased, or managed by the United States that fall under the control of the Garrison and located within Cumberland County.

Group Development: A group of two or more principal uses, structures, or dwelling units occupying, built on, or intended to occur on a single lot, tract, or parcel of land. (County Subdivision Ordinance)

Manufactured Home Park: A multi-family development on any site or tract of land with more than two spaces intended to be occupied by manufactured homes, regardless of whether a charge is made for such services. Manufactured home parks may include recreational facilities and other incidental structures necessary to support the residents of the park. ~~(County Subdivision Ordinance)~~
(Amd. 02-19-08)

Manufactured Home Space: A plot of land within a manufactured home park designed for the accommodation of one manufactured home. ~~(County Subdivision Ordinance)~~

Motor Vehicle: A machine designed or intended to travel over land or water by self-propulsion or while attached to a self-propelled vehicle, except that said definition shall not include a “manufactured home” or “mobile home” as defined in County Health Department regulations, ~~the County Subdivision Ordinance, and or~~ this ordinance.

SECTION 403. USE MATRIX.

MANUFACTURED HOME PARK (County Subdivision Ordinance), excluding any manufactured home sales (Sec. 913.1)										P							
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ARTICLE VIII.II GROUP DEVELOPMENTS

SECTION 8.201. GROUP DEVELOPMENTS.

The site plan for group developments shall show the locations and sites of buildings, streets, drives, alleys, parking, recreation areas, signs, loading berths, yards and other open spaces, and shall be in accordance with the following specifications:

A. *Lot area.* The plot area per dwelling unit, excluding the area of publicly dedicated rights-of-way within the development, shall be as permitted by this Ordinance.

B. *Yard setbacks.* Each building on the periphery of a group development shall observe the minimum yard setback requirements for the district in which the development occurs. The judgment of the Planning and Inspections staff as to what constitutes the front, rear and side yards of each building in the group development shall be final.

C. *Building separation.* Buildings within group developments under single ownership shall be separated by a minimum distance of 20 feet plus ten feet for each story above two stories. In no case shall any part of a principal residential building be located closer than 20 feet to any part of another principal building.

D. *Street access.* The property to be developed must have a boundary line or lines contiguous with and giving direct vehicular access to and from one or more public streets, or private streets with public access approved in accordance with Section 2304 of the County Subdivision Ordinance. Group developments in the form of apartment complexes or unit ownership developments with owners' associations legally obligated to maintain vehicular access and circulation drives shall not be subject to the private street standards specified in Section 2304 of the County Subdivision Ordinance.

E. *Dedication/Reservation of right-of-way.* Where official plans show future streets or thoroughfares or where reasonable access to adjoining property is required, the development will be designed so as to provide right-of-way for such future streets or thoroughfares and to give access to such properties by means of a public street dedication, if the development is such that requires a final plat to be prepared and recorded, or where no final plat is required, the land area within the right-of-way shall be reserved. No portion of the land area contained within the reserved or dedicated right-of-way may be used to satisfy calculation for density or other dimensional requirements.

F. *Off-street parking.* Off-street parking shall be provided in accordance with applicable zoning regulations. At least three-fourths of the required parking spaces shall be located on the development in off-street parking lots, no part of which shall be located closer than five feet to any existing or proposed street right-of-way line in accordance with the adopted Highway Plan or locally adopted Collector/ Feeder Street Plan. Each space shall be not less than nine feet by 20 feet in area. Compact car spaces

may be utilized within a development in accordance with the provisions of the County Zoning Ordinance. Isles adjacent to the compact car spaces shall be standard width, and all compact car spaces shall be clearly marked. One- fourth of the required parking spaces may be in parking bays on minor public streets which are entirely within the development, provided that no space shall be in the turn-around portion of cul-de-sac. Bays shall not be longer than 80 feet along such street lines and each bay shall be separated from any other bay by a distance of not less than one-half the combined width of both bays. No more than one- third of the total frontage of any such street shall be devoted to parking bays. Each off- street parking space for any residential building shall be located within 200 feet of said building.

G. *Swimming pools.* Swimming pools which are constructed within a multi-family development shall be located not less than 50 feet from any boundary of the project, including a public street. All swimming pools shall comply with the provisions of this Ordinance.

H. *Recreation/Open space areas.* In residential group developments designated recreation/open space areas and facilities shall be provided on- site in accordance with the provisions of Section 2308 of the County Subdivision Ordinance unless the developer can show, and the Planning and Inspections Director agrees after consulting with the Parks and Recreation Director, that the surrounding community has adequate public recreation area available. In the event that adequate public recreation is existing within the surrounding community, the developer shall pay a fee in lieu of providing on-site recreation as allowed in Section 2308 of the County Subdivision Ordinance. Areas within the required yard setbacks can be counted as part of the required recreation area provided they are developed, which would include tennis and basketball courts, jogging trails, etc. These facilities shall not consist of over ten percent of the required recreation/open space area. On- site amenities outside the setback area such as indoor recreation centers and clubhouses may be counted to satisfy the provisions of this sub- section. Recreation/open space areas dedicated to the public sector shall be subject to all the requirements in Section 2308 of the County Subdivision Ordinance.

I. *Screening.* All dumpster and utility areas shall be located on concrete slabs and at a minimum, fenced around three fenced sides. Chain link fencing may be utilized, but it must be accompanied with vegetative plantings so planted to effectively screen the dumpster and utility areas.

J. *All applicable provisions of this Ordinance, to include buffers, signage, etc. is to be complied with and evidenced on the site plan.*

SECTION 913.1 MANUFACTURED HOME PARK.

A. Purpose. The purpose of this section is to establish regulations and procedures for the initial construction and continued use of manufactured home parks, which is found to be necessary in order to protect the health, safety and welfare of the residents of the manufactured home park.

B. Application of chapter. The provisions contained herein are the minimum provisions every manufactured home park plan must comply with prior to allowing for the inhabitation of any manufactured home within the manufactured home park.

C. Permits required. It shall be unlawful for any person to construct, maintain or use any lot or other parcel of land within the jurisdiction of Cumberland County for a manufactured home park until application has been made and a permit has been issued by the Code Enforcement Coordinator. No on-site improvements may be made until after a permit has been granted by the Code Enforcement Coordinator in accordance with an approved manufactured home park site plan.

D. Site plans. Site plans for manufactured home parks in addition to all items required in Article 2203 for preliminary plans shall show the location of all proposed structures; pedestrian paths, type and location of the perimeter buffer, electric lighting plans, off-street parking areas, drainage facilities, and all other required provisions of this section.

E. Dimensional criteria.

1. Lot area. The minimum lot area for a manufactured home park shall be one acre, excluding publicly dedicated or reserved right-of-way for streets, and floodplain areas.

2. Density. The maximum density of individual manufactured home units within a manufactured home park shall be eight per acre excluding publicly dedicated or reserved right-of-way for streets.

3. Location of manufactured home spaces. Each proposed manufactured home proposed to be located within a manufactured home park must be located within a designated manufactured home space as approved on the manufactured home park site plan and every manufactured home space shall comply with the following minimum yard space provisions:

a. All manufactured home spaces shall be designed in such a manner that will allow for each manufactured home space to be a minimum of 25 feet apart longitudinally, 15 feet apart end-to-end or corner-to-corner, and when spaces are designed in such a manner that one space is angled toward another space, 20 feet apart;

b. All manufactured home spaces shall be located a minimum of 25 feet from any permanent building located within the manufactured home park;

c. All manufactured home spaces and structures, including buildings within the manufactured home park shall be located no closer than 25 feet of a public street right- of-way; and

d. All manufactured home spaces shall be located no closer than five feet of the internal drive within the manufactured home park.

F. Street access. All manufactured home parks shall have direct access to a public right-of-way. Direct access to any public right-of-way shall not be permitted for any single manufactured home space within the manufactured home park; all manufactured home spaces must be served internally by means of a private drive. Street access and entrance area designs shall conform to the *NC Department of Transportation Policy on Street and Driveway Access to North Carolina Highways* guidelines.

G. Improvements. In addition to all applicable improvements required by Article XXIII and the County Zoning Ordinance, the following improvements shall be constructed or implemented prior to application for the final building/park inspection:

1. Parking. Off-street parking spaces shall be provided in accordance with the applicable zoning district regulations; however, in no case shall there be less than two off-street parking spaces for each manufactured home space. Parking shall not be permitted on or along the internal drives in manufactured home parks.

2. Internal drives. All drives and courts shall be designed with a minimum 30-foot right-of-way and a minimum 20-foot paved traffic area which is adequately drained. Every dead-end drive more than 100 feet in length or serving more than four manufactured home spaces shall be provided with a paved turn-around having a radius of not less than 40 feet for a traffic surface.

3. Drainage. The manufactured home park spaces shall be situated on ground that is not designated as a *Special Flood Hazard Area* and designed and graded with drainage facilities installed to transport runoff to an appropriate outfall in such a manner as to comply with the N.C. Department of Environment and Natural Resources' *Manual of Best Management Practices (BMP)* for storm water control. When manufactured home parks abut an existing public drainage system, connection to the public system is mandatory.

4. Water and sewer. Every manufactured home space shall be provided with water and sewer services to meet providing agency's standards, if public, or County Public Health Department requirements, and all such plans shall be approved by the appropriate agencies.

5. Underground utilities. All wiring serving new or remodeled manufactured home parks shall be placed underground, except as outlined in Section 2306 D.

6. Lighting. All interior drives and off-street parking areas within the manufactured home park shall be lighted and in compliance with Section 1102 M, County Zoning Ordinance. The plans for lighting and all other electrical hookups and wiring shall be approved by a County Electrical Inspector.

7. Trash receptacles/dumpsters. All manufactured home parks shall provide trash and garbage storage receptacles for each manufactured home space that complies with the standards of the County Department of Solid Waste Management. The manufactured home park owner is responsible for proper storage, collection and disposal of the trash.

8. Screening. All dumpster and utility areas shall be located on concrete slabs and at a minimum, fenced around three fenced sides. Chain link fencing may be utilized, but it must be accompanied with vegetative plantings so planted to effectively screen the dumpster and utility areas.

9. Recreation and open space. Each manufactured home park shall provide on-site recreation/open space areas to service the needs of the residents of the park complying with the provisions of Section 2308. Irregular shaped areas will be judged for usefulness considering the intent of this ordinance. Each recreation/open space area shall be delineated on the site plan. Areas within the yard setbacks can be counted as part of the required recreation/open space area provided these areas are developed, which could include such items as tennis and basketball courts, jogging trails, etc. These facilities shall not consist of over ten percent of the required recreation/open space area. No portion of the fifteen-foot perimeter buffer/landscaped area, required below, shall be counted as part of the required recreation/open space area. On-site amenities outside of the yard setbacks, such as indoor recreation centers, clubhouses, etc. may be utilized for calculation to satisfy the recreation/open space area requirements.

10. Perimeter buffer. All manufactured home parks shall have a minimum fifteen- foot wide natural or landscaped buffer area around the perimeter of the park, excluding entrance drives within which no temporary or permanent structures shall be permitted. All manufactured home parks shall have a physical barrier (i.e. fencing, hedge, etc.) defining the boundaries of the park. Additionally, if earth berms, fences or walls are located within the buffer area, the buffer width shall not bereduced.

11. Fire protection. Fire protection standards shall be provided in accordance with the rules and regulations of the fire district in which they are located. All manufactured home park plans shall be submitted and approved by the County Fire Marshal prior to occupancy.

12. Pedestrian circulation. All manufactured home parks shall contain and maintain

minimum three-foot wide internal pedestrian paths to central facilities, such as pools, office areas, laundry facilities, recreation areas, bus stops, etc. These paths, at a minimum, shall consist of a top layer of sand, crushed gravel or similar approved material. The location of these paths shall be shown on the site plan. No building/park final inspection can be accomplished until these paths are installed.

H. *Highway Plan.* Any manufactured home park site impacted by a proposed right-of-way shall reserve (or dedicate, if final plat required) the right-of-way up to 80 feet in width. Until the reservation is utilized, the developer is allowed to use the area for manufactured home park development. However, this area shall be designated so that it can exist independently from the remainder of the manufactured home park so that when the roadway construction commences, it will have little impact on the rest of the park.

I. *Manufactured home classification.* All manufactured home park spaces developed and approved after July 1, 1996 shall be restricted to Class A and Class B manufactured homes, as defined by this ordinance.

J. *Replacement homes.* When manufactured home park owners intend to replace a manufactured home, they shall first notify the Code Enforcement Coordinator and stake out the site of the new manufactured home showing the required setbacks, buffers and separation areas.

SECTION 1103. SPECIAL DEVELOPMENTS.

Special developments governed elsewhere in this ordinance and those governed by the County Subdivision Ordinance may be exempt from the lot and yard requirements of this ordinance, provided the development conforms to the special provisions of this ordinance and the County Subdivision Ordinance and the overall dwelling unit density is maintained for the district in which it is located except where specifically exempted elsewhere. This section shall include, but not be limited to Article V, Conditional Zoning District; Article VI, Mixed Use-Conditional Zoning District and Article VIII, Density Development-Conditional Zoning District; contained within this ordinance, Variable Lot Residential Developments, and Zero Lot Line Developments, Unit Ownership Developments, and Manufactured Home Parks, ~~which are regulated by the County Subdivision Ordinance.~~

SECTION 1501. SUBMISSION OF AMENDMENTS AND CHANGES.

D. Notice to Military Bases. All requests for amendments that would change or affect the permitted uses of land located five miles or less from the perimeter boundary of Fort ~~Liberty~~ Bragg, Pope Field, and/or Simmons Army Airfield shall be provided to the Commander of said bases in accordance with N. C. GEN. STAT. §160D-601.

SECTION 1607. HEARINGS

C. The Secretary to the Board of Adjustment shall ensure the Commanders of Fort ~~Liberty~~ Bragg, Pope Field, and Simmons Army Airfield are notified of any application affecting the use of property located within five miles or less of the perimeter boundary of said bases in accordance with N.C. GEN. STAT. §160D-601.

1309.D

GROUND SIGN

3. Zoning Districts Where Permitted:	CD, A1, A1A, DD/CZ	R40 to R7.5, RR	R6 to R5	OI, MXD, PND	C1(P) & M1(P)	C(P) & C2(P)	M(P)
	No <u>Yes</u>	Yes	Yes	Yes	Yes	Yes	Yes



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 17, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 6/17/2025

SUBJECT: ZNG-008-25: REZONING OF 0.65 +/- ACRES AND 0.55 +/- ACRES FOR A TOTAL ACREAGE OF 1.2 +/- ACRES FROM R6 RESIDENTIAL DISTRICT TO C1(P) PLANNED LOCAL BUSINESS DISTRICT, LOCATED AT 3429 N. MAIN STREET REID 0414462618000 AND 0 DUNCAN STREET (+/- 128FT FROM THE INTERSECTION OF DAVIS STREET AND DUNCAN STREET) REID 0414461871000 , SUBMITTED BY LORI S. EPLER (APPLICANT) ON BEHALF OF GARDNER ASSETS, LLC (OWNERS). (HOPE MILLS)

ATTACHMENTS:

Description	Type
ZNG-008-25	Backup Material



STAFF REPORT

REZONING CASE# ZNG-008-25

Planning Board Meeting: 6/17/2025

Hope Mills Board Meeting: 8/4/2025

Address: 3429 N. Main St. & 0 Duncan St.
(Approx. 128ft from the intersection of Davis St. and Duncan St.)

ZONING REQUEST: Rezone from R6 to C1(P) Planned Local Business District

The Town of Hope Mills staff received an application request to rezone 0.65 +/- acres of land and 0.55 +/- acres of land for a total acreage of 1.2 +/- acres from R6 Residential District to C1(P) Planned Local Business District with parcel identification numbers 0414-46-2618 and 0414-46-1871. The subject property is adjacent to Domino's, Main Street Conveniences and Tobacco, Residential properties, and across the street is undeveloped commercial property with conditional zoning. The location of the subject property is illustrated in Exhibit "A."

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Lori S. Epler (applicant) on behalf of
Gardner Assets, LLC (owners)

ADDRESS/LOCATION:

3429 N. Main Street,
REID 0414462618000, 0 Duncan
Street, REID 0414461871000
For additional Information on the
site location, refer to Exhibit "A"

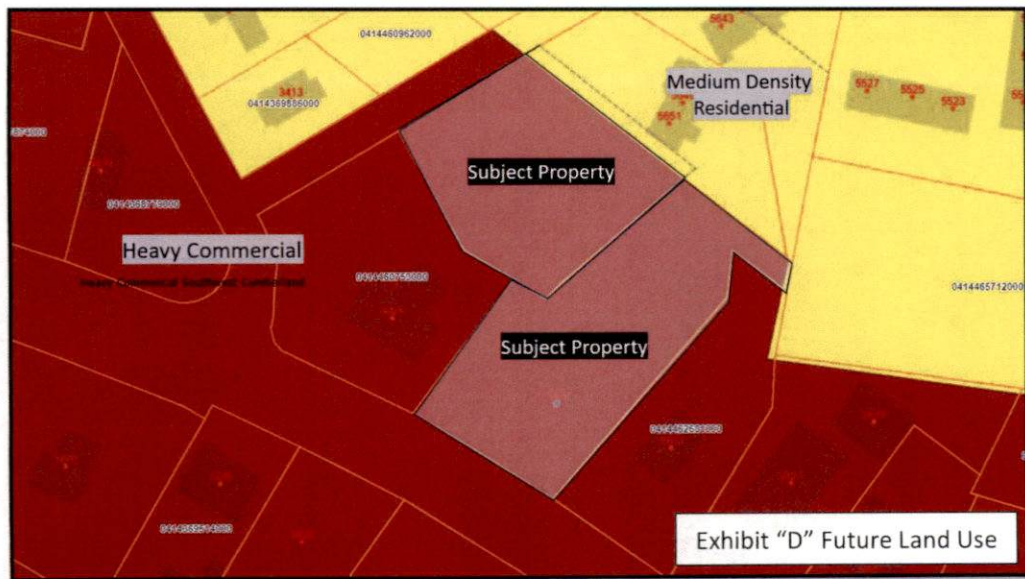
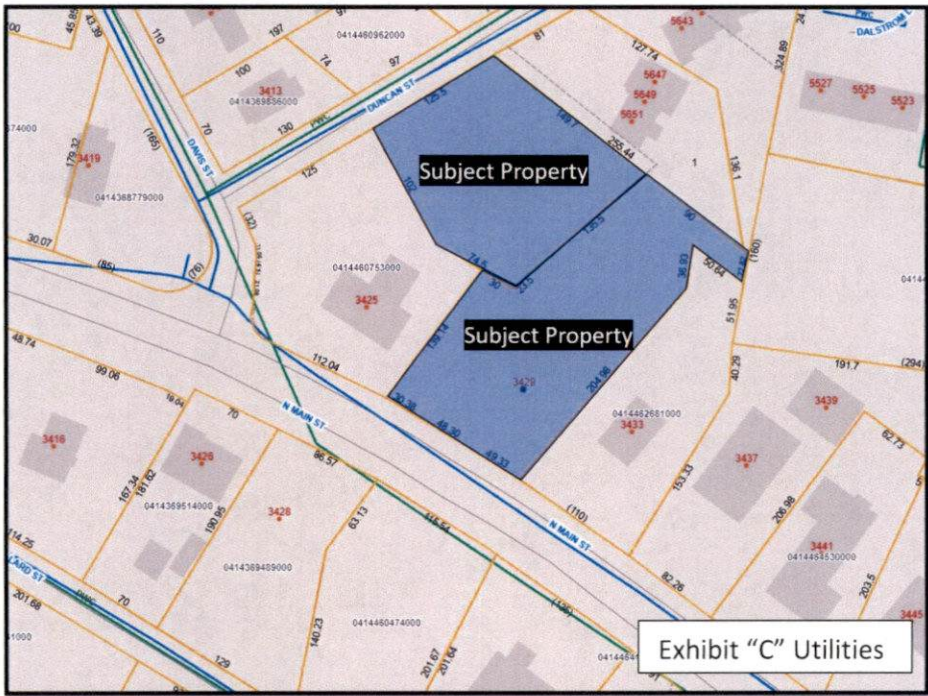
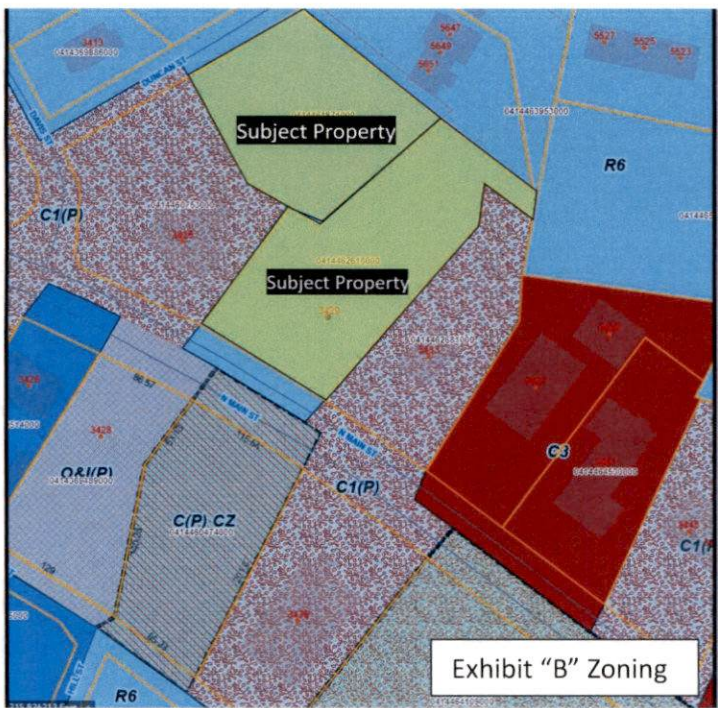
SIZE: As stated above, the two
subject properties have a total
acreage of 1.2 +/- acres in size
with one lot being 0.65 +/- acres and
the other lot being 0.55 +/- acres.



