

Clarence Grier
County Manager

Sally Shutt
Assistant County
Manager



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA September 16, 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 OF AUGUST 19, 2025
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

- A. **Case ZNG-012-25: Initial zoning of 14.97 +/- acres to C2(P) Planned Service and Retail District, located approximately +/- 200ft East from the intersection of Town Center Dr and Rockfish Rd. REIDs 9494870736000, 9494872795000, 9494875714000, 9494878784000, 9494980467000 (portion). Submitted by Lori S. Epler (applicant) on behalf of Palmer Williams, Sycamore Corner LLC, SRW Builders LLC, Williams Timber LLC, and Great Oaks Property Holdings LLC (owners). (Hope Mills)**
- B. **Case ZON-25-0022: Rezoning request from C(P) Planned Commercial District and C-3 Heavy Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels totaling 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of Rainbow Ct and N. Main St; submitted by Alex Edwards (Agent) on behalf of Gwendolyn and Lorenzo McLean Jr (Owners/Applicant) and BBC Enterprises (Owner/Applicant). (Spring Lake)**
- C. **Case ZON-25-0034: Rezoning request from R40 Residential District to A1 Agricultural District or to a more restrictive zoning district for 7.00 +/- acres of a 14.50 +/- acres parcel; located southeast of Abco Ln and northwest of Dudley Rd; submitted by Carl Sims (Agent) on behalf of Albert W Robinson Jr. (Owner).**
- D. **Case ZON-25-0035: Rezoning request from RR Rural Residential District to A1 Agricultural District or to a more restrictive zoning district for a parcel**

comprising 374.57 +/- acres; generally located north of the Cape Fear River, south of McBryde St, 1.8 miles west of the intersection of Lane Road and Slocomb Rd, and one mile east of River Bend Rd; submitted by J. Scott Flowers (Agent) on behalf of Keith L. McCormick Revocable Trust (Owner).

- E. **Case ZON-25-0036: Rezoning request from RR Rural Residential and PND Planned Neighborhood District to A1 Agricultural District or to a more restrictive zoning district for twelve parcels comprising 1,038.09 +/- acres; all located north of the Cape Fear River and east and north of Slocomb Rd, along the north and south side of McBryde St, and approximately 1.25 miles west of the intersection E. Reeves Bride Road and McBryde St, submitted by J. Scott Flowers (Agent) on behalf of McCormick Farms Limited Partnership (Owner).**
- F. **Case ZON-25-0037: Rezoning request from A1 Agricultural, RR Rural Residential, PND Planned Neighborhood District, and CD Conservancy District to A1 Agricultural District or to a more restrictive zoning district for six parcels comprising 775.88 +/- acres; located north of the Cape Fear River, along the north and south sides of McBride St and Slocomb Rd, and approximately three-quarters of a mile west of Lane Road; submitted by J. Scott Flowers (Agent) on behalf of McCormick Farms Limited Partnership (Owner).**

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- G. **Case ZON-25-0033: Rezoning request from A1 Agricultural District to R30A Residential District or to a more restrictive zoning district for a parcel comprising 3.97 +/- acres; located at 10255 Ramsey St; submitted by James Edgar Houston Brown II and Dezia Brown (Owners).**

IX. ITEMS OF BUSINESS

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 SEPTEMBER 16, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 9/16/2025

SUBJECT: CASE ZNG-012-25: INITIAL ZONING OF 14.97 +/- ACRES TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT, LOCATED APPROXIMATELY +/- 200FT EAST FROM THE INTERSECTION OF TOWN CENTER DR AND ROCKFISH RD. REIDS 9494870736000, 9494872795000, 9494875714000, 9494878784000, 9494980467000 (PORTION). SUBMITTED BY LORI S. EPLER (APPLICANT) ON BEHALF OF PALMER WILLIAMS, SYCAMORE CORNER LLC, SRW BUILDERS LLC, WILLIAMS TIMBER LLC, AND GREAT OAKS PROPERTY HOLDINGS LLC (OWNERS). (HOPE MILLS)

ATTACHMENTS:

Description

ZNG-012-25

Type

Backup Material



STAFF REPORT

REZONING CASE# ZNG-012-25

Planning Board Meeting: 9/16/2025

Hope Mills Board Meeting: 10/06/2025

Address: Approximately +/- 200ft East from the intersection of Town Center Dr. and Rockfish Rd

ZONING REQUEST: Initially Zone to C2(P) Planned Service and Retail District

The Town of Hope Mills staff received an application request to initially zone 14.97 +/- acres of land to C2(P) Planned Service and Retail District, parcel identification numbers 9494-87-0736, 9494-87-2795, 9494-87-5714, 9494-87-8784, 9494-98-0467 (portion). The subject property is adjacent to developed commercial properties and residential properties. Towards the rear of the property there is residential housing zoned R10 (county), to the left of the property there is Traemoor Village which is a mix of commercial properties along with multi-family housing zoned mixed use with conditional zoning (town), to the right of the property there is residential housing zoned R10 (county), as well as CrossPointe Church zoned C2(P)(town limits), and across the street there is service and retail businesses zoned C2(P) (town limits). 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

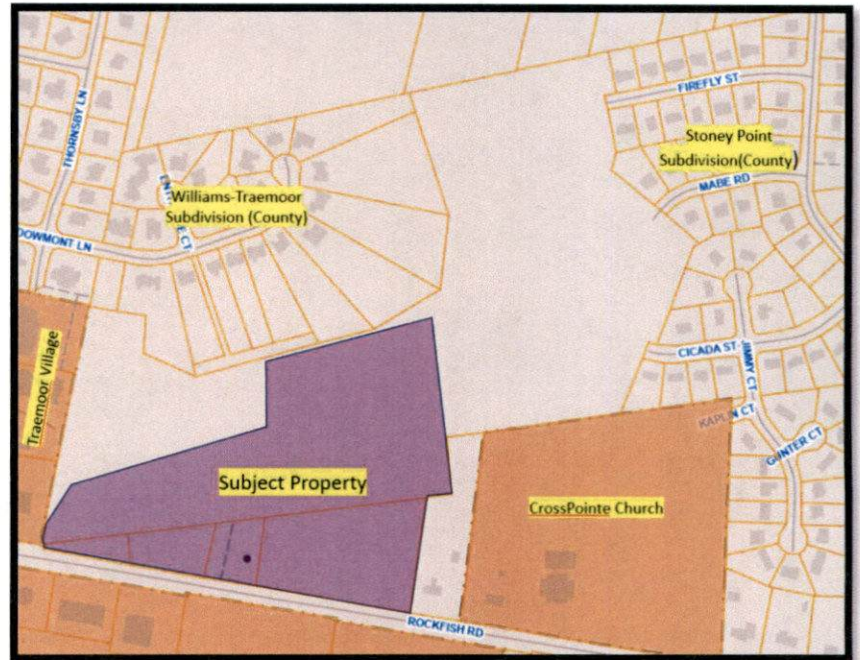
OWNER/APPLICANT:

Lori S. Epler (applicant),
on behalf of Palmer Williams,
Sycamore Corner, LLC, SRW
Builders, LLC, Williams Timber,
LLC, and Great Oaks Property
Holdings, LLC (owners)

ADDRESS/LOCATION:

Approx. +/- 200ft from the
Intersection of Town Center Dr,
REID 9494870736000,
9494872795000, 9494875714000,
9494878784000, 9494980467000
(portion).

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



SIZE: As stated above, the subject property is 14.97 +/- acres in size with varying lengths of depth are being looked at today.

Exhibit "A" Aerial View

EXISTING ZONING: The subject property is currently zoned under C2(P) Planned Service and Retail District (county), as well as other parts being zoned R10 (county).

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

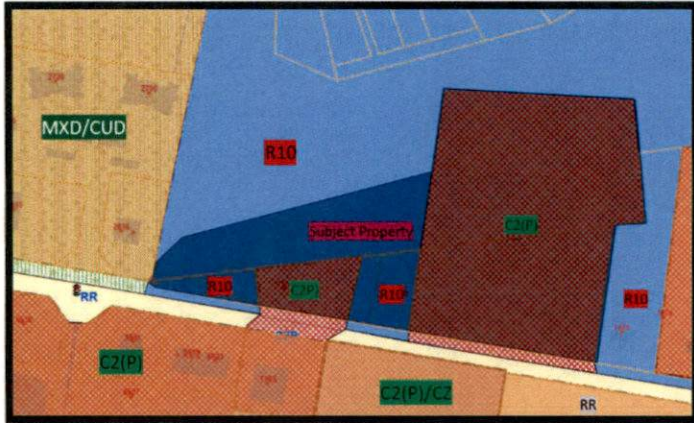


Exhibit "C" Utilities

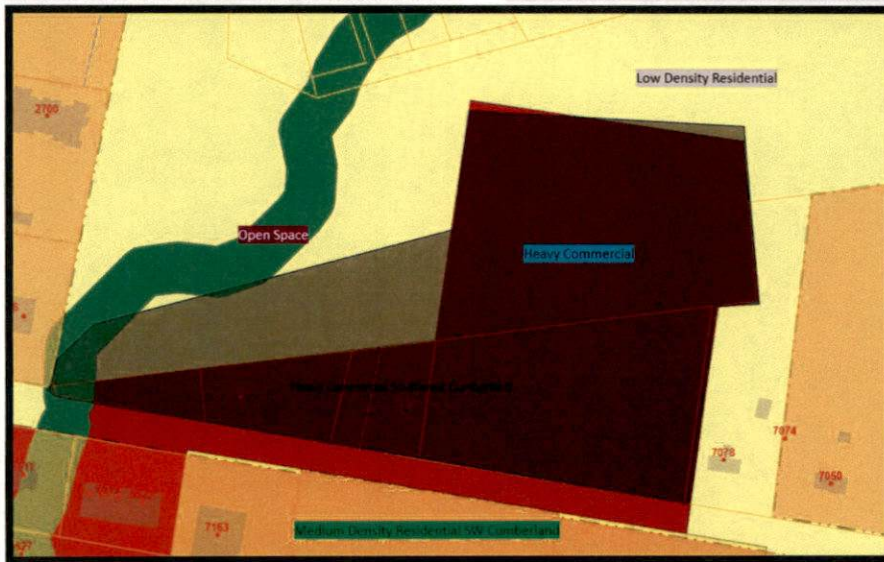
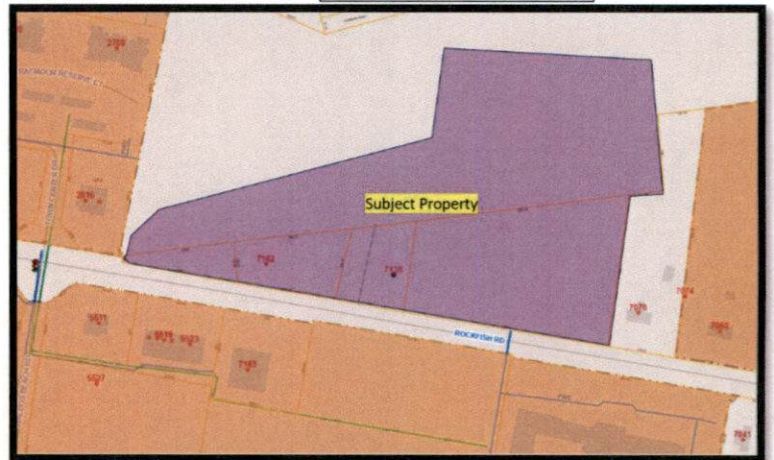


Exhibit "D" Future Land Use

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 predominantly designated as "Heavy Commercial", with a portion being designated as "Low Density Residential", and "Open Space". The requested zoning does fit within the guidelines of the Southwest Cumberland Land Use

Plan, and complements 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 and sewer are available for connection and will be provided by PWC.

STORMWATER: Stormwater Management Plan will be required, and development will occur near the existing wetlands; we will require state verification that no delineation is required.

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

SPECIAL OVERLAY DISTRICTS: No comment.

FIRE MARSHAL: No comment currently.

PUBLIC WORKS: No comment

INSPECTIONS: Must meet all NC building codes that are applicable.

PARKS & REC: No comment.

Health Department: This site is connected to public water and sewer.

Cumberland County: No comment.

FCEDC: Has no issue with this action.

RLUAC: No comment.

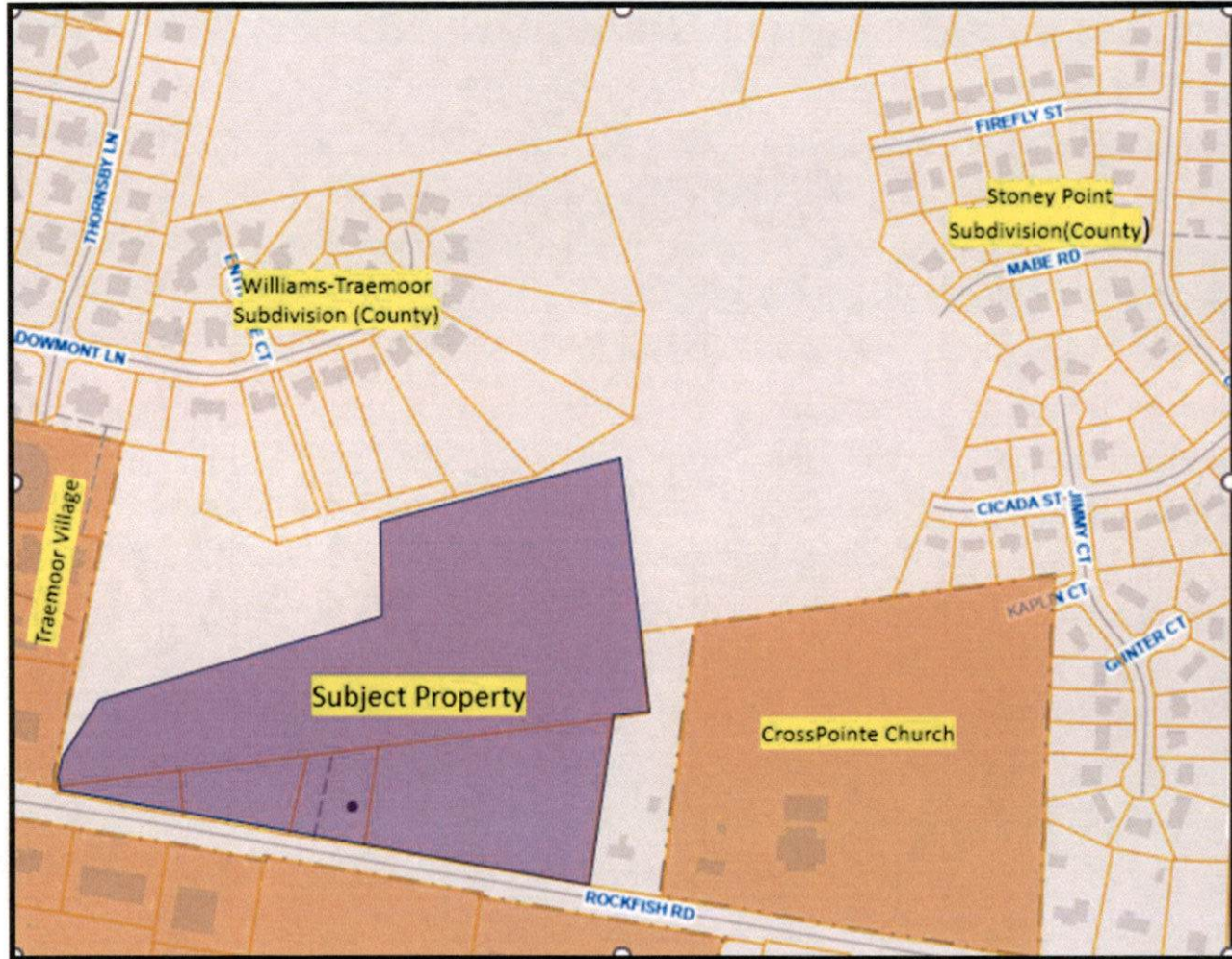
FAMPO: The subject property sits on Rockfish Road and is identified as a minor arterial in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Rockfish Road has a 2021 AADT of 13,500 and a road capacity of 12,300. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should generate enough traffic to significantly impact Rockfish Road as it is currently over capacity.

Cumberland County Schools:

School Name	Enrollment	Capacity
Stoney Point Elementary	824	826
John R Griffin Middle	1026	1,273
Jack Britt High	1925	1,929

STAFF RECOMMENDATION

Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to the C2(P) Planned Service and Retail District, as it is consistent with the 2013 Southwest Cumberland Land Use Plan. The proposed zoning is a strategic fit with the Town's ongoing and future goals for economic growth and development. It is also appropriate given the existing and anticipated land uses nearby, making the request both reasonable and beneficial to the public.





Town of Hope Mills

Planning Department

CASE NO.: ZNG-012-25

ZONING BOARD

MEETING DATE: 09-16-25

DATE APPLICATION

SUBMITTED: 08-19-25

RECEIPT NO.: 00028347

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 \$ 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 C2(P) COUNTY to C2(P) HOPE MILLS

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

2. Address/location of property to be Rezoned/Initially Zoned:

ROCKFISH ROAD

3. Parcel Identification Number (PIN #) of property: 9494878784000, 9494980467000,
(also known as Tax ID Number or Property Tax ID)

4. Acreage: 9.27 Frontage: 540 Depth: 700

5. Water Provider: Well: _____ PWC: YES

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

7. Deed Book 11347
11930, Page(s) 713
794 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 (TO BE DECIDED)

10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes X No _____
If yes, where? ALL TO THE NORTH AND WEST

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.

SRW BUILDERS LLC - PALMER WILLIAMS
WILLAMS TIMBER LLC - PALMER WILLIAMS

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

2709 THORNGROVE COURT, FAYETTEVILLE, NC 28303

Complete mailing address of property owner(s)

910-864-1125

Telephone number

910-261-7012

Alternative telephone number

PWILLIAMS@C-PROP.COM

E-mail address

Fax number

LORI S EPLER

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

1333 MORGANTON ROAD, SUITE 201, FAYETTEVILLE, NC 28305

Complete mailing address of agent, attorney, or applicant

910-483-4300

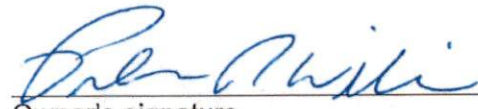
Telephone number

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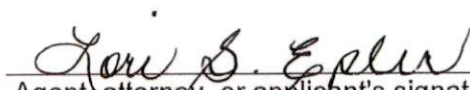
LEPLER@LKANDA.COM

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

Planning Department

CASE NO.: ZNG-012-25

ZONING BOARD

MEETING DATE: 09-16-25

DATE APPLICATION

SUBMITTED: 08-19-25

RECEIPT NO.: 00028347

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2. Address/location of property to be Rezoned/Initially Zoned:
7162 ROCKFISH ROAD
3. Parcel Identification Number (PIN #) of property: 9494872795000
(also known as Tax ID Number or Property Tax ID)
4. Acreage: 0.86 Frontage: 227 Depth: 147
5. Water Provider: Well: _____ PWC: YES
6. Septage Provider: Septic Tank _____ PWC YES Other (name) _____
7. Deed Book 11820, Page(s) 0256 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 (TO BE DECIDED)
10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes X No _____
If yes, where? ALL TO THE NORTH, EAST AND WEST
11. Has a violation been issued on this property? Yes _____ No X

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GREAT OAKS PROPERTY HOLDINGS LLC

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

2709 THORNGROVE COURT, FAYETTEVILLE, NC 28303

Complete mailing address of property owner(s)

910-864-1125

Telephone number

910-261-7012

Alternative telephone number

PWILLIAMS@C-PROP.COM

E-mail address

Fax number

LORI S EPLER

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

1333 MORGANTON ROAD, SUITE 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

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Town of Hope Mills
Planning Department

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ZONING BOARD
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1. Requested Rezoning/Initial Zoning from R10 to C2(P)
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2. Address/location of property to be Rezoned/Initially Zoned:
7138 ROCKFISH ROAD
3. Parcel Identification Number (PIN #) of property: 9494870736000, 9494980467000, 9494875714000
(also known as Tax ID Number or Property Tax ID)
4. Acreage: 4.84 Frontage: 476 Depth: 450
5. Water Provider: Well: _____ PWC: YES
6. Septage Provider: Septic Tank _____ PWC YES Other (name) _____

12103
11930
11928
8775

386
794
204
538
7. Deed Book 11928, Page(s) 204 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).

12103
11930
11928
8775

386
794
204
538
8. Existing use(s) of property: VACANT
9. Proposed use(s) of the property: COMMERCIAL (TO BE DECIDED)
10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes X No _____
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SRW BUILDERS LLC - PALMER WILLIAMS
WILLAMS TIMBER LLC - PALMER WILLIAMS

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

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Alternative telephone number

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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: R00028347

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 9/3/2025 10:40:51 AM

Tran. Code: 103651 - Zoning Petitions

Name: WILLIAMS TIMBER LLC

\$700.00

REZONING

\$700.00

Payment Method: Check

Payor: WILLIAMS TIMBER LLC

Reference: 1034

Total Amount Applied: \$700.00

Amount: \$700.00

Total Payment Received: \$700.00

Change: \$0.00

GL Distribution:

Account Number
10-3651

Account Name
ZONING PETITIONS

Amount
700.00

Total Distribution Amount:

700.00



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 # **A2025-009**
 - 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



For Town Clerk Use:

Annexation # _____

Town of Hope Mills Voluntary Annexation Petition

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

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

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

Property Information:

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

Cumberland County Parcel Identification Number (s):

9494-87-0736

9494-87-2795

9494-87-5714

9494-87-8784

9494-98-0467

Acres of Annexation Area: 14.97

Cumberland County Real Estate Identification Number (s):

9494870736000

9494872795000

9494875714000

9494878784000

9494980467000 (PORTION)

Existing Population: 0

Number of existing residential dwelling units: 0

Do you declare vested rights*? ☐ yes ☒ no

*We acknowledge that any zoning vested rights acquired pursuant to G.S. 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

SYCAMORE CORNER LLC

2409 THORNGROVE CT, STE 1

6-17-25

GREAT OAKS PROPERTY HOLDINGS LLC

SAME

6-17-25

WILLIAMS TIMBER LLC

SAME

6-17-25

SRW BUILDERS LLC

SAME

6-17-25

*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: R00027818

Cashier Name: Vonda Johnson

Terminal Number: 5

Receipt Date: 6/18/2025 7:40:01 AM

Tran. Code: 103650 - Zoning Permits/Applications

Name: WILLIAMS TIMBER, LLC-ROCKFISH ANNEXATION

\$500.00

Zoning Permits/Applications

\$500.00

Total Amount Applied: \$500.00

Payment Method: Check

Payor: WILLIAMS TIMBER, LLC-RO Reference: 1033

Amount: \$500.00

Total Payment Received: \$500.00

Change: \$0.00

GL Distribution:

Account Number

Account Name

Amount

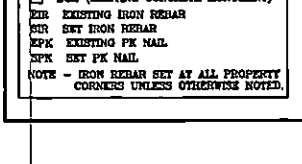
10-3650

ZONING PERMITS

500.00

Total Distribution Amount:

500.00



LINE	TABLE
BOUNDARY	
ADJOINER	
EASEMENT	

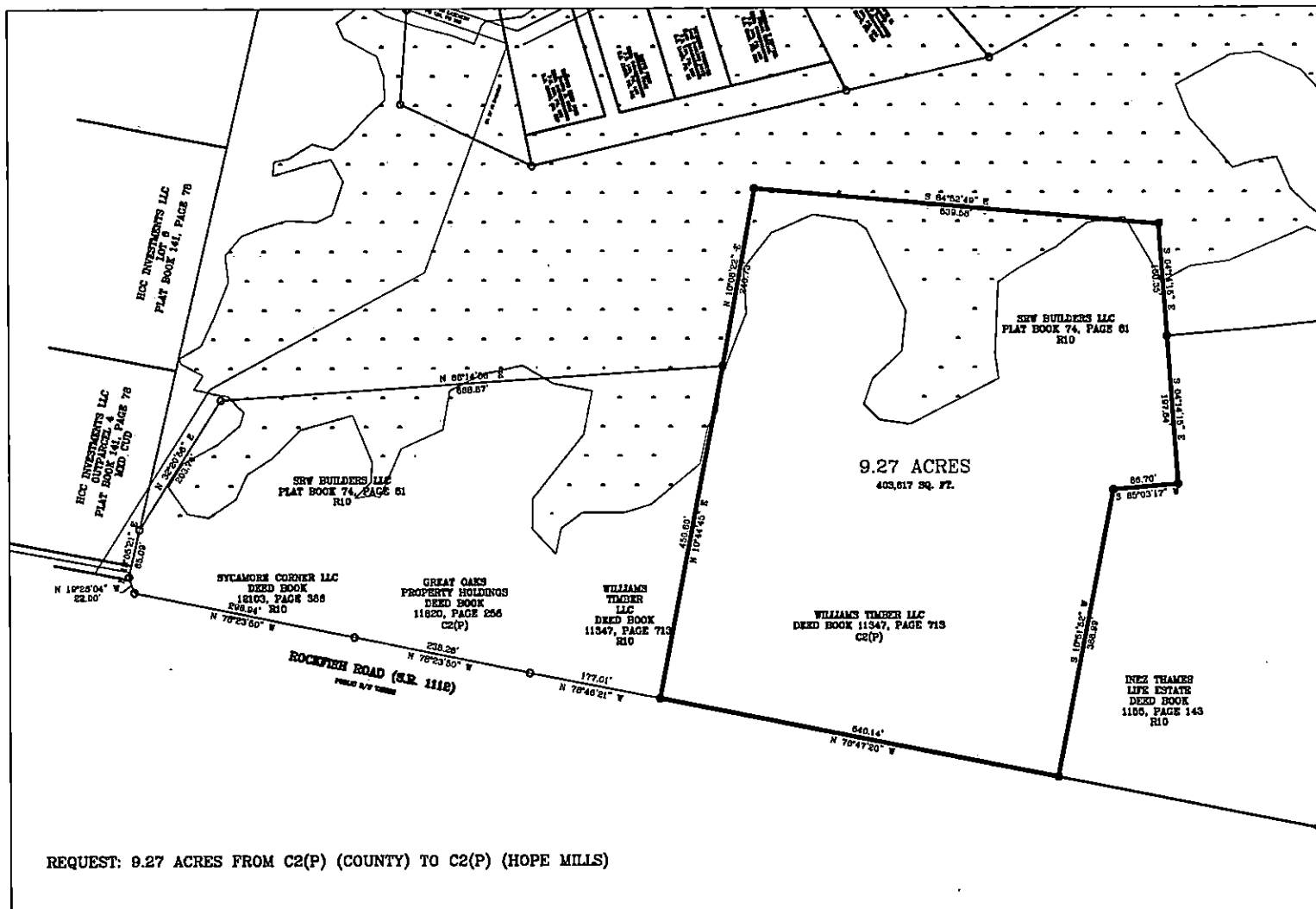
(IN FEET)
1 inch = 100

SRW BUILDERS LLC
ET, AL.
TOWNSHIP: ROCKFISH COUNTY: CUMBERLAND
STATE: NORTH CAROLINA
PROPERTY OF: SRW BUILDERS, STAMFORD CO
WILLIAMS TRUCKS LLC, GREAT OAKS PROPERTY

[illegible]

ANNEXATION MAP FOR
TOWN OF HOPE MILLS
ANNEXATION FILE # A2025-009

1333 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28306 TELEPHONE: (810) 483-4300 FAX: (810) 483-4052	
NO FROM ADDRESS C-CENT	1 2 3 4 5 6 7 8 9 10 11 12
SOUTH ROAD, CA 90666 BOULEVARD CHICAGO, IL 60606	1 2 3 4 5 6 7 8 9 10 11 12
53/10	1 2 3 4 5 6 7 8 9 10 11 12



ENGINEERING - SURVEYING - DESIGNING - DRAFTING
Larry King & Associates, R.L.S., P.A.