EXISTING ZONING: The subject property is currently zoned under R6 Residential District with the area immediately adjacent being zoned C1(P) Planned Commercial, while the area across the street is zoned C(P)/CZ Planned Commercial District with Conditional Zoning as well as being zoned O&I(P) Office and Institutional District.

EXISTING LAND USE: Both properties are currently undeveloped/unoccupied.

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



DEVELOPMENT REVIEW: Site plan approval is required before development.

COMPREHENSIVE DEVELOPMENT PLANS: The subject property is located within the area governed by the 2013 Southwest Cumberland Land Use Plan, where it is designated as "Heavy Commercial." The requested zoning is consistent with this designation and aligns well with neighboring land uses. Adjacent properties include C1(P) Planned Local Business District zoning, while the area across the street features C(P)/CZ Planned Commercial District with Conditional Zoning and O&I Office and Institutional District. Additional information is provided in Exhibit D.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	25 feet	45 feet
Side Yard Setback	10 feet	15 feet
Rear Yard Setback	30 feet	20 feet
Lot Area	N/A	N/A
Lot Width	N/A	N/A

IMPACTS ON AREA FACILITIES

UTILITIES: Water and Sewer are available on North Main Street for connection.

STORMWATER: No comment on rezoning. Stormwater Management Permit Application required.

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

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

CUMBERLAND COUNTY SCHOOLS: Did not receive any comments.

FAMPO: Duncan Street - The subject property sits on Duncan Street and is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Duncan Street has no 2021 AADT or road capacity data available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Duncan Street.

Main Street - The subject property sits on Main Street and is identified as another principal arterial in the Metropolitan Transportation Plan. Main Street is identified in the Transportation Improvement Program as HL-0036 (REPLACE EXISTING SIDEWALK AND CONSTRUCT NEW MULTI-USE PATH ALONG NC 59 (NORTH MAIN STREET) IN HOPE MILLS). In

addition, Main Street has a 2021 AADT of 18,500 and a road capacity of 28,100. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Main Street. Let me know if you have any questions.

ENVIRONMENTAL HEALTH: No comment.

PUBLIC WORKS: No comment.

NCDOT: Did not receive any comments.

RLUAC: No comment.

FCEDC: Has no issue with this action.

CODE DEVIATIONS: None

Cumberland County: No comment.

Parks and Recreation: No comment.

Inspections: Must meet all applicable NC State Building codes.

STAFF RECOMMENDATION

In case ZNG-008-25, the Hope Mills Planning Department **recommends approval** of the rezoning to the C1(P) Planned Local Business District. This recommendation aligns with the 2013 Southwest Cumberland Land Use Plan, as the proposed zoning supports the current and future development goals of the Town of Hope Mills. The proposed use is consistent with surrounding land uses and contributes positively to the area's economic potential. Therefore, the request is deemed both reasonable and in the public interest.





Town of Hope Mills
◆
Planning Department

CASE NO.: ZN6-008-25

ZONING BOARD
MEETING DATE: 6-17-25

DATE APPLICATION
SUBMITTED: 5-7-25

RECEIPT NO.: R00027495

RECEIVED BY: VR

APPLICATION FOR (CHECK ONE):
☐ INITIAL ZONING OR ☒ REZONING
HOPE MILLS ZONING ORDINANCE

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

1. A digital and hard 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 \$ 700.00.
(updated fee schedule can be found on the Town website)

Rezoning & Initial Zoning Procedure:

1. Complete application submitted by the applicant.
2. Notification to surrounding property owners.
3. Cumberland County Joint Planning Board hearing.
4. Re-notification of interested parties and adjacent property owners; public hearing advertisement in the newspaper.
5. Hope Mills Board of Commissioners' public hearing (approximately two to four weeks after Planning Board public hearing)
6. If approved by the Hope Mills Commissioners, rezoning/initial zoning of the property/properties 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/initial zoning 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 CUMBERLAND COUNTY JOINT PLANNING 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/Initial Zoning from R6 to C1(P)

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/Initially Zoned:
3429 N. MAIN ST AND O DUNCAN STREET
3. Parcel Identification Number (PIN #) of property: 0414461871000&0414462618000
(also known as Tax ID Number or Property Tax ID)
128.01 ON N MAIN
4. Acreage: 1.20 Frontage: 125.5 ON DUNCAN Depth: 260+/-
5. Water Provider: Well: _____ PWC: X
6. Septage Provider: Septic Tank _____ PWC X Other (name) _____
11314 0191
7. Deed Book 9777, Page(s) 0004 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).
8. Existing use(s) of property: VACANT
9. Proposed use(s) of the property: COMMERCIAL/RETAIL
10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No X
If yes, where? _____
11. Has a violation been issued on this property? Yes _____ No X

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

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

GARDNER ASSETS LLC

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

PO BOX 715, HOPE MILLS NC 28348

Complete mailing address of property owner(s)

910-339-0404

Telephone number

910-779-7391

Alternative telephone number

CHARLIE@GLFNC.COM

E-mail address

910-339-0408

Fax number

LORI S. EPLER

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

PO BOX 753787, 1333 MORGANTON RD, STE 201, FAYETTEVILLE NC 28305

Complete mailing address of agent, attorney, or applicant

910-483-4300

Telephone number

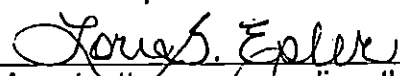
Alternative telephone number

LEPLER@LKANDA.COM

E-mail address

Fax number


Owner's signature


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

Owner's signature

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



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

Receipt Number: R00027495

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 5/7/2025 12:48:01 PM

Tran. Code: 103651 - Zoning Petitions

Name: MICHELLE COOK- 3429 N MAIN ST DOMINO'S

\$700.00

RE-ZONING FEE

\$700.00

Payment Method: Credit Card Payor: MICHELLE COOK- 3429 N M Reference:

Total Amount Applied: \$700.00

Amount: \$700.00

Total Payment Received: \$700.00

Change: \$0.00

GL Distribution:	Account Number	Account Name	Amount
	10-3651	ZONING PETITIONS	700.00
		Total Distribution Amount:	700.00

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

NO APPROVAL NECESSARY

B. B. Isaac
District Engineer
MARCH 7 1986
Date

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, John M. Ivey, certify that this map was drawn from an actual survey made by me and is a true and correct description of the land shown on the map. I further certify that the survey was made in accordance with the provisions of the laws of the State of North Carolina and the rules and regulations of the Board of Survey and Mapping.

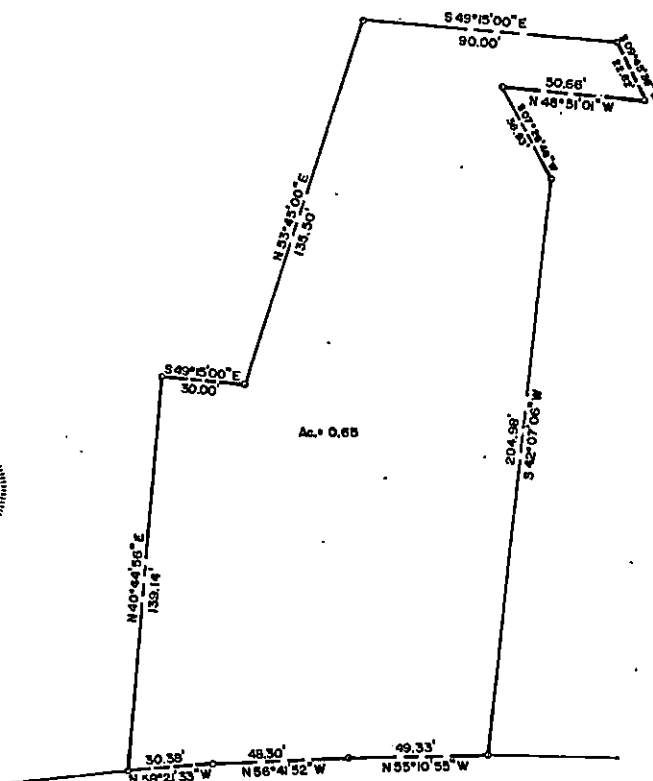
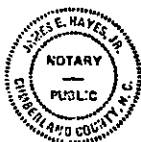
Witness my hand and seal this 3rd day of MARCH, A.D. 1986.
John M. Ivey
John M. Ivey
Registered Land Surveyor
L-1488

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, James E. Hayes Jr., a Notary Public in and for the County of Cumberland, State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in my records.

Witness my hand and seal this 19th day of MARCH, A.D. 1986.
James E. Hayes Jr.
James E. Hayes Jr.
Notary Public

By Commission expires 4-19-89



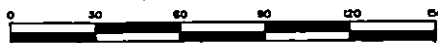
NORTH MAIN STREET 60' R/W

NORTH CAROLINA, CUMBERLAND COUNTY
The foregoing or annexed certificate of *John M. Ivey*, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this office at book 59, page 12, this 10th day of March, 1986 at 4:05 o'clock P.M. BY *George E. Tatum*
George E. Tatum
Register of Deeds Deputy Registry of Deeds

COMPOSITE OF
BOYD F. RUSSELL AND WIFE IRENE RUSSELL PROPERTY
AS RECORDED IN D.B. 2303-PG. 320
D.B. 610-PG. 61
D.B. 505-PG. 13

ADDRESS: NORTH MAIN STREET
TOWNSHIP OF: ROCKFISH
CITY OF: HOPE MILLS
COUNTY OF: CUMBERLAND

DATE: MARCH 3, 1986
SCALE: 1" = 30'



JOHN M. IVEY: LAND USE PLANNING & SURVEYING
270 BULLARD STREET P.O. BOX 449
HOPE MILLS, N.C. 28348
PHONE: (919) 423-8204

John M. Ivey
Cumberland County Joint Planning Board

59-17

17

FILED	Nov 17, 2021
AT	03:51:10 PM
BOOK	11314
START PAGE	0191
END PAGE	0192
INSTRUMENT #	53590
RECORDING	\$26.00
EXCISE TAX	\$14.00

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared By/Return to: Gardner Law Firm PLLC, PO Box 715, Hope Mills, NC 28348 / File 11117B-21

Revenue Stamps: \$14.00

Tax Parcel ID No.: 0414-46-1871

Brief Description for Index: 0.55 AC +/- Duncan Street

This DEED, made on November 17, 2021, by and between:

GRANTOR	GRANTEE
Hayne Hens Farm, Inc., a North Carolina corporation	Gardner Assets, LLC, a North Carolina limited liability company
PO Box 715, Hope Mills, NC 28348	PO Box 715, Hope Mills, NC 28348

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:

BEGINNING in the southern right-of-way margin of a street sometimes known as Duncan Street (right-of-way 30 feet) at a point which is North 62 degrees 43 minutes East 125 feet from an iron stake marking the intersection of the southern right-of-way margin of Duncan Street with the eastern right-of-way margin of Davis Street (right-of-way 20 feet), and running thence with the southern right-of-way margin of Duncan Street North 62 degrees 42 minutes East 125.5 feet to an iron stake; thence South 52 degrees East approximately 149.7 feet to the northernmost corner of a strip of land conveyed to Boyd F. Russell and Irene Ratley Russell by deed recorded in Book 610, Page 61, Cumberland County Registry; thence with the northern or northwestern margin of said strip of land South 51 degrees West 135.5 feet; thence continuing with said margin South 41 degrees West 23.5 feet; thence North 52 degrees West 74.5 feet; thence North 25 degrees 30 minutes West 102 feet to the point of BEGINNING, being a portion of the property described by deed in Book 426, Page 232, a portion of the property described by deed in Book 464, Page 192, and a portion of the property described by deed in Book 437, Page 228, Cumberland County Registry.

LESS AND EXCEPTING from the above-described parcel of land that 30-foot strip of land as conveyed January 12, 1972 by to Boyd F. Russell and wife, Irene Ratley Russell and recorded in Book 2303, Page 320, Cumberland County Registry, North Carolina.

Also being the same property conveyed to Hayne Hens Farm, Inc. by instrument recorded in Book 9881, Page 560.

The property conveyed herein DOES NOT include the primary residence of a Grantor.

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

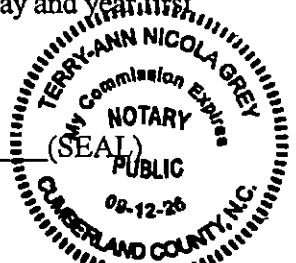
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a. County and/or Municipal Zoning Ordinances, Rules and Regulations.
- b. Restrictive Covenants, Easements, and Rights of Way of record.
- c. Ad Valorem Taxes for all current and subsequent years.

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




Charles H. Gardner, President



STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and acknowledged to me that he/she/they signed the foregoing document for the purposes stated therein and in the capacity indicated:
Charles H. Gardner, President of Hayne Hens Farm, Inc.

Witness my hand and Notarial stamp or seal on this date: 11-17-2021.



Notary Public Signature

Terry-Ann Nicola Grey

Printed Name of Notary Public

My Commission Expires: 09-12-2026.

BK 09777 PG 0004

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS
FILED Dec 22, 2015
AT 04:28:57 pm
BOOK 09777
START PAGE 0004
END PAGE 0005
INSTRUMENT # 38182
RECORDING \$26.00
EXCISE TAX \$190.00
SMD

Prepared by: Sharon A. Keyes Attorney at Law

NORTH CAROLINA

CUMBERLAND COUNTY
REVENUE: \$190.00

No Title Examination by the Preparer

Return to: Charlie Gardner

ADMINISTRATRIX'S DEED

THIS DEED made this 22 day of December 2015, by and between GLINDA RUSSELL, Administratrix cta of the Estate of Irene R. Russell referred to as Grantor, and GARDNER ASSETS, LLC of 5535 Trade Street Hope Mills, NC 28348, referred to as Grantee.

WHEREAS, Irene R. Russell died on January 15, 2005 and the Last Will and Testament of Irene R. Russell has been duly probated and recorded in the Office of the Clerk of Superior Court Cumberland County, North Carolina as Estate File No. 05 E 484; and

WHEREAS, Glinda Russell was qualified as Administratrix cta of the Estate of Irene R. Russell on October 30, 2009; and

WHEREAS, a special proceeding action to sell the real property in the estate was held before the Clerk of Superior Court in Cumberland County on November 25, 2015 in special proceeding file number 15 SP 1744, and an Order allowing the sale was entered on November 25, 2015; and

WHEREAS, it has been determined by the Administratrix cta that it is in the best interest of the estate to sell the real property described below to obtain funds for the payment of debts and claims against the estate as required by N.C.G.S. Section 28A-15-1, and the Order of Confirmation of Private Sale was entered by the Clerk of Superior Court on December 10, 2015;

NOW THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to her paid by Grantee does give, grant, bargain, sell and convey unto Grantee its heirs and/or successors and assigns, in fee simple, the following described property located in the Township of Rockfish, Cumberland County, North Carolina:

BEING all of that certain 0.65 acre tract, more or less, as shown on a plat entitled "COMPOSITE OF BOYD F. RUSSELL AND WIFE, IRENE RUSSELL PROPERTY, AS RECORDED IN DB 2303 - PG 320, DB 610 - PG 61, DB 505 - PG 13" as duly recorded in Plat Book 59, Page 17, Cumberland County Registry, North Carolina.

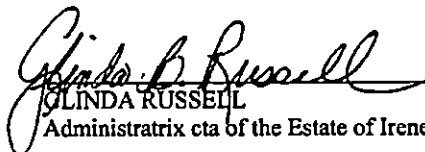
Property Address: 3429 N MAIN STREET, HOPE MILLS, NC 28348
Tax PIN # 0414-46-2618

The property hereinabove described was acquired by decedent by instrument recorded in the Cumberland County Registry of North Carolina in Book 2303, Page 320, Book 610, Page 61, and Book 505, Page 13.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any wise pertaining, unto Grantee his heirs and/or successors and assigns, forever, in fee simple.

Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend the title against lawful claims of all persons claiming by, under, or through Grantor (except for any exceptions stated above) and no further.

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


 (SEAL)
GLINDA RUSSELL
Administratrix cta of the Estate of Irene R. Russell

NORTH CAROLINA

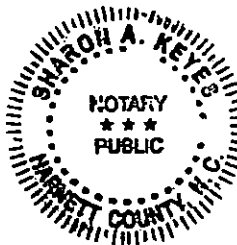
CUMBERLAND COUNTY

I, Sharon A. Keyes a Notary Public of the County and State aforesaid, do hereby certify that GLINDA RUSSELL, personally appeared before me this day, and being duly sworn, says that she executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this 22 day of December, 2015


NOTARY PUBLIC

My commission expires 9/23/2019.



(N.P. SEAL)

Jessie Bellflowers
Mayor
Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Emily Weidner
Director

June 2, 2025

Gardner Assets, LLC
Po Box 715
Hope Mills, NC 28348

Dear Gardner Assets, LLC,

The Joint Planning Board of Cumberland County will hold a public meeting on June 17, 2025, 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-008-25: Rezoning of 0.65 +/- acres and 0.55 +/- acres for a total acreage of 1.2 +/- acres from R6 Residential Zoning District to C1(P) Planned Local Business District, located at 3429 N. Main Street REIDs 0414462618000 & 0 Duncan Street (+/- 128 feet from the intersection of Davis Street and Duncan Street REIDs 0414461871000, submitted by Lori S. Epler (applicant) on behalf of Gardner Assets, 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.