P.O. Box 53787
1333 Marganton Road, Suite 201
Fayetteville, North Carolina 28305
P. (910) 483-4300 F. (910) 483-4052
NC Firm License C-0887
www.lkanda.com

Owner:
**GREAT OAKS
PROPERTY
HOLDINGS, LLC**
CONTACT:
PALMER WILLIAMS
918.884.1125

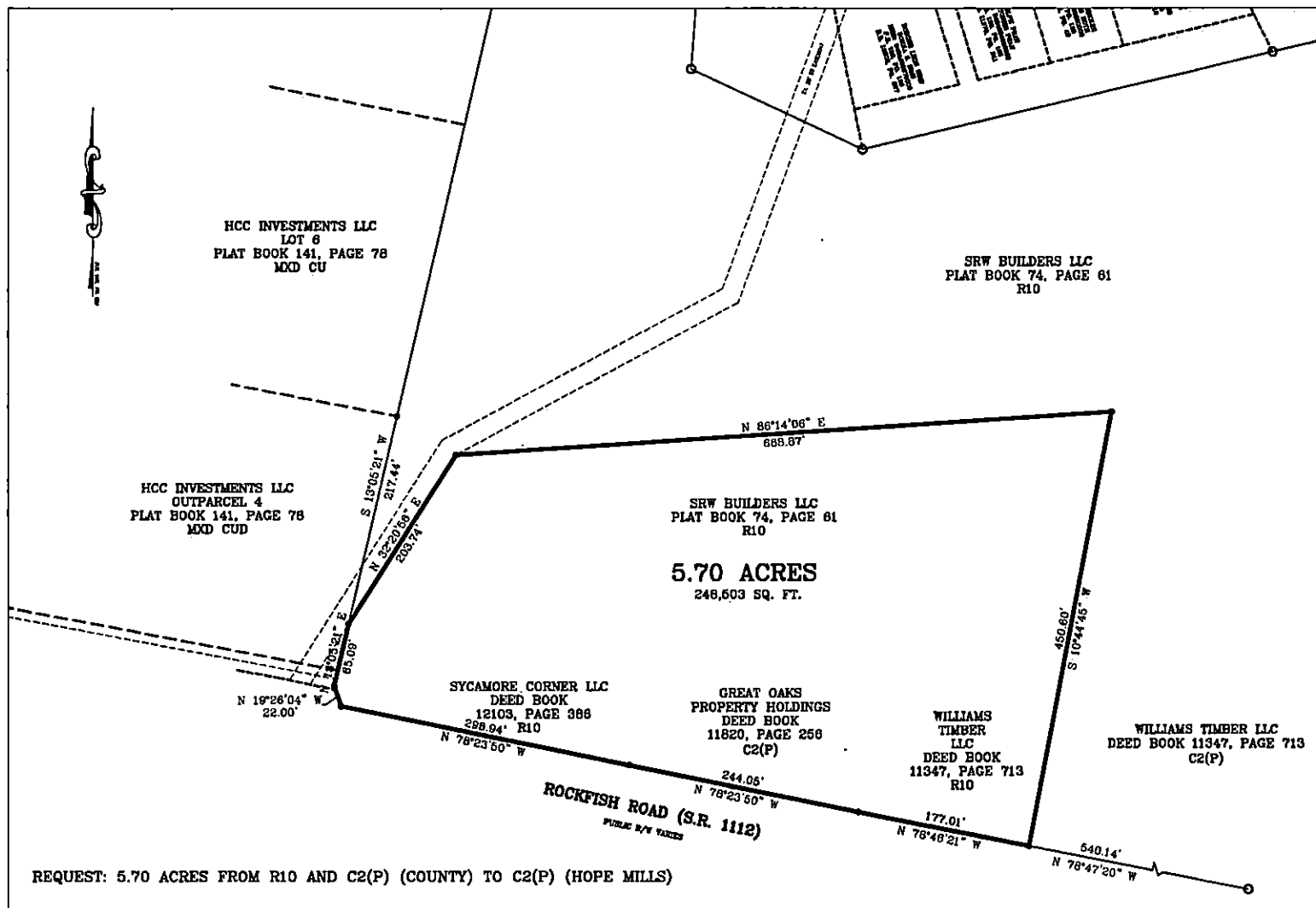
Project:

**ROCKFISH
COMMERCIAL**

lot id #: VARIES
township: ROCKFISH
county: CUMBERLAND
state: NC

job no.: P24-028
date: 07/23/2025
drawn by: LSE
survey by:
checked by:

PRELIMINARY
**DO NOT USE FOR
CONSTRUCTION**
THIS DRAWING HAS NOT
BEEN REVIEWED BY ANY
GOVERNMENTAL AGENCY
FOR COMPLIANCE WITH ANY
APPLICABLE LAND
DEVELOPMENT OR OTHER
REGULATIONS.



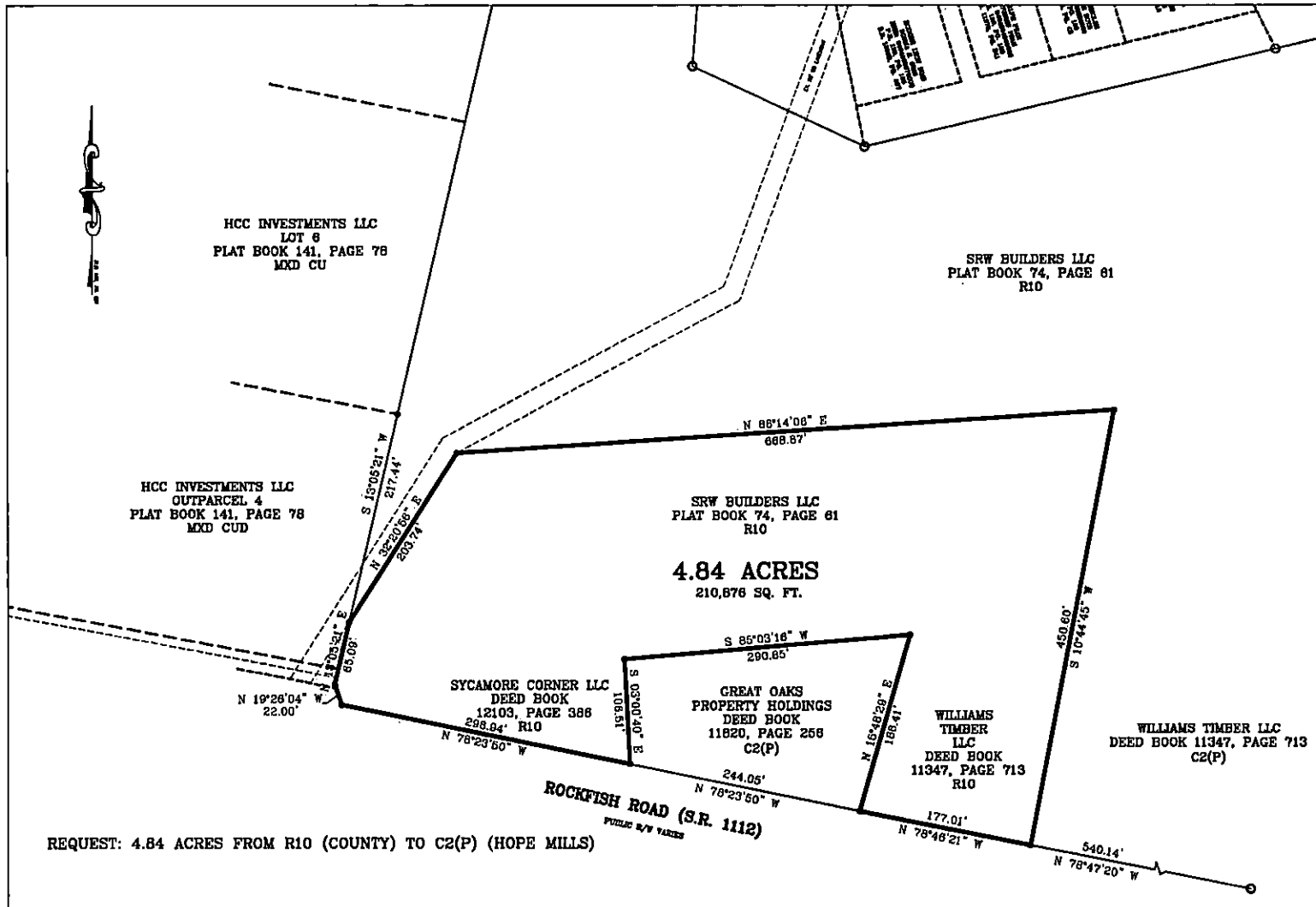
ENGINEERING - SURVEYING - DESIGNING - DRAFTING
Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, North Carolina 28305
P. (910) 483-4300 F. (910) 483-4052
NC Firm License C-0887
www.lkandA.com

Owner:
GREAT OAKS
PROPERTY
HOLDINGS, LLC et. al.
CONTACT:
PALMER WILLIAMS
918.64.1125

Project:
ROCKFISH
REZONING
MAP

tax id #:	VARIES
township:	ROCKFISH
county:	CUMBERLAND
state:	NC
job no.:	P24-028
date:	07/14/2025
drawn by:	LSE
survey by:	
checked by:	

PRELIMINARY
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NC Firm License C-0887
www.LKandA.com

Owner:
GREAT OAKS
PROPERTY
HOLDINGS, LLC et. al.
CONTACT:
PALMER WILLIAMS
910.864.1125

Project:
ROCKFISH
REZONING
MAP

tax id #:	VARIES
township:	ROCKFISH
county:	CUMBERLAND
state:	NC
job no.:	P24-028
date:	06/13/2025
drawn by:	LSE
survey by:	
checked by:	

PRELIMINARY
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FOR COMPLIANCE WITH ANY
APPLICABLE LAND
DEVELOPMENT OR OTHER
REGULATIONS.



PLAN REVIEW MEMORANDUM

DATE: July 21, 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
Lamarco Morrison – Parks & Recreation Director
Emily Weidner – Planning/Economic Development Director

SUBJECT: A2025-009

REQUEST: Annexation

REID: 9494870736000, 9494872795000, 9494875714000, 9494878784000, & 9494980467000

SIZE: 14.97 +/- acres

LOCATION: +/- 200ft east from the intersection of Town Center Dr. and Rockfish Rd.

POLICE DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections

STORMWATER DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No comment on annexation. If development occurs, Stormwater Management Permit Application is required. State Wetland and Erosion Control will apply. No Floodplain or AOD regulations apply.

PUBLIC WORKS DEPARTMENT:

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

FIRE DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections

INSPECTIONS DEPARTMENT:

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

PARKS & RECREATION:

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

PLANNING AND ZONING DEPARTMENT:

Recommendation: **APPROVAL**
Comments: Planning staff is requesting approval to begin the initial zoning process to designate the site under the C2(P) Planned Service and Retail District.

FILED	Nov 05, 2024
AT	11:14:01 AM
BOOK	12103
START PAGE	0386
END PAGE	0388
INSTRUMENT #	33646
RECORDING	\$26.00
EXCISE TAX	\$0.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$0.00
Parcel ID:	9494-87-0736
Mail/Box to:	Reaves Law, PLLC, PO Box 58187, Fayetteville, NC 28305
Prepared by:	L. Holden Reaves, Esq.
Brief description for the Index:	0 Rockfish Road (0.49 acre) – Alternate Legal Description

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4 day of November 2024, by and between:

GRANTOR	GRANTEE
Jimmy Edward Mabe and wife, Barbara K. Mabe 173 Sugarloaf Road Elizabethtown, NC 28337	Sycamore Corner, LLC, a North Carolina limited Liability company 2709 Thorngrove Court, Suite 1 Fayetteville, NC 28303

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in or near the City of Fayetteville, Cumberland County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 995, Page 667.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ Page 1.

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

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

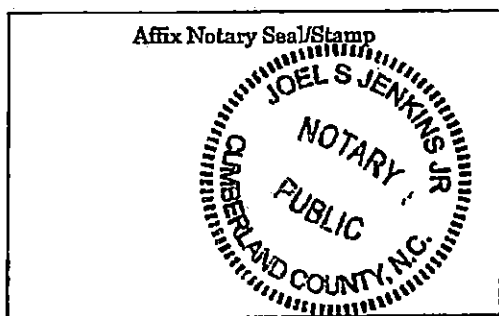
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Jimmy Edward Mabe
Jimmy Edward Mabe

Barbara K. Mabe
Barbara K. Mabe

STATE OF NC, COUNTY OF Camden

I, Joel S Jenkins Jr, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4th day of November, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Jimmy Edward Mabe and wife, Barbara K. Mabe.



Joel S Jenkins Jr
Notary Public (Official Signature)
My commission expires: 3-5-2026

EXHIBIT A

[Legal Description]

Located in the City of Fayetteville (Township of Rockfish), Cumberland County, North Carolina, and being more particularly described as follows:

BEGINNING at a set rebar in the northern right of way margin of Rockfish Road, a variable public right of way, said set rebar being also located at the western corner of that certain parcel owned by Great Oaks Property Holdings LLC (DB 11820, PG 256), now or formerly; thence leaving the northern right of way margin of Rockfish Road and running along the western boundary of the aforesaid parcel owned by Great Oaks Property Holdings LLC, now or formerly, North 10 degrees 15 minutes 39 seconds West 107.39 feet to a set rebar, said set rebar being located in the southern property line of that certain parcel owned by SRW Builders LLC (DB 11930, PG 794), now or formerly; thence running along the southern boundary of the aforesaid parcel owned by SRW Builders LLC, now or formerly, South 85 degrees 52 minutes 55 seconds West 361.24 feet to an existing iron rod, said existing iron rod being located at the southeast corner of that certain parcel owned by HCC Investments LLC (DB 7458, PG 610, PB 141, PG 78), now or formerly, said existing rod also being located South 79 degrees, 26 minutes 11 seconds East 64.99 feet of another existing iron rod) running thence South 11 degrees 23 minutes 18 seconds East 11.39 feet to a set rebar in the northern right of way margin of Rockfish Road, thence running along the northern right of way margin of Rockfish Road South 79 degrees 45 minutes 47 seconds East 383.88 feet to the POINT and PLACE OF BEGINNING, said parcel containing 0.49 Acres, and being the same property as shown on that certain Survey Map dated October 1, 2024, prepared by W. Larry King, Professional Land Surveyor L-1339, of Larry King & Associates, R.L.S., P.A., Fayetteville, North Carolina.

FILED	Mar 20, 2024
AT	02:06:29 PM
BOOK	11930
START PAGE	0794
END PAGE	0796
INSTRUMENT #	07904
RECORDING	\$26.00
EXCISE TAX	\$0.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9494-77-8838 (portion) Verified by _____ County on the _____ day of _____, 20____
By: & 9494-77-8768 (portion) & 9494-88-9518

Mail/Box to: Reaves & Reaves, PLLC, P.O. Box 53187, Fayetteville, NC 28305This instrument was prepared by: L. Holden Reaves, Esq.Brief description for the Index: Rockfish Road (near Waldo's Beach Road)THIS DEED made this 18 day of March, 2024, by and between

GRANTOR	GRANTEE
Godwin Family Partnership, LLC, a North Carolina limited company	SRW Builders, LLC, a North Carolina limited liability company
1007 Hay Street Fayetteville, NC 28305	2709 Thorngrove Court, Suite 1 Fayetteville, NC 28303

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

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

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 10719, Page 309.

A map showing the above described property is recorded in Plat Book 74, Page 61.

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

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

GRANTOR:

Godwin Family Partnership, LLC

By: Lawrence W. Blake (SEAL)
Lawrence W. Blake
Administrative Member

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: Lawrence W. Blake in his capacity as Administrative Member of Godwin Family Partnership, LLC, a North Carolina limited liability company.

Date: 3-18-2024

Official Signature of Notary: Emily Price

Notary's Printed Name: Emily Price

My commission expires: 8-4-2026

[Affix Notary Seal or Stamp]

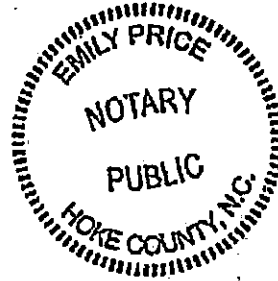


EXHIBIT A

BEING all of that certain 57.816 Acre parcel as shown on that recombination plat entitled "Biltwell, Inc.", said plat having been duly recorded in Plat Book 74, Page 61, Cumberland County, NC Registry.

8775
0538

0K08775 PG0538

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS
FILED Nov 30, 2011
AT 04:54:00 pm
BOOK 08775
START PAGE 0538
END PAGE 0540
INSTRUMENT # 39257
RECORDING \$26.00
EXCISE TAX (None)
RT

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9494-88-9518 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Reaves Law, PLLC, P.O. Box 53187, Fayetteville, NC 28305

This instrument was prepared by: L. Holden Reaves, Esq. [Without Title Examination]

Brief description for the Index: 57.816 Acres - Stoney Point (Rockfish Road)

THIS DEED made this 30 day of November, 2011, by and between

GRANTOR

Sharlene R. Williams (divorced)
238 N. McPherson Church Road
Fayetteville, NC 28303

GRANTEE

SRW Builders, Inc., a North Carolina corporation
238 N. McPherson Church Road
Fayetteville, NC 28303

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

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

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

See Exhibit A attached hereto and incorporated herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5464, Page 389.

8775
0539

3608775
8708775 860539
Map showing the above described property is recorded in [See separate description for plan reference, if any].

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 claiming by, under, or through, Grantor, other than the following exceptions: all easements, restrictions, covenants and conditions of record, if any, and taxes which are not yet due and payable.

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

(Entity Name)

Sharlene R. Williams (SEAL)
Sharlene R. Williams

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that Sharlene R. Williams 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 7th day of March, 2011.
My Commission Expires: _____

My Commission Expires August 25, 2014

[Signature]
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 _____ of _____ a North Carolina 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 his name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____

[Signature]
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 _____ (N.P. SEAL) 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

STONE POINT 57.816 ACRE TRACT

BEGINNING at a point said point being the southwest corner of Lot 60 as shown on the plat entitled, Section 3, Part Two, Stoney Point, recorded in Plat Book 52, Page 62 Cumberland County Registry and running thence with the boundary of the 57.816 acre tract as shown on that plat entitled "BILTWELL INC.", and recorded in Plat Book 74, Page 61, Cumberland County Registry the following courses and distances: South 84 degrees 07 minutes 27 seconds West 595.57 feet, South 04 degrees 13 minutes 00 seconds East 198.00 feet to the line of C. Edwards (now or formerly); with said Edwards line South 85 degrees 06 minutes 06 seconds West 1398.48 feet; South 04 degrees 53 minutes 54 seconds East 15.00 feet to a point in Rockfish Road; with Rockfish Road North 80 degrees 56 minutes 25 seconds West 81.91 feet; North 15 degrees 04 minutes 00 seconds East 1349.88 feet; North 80 degrees 00 minutes 40 seconds East 1711.36 feet; South 09 degrees 59 minutes 20 seconds East 145.00 feet; South 80 degrees 00 minutes 40 seconds West 40.00 feet; South 09 degrees 59 minutes 20 seconds East 50.00 feet; South 09 degrees 59 minutes 20 seconds East 145.00 feet; South 15 degrees 05 minutes 00 seconds West 60.00 feet; South 48 degrees 36 minutes 00 seconds East 186.08 feet; South 52 degrees 55 minutes 28 seconds East 50.18 feet; South 47 degrees 30 minutes 00 seconds East 151.75 feet; South 57 degrees 48 minutes 00 seconds West 25.06 feet; South 22 degrees 30 minutes 00 seconds West 348.70 feet to the north margin of Cicada Street; thence running with the north margin of Cicada Street 27.70 feet along the arc of a curve to the right having a radius of 176.30 feet to a point at the terminus of said street; thence South 22 degrees 47 minutes 00 seconds West 258.19 feet to the point of BEGINNING, and being all of the property recorded in Plat Book 52, Page 61, Plat Book 52, Page 63, Plat Book 53, Page 3, Cumberland County Registry and also being all of 2001 Tax Parcels 9498.08-77-8768, 9498.08-77-8838, and 9494.08-88-9518. The above-described property also includes all of the property described in Plat Book 74, Page 61, Cumberland County Registry.

For history of title see Deed Book 3636, Page 411, Cumberland County Registry.

The property conveyed hereby is the same property described as "Tract One" in that certain prior vesting deed recorded in Book 5464, Page 389, aforesaid Registry, and has Cumberland County tax parcel number 9494-88-9518.

LESS AND EXCEPT that certain conveyance of overlap acreage to HCC Investments, L.L.C. and Traemoor Village Owners Association, Inc. by deeds recorded immediately prior hereto in Book 8775, Page 531, and in Book 8775, Page 535, respectively, aforesaid Registry.

BK10433 PG0274

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS
FILED Jan 16, 2019
AT 10:55:23 am
BOOK 10433
START PAGE 0274
END PAGE 0274
INSTRUMENT # 01232
RECORDING \$26.00
EXCISE TAX (None)
BLF

North Carolina Department of The Secretary of State

Return: Elaine F. Marshall

CERTIFICATION OF CONVERSION

I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify that on the 27th day of December, 2018, Articles of Organization Including Articles of Conversion was filed in this office

CONVERTING

SRW BUILDERS, INC.

NC

INTO

SRW BUILDERS, LLC

NC

a limited liability company duly formed under the laws of the State of North Carolina with its period of duration being Perpetual.

The name of the resulting entity was changed by virtue of said conversion to: N/A.

The effective date of said conversion, if different from the date of filing was: 1 January 2019

The resulting entity has not filed articles of dissolution and continues to be in existence in this State as of the date of this certificate.

I FURTHER certify that this certificate is in compliance with North Carolina General Statutes §47-18.1 and §55D-26 and may be recorded in the office of the Register of Deeds in the same manner as deeds, the name of the resulting entity appearing in the "Grantee" index.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 16th day of January, 2019.

Elaine F. Marshall

Secretary of State

Certification# 103728112-1 Reference# 14838249- Page: 1 of 1
Verify this certificate online at <http://www.sosnc.gov/verification>

FILED ELECTRONICALLY
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.

FILED Mar 15, 2024
AT 12:23:10 PM
BOOK 11928
START PAGE 0204
END PAGE 0206
INSTRUMENT # 07409
RECORDING \$26.00
EXCISE TAX \$0.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9494-77-8838 (portion) Verified by _____ County on the _____ day of _____, 20____
By: & 9494-77-8768 (portion) & 9494-88-9518

Mall/Box to: Reaves Law, PLLC, P.O. Box 53187, Fayetteville, NC 28305

This instrument was prepared by: L. Holden Reaves, Esq.

Brief description for the Index: Rockfish Road (near Waldo's Beach Road)

THIS DEED made this 14th day of March, 2024, by and between

GRANTOR

Landmark, Inc., a North Carolina corporation

1019 Hope Mills Road
Fayetteville, NC 28304

GRANTEE

SRW Builders, LLC, a North Carolina limited liability company

2709 Thorngrove Court, Suite 1
Fayetteville, NC 28303

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

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

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2817, Page 602 & Book 2807, Page 591.

NC Bar Association Form No. 7 © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

Submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

A map showing the above described property is recorded in Plat Book 74, Page 61.

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

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

GRANTOR:

Landmark, Inc.

By: Randall A. Faircloth (SEAL)

Print Name: Randall S. Faircloth

Title: AVP

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Randall S. Faircloth in capacity as AVP of Landmark, Inc., a North Carolina corporation.

Date: March 14, 2024

Official Signature of Notary: Robin S. Zawiska

Notary's Printed Name: ROBIN S. ZAWISKA

My commission expires: 10-12-28

[Affix Notary Seal or Stamp]

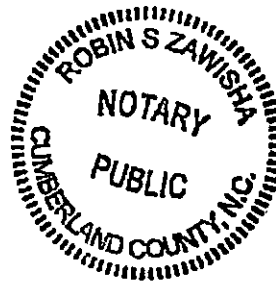


EXHIBIT A

BEING all of that certain 57.816 Acre parcel as shown on that recombination plat entitled "Biltwell, Inc.", said plat having been duly recorded in Plat Book 74, Page 61, Cumberland County, NC Registry.

It is noted that the Grantor entity no longer has active status with the North Carolina Secretary of State; and this Non-Warranty Deed is given as part of the winding up Grantor's business and affairs pursuant to NCGS 55-14-05.

FILED	Dec 22, 2021
AT	09:55:54 AM
BOOK	11347
START PAGE	0713
END PAGE	0716
INSTRUMENT #	59117
RECORDING	\$26.00
EXCISE TAX	\$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 0423-83-2187, 9476-64-9280, 0542-23-4876 Verified by _____ County on the ____ day of _____, 20____
By: 9494-87-8784, 9494-87-5714

Mail/Box to: Reaves Law, PLLC, PO Box 53187, Fayetteville, NC 28305This instrument was prepared by: L. Holden Reaves, Esq. [WITHOUT TITLE EXAMINATION]Brief description for the Index: Five (5) ParcelsTHIS DEED made this 22nd day of December, 2021, by and between

GRANTOR

Pelican Property Holdings, LLC, a North Carolina
limited liability company2709 Thomgrove Court, Suite 1
Fayetteville, NC 28303

GRANTEE

Williams Timber, LLC, a North Carolina
limited liability company2709 Thomgrove Court, Suite 1
Fayetteville, NC 28303

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

See Exhibit A attached hereto and incorporated herein by reference.The property hereinabove described was acquired by Grantor by instrument recorded in [See Exhibit A for prior deed references].A map showing the above described property is recorded in [See Exhibit A for plat references].The property herein conveyed does not include the primary residence of Grantor.

NC Bar As submitted electronically by "Reaves Law, PLLC"
Printed by in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

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 whomsoever, other than the following exceptions: all easements, restrictions, covenants and conditions of record, if any, and taxes for the current year and thereafter.

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

GRANTOR:

Pelican Property Holdings, LLC

By: Robert J. Williams V (SEAL)
Robert J. Williams V
President

STATE OF NORTH CAROLINA

COUNTY OF _____

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert J. Williams V, in his capacity as President of Pelican Property Holdings, LLC, a North Carolina limited liability company.

Date: 12-22-2021

Official Signature of Notary: _____

Notary's Printed Name: Leonard H. Reeves

My commission expires: _____

My Commission Expires August 25, 2024

[Affix Notary Seal or Stamp]

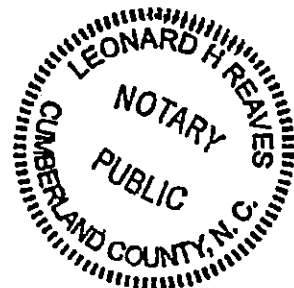


EXHIBIT ATract One:

Being the tract of real property listed below and designated by the Deed Book and Page of the deed recorded in the Cumberland County Registry in which the Grantor or its predecessor in title was conveyed the tract, as applicable. The tract is further identified by the tax parcel number designated on the records of the Cumberland County Tax Department. This conveyance is made subject to easements, restrictions, and rights of way of record, if any, and are subject to any conveyances made by Grantor preceding or subsequent to the deed that is referenced.

Internal tract number,
Tax Parcel Number, and
Deed reference

Property description as designated on the
corresponding tax listing

LS4
0423-83-2187 (formerly 0423-74-3261)
Book 8373, Page 335

78.10 ACS Mill TR and Parker LD (located on Corporation Drive)

For prior vesting deed, see Book 8868, Page 885, Cumberland County, NC Registry.

Grantor intends by this deed to convey its 50% undivided interest in Tract One as described above.

Tract Two:

Being the tract of real property listed below and designated by the Deed Book and Page of the deed recorded in the Cumberland County Registry in which the Grantor or its predecessor in title was conveyed the tract, as applicable. The tract is further identified by the tax parcel number designated on the records of the Cumberland County Tax Department. This conveyance is made subject to easements, restrictions, and rights of way of record, if any, and are subject to any conveyances made by Grantor preceding or subsequent to the deed that is referenced.

Internal tract number,
Tax Parcel Number, and
Deed reference

Property description as designated on the
corresponding tax listing

S 16
9476-64-9280
Book 4692, Page 188

45.2 ACS McCallum LD (located on Sykes Pond Rd)

For prior vesting deed, see Book 8868, Page 885, Cumberland County, NC Registry.

Grantor intends by this deed to convey its 50% undivided interest in Tract Two as described above.

Tract Three:

BEING the same property described in that certain prior General Warranty Deed recorded in Book 6952, Page 715, Cumberland County, NC Registry, less and except any prior out conveyances.

Subject property has Cumberland County tax parcel number 0542-23-4876 (and is commonly known as 7249 Ramsey Street).

For prior vesting deed, see Book 10423, Page 23, aforesaid Registry.

Grantor intends by this deed to convey its 100% interest in Tract Three as described above.

Tract Four:

BEING the same property described in that certain prior General Warranty Deed recorded in Book 8720, Page 776, Cumberland County, NC Registry, less and except any prior out conveyances.

Subject property has Cumberland County tax parcel number 9494-87-8784 (and is commonly known as 7106 Rockfish Road).

For prior vesting deed, see Book 10423, Page 23, aforesaid Registry.

Grantor intends by this deed to convey its 100% interest in Tract Four as described above.

Tract Five:

BEING all of Lot 1 (0.81 Ac.) as shown on plat duly recorded in Plat Book 128, Page 50, Cumberland County, NC Registry.

For prior vesting deed, see Book 11299, Page 695, aforesaid Registry.

Subject property has Cumberland County tax parcel number 9494-87-5714.

Grantor intends by this deed to convey its 100% interest in Tract Five as described above.

FILED	Sep 14, 2023
AT	10:36:20 AM
BOOK	11820
START PAGE	0256
END PAGE	0258
INSTRUMENT #	29082
RECORDING	\$26.00
EXCISE TAX	\$600.00

NORTH CAROLINA GENERAL WARRANTY DEED PREPARED WITHOUT TITLE EXAMINATION

Excise Tax: \$ 600.00

Parcel Identifier No. 9494-87-2795 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Reaves Law Firm

This instrument was prepared by: The Real Estate Law Firm, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: 7162 Rockfish Rd

THIS DEED made this 7th day of September, 2023, by and between

GRANTOR

Wendi P. Kmet, divorced
125 Sir Richard West
Kill Devil Hills, NC 27948

GRANTEE

Great Oaks Property Holdings, LLC, a North Carolina
Limited Liability Company
2709 Thorngrove Ct, Suite 1
Fayetteville, NC 28303

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

See Exhibit "A"

Parcel ID: 9494-87-2795

Property Address: 7162 Rockfish Road, Fayetteville, NC 28306

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8979 page 501.

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:

SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS AND EASEMENTS PROPERLY OF RECORD, IF ANY, AND AD VALOREM TAXES DUE FOR THE CURRENT YEAR.

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

Wendi P. Kmet (SEAL)
Print/Type Name: Wendi P. Kmet

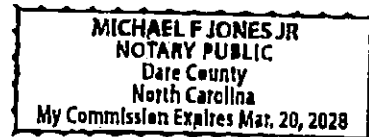
State of North Carolina

County of Dare

I, the undersigned Notary Public of Dare County and State aforesaid, certify that Wendi P. Kmet personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed and in the capacity indicated. Witness my hand and Notarial stamp or seal this 8th day of Oct, 2023.

My Commission Expires: 03/20/2028

Michael F. Jones Jr.
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

Exhibit "A"

A 0.855 acre tract (more or less), located at 7162 Rockfish Road, Cumberland County, North Carolina. Being bounded on the North by a tract of land now or formerly owned by SRW Builders, Inc. as recorded in Deed Book 8775, Page 538 of the Cumberland County Registry; on the East by a tract of land now or formerly owned by Wadus A. Clark, Jr. and wife, Leigh A. Clark as recorded in Deed Book 6255, page 216 of the Cumberland County Registry; on the South by State Road #1112 (Rockfish Road), having a 60' Right-of-Way; on the West by a tract of land now or formerly owned by Jimmy E. Mabe as recorded in Deed Book 995, page 667 of the Cumberland County Registry, and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " rebar, the Southwest boundary corner of a tract of land now or formerly owned by the above-mentioned Wadus A. Clark, Jr. and wife, Leigh A. Clark, said $\frac{1}{2}$ " rebar also being located N $78^{\circ} 30'$ W, 189.45' from an existing $\frac{1}{2}$ " rebar, the Southeast corner of the above-mentioned Wadus Clark, Jr. tract of land, said $\frac{1}{2}$ " rebar also being located in the Northern Right-of-Way margin of State Road #1112 (Rockfish Road) and running thence and with State Road #1112 (Rockfish Road) N $78^{\circ} 47' 16''$ W, 227.33' to a Set $\frac{3}{4}$ " iron pipe, said $\frac{3}{4}$ " iron pipe also being the Southeastern boundary corner of a tract of land now or formerly owned by Jimmy E. Mabe as recorded in Deed Book 995, page 667 of the Cumberland County Registry; said $\frac{3}{4}$ " iron pipe also being located N $52^{\circ} 51' 42''$ E, 37.89' from a Set nail and cap in the centerline of the asphalt of State Road #1112 (Rockfish Road); thence and with Mabe's Eastern boundary line N $11^{\circ} 47' 16''$ W, 109.49' to a Set $\frac{3}{4}$ " iron pipe, the Northeastern boundary corner of the Mabe tract of land, said $\frac{3}{4}$ " iron pipe also being in the Southern boundary line of a tract of land now or formerly owned by SRW Builders, Inc. as recorded in Deed Book 8775, Page 538 of the Cumberland County Registry, and running thence and with the Southern boundary line of the SRW Builders, Inc. tract of land N $84^{\circ} 28' 52''$ E, 296.15' to an existing $\frac{3}{4}$ " iron rod, said $\frac{3}{4}$ " iron rod also being the Northwestern boundary corner of the above-mentioned Wadus A. Clark, Jr. and wife, Leigh A. Clark tract of land as recorded in Deed Book 6255, page 216 of the Cumberland County Registry; said $\frac{3}{4}$ " iron rod also being located S $84^{\circ} 32' 11''$ W, 166.94' from an existing angle iron, the Northeastern boundary corner of the above-mentioned Wadus A. Clark, Jr. tract of land, thence and with the Western boundary line of the Clark's tract of land S $15^{\circ} 21' 42''$ W, 186.53' to the point and place of BEGINNING, containing 0.855 acres (more or less), 37,262.70 sq ft and being a portion of the two (2) acres (more or less) tract of land as recorded in Deed Book 995, page 667 of the Cumberland County Registry.

Together with any and all other easements of record or otherwise, restrictive covenants, if any, and any other right-of-ways of record or otherwise.

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Emily Weidner
Director

September 3, 2025

Sycamore Corner LLC
2709 Thorngrove Ct. STE 1
Fayetteville, NC 28303

Dear Sycamore Corner, LLC,

The Joint Planning Board of Cumberland County will hold a public meeting on September 16, 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-012-25: Initial zoning of 14.97 +/- acres to C2(P) Planned Service and Retail District, located approximately +/- 200ft East from the intersection of Town Center Dr and Rockfish Rd. REIDs 9494870736000, 9494872795000, 9494875714000, 9494878784000, 9494980467000 (portion), submitted by Lori S. Epler (applicant) on behalf of Palmer Williams, Sycamore Corner LLC, SRW Builders LLC, Williams Timber LLC, and Great Oaks Property Holdings LLC (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 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

Xavier J. Robinson
Town of Hope Mills
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
Sycamore Corner LLC	2709 Thorngrove Ct. Ste 1	Fayetteville	NC	28303
Great Oaks Property Holdings LLC	2709 Thorngrove Ct. Ste 1	Fayetteville	NC	28303
Williams Timber LLC	2709 Thorngrove Ct. Ste 1	Fayetteville	NC	28303
SRW Builders LLC	2709 Thorngrove Ct. Ste 1	Fayetteville	NC	28303
Raj Fay LLC	4423 Ferncreek Rd.	Fayetteville	NC	28314
Venture Properties VI LLC	Po Box 843	Wilkesboro	NC	28697
DT Retail Properties LLC	500 Volvo Pkwy	Chesapeake	VA	23320
Barbara M. Johnson Heirs	Po Box 53349	Fayetteville	NC	28305
Cumberland AL Investors LLC	4423 Pheasant Ridge Rd. 301	Roanoke	VA	24014
Inez J. Thames Life Estate	4559 Camden Rd.	Fayetteville	NC	28306
HCC Investments LLC	3077 N. Main St.	Hope Mills	NC	28348
Traemoor Village Owners Association INC	3077 N. Main St. 201	Hope Mills	NC	28348



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF SEPTEMBER 16, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 9/16/2025

SUBJECT: CASE ZON-25-0022: REZONING REQUEST FROM C(P) PLANNED COMMERCIAL DISTRICT AND C-3 HEAVY COMMERCIAL DISTRICT TO R-5/CZ RESIDENTIAL DISTRICT CONDITIONAL ZONING OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR TWO PARCELS TOTALING 9.02 +/- ACRES; LOCATED AT 604 N. MAIN ST AND THE ABUTTING PARCEL LOCATED AT THE NORTHEAST CORNER OF RAINBOW CT AND N. MAIN ST; SUBMITTED BY ALEX EDWARDS (AGENT) ON BEHALF OF GWENDOLYN AND LORENZO MCLEAN JR (OWNERS/APPLICANT) AND BBC ENTERPRISES (OWNER/APPLICANT). (SPRING LAKE)

ATTACHMENTS:

Description

ZON-25-0022

Type

Backup Material



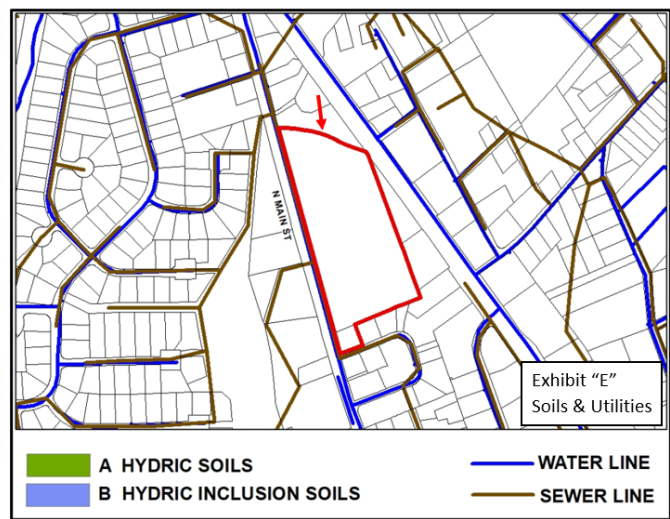
Location: 604 N. Main St
Jurisdiction: Town of Spring Lake

Rezoning C(P) and C-3 to R-5/CZ

PROPERTY INFORMATION

- **North:** NC HWY 87 (Bragg Blvd), Commercial
- **East:** NC HWY 87 (Bragg Blvd), Commercial
- **West:** N Main St, Commercial, and Manchester Forest Residential Subdivision
- **South:** Rainbow Ct, Commercial, Single-family Residential

- **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 "E", illustrates no hydric or hydric inclusion soils.

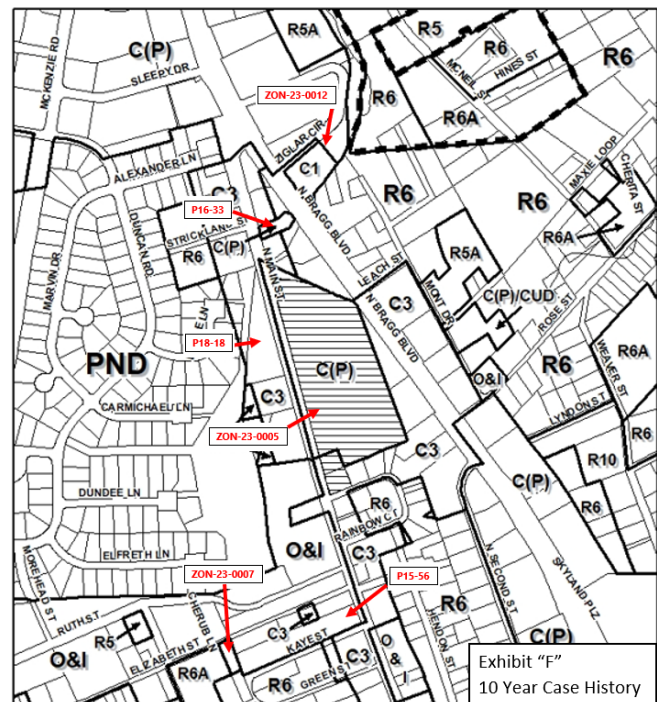


TEN YEAR ZONE CASE HISTORY:

Exhibit "F" denotes the location of the zoning 10-year case history described below.

- ZON-23-0012: R-6 to C-1; Approved.
- ZON-23-0007: O&I(P) to R-6; Approved.
- ZON-23-0005: C(P) & C-3 to R5A/CZ; Denied.
- P18-18: Remove MSOD, R6/C-3 to C-3; Approved.
- P16-33: Removal of MSOD, R6 & C-3 to C-3; Approved MSOD removal & rezoned to C(P).
- P15-56: Removal of MSOD; Approved.

DEVELOPMENT REVIEW: Should the request be approved, the applicant intends to submit a final site plan for an apartment community. Any site plan must be consistent with the Conditional Zoning Site Plan and the Town of Spring Lake's Code of Ordinances.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	C(P) (Existing)	C-3 (Existing)	CB (Existing)	R-5/CZ (Proposed)
Front Yard Setback	50 feet	45 feet	20 feet	25 feet
Side Yard Setback	30 feet	15 feet	0 feet	10 feet (1 & 2-story) /4+ feet per story after 2
Rear Yard Setback	30 feet	20 feet	20 feet	30
Lot Area	2 acres	N/A	N/A	6,000 Sq. Ft. (1 st DU)/ 3,000 Sq. Ft. (2 nd & 3 rd DUs)/ 2,500 Sq. Ft. (4 or more DUs)/ 1,500 Sq. Ft. (Min. Sq ft per each DU above ground floor)
Lot Width	N/A	N/A	N/A	60 feet

DEVELOPMENT POTENTIAL:

Existing Zoning C(P) and C-3	Proposed Zoning R-5/CZ
0 dwelling units	204 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

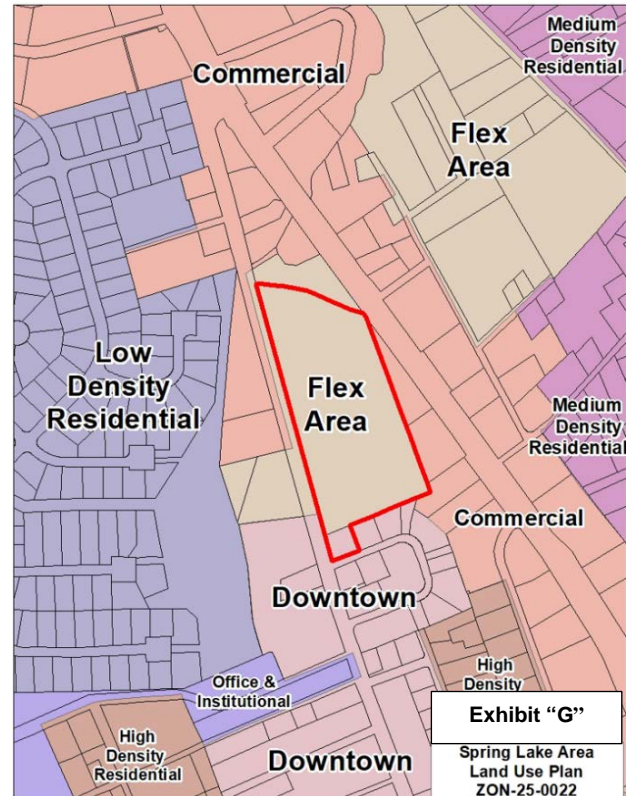
COMPREHENSIVE PLANS:

This property is located within the Spring Lake Area Land Use Plan (2022). The future land use classification of the property is "Flex Area 2" with a small (0.30 +/- acre) portion classified as "Downtown", as shown is Exhibit "G". The associated zoning districts are MXD/CD, CB, C-1, R-5, and R-5A.

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

Flex Area 2 Development Goals:

- Flex Area 2 includes larger parcels which would benefit from intentional development that brings the highest density and best use to that land and to the Town (Spring Lake Area Land Use Plan 2022, p. 37).
- On larger parcels, these sites are suitable for apartment complex development. This usually due to proximity to existing apartments or to commercial areas. In this way, vertical development can act as a buffer between commercial areas and less dense residential areas (Spring Lake Area Land Use Plan 2022, p. 50).
- Also suitable in Flex Area 2 is the Central Business Zoning District, light commercial uses, and multi-family housing. If strategically developed, this area can create a transition between the locally important Main Street corridor and the regionally important Bragg Boulevard corridor, drawing in local and regional travelers (Spring Lake Area Land Use Plan 2022, p. 37)
- Encourage the use of both new and redeveloped housing (Spring Lake Land Use Plan 2022, p. 15)



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Town of Spring Lake Water and Sewer lines are available fronting the property along N. Main St and Rainbow Ct. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "E".

TRANSPORTATION: Pursuant to NC Department of Transportation District 6 Office, N. Main St will be improved to a 4-lane road in the future. Additionally, according to the Fayetteville Area Metropolitan Planning Organization (FAMPO), there are no additional improvement projects planned.

SCHOOLS CAPACITY/ENROLLMENT:

School	Enrollment	Capacity
William T. Brown Elementary	535	666
Spring Lake Middle	499	664
Pine Forest High	1553	712

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

EMERGENCY SERVICES: At the site of the final site plan, the developer must comply with at State Fire Code driveway and building access standards, which shall be review and determined by the Town of Spring Lake's Fire Chief. Prior to submittal of a final site plan to the Town, the developer shall coordinate with the Town Fire Chief.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The subject property is located approximately 2,291 feet east of Fort Bragg Military Reservation and is located within the Spring Lake Main Street Overlay District. RLUAC has reviewed the request and had no objection the proposed rezoning.

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

CONDITIONS OF APPROVAL: The proposed conditions of approval and conditional zoning site plan are provided in Exhibit "B".

DEVIATIONS: Pursuant to NC General Statutes, conditional zoning can include site-specific development standards that differ from the adopted Zoning Ordinance but should meet the intent of the codes. Exhibit "H" (attached) lists deviations from the Zoning Ordinance that are addressed through other standards recognized in the Conditions of Approval or the Conditional Zoning Site Plan.

KEY CONDITIONS:

1. The owner shall pay a "fee in lieu of on-site open space" in accordance with the Spring Lake Municipal Code §36-71(8) to satisfy the recreation/open space requirement in the total amount of \$40,000. This shall be paid prior to issuance of the first building permit.
2. An architectural rendering of the proposed development, demonstrating conformance with the intent of Main Street Overlay District "Façade Guide" (Section 42-174, Spring Lake Code of Ord.) shall be submitted with the Final Site Plan.
3. At the time of Final Site Plan submittal, a Landscape Plan shall meet the requirements of the Spring Lake Landscaping Ordinance for tree plantings. If unable to comply with the tree planting requirements of the Landscape Ordinance, the Town manager can approve a fee-in-lieu of tree planting based on a rate of \$300.00 per tree. Any such fees collected by the Town shall be used to beautify and landscape Parks and Recreation spaces or other Town properties located within the Town of Spring Lake. This shall be paid prior to issuance of the first building permit for any building.

STAFF RECOMMENDATION

In Case ZON-25-0022, Planning and Inspections staff **recommends approval** of the rezoning request from C(P) Planned Commercial District and C-3 Heavy Commercial District to R-5/CZ Residential District Conditional Zoning. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "Flex Area 2" 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:

Exhibit "B" – Conditions of Approval and Conditional Zoning Site Plan

General Project Summary

Zoning District Descriptions

Deviations

Notification Mailing List

Application

EXHIBIT "B"
Conditional Zoning No. ZON-25-0022
Conditions of Approval

General Address: 604 N. Main St	Acres: 9.02 +/-
REID: 0501-68-4230 & 0501-67-4645	Approval Date: TBD
Effective Date: TBD	Issued to: Lorenzo and Gwendolyn McLean Jr., BBC Enterprises (Owners); Alex Edwards (Agent and Applicant)

R-5 Residential/CZ Conditional Zoning District
Ordinance Related Conditions for Residential Use of Property

A. Applicability:

This Conditional Zoning only applies to the property appearing in the Conditional Zoning Site Plan titled "Eleve at Main". This property is rezoned from C(P) Planned Commercial District and C-3 Heavy Commercial District to R-5/CZ Residential Conditional Zoning District for 9.02 +/- acres; located at the Northeast corner of N. Main St and Rainbow Ct.

B. Permitted and Prohibited Uses.

The use of the subject property is limited to the residential multi-family apartment group development as well as the terms and conditions of this Conditions of Approval and the Conditional Zoning Site Plan for ZON-25-0022, as set forth in Exhibit "A" herein.

C. Development Standards.

1. This Conditional Zoning Site Plan is not the Final Site Plan. A final site plan must be submitted to and approved by the Town of Spring Lake, in accordance with the Conditions of Approval and the Town of Spring Lake's Code of Ordinances, prior to any development activity. The Final Site Plan shall be consistent with the intent of the Conditional Zoning Site Plan and the intent of the Town of Spring Lake's Code of Ordinances.
2. Where any conflicts occur between the Conditions of Approval and Conditional Zoning Site Plan herein, with the Town of Spring Lake's Code of Ordinances, the Conditional Zoning Conditions of Approval and Conditional Zoning Site Plan shall supersede.
3. All uses, dimensions, setbacks and other related provisions of the Town of Spring Lake Zoning and Subdivision Ordinances for the R-5/CZ Conditional Zoning must be complied with, as applicable, and as appearing with the conditional zoning site plan appearing in Exhibit "A". Any conditions set forth herein this ordinance, including Exhibit "A", shall supersede the Zoning Code. If not specifically addressed within this Ordinance, all requirements of the Zoning and Subdivision Codes shall be met.
4. The applicant/owner/developer shall pay a "fee in lieu of on-site open space" in accordance with Spring Lake Municipal Code §36-71(8) to satisfy the recreation/open space requirement in the total amount of \$40,000. This shall be paid to the Town of Spring Lake prior to issuance of the first building permit.
5. An architectural rendering (in color) of the proposed development demonstrating conformance with the Main Street Overlay District "Façade Guide" shall be submitted with the Final Site Plan in conformance with Section 42-174 and must be approved by the Town Commission.

6. At the time of Final Site Plan submittal, a Landscape Plan shall demonstrate compliance with the Spring Lake Landscaping Ordinance for tree plantings. If unable to comply with the tree planting requirements of the Landscape Ordinance, the Town manager can approve a fee-in-lieu of tree planting based on a rate of \$300.00 per tree. Any such fees collected by the Town shall be used to beautify and landscape Parks and Recreation spaces or other Town properties located within the Town of Spring Lake. This shall be paid prior to issuance of the first building permit for any building.
7. This conditional approval is not approval of any freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in the Town of Spring Lakes Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is not approval of the size, shape, or location of any signs.)

D. Infrastructure and Utilities:

1. **Water and Sewer:** Connection to Town of Spring Lake Public Utility Water and Sewer is required. The Developer/Applicant shall coordinate with Town of Spring Lake to provide public water and sewer service connection.
2. **Fire Chief and Fire Inspections:** At the site of the final site plan the developer must comply with at State Fire Code driveway and building access standards, which shall be review and determined by the Town of Spring Lake's Fire Chief. Prior to submittal of a final site plan to the Town, the developer shall coordinate with the Town Fire Chief.
3. **Stormwater and Drainage:**
 - a. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environmental Quality (NCDEQ) sedimentation and erosion control plan(S&E). If any retention/detention bases are required for state approval of this plan, a formal revision application must be filed with Current Planning for review and approval.
 - b. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post- Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environmental Quality. If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy.
 - c. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *Manual on Best Management Practices* and all drainage ways must be kept clean of free and debris. (Spring Lake Stormwater Utility Ord. Sec. 40-407)
 - d. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must demonstrate on the revised plan the placement of a four-foot-high fence with a lockable gate for the security of the stormwater utility structure. The owner/developer is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
 - e. For new development, all utilities, except for 25k or greater electrical lines, must be located underground.

4. Outdoor Lighting:

- a. An outdoor lighting plan shall be submitted with the Final Site Plan and shall illustrate outdoor lighting for all parking areas and pedestrian pathways.
- b. All pedestrian areas, including off-street parking areas are to be lighted with shielded, controlled lighting, and shall complement the proposed development in color and style while being consistent with existing lighting of adjacent or nearby developed nonresidential properties.

5. Roads, Access, and Parking:

a. NCDOT, Connections to SR 1449 (Main St):

- i. Right and left turn lanes with a continuous three lane section between the two(2) connections shall be required.
- ii. Applicable right-of-way dedication will be required for the install of the roadway improvements. The installation of a closed drainage system with curb and gutter may negate any right-of-way dedication requirement (design dependent).
- iii. Right-of-way dedication requires a recorded plat and a North Carolina General Warranty deed with complete metes and bounds description referencing aforesaid plat.
- iv. Typical 100' driveway stem requires at both entrances as measured from the nearest edge of right-of-way.

b. NCDOT, Connection to NC HWY 24/87 (Bragg Boulevard):

- i. If permitted, the driveway would be required to be constructed with concentric radii thereby removing any possibility of right turn movements into the site from the roadway.
 - ii. Any connection NC HWY 24/87 will require roadway improvements if ingress were requested.
 - iii. Egress only movements would be allowed a maximum of 24' width with a 25-30' radii (egress) for this type of development.
- c. Driveway Approval Required.** Construction of any new connection or alteration of any existing street connection may require an approved Driveway Permit or approval from the Town of Spring Lake.
- d. Any street improvements or plans are required to be constructed to the Town of Spring Lake and NCDOT standards for secondary roads, as applicable. (Spring Lake Chapter 34 Ord. and NCGS §136-18(5) & §136-93]**
- e. The developer must obtain driveway permits from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit(s) must be provided to the Town of Spring Lake at the time of application for building/zoning permit.**
- f. At the time of final site plan, the proposed gate located at the emergency access abutting NC HWY 24 shall be moved to demonstrate emergency vehicles and fire apparatus have sufficient area to turn and maneuver so as not to impede the flow of traffic along NC HWY 24 and the point emergency access.**
- g. If any NCDOT permits are required, these permits must be obtained and submitted to the Town of Spring Lake prior to any issuance of a building permit or commence of any development activity.**

- h. If any right-of-way dedication is required by the NCDOT or by the Town of Spring Lake, a recorded plat referenced above shall identify any such right-of-way dedication and sight distance easements.
- i. Turn lanes may be required by the NC Department of Transportation (NCDOT) or the Town of Spring Lake applicable.
- j. The final site plan must provide an internal access to any stormwater facility serving the site, to allow the Owner's Association to have the ability to access the stormwater facility.
- k. All designated parking areas shall only be used for operatable motor vehicles for the residents and guests and management staff of this residential community. All motor vehicles shall only park at designate parking stalls approved by the Town as appearing in the final site Plan. No parking is allowed in buffer or landscape areas.
- l. Parking spaces shall not be used for storage or parking of recreational vehicles, boats, watercraft, commercial tractor trailers or for the storage of shipping containers or other materials.
- m. All NCDOT permits must be obtained and submitted to the Town of Spring Lake Inspection Division prior to any issuance of a building permit or commencement of any development activity or change is property usage. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense.
- n. Where sidewalk construction is not feasible due to a change-in-use or redevelopment, the developer shall pay a fee in lieu of sidewalk construction in an amount consistent with the actual cost of installing the sidewalk. The Town Manager shall determine if the sidewalk construction is not feasible as well as the sidewalk installation cost. The monies generated from this section shall be used by the town for sidewalk construction and/or maintenance of sidewalks within the Central Business District. (Sec. 42-174 §2(c)[4] – *Pedestrian Pathways/Sidewalks and Amenities*)
- o. The final site plan shall address and show any/all required roadway improvements as required by the Town of Spring Lake's Code of Ordinances and NC Department of Transportation's comments issued and stated herein.