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,

Xavier J. Robinson
Town Planner

Cc: Adjacent Property Owners

Owner	Street	City	State	Zip
Juniper Properties, LLC	122 Avalon Dr. Suite G	Salisbury	NC	28146
Robert Charles Draughon	Po Box 48484	Cumberland	NC	28331
Darlene Smith & Pamela Crusan & Kimberly Williams	5530 Brown Street.	Hope Mills	NC	28348
LEF, LLC	3057 N. Main Street.	Hope Mills	NC	28348
Kazi Hasiba Burns	7376 Stoney Point Road.	Fayetteville	NC	28306
Kazi Hasiba Burns	Po Box 35909	Fayetteville	NC	28306
EGLC Homes, LLC	Po Box 715	Hope Mills	NC	28348
Arnold McLaurin	7371 Fire Department Road.	Hope Mills	NC	28348
Gardner Assets, LLC	Po Box 715	Hope Mills	NC	28348



TOWN OF HOPE MILLS

5770 ROCKFISH ROAD • HOPE MILLS, NORTH CAROLINA 28348-1848
TELEPHONE (910) 424-4555 • FAX (910) 424-4902

May 14, 2025

MEMORANDUM

TO: HOPE MILLS TOWN MANAGER
HOPE MILLS TOWN CLERK
HOPE MILLS DEVELOPMENT DIRECTOR
HOPE MILLS TOWN INSPECTIONS (KEN TATUM)
HOPE MILLS STORMWATER
HOPE MILLS TOWN ATTORNEY
HOPE MILLS FIRE MARSHAL
HOPE MILLS PARKS & RECREATION
FAMPO
TAX MAPPING
CO ENVIRONMENTAL HEALTH
CCP&I COUNTY ENGINEERING
CCP&I LOCATION SERVICES
CCP&I COMP PLANNING
NORCRESS/PUBLIC UTILITIES
BOARD OF EDUCATION
ECONOMIC DEVELOPMENT ALLIANCE

PWC
NCDOT
DUKE ENERGY
USPS
MCCOG
NCDEQ
AIRPORT
US FISH & WILDLIFE
US ARMY CORPS OF ENGINEERS
RLUAC

FROM: EMILY WEIDNER, PLANNING/ECONOMIC DEVELOPMENT DIRECTOR
XAVIER ROBINSON, TOWN PLANNER

SUBJECT: CASE NO: ZNG-008-25

REQUEST: Rezone from R6 Residential District to C1(P) Planned Local Business District

LOCATION: 3429 NORTH MAIN ST and 0 DUNCAN ST (128 +/- FEET FROM THE INTERSECTION OF DAVIS ST & DUNCAN ST.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED:

REID: 0414462618000 & 0414461871000
CURRENT ZONING: R6 RESIDENTIAL DISTRICT
EXISTING USE: UNOCCUPIED/UNDEVELOPED
PROPOSED USE: COMMERCIAL/RETAIL
NO. OF LOTS/UNITS AFFECTED: 2 LOT (1.2 +/- ACRES)
WATER: PWC
SEWER: PWC
PAGES ATTACHED: 2: SKETCH MAP, PLAT

PLEASE REVIEW AND MAKE NECESSARY COMMENTS IN WRITING TO OUR OFFICE WITHIN FIVE (5) WORKING DAYS FROM THE RECEIPT OF THIS MATERIAL OR NO LATER THAN 9:00 A.M., Thursday, MAY 22, 2025. FOR ASSISTANCE CALL EMILY WEIDNER AT 910-429-3514 OR EMAIL eaweidner@townofhopemills.com OR CALL XAVIER ROBINSON AT 910-474-0065 OR EMAIL xrobinson@townofhopemills.com



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 17, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 6/17/2025

SUBJECT: ZNG-009-25: REZONING OF 27.4 +/- AC FROM R5/CZ RESIDENTIAL WITH CONDITIONAL ZONING TO C2(P)/CZ PLANNED SERVICE AND RETAIL DISTRICT WITH CONDITIONAL ZONING OR MORE RESTRICTIVE ZONING FOR UNDEVELOPED AREA LOCATED 720 +/- FEET FROM THE SOUTHEAST INTERSECTION OF WALDOS BEACH RD AND ROCKFISH RD REIDS 9494961873000, 9494951997000, 9494863275000, & 9494765995000, SUBMITTED BY CHARLES MAXWELL WITH GRANT-MURRAY

ATTACHMENTS:

Description	Type
ZNG-009-25	Backup Material



STAFF REPORT

REZONING CASE# ZNG-009-25

Planning Board Meeting: 6-17-2025

Hope Mills Board Meeting: 8-04-2025

Address: 720 feet +/- from the southeast corner of Waldos Beach Rd and Rockfish Rd

ZONING REQUEST: Rezone from R5/CZ to C2(P)/CZ Planned Service & Retail w/Conditional Zoning

The Town of Hope Mills staff received an application request to rezone 27.4 +/- acres of land from R5/CZ Residential with Conditional Zoning to C2(P)/CZ Planned Service and Retail with Conditional Zoning District for parcel identification numbers 9494-96-1873, 9494-95-1997, 9494-86-3275, & 9494-76-5995. The subject property is adjacent to both developed and undeveloped commercial property, as well as adjacent to Harmony at Hope Mills and Increasing Word Ministry, and is across the street from Jack Britt High School. The Plan Review staff worked diligently with the applicant to facilitate the submission of this rezoning request. The location of the subject property is illustrated in Exhibit "A."

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Charles Maxwell with Grant-Murray Real Estate (applicant) on behalf of Barbara M. Johnson Heirs (owners)

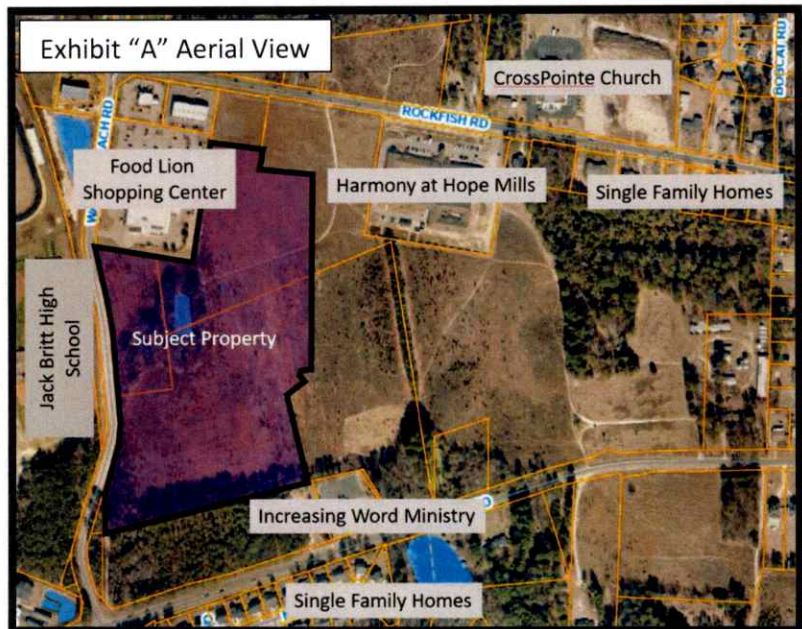
ADDRESS/LOCATION:

720 feet +/- from the southeast Corner of Waldos Beach Rd and Rockfish Rd, REIDs 9494961873000, 9494951997000, 9494863275000, & 9494765995000. For additional Information on the site location, refer to Exhibit "A"

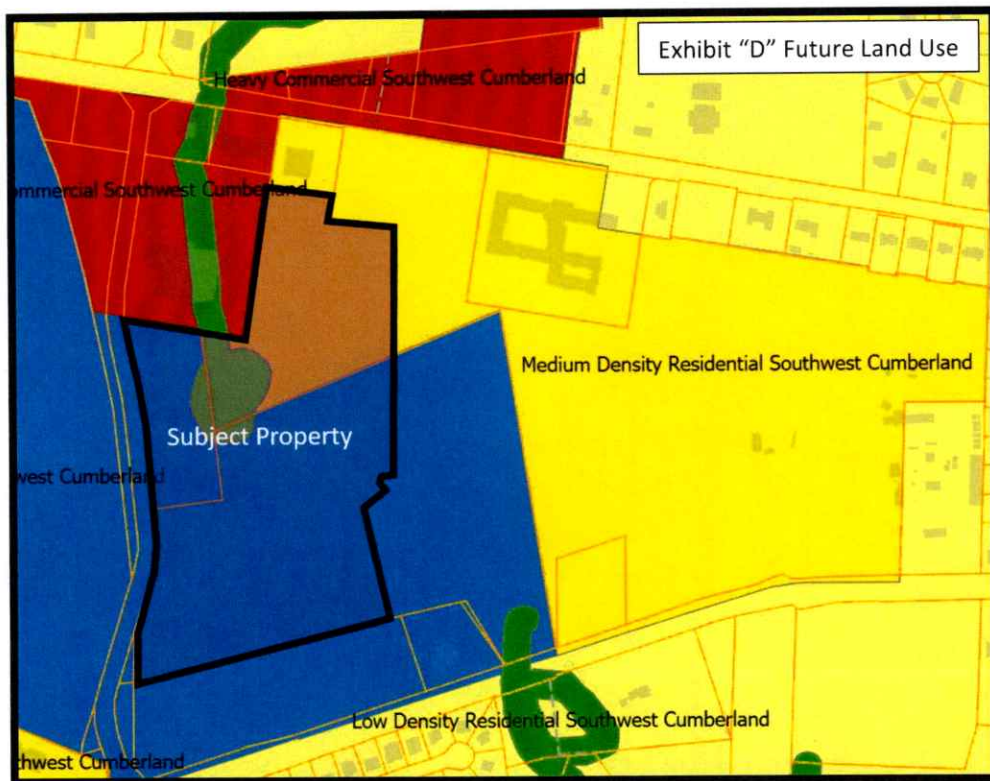
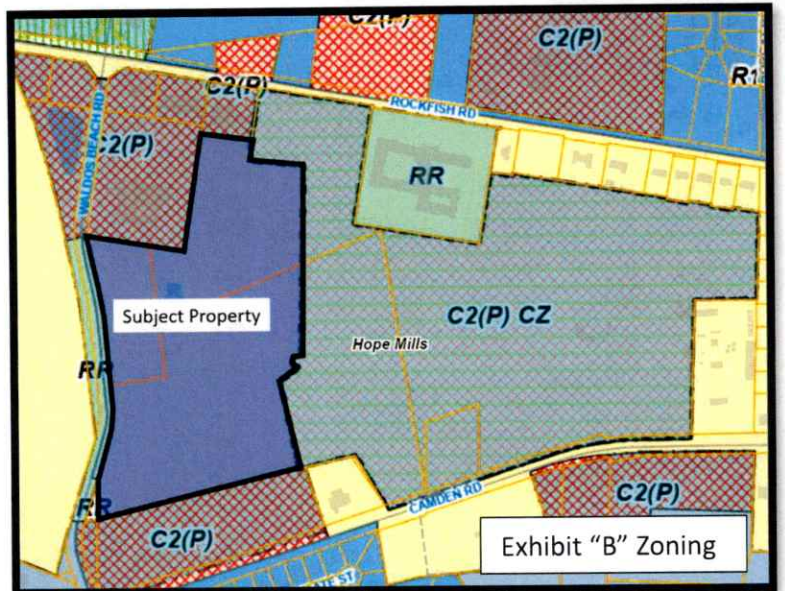
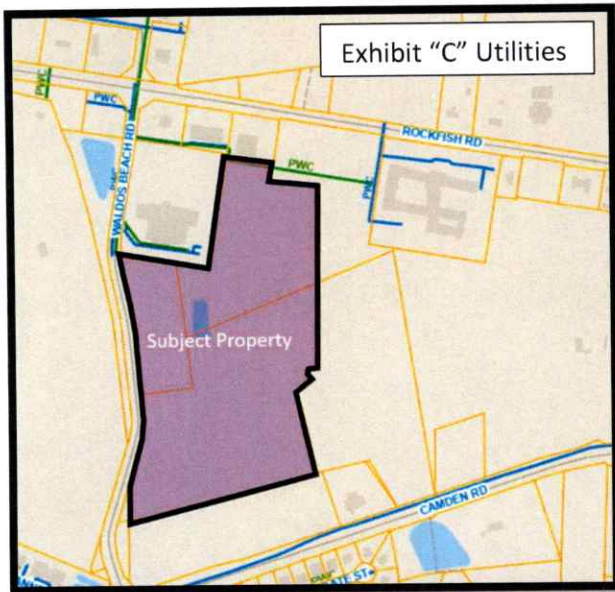
SIZE: As stated above, the subject property 27.4 acres in size with varying lengths of depth is being looked at today.

EXISTING ZONING: The subject property is currently zoned under R5/CZ Residential with Conditional Zoning, with the area immediately adjacent being zoned C2(P)/CZ Planned Service & Retail with Conditional Zoning, C2(P), while the area across the street is zoned RR Rural Residential.

EXISTING LAND USE: This property is currently undeveloped/unoccupied.



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



DEVELOPMENT REVIEW: Site plan approval is required before development.

COMPREHENSIVE DEVELOPMENT PLANS: This site is designated for Office & Institutional use, as well as Medium Density Residential within the Southwest Cumberland Land Use Plan (2013). Although this request does not align with the current land use plan, it reflects the expected future developments in the surrounding area. Please refer to Exhibit "D" for additional information.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	25 feet	50 feet from R/W line
Side Yard Setback	10 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Lot Area	5,000 sq ft	N/A
Lot Width	60 feet	N/A

IMPACTS ON AREA FACILITIES

UTILITIES: Did not receive any comments. Previous comments from ZNG-004-24 stated, "The property will be served by PWC water and sewer."

STORMWATER: Approval for this project is still good. It is dependent upon impervious area; however, if the footprint is different, we will need updated plans.

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

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

CUMBERLAND COUNTY SCHOOLS: Did not receive any comments.

FAMPO: Waldos Beach Rd

The subject property sits on Waldos Beach Road and is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Waldos Beach Road has no 2021 AADT or road capacity data available. Due to a lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should generate enough traffic to significantly impact Waldos Beach Rd.

Rockfish Rd

The subject property sits on Rockfish Road and is identified as a minor arterial in the Metropolitan Transportation Plan. Rockfish Road is identified in the Transportation Improvement Program as U-6072A, a widening project on Rockfish (SR 1102 (GILLIS HILL ROAD) TO CAMDEN ROAD). In addition, Rockfish Rd has an AADT 2021 of 13,500 and a road capacity of 12,300. The new development should generate enough traffic to significantly impact Rockfish

Rd, as it is already over capacity. The proposed zoning of retail with a GLA of 147,000 Sq Ft will generate 5,549 trips on an average weekday. This would result in 19,049 average daily trips. This model was used since the exact retail use was not given.

Camden Rd

The subject property sits on Camden Road and is identified as a minor arterial in the Metropolitan Transportation Plan. Camden Rd is identified in the Transportation Improvement Program as U-3422A, FROM PROPOSED FAYETTEVILLE OUTER LOOP (U-2519) TO JUST WEST OF SR 1112 (ROCKFISH ROAD). In addition, Camden Rd has an AADT 2021 of 11,000 and a road capacity of 36,800. The future roadway capacity after the road project should not put Camden Rd over capacity. Due to current street improvements, the new zoning request does demand a trip generation. The new development should not generate enough traffic to significantly impact Camden Rd.

The trip generation of 147,000 Sq Ft for Retail is calculated below using vehicle trips ends by 1,000 Sq Ft GLA; $*** (147,000 / 1000 = 147) ***$

- Weekday: 5,549 trips, 50% entering, 50% exiting (147 (1000 SQ FT) X average rate of 37.75 = 5,549 trips)
- Weekday, AM Peak: 441 trips, 54% entering, 46% exiting (147 (1000 SQ FT) X average rate of 3.00 = 441 trips)
- Weekday, PM Peak: 619 trips, 50% entering, 50% exiting (147 (1000 SQ FT) X average rate of 4.21 = 619 trips)

ENVIRONMENTAL HEALTH: Did not receive any comments.

PUBLIC WORKS: No comment, but recommend taking it to the plan review committee, noting that they are adding a public roadway and stormwater pond.

NCDOT: Did not receive any comments.

RLUAC: No comment.

FCEDC: Has no issue with this action.

CODE DEVIATIONS: None.

STAFF RECOMMENDATION

In ZNG-009-25, the Town of Hope Mills Planning staff **recommends approval** of the rezoning request to C2(P) Planned Service & Retail district with Conditional Zoning. While inconsistent with the 2013 Southwest Cumberland Land Use Plan, staff finds the request aligns with and complements anticipated future and existing developments in the immediate area. They also note the proposed development's economic and regional impact fits the long-term vision for the area to the immediate south. Approval is deemed reasonable and in the public interest because the requested district harmonizes with surrounding uses and zoning.



Town of Hope Mills

Planning Department

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 Cumberland County Joint Planning 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 properties, which may be affected by the proposed Conditional Zoning. In addition, a sign will be posted on the property.

The Cumberland County Joint Planning 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 Cumberland County Joint Planning Board meeting. The Conditional Zoning District is not effective until the request is heard and approval granted by the Board of Commissioners.

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

1. A copy of the recorded deed and/or plat,
2. If a portion of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered;
3. A copy of a detailed site plan drawn to an engineering scale, showing the location of all buildings, yard dimensions, driveways, fencing, lighting parking areas, landscaping, and all other pertinent data to the case; and
4. A check made payable to the "Town of Hope Mills" in the amount of \$1,000.00 (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*.

CASE NO.: ZNG-009-25

ZONING BOARD
MEETING DATE: 6/17/25

DATE APPLICATION
SUBMITTED: 6/7/25

RECEIPT NO.: R00027512

RECEIVED BY: ghw

The Planning Staff is available for advice on completing this application; however, they are not available for completion of the application or preparation of the site plan. For questions call (910)424-4555. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

TO THE CUMBERLAND COUNTY JOINT PLANNING 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 GFB Associates II, LLC
Agent: Charles Maxwell, Grant-Murray Real Estate chuck@grantmurrayre.com
2. Address: 537 Market Street, Suite 400, Chattanooga, TN Zip Code 37402
Agent: 150 N McPerson Church Rd, Ste A, Fayetteville, NC 28303
3. Telephone: (Home) _____ (Work) 910-758-8303
4. Location of Property: Property is located along the east side of Waldos Beach Road
5. Parcel Identification Number (PIN #) of subject property: *See below
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 27.4 Frontage: 421.19' Depth: _____
7. Water Provider: PWC Septage Provider: PWC
8. Deed Book See Exhibit A, Page(s) See Exhibit A, 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: C2(P)/CZ Planned Serve and Retail / Conditional Zoning District

NOTE: Be specific and list all intended uses.

11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No X
12. Has a violation been issued on this property? Yes _____ No X
13. It is requested that the foregoing property be rezoned FROM: R5
TO: (Select one)

*No current parcel number exists. Cumberland County GIS still shows parcel as four (4) separate parcels, Tax Parcels 9494-96-1873, 9494-95-1997, 9494-86-3275 & 9494-76-5995. Parcels were combined into one per plat Book 147 Page 196, recorded February 16, 2022 in the Cumberland County Register of Deeds.

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.**

The proposed street yard landscaping will be compliant with the Town of Hope Mills Zoning Ordinance. (TOHMZO)

- 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.**

All adjacent properties are zoned C2(P), therefore no buffer plantings are required.

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.

To be determined but in keeping with Town of Hope Mills Zoning Ordinance. (TOHMZO).

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 102A-1502. If the proposed uses involve development subject to the Hope Mills Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan must be of sufficient detail to allow the Planning Staff, Hope Mills Plan Review Committee, the Zoning Board and Board of Commissioners to analyze the proposed uses and arrangement of uses on the site. It also must include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7.

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

Johnson, Barbara M Heirs Stephen Terry, Trustee for the Estate
NAME OF OWNER(S) (PRINT OR TYPE)

steve@hbl-cpa.com.com

E-MAIL

Stephen T. Terry, Trustee for the Estate _____
SIGNATURE OF OWNER(S) SIGNATURE OF OWNER(S)
Stephen Terry, Trustee for the Estate

150 N McPerson Church Rd, Ste A, Fayetteville, NC 28303
ADDRESS OF AGENT, ATTORNEY, APPLICANT

chuck@grantmurrayre.com	
E-MAIL ADDRESS	FAX NUMBER

* **ALL** record property owners must sign this petition.

*

Exhibit A

1) Parcel ID 9494-76-5995

Deed Book & Page: 4740-0782

2) Parcel ID 9494-86-3275

Deed Book & Page: 2638-0059

3) Parcel ID 9494-95-1997

Deed Book & Page: 3762-0093

4) Parcel ID 9494-96-1873

Deed Book & Page: 2856-0539



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

Receipt Number: R00027512

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 5/8/2025 8:36:31 AM

Tran. Code: 103651 - Zoning Petitions

Name: FLETCHER BRIGHT CO- CAMDEN COMMONS

\$1,000.00

RE-ZONING \$1,000.00

Total Amount Applied: \$1,000.00

Amount: \$1,000.00

Total Payment Received: \$1,000.00

Change: \$0.00

Payment Method: Check Payor: FLETCHER BRIGHT CO- CAN Reference: 1000

GL Distribution:	Account Number	Account Name	Amount
	10-3651	ZONING PETITIONS	1,000.00
		Total Distribution Amount:	1,000.00

2856 539

Excise Tax 00

Recording Time, Book and Page

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

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

NORTH CAROLINA NON-WARRANTY DEED

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

GRANTOR

GRANTEE

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

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

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

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

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

FIRST TRACT: BEGINNING at a stake in the old Baker line, it being the

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

SECOND TRACT: BEGINNING at a stake on the south side of the Wire Road, and running thence North 3 degrees West 42 chains to a corner, black jack pointers; thence West 20 chains to a corner, in the head of a branch; thence South 3 degrees East 3 chains to a corner; thence South 5 degrees East 18 chains 50 links to a corner; thence South 70 degrees East 16 chains 31 links to a corner; thence South 5 degrees East 23 chains 50 links to a corner; thence North 85 degrees East 26 chains to the beginning, containing 135 1/4 acres, more or less. There is excepted from the Second Tract the 6 acres as excepted in Deed recorded in Book 2405, Page 706, Cumberland County Registry.

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

2856-151 075

[illegible]

ni'el

BEGINNING at a P.K. nail in the centerline of S.R. 1003 - Camden Road
 (60' R/W), said nail being North Carolina grid coordinates: $X = 1,999,039.636$ and $Y = 445,676.467$; said nail also being located North 71
 degrees 24 minutes 05 seconds East a grid distance of 1727.87 feet from
 a new line North 10 degrees 16 minutes 52 seconds East, and runs thence
 with a new line North 06 degrees 16 minutes 52 seconds East, and runs thence
 with a new line North 71 degrees 56 minutes 48 seconds East, 250.02 feet to an iron rod, thence with a new line South 08 degrees 16
 minutes 52 seconds West, 367.09 feet to a P.K. nail in the centerline of
 Camden Road, thence with said centerline South 71 degrees 56 minutes 48
 seconds West, 250.02 feet to the beginning. Containing 2.00 acres more or
 less and being Article "Fourth", as amended, codified to last Will and
 Testament of John H. Johnson and Edna Johnson.

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 attorneys, pilots, machinists, furniture or motor as requested by contract.

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

ROCKFISH TOWNSHIP CUMBERLAND COUNTY

GRANTON	David Richard Brule, Ancillary Administrator of the Will of Maggie Louise (Johnson) Brule, David Richard Brule and wife, Patricia M. Brule, Leo Eugene Brule, Jr. and wife, Cynthia J. Brule, Edna Dianne (Brule) Knapp and husband, Charles O. Knapp.
GRANTZ	Barbara M. Johnson Route 12 Box 692 Payetteville, NC 28306

THIS DEED made this 9th day of March 1992 by and between

NORTH CAROLINA SPECIAL WARRANT DEED

Tax Lot No. _____
 Verified by _____ County on the _____ day of _____, 19____
 Parcel Identifier No. _____
 [Redacted]
 Mail after recording to: Steven J. O'Connor, Rose, Ray, Winkley & O'Connor, P.A.,
 214 Mason Street, P.O. Box 1239, Fayetteville, North Carolina 28302
 The instrument was prepared by Steven J. O'Connor, Attorney at Law
 Brief description for the index

Excise Tax	\$36.00
Recording Time, Book and Page	

RECEIVED
 92 MAR -9 PM 4: 54
 GEORGE E. TATUM
 REGISTER OF DEEDS
 CUMBERLAND CO., N.C.
 072183
 08916
 STATE OF NORTH CAROLINA
 DEPT. OF REVENUE
 EXCISE TAX
 036001

[illegible]

8K3762PC0094

The property hereinabove described was acquired by Grantor by instrument recorded in See Will and estate of Maggie Louise (Johnson) Brule filed at 91-E-233 and 92-E-164, Rates Division Cumberland County Courthouse.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

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

David Richard Brule
DAVID RICHARD BRULE, Ancillary Adm'r CTA of the Will of Maggie Louise (Johnson) Brule
Lee Eugene Brule, Jr.
LEE EUGENE BRULE, JR.
Charles O. Knapp
CHARLES O. KNAPP
Edna Dianne Brule
EDNA DIANNE BRULE
Patricia M. Brule
PATRICIA M. BRULE
David Richard Brule
DAVID RICHARD BRULE
Charles O. Knapp
CHARLES O. KNAPP

SEAL - STAMP
OFFICIAL SEAL
HAROLD R. DANKS
NOTARY PUBLIC - CUMBERLAND COUNTY
My Comm. Expires Feb. 16, 1993

State of Oregon
I, a Notary Public of the County and State aforesaid, certify that
EDNA DIANNE (BRULE) KNAPP
and husband CHARLES O. KNAPP
Personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official stamp of seal, this _____ day of _____, 1993.
My commission expires April 12, 1993.

SEAL - STAMP
OFFICIAL SEAL
HAROLD R. DANKS
NOTARY PUBLIC - CUMBERLAND COUNTY
My Comm. Expires Feb. 16, 1993

State of California
I, a Notary Public of the County and State aforesaid, certify that
LEO EUGENE BRULE, JR. and
MAGGIE LOUISE (JOHNSON) BRULE
Personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official stamp of seal, this _____ day of _____, 1993.
My commission expires _____.

SEAL - STAMP
OFFICIAL SEAL
HAROLD R. DANKS
NOTARY PUBLIC - CUMBERLAND COUNTY
My Comm. Expires Feb. 16, 1993

State of California
I, a Notary Public of the County and State aforesaid, certify that
DAVID RICHARD BRULE and
MAGGIE LOUISE (JOHNSON) BRULE
Personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official stamp of seal, this _____ day of _____, 1993.
My commission expires _____.

SEAL - STAMP
OFFICIAL SEAL
HAROLD R. DANKS
NOTARY PUBLIC - CUMBERLAND COUNTY
My Comm. Expires Feb. 16, 1993

State of California
I, a Notary Public of the County and State aforesaid, certify that
DAVID RICHARD BRULE
Personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official stamp of seal, this _____ day of _____, 1993.
My commission expires _____.

BK3762PG0095

The foregoing Certificate(s) of _____

Harold R. Dimeshree
Donald D. Dimes

Have certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

GEORGE E. TATUM

REGISTER OF DEEDS FOR CUMBERLAND

COUNTY,

By *Donald D. Dimes*

Deputy/Assistant - Register of Deeds

Prepared by and return to: Rebecca F. Person, P. O. Drawer 1358, Fayetteville, NC 28302

RECEIVED

10-16-1997 AM 10:48

GEORGE E. TATUM
REGISTER OF DEEDS
CUMBERLAND CO. N.C.
TITLE NOT CERTIFIED

No Revenue

QUITCLAIM DEED**STATE OF NORTH CAROLINA****CUMBERLAND COUNTY**

THIS DEED, made and entered into this 13th day of October, 1997, by and between W. T. BARBOUR and wife, MARGARET BARBOUR of Cumberland County and State of North Carolina, hereinafter called Grantor, and BARBARA M. JOHNSON, of Cumberland County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is Route 12, Box 692, Fayetteville, NC 28306;

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, her heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Rockfish Township, Cumberland County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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.

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 years first above written.

BK4740PG0783

W. T. Barbour [SEAL]
W. T. BARBOUR

Margaret Barbour [SEAL]
Margaret Barbour

STATE OF NORTH CAROLINA
CUMBERLAND COUNTY

I, a Notary Public of the County and State aforesaid, certify that W. T. BARBOUR and Margaret Barbour, Grantor, personally appeared before me this 13th day of October, 1997.



Deborah J. Hooker
Notary Public

My Commission Expires:

March 3, 2001

The foregoing Certificate(s) of Deborah N. Hooker

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By GEORGE E. TATUM REGISTER OF DEEDS FOR CUMBERLAND COUNTY.
Bonnie K. Carter Deputy/Assistant - Register of Deeds

NO REVENUE

EXHIBIT A

**Cumberland County Board of Education
Johnson Property**

Beginning at the intersection of the southern line of the 122.15 acre tract belonging to Barbara M. Johnson as recorded in Plat Book 51, Page 66 of the Cumberland County, North Carolina Registry with the western right-of-way line of the proposed Fayetteville outer loop D.O.T. Highway Project Number 9.8069747 as recorded in D.O.T. Map Book 01, Page 33 of the Cumberland County, North Carolina Registry, said beginning point being N. 67° 26' 24" W. 198.41 feet from the southeast corner of the 122.15 acre tract and having N.C. Grid (NAD 83-97) Coordinates N. 445,428.0405, E. 1,997,416.1765 and running thence from said beginning point N. 67° 26' 24" W. 1551.80 feet to a concrete monument; thence N. 67° 29' 27" W. 1249.43 feet to a concrete monument thence N. 08° 36' 06" W. 415.29 feet to an iron pipe; thence N. 24° 49' 31" E. 555.72 feet to an iron pipe; thence S. 80° 24' 15" E. 217.43 feet to an iron stake; thence N. 13° 49' 42" E. 538.67 feet to an iron pipe; thence S. 85° 24' 52" E. 142.52 feet to an iron stake; thence N. 04° 37' 19" E. 199.08 feet to a concrete monument in the southern margin of S.R. 1112 said monument having N.C. Grid Coordinates N. 448,090.5304, E. 1,995,501.3231 and running thence with said margin S. 76° 48' 52" E. 119.71 feet to an iron pipe; thence S. 80° 42' 03" E. 449.92 feet to an iron pipe Thompkins northwest corner; thence with his western line S. 02° 32' 30" W. 211.77 feet to an iron pipe; thence S. 09° 57' 00" E. 142.15 feet to an iron pipe; thence N. 89° 00' 16" E. 72.98 feet to an iron pipe in the western line of the Anderson tract as shown on plat recorded

in Plat Book 51 at Page 45 and running thence with it S. 03° 33' 27" W. 114.61 feet to

an iron stake; thence N. 81° 55' 21" E. 689.58 feet to concrete monument; thence N. 16° 58' 40" W. 85.90 feet to an iron pipe; thence N. 09° 14' 05" E. 101.59 feet to the right of way line of the above mentioned D.O.T. Highway Project and running thence with it S. 76° 13' 56" E. 419.78 feet; thence S. 20° 26' 10" E. 280.67 feet; thence S. 15° 10' 58" E. 339.82 feet; thence S. 11° 44' 51" E. 486.25 feet; thence S. 06° 13' 24" E. 599.55 feet; thence S. 16° 46' 19" W. 599.52 feet; thence S. 07° 17' 09" W. 40.46 feet to the beginning and being all of that certain 122.15 acre tract which lies west of the proposed new highway right-of-way and containing 106.518 acres more or less.

SCR/pwm

July 29, 1997

Revised September 18, 1997

LINE #	BEARING	LENGTH
1.1	S 89° 59' 50" W	5.47
1.2	S 89° 59' 50" W	10.17
1.3	S 89° 59' 50" W	10.89
1.4	S 89° 59' 50" W	10.89
1.5	S 89° 59' 50" W	10.89
1.6	S 89° 59' 50" W	10.89
1.7	S 89° 59' 50" W	10.89
1.8	S 89° 59' 50" W	10.89
1.9	S 89° 59' 50" W	10.89
1.10	S 89° 59' 50" W	10.89
1.11	S 89° 59' 50" W	10.89
1.12	S 89° 59' 50" W	10.89
1.13	S 89° 59' 50" W	10.89
1.14	S 89° 59' 50" W	10.89
1.15	S 89° 59' 50" W	10.89
1.16	S 89° 59' 50" W	10.89
1.17	S 89° 59' 50" W	10.89
1.18	S 89° 59' 50" W	10.89
1.19	S 89° 59' 50" W	10.89
1.20	S 89° 59' 50" W	10.89

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	100.00	10.00	10.00	S 89° 59' 50" W	10.00	17° 59' 50"
C2	100.00	10.00	10.00	S 89° 59' 50" W	10.00	17° 59' 50"
C3	100.00	10.00	10.00	S 89° 59' 50" W	10.00	17° 59' 50"
C4	100.00	10.00	10.00	S 89° 59' 50" W	10.00	17° 59' 50"
C5	100.00	10.00	10.00	S 89° 59' 50" W	10.00	17° 59' 50"
C6	100.00	10.00	10.00	S 89° 59' 50" W	10.00	17° 59' 50"

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECOMBINATION
BY Lee H. H. H.
DATE FEBRUARY 16, 2022

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
ANY VIOLATION OR CHANGE HEREIN MUST BE REVIEWED AND APPROVED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

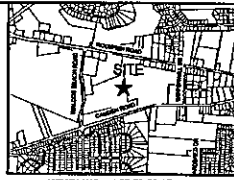
STATE OF NORTH CAROLINA
COUNTY OF CAMDEN
I, JILL L. Egan, A NOTARY OF THE COUNTY AND STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE COUNTY OF CAMDEN, STATE OF NORTH CAROLINA, AND THAT I AM QUALIFIED TO TAKE OATHS AND AFFIDAVITS.
WITNESS MY HAND AND SEAL OF OFFICE ON THIS 16 DAY OF FEBRUARY, 2022.
Jill L. Egan
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-30-2024
BY COMMISSION EXPIRES



THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE BOUNDARY REGULATION JURISDICTION OF CAMDEN COUNTY, NORTH CAROLINA, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS MAP.
PROPERTY OWNER
BARBARA M. JOHNSON HEIRS
BY Barbara M. Johnson
WITNESS MY HAND AND SEAL OF OFFICE ON THIS 16 DAY OF FEBRUARY, 2022.
STATE OF NORTH CAROLINA
COUNTY OF CAMDEN
I, Barbara M. Johnson, A NOTARY OF THE COUNTY AND STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE COUNTY OF CAMDEN, STATE OF NORTH CAROLINA, AND THAT I AM QUALIFIED TO TAKE OATHS AND AFFIDAVITS.
WITNESS MY HAND AND SEAL OF OFFICE ON THIS 16 DAY OF FEBRUARY, 2022.
Barbara M. Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-30-2024
BY COMMISSION EXPIRES

STATE OF NORTH CAROLINA
COUNTY OF CAMDEN
I, Barbara M. Johnson, A NOTARY OF THE COUNTY AND STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE COUNTY OF CAMDEN, STATE OF NORTH CAROLINA, AND THAT I AM QUALIFIED TO TAKE OATHS AND AFFIDAVITS.
WITNESS MY HAND AND SEAL OF OFFICE ON THIS 16 DAY OF FEBRUARY, 2022.
Barbara M. Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-30-2024
BY COMMISSION EXPIRES

FILED FOR RECOMBINATION AT 11 O'CLOCK
IN PLAT COUNTY 16
REGISTER OF DEEDS



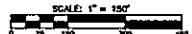
1. ALL DISTANCES ARE HORIZONTAL DISTANCES IN U.S. FEET UNLESS OTHERWISE SHOWN. AREAS COMPUTED BY COORDINATE METHOD.
2. BEARINGS BASED ON NAD 83 (2011).
3. REFERENCE TO DEED BOOK 2866, PAGE 538, DEED BOOK 2866, PAGE 538, AND DEED BOOK 2746, PAGE 758.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE LAND OR ANY PART THEREOF, NOR HAS HE MADE ANY SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT MAY AFFECT THE TITLE OR INTERESTS OF THE PARTIES TO THIS SURVEY.
5. UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES WERE VISIBLE.
6. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CLAIMED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR TOPOGRAPHIC CONDITIONS OR FACILITIES THAT MAY AFFECT THE TITLE OR INTERESTS OF THE PARTIES TO THIS SURVEY.
7. THE EXISTENCE OR NON-EXISTENCE OF VIOLATIONS OF ANY ORDINANCE OR REGULATORY AGENCY IS NOT THE RESPONSIBILITY OF THIS SURVEY.
8. THE SUBJECT PARCELS ARE IN "ZONING Y" ACCORDING TO FEMA FIRM MAP PANEL 220000010001, EFFECTIVE DATE OF 04/05/2007 AND MAP PANEL 220000010001, EFFECTIVE DATE OF 04/05/2007.
9. SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
10. THIS SITE WAS LOCATED AT A 1/4 SECTION SET HAVING A HORIZONTAL ACCURACY OF 1:50,000 AND A HORIZONTAL SCALE FACTOR OF 0.999997.

I, MATTHEW T. ROBERTS, P.L.S., DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF SURVEYING AND MAPPING. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, LICENSE NUMBER 1-5372.
WITNESS MY HAND AND SEAL OF OFFICE ON THIS 16 DAY OF FEBRUARY, 2022.
Matthew T. Roberts
PROFESSIONAL LAND SURVEYOR 1-5372



FILED Feb 16, 2022 02:27:24 PM FILED
BOOK 00447
PAGE 0108 FROM 0108
INSTRUMENT # 08751
RECORDED BY 12110
EXCHG TAX (None)

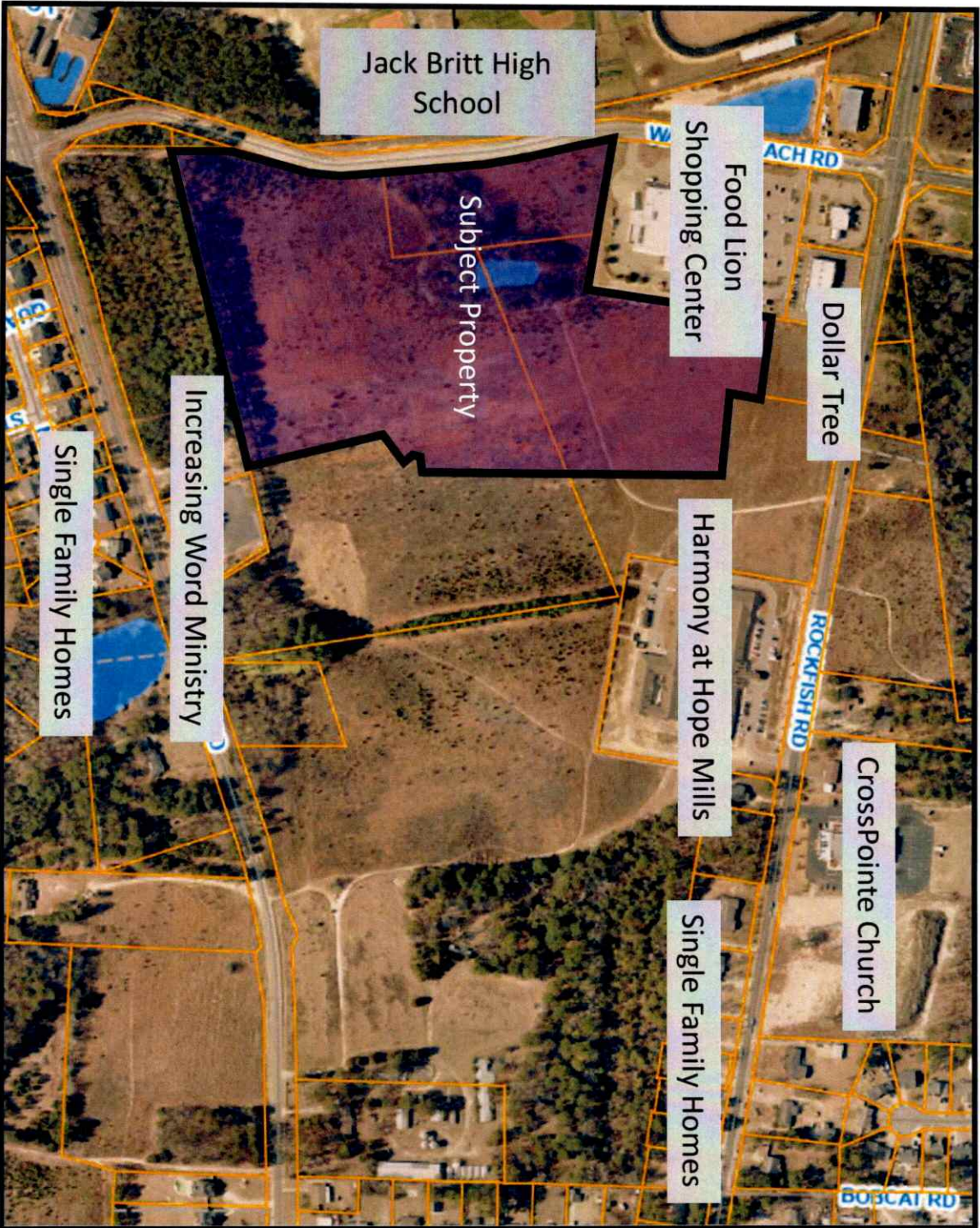
- LEGEND
- = IRON PEG (AS NOTED)
 - = IRON SET (AS NOTED)
 - △ = CALCULATED POINT
 - ⊙ = POWER POLE
 - ⊕ = LIGHT POLE
 - ⊖ = GUY WIRE
 - ⊞ = MARKER
 - ⊟ = TELEPHONE POSTHOLE
 - ⊠ = SANITARY MANHOLE
 - ⊡ = RIGHT OF WAY
 - ⊢ = NON-FORMERLY
 - ⊣ = IRON REBAR FOUND
 - ⊤ = IRON PIPE FOUND
 - ⊥ = NORTH AMERICAN DATUM
 - ⊦ = LINES SHOWN IN CAMDEN COUNTY DE
 - ⊧ = RIGHT-OF-WAY
 - ⊨ = EASEMENT (AS NOTED)
 - ⊩ = FENCE (AS NOTED)
 - ⊪ = OVERHEAD ELECTRIC LINE
 - ⊫ = TREE LINE