6. Landscaping:

- a. The final site plan shall include a detailed landscaping plan addressing all code requirements set forth in Article IX – Landscape Requirements and Sec. 42-174. Specifications for the CB Central Business District.
- b. All open space areas and ground cover shall be grass, seeded or sodded, except for areas underneath trees and shrub plantings.
- c. Flowering street trees shall be provided in an amount equivalent to at least one tree for every 20 feet of road frontage and shall be located within the amenity area required, including along any side street. In the event a nonflowering tree is proposed to be planted that would be conducive to the proposed development, an administrative modification from the administrative officer for the alternative tree specimens is mandatory.
- d. All street trees shall be a minimum of two-inch caliper at the time of planning and additional plantings in pots or boxes is strongly encouraged.

7. Development Review Process:

- a. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application with the Town of Spring Lake Inspection Department.
- b. A detailed phasing schedule shall be submitted with the final site plan showing the proposed phasing labeled and delineated on the final site plan.
- c. Prior to any clearing or grading activity, applicant shall be required to submit a final site plan with the Town of Spring Lake Code of Ordinances and in conformance with the approved Conditional Zoning Site Plan and the Conditional Zoning terms and conditions.
- d. In the event the requirements or conditions from a State or Federal Agency or utility provider creates an inconsistency with the conditional zoning site plan in any manner, a revised conditional zoning site plan must be submitted to the Current Planning Division for review in conformance with the Town of Spring Lake Code of Ordinances and conditions hereto.
- e. Developer must coordinate with the Current Planning Division prior to making any changes to the conditional zoning site plan. Any changes to the conditional zoning site plan must be reviewed by the Current Planning Division to determine if any change is considered an insubstantial or substantial modification.
- f. A final site plan must be submitted to and reviewed by the Cumberland County Current Planning Division, in accordance with the Conditions of Approval and the Town of Spring Lake's Code of Ordinances, prior to any development activity. The Final Site Plan must be approved by the Town and shall be consistent with the intent of the Conditional Zoning Site Plan and the intent of the Town of Spring Lake's Code of Ordinances.

8. Final Site Plan Standards:

- a. A note on the final site plan shall state that all use and development occur consistent with Conditions of Approval for ZON-25-0022.
- b. All buildable lot areas shall comply with the setbacks established in the Conditional Zoning Site Plan (Exhibit "A" attached).
- c. Any/all easements appearing on the Conditional Zoning Site Plan (Exhibit "A") must be reflected on the final site plan and labeled as to the type of easement, reference number for document that requires the easement, and the name of the agency, individual, entity, etc. who holds the easement.
- d. The NC Department of Transportation (NCDOT) driveway permit must be submitted to the Town prior to issuance of any building permit.
- e. The developer should be aware that any addition and/or revision to the final site plan may require an additional review and approval by the Town of Spring Lake Board of Commissioners prior to submission for final site plan approval of any portion of this development.

9. Other Conditions:

- a. A recombination plat must be submitted, reviewed by the Current Planning Division to ensure conformance with the Town of Spring Lake's Code of Ordinances, approved by the Town of Spring Lake, and recorded at the Cumberland County Registrar of Deeds prior to approval of the final site plan for this development.

- b. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
- c. This conditional approval is not to be construed as all-encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is responsible party to ensure full compliance with all applicable Federal, State, and local regulations.
- d. The owner is responsible for maintaining the site clear and free of trash and debris and shall maintaining all landscaping according to the approved landscape plan.
- e. All applications and plan submittals shall be submitted via the County online permitting self-service portal at the following website address:
https://selfservice.co.cumberland.nc.us/EnerGov_Prod/SelfService#/home.
- f. Modification to the Conditional Zoning Site Plan. All substantial modifications, including changes in use and/or increase in density, to approved plans, other than those listed below, shall be reviewed in the same manner as a new project (Sec. 42-359 (d), Code of Ordinances). The Town manager shall decide if a change constitutes a substantial or minor modification.
- g. This conditional zoning applies to a multi-family apartment development intended for rental of residential units. If the ownership of the property changes to a condominium ownership, the condominium shall be formed consistent with Chapter 47C, NC General Statutes. A preliminary plan and final plat shall be required to create any residential lots and to establish common areas owned and maintained by an owner's association. Both the preliminary plan and final plat must be approved by the Town. The developer is required to submit to the Town the following documents through the County on-line customer service portal:
 - i. One copy of proposed covenants, by-laws and articles of incorporation for the proposed development designating responsibility for by the owners' association for the development;
 - ii. One copy of the deeds proposed for recordation conveying all common area to the proposed owner's association;
 - iii. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and
 - iv. One copy of the final site plan prior to the submission for final approval.

These documents must be approved by the Town of Spring Lake Attorney prior to the sale of or submission for final plat approval of any lot or unit within this development. (Spring Lake Subdivision Ord.)

- 10. Expiration. If no development activity occurs within five years from the date of the adoption of this ordinance, the Town may proceed to rezoning the property to another zoning district following the process set forth in NC General Statutes.

The property owner/applicant of rezoning case ZON-25-0022 agree to all terms and conditions set forth in this Conditional Zoning Conditions of Approval. All subsequent owners shall be subject to the terms and conditions set forth herein.

Property Owner/Agent Acceptance of Conditions

(Print Name) - Gwendolyn McLean

(Signature) - Gwendolyn McLean

Date

(Print Name) - Lorenzo McLean, Jr.

(Signature) - Lorenzo McLean, Jr.

Date

(Print Name) - BBC Enterprises' Authorized Agent

(Signature) - BBC Enterprises' Authorized Agent

Date

Issued by:

Jon Rorie
Spring Lake Town Manager

Date

[illegible]

[illegible]

EXHIBIT "C"
GENERAL PROJECT SUMMARY

Total No. of Apartment Units	204-units
Total No. of 3-story Apartment Buildings, fronting N. Main St: 3 Buildings	Each structure will have 12-units per floor with a unit count per building of 36 units for a total 108 units. The building height will be approx. 36 ft.
Total No. of 4-story Apartment Buildings, interior: 2 Buildings	Each structure will have 12-units per floor with a unit count per building of 48 units for a total of 96 units. The building height will be approx. 54 ft.
Total proposed unit mix:	1 bed/1 bath = 84 units 2 bed/2 bath = 60 units 3 bed/3 bath = 60 units
Total acreage of Open Space:	3.37 Acres
Total acreage of Common Area/Recreation Space	4.04 Acres

EXHIBIT "D"

ZONING DISTRICT DESCRIPTIONS

The C(P) Planned Commercial District intent is to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. To promote the essential design features within this district, plan approval is required. Any site plan shall assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land.

The C-3 Heavy Commercial District is designed primarily for a wide variety of retail and wholesale business, commercial and contract services, commercial recreation and amusement, public assembly and office uses. Since this district has such a wide selection of uses, it will not be expanded without consideration as to its effect on surrounding lands and is limited to those areas of mixed commercial activity which lie adjacent to or at the intersection of major arterials and those areas which exhibit a highly mixed composition of commercial land uses.

The Main Street Overlay District (MSOD) is intended to protect and enhance the traditional downtown main street area by maintaining and stimulating a pedestrian-friendly, vibrant environment while encouraging economic growth that compliments and expands the unique character of the downtown area. Individual structures are encouraged to be multi-story with uses mixed vertically, street level commercial and upper-level office and/or residential. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through motor vehicle dominated or non-pedestrian oriented design or uses. To facilitate the purpose and intent of this overlay district, proposed uses and all development plans shall be consistent with regulations as contained within this chapter for the CB Central Business District.

The CB Central Business District is intended to preserve and enhance the original downtown area as a compact, viable and convenient location for a wide variety of commercial and office uses. Residential uses are permitted only in conjunction with a mixed building or mixed-use development and shall be located to the rear or on the second floor of or above any structure. To preserve the compactness of the area and to lessen congestion the display, sales and storage of goods is conducted entirely within enclosed buildings. The yard requirements are based generally on the pattern of existing development so as to minimize dimensional disparities and to preserve the continued usefulness and essential character of the existing buildings located in the downtown area. In order to promote coordination and the compatible intermixture of residential and commercial development, this district is a planned district and site plan review is required for every development, re-development or change-in-use.

EXHIBIT "H" – DEVIATIONS

<u>Code Section</u>	<u>Deviation</u>
1. Sec. 42-174. Specifications for the CB Central Business District, §2(b)[2] – <i>"The maximum building height shall be 36 feet or a maximum of two stories, whichever is less; except where otherwise specifically approved by the Board of Commissioners through a Conditional District rezoning when it has been determined that a proposed building higher than two stories would not post an obstruction air traffic."</i>	Buildings #4 & #5 are both 4-stories and approx. 54 feet in height.
2. Sec. 42-174. Specifications for the CB Central Business District, §2(e)[1] – <i>"...Where on-street parking is provided immediately adjacent to the property to be developed, such parking immediately adjacent and in front of the lot where the proposed/existing structure is located may be counted toward the calculation of the minimum number of required off-street parking."</i>	On-street parking exists currently along N. Main St. NCDOT required street improvements will remove all existing on-street parking.
3. Sec. 42-35. Main Street Overlay District §17 – <i>An overlay zoning district intended to protect and enhance the traditional downtown main street area by maintaining and stimulating a pedestrian-friendly, vibrant environment while encouraging economic growth that compliments and expands the unique character of the downtown area. Individual structures are encouraged to be multi-story with uses mixed vertically, street level commercial and upper-level office and/or residential. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through motor vehicle dominated or non-pedestrian oriented design or uses. To facilitate the purpose and intent of this overlay district, proposed uses and all development plans shall be consistent with the regulations as contained within this chapter for the CB Central Business District.</i>	Proposed development is entirely 'Residential', not 'Mixed-use'.
4. Sec. 42-35. CB Central Business District §7 – <i>"This conventional zoning district is intended to preserve and enhance the original downtown area as a compact, viable and convenient location for a wide variety of commercial and office uses. Residential uses are permitted only in conjunction with a mixed-use building or mixed development and shall be located to the rear or on the second floor of or above any structure. To preserve the compactness of the area and to</i>	Proposed development is entirely 'Residential', not 'Mixed-use'.

lessen congestion the display, sales, and storage of goods is conducted entirely within enclosed buildings. The yard requirements are based generally on the pattern of existing development so as to minimize dimensional disparities and to preserve the continued usefulness and essential character of the existing buildings located in the downtown area. In order to promote coordination and the compatible intermixture of residential and commercial development, this district is a planned district and site plan review is required for every development, re-development, or change-in-use.

ATTACHMENT – MAILING LIST

REID, JORDAN COLLEEN
104 BRUCE LN
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DOWDY, JOHN W JR
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3632 RANSOM PL
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BROWN, DONNA L
1011 ROSSER RD
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WORTHY, CHARLES W;GWENDSLYN, B
TRUSTEES
6808 ROBINIA RD
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WEBB, MYONG
126 RAINBOW CT
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GREEN'S TAX SERVICES LLC
33A N JOHNSON ST
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WOODS INVESTMENT ENTERPRISE LLC
1264 OBJ RD
DUNN, NC 28334

MCNEILL, WILLIE JAMES LIFE
ESTATE;MCNEILL, BOBBIE P LIFE ESTATE
585 MOORES CHAPEL RD
LILLINGTON, NC 27546

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

JACKSON, GAIL EVETTE
217 DUNCAN ROAD
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SKINNER-ENCISO, FERNANDO J
124 STRICKLAND DR
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CROCKER, PATRICIA ANN
201 CHESHIRE DR
WARNER ROBINS, GA 31088

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DE LA PAZ, JUANITA
1006 BRAGG BLV 179
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YUN, SOON KU;YUN, YOUNG HUI
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DUNBAR, ETHAN N;LOIS, D
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RAB GROUP ABERDEEN LLC
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YANCEY, WILLIAM H;YANCEY, CHIN TOK
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HARBOUR, M W;HARBOUR, PATSY S
111 SOUNDVIEW DR
NEWPT, NC 28570

RHINEHARDT, RONALD
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CONCORDE I LLC
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M;JONES, ELLA DELORIS;WHARTON, ALTHEA
FAYE;FARMER, LENDA VONITA;BIRTS, CAROLYN
YVONNE;MARKS, PAMELA ELAINE
3632 RANSOM PL
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PETTY HENSON
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SPRING, LAKE ASSEMBLY OF GOD
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MCBRIDE, RICHARD BENJAMIN
SR;MCBRIDE, PETRONIA JONES
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SPRING LAKE, NC 28390

KRUPPA, THOMAS M;KRUPPA, A
102 BRUCE LN
SPRING LAKE, NC 28390

IGLESIA DE DIOS EL BUEN PASTOR I
510 N. MAIN ST
SPRING LAKE, NC 28390

ELLENWOOD PROPERTIES LLC
518 N BRAGG BLV
SPRING LAKE, NC 28390

JONES, COLON;MCBRIDE,
PETRONIA;CLAYTON,
SHARION;MCMILLAN, CIKY JONES;LEACH,
108 ALEXANDER LN
SPRING LAKE, NC 28390

GARFIELD, GWENDOLYN
101 SHADOWOOD DR
MARTINEZ, GA 30809

ATTIA INVESTMENTS LLC
500 WESTOVER DR # 10937
SANFORD, NC 27330

HENDON, PHILIP BRANDON;HENDON,
DELLA PETTY
504 HENDON ST
SPRING LAKE, NC 28390

RAMSEY PLAZA LLC
3771 RAMSEY ST 10911
FAYETTEVILLE, NC 28301

AK PREMIER PROPERTIES INC
6820 BUTTERMERE DR
FAYETTEVILLE, NC 28314

KANERIA, KISHOR;KANERIA, KUSUM
11222 EMPIRE LAKES DR
RALEIGH, NC 27617

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GUTIERREZ
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MONTANEZ;ITHIER, TERRIE
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MEREDITH;LANHAM, HEAVEN ANN
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ALTHEA FAYE;BIRTS, CAROLYN
YVONNE;JONES, ELLA DELORIS;FARMER,
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L;JOHNSON, DAVID L
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ASHFIELD, WILLIAM F
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PEPPERS, TIMOTHY;PEPPERS, DONG W
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ESTATE;MCNEILL, BOBBIE P LIFE ESTATE
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HART, JAMES E
714 A N MAIN ST
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WALLACE, LAKITA S;WALLACE, ANTHONY
D
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801 N MAIN STREET
SPRING LAKE, NC 28390

B & B BUILDING MAINTENANCE LLC
5318 S NC 210 HWY
BUNNLEVEL, NC 28323

AK PREMIER PROPERTIES INC
6820 BUTTERMERE DR
FAYETTEVILLE, NC 28314

NEWSOME, SHIRLEY PARKER TRUSTEE
202 GRANTHAM DR
RAEFORD, NC 28376

DIAZ, ANGEL LUIS;DIAZ, NELSON
317 N SECOND ST
SPRING LAKE, NC 28390

GTH INVESTMENTS INC
PO BOX 1261
FAYETTEVILLE, NC 28302

MORALES, CYNTHIA M MELENDEZ
14186 EASTMOUNT RD
SPRING HILL, FL 34609

FISHER, KENNETH G; FISHER, PAMELA S
205 DUNCAN ROAD
SPRING LAKE, NC 28390

GREENS TAX SERVICES LLC
33A N JOHNSON ST
ANGIER, NC 27501

LEWIS, YON SUN TRUSTEE
287 JOHN WIL LN
BROADWAY, NC 27505

MCCAULEY & MCDONALD INVESTS IN
PO BOX 361
FAYETTEVILLE, NC 28302

PATTERSON, ZACKERY; PATTERSON, KELLI
MONIQUE
112 BRUCE LANE
SPRING LAKE, NC 28390

FIELDS, ELEANOR LEACH
3413 DALTON ST
COPPERAS COVE, TX 76522

NOE, STEVEN PAGE; KIMBERLY, RENEE
SHERIDAN
292 MOUNT VISTA DR
LILLINGTON, NC 27546

MDN RENTALS LLC
2014 BRAGG BLV
FAYETTEVILLE, NC 28303

OGARRA, JAMES P; OGARRA, JOY PATRICE
614 DUNCAN RD
SPRING LAKE, NC 28390

CLARK, ETHEL T; CLARK, DAVID L
126 CAVALIER DR
RAEFORD, NC 28376

SCOTT, MABEL MCLEAN
6105 WELSHIRE CT
UPPER MARLBORO, MD 20772

FORT SILL NATIONAL BANK
PO BOX 33009
FORT SILL, OK 73503

CLASSIC NETWORK PRIVATE LIMITED
CONSTRUCTION LLC
11222 EMPIRE LAKES DR
RALEIGH, NC 27617

WORTHY REAL ESTATE LLC
6320 LYNETTE CIR
FAYETTEVILLE, NC 28314

MORALES, CYNTHIA M MELENDEZ
14186 EASTMOUNT RD
SPRING HILL, FL 34609

MCCAULEY & MCDONALD INVESTS IN
PO BOX 361
FAYETTEVILLE, NC 28302

GRIMES, YONG
2908 MERRIEFIELD CT
FAYETTEVILLE, NC 28301

BECK, FELICIA
644 RIVERSIDE DR 10D
NEW YORK, NY 10031

KANERIA, KISHOR; KANERIA, KUSUM
11222 EMPIRE LAKES DR
RALEIGH, NC 27617

TIANITECH HVAC & APPLIANCES, LLC
5623 DODGE DR
FAYETTEVILLE, NC 28303

SKINNER-ENCISO, FERNANDO J
124 STRICKLAND DR
SPRING LAKE, NC 28390

ATTACHMENT: APPLICATION



Town of Spring Lake

Planning & Inspections Department

CASE #: _____

PLANNING BOARD

MEETING DATE: _____

DATE APPLICATION

SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

APPLICATION FOR CONDITIONAL USE DISTRICT & PERMIT REZONING REQUEST TOWN OF SPRING LAKE ZONING CODE

Upon receipt of this application (petition), the County Planning Staff will present to the Planning Board the application at a hearing. In accordance with state law and board's policy, a notice of the hearing will be mailed to the owners of the adjacent and surrounding properties, which may be affected by the proposed Conditional Use.

The Planning Board will make a recommendation to the Spring Lake Board of Aldermen concerning the request. The Board of Aldermen will schedule a public hearing and make a final decision on the matter. Generally, the Board will hold a public hearing four weeks following the meeting of the Planning Board. The Conditional Use District and Permit shall not be made effective until the request is heard and received approval by the Board of Aldermen.

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 "Cumberland County" in the amount of \$480.00. (See attached Fee Schedule)

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

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

Town of Spring Lake
Revised: 01-25-2013

**TO THE BOARD OF ALDERMEN, TOWN OF SPRING LAKE, NORTH CAROLINA
THROUGH THE CUMBERLAND COUNTY JOINT PLANNING BOARD:**

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

1. Applicant/Agent Alex Edwards
2. Address: 14051 Rockingham Rd Germantown, MD Zip Code 20874
3. Telephone: (Home) 239-313-9330 (Work) _____
4. Location of Property: 604 N. Main St Spring Lake, NC 28390
5. Parcel Identification Number (PIN #) of subject property: 0501-68-4230 & 0501-67-4645
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 8.72 + .3 ^{OPTION} Frontage: 1069.3 ft + 108.25 ft ^{OPTION} Depth: 470.11 ft
7. Water Provider: Town of Spring Lake
8. Septage Provider: Town of Spring Lake
9. Deed Book 12221 & 8785, Page(s) 0868 & 0129, ^{*And option agreement for .3 ac Adjoining tract} Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
10. Existing use of property: Old mobile home park and a single family detached house
11. Proposed use(s) of the property: High density residential multifamily housing

NOTE: Be specific and list all intended uses or in the alternative, list the uses to be excluded.
12. It is requested that the foregoing property be rezoned FROM: C(P) & C-3
TO: (Select one)
X Conditional Zoning District, with an underlying zoning district of R5 / CZ
(Article IV)
_____ Mixed Use District/Conditional Zoning District (Article VI)
_____ Planned Neighborhood District/Conditional Zoning District (Article VII)

Town of Spring Lake
Revised: 01-25-2013

APPLICATION FOR
CONDITIONAL USE PERMIT

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Use Permit. (Use of the underlying district will be restricted only to the use(s) specified in this application.)

In keeping with page 50 of the Spring Lake Land Use Plan (May 24), R5 High density multifamily residential is requested for this parcel (Flex Area 2)

- B. Density: List the amount of acreage that will be residential, commercial, and/or open space, and the number of lots and/or dwelling units proposed, and the square footage of the non-residential units.

Open space - 3.37 ac Common space - 4.04 ac
Residential - 1.61 ac
of dwelling units - 204

2. DIMENSIONAL REQUIREMENTS: (Sec. 42-192):

Reference either the dimensional requirements of the district or list the proposed setbacks.

Match periphery setbacks to adjoining districts

3. OFF-STREET PARKING AND LOADING (Sec. 42-260 *et. seq.*):

Off-street parking and loading: List the number of spaces, type of surfacing material and any other pertinent information.

328 spaces (20 handicapped). All spaces will be asphalt. In the Spring Lake Use Plan on page 67, bullet #27 the drafters and community encourage the use of on-street parking to help meet a portion of the parking required for developments in Spring Lake.

4. SIGN REQUIREMENTS (Sec. 42-288 *et. seq.*):

Reference the district sign dimensional regulations. The site plan must reflect any areas for proposed freestanding signs.

Lighted permanent freestanding signs at the main development entrance from Main St are planned. The signs will be an integral part of an entrance structure identifying the development. There will be one sign structure at each entrance with verbiage on front and back of structure. Signage at each entrance will not exceed 32 square feet in area. Signage on buildings, and street signs will be IAW "Article XI Sign Regulations" of the Spring Lake municode.

5. LANDSCAPE AND BUFFER REQUIREMENTS (See. 42-223 *et. seq.*)

- 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 - all required landscaping must be included on the site plan.

Small flowering trees planted along Main St and other landscaping throughout shall comport with Article IX requirements

- B. Indicate the type of buffering and approximate location, width and setback from the property lines—all required buffering must be included on the site plan.

6 ft opaque fencing with trees every 50' and shrubs the length of sides and rear yard

6. MISCELLANEOUS:

This project will drive daily traffic onto Main St and will be a boost to the ongoing effort to revitalize the area. The rear of the property is a one-way exit only, to Bragg Blvd so all traffic into the community must enter from the Main street side. This is a huge benefit to the town of Spring Lake and is in keeping with the Land Use Plan. This project addresses critical housing needs and is aligned with town goals in the land use plan (pg 50) for Flex Area 2 which specifically lists R5 (High Density Residential) as a compatible zoning district for Flex Area 2. Pg 100 of the Land Use Plan in the 8th bullet also recommends R5 for the Central Business District. Flex Area 2 contains underdeveloped land within town limits. Concentrating residential growth here represents efficient use of underutilized land which reduces pressure to extend infrastructure into rural areas and allows the town to maximize return on existing public investments (roads, water, sewer). While the land use plan favors mixed-use, this purely residential project reflects Spring Lake's immediate needs, and supports the revitalization intent behind Spring Lake's plan. And by locating a high-density residential neighborhood near downtown Spring Lake, the local population base can be expected to increase, thereby boosting demand for downtown goods and services. This proximity naturally supports local businesses through increased opportunity for foot traffic and everyday economic activity. This project is the embodiment of the sentiments from local landowners and longtime residents who asked the board to approve housing that helps Spring Lake thrive now. The Vision Plan calls for a future where Spring Lake has high-quality housing and a sense of community. High density residential zoning in Flex Area 2 directly supports that goal. Two employees daily (Maint & Leasing), 8 hrs/day.



AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): Lorenzo McLean Jr & Gwendolyn McLean

MAILING ADDRESS: 6105 Welshire Ct, Upper Marlboro, MD 20772

Officer's name and title: n/a

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): R5 - Conditional Rezoning
3. That the undersigned has (have) appointed and does (do) appoint Alex Edwards 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.

Lorenzo McLean Jr Lorenzo McLean Jr.
Owner's Signature/Print Title

Gwendolyn McLean Gwendolyn B. McLean
Owner's Signature/Print Title

Owner's Signature/Print Title

State of North Carolina Maryland
Cumberland County

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this 8th day of May (month), 2025 (year), by Lorenzo McLean Jr (name Gwendolyn B. McLean of person acknowledging) who is personally known to me or who has produced Driver's License (type of identification) as identification.

[Signature]

Signature of Notary Public – State of North Carolina Maryland
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)



8. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the County Planning Staff a valid request, not incompatible with existing neighborhood zoning patterns.

In order for the Planning Board to offer a favorable recommendation and for the Board of Aldermen to approve any Conditional Use District and Permit they must find from the evidence presented at their respective hearing that:

- A. The use will not materially endanger the public health or safety if located according to the plan submitted and recommended;
- B. The use meets all required conditions and specifications;
- C. The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity; and
- D. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and in general conformity with Town's most recent Land Use Plan and adopted planning policies.

I further understand I must voluntarily agree to all conditions for the Conditional Use Permit. 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.

Lorenzo McLean + Gwendolyn McLean
NAME OF OWNER(S) (PRINT OR TYPE)

6105 Welshire Ct Upper Marlboro, MD
ADDRESS OF OWNER(S)

Lxmjr2144@gmail.com
E-MAIL

202-480-3611
HOME TELEPHONE

WORK TELEPHONE

Lorenzo McLean Jr.
SIGNATURE OF OWNER(S)

Gwendolyn D. McLean
SIGNATURE OF OWNER(S)



AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): BBC ENTERPRISES

MAILING ADDRESS: PO BOX 766 SPRING LAKE, NC 28390

Officer's name and title: WILLIAM WELLONS, Owner & President

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): Conditional Rezoning Application
3. That the undersigned has (have) appointed and does (do) appoint Alex Edwards 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 rep[resenting 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.

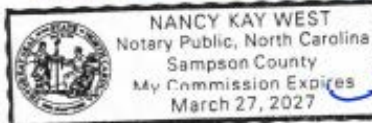
William S. Wellons, Jr.
Owner's Signature/Print Title

Owner's Signature/Print Title

Owner's Signature/Print Title

State of North Carolina
Cumberland County

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 30th day of May (month), 2025 (year), by William S. Wellons, Jr. (name of person acknowledging) who is personally known to me ~~or who has~~ produced _____ (type of identification) as identification.



Nancy Kay West
Signature of Notary Public – State of North Carolina

(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

8. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the County Planning Staff a valid request, not incompatible with existing neighborhood zoning patterns.

In order for the Planning Board to offer a favorable recommendation and for the Board of Aldermen to approve any Conditional Use District and Permit they must find from the evidence presented at their respective hearing that:

- A. The use will not materially endanger the public health or safety if located according to the plan submitted and recommended;
- B. The use meets all required conditions and specifications;
- C. The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity; and
- D. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and in general conformity with Town's most recent Land Use Plan and adopted planning policies.