MCKIM & CREED
240 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 243-1048
FAX: (910) 251-2222
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

RECOMBINATION PLAT FOR:
GFB ASSOCIATES II, LLC
CAMDEN COMMONS
OWNER
BARBARA M. JOHNSON HEIRS
ROCKFISH TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA
FEBRUARY 16, 2022

JOB NUMBER: 18304-0003
SCALE: 1"=150'
PLAN NUMBER: 002
FILE: 18304-0003
PARTY CHECK: 67
CADD YIELD: 0.000000
FIELD BOOK/PAGE: 000000
DRAWING NUMBER: 18304-0003
SHEET 1 OF 1



MASTER SITE DATA

SHOPPING CENTER TRACT	20.78 ACRES
MAJOR ANCHOR A TRACT	11.15 ACRES
SHOP TRACT (OUTPARCEL 17)	0.90 ACRES
OUTPARCEL 1	1.59 ACRES
OUTPARCEL 2	1.85 ACRES
OUTPARCEL 3	2.09 ACRES
OUTPARCEL 4	1.15 ACRES
OUTPARCEL 5	1.06 ACRES
OUTPARCEL 6	1.03 ACRES
OUTPARCEL 7	2.03 ACRES
OUTPARCEL 8	0.95 ACRES
OUTPARCEL 9	0.77 ACRES
OUTPARCEL 10	2.26 ACRES
OUTPARCEL 12	1.53 ACRES
OUTPARCEL 16	1.56 ACRES
PHASE II OUTPARCELS	7.72 ACRES
ROADWAY TRACT	7.09 ACRES
PHASE I FUTURE DEVELOPMENT	2.26 ACRES
PHASE II FUTURE DEVELOPMENT	8.58 ACRES
DETENTION AREA	5.69 ACRES
TOTAL	79.72 ACRES

PHASE I BUILDING DATA

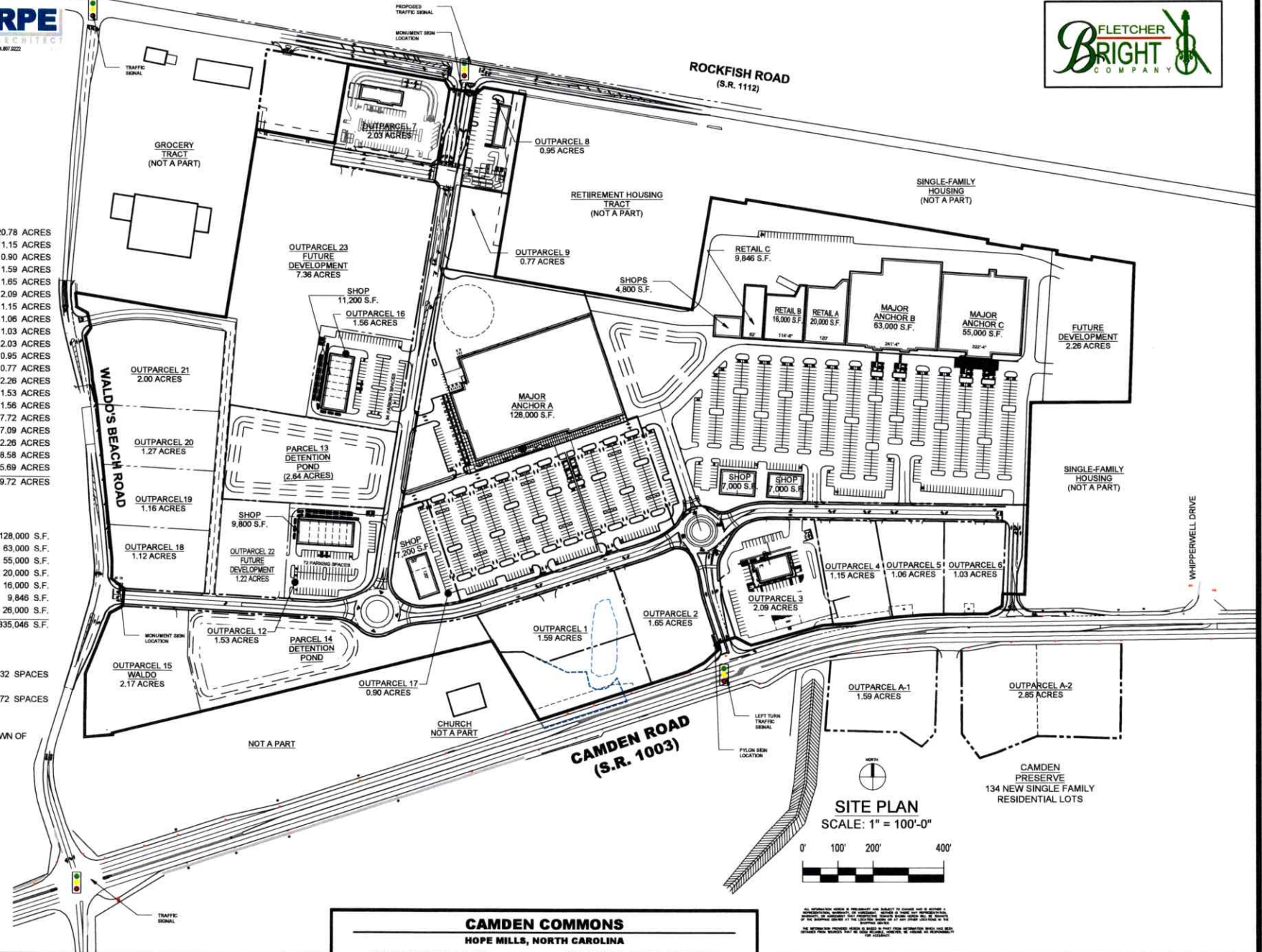
MAJOR ANCHOR A	128,000 S.F.
MAJOR ANCHOR B	63,000 S.F.
MAJOR ANCHOR C	55,000 S.F.
RETAIL A	20,000 S.F.
RETAIL B	16,000 S.F.
RETAIL C	9,846 S.F.
SHOPS	26,000 S.F.
TOTAL	335,046 S.F.

PHASE I PARKING DATA

PARKING PROVIDED	1,432 SPACES
*PARKING REQUIRED	
@ 4 SPACES PER 1000 S.F.	1,272 SPACES

*PARKING RATIO SUBJECT TO THE TOWN OF HOPE MILLS PLANNING DEPT.

MAP-42



CAMDEN COMMONS
HOPE MILLS, NORTH CAROLINA

DRAWING PREPARED ON MAY 5, 2025

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Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Emily Weidner
Director

June 4, 2025

Barbara M Johnson Heirs
PO Box 53349
Fayetteville, NC 28305

Dear Barbara M Johnson Heirs,

The Joint Planning Board of Cumberland County will hold a public meeting on June 17, 2025, 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-009-25: Rezoning of 27.4 +/- ac from R5/CZ to C2(P)/CZ Planned Service and Retail District with Conditional Zoning or more restrictive zoning for undeveloped area located 720 +/- feet from the southeast intersection of Waldos Beach Rd and Rockfish Rd REIDs 9494961873000, 9494951997000, 9494863275000, & 9494765995000, submitted by Charles Maxwell with Grant-Murray Real Estate (applicant) on behalf of Barbara M. Johnson Heirs (owners).

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

A copy of the zoning application is available and 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, excluding holidays. Further information and a digital copy of the case packet can also be found online, listed under the corresponding case number, 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 Services Director

Cc: Adjacent Property Owners

Owner	Street	City	State	Zip
Barbara M Johnson Heirs	PO Box 53349	Fayetteville	NC	28305
VP Hope Mills De LLC	PO Box 843	Wilksboro	NC	28697
DT Retail Properties, LLC	500 Volvo Pkwy	Chesapeake	VA	23320
Great Oaks Property Holdings, LLC	2709 Thorngrove Ct Ste 1	Fayetteville	NC	28303
Williams Timber, LLC	2709 Thorngrove Ct Ste 1	Fayetteville	NC	28303
Cumberland AL Investors, LLC	4423 Pheasant Ridge Rd 301	Roanoake	VA	24014
Evangelos Anagnostopoulos	7041 Rockfish Rd	Fayetteville	NC	28306
Betty L. Meisenbach	104 Gryce Loch Ct	Goose Creek	SC	29445
Rachel M Walling	7009 Rockfish Rd	Fayetteville	NC	28306
Rachel Mae Odom	7009 Rockfish Rd	Fayetteville	NC	28304
Jessamire Affronti	6971 Rockfish Rd	Fayetteville	NC	28306
Armando Salmeron	2851 Truewinds Dr	Fayetteville	NC	28306
Diana L Boyd & Paul A Carroll	6951 Rockfish Rd	Fayetteville	NC	28306
Ronny Parrish	6941 Rockfish Rd	Fayetteville	NC	28306
Marion R. Starling & Kimberly C. Starling	6968 Rockfish Rd	Fayetteville	NC	28306
Dorothy Smith Grant	6921 Rockfish Rd	Fayetteville	NC	28306
Derek G Bell & Stephanie N Halbleib Bell	3406 Wipperwill Dr	Fayetteville	NC	28306
Patricia Ann Locklear	3410 Wipperwill Dr	Fayetteville	NC	28306
Therese Field Costner	3414 Wipperwill Dr	Fayetteville	NC	28306
Adel Siragusa-Zaffarese	3418 Wipperwill Dr	Fayetteville	NC	28306
GFB Associates III, LLC	537 Market St Ste 400	Chattanooga	TN	37402
AMW Investment Properties, LLC	771 Bostic Rd	Raeford	NC	28376
Increasing Word Ministry	PO Box 9361	Fayetteville	NC	28311
CBMM Properties, LLC; WB & Camden Corner, LLC	2709 Thorngrove Ct Ste 1	Fayetteville	NC	28303
Cumberland County Board of Education	PO Box 2357	Fayetteville	NC	28302



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 17, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 6/17/2025

SUBJECT: ZON-25-0018: REZONING FROM A1 AGRICULTURAL DISTRICT AND R40 RESIDENTIAL DISTRICT TO R40 RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PARCEL COMPRISING 2.82 +/- ACRES; LOCATED AT 3003 H. CLARK RD; SUBMITTED BY ERIN AND MARK RICE (OWNERS).

ATTACHMENTS:

Description

ZON-25-0018

Type

Backup Material

REQUEST

Rezoning A1 and R40 to R40

Applicant requests a rezoning from A1 Agricultural District and R40 Residential District to R40 Residential District for approximately 2.82 acres located at 3003 H. Clark Rd. Approximately 0.95 acres of the parcel is assigned to the A1 Agricultural District and the remaining the 1.87 acres is assigned the R40 Residential District. The parcel currently has one single-family residential dwelling unit. The intent of the property owner is to subdivide the existing lot into two lots.

PROPERTY INFORMATION

OWNER/APPLICANT: Mark Alden Rice and Erin Kirtland Sanderson Rice (Owners and Applicants).

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0453375306000.

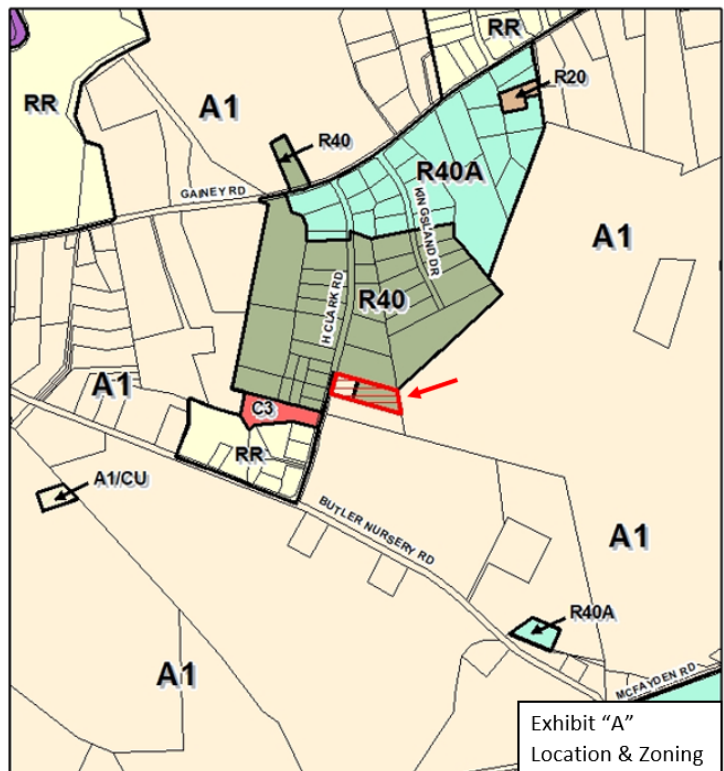
SIZE: The parcel contains approximately 2.82 acres. Road frontage along H. Clark Rd is 200 feet. The property is 658.58 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District and R40 Residential District. The A1 Agricultural district is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents. The R40 Residential District is designed primarily for single-family dwelling units with a lot area of 40,000 square feet or greater.

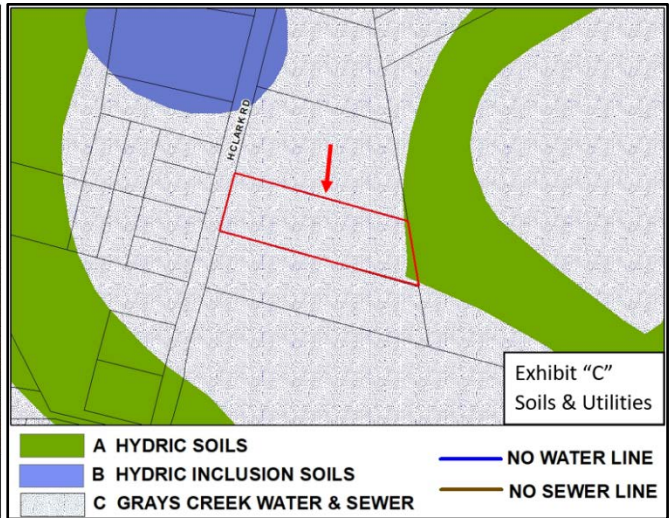
EXISTING LAND USE: The subject parcel currently contains one single-family dwelling. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Single-Family Residential, and Wooded Lands.
- **East:** Undeveloped Wooded Lands
- **West:** Single-Family Residential, and Wooded Lands.
- **South:** Single-Family Residential, Wooded Lands, and Farmland.



- **OTHER SITE CHARACTERISTICS:** The site is not located in a Watershed Protection Area but is located in the 500-year flood. The subject property, as delineated in Exhibit "C", illustrates the presence of hydric soils on the most easterly portion of the property.

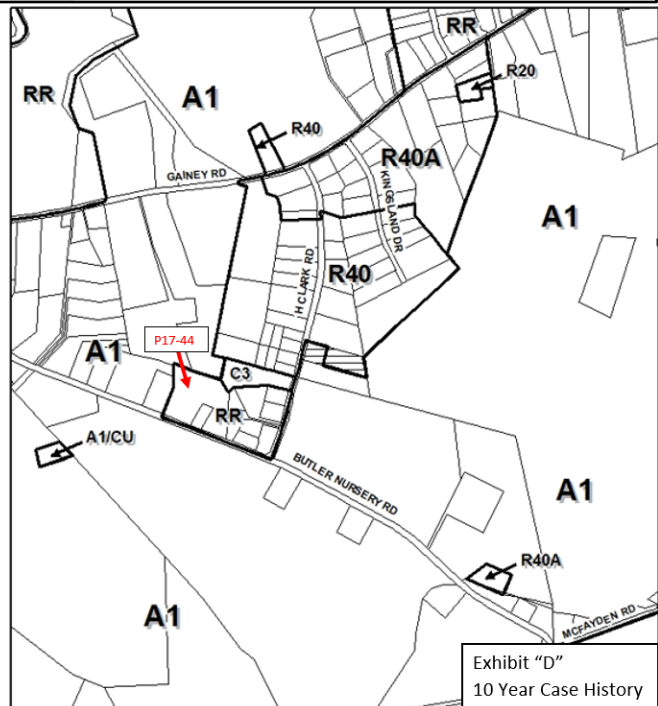


TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes one rezoning case occurring within the past ten years near the subject property:

P17-44: RR & RR/CU to RR; Approved.

DEVELOPMENT REVIEW: Should the request be approved, the property owner intends to submit a preliminary subdivision plan and plat to subdivide the parcel for residential use. Any subdivision must be consistent with County Subdivision and Zoning Ordinances.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R40 (Existing and Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 acres	40,000 square feet
Lot Width	100 feet	100 feet

DEVELOPMENT POTENTIAL:

Existing Zoning (A1 and R40)	Proposed Zoning (R40)
2 dwelling units	3 dwelling units

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

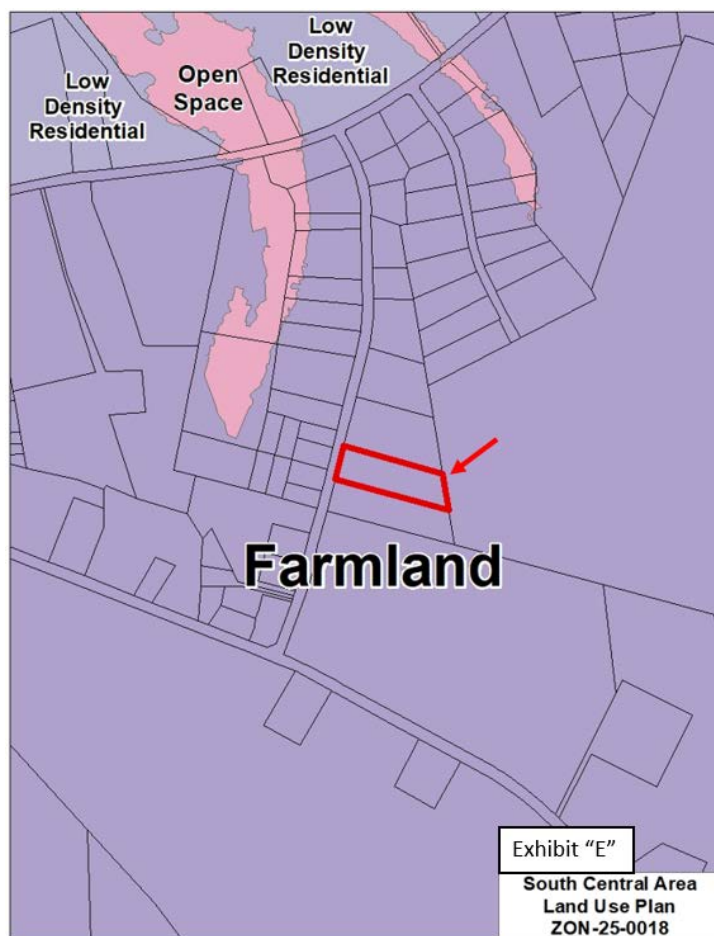
COMPREHENSIVE PLANS:

This property is located in the South-Central Land Use Plan (2015), as shown in Exhibit "E". The future land use classification of the property is "Farmland". The associated zoning districts for Farmland are A1, A1A, R40, R40A, and CD.

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

FUTURE LAND USE CLASSIFICATION
Development Goals, Notes, and Objectives:

- "Provide a complete range of residential housing types that accommodates the needs of all residents with adequate infrastructure while preserving the character of the area and protecting environmentally sensitive areas" (South Central land Use Plan 2015, p.93).
- "Promote the building of quality housing" (South Central Land Use Plan 2015, p. 93).
- "Provide and preserve natural vegetative buffer areas between single and multi-story residential development and non-residential uses" (South Central Land Use Plan 2015, p. 93).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the subject property, which is located within the Grays Creek Water and Sewer District as shown in Exhibit "C".

TRANSPORTATION: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property sits on H. Clark Road and is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, for H. Clark Road there is no 2021 AADT or road capacity data available. Due to lack of data and the proposed small-scale development, the new zoning request does not demand a trip generation study. The new development should not generate enough traffic to significantly impact H. Clark Road. H. Clark Rd is classified as 'Local', under NCDOT's Functional Road Classification GIS.