I further understand I must voluntarily agree to all conditions for the Conditional Use Permit. The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

William S. Wellons, Jr.
NAME OF OWNER(S) (PRINT OR TYPE)

P.O. Box 766 Spring Lake, NC 28390
ADDRESS OF OWNER(S)


billy@wswellonsrealty.com
E-MAIL

910-436-3131
HOME TELEPHONE

WORK TELEPHONE


SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

Alex Edwards
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)
14651 Rockingham Rd
Germantown, MD 20874
ADDRESS OF AGENT, ATTORNEY, APPLICANT
239-313-9330
HOME TELEPHONE WORK TELEPHONE
harrisonedwards@hotmail.com
E-MAIL ADDRESS FAX NUMBER

SIGNATURE OF AGENT, ATTORNEY,
OR APPLICANT

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

**TOWN OF SPRING LAKE
CONDITIONAL USE DISTRICT AND PERMIT FEE SCHEDULE**

REQUESTED ZONING DISTRICTS ¹	LESS THAN 5 ACRES	5 TO 50 ACRES	50 TO 100 ACRES	100+ ACRES
CONDITIONAL USE DISTRICTS ² RESIDENTIAL DD/CUD	\$500	\$500	\$500	\$500
CONDITIONAL USE DISTRICTS ² NONRESIDENTIAL PND/CUD MXD/CCUD	\$700	\$800	\$800	\$800

- 1 If more than one zoning district is requested in the same application, the highest fee for the district requested will apply.
- 2 If a general rezoning is requested and based on recommendations of the Planning Board or Town of Aldermen, the applicant desires to submit a Conditional Use District application; the original application fee will be credited towards the Conditional Use District and Permit application fee.



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF SEPTEMBER 16, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 9/16/2025

SUBJECT: CASE ZON-25-0034: REZONING REQUEST FROM R40 RESIDENTIAL DISTRICT TO A1 AGRICULTURAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR 7.00 +/- ACRES OF A 14.50 +/- ACRES PARCEL; LOCATED SOUTHEAST OF ABCO LN AND NORTHWEST OF DUDLEY RD; SUBMITTED BY CARL SIMS (AGENT) ON BEHALF OF ALBERT W ROBINSON JR. (OWNER).

ATTACHMENTS:

Description

ZON-25-0034

Type

Backup Material

REQUEST

Rezoning R40 to A1

Applicant requests a rezoning from R40 Residential District to A1 Agricultural District for 7.00 +/- acres of a parcel comprising 14.50 +/- acres, located Southeast of Abco Ln. and Northwest of Dudley Rd. The parcel is undeveloped, wooded lands. The intent of the property owner is to develop an Auto Repair Shop and, if approved, pursue a Special Use Permit for a Recreational Vehicle Campground.

PROPERTY INFORMATION

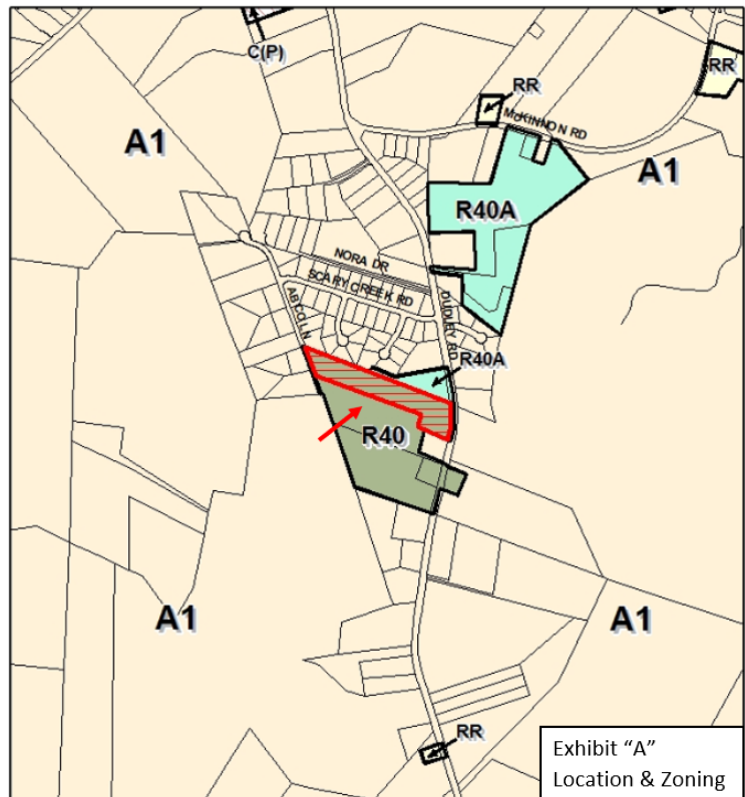
OWNER/APPLICANT: Albert W. Robinson, Jr. (Owner); Carl Simms (Applicant/Agent).

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0472086036000.

SIZE: Seven acres of a parcel containing approximately 14.50 acres. A legal description of the seven acres is provided in the attachments. Road frontage along Abco Ln is 266 +/- feet and 333 +/- feet along Dudley Rd. The property is approximately 1,420 +/- feet in length at its deepest point.

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

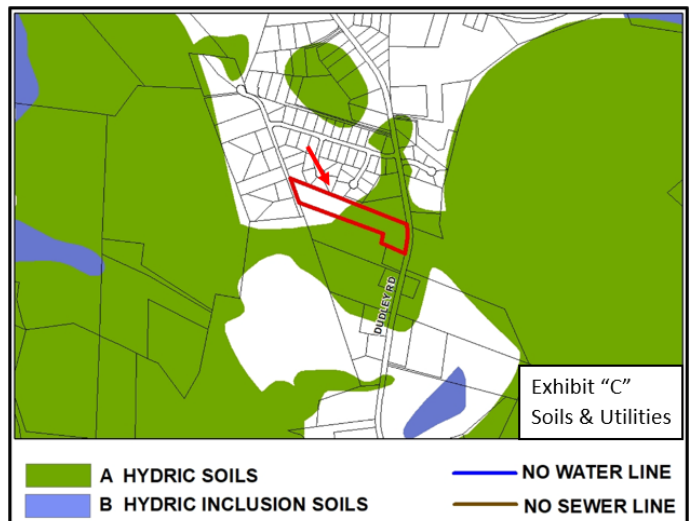
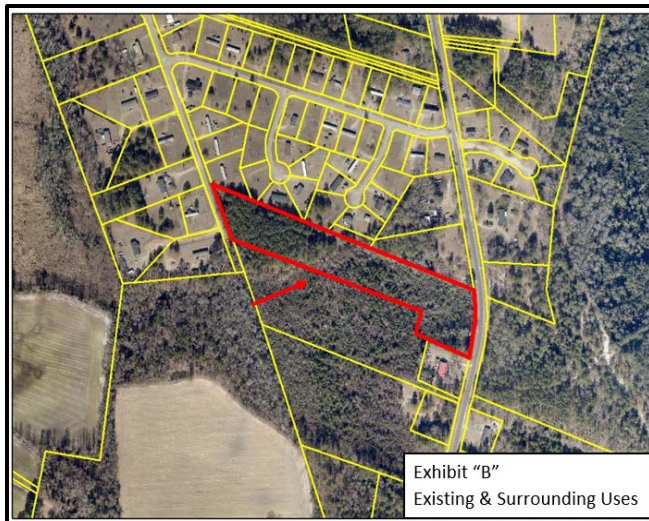
EXISTING LAND USE: The subject parcel is currently undeveloped wooded lands. Exhibit "B" shows the existing use of the subject property.



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

- **North:** McNeill Sands Subdivision.
- **East:** Wooded lands, single family homes.
- **West:** Wooded lands, single family homes.
- **South:** Wooded lands, single family homes.

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

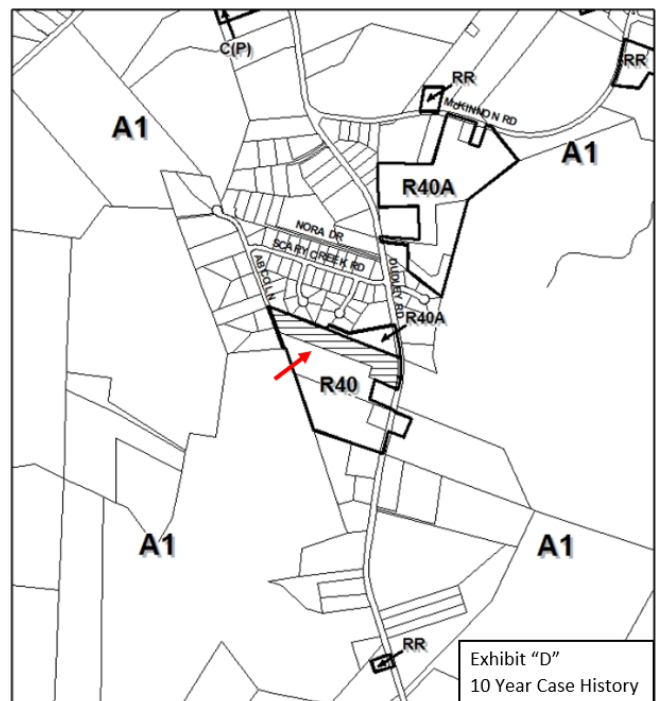


TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes no rezoning cases within the past ten years occurring near the subject property.

DEVELOPMENT REVIEW:

Prior to development activity, a site plan must be submitted, reviewed, and approved by Cumberland County Current Planning for compliance with the Subdivision and Zoning Ordinances. A special use permit may be required for some uses, such as an RV Park/Campground, in the A1 Agriculture District.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

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

DEVELOPMENT POTENTIAL*

Existing Zoning (R40)	Proposed Zoning (A1)
8 dwelling units	4 dwelling units

(*) Based on 7.0 acres proposed to be rezoned. 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.

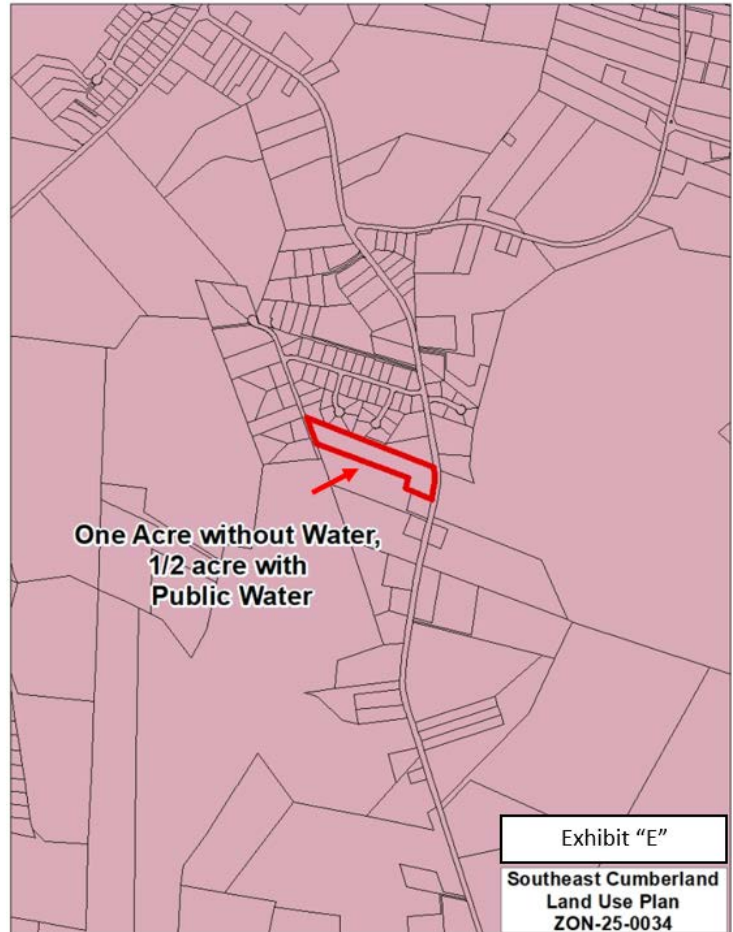
COMPREHENSIVE PLANS:

This property is located in the Southeast Cumberland Land Use Plan (2016). The future land use classification of the property is "One Acre without Water, ½ Acre with Public Water". If the property does not have public water, the associated zoning districts for One Acre without Water are R40, R40A, A1, and A1A. If the property does have public water, the associated zoning districts for ½ Acre with Public Water are R20, R20A, RR, R30, and R30A.

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

Plan Classification Development Goals:

- "Protect and preserve farmland, while maintaining a healthy and thriving farming community" (Southeast Cumberland Land Use Plan 2016, p. 92).
- "Support efforts to protect existing family farms and encourage new small farms" (Southeast Cumberland Land Use Plan 2016, p. 93).
- "It is recommended that to preserve the tree cover, clear cutting should be limited for all non-residential development and residential developments over seven lots" (Southeast Cumberland Land Use Plan 2016, p. 107).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

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

TRANSPORTATION: According to the Mid-Carolina Rural Planning Organization (MCRPO), the subject property is located on Dudley Road, which has a current Functional Classification of a local, secondary route. There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, this segment of Dudley Rd has no Average Annual Daily Traffic data available. The proposed new development should not generate enough traffic to significantly impact Dudley Rd. Coordination with NCDOT is required for all access and driveway permits.

SCHOOLS CAPACITY/ENROLLMENT:

School	Enrollment	Capacity
JW Seabrook Elementary	253	267
Mac Williams Middle	1190	1164
Cape Fear High	1510	1476

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: A portion of the subject property is located within the half-mile buffer of a Voluntary Agricultural District (VAD-01-22).

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

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

STAFF RECOMMENDATION

In Case ZON-25-0034, Planning and Inspections staff **recommends approval** of the rezoning request from R40 Residential District to A1 Agricultural District. Staff finds that the request is consistent with the Southeast Cumberland Land Use Plan which calls for "One Acre without Water, ½ Acre with Public Water" 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
Legal Description of the rezoning area
Concept map showing portion requesting rezone

ATTACHMENT – MAILING LIST

JOHNSON, J SCOTT;JOHNSON, ROBIN C	115 NASH RD	ST PAULS, NC 28384
ADAMS, REGINALD	647 S PARK ST	ELIZABETH, NJ 07206
BIRELEY, HEATHER	560 H PARKERTOWN RD	FOUR OAKS, NC 27524
HOLMES, RONALD LOUIS	1603 TROY DR	FAYETTEVILLE, NC 28312
LEWIS, PRISCILLA A	6019 ACOMA COURT	FAYETTEVILLE, NC 28312
MELVIN, TERRELL;CARTER, SUMMER	4635 TRUMILLA DR	FAYETTEVILLE, NC 28312
WEST, LUCY	4322 HALF ACRE CT	FAYETTEVILLE, NC 28312
SMITH, ROBERTS;SMITH, AMY	3521 ROSE OF SHARON RD	DURHAM, NC 27712
JURY, DAVID L JR	4217 NORA DR	FAYETTEVILLE, NC 28312
JURY, DAVID L JR	4217 NORA DR	FAYETTEVILLE, NC 28312
WHALEN, ROBERT E II	PO BOX 51215	DURHAM, NC 27717
SANCHEZ, GILBERTO;SANCHEZ, IGNACIO	4201 NORA DR	FAYETTEVILLE, NC 28312
WILLIAMS, RAYMOND HEIRS	4112 SCARY CREEK RD	FAYETTEVILLE, NC 28312
BLAND, PEGGY	3630 MCKINNON RD	FAYETTEVILLE, NC 28312
MENDOZA, DAVID OSUALDO JR	2123 OLD QUARRY RD	PRINCETON, NC 27569
JONES, HARVEY R SR;BRYANT, PATRICIA G	PO BOX 212	AUTRYVILLE, NC 28318
RUSSELL, URSULA	4347 DUDLEY RD	FAYETTEVILLE, NC 28312
JOHNSON, ROXANN S	3529 CHAUCEY DR	HOPE MILLS, NC 28348
MELVIN, LEEVENTSIL	904 CARROLL ST	SAVANNAH, GA 31415
MORRISON, DENNIS LEE	214 BOB ST	FAYETTEVILLE, NC 28303
LEANDER, MANUEL JR	4000 BAIRD CT	FAYETTEVILLE, NC 28312
MCNEILL, RENA PEARL;MAGBY, BESSIE	1353 ESSEX PL	FAYETTEVILLE, NC 28301
JURY, DAVID LEE JR	4217 NORA DR	FAYETTEVILLE, NC 28312
MCLEOD, GRADY	4224 DUDLEY RD	FAYETTEVILLE, NC 28312
KINSEY, JAMES L;KINSEY, PATRICIA	900 JP HARRISON BLVD	KINSTON, NC 28501
ARROYO, ROBERT;ARROYO, ERIN B	101 MAIN ST	RIDGEFIELD PARK, NJ 07660
TOMLIN, ELLA LOUISE;MELVIN, DOUGLAS	4120 SCARY CREEK RD	FAYETTEVILLE, NC 28312
KD HOMES LLC	PO BOX 35886	FAYETTEVILLE, NC 28303
6109 ABCO LANE LAND TRUST	1249 KILDAIRE FARM RD #372	CARY, NC 27511
JACKSON, GARY;JACKSON, DESTRIA	3141 CROWS NEST DR	FAYETTEVILLE, NC 28306
JONES, JAMES A	390 MANSION AVE	PENNSLYN, PA 19422
ALBINO, PATRICIA MARIA	1535 B SAINT GEORGE AVE	ROSELLE, NJ 07203
MCNEILL, ROSCOE;MAGBY, BESSIE	5708 CEDAR CREEK RD	FAYETTEVILLE, NC 28312
MCNEILL, CONNIE ANN	1330 JIM JOHNSON RD	FAYETTEVILLE, NC 28312
ASKEW, JESSICA ANN	5718 MIRACLE HILL RD	FAYETTEVILLE, NC 28312
JURY, DAVID JR	6009 ABCO LN	FAYETTEVILLE, NC 28312
ALFORD, JEANETTA	4214 SCARY CREEK RD	FAYETTEVILLE, NC 28312
BASS, JAMES M II;BASS, SANDRA G	2029 FALLOW RUN	FAYETTEVILLE, NC 28312
KD HOMES LLC	PO BOX 35886	FAYETTEVILLE, NC 28303
SANCHEZ, IGNACIO	5951 ABCO LN	FAYETTEVILLE, NC 28312
RACF LLC	11504 BLACK HORSE RUN	RALEIGH, NC 27613
SIMMONS, MARY RUTH J WILLIAMS	9720 ADMIRALTY DR	SILVER SPRING, MD 20910
BOWENS, ENOCH L;BOWENS, STEPHANIE WILSON	PO BOX 116	STEDMAN, NC 28391
MATTHEWS, RUPERT BREWER;MATTHEWS, LINDA S	3660 CORINTH CHURCH RD	ROSEBORO, NC 28382
STEWART, LESSIE	2156 DILLON DR	FAYETTEVILLE, NC 28306
KD HOMES LLC	PO BOX 35886	FAYETTEVILLE, NC 28303
MANCINI, VIVIAN	6020 ABCO LN	FAYETTEVILLE, NC 28312
MCNEILL-JONES, LILLIE M;EDDIE, L JONES	4045 DUDLEY RD	FAYETTEVILLE, NC 28312
JURY, DAVID	4217 NORA DR	FAYETTEVILLE, NC 28301
ROBINSON, ALBERT W JR	4320 DUDLEY RD	FAYETTEVILLE, NC 28312
ROBINSON, VILVAGE M	4320 DUDLEY RD	FAYETTEVILLE, NC 28312
GODWIN, KENDRICK T;TONYA, K MCARTHUR	4885 SOUTHMILL DR	HOPE MILLS, NC 28348
GILMORE, DAVID E III	4010 ABERCROMBIE CT	FAYETTEVILLE, NC 28312
HUCKABEE, DAVID RAY JR;HUCKABEE, BONNIE MARIE	4001 BAIRD CT	FAYETTEVILLE, NC 28312
MCARTHUR, ERICAL	3599 GABE SMITH RD	WADE, NC 28395
PARKER, CAROLYN;COLVIN, ELVA;RUSSELL, URSULA;ROBIN	4347 DUDLEY RD	FAYETTEVILLE, NC 28312
CARR, LINDA FISHER	3737 DUDLEY RD	FAYETTEVILLE, NC 28312
MELVIN, ANITA	4116 SCARY CREEK RD	FAYETTEVILLE, NC 28312
BRADY, JOHN R;NUNNERY, KAYE LYNN	4225 SCARY CREEK RD	FAYETTEVILLE, NC 28312
BABCOCK, LESTER J;SANDRA, M	907 BRANSON ST	FAYETTEVILLE, NC 28305
BROOKS, JANET;BROOKS, CHRIS	879 LONG IRON DR	FAYETTEVILLE, NC 28312
SMITH, MICHAEL BRIAN;NASH, CHRISSIE ANN JONES	4447 DUDLEY RD	FAYETTEVILLE, NC 28312
CARRIAGE CROSSING INC	PO BOX 64223	FAYETTEVILLE, NC 28306
BRUNSON, FRANCES C	4411 DUDLEY RD	FAYETTEVILLE, NC 28312
CAMPBELL, JAMES ERNEST TRUSTEE	1218 MOSSY GLADE CIR	APEX, NC 27502
VENTURA, FELIX SANTOS	6114 ABCO LN	FAYETTEVILLE, NC 28312
NASH, CHRISSIE	9720 ADMIRALTY DR	SILVER SPRINGS, MD 20910
MATHEWS, TERRA LYNN	6023 ACOMA CT	FAYETTEVILLE, NC 28312
SCHLEE, JULIUS	6019 ABCO LN	FAYETTEVILLE, NC 28312
MELVIN, LEEVENTSIL;MELVIN, JUSTIN LEE	3011 HAYFIELD RD	WADE, NC 28395
LEE, EDISON JR;STEWART, BETTY JO	4209 SCARY CREEK RD	FAYETTEVILLE, NC 28312
BILLINGSLEA, BOBBIE	7514 CROWN AVE	FAYETTEVILLE, NC 28303
PAGE, LARRY MONROE JR	2564 LIVE OAK METH CHURCH RD	WHITE OAK, NC 28399
HIGHTOWER, NAJIYYAH	2845 MULLHOLLAND DR APT 1621	CHARLOTTE, NC 28262
PORTER, CASSANDRA T	2233 KINGSBERRY LN	FAYETTEVILLE, NC 28304
CHAFFIN, GRANT;CHAFFIN, GRACE	213 N VALVERDE CIR 47	KEENE, TX 76059
HERNANDEZ-CALDERON, UZIAS;CRUZ-AZUA, EMELIA	601 FEATURE CT	HOPE MILLS, NC 28348
LOVELACE, BRANDON;LOVELACE, REBECCA	4437 DUDLEY ROAD	FAYETTEVILLE, NC 28312
B&T DREAMS	148 TIMBERLAKE DR	FLORENCE, SC 29501
CARTER, SARAH P FLOYD	2130 MADISON AVE #10C	NEW YORK, NY 10037
JACKSON, MILES F;JACKSON, BONNIE W	122 DAIRY RD	DUNN, NC 28334
JURY, DAVID	4217 NORA DR	FAYETTEVILLE, NC 28301
MELVIN, HARLESLY;MELVIN, MELISSA;MELVIN, DONALD WA	4635 TRUMILLA DR	FAYETTEVILLE, NC 28312
GUTIERREZ, ARACELI;GONZALEZ, LESLY	4205 NORA DRIVE	FAYETTEVILLE, NC 28312
BLACK ROSE 72 LLC	234 WYNNGATE DR	CAMERON, NC 28326
HICKS, DONALD L;SUE, B	104 FRANKLIN RD	RAEFORD, NC 28376
ANAYA'S CONSTRUCTION LLC	700 WAGSTAFF RD	FUQUAY VARINA, NC 27526
NASH, CHRISSIE ANN JONES	9720 ADMIRALTY DR	SILVER SPRINGS, MD 20910
RICKETTS, JULIE;RICKETTS, BLAKE	6024 PADDY HOLLOW COURT	FAYETTEVILLE, NC 28312
CHAFFIN, GRANT;CHAFFIN, GRACE	213 N VALVERDE CIR 47	KEENE, TX 76059
LOUYA, MAXIMILIEN LONGANGE PELLETIER SIERRA;BOCHA	3314 CIRCLE BROOK DR APT E	ROANOKE, VA 24018
VISCAYA, DEBORAH ANNA-RUTH	4117 SCARY CREEK RD	FAYETTEVILLE, NC 28312
BAKER, KRISTEN L;BAKER, CHARLES J	4000 ABERCROMBIE CT	FAYETTEVILLE, NC 28312
NEXT LEVEL AGENCY LLC	514 GOLDWATER ST	SHELBY, NC 28152
U S BANK NATIONAL ASSOCIATION TRUSTEE	1661 WORTHINGTON RD 100	WEST PALM BEACH, FL 33409

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 R 40 to A 1
2. Address of Property to be Rezoned: 4300 Dudley Road
3. Location of Property, details: Cedar Creek Township
Cedar Creek Rd (53) to Tabor Church Rd to Dudley Rd.
4. Parcel Identification Number (PIN #) of subject property: Portion of 0472086036000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 7.0 Frontage: 333' Depth: 1412'
6. Water Provider: Well: ✓ PWC: _____ Other (name): _____
Not yet constructed
7. Septage Provider: Septic Tank ✓ PWC _____
8. Deed Book 10190, Page(s) 652, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: None - Vegetated
10. Proposed use(s) of the property: 2 acre site near Dudley Rd: Auto Shop
Storage & Managers office for RV Campground, 5 Acre site RV Campground
11. Do you own any property adjacent to or across the street from this property? (need special permit)
Yes ✓ No _____ If yes, where? to the south, see plan
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. *See attached*

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.

Albert W Robinson Jr.

NAME OF OWNER(S) (PRINT OR TYPE)

4320 Dudley Road Fayetteville N.C 28312

ADDRESS OF OWNER(S)

(919) 594-7258

HOME TELEPHONE #

(919) 594-7258

WORK TELEPHONE #

PE

CARL P. Sims - Sims Quality Engr-Const Consultant PLLC

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

5338 Clubhouse Lane Hope Mills, NC 28348

ADDRESS OF AGENT, ATTORNEY, APPLICANT

C Sims 51 @ twc.com

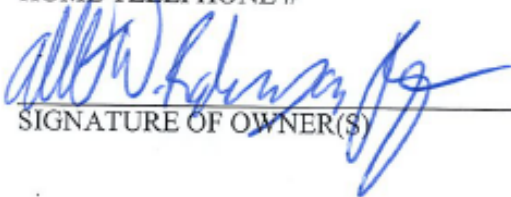
E-MAIL

757-419-1714

HOME TELEPHONE #

757-419-1714

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."

**A1 Proposed Rezoning
Portion of 0472086036000**

LYING in Cedar Creek Township, Cumberland County, near the city of Fayetteville, North Carolina, this subject property being bounded on the north by Lot 28 of McNeill Sands Subdivision-Section 3 as recorded in Plat Book 100, Page 159, Lots 18, 19, and 20 of McNeill Sands Subdivision – Section 1 as recorded in Plat Book 93, Page 42, Lots 6 and 7 of McNeill Sands Subdivision – Section 2 as recorded in Plat Book 99, Page 52, and Lot 69A of McNeill Sands Subdivision as recorded in Plat Book 97, Page 127; on the east by the western right of way margin of Dudley Road (SR 2226-having a 60 foot public right of way); on the south by lands deeded and conveyed to Vilvage Robinson in Deed Book 2501, Page 425, and by the remainder of the lands of which this is a part (lands deeded and conveyed to Albert W. Robinson Jr in Deed Book 10190, Page 652), and on the west by the eastern right of way margin of Abco Lane (having a 50 foot right of way). All referenced materials found in the Cumberland County Registry.

Beginning from a point, said point being on the western right of way margin of Dudley Road, said point being a common property corner between the subject property and Lot 69A, and runs thence as the western right of way margin of Dudley Road, along a curve to the right having a radius of 781.19 feet and an arc length of 199.83 feet, being subtended by a chord bearing of South 01 degrees 44 minutes 50 seconds West and a chord distance of 199.29 feet to a point;

Thence continuing with the western right of way margin of Dudley Road, South 12 degrees 20 minutes 24 seconds West for a distance of 133.07 feet to a point, said point being a common property corner between the subject property and the Vilvage Robinson property;

Thence with the common property line between the subject property and the Vilvage Robinson property, and beyond, North 65 degrees 56 minutes 08 seconds West for a distance of 281.10 feet to a point;

Thence a new line, North 14 degrees 03 minutes 52 seconds West for a distance of 112.43 feet;

Thence a new line, North 66 degrees 59 minutes 26 seconds West for a distance of 1034.86 feet to a point, said point being on the eastern right of way margin of Abco Lane;

Thence with the eastern right of way margin of Abco Lane, North 18 degrees 22 minutes 00 seconds West for a distance of 265.96 feet to a point, said point being a common property corner between the subject property and Lot 281

Thence with the common property line between the subject property and Lot 28, as well as Lots 18, 19, 20, 6, 7, and 69A, South 67 degrees 01 minutes 06 seconds East for a total distance of 1412.28 feet to a point said point being the true point and place of Beginning and being a portion of the lands deeded and conveyed to Albert W. Robinson Jr in Deed Book 10190, Page 652, Cumberland County Registry.

Subject property contains 305,062 square feet / 7.00 acres

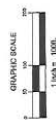
This description was prepared on this 7th day of August, 2025 under the direct supervision of Michael J. Adams, PLS L-4491/CFS NC-075 and is based on deeds and plats of record. No physical survey performed at this time.



PROPOSED RETONING FOR

ALBERT W. ROBINSON JR
(BEING A PORTION OF 9472060/0000)

TOWNSHIP CEDAR CREEK
CITY NEAR PAYS/IRVING, MO
SCALE: 1" = 100'
DATE: AUGUST 7, 2023
DRAWING: RD
ADDRESS: 4300 DUDLEY RD
TAX PIN: 017000005000





PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF SEPTEMBER 16, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 9/16/2025

SUBJECT: CASE ZON-25-0035: REZONING REQUEST FROM RR RURAL RESIDENTIAL DISTRICT TO A1 AGRICULTURAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PARCEL COMPRISING 374.57 +/- ACRES; GENERALLY LOCATED NORTH OF THE CAPE FEAR RIVER, SOUTH OF MCBRYDE ST, 1.8 MILES WEST OF THE INTERSECTION OF LANE ROAD AND SLOCOMB RD, AND ONE MILE EAST OF RIVER BEND RD; SUBMITTED BY J. SCOTT FLOWERS (AGENT) ON BEHALF OF KEITH L. MCCORMICK REVOCABLE TRUST (OWNER).

ATTACHMENTS:

Description

ZON-25-0035

Type

Backup Material



PLANNING STAFF REPORT
REZONING CASE # ZON-25-0035
 Planning Board Meeting: Sep. 16, 2025

Location: North of Cape Fear River, south of McBryde St, 1.8 miles west of intersection of Lane Rd and Slocomb Rd, and one mile east of River Bend Rd.

Jurisdiction: County-Unincorporated

REQUEST

Rezoning RR to A1

Applicant requests a rezoning from RR Rural Residential District to A1 Agricultural District for a parcel located north of the Cape Fear River, south of McBryde St, 1.8 miles west of the intersection of Lane Road and Slocomb Rd, and one mile east of River Bend Rd containing approximately 374.57 acres. A Norfolk Southern Railroad track traverses through the middle of the property. The parcel is currently used for timber cultivation (silviculture). The property owner does not have a specific use intended at this time.

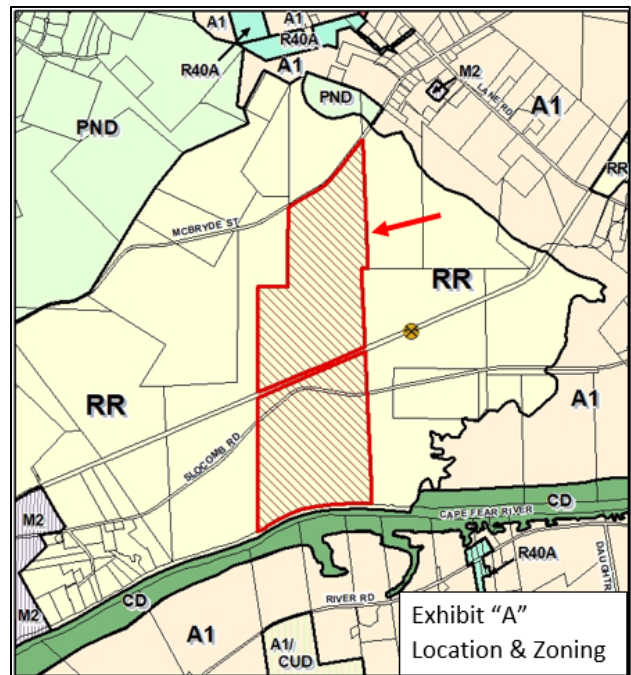
PROPERTY INFORMATION

OWNER/APPLICANT: Keith L. McCormick Revocable Trust (Owner); J. Scott Flowers (Agent/Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0552934519000

SIZE: The parcel contains approximately 374.57 acres. Road frontage along McBryde Street is .45 miles in length and a half mile along Slocomb Road. The property is approximately 1.5 miles in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned RR Rural Residential District, which is for traditional rural use with lots of 20,000 square feet or above. The principal use of the district is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

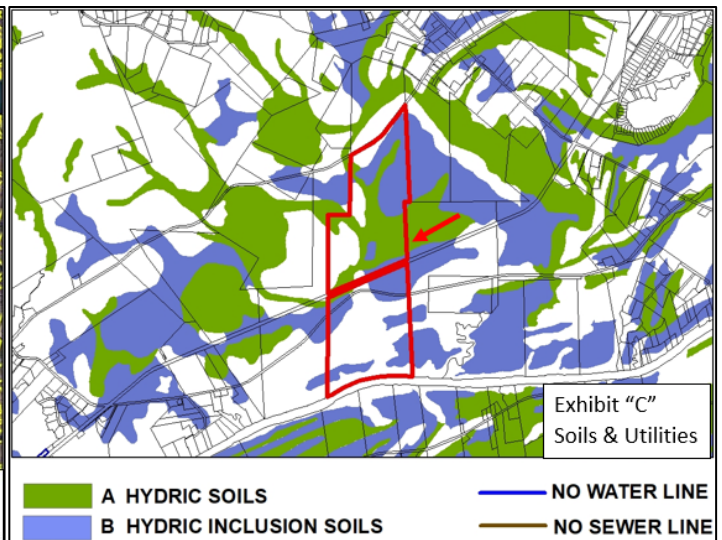
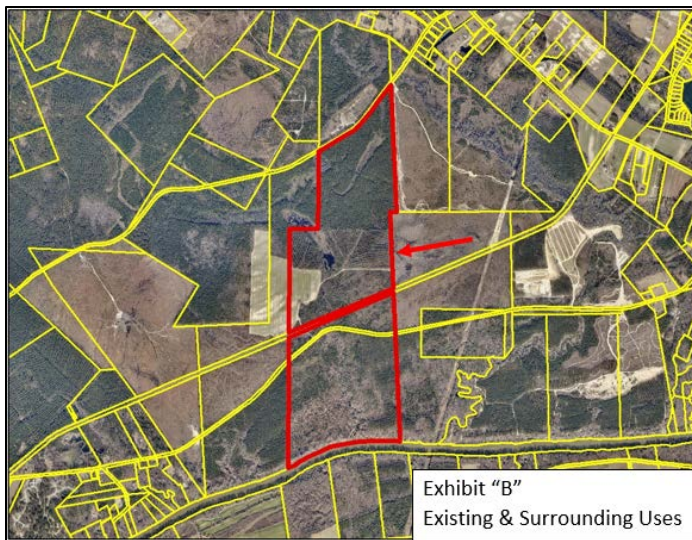


EXISTING LAND USE: The subject parcel is currently being used for timber cultivation. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Farmland and single-family homes
- **East:** Farmland and Woodlands
- **West:** Farmland and Woodlands
- **South:** Cape Fear River, farmland, and woodlands

OTHER SITE CHARACTERISTICS: The site is located in the Cape Fear River Watershed Protection Area and within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates the presence of hydric or hydric inclusion soils on substantial portions of the northern half of the property and some hydric inclusion soils on the southern half.

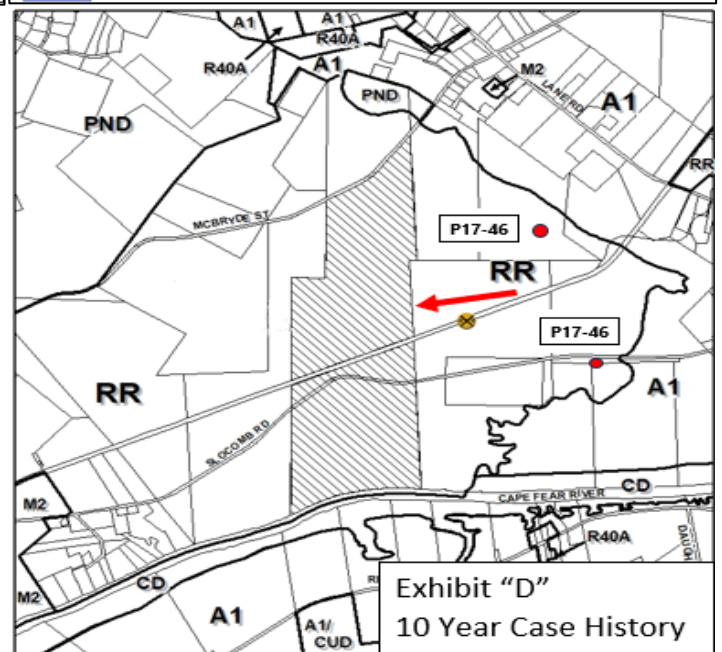


TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the following rezoning cases within the past ten years near the subject property:

- P17-46: RR, A1, PND, & CD to A1; Withdrawn by Applicant

DEVELOPMENT REVIEW: Should the request be approved, any development or subdivision of the property will require a preliminary plan or a site plan review and approval from the County Current Planning Division.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

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

DEVELOPMENT POTENTIAL:

Existing Zoning (RR)	Proposed Zoning (A1)
816 dwelling units	187 dwelling units

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

COMPREHENSIVE PLANS:

This property is located in the North Central Area Land Use Plan (2024). The future land use classification of the property is split between “Rural/Agricultural” and “Open Space”. The associated zoning districts for these two land use classifications are:

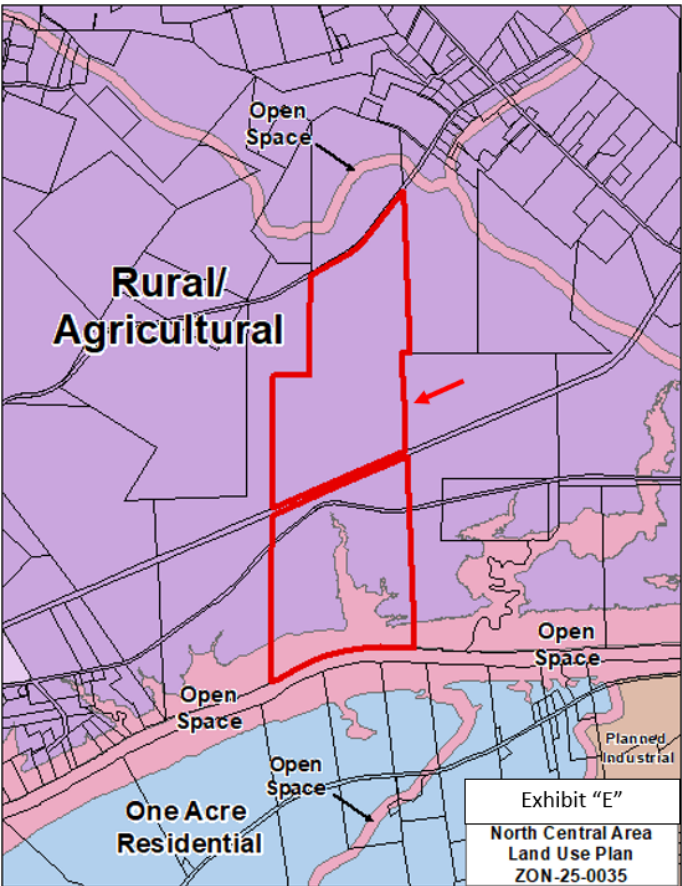
Rural/Agricultural	A1, A1A, R40, R40A
Open Space (*)	CD

(*)Note: “Property located within Open Space whether wholly or partially may use the most adjacent land use classification when considering a rezoning request” (North Central Area Land Use Plan 2024, p. 49).

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

Future Land Use Classification Development Goals, Notes, and Objectives:

- “Preserve the rural character of the county” (North Central Area Land Use Plan 2024, p. 52).
- “...this land use classification emphasizes traditional agricultural activities, pastureland, forestry, rural large-lot residential subdivisions, and sporadic residences situated on expansive land tracts” (North Central Area Land Use Plan 2024, p. 40).
- “Protect and preserve the rural character of the area to include green spaces, agricultural land, low population density, scenic views, natural features, tranquility, and outdoor opportunities” (North Central Area Land Use Plan 2024, p. 52).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the subject property, as shown on Exhibit “C”. Well and septic will be required, and the lot size must meet the minimum area necessary to accommodate both.

TRANSPORTATION: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property is located along both Slocomb Rd and McBryde St. Both streets are classified as local streets per NCDOT’s Road Classification. There are no roadway improvement projects planned for either road. With no specific intent or development plans stated, it is indeterminable what impact any additional traffic would bring to Slocomb Rd or McBryde St.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Raleigh Road Elementary	179	207
Long Hill Elementary	516	416
Pine Forest Middle	804	706
Pine Forest High	1712	1553

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

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

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The subject property is located within a Voluntary Agriculture District (VAD) Half Mile Buffer (VAD-10-08).

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

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

STAFF RECOMMENDATION

In Case ZON-25-0035, Planning and Inspections staff **recommends approval** of the rezoning request from RR Rural Residential District to A1 Agricultural District. Staff finds that the request is consistent with the North Central Area Land Use Plan which calls for "Rural/Agricultural" and "Open Space" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

UNDERWOOD, MARTHA A HEIRS
PO BOX 763
RED SPRINGS, NC 28377

RAYNOR, DONALD BRUCE
6153 BLUE BRANCH DR
LINDEN, NC 28356

MCCORMICK FARMS LIMITED
PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

LENNON, ORLANDA
76 SUMPTER DR
WHITEVILLE, NC 28472

MOODY, MAURIE MARIE
JORDAN;MOODY, MARLO R
6090 BLUE BRANCH DR
LINDEN, NC 28356

HOLSTAD, GERALD BRUCE
109 FAIRWAY LN
CAPE CARTERET, NC 28584

MCCORMICK, KEITH L TRUSTEE
32 CHESTERTOWN DR
PINEHURST, NC 28374

BOUWENS, BRYCE EDWARD
3316 MCCOY CROSS
FAYETTEVILLE, NC 28311

ROYAL, MICHAEL D;KAY, ROYAL
WILLIFORD
2035 MIDDLE RD
EASTOVER, NC 28312

XIONG, THAO PAO;YANG, CHIA
402 HOLLAND CIR
STATESVILLE, NC 28677

BOWYER, SAMUEL W JR;BOWYER,
ROBERT L
PO BOX 53186
FAYETTEVILLE, NC 28305

HOLSTAD, GERALD BRUCE
109 FAIRWAY LN
CAPE CARTERET, NC 28358

THE DANIEL FAMILY REVOCABLE
TRUST
2612 OLD LEXINGTON HWY
CHAPIN, SC 29036

OWEN, MILES THOMAS;GODWIN, TERESA
OWEN;OWEN, MICHAEL ALAN;OWEN, TIMOTHY
SCOTT
3095 MCBRYDE STREET
LINDEN, NC 28356

OWEN, MILES T;OWEN, CAROLYN D
3099 MCBRYDE ST
LINDEN, NC 28356

MOODY, MAURIE M
6090 BLUE BRANCH DR
LINDEN, NC 28356

UNDERWOOD, MARTHA A HEIRS
PO BOX 763
RED SPRINGS, NC 28377

ATTACHMENT: APPLICATION



County of Cumberland
Planning & Inspections Department

CASE #: ZON-25-0035

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

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

**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. Attached to this application are copies of the recorded deeds to the pertinent properties and a check made payable to "Cumberland County" in the amount of \$7,650.00. In support of this petition, the following facts are submitted:

1. **Requested Rezoning from** Rural Residential District ("RR") to Agricultural District ("A1")
2. **Address of Property to be Rezoned:** 0 McBryde Street, Linden, North Carolina
3. **Location of Property:** Being the 374.57-acre property located east and northeast of the intersection of Slocomb Road and River Bend Road, south of 2801 McBryde Street, and between McBryde Street and Slocomb Road, abutting and extending across Slocomb Road to the south in Linden, North Carolina.
4. **Parcel Identification Number:** 0552-93-4519
5. **Acreage:** ≈ 374.57 **Frontage:** ≈ 7,697 ft **Depth:** ≈ 8,329 ft
6. **Water Provider:** N/A
7. **Septage Provider:** N/A
8. **Deed recorded in** Book 6394, beginning at Page 115, Cumberland County Registry.

9. **Existing use of the property:** Lumber cultivation, among other permissible uses within Agricultural Districts
10. **Proposed use(s) of the property:** Permissible uses within Agricultural Districts
11. **Do you own any property adjacent to or across the street from these properties?** No
12. **Has a violation been issued on these properties?** No

[ATTESTATION AND SIGNATURE BLOCK ON FOLLOWING PAGE]

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.

Keith L. McCormick Revocable Trust

APPLICANT-OWNER

32 Chestertown Drive, Pinehurst, NC 28374

ADDRESS OF OWNER

TELEPHONE # OF OWNER

J. Scott Flowers, Esq.

ATTORNEY FOR APPLICANT-OWNER

4317 Ramsey Street // P.O. Box 2505, Fayetteville, NC 28302

ADDRESS OF ATTORNEY FOR APPLICANT-OWNER

Scott.Flowers@HutchensLawFirm.com

E-MAIL OF ATTORNEY FOR APPLICANT-OWNER

(910) 864-6888 ext. 1508

TELEPHONE # FOR ATTORNEY FOR APPLICANT-OWNER

KEITH L. MCCORMICK REVOCABLE TRUST

By: Keith L. McCormick

Title: Trustee

J. SCOTT FLOWERS, ESQ.

J. Scott Flowers



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF SEPTEMBER 16, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 9/16/2025

SUBJECT: CASE ZON-25-0036: REZONING REQUEST FROM RR RURAL RESIDENTIAL AND PND PLANNED NEIGHBORHOOD DISTRICT TO A1 AGRICULTURAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR TWELVE PARCELS COMPRISING 1,038.09 +/- ACRES; ALL LOCATED NORTH OF THE CAPE FEAR RIVER AND EAST AND NORTH OF SLOCOMB RD, ALONG THE NORTH AND SOUTH SIDE OF MCBRYDE ST, AND APPROXIMATELY 1.25 MILES WEST OF THE INTERSECTION E. REEVES BRIDE ROAD AND MCBRYDE ST, SUBMITTED BY J. SCOTT FLOWERS (AGENT) ON BEHALF OF MCCORMICK FARMS LIMITED PARTNERSHIP (OWNER).

ATTACHMENTS:

Description

ZON-25-0036

Type

Backup Material



PLANNING STAFF REPORT

REZONING CASE # ZON-25-0036

Planning Board Meeting: Sep. 16, 2025

Location: North of the Cape Fear River and east and north of Slocomb Rd, along the north and south side of McBryde St, and approx. 1.25 miles west of the intersection of E. Reeves Bridge Rd and McBryde St

Jurisdiction: County-Unincorporated

REQUEST

Rezoning RR and PND to A1

Applicant requests a rezoning from RR Rural Residential District and PND Planned Neighborhood Development District to A1 Agricultural District for twelve contiguous parcels located north of the Cape Fear River and east and north of Slocomb Rd, along the north and south side of McBryde St, and approximately 1.25 miles west of the intersection of E. Reeves Bridge Road and McBryde St containing a total of approximately 1,038.09 acres. The parcels are currently used for timber cultivation (silviculture). The property owner has not expressed a specific use intended at this time.

PROPERTY INFORMATION

OWNER/APPLICANT: McCormick Farms Limited Partnership (Owner); J. Scott Flowers (Agent/Applicant)

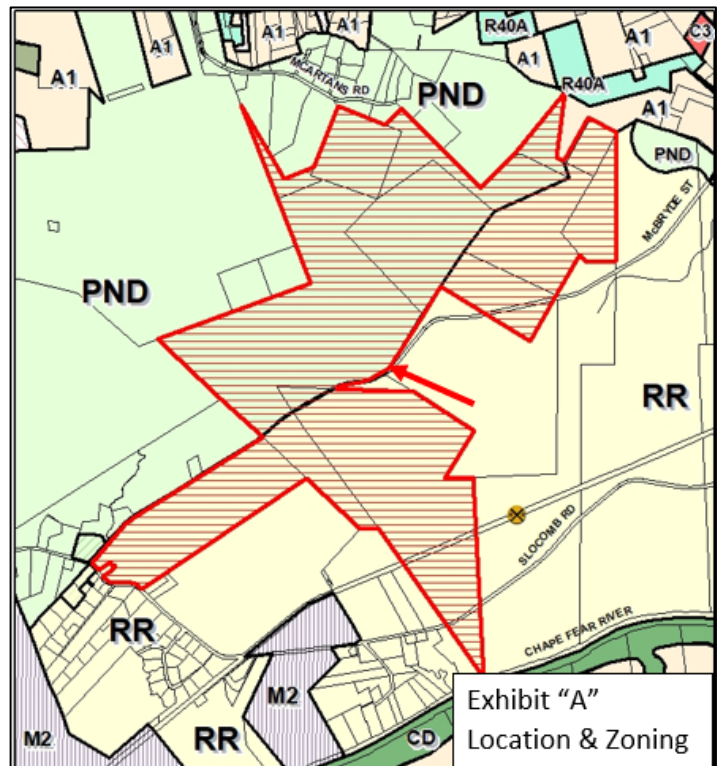
ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0552024169000, 0552238122000, 0552244598000, 0552265192000, 0552479824000, 0552199037000, 0552395482000, 0552587886000, 0552782144000, 0552663724000, 0552892583000, 0552884118000.

SIZE: The parcel contains approximately 1,038.09 acres. Total road frontage for parcels abutting McBryde St is approximately 2.1 miles. Road frontage for the parcel along Slocomb Rd is 780 feet. The properties are approximately 2.3 miles in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned RR Rural Residential District and PND Planned Neighborhood Development District. RR Rural Residential District is for traditional rural use with lots of 20,000 square feet or above. The principal use of the district is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

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

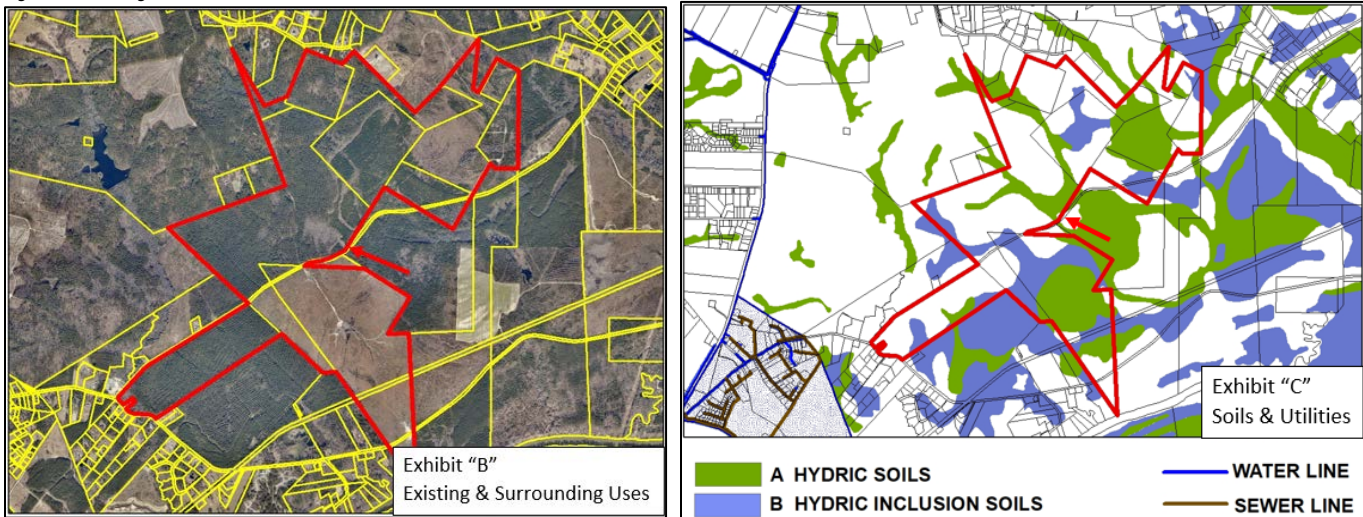
EXISTING LAND USE: The subject parcels are currently being used for timber cultivation. Exhibit "B" shows the existing use of the subject property.



SURROUNDING LAND USE: Exhibit “B” illustrates the following:

- **North:** Single-family homes, farmland, and woodlands
- **East:** Farmland and woodlands
- **West:** Single-family homes, farmland, and woodlands
- **South:** Cape Fear River, farmland, and woodlands

OTHER SITE CHARACTERISTICS: The sites are located in the Cape Fear River Watershed Protection Area. Among the twelve parcels, only the southern-most parcel abutting the Cape Fear River is located within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit “C”, illustrates the presence of hydric or hydric inclusion soils.