SCHOOLS CAPACITY/ENROLLMENT:

School	Enrollment	Capacity
Alderman Road Elementary	610	707
Gray's Creek Middle	1103	1083
Gray's Creek High	1455	1517

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

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

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

n/a – not applicable

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: This site is not located within any special district or overlay district.

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

STAFF RECOMMENDATION

In Case ZON-25-0018, Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District and R40 Residential District to R40 Residential District. Staff finds that the request is consistent with the South-Central Area Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application
Deed of Ownership

ATTACHMENT – MAILING LIST

WINDHAM, LARUE; CUYLER, LARUE JR 2951 H CLARK RD FAYETTEVILLE, NC 28306	BECKNER, FRANCES PAULINE LIFE ESTATE PO BOX 44 HAMILTON, NC 27840	GUERRIER, MANNO; GUERRIER, TERESA 3909 OBLU COURT FAYETTEVILLE, NC 28306
HAYNER, WILLIAM; HAYNER, EMMA 3034 H CLARK RD FAYETTEVILLE, NC 28306	ROGERS, ARTHUR D 6024 KINGLAND DR FAYETTEVILLE, NC 28306	FEDELE, D THOMAS; FEDELE, JESSICA TETREBAULT 2940 HOWARD CLARK RD FAYETTEVILLE, NC 28306
YOUNG, RUFUS GH; YOUNG, SHERRY L 2910 H CLARK RD FAYETTEVILLE, NC 28306	MCMILLAN, KENNETH M 4185 BUTLER NURSERY RD FAYETTEVILLE, NC 28306	SHERRILL, L FRANCIS; SHERRILL, SALLIE JONES 3867 BUTLER NURSERY RD FAYETTEVILLE, NC 28306
TRACY, JARED M 2880 COMPASS CT APT 106 FORT LIBERTY, NC 28307	PAUL, JOHN LEE 3963 BUTLER NURSERY RD FAYETTEVILLE, NC 28306	CALLAHAN, CAROL L 6032 KINGSLAND DRIVE FAYETTEVILLE, NC 28306
ADKISON, DANIEL S 2454 LIVE OAK DR FAYETTEVILLE, NC 28306	CHRISTIAN FELLOWSHIP HOUSE OF PRAYER 3025 PEARMAN DR FAYETTEVILLE, NC 28306	SHERRILL, SALLIE JONES 2886 GAINES RD FAYETTEVILLE, NC 28306
ROGERS, WILLIAM R III; ROGERS, JESSICA M 6036 KINGSLAND DRIVE FAYETTEVILLE, NC 28306	LAMBERT, BRIAN; LAMBERT, CHONG 950 LOWER BRIDGE DR APT 27 FAYETTEVILLE, NC 28303	JOHNSON, MARK STEVEN 4079 JOSEPH ST HOPE MILLS, NC 28348
GUERRIER, MANNO; GUERRIER, TERESA 3909 OBLU CT FAYETTEVILLE, NC 28306	PAUL, JASON LYNN 3106 HOWARD CLARK ROAD FAYETTEVILLE, NC 28306	GARDNER HOLDINGS LLC PO BOX 715 HOPE MILLS, NC 28348
HAYNER, WILLIAM; HAYNER, EMMA 3034 H CLARK RD FAYETTEVILLE, NC 28306	ARTHUR, EDWARD J; ARTHUR, KELLY D 3013 H CLARK RD FAYETTEVILLE, NC 28306	SERNA-BENAVIDES, MARIA VIRGINIA 524 E ARMFIELD ST ST PAULS, NC 28384
GUY, DANIEL RAY 3050 H CLARK RD FAYETTEVILLE, NC 28306	HIRALDO, NICOLAS; MARGARET, . 2911 H. CLARK RD FAYETTEVILLE, NC 28306	PARKER, RAYMOND JR; PARKER, COLETTE RANEE 6029 KINGSLAND DR FAYETTEVILLE, NC 28306
SUHRE, CHRISTOPHER J; SUHRE, CECILIA L 3827 LITTLE JOHN CT FAYETTEVILLE, NC 28306	MCARTHUR, W PATTERSON JR CO-TRUSTEE 2920 GAINES RD FAYETTEVILLE, NC 28306	STEWART, MARY HILL 3025 PEARMAN DR FAYETTEVILLE, NC 28306

STARLING, DORIS C
1183 JOHNS BRANCH RD
HURLEY, VA 24620

HIRALDO, NICOLAS;HIRALDO, MARGARET
804 CARLTON ST
CLAYTON, NC 27520

KULWICKI, RAYMOND JOSEPH III
2864 H CLARK RD
FAYETTEVILLE, NC 28306

PAUL, JOHN LEE;PAUL, CHERYL GRAY
3963 BUTLER NURSERY ROAD
FAYETTEVILLE, NC 28306

GARDNER HOLDINGS LLC
PO BOX 715
HOPE MILLS, NC 28348

SHERRILL, SALLIE JONES
2886 GAINNEY RD
FAYETTEVILLE, NC 28306

PLUMMER, KAREN BRADY
3000 GAINNEY RD
FAYETTEVILLE, NC 28306

FLETT, JEFFERY W;FLETT, SHERRY D
2854 HOWARD CLARK RD
FAYETTEVILLE, NC 28306

RICE, KIRTLAND SANDERSON;RICE, MARK ALDEN
3003 HOWARD CLARK RD
FAYETTEVILLE, NC 28306

HARRIS, ROLAND T JR;HARRIS, GLADYS RUTH
4102 BUTLER NURSERY RD
FAYETTEVILLE, NC 28306

FORTNER, CRYSTAL R
6033 KINGSLAND DRIVE
FAYETTEVILLE, NC 28306

FORTNER, THOMAS JAMES JR
6033 KINGSLAND DRIVE
FAYETTEVILLE, NC 28306

ATTACHMENT – APPLICATION



CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

APPLICATION FOR REZONING REQUEST CUMBERLAND COUNTY ZONING ORDINANCE

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

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

Rezoning Procedure:

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

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

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

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

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

1. Requested Rezoning from A1 to R40
2. Address of Property to be Rezoned: 3003 Howard Clark Rd.
Fayetteville, NC 28306
3. Location of Property, details: _____
4. Parcel Identification Number (PIN #) of subject property: 0453-37-5306
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.82 Frontage: 200 Depth: 658.58
6. Water Provider: Well: ☒ PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank ☒ PWC _____
8. Deed Book 09670-10631, Page(s) 0249 0783
0248 0784, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Residential dwelling
10. Proposed use(s) of the property: Residential dwelling
Intend to subdivide into two lots
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No ☒ If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No ☒

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

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

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

Mark Alden Rice, Erin Kirtland Sanderson Rice
NAME OF OWNER(S) (PRINT OR TYPE)

3003 Howard Clark Rd. Fayetteville, NC 28306
ADDRESS OF OWNER(S)

910 797 4087
HOME TELEPHONE #

910 778 3862
WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

Bearpathproperties@gmail.com
E-MAIL

910 797 4087
HOME TELEPHONE #

910 778 3862
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."

ATTACHMENT – DEED OF OWNERSHIP

BOOK 10631 PAGE 0783

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS
FILED Nov 18, 2019
AT 02:25:27 pm
BOOK 10631
START PAGE 0783
END PAGE 0784
INSTRUMENT # 37153
RECORDING \$26.00
EXCISE TAX (None)
AB

QUITCLAIM DEED

No Revenue

TITLE NOT CERTIFIED

Prepared by and return to: Eric M. Ditmore, P. O. Drawer 1358, Fayetteville, NC 28302

STATE OF NORTH CAROLINA

CUMBERLAND COUNTY

THIS DEED, made and entered into this 18th day of November, 2019, by and between ERIN KIRTLAND SANDERSON RICE, formerly known as ERIN DAVIDSON, of Cumberland County and State of North Carolina, hereinafter called Grantor, and ERIN KIRTLAND SANDERSON RICE and Husband, MARK ALDEN RICE of Cumberland County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 3003 Howard Clark Rd. Fayetteville, NC 28306;

WITNESSETH:

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Cumberland County, North Carolina, and more particularly described as follows:

Being all of Lot 1 of the property of the Estate of Emily B. Clark Estate as shown on a plat duly recorded in Plat Book 84, Page 12 of the Cumberland County Registry, North Carolina.

Deed reference: Book 9670, Page 248

Parcel ID: 0453-37-5306-

Address: 3003 Howard Clark Rd. Fayetteville, NC 28306

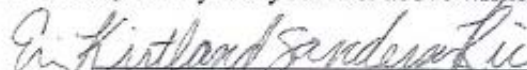
0010631 000764

All or a portion of the property herein conveyed does include the primary residence of Grantor and is being recorded to add her husband and correct her name as it has changed in conjunction with the parties marriage.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to her, the Grantee, her heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under her.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set her 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.

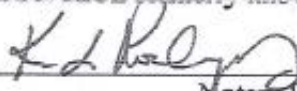
 [SEAL]
ERIN KIRTLAND SANDERSON RICE
Formerly known as ERIN DAVIDSON

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

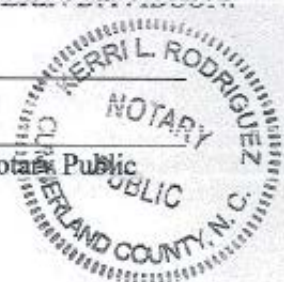
I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Name of Principal: ERIN KIRTLAND SANDERSON RICE formerly known as ERIN DAVIDSON.

Date: 11/18/19


Notary Public
Kerri L. Rodriguez
Printed or Typed Name of Notary Public

My commission expires: 3/14/20

(Please affix Notary Seal at least one-half inch from edge of paper)



(N.P. SEAL)



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 17, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 6/17/2025

**SUBJECT: ZON-25-0019: REZONING FROM R10 RESIDENTIAL DISTRICT TO RR
RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING
DISTRICT FOR TWO PARCELS COMPRISING 16.84 +/- ACRES;
LOCATED AT 6766 ROCKFISH RD AND AN ADJOINING PARCEL;
SUBMITTED BY MARION AND KIMBERLY STARLING (OWNERS).**

ATTACHMENTS:

Description

ZON-25-0019

Type

Backup Material

REQUEST

Rezoning R10 to RR

Applicant requests a rezoning from R10 (R7.5) Residential District to RR Rural Residential District for two abutting parcels containing a total of approximately 16.84 acres located at 6766 Rockfish Rd. The southern parcel contains approximately 8.66 acres, while the north parcel contains approximately 8.18 acres. The parcels are currently undeveloped. The intent of the property owner is to operate a plant nursery, landscaping materials, and greenhouse business, which is a permitted use within the RR District.

PROPERTY INFORMATION

OWNER/APPLICANT: Marion and Kimberly Starling (Owners and Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0404174572000, 0404072521000

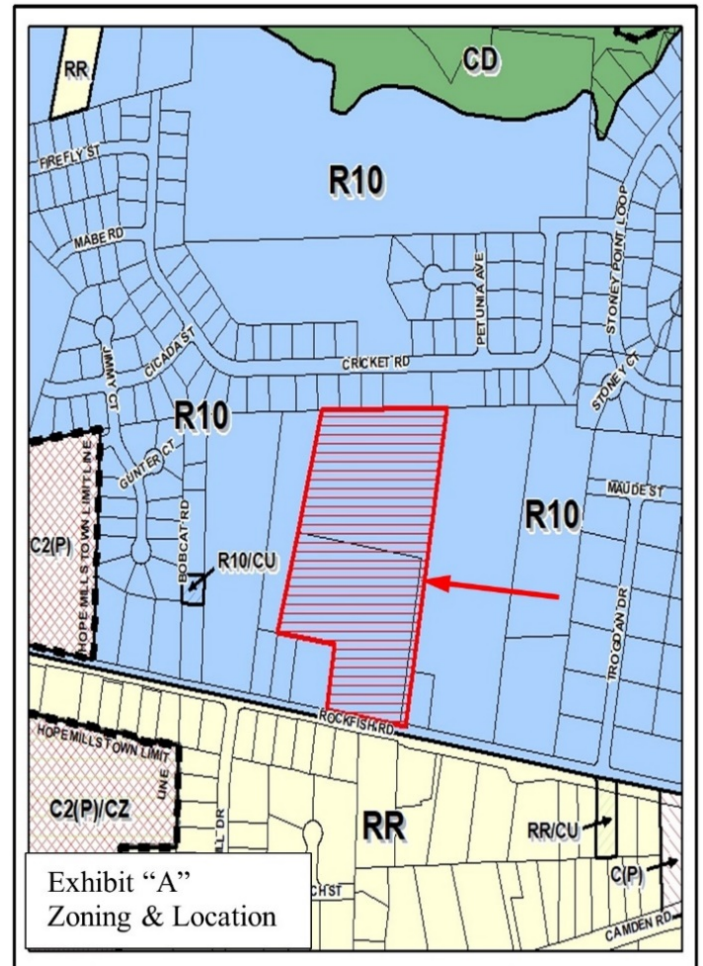
SIZE: The two parcels contain approximately 16.84 acres. Road frontage along Rockfish Road is approximately 408.7 feet. The property is approximately 1248.8 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned R10 Residential District. The R10 Residential District is a dormant district which reverts to the R7.5 Residential District. The R7.5 Residential District is a district designed primarily for single – family dwellings on lots with an area of 7,500 square feet or greater.

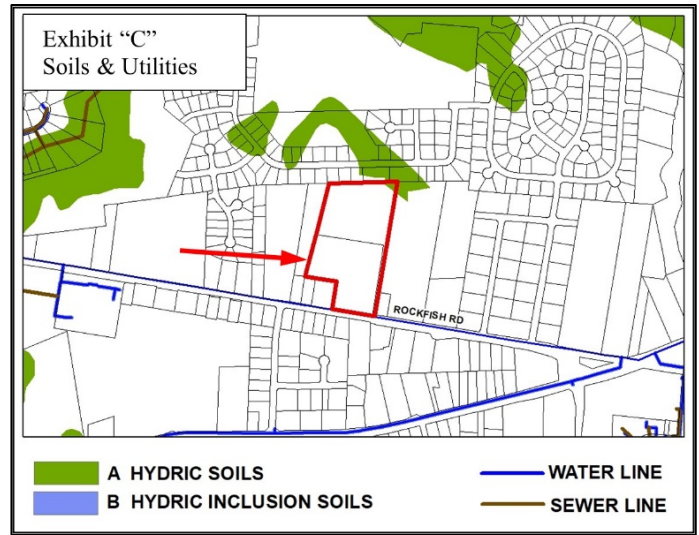
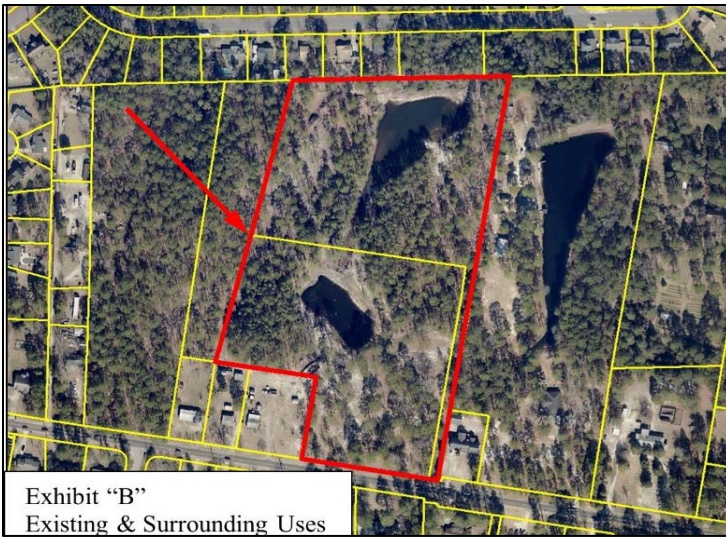
EXISTING LAND USE: The two subject parcels are currently undeveloped and vacant. There are two interior ponds that are visible in the aerial shown in Exhibit "B". Exhibit "B" shows the existing use of the subject property.

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

- **North:** Wooded area and ponds
- **East:** Wooded area and single-family homes
- **West:** Wooded area
- **South:** Single-family homes



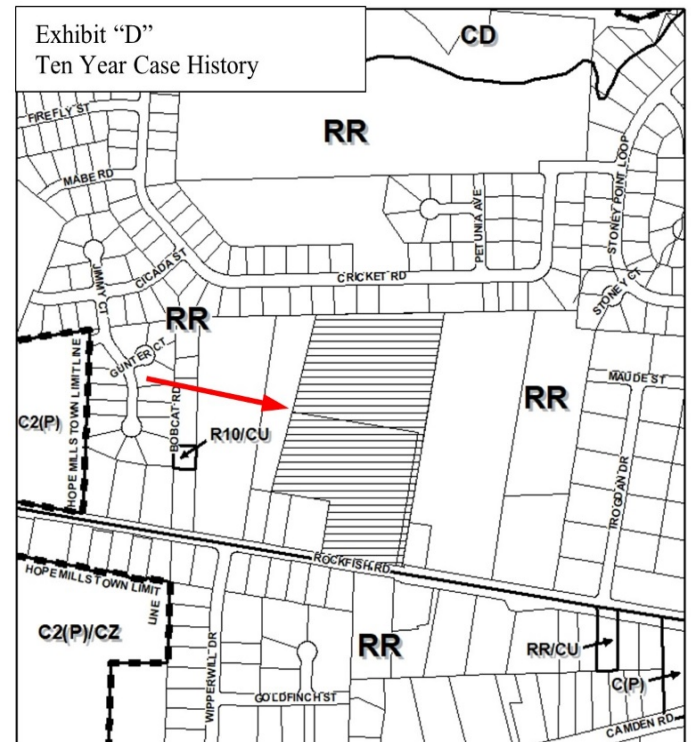
OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates the presence of hydric soils at the northeast corner of the property.



TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes no zoning cases within the last ten years near the site.

DEVELOPMENT REVIEW: Should the rezoning request be approved by the Board of County Commissioners, a site plan for any development will need to be submitted to the Current Planning Division for review and approval to ensure conformance with the County Subdivision and Zoning Ordinances.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R10 (Existing Zoning)	RR (Proposed)
Front Yard Setback	30 feet	30 feet
Side Yard Setback	10 feet	15 feet
Rear Yard Setback	35 feet	35 feet
Lot Area	7,500 square feet	20,000 square feet
Lot Width	75 feet	100 feet

Development Potential:

Existing Zoning (R10)	Proposed Zoning (RR)
73 dwelling units	37 dwelling units

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

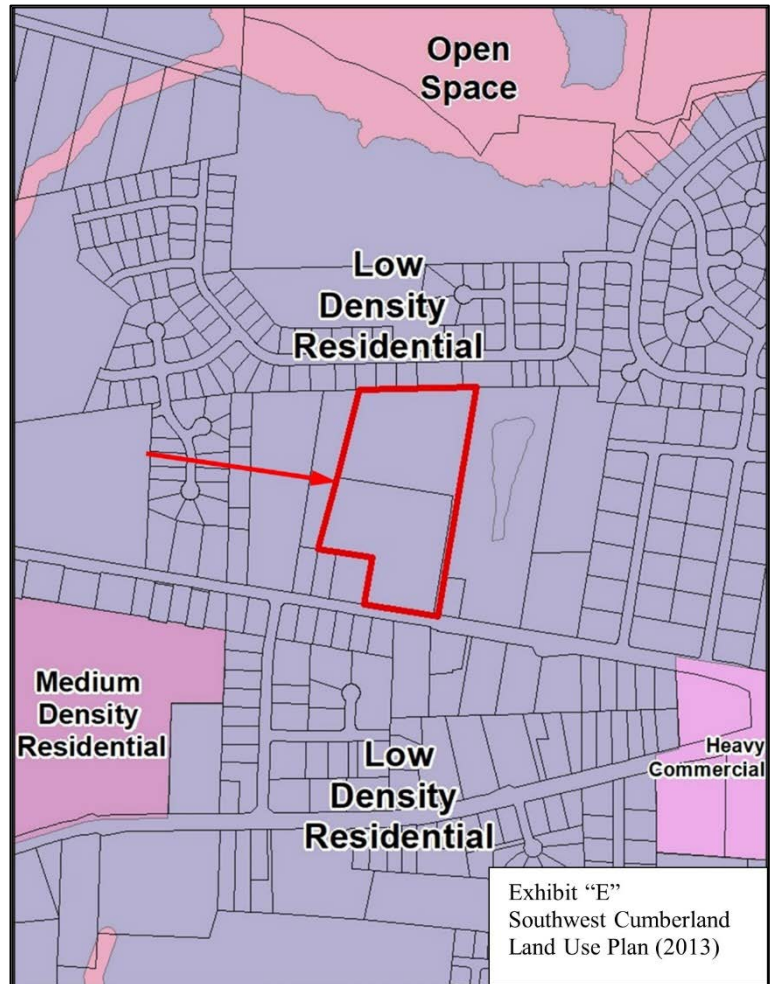
COMPREHENSIVE PLANS:

This property is located within the Southwest Cumberland Land Use Plan (2013), as shown in Exhibit "E". The future land use classification of the property is "Low Density Residential". Associated zoning districts for this classification are R15 and R7.5.