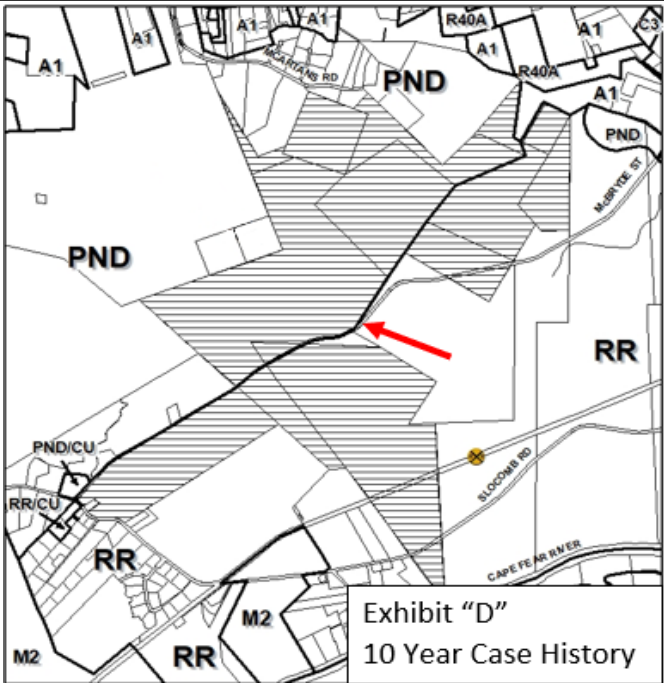


TEN YEAR ZONE CASE HISTORY:

Exhibit “D” denotes no rezoning cases within the past ten years near the subject property:

DEVELOPMENT REVIEW: Should the request be approved, a preliminary plan for any subdivision or a site plan for any nonresidential development will need to be submitted to the Current Planning Division for review and approval and to ensure conformance with the County Zoning and Subdivision Ordinances.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:



Minimum Standard	PND (Existing Zoning/Defaults to R7.5)	RR (Existing Zoning)	A1 (Proposed)
Front Yard Setback	30 feet	30 feet	50 feet
Side Yard Setback	10 feet	15 feet	20 feet
Rear Yard Setback	35 feet	35 feet	50 feet
Lot Area	7,500 sq. ft.	20,000 sq. ft.	2 acres
Lot Width	75'	100'	100'

DEVELOPMENT POTENTIAL:

Existing Zoning (PND-Defaults to R7.5)	Existing Zoning (RR)	Proposed Zoning A1
3,369 dwelling units	1,193 dwelling units	519 dwelling units

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

COMPREHENSIVE PLANS:

This property is located in the North Central Area Land Use Plan (2024). The future land use classification of the property is split between “Rural/Agricultural”, “Open Space”, and a 2.5± acre portion classified as “Flex Area”. The associated zoning districts for these three land use classifications are:

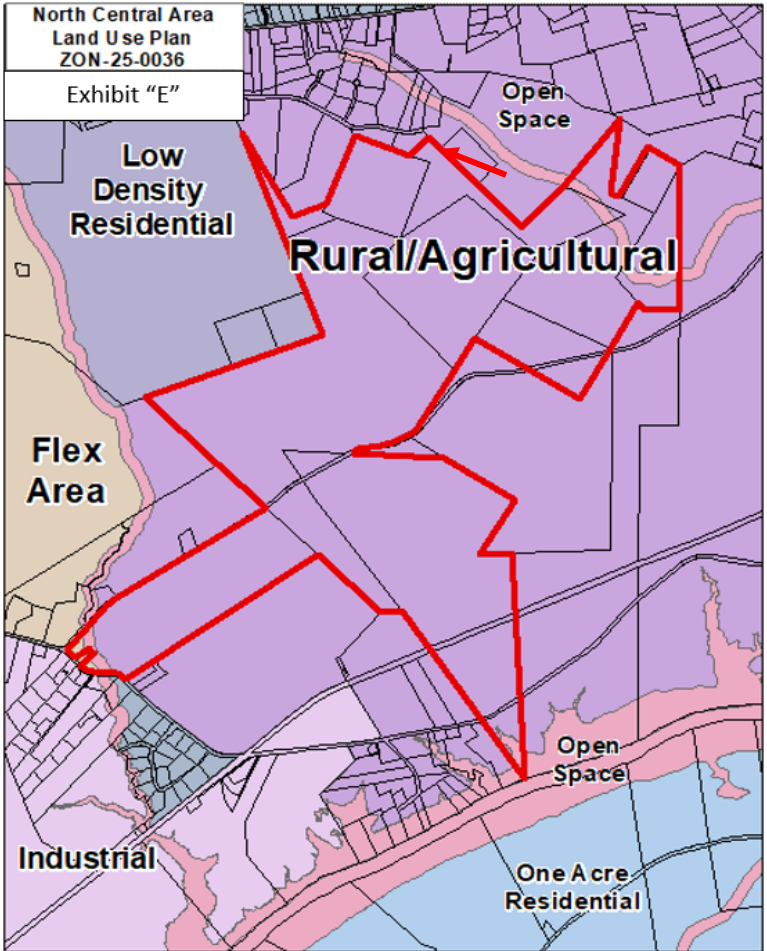
Rural/Agricultural	A1, A1A, R40, R40A, DD/CZ.
Open Space*	CD
Flex Area	M1(P), M(P), O&I(P), C1(P), C2(P), and C(P).

*Note: “Property located within Open Space whether wholly or partially may use the most adjacent land use classification when considering a rezoning request” (North Central Area Land Use Plan 2024, p. 49).

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

Future Land Use Classification Development Goals, Notes, and Objectives:

- “Preserve the rural character of the county” (North Central Area Land Use Plan 2024, p. 52).
- “...this land use classification emphasizes traditional agricultural activities, pastureland, forestry, rural large-lot residential subdivisions, and sporadic residences situated on expansive land tracts” (North Central Area Land Use Plan 2024, p. 40).
- “Protect and preserve the rural character of the area to include green spaces, agricultural land, low population density, scenic views, natural features, tranquility, and outdoor opportunities” (North Central Area Land Use Plan 2024, p. 52).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the subject property. Well and septic will be required, and the lot sizes must meet the minimum area necessary to accommodate both.

TRANSPORTATION: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property is located along both Slocomb Rd. and McBryde St. Both streets are classified as local streets per NCDOT’s Road Classification. There are no roadway improvement projects planned for either

road. With no specific intent or development plans stated, it is indeterminable what impact any additional traffic would bring to Slocomb Rd or McBryde St.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Raleigh Road Elementary	179	207
Long Hill Elementary	516	416
Pine Forest Middle	804	706
Pine Forest High	1712	1553

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

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

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: Eleven of the twelve parcels are designated in a Voluntary Agricultural District, VAD-10-08. The remaining parcel is within the Half Mile Buffer of VAD-10-08.

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

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

STAFF RECOMMENDATION

In Case ZON-25-0036, Planning and Inspections staff **recommends approval** of the rezoning request from RR Rural Residential District and PND Planned Neighborhood Development District to A1 Agricultural District. Staff finds that the request is consistent with the North Central Area Land Use Plan which calls for "Rural/Agricultural", "Open Space", and "Flex Area" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

BIMSON, WILLIAM FORD;BIMSON, ERIKA
209 AUGUSTA AVE
PLEASANT VIEW, TN 37146

OWEN, MILES T;OWEN, CAROLYN D
3099 MCBRYDE ST
LINDEN, NC 28356

BOWYER, SAMUEL W JR;BOWYER, ROBERT L
PO BOX 53186
FAYETTEVILLE, NC 28305

WISNESKI, DENNIS M;WISNESKI, MELISSA M
8000 DREAMLAND DR
LINDEN, NC 28356

WILLIAMS, JAMES RAYVON;DEBRA, ;DOLPHINE,
WILLIAMS TRUSTEES
108 BORDEAUX LN
SCOTTS VALLEY, CA 95066

JOHNSON, CHRISTOPHER DANIEL;JOHNSON,
PAMELA GAYLE
2521 LIME KILN LN
EASTOVER, NC 28312

MEADOW BRANCH OWNERS CLUB INC
7933 MCARTHANS FORD
LINDEN, NC 28356

NORRIS, MARVIN EDWARD JR;NORRIS,
JACQUELINE
6825 HOLDER LN
FAYETTEVILLE, NC 28311

CAPE FEAR RIVER HOLDINGS, LLC
505 FORSYTHE ST
FAYETTEVILLE, NC 28304

ARSENAL PARK LLC
PO BOX 53361
FAYETTEVILLE, NC 28305

HENDERSON, TERI J TRUSTEE;THE JOSEPH P RIDDLE III
DESCENDANTS TRUST;WILLIAMS, ROBERTT J V
TRUSTEE;RIDDLE, JOSEPH P III TRUSTEE;TRINA
THOMPSON RIDDLE DESCENDANTS TRUST
PO BOX 53729
FAYETTEVILLE, NC 28305

WORRELL, CHRISTOPHER L;WORRELL,
CORINTHIA D
5379 GOLDSBORO RD
WADE, NC 28395

MCCORMICK FARMS LIMITED PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

BOWDEN, JAMIE;BOWDEN, HEATHER
595 PALESTINE RD
LINDEN, NC 28356

ERICKSON, ANDREW JAMES;ERICKSON, DEBRA
YVONNE
1507 SLOCOMB RD
LINDEN, NC 28356

WEEKLY, KENNETH
7979 MCARTANS FRD
LINDEN, NC 28356

OWEN, MILES THOMAS;GODWIN, TERESA
OWEN;OWEN, MICHAEL ALAN;OWEN, TIMOTHY
SCOTT
3095 MCBRYDE STREET
LINDEN, NC 28356

SAXON, WILLIAM D SR
1480 SLOCOMB RD
LINDEN, NC 28356

K&JS PROPERTIES LLC;TPGM PROPERTIES LLC
PO BOX 53729
FAYETTEVILLE, NC 28305

THE DANIEL FAMILY REVOCABLE TRUST
2612 OLD LEXINGTON HWY
CHAPIN, SC 29036

MORRIS, CRAIG A;MORRIS, MARTHA A
6961 HOLDER LN
FAYETTEVILLE, NC 28311

MIDDLETON, REBECCA H;MIDDLETON,
MATTHEW W
7027 PLOTTS DR
LINDEN, NC 28356

MEADOW BRANCH OWNERS CLUB
7933 MCARTHANS FORD
LINDEN, NC 28356

MCCORMICK FARMS LIMITED PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

SMITH, ROBERT R;SMITH, ELLEN J
758 SLOCOMB RD
FAYETTEVILLE, NC 28311

COLTON, MITCHELL JOHN;COLTON, BRIDGETTE
CRITTENTON
2520 NC HWY 902
PITTSBORO, NC 27312

FLOYD PROPERTIES AND DEVELOPMENT, INC.
901 ARSENAL AVE
FAYETTEVILLE, NC 28305

LOVEC, JEFFREY W CO-TRUSTEES;LOVEC,
SHANNON S CO-TRUSTEES
2730 CHIMNEY POINT
LINDEN, NC 28356

BOWDEN, JAMIE ALAN;BOWDEN, HEATHER
596 PALESTINE RD
LINDEN, NC 28356

VINCENT, JAMES C II;VINCENT, JOCELYN L
753 EAGLETON DR
AUGUST, GA 30907

SAXON, WILLIAM DONALD SR
1480 SLOCOMB RD
LINDEN, NC 28356

BROOKS, TIMOTHY
1669 BRIDLEWOOD DR
LINDEN, NC 28356

MCCARTHY, THOMAS J;MCCARTHY, JILLIAN L
7580 MCARTANS FORD
LINDEN, NC 28356

ABJ INVESTMENTS LLC
2031 MIDDLE RD
EASTOVER, NC 28312

UPCHURCH, ELMO W
3411 S GENOA ST
AURORA, CO 80013

MCCORMICK FARMS LIMITED PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

MILLS, LOUISE R LIFE ESTATE
876 SLOCOMB RD
LINDEN, NC 28356

MCCORMICK FARMS LIMITED PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

MORRIS, LEA ANN
2700 FORESTWOOD CT
LINDEN, NC 28356

NORRIS, JACQUELINE HOLDER;NORRIS, MARVIN
EDWARD JR
6825 HOLDER LN
FAYETTEVILLE, NC 28311

CEPIS, RACHEL M
731 SLOCOMB ROAD
FAYETTEVILLE, NC 28311

HARTSELL, DENISE H
6901 HOLDER LN
FAYETTEVILLE, NC 28311

PITTMAN, GREGORY;PITTMAN, PATRICIA
7720 MCARTANS FRD
LINDEN, NC 28356

BLANTON, WILLIAM A TRUSTEE;BLANTON,
SHANNA M TRUSTEE
4514 BRAGG BLVD
FAYETTEVILLE, NC 28303

ADORJAN, JOHN;ADORJAN, KIMBERLY
4809 KIARA DR
HOPE MILLS, NC 28348

RAYNOR, MARGARET YOUNG;GODWIN,
DEBORAH RAYNOR;BRITT, RHONDA
RAYNOR;PEADEN, MARY RAYNOR
505 WATERVIEW CT
FAYETTEVILLE, NC 28301

BOWDEN, JAMIE ALAN;BOWDEN, HEATHER
RENEA
595 PALESTINE ROAD
LINDEN, NC 28356

BAGGETT, JOSEPH W JR BENJAMIN;MARY,
WEBER BAGGETT MARTIN
2011 LITTLE PALM WAY
WILMINGTON, NC 28480

ROGERS, JEROME R;ROGERS, LOU P
827 SLOCOMB RD
LINDEN, NC 28356

DRAKE, RICHARD J
213 DAVIS ST
FAYETTEVILLE, NC 28305

HADDOCK, JAMES C.;HADDOCK, KIMBERLY P.
7811 SHORTBRANCH DR
LINDEN, NC 28356

BROOKS, TIMOTHY
1669 BRIDLEWOOD DR
LINDEN, NC 28356

KING, JEFFERY SCOTT TRUSTEE;KING, NATANYA
LYNN TRUSTEE
992 SLOCOMB RD
LINDEN, NC 28356

SAXON, WILLIAM DONALD SR
1480 SLOCOMB RD
LINDEN, NC 28356

MCCORMICK FARMS LIMITED PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

DRAKE, RICHARD J
213 DAVIS ST
FAYETTEVILLE, NC 28305

BIBLE WAY PENTECOSTAL CHURCH MINISTRIES
PO BOX 91
LINDEN, NC 28356

SCOTT, WILLIAM HARVEY;SCOTT, LINDA S
7515 ANGIE DR
FAYETTEVILLE, NC 28311

SHAW, LORRISA;MATTHEW, BURCHETT
261 DUSTY LN
LINDEN, NC 28356

DIEHL, CATHERINE LOUISE
874 SLOCUMB RD
LINDEN, NC 28356

HALES, DANIEL THOMAS
7009 PLOTS DR
LINDEN, NC 28356

KALOW, JASON ERIC;KALOW, AMY LYNN
2735 FORESTWOOD CT
LINDEN, NC 28356

NORTON, WARREN STEPHEN
1783 MCBRYDE ST
LINDEN, NC 28356

JOHNSON, WILLIAM H
941 SLOCOMB ROAD
LINDEN, NC 28356

SCOTT, BOBBY W.;SCOTT, JESSICA A.
693 SLOCOMB RD
FAYETTEVILLE, NC 28311

BAGGETT, BRADLEY G;SIMPSON, CRYSTAL D
1560 SLOCOMB ROAD
LINDEN, NC 28356

EICHNER, CHARLES LEE;EICHNER, MARGARET
LEUPOLD
4164 SHERIDAN DR.
CHARLOTTE, NC 28205

BOWDEN, JAMIE ALAN
595 PALESTINE RD
LINDEN, NC 28356

MEADOW BRANCH OWNERS CLUB
7933 MCARTANS FORD
LINDEN, NC 28356

MCCORMICK FARMS LIMITED PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

CAPPS, TREVOR LANCE;CAPPS, CHRISTINA
NICHOLE;JOHNSON, JERRY HEIRS
8811 CARLOS RD
LINDEN, NC 28356

O'REILLY, CLEMENT
6930 RIVER BEND RD
LINDEN, NC 28356

BOWDEN, DONNIE
1301 BUTCHER HOLLOW RD
LINDEN, NC 28356

UPCHURCH, ELMO W
9088 ALLISON CT
WESTMINSTER, CO 80021

MASENGALE, THERESA F.;MASENGALE, JEFFERY
C.
693 SLOCOMB RD
FAYETTEVILLE, NC 28311

MILLS, LOUISE R LIFE ESTATE
876 SLOCOMB RD
LINDEN, NC 28356

SCOTT, BERRY RANDOLPH JR
PO BOX 1451
FAYETTEVILLE, NC 28302

STRICKLAND, WESTON;STRICKLAND,
SAMANTHA
730 SLOCOMB ROAD
FAYETTEVILLE, NC 28311

BIMSON, WILLIAM FORD;BIMSON, ERIKA
7825 MCARTANS FORD RD
LINDEN, NC 28356

MCCORMICK, KEITH L TRUSTEE
32 CHESTERTOWN DR
PINEHURST, NC 28374

ROSE, GORDON A;ROSE, REBEKAH V
7933 MCARTANS FORD RD
LINDEN, NC 28356

BASS, CHARLES G;BASS, DEBRA A
2727 CHIMNEY PT
LINDEN, NC 28356

STOCKHAM, EARL A II;STOCKHAM, LAURA J
7570 MCARTANS FORD
LINDEN, NC 28356

MILLER, MERRICK M SR;MILLER, MERRICK J JR
7085 PLOTS DRIVE
LINDEN, NC 28356

RACKLEY, SANFORD G JR;RACKLEY, GAIL V
6130 RAMSEY ST
FAYETTEVILLE, NC 28311

K&JS PROPERTIES LLC;TPGM PROPERTIES
LLC;CAMERON PROPERTIES
PO BOX 53729
FAYETTEVILLE, NC 28305

HINTON, AMANDA M TRUSTEE;HINTON,
WILLIAM R TRUSTEE
7635 MCARTANS FORD
LINDEN, NC 28356

BARCUS, LAKIA CHANEL
8005 FLOWERBUD LN
LINDEN, NC 28356

HARTSELL, DENISE HOLDER
6901 HOLDER LN
FAYETTEVILLE, NC 28311

JENKINS, DOUGLAS L;JENKINS, KAY B
7740 MCARTANS FORD
LINDEN, NC 28356

BOWYER, SAMUEL W JR;BOWYER, ROBERT L
PO BOX 53186
FAYETTEVILLE, NC 28305

SAXON, WILLIAM D SR
1480 SLOCOMB RD
LINDEN, NC 28356

ARNO, JAMES H;DEESE, JOSIANE KIRKHUM
1229 SLOCOMB RD
LINDEN, NC 28356

RODRIQUEZ, SHARON MICHELLE;RODRIQUEZ,
RICHARD
7560 MCARTANS FORD
LINDEN, NC 28356

TART, JOHN W
783 SLOCOMB RD
FAYETTEVILLE, NC 28311

HOLSTAD, GERALD BRUCE
109 FAIRWAY LN
CAPE CARTERET, NC 28584

RACKLEY, SANFORD G JR;RACKLEY, GAIL V
6130 RAMSEY ST
FAYETTEVILLE, NC 28311

GARCIA, SHAREKA;GARCIA, SHAWN
2785 FORESTWOOD CT
LINDEN, NC 28356

BAGGETT, JOSEPH W TRUSTEE
2011 LITTLE PALM WAY
WILMINGTON, NC 28480

RACKLEY, SANFORD G JR;RACKLEY, GAIL V
6130 RAMSEY ST
FAYETTEVILLE, NC 28311

TYSON, J E JR;TYSON, ALICE
106 NE 67TH ST
OAK ISLAND, NC 28465

MARSHALL, E RANDOLPH;MARSHALL, PAIGE M
7575 MCARTANS FORD
LINDEN, NC 28356

SIMPSON, SAMUEL W III
1572 SLOCOMB RD
LINDEN, NC 28356

BOWDEN, JAMIE ALAN
595 PALESTINE RD
LINDEN, NC 28356

PHILLIPS, GARY JOE
4453 ZACK'S MILL RD
ANGIER, NC 27501

ABJ INVESTMENTS LLC
2031 MIDDLE RD
EASTOVER, NC 28312

CRABILL, PAUL D;CRABILL, RACHEL E
7557 MCARTANS FORD ROAD
LINDEN, NC 28356

ELLIOT, FRANCES H HEIRS
1470 ELLIOT BRIDGE RD
FAYETTEVILLE, NC 28311

XIONG, THAO PAO;YANG, CHIA
402 HOLLAND CIR
STATESVILLE, NC 28677

CRABILL, PAUL D;CRABILL, RACHEL E
7557 MCARTANS FRD
LINDEN, NC 28356

PLOTTS, JAMES ROBERT;SMITH, STACY LYNN
7001 PLOTTS DR
LINDEN, NC 28356

BOWDEN, DONNIE J
1352 BUTCHER HOLLOW RD
LINDEN, NC 28356

RACKLEY, SANFORD G JR;RACKLEY, GAIL V
6130 RAMSEY ST
FAYETTEVILLE, NC 28311

ATTACHMENT: APPLICATION



County of Cumberland
Planning & Inspections Department

CASE #: ZON-25-0036

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

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

**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. Attached to this application are copies of the recorded deeds to the pertinent properties and a check made payable to "Cumberland County" in the amount of \$20,910.00. In support of this petition, the following facts are submitted:

1. **Requested Rezoning from** Rural Residential District ("RR"), Planned Neighborhood Development – Conditional Zoning District ("PND") to Agricultural District ("A1")
2. **Addresses of Properties to be Rezoned:** 0 N/A Drive, Linden, North Carolina
3. **Description and Information of the Properties:**

A. TRACT ONE

Described generally as the 113.54-acre property located to the east of the intersection of McBryde Street and Slocomb Road in Linden, North Carolina

Parcel Identification Number: 0552-02-4169

Recorded in Deed Book 4435 beginning at Page 603, Cumberland County Registry

Acreage: \approx 113.54

Frontage: \approx 5,185.3 ft

Depth: \approx 4,289.9 ft

B. TRACT TWO

Described generally as the 34.00-acre property located southeast of McBryde Street and east of the intersection of McBryde Street and Slocomb Road in Linden, North Carolina.

Parcel Identification Number: 0552-23-8122

Recorded in Deed Book 5923 beginning at Page 461, Cumberland County Registry

Acreage: ≈ 34.00

Frontage: ≈ 766.9 ft

Depth: $\approx 2,744.7$ ft

C. TRACT THREE

Described generally as the 223.56-acre property located between and east of the intersection of McBryde Street and Slocomb Road in Linden, North Carolina, extending over both.

Parcel Identification Number: 0552-24-4598

Recorded in Deed Book 5923 beginning at Page 461, Cumberland County Registry

Acreage: ≈ 223.56

Frontage: $\approx 3,333$ ft

Depth: $\approx 7,003.7$ ft

D. TRACT FOUR

Described generally as 267.39-acre property located northeast of the intersection of McBryde Street and Slocomb Road and south, east, and northeast of the property located at 448 Palestine Road in Linden, North Carolina.

Parcel Identification Number: 0552-26-5192

Recorded in Deed Book 5923 beginning at Page 461, Cumberland County Registry

Acreage: ≈ 267.39

Frontage: $\approx 2,116.1$ ft

Depth: $\approx 5,183.4$ ft

E. TRACT FIVE

Described generally as the 108.03-acre property located north of McBryde Street and east of the property located at 448 Palestine Road in Linden, North Carolina.

Parcel Identification Number: 0552-47-9824

Recorded in Deed Book 4435 beginning at Page 603, Cumberland County Registry

Acreage: ≈ 108.03

Frontage: N/A

Depth: $\approx 3,056.1$ ft

F. TRACT SIX

Described generally as the 11.10-acre property located northwest, west, and southwest of 7715 Mcartans Ford Road in Linden, North Carolina.

Parcel Identification Number: 0552-19-9037

Recorded in Deed Book 4435 beginning at Page 603, Cumberland County Registry

Acreage: ≈ 11.10

Frontage: N/A

Depth: $\approx 2,519.4$ ft

G. TRACT SEVEN

Described generally as the 50.00-acre property located southwest, south, and southeast of the property located at 7635 Mcartans Ford Road in Linden, North Carolina.

Parcel Identification Number: 0552-39-5482

Recorded in Deed Book 5923 beginning at Page 461, Cumberland County Registry

Acreage: ≈ 50.00

Frontage: N/A

Depth: $\approx 1,984$ ft

H. TRACT EIGHT

Described generally as the 52.25-acre property located south and southwest of the property located at 7557 Mcartans Ford Road in Linden, North Carolina.

Parcel Identification Number: 0552-58-7886

Recorded in Deed Book 5923 beginning at Page 461, Cumberland County Registry

Acreage: ≈ 52.25

Frontage: N/A

Depth: $\approx 3,963.9$ ft

I. TRACT NINE

Described generally as the 89.68-acre property located west and northwest of the property located at 2801 McBryde Street in Linden, North Carolina.

Parcel Identification Number: 0552-78-2144

Recorded in Deed Book 8993 beginning at Page 853, Cumberland County Registry

Acreage: ≈ 89.68

Frontage: N/A

Depth: $\approx 5,058.3$ ft

J. TRACT TEN

Described generally as the 42.89-acre property located southwest of the property located at 2801 McBryde Street and abutting and extending over both sides of McBryde Street in Linden, North Carolina.

Parcel Identification Number: 0552-66-3724

Recorded in Deed Book 4435 beginning at Page 603, Cumberland County Registry

Acreage: ≈ 42.89

Frontage: $\approx 2,788.8$ ft

Depth: $\approx 2,133.6$ ft

K. TRACT ELEVEN

Described generally as the 15.00-acre property located southwest of the property located at 3099 McBryde Street and northwest of the property located at 2801 McBryde Street in Linden, North Carolina.

Parcel Identification Number: 0552-89-2583

Recorded in Deed Book 4435 beginning at Page 603, Cumberland County Registry

Acreage: ≈ 15.00

Frontage: N/A

Depth: ≈ 981.5 ft

L. TRACT TWELVE

Described generally as the 38.00-acre property located west and northwest of the property located at 2801 McBryde Street in Linden, North Carolina.

Parcel Identification Number: 0552-88-4118

Recorded in Deed Book 4435 beginning at Page 603, Cumberland County Registry

Acreage: \approx 38.00

Frontage: N/A

Depth: \approx 2,586.2 ft

TOTAL APPROXIMATE ACREAGE = 1,038.09

4. Water Provider: N/A
5. Septage Provider: N/A
6. Existing use of the property: Lumber cultivation, among other permissible uses within Agricultural Districts
7. Proposed use(s) of the property: Permissible uses within Agricultural Districts
8. Do you own any property adjacent to or across the street from these properties? No
9. Has a violation been issued on these properties? No

[ATTESTATION AND SIGNATURE BLOCK ON FOLLOWING PAGE]

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.

McCormick Farms Limited Partnership

APPLICANT-OWNER

8195 McCormick Bridge Road, Spring Lake, NC 28390

ADDRESS OF OWNER

(910) 813-0408

TELEPHONE # OF OWNER

J. Scott Flowers, Esq.

ATTORNEY FOR APPLICANT-OWNER

4317 Ramsey Street // P.O Box 2505, Fayetteville, NC 28302

ADDRESS OF ATTORNEY FOR APPLICANT-OWNER

Scott.Flowers@HutchensLawFirm.com

E-MAIL OF ATTORNEY FOR APPLICANT-OWNER

(910) 864-6888 ext. 1508

TELEPHONE # FOR ATTORNEY FOR APPLICANT-OWNER

MCCORMICK FARMS LIMITED PARTNERSHIP

By: BGM Farms, Inc., its General Partner

By: Thomas Lea Brooks IV



Title: President

J. SCOTT FLOWERS, ESQ.





PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF SEPTEMBER 16, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 9/16/2025

SUBJECT: CASE ZON-25-0037: REZONING REQUEST FROM A1 AGRICULTURAL, RR RURAL RESIDENTIAL, PND PLANNED NEIGHBORHOOD DISTRICT, AND CD CONSERVANCY DISTRICT TO A1 AGRICULTURAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR SIX PARCELS COMPRISING 775.88 +/- ACRES; LOCATED NORTH OF THE CAPE FEAR RIVER, ALONG THE NORTH AND SOUTH SIDES OF MCBRIDE ST AND SLOCOMB RD, AND APPROXIMATELY THREE-QUARTERS OF A MILE WEST OF LANE ROAD; SUBMITTED BY J. SCOTT FLOWERS (AGENT) ON BEHALF OF MCCORMICK FARMS LIMITED PARTNERSHIP (OWNER).

ATTACHMENTS:

Description

ZON-25-0037

Type

Backup Material



PLANNING STAFF REPORT

REZONING CASE # ZON-25-0037

Planning Board Meeting: Sep. 16, 2025

Location: North of the Cape Fear River, along north and south sides of McBryde St and Slocomb Rd, and approximately three-quarters of a mile west of Lane Rd.

Jurisdiction: County-Unincorporated

REQUEST

Rezoning RR, PND, CD, and A1 to A1

Applicant requests a rezoning from RR Rural Residential District, PND Planned Neighborhood Development District, CD Conservancy District, and A1 Agricultural District to A1 Agricultural District for six contiguous parcels located north of the Cape Fear River, along the north and south sides of McBryde St and Slocomb Rd, and approximately three-quarters of a mile west of Lane Road, containing a total of approximately 725.88 acres. The parcels are currently used for lumber cultivation. The property owner has not indicated a specific use intended at this time.

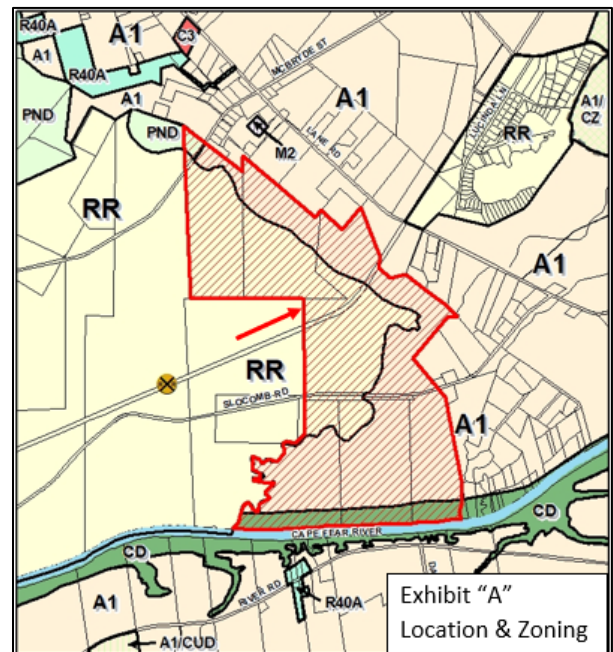
PROPERTY INFORMATION

OWNER/APPLICANT: McCormick Farms Limited Partnership (Owner); J. Scott Flowers (Agent/Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0562095188000, 0562265895000, 0562612890000, 0562461435000, 0562419727000, 0562312400000.