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

Development Goals, Notes, and Objectives:

- Provide a full range of housing types and sites with adequate infrastructure in new and redeveloping neighborhoods through the area that is in harmony with surrounding areas; respects environmentally sensitive areas; and that accommodates the present and future needs of the residents while maintaining the character of the area (Southwest Cumberland Land Use Plan 2013, p. 135).
- Maintain the stability, character, and density of existing sound neighborhoods (Southwest Cumberland Land Use Plan 2013, p. 135).
- Protect existing residential areas from encroachment of non-residential uses (Southwest Cumberland Land Use Plan 2013, p. 135).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Sewer lines are not available near the subject property, but water lines are. Utility lines for water and sewer are shown on Exhibit "C". Septic will likely be required, and the lot size must meet the minimum area necessary to accommodate for septic tanks.

TRANSPORTATION: Rockfish Rd. is classified as Minor Arterial based on the NCDOT Functional Class Map. Driveway connection permits must be obtained from NCDOT. The subject property sits on Rockfish Road and is identified as a minor arterial in the Metropolitan Transportation Plan. Rockfish Rd is identified in the Transportation Improvement Program as U-6072A, a widening project on Rockfish Road, project not yet started. In addition, Rockfish Rd has a AADT 2021 of 13,500 and road capacity of 12,300. Rockfish Road is currently over capacity. Due to current street improvements the new zoning request does not demand a trip generation. The new zoning request should not generate enough traffic to significantly impact Rockfish Rd but the road is currently overcapacity.

SCHOOLS CAPACITY/ENROLLMENT:

School	Enrollment	Capacity
Stoney Point Elementary	824	826
John R. Griffin Middle	1026	1273
Jack Britt High	1925	1929

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

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

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: This site is not located within any special district or overlay district.

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

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

STAFF RECOMMENDATION

In Case ZON-25-0019, Planning and Inspections staff **recommends approval** of the rezoning request from R10 Residential District to RR Rural Residential District and find that:

1. Approval is an amendment to the adopted, current Southwest Cumberland 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. Development and density allowed by the requested district is compatible to existing lot sizes and character of the nearby area.
3. The requested zoning district is currently established and pervasive on parcels adjacent to the site and throughout the area.

Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

HAFEEZ, YUSUF SHAHID;CYNTHIA,
ELAINE
3195 PETUNIA AVE
FAYETTEVILLE, NC 28306

BULLARD, WINFORD JR;BULLARD, CAROLE
DARLENE
6837 ROCKFISH RD
FAYETTEVILLE, NC 28306

CRA COMMERCIAL DEVELOPMENT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

BATES, ALLEN B;BATES, LINDA ST
3004 CRICKET RD
FAYETTEVILLE, NC 28306

MASON, TAMELA J;TAMELA J ESPARZA
6741 ROCKFISH RD
FAYETTEVILLE, NC 28306

CRA COMMERCIAL DEVELOPMENT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

BAREFOOT, ALICE R
6862 SOUTH STAFF RD
FAYETTEVILLE, NC 28306

MANN, ANNALISIA MARIE
6404 WENDY TER
FAYETTEVILLE, NC 28306

BELL, DEREK G;BELL, STEPHANIE N
HALBLEIB
3406 WIPPERWILL DR
FAYETTEVILLE, NC 28306

KING, PATRICK S;KING, ROBYN D
3015 CRICKET RD
FAYETTEVILLE, NC 28306

DICKENS, SHIRLEY J TRUSTEE
2817 SELHURST DR
FAYETTEVILLE, NC 28306

ESTABROOK, S DOYLE; ESTABROOK, MARIETTA
6936 ROCKFISH RD
FAYETTEVILLE, NC 28306

CRA COMMERCIAL DEVELOPMENT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

ADAMS, BREANDER;LOCKLEAR, JAMES
3011 CRICKET ROAD
FAYETTEVILLE, NC 28306

JOYCE, EUGENE A;JOYCE, PATRICIA S
3035 CRICKET RD
FAYETTEVILLE, NC 28306

CRA COMMERCIAL DEVELOPMENT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

BENZAQUEN, ABRAHAM I;BENZAQUEN, BR
6719 ROCKFISH RD
FAYETTEVILLE, NC 28306

JOHNSON, ROBIN C
2413 ESTHER LN
EASTOVER, NC 28312

MORGAN, LARRY JR
120 KATHLEEN CT
MORRISVILLE, NC 27560

DIETZ, ANTHONY CHARLES;PAMELA, DIETZ
JACOBS
3401 WIPPERWILL DR
FAYETTEVILLE, NC 28306

DICKENS, SHIRLEY J TRUSTEE
2817 SELHURST DR
FAYETTEVILLE, NC 28306

TEW, K DANIEL JR; TEW, DAVID WAYNE
6198 GOLDFINCH STREET
FAYETTEVILLE, NC 28306

MCKINNEY, JOSEPH; MCKINNEY, BETH
17738 MEADOW BOTTOM RD
CHARLOTTE, NC 28277

STARLING, MARION R;STARLING,
KIMBERLY
6968 ROCKFISH RD
FAYETTEVILLE, NC 28306

RIDDLE, JENNIFER C
3010 CRICKET RD
FAYETTEVILLE, NC 28306

RADFORD, J LEANNE; ROLLAND, JESSICA
3404 BOBBOLINK CT
FAYETTEVILLE, NC 28306

VAN ECK, ROBERT JR; VAN ECK,
CHRISTY A
5503 BOBCAT RD
FAYETTEVILLE, NC 28306

CRA COMMERCIAL DEVELOPMENT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

GUTIERREZ, RICARDO;GUTIERREZ, BRITTANY
3036 CRICKET RD
FAYETTEVILLE, NC 28306

SUAALII-SEALES, MALELEGA :SUAALII-SEALES, D
3017 CRICKET RD
FAYETTEVILLE, NC 28306

ANDREASEN, ERIK
3113 JIMMY CT
FAYETTEVILLE, NC 28306

GRANT, KEVIN A;GRANT, SHERRY W
3402 WIPPERWILL DR
FAYETTEVILLE, NC 28306

RAY, JONATHAN
3034 CRICKET ROAD
FAYETTEVILLE, NC 28306

BARTLETT, DALE EDWARD;BARTLETT, TERESA
6761 ROCKFISH RD
FAYETTEVILLE, NC 28306

PATTERSON, DEVERN
3190 PETUNIA AVE
FAYETTEVILLE, NC 28306

CARLTON, WILLIAM ERNEST
6690 ROCKFISH RD
FAYETTEVILLE, NC 28306

RIVERA, JOSE MIGUEL;RIVERA, L RUTH
3191 PETUNIA AVE
FAYETTEVILLE, NC 28306

PLESSER, LAWRENCE I;PLESSER, LINDA G
3037 CRICKET RD
FAYETTEVILLE, NC 28306

HWANG, SIJUN
3050 CRICKET ROAD
FAYETTEVILLE, NC 28306

JACKSON, W ALLEN;JACKSON, CONNIE LUNSFORD
5567 BOBCAT RD
FAYETTEVILLE, NC 28306

TOOTHE, A LYNN;TOOTHE, CHRISTOPHER O.
6827 ROCKFISH ROAD
FAYETTEVILLE, NC 28306

STARLING, MARION
R;STARLING, KIMBERLY
6968 ROCKFISH RD
FAYETTEVILLE, NC 28306

ESPARZA, TAMELA J
6729 ROCKFISH RD
FAYETTEVILLE, NC 28306

WASHINGTON, JOSEPH W
6403 WENDY TER
FAYETTEVILLE, NC 28306

SALEEM, NAFISA;MAJUMDER, TANVIR
ISLAM
6648 CAMDEN ROAD
FAYETTEVILLE, NC 28306

DICKENS, SHIRLEY J TRUSTEE
2817 SELHURST DR
FAYETTEVILLE, NC 28306

LEDBETTER, EVELYN J
3121 JIMMY COURT
FAYETTEVILLE, NC 28306

JOYCE, EUGENE A;JOYCE,
PATRICIA
3035 CRICKET ROAD
FAYETTEVILLE, NC 28306

STARLING, MICHAEL D;STARLING, DOREEN
3009 CRICKET RD
FAYETTEVILLE, NC 28306

COTTEN, DYLAN L;COTTEN, KALIE REECE
6847 ROCKFISH ROAD
FAYETTEVILLE, NC 28306

STARLING, MARION R;STARLING,
KIMBERLY
6968 ROCKFISH RD
FAYETTEVILLE, NC 28306

JACKSON, WILLIAM ALLEN
5567 BOBCAT RD
FAYETTEVILLE, NC 28306

SINCLAIR, WILLIE LEE;SINCLAIR,
FELICHA F
3198 PETUNIA AVE
FAYETTEVILLE, NC 28306

CRA COMMERCIAL
DEVELOPMENT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

DAVIS, RICHARD L;DAVIS, DEBORAH P
3415 WIPPERWILL DR
FAYETTEVILLE, NC 28306

GONZALEZ, YONESKY JR
6405 WENDY TER
FAYETTEVILLE, NC 28306

MONTANEZ, JOSE ANTONIO
215 ANTIGUA DR
RAEFORD, NC 28376

CALDWELL, JASON M
3402 BOBOLINK CT
FAYETTEVILLE, NC 28306

LUCKIE, PAMELA
6742 ROCKFISH RD
FAYETTEVILLE, NC 28306

ADJEI, MICHAEL;NKUM,
ABIGAIL
3053 CRICKET RD
FAYETTEVILLE, NC 28306

KELLER, DENA LYNN
3199 PETUNIA DR
FAYETTEVILLE, NC 28306

MEINHARDT, SCOTT; MEINHARDT, EVANGELA E
3109 JIMMY CT
FAYETTEVILLE, NC 28306

BAREFOOT, ALICE R
6862 SOUTH STAFF RD
FAYETTEVILLE, NC 28306

STARLING, MARION R
6968 ROCKFISH RD
FAYETTEVILLE, NC 28306

DICKENS, SHIRLEY J TRUSTEE
2817 SELHURST DR
FAYETTEVILLE, NC 28306

TALBOTT, JOHNNY
RAY; TALBOTT, PAM
3020 CRICKET RD
FAYETTEVILLE, NC 28306

NUNNERY, WILLIAM FRANKLIN WRENN
3405 BOBBOLINK CT
FAYETTEVILLE, NC 28306

STARLING, MARION; STARLING, KIMBERLY
6968 ROCKFISH RD
FAYETTEVILLE, NC 28306

CRA COMMERCIAL
DEVELOPMENT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

GRANT, DOROTHY SMITH
6921 ROCKFISH RD
FAYETTEVILLE, NC 28306

CRA COMMERCIAL DEVELOPMENT LLC
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303

BAREFOOT, ALICE R
6862 SOUTH STAFF RD
FAYETTEVILLE, NC 28306

CAMPANA, VALERIE J
3013 CRICKET RD
FAYETTEVILLE, NC 28306

GARCIA, MARCO
4379 CAMERON RD
HOPE MILLS, NC 28348

GUERRIER, MANNO
3909 OBLU CT
FAYETTEVILLE, NC 28306

HARRIS, MILES L JR
3018 CRICKET RD
FAYETTEVILLE, NC 28306

SYED, EDWARD N; SYED, HANEEFAH
559 LAMBERT ST
FAYETTEVILLE, NC 28305

BREWINGTON, RALPH;
BREWINGTON, ASHLEY
6216 GOLDFINCH ST
FAYETTEVILLE, NC 28306

SOLOMON, GEORGE; SOLOMON, SALLIE
3117 JIMMY CT
FAYETTEVILLE, NC 28306

BRUNER, MICHAEL THOMAS; ELENES, KALA JEAN
3019 CRICKET RD
FAYETTEVILLE, NC 28306

BAREFOOT, ALICE R
6862 SOUTH STAFF RD
FAYETTEVILLE, NC 28306

SMITH, GERALDINE WHITE
3008 CRICKET ROAD
FAYETTEVILLE, NC 28306

BAXLEY, E MILTON; BAXLEY, ELAINE JOHNSON
6692 CAMDEN RD
FAYETTEVILLE, NC 28306

MASON, SCOTT
3031 CRICKET RD
FAYETTEVILLE, NC 28306

GLOVER, JASON L; GLOVER, KATIE L
2193 PINEOLA BOG TRL
APEX, NC 27502

JACKSON, WILLIAM; JACKSON, CONNIE
5567 BOBCAT RD
FAYETTEVILLE, NC 28306

HOMEFRONT DESIGNS
LLC
6135 PARK SOUTH DR STE
510
CHARLOTTE, NC 28210

RAWLES, CARL G;RAWLES, STEPHNA A
6315 GUNTER CT
FAYETTEVILLE, NC 28306

FORD, RICHARD L;FORD, MARY D
3411 WHIPPERWILL DR
FAYETTEVILLE, NC 28306

MERCER, MAUREEN M
6215 MAUDE STREET
FAYETTEVILLE, NC 28306

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 \$ 250.⁰⁰.
(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*.

Historic Cumberland County Courthouse • 130 Gillespie St. – Post Office Box 1829 • Fayetteville, North Carolina 28301 (910) 678-7600 • Fax: (910) 678-7631

**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 R10 (R7.5) to RR
2. Address of Property to be Rezoned: 6766 Rockfish Rd. Fay, N.C. 28306
3. Location of Property, details: ON Northern side of Rockfish Rd.
4. Parcel Identification Number (PIN #) of subject property: 0404/74572 8.66 Ac
(also known as Tax ID Number or Property Tax ID) 0404/85094 8.18 Ac
5. Acreage: 8.66 & 8.18 Frontage: 408.7' Depth: 1,248.8'
6. Water Provider: Well: _____ PWC: ☒ Other (name): _____
7. Septage Provider: Septic Tank ☒ PWC _____
8. Deed Book 11320, Page(s) 172, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant Land
10. Proposed use(s) of the property: Nursery ops / Plant Husbandry / Greenhouse
Landscaping Supplies, Nursery Plants & Trees
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No ☒ If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No ☒

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

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

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

MARION R. STARLING, KIMBERLY C. STARLING
NAME OF OWNER(S) (PRINT OR TYPE)

6968 Rockfish R.d. Fay, N.C. 28306
ADDRESS OF OWNER(S)

N/A
HOME TELEPHONE #

910-977-1966
WORK TELEPHONE #

N/A
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

N/A
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Mrs Starling 25 @ 6. mail. com
E-MAIL

N/A
HOME TELEPHONE #

N/A
WORK TELEPHONE #

Marion R. Starling
SIGNATURE OF OWNER(S)

N/A
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Kimberly C. Starling
SIGNATURE OF OWNER(S)

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

CUMBERLAND COUNTY NC
J. LEE WARREN, JR.

FILED Nov 23, 2021
AT 03:00:39 PM
BOOK 11320
START PAGE 0172
END PAGE 0175
INSTRUMENT # 54578
RECORDING \$26.00
EXCISE TAX \$650.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650.00

Parcel Identifier No. 0404-17-4572 and 0404-18-5094 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Jennifer Kirby Fincher, PLLC, 2543 Ravenhill Dr, Suite C, Fayetteville, NC 28303

This instrument was prepared by: Jennifer Kirby Fincher, PLLC, 2543 Ravenhill Dr, Suite C, Fayetteville, NC 28303

Brief description for the Index: M&B

THIS DEED made this ____ day of _____, 20__, by and between

GRANTOR

Shela D Bridges and husband, William Thomas Bridges, Jr;
Sharla D Lewis, an unmarried woman;
Craig Allen Donner, an unmarried man
455 Bryant Rd
Morganton, NC 28655

GRANTEE

Marion R. Starling and wife, Kimberly C. Starling
6968 ROCKFISH RD
Fayetteville, NC 28306

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

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 10178 page 847.

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

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

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

restrictions, easements and rights-of-way of record; ad valorem property taxes for the current year.

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

(Entity Name)

Shela D Bridges (SEAL)
Print/Type Name: Shela D Bridges

By: _____
Print/Type Name & Title: _____

William Thomas Bridges, Jr (SEAL)
Print/Type Name: William Thomas Bridges, Jr

By: _____
Print/Type Name & Title: _____

Sharla D Lewis (SEAL)
Print/Type Name: Sharla D Lewis

By: _____
Print/Type Name & Title: _____

Craig Allen Donner (SEAL)
Print/Type Name: Craig Allen Donner

State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that Shela D Bridges and William Thomas Bridges, Jr personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of November, 2021.

My Commission Expires: 11/23/25

[Signature], Notary Public



State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that Sharla D Lewis personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of November, 2021.

My Commission Expires: 11/23/25 _____, Notary Public



State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that Craig Allen Donner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of November, 2021.

My Commission Expires: 11/23/25 _____, Notary Public



EXHIBIT "A"

Tract 1:

BEGINNING at a point in the center of a public paved road which is known as the old road bed of the Aberdeen and Rockfish Railroad, at a point South 77° 56' East 738.6 feet from the intersection of the western line of the original tract with the center line of the above mentioned road, said beginning point being also the southeastern corner of the lot conveyed by William C. Price and wife, Edith B. Price to Lewis E. Halstead and wife, Ruby M. Halstead, by deed dated January 5, 1959 and recorded in Book 766, page 260 in the office of the Register of Deeds for Cumberland County, North Carolina, and running thence with Halstead's eastern line North 12° 04' East 862.00 feet to a stake; thence South 88° 40' East 815.5 feet to a stake; thence South 12° 04' West 1297.08 feet to a point in the center of the above mentioned paved road; thence with the center of the paved road North 77° 56' West 400.0 feet to the BEGINNING point.

BACK REFERENCE: Book 08686, page 322, Cumberland County Registry.

Tract 2:

Beginning at an iron stake said iron stake being the northeast corner of the land conveyed to William C. Donner and wife, Mary Ellen Donner as recorded in Deed Book 827, page 395, Cumberland County Registry and running thence with the eastern line of Donner's land South 12 degrees 04 minutes West 1296.34 feet to a point in the center line of Rockfish Road (S.R. #1112) thence with the center line of Rockfish Road North 77 degrees 32 minutes 08 seconds West 25.00 feet to an iron stake; thence North 12 degrees 04 minutes East 696.17 feet to an iron stake; thence North 77 degrees 56 minutes West 631.10 feet to an iron stake in the eastern line of the land conveyed to Billy H. Barefoot as recorded in Deed Book 2510, page 564, Cumberland County Registry; thence with Barefoot's eastern line North 18 degrees 08 minutes 15 seconds East 484.55 feet to an iron stake Barefoot's northeast corner; thence with Donner's northern line South 88 degrees 59 minutes East 616.28 feet to the beginning. Containing 8.18 acres more or less and being a portion of the land conveyed to William C. Donner and wife, Mary Ellen Donner, as recorded in Deed Book 827, page 395, Cumberland County Registry.



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 17, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 6/17/2025

SUBJECT: ZON-25-0021: REZONING FROM A1 AGRICULTURAL DISTRICT TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PARCEL COMPRISING 1.00 +/- ACRES; LOCATED AT THE NORTHWEST INTERSECTION OF NC HWY 87 SOUTH AND PUMMILL RD; SUBMITTED BY JEFF RIDDLE (AGENT) ON BEHALF OF CHAUDHURI INVESTMENTS, LLC (OWNERS).

ATTACHMENTS:

Description

ZON-25-0021

Type

Backup Material



PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-25-0021
Planning Board Meeting: June 17, 2025

Location: Intersection of NC HWY 87 S,
Pummill Rd, and Dipper Dr
Jurisdiction: County-Unincorporated

REQUEST

Rezoning A1 to C2(P)

Applicant requests a rezoning from A1 Agricultural District to C2(P) Planned Service and Retail District for a parcel containing approximately 1.00 acre located at the intersection of three streets: NC HWY 87 S, Dipper Dr, and Pummill Rd as shown in Exhibit "A". Both Dipper Dr. and Pummill Rd. are private streets located within a parcel owned by a single property owner. The intent of the property owners is to establish a self-service laundry business at the site.

PROPERTY INFORMATION

OWNER/APPLICANT: Chaudhuri Investments LLC (Owner); Jeff Riddle (Agent/Applicant).

ADDRESS/LOCATION: Located at the intersection of NC HWY 87 S, Dipper Dr, and Pummill Rd. Refer to Exhibit "A", Location and Zoning Map. REID numbers: 0443401100000.

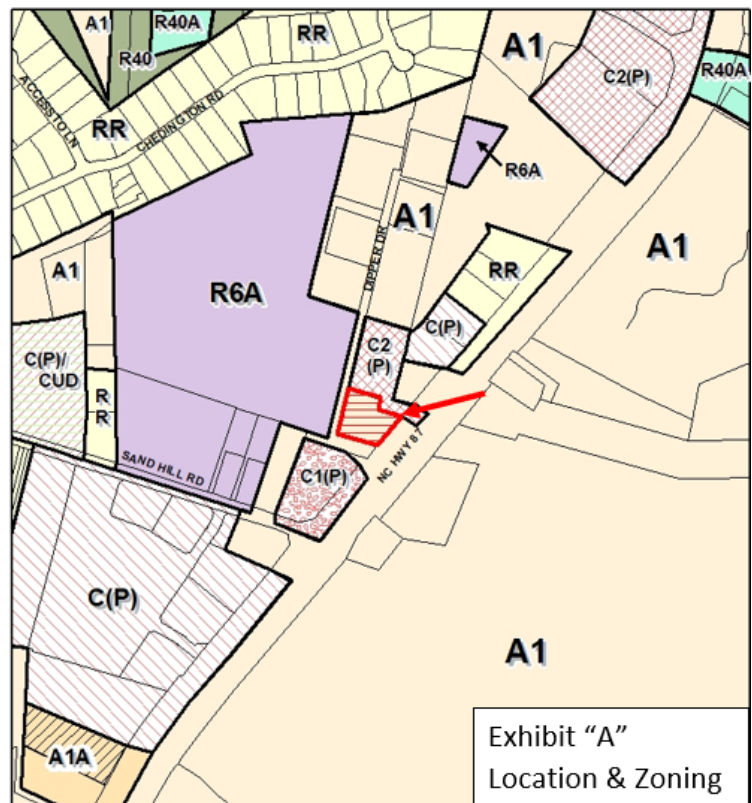
SIZE: The parcels contain approximately 1.00 +/- acres. Road frontage along NC HWY 87 S is 173 +/- feet. Road frontage along Pummill Rd is 187 +/- feet. Road frontage along Dipper Dr is 212 +/- feet. The property is approximately 262 +/- feet in length at its deepest point.

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

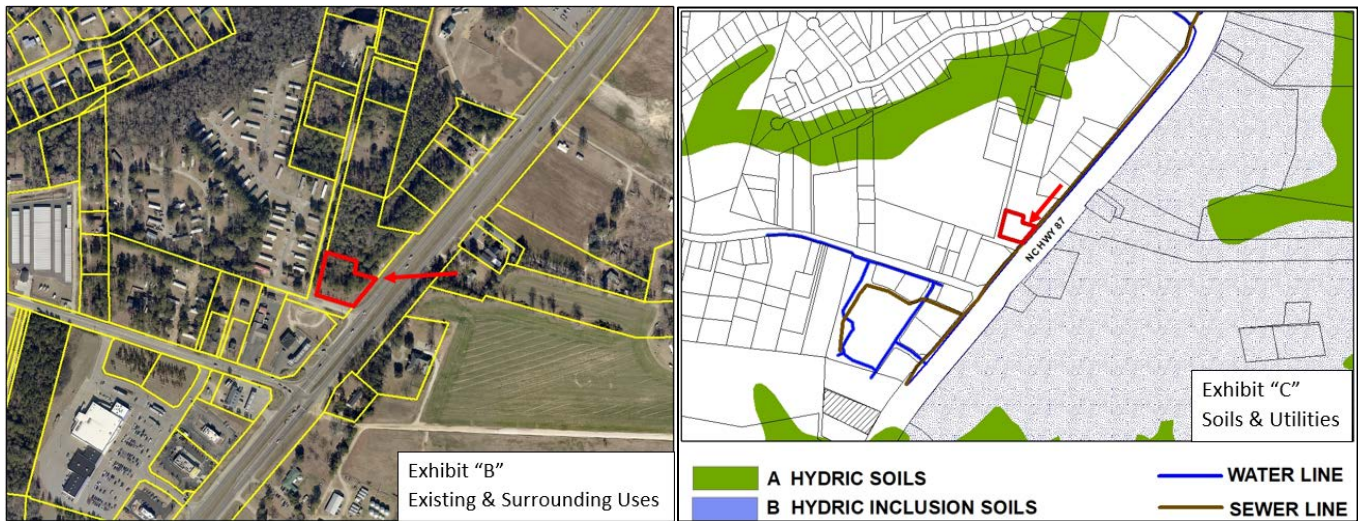
EXISTING LAND USE: The subject property is currently undeveloped wooded land.

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

- **North:** Single-family homes and undeveloped wooded lands.
- **East:** NC Highway 87 S, Single-family homes, and farmland.
- **West:** Gray's Creek Mobile Home Park.
- **South:** Gray's Creek Volunteer Fire Department and convenience stores with gasoline sales.



- **OTHER SITE CHARACTERISTICS:** The site is not located in a Watershed Protection Area nor within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates that hydric and hydric inclusion soils are not located on the property. Water and sewer lines belonging to PWC are shown to exist along NC HWY 87 S.



TEN YEAR ZONE CASE HISTORY:

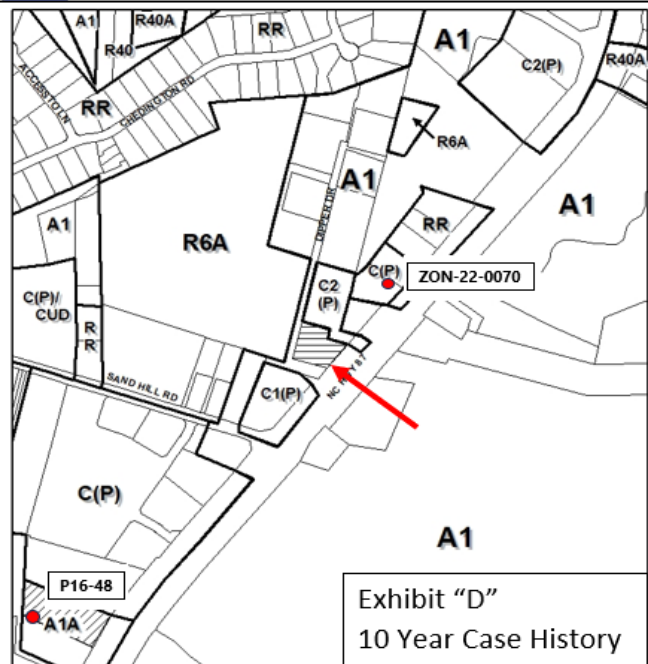
Exhibit "D" denotes the following rezoning case history within the most recent 10-year period.

- P16-48: C(P) to A1A; Approved.
- ZON-22-0070: RR to C(P); Approved.

DEVELOPMENT REVIEW:

Site plan review and approval will be required via the Current Planning Division prior to commencement of any site construction activity. Due to fronting streets on three sides, the property shall have three front yards and one side yard for setback purposes.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:



Minimum Standard	A1 (Existing)	C2(P) (Proposed)
Front Yard Setback	50 feet	50 feet
Side Yard Setback	20 feet	30 feet
Rear Yard Setback	50 feet	30 feet (Not applicable due to front three streets)
Lot Area	2 Acres	N/A
Lot Width	100'	N/A

DEVELOPMENT POTENTIAL:

Existing Zoning (A1)	Proposed Zoning (C2(P))
1 dwelling unit	0 dwelling units

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

COMPREHENSIVE PLANS:

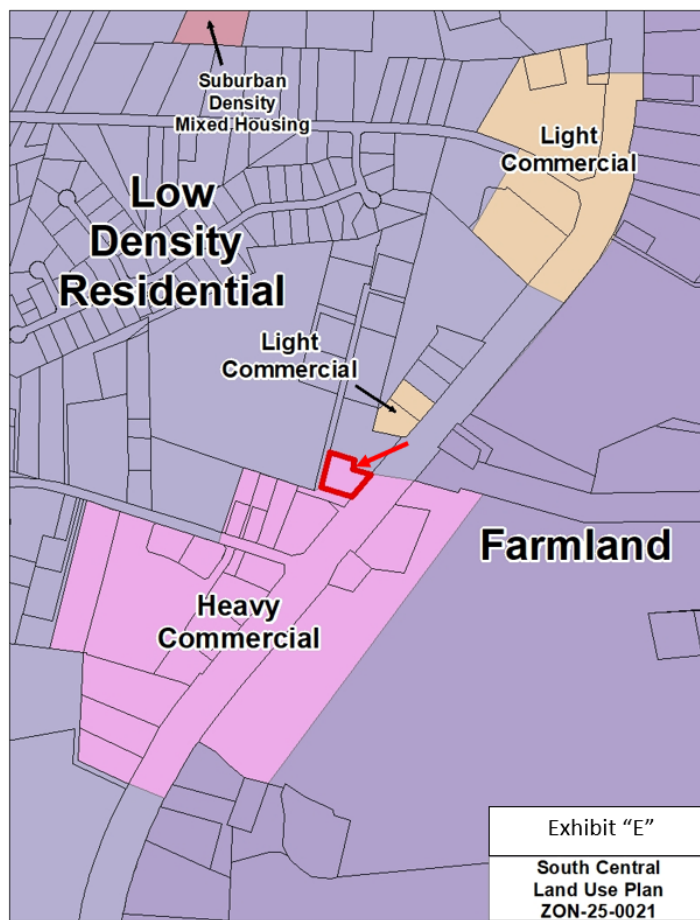
This property is located in the South-Central Land Use Plan (2015), as shown in Exhibit "E". The future land use classification of the property is "Heavy Commercial". The associated zoning district for Heavy Commercial is C(P).

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

FUTURE LAND USE CLASSIFICATION

Development Goals, Notes, and Objectives:

- "Provide quality, attractive commercial development that meets market demand, is harmonious with its surrounding area, has supporting infrastructure, preserves the natural environment, and is concentrated in nodes near major intersections and existing commercial development" (South Central Land Use Plan 2015, p. 93).
- "Promote the concentration of intense commercial development in nodes at the intersections of major thoroughfares, interchanges, and other designated areas along US Highway 301 South with public water and sewer" (South Central Land Use Plan 2015, p. 94).
- "Permit commercial establishments on tracts of land sufficient in size to accommodate vehicular and pedestrian circulation, landscaping, buffering, signs, and other required development standards" (South Central Land Use Plan 2015, p. 94).
- "[Ensure that commercial development] is located in the most convenient location, has access to public utilities and urban services, has the transportation network to handle the expected traffic volume, is not encroaching in an established residential area, is compatible with its surrounding uses, is conveniently located, and not stripped along the roadways" (South Central Land Use Plan 2015, p. 100).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: PWC Water and sewer lines are available near the subject properties along NC HWY 87. Well and septic permits would be required for any development on the subject properties if not connected to public water and sewer. The available utilities are shown on Exhibit "C".

TRANSPORTATION. NC HWY 87 S is classified as a Principal Arterial. Driveway connection permits must be obtained from NCDOT.

SCHOOLS CAPACITY/ENROLLMENT:

School Name	Enrollment	Capacity
Alderman Road Elementary	610	707
Gray's Creek Middle	1103	1083
Gray's Creek High	1455	1517

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

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request. All development and access to the property must comply with the North Carolina Fire Codes, which must be addressed at the time of site plan submission.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The property is not located within any special districts or overlay districts.

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

n/a – not applicable

STAFF RECOMMENDATION

In Case ZON-25-0021, Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to C2(P) Planned Service and Retail District. Staff finds that the request is consistent with the South-Central Land Use Plan which calls for "Heavy Commercial" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application
Deed of Ownership

ATTACHMENT: MAILING LIST

SHERWOOD PRESBYTERIAN CHURCH
4857 S NC 87 HWY
FAYETTEVILLE, NC 28306

WISTERIA GROUP LLC
3121 DRURY LN
FAYETTEVILLE, NC 28303

RICHARDSON, H DAMON JR; RICHARDSON, VICKI T
2641 SANDHILL RD
FAYETTEVILLE, NC 28306

RIDDLE, JOSEPH P III; RIDDLE, TRINA T
4200 MORGANTON RD STE 150
FAYETTEVILLE, NC 28314

V/D NEAL PROPERTIES LLC
1709 CLINTON RD
FAYETTEVILLE, NC 28312

STERLING, M RAY; STERLING, CHERYL LEIGH
4228 DIPPER DR
FAYETTEVILLE, NC 28306

RIDDLE, JOSEPH P III; RIDDLE, TRINA T
4200 MORGANTON RD STE 150
FAYETTEVILLE, NC 28314

GRAYS CREEK VOL FIRE DEPT TWENTY FOUR INC
2661 SAND HILL RD
FAYETTEVILLE, NC 28306

WILLIAMS, ROBERT J V; RIDDLE, JOSEPH P III TRUSTEES
PO BOX 53729
FAYETTEVILLE, NC 28305

RICHARDSON, HOLLIS JR; HENDRIX, VICKI T
2641 SAND HILL RD
FAYETTEVILLE, NC 28306

PAUL, S KEALOHA; PAUL, V WALTERS
4267 DIPPER DR
FAYETTEVILLE, NC 28306

TYSON, VANCE U JR
4925 S NC 87 HWY
FAYETTEVILLE, NC 28306

LONG, JAMES HUBERT
4800 S NC 87 HWY
FAYETTEVILLE, NC 28306

COON, IRIS L
4266 DIPPER DR
FAYETTEVILLE, NC 28306

DEVAULT, DONNA BRAMBLE
2129 YARBOROUGH RD
ST PAULS, NC 28384

SANDERS, LYNDIA
4834 S NC 87 HWY
FAYETTEVILLE, NC 28306

TYSON, VANCE U JR
4925 S NC 87 HWY
FAYETTEVILLE, NC 28306

RIDDLE, JOSEPH P III
PO BOX 53729
FAYETTEVILLE, NC 28305

GRAY'S CREEK LAND LLC
210 S RAILROAD AVE STE 4
ASHLAND, VA 23005

NWOSU, LUKE TRUSTEE
909 S MCPHERSON CHURCH RD
FAYETTEVILLE, NC 28303

SHERWOOD PRESBYTERIAN CHURCH
4857 S NC 87 HWY
FAYETTEVILLE, NC 28306

PMG CAROLINAS LLC
2900 TELESTAR COURT
FALLS CHURCH, VA 22042

ATTACHMENT: APPLICATION

CUMBERLAND

Planning & Inspections Department

CASE #: _____

PLANNING BOARD
MEETING DATE: 6/20/25

DATE APPLICATION
SUBMITTED: 5/12/25

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 \$ 450.⁰⁰.
(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 A1 to CPC2 PJR VB
2. Address of Property to be Rezoned: NC Hwy 87 S (no address)
3. Location of Property, details: NC Hwy 87 S between
addresses 4886 and 4946
4. Parcel Identification Number (PIN #) of subject property: 0443401100
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.0 Frontage: 173 ± Depth: 187 ±
6. Water Provider: Well: _____ PWC: ☒ Other (name): _____
7. Septage Provider: Septic Tank _____ PWC: ☒
8. Deed Book 7483, Page(s) 75, 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: Commercial Laundry Mat
11. Do you own any property adjacent to or across the street from this property?
Yes _____ No ☒ If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No ☒

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

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

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

x JAY J. CHANDLER

NAME OF OWNER(S) (PRINT OR TYPE)

3121 Drury Lane Fayetteville, NC 28303

ADDRESS OF OWNER(S)

x 919 423 5281

HOME TELEPHONE #

919 423 5281

WORK TELEPHONE #

Jeff Riddle

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

5965 Hall Park Road Fayetteville, NC 28306

ADDRESS OF AGENT, ATTORNEY, APPLICANT

riddle.3653@gmail.com

E-MAIL

(910) 308-9330

HOME TELEPHONE #

WORK TELEPHONE #

[Signature]

SIGNATURE OF OWNER(S)

[Signature]

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): X Jay J. Chaudhuri

MAILING ADDRESS: 3121 Dury Lane Fay, NC 28303

Officer's name and title: Owner

1. That I am (we are) owner's and record title holder(s) of the following described property legal description, to with:
2. That this property constitutes the property for which a request for (type of Application Approval Requested): Rezoning
3. That the undersigned has (have) appointed and does (do) appoint Jeff Riddle as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent (s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Cumberland County, North Carolina and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

Jay J. Chaudhuri
Owner's Signature

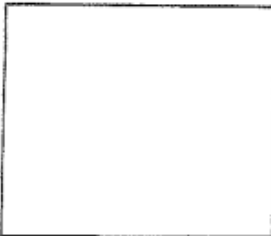
Owner's Signature

Owner's Signature

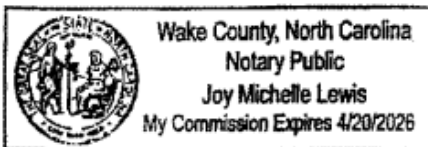
State of North Carolina

Cumberland County

- X The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 11th day of May (month), 2025 (year), by Jay Tyoti Chaudhuri (name of person acknowledging) who is personally known to me or who has produced NC Drivers License (type of identification) as Identification.



Joy Michelle Lewis
Signature of Notary Public – State of North Carolina
(Print/Type or Stamp Commissioned Name of Notary Public to the Left of Signature)
Joy Michelle Lewis
Commission Expires: 4/20/2026



ATTACHMENT: DEED OF OWNERSHIP

7483
0075

BK 7483PG075

(N.P. SEAL)
20 RF

003629

RECEIVED
1-25-2007 AM 10:06:59
J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00
Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Barkley Law Offices, P.C. "NO TITLE SEARCH PERFORMED"

Brief description for the Index: _____

THIS DEED made this 8th day of January, 20 07 by and between

GRANTOR	GRANTEE
Debi Chaudhuri and Mithu Chaudhuri	Chaudhuri Investments, LLC 3121 Drury Lane Fayetteville, North Carolina 28303

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

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3436 page 615.

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

NC Bar Association Form No. L-6 © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

7483
0076

BK 7483 PG 076

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

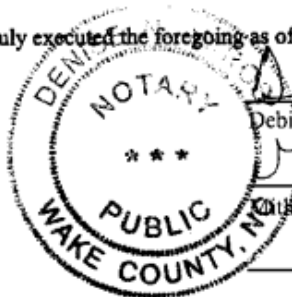
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____



Dennis P. Chaudhuri (SEAL)

Debi Chaudhuri

Mithu Chaudhuri (SEAL)

Mithu Chaudhuri

(SEAL)

(SEAL)

State of North Carolina - County of Cumberland WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that Debi Chaudhuri and Mithu Chaudhuri personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8th day of January, 2007.

My Commission Expires: 02-21-2010

Ronise N. Jarvis
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

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

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

NC Bar Association Form No. L-6 © 1977, 2002

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BK 7483 PG 077

ATTACHMENT

BEGINNING at a point in the western right-of-way margin on NC No. 87 (150' R/W) said point being located S 40 degrees 17' 53" W 65.64' from Upton Tyson Southeast corner as described in Deed Book 2642, Page 528 Cumberland County Registry; thence running with the margin on NC No. 87 S 40 degrees 17' 53" W 172.94' to a point; thence running along the northern margin of a 60' right of way N 72 degrees 29' 51" W 186.62' to a point; thence running along the eastern margin of a 40 foot ingress-egress easement described in Deed Book 2642, Page 528 Cumberland County Registry N 14 degrees 17' 39" E 211.51 feet to a point; thence S 72 degrees 29' 08" E 151.26' to a point; thence S 14 degrees 08' 39" W 54.10' to a point; thence S 73 degrees 38' 49" E 111.06' to the point of beginning and containing 1.00 acres more or less and being a portion of the property described in Deed Book 3212, Page 787 Cumberland County Registry.



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF JUNE 17, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING AND INSPECTIONS

DATE: 6/17/2025

SUBJECT: ELECTION OF OFFICERS