SIZE: The parcel contains approximately 725.88 acres. Total road frontage for parcels abutting McBryde St is approximately 857 ft. Road frontage for the parcels along Slocomb Rd is approximately 3,109 feet. The properties are approximately 1.4 miles in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned RR Rural Residential District, PND Planned Neighborhood Development District, CD Conservancy District, and A1 Agricultural District.



RR Rural Residential District is for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthy environment.

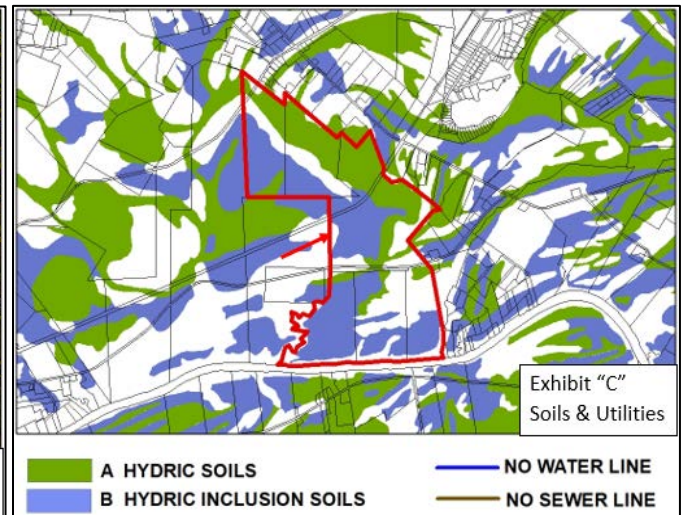
PND Planned Neighborhood Development is a district designed for the planned development of various residential densities concurrent with neighborhood-oriented uses in a single project. PND is a dormant zoning district and development standards shall comply with those of the R7.5 Residential District.

CD Conservancy District is designed to preserve and protect. This district is designed to preserve and protect identifiable natural resources from urban encroachment. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of

Agriculture) Soil Conservation Service or other appropriate sources and on file in the County Planning and Inspections

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

EXISTING LAND USE: The subject parcels are currently being used for lumber cultivation. Exhibit "B" shows the existing use of the subject property.



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

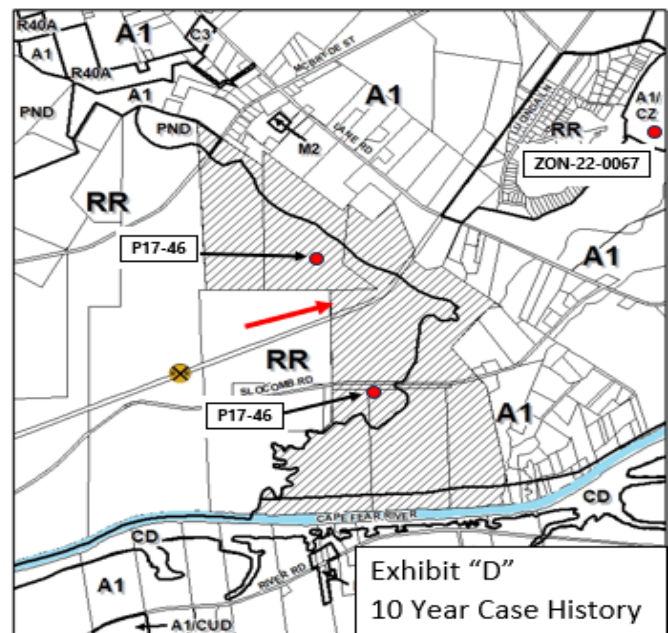
- **North:** Farmland, woodlands, single-family homes
- **East:** Farmland, woodlands, and single-family homes
- **West:** Farmland and woodlands
- **South:** Cape Fear River, farmland, and woodlands

OTHER SITE CHARACTERISTICS: The sites are located in the Cape Fear River Watershed Protection Area and within a Flood Zone Hazard Area. The subject properties, as delineated in Exhibit "C", illustrates the presence of hydric or hydric inclusion soils.

TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the following rezoning cases within the past ten years near the subject property:

- P17-46: RR, A1, PND, & CD to A1; Withdrawn by Applicant
- ZON-22-0067: A1 to A1/CZ; Approved by County



DEVELOPMENT REVIEW: Should the request be approved, any proposed development will need a preliminary subdivision plan or a site plan reviewed and approved by the County Current Planning Division to ensure conformance with the County Zoning and Subdivision Ordinances.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	PND (Existing Zoning/Defaults to R7.5)	RR (Existing Zoning)	CD (Existing Zoning)	A1 (Existing and Proposed)
Front Yard Setback	30 feet	30 feet	50 feet	50 feet
Side Yard Setback	10 feet	15 feet	50 feet	20 feet
Rear Yard Setback	35 feet	35 feet	50 feet	50 feet
Lot Area	7,500 sq. ft.	20,000 sq. ft.	N/A	2 acres
Lot Width	75'	100'	N/A	100'

DEVELOPMENT POTENTIAL:

Existing Zoning (PND-Defaults to R7.5)	Existing Zoning (RR)	Existing Zoning (CD)	Existing Zoning (A1)	Proposed Zoning A1
26 dwelling units	666 dwelling units	0 dwelling units	183 dwelling units	363 dwelling units

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

COMPREHENSIVE PLANS:

This property is located in the North Central Area Land Use Plan (2024). The future land use classification of the property is split between "Rural/Agricultural" and "Open Space". The associated zoning districts for these two land use classifications are:

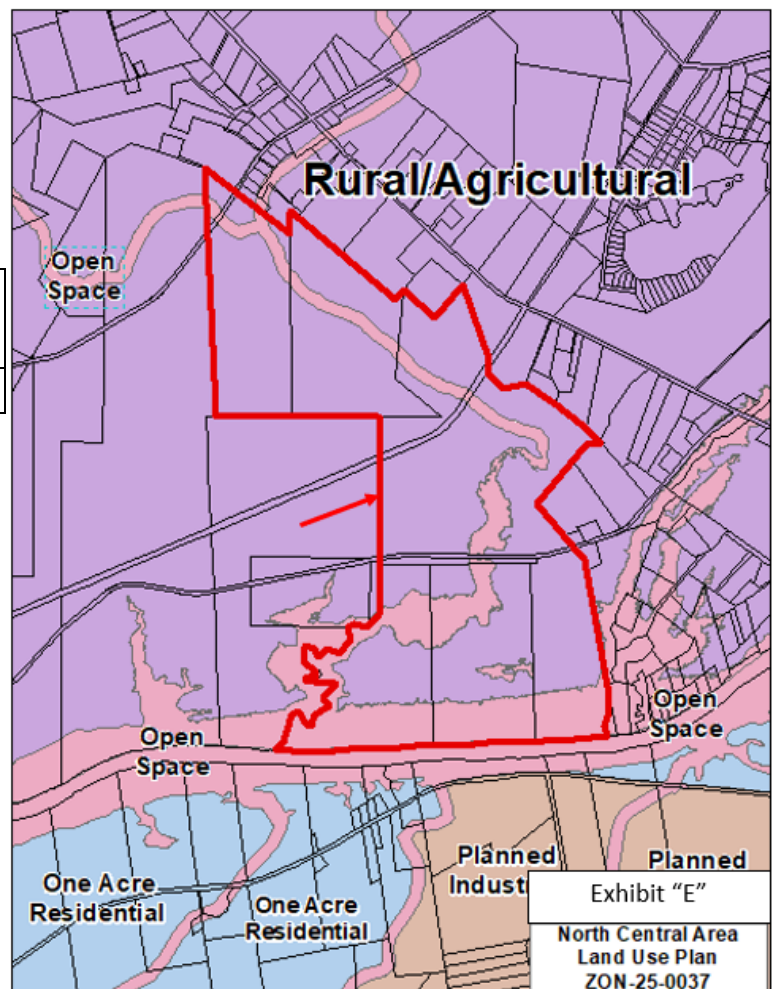
Rural/Agricultural	A1, A1A, R40, R40A, DD/CZ
Open Space (*)	CD

(*) Note: "Property located within Open Space whether wholly or partially may use the most adjacent land use classification when considering a rezoning request" (North Central Area Land Use Plan 2024, p. 49).

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

Future Land Use Classification Development Goals, Notes, and Objectives:

- "Preserve the rural character of the county" (North Central Area Land Use Plan 2024, p. 52).
- "...this land use classification emphasizes traditional agricultural activities, pastureland, forestry, rural large-lot residential subdivisions, and sporadic residences situated on expansive land tracts" (North Central Area Land Use Plan 2024, p. 40).
- "Protect and preserve the rural character of the area to include green spaces, agricultural land, low population density, scenic views, natural features, tranquility, and outdoor opportunities" (North Central Area Land Use Plan 2024, p. 52).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the subject property. Water and sewer utility line locations are shown on Exhibit "C". Well and septic will be required, and the lot sizes must meet the minimum area necessary to accommodate both.

TRANSPORTATION: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property is located along both Slocomb Rd and McBryde St. Both streets are classified as local streets per NCDOT's Road Classification. No roadway improvement projects are planned for either road. With no specific intent or development plans stated, it is indeterminable what impact any additional traffic would bring to Slocomb Rd or McBryde St.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Raleigh Road Elementary	179	207
Long Hill Elementary	516	416
Pine Forest Middle	804	706
Pine Forest High	1712	1553

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

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

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: Five of the six parcels are designated as a Voluntary Agricultural District, VAD-10-08. The remaining property is within the Half Mile Buffer of VAD-10-08.

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

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

STAFF RECOMMENDATION

In Case ZON-25-0037, Planning and Inspections staff **recommends approval** of the rezoning request from RR Rural Residential District, PND Planned Neighborhood Development District, CD Conservancy District, and A1 Agricultural District to A1 Agricultural District. Staff finds that the request is consistent with the North Central Area Land Use Plan which calls for "Rural/Agricultural" and "Open Space" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

RAYNOR, DONALD BRUCE SR;RAYNOR,
BEVERLY ROSE
8023 LANE RD
LINDEN, NC 28356

WILLIAMS, CLAUDIA M
3116 MCBRYDE ST
LINDEN, NC 28356

RECOD, MAX;RECOD, DONNA D
7210 MANASSA ST
FAYETTEVILLE, NC 28304

BLANCK, STEPHEN;BLANCK, ANA
RUSSEL
2965 SLOCOMB ROAD
LINDEN, NC 28356

GOODSON, ERNEST JEROME;GOODSON,
PATRICIA TIMMONS-GOODSON
1801 LAKESHORE DR
FAYETTEVILLE, NC 28305

BOUWENS, BRYCE EDWARD
3316 MCCOY CROSS
FAYETTEVILLE, NC 28311

STARLING, DORIS NAYLOR
PO BOX 282
WADE, NC 28395

PEACOCK, HOWARD R;PEACOCK,
PATRICIA M
188 PEACE HAVEN DR
STAR, NC 27356

HART, CONNOR GRANT;HART, LORIEN
D
504 PARISHGATE CIRCLE
FUQUAY VARINA, NC 27526

SWANN, BRENDA OQUINN;SWANN,
RICHARD WILLIAM JR
7777 LANE RD
LINDEN, NC 28356

MOORE, MITCHELL DEAN;MOORE,
TAMMY OQUINN
7513 LANE RD
LINDEN, NC 28356

OQUINN, TOMMY DOUGLAS;OQUINN,
PATRICIA R
7597 LANE RD
LINDEN, NC 28356

BREWER, GRADY M;BREWER, MARITA
6051 RIVER RD
WADE, NC 28395

JORDAN, FANNIE O'QUINN;JOHNSON,
GINGER ILEAN
704 TOKAY DR
FAYETTEVILLE, NC 28311

REA, CHARLOTTE W
5833 DUNN RD
WADE, NC 28395

GARDNER, TED W LIFE
ESTATE;GARDNER, TRACY M LIFE
ESTATE
6896 RIVER RD
WADE, NC 28395

LENNON, ORLANDA
76 SUMPTER DR
WHITEVILLE, NC 28472

MENA, ELOY M;MENA, VIOLET M
1044 STONEBRIDGE LN
LELAND, NC 28451

WALTZ, ROBERT C;KELLY, MARCIE
5327 OLD RAILROAD WAY
HOPE MILLS, NC 28348

HOUSE, MICHAEL R
229 OLIVER ST
SELMA, NC 27576

MCCORMICK, KEITH L TRUSTEE
32 CHESTERTOWN DR
PINEHURST, NC 28374

GAINEY, JAMES DAVID;KEVIN,
ANTHONY
PO BOX 247
LINDEN, NC 28356

GARDNER, DORIS B;GARDNER, TED WAYLAND
LIFE ESTATE;GARDNER, TRACY MARSHALL LIFE
ESTATE
6896 RIVER RD
WADE, NC 28395

SNYDER, JASON L;ROBINSON, SEELIE A
7096 MONARCH DR
LINDEN, NC 28356

THOMAS, RICHARD
2931 SLOCOMB RD
LINDEN, NC 28356

PARKER, JERRY LANE
2835 SLOCOMB RD
LINDEN, NC 28356

VAUGHN, LINDA
1994 MERRIMAC DR
FAYETTEVILLE, NC 28304

MACIAS, MARIO
6098 RIVER RD
WADE, NC 28395

MORSE, RICHARD MANFRED;JULIE,
MARIE
7045 MONARCH DR
LINDEN, NC 28356

HARDISON BROTHERS PROPERTIES
LLC
101 FLYING HILLS CIR
CARY, NC 27513

RAYNOR, DONALD BRUCE JR
6100 BLUE BRANCH DR
LINDEN, NC 28356

DIXIE CONTRACTING SERVICES INC
000581 EXECUTIVE PL 200
FAYETTEVILLE, NC 28305

MCCORMICK FARMS LIMITED
PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

OWEN, MICHAEL A;OWEN, JANICE G
3097 MCBRYDE ST
LINDEN, NC 28356

CRUSEN, KENNETH M
6931 CAROWIND DR
LINDEN, NC 28356

YUHAS, DEBRA R
3135 MCBYRDE ST
LINDEN, NC 28356

OBRIEN, PAT;OBRIEN, KATE R
6136 RAMSEY ST
FAYETTEVILLE, NC 28311

PARKER, JERRY LANE
2835 SLOCOMB RD
LINDEN, NC 28356

WILLIAMS, LAWRENCE F HEIRS
6021 RIVER RD
WADE, NC 28395

COFFMAN, CHRISTOPHER M;COFFMAN,
ALLISON C
7602 LANE RD
LINDEN, NC 28356

RAYNOR, DONALD BRUCE
6153 BLUE BRANCH DR
LINDEN, NC 28356

LEON, LUIS MACIAS
401 ST THOMAS RD
FAYETTEVILLE, NC 28311

XIONG, THAO PAO;YANG, CHIA
402 HOLLAND CIR
STATESVILLE, NC 28677

MOODY, MAURIE MARIE
JORDAN;MOODY, MARLO R
6090 BLUE BRANCH DR
LINDEN, NC 28356

RAYNOR, DONALD BRUCE SR;RAYNOR,
BEVERLY ROSE
8023 LANE RD
LINDEN, NC 28356

DELAGARZA, EUGENE JR;DELAGARZA,
KYONG C
8245 RAMSEY ST
LINDEN, NC 28356

HOLSTAD, GERALD BRUCE
109 FAIRWAY LN
CAPE CARTERET, NC 28358

ESQUIBEL, MARISSA R;JARVIS,
ANDREW M
2995 SLOCOMB RD
LINDEN, NC 28356

W. L. SMITH PROFIT SHARING &
PENSION TRUST PLAN
6541 RAEFORD RD
FAYETTEVILLE, NC 28304

PARKER, JERRY LYNWOOD
2797 SLOCOMB RD
LINDEN, NC 28356

SOLES, DAVID GLENN;SOLES, JILL
BISHOP
615 FARRELL AVE
FAYETTEVILLE, NC 28312

OQUINN, TOMMY DOUGLAS II
7535 LANE RD
LINDEN, NC 28356

OQUINN, TOMMY D;OQUINN, PATRICIA
7597 LANE RD
LINDEN, NC 28356

WILLIAMS, CLAUDIA M
3116 MCBRYDE ST
LINDEN, NC 28356

OWEN, MILES T;OWEN, CAROLYN D
3099 MCBRYDE ST
LINDEN, NC 28356

LENNON, ORLANDA
76 SUMPTER DR
WHITEVILLE, NC 28472

BOOSE, MICHAEL C;DONNA, E
309 FARLEY PL
FAYETTEVILLE, NC 28303

OWEN, MILES THOMAS;GODWIN, TERESA
OWEN;OWEN, MICHAEL ALAN;OWEN, TIMOTHY
SCOTT
3095 MCBRYDE STREET
LINDEN, NC 28356

STARLING, DORIS NAYLOR
PO BOX 282
WADE, NC 28395

BARBER, GENELLA S
2888 SLOCOMB RD
LINDEN, NC 28356

MORRIS, CHARLES M JR
2794 SLOCOMB RD
LINDEN, NC 28356

MACIAS ENTERPRISE LLC
3057 US 401 S
LILLINGTON, NC 27546

YUHAS, DEBRA R
3135 MCBYRDE ST
LINDEN, NC 28356

RAYNOR, DONALD BRUCE
6153 BLUE BRANCH DR
LINDEN, NC 28356

HART, CONNOR GRANT;HART, LORIE
D
504 PARISHGATE CIR
FUQUAY VARINA, NC 27526

MORSE, RICHARD MANFRED;MORSE,
REGINA FAY
7045 MONARCH DR
LINDEN, NC 28356

WILLIAMS, CLAUDIA M
3116 MCBRYDE STREET
LINDEN, NC 28356

MOORE, MITCHELL DEAN;MOORE,
TAMMY OQUINN
7513 LANE RD
LINDEN, NC 28356

JEFFREYS, KATHRYNE H TRUSTEE
8325 E REEVES BRIDGE RD
LINDEN, NC 28356

KAMIONKA, JONATHAN M;KAMIONKA,
KATHERINE P
2913 HAYFIELD RD
WADE, NC 28395

OQUINN, TOMMY D;OQUINN, PATRICIA
7597 LANE RD
LINDEN, NC 28356

WALLER, WALLIS E;WALLER,
ROSEMONDE F
7622 LANE RD
LINDEN, NC 28356

UNDERWOOD, MARTHA A HEIRS
PO BOX 763
RED SPRINGS, NC 28377

RAYNOR, DONALD BRUCE
6153 BLUE BRANCH DR
LINDEN, NC 28356

MOODY, MAURIE M
6090 BLUE BRANCH DR
LINDEN, NC 28356

DIXIE CONTRACTING SERVICES INC
000581 EXECUTIVE PL 200
FAYETTEVILLE, NC 28305

RECOD, MAX;RECOD, DONNA D
7210 MANASSAS ST
FAYETTEVILLE, NC 28304

CORRAL, SAVANNAH;CORRAL, LUIS
RAUL
3015 SLOCOMB RD
LINDEN, NC 28356

WILLIAMS, CLAUDIA M
3116 MCBRYDE ST
LINDEN, NC 28356

RAYNOR, MARGARET YOUNG;GODWIN,
DEBORAH RAYNOR;BRITT, RHONDA
RAYNOR;PEADEN, MARY RAYNOR
505 WATERVIEW CT
FAYETTEVILLE, NC 28301

RICHARDS PROPERTY GROUP LLC
8957 HWY 96 SOUTH
BENSON, NC 27504

MOORE, MITCHELL DEAN;MOORE,
TAMMY OQUINN
7513 LANE RD
LINDEN, NC 28356

JOHNSON, ROBERT E;JOHNSON,
GINGER I
7804 LANE RD
LINDEN, NC 28356

OQUINN, TOMMY;OQUINN, PATRICIA
ROBINSON
7597 LANE RD
LINDEN, NC 28356

JOHNSTON, MATTHEW G;JOHNSTON,
KIMBERLY A
6109 RIVER ROAD
WADE, NC 28395

UNDERWOOD, MARTHA A HEIRS
PO BOX 763
RED SPRINGS, NC 28377

W. L. SMITH PROFIT SHARING &
PENSION TRUST PLAN
6541 RAEFORD RD
FAYETTEVILLE, NC 28304

WILLIAMS, CLAUDIA M
3116 MCBRYDE ST
LINDEN, NC 28356

MCCORMICK FARMS LIMITED
PARTNERSHIP
8195 MCCORMICK BRIDGE RD
SPRING LAKE, NC 28390

PAGE, STEPHEN P ADVANCED LIFE
ESTATE;PAGE, MARY A ADVANCED LIFE
7455 LANE RD
LINDEN, NC 28358

WILLIAMS, LAWRENCE F
6021 RIVER RD
WADE, NC 28395

SNOW, WANDA ANN;PAULA, A
JOHNSON
7101 MONARCH DR
LINDEN, NC 28356

PETERSON, DOMINIC R;PETERSON,
HEIDI M
7339 LANE RD
LINDEN, NC 28356

CRUSEN, KENNETH M
6931 CAROWIND DR
LINDEN, NC 28356

CARTER, JAMES DAVID II
6204 CROCKETT RAYNOR RD
LINDEN, NC 28356

MOTON, LEONARD JR;MARY,
KNIGHTEN
3122 BANCROFT AVE
FAYETTEVILLE, NC 28301

DUFFER, RONALD LOYE
7828 LANE RD
LINDEN, NC 28356

BREWER, GRADY M;BREWER, MARITA
6051 RIVER RD
WADE, NC 28395

ATTACHMENT: APPLICATION



County of Cumberland
Planning & Inspections Department

CASE #: ZON-25-0037

PLANNING BOARD

MEETING DATE: _____

DATE APPLICATION

SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

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

**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. Attached to this application are copies of the recorded deeds to the pertinent properties and a check made payable to "Cumberland County" in the amount of \$14,670.00. In support of this petition, the following facts are submitted:

1. **Requested Rezoning from** Conservancy District ("CD"), Rural Residential District ("RR"), Planned Neighborhood Development – Conditional Zoning District ("PND") to Agricultural District ("A1")
2. **Addresses of Properties to be Rezoned:** 0 N/A Drive, Linden, North Carolina
3. **Description and Information of the Properties:**

A. TRACT ONE

Described generally as the 98.66-acre property located northwest, west, and southwest of the property located at 6090 Blue Branch Drive and northeast, east, and southeast of the property located at 2801 McBryde Street, abutting and extending north over McBryde Street in Linden, North Carolina.

Parcel Identification Number: 0562-09-5188

Recorded in Deed Book 4435 beginning at Page 603, Cumberland County Registry

Acreage: \approx 98.66

Frontage: \approx 1,594.5 ft

Depth: \approx 4,332.7 ft

B. TRACT TWO

Described generally as the 115.98-acre property located southeast of 6090 Blue Branch Drive and southwest of 7777 Lane Road in Linden, North Carolina.

Parcel Identification Number: 0562-26-5895

Recorded in Deed Book 4435 beginning at Page 603, Cumberland County Registry

Acreage: ≈ 115.98

Frontage: N/A

Depth: $\approx 3,618.7$ ft

C. TRACT THREE

Described as 221.28-acre property located at what is known as 2601 Slocomb Road, Linden, North Carolina.

Parcel Identification Number: 0562-46-1435

Recorded in Deed Book 9077 beginning at Page 004, Cumberland County Registry

Acreage: ≈ 221.28

Frontage: $\approx 3,100.3$ ft

Depth: $\approx 4,841.6$ ft

D. TRACT FOUR

Described generally as the 73.77-acre property located west and southwest of the property located at 2794 Slocomb Road and south of the property located at 2797 Slocomb Road in Linden, North Carolina.

Parcel Identification Number: 0562-61-2890

Recorded in Deed Book 5923 beginning at Page 461, Cumberland County Registry

Acreage: ≈ 73.77

Frontage: ≈ 585.9 ft

Depth: $\approx 3,025.9$ ft

E. TRACT FIVE

Described generally as 110.88-acre property located south of 2601 Slocomb Road and southwest of 2777 Slocomb Road in Linden, North Carolina.

Parcel Identification Number: 0562-41-9727

Recorded in Deed Book 5923 beginning at Page 461, Cumberland County Registry

Acreage: ≈ 110.88

Frontage: N/A

Depth: $\approx 2,898.1$ ft

F. TRACT SIX

Described generally as the 105.31-acre property located southwest of 2601 Slocomb Road and north across the Cape Fear River of 6109 River Road in Linden, North Carolina.

Parcel Identification Number: 0562-31-2400

Recorded in Deed Book 5923 beginning at Page 461, Cumberland County Registry

Acreage: ≈ 105.31

Frontage: N/A

Depth: $\approx 2,959.4$ ft

TOTAL APPROXIMATE ACREAGE = 725.88

4. **Water Provider:** N/A
5. **Septage Provider:** N/A
6. **Existing use of the property:** Lumber cultivation, among other permissible uses within Agricultural Districts
7. **Proposed use(s) of the property:** Permissible uses within Agricultural Districts
8. **Do you own any property adjacent to or across the street from these properties?** No
9. **Has a violation been issued on these properties?** No

[ATTESTATION AND SIGNATURE BLOCK ON FOLLOWING PAGE]

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.

McCormick Farms Limited Partnership

APPLICANT-OWNER

8195 McCormick Bridge Road, Spring Lake, NC 28390

ADDRESS OF OWNER

(910) 813-0408

TELEPHONE # OF OWNER

J. Scott Flowers, Esq.

ATTORNEY FOR APPLICANT-OWNER

4317 Ramsey Street // P.O Box 2505, Fayetteville, NC 28302

ADDRESS OF ATTORNEY FOR APPLICANT-OWNER

Scott.Flowers@HutchensLawFirm.com

E-MAIL OF ATTORNEY FOR APPLICANT-OWNER

(910) 864-6888 ext. 1508

TELEPHONE # FOR ATTORNEY FOR APPLICANT-OWNER

MCCORMICK FARMS LIMITED PARTNERSHIP

By: **BGM Farms, Inc. its General Partner**

By: Thomas Lea Brooks IV

T. L. Brooks IV

Title: President

J. SCOTT FLOWERS, ESQ.

J. Scott Flowers



PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF SEPTEMBER 16, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 9/16/2025

SUBJECT: CASE ZON-25-0033: REZONING REQUEST FROM A1 AGRICULTURAL DISTRICT TO R30A RESIDENTIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PARCEL COMPRISING 3.97 +/- ACRES; LOCATED AT 10255 RAMSEY ST; SUBMITTED BY JAMES EDGAR HOUSTON BROWN II AND DEZIA BROWN (OWNERS).

ATTACHMENTS:

Description

ZON-25-0033

Type

Backup Material

REQUEST

Rezoning A1 to R30A

Applicant requests a rezoning from A1 Agricultural District to R30A Residential District for a 3.97-acre parcel located at 10255 Ramsey St. The parcel has an existing single-family dwelling unit. The intent of the applicant is to rezone the property for residential use to be able to add one or more additional dwelling units on the subject property.

PROPERTY INFORMATION

OWNER/APPLICANT: James Brown (Owner/Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. Address: 10255 Ramsey St., REID number: 0564072985000.

SIZE: The parcel contains approximately 3.97 acres. Road frontage along Ramsey St. is 148.73 feet. The property is approximately 778.43 feet in length at its deepest point.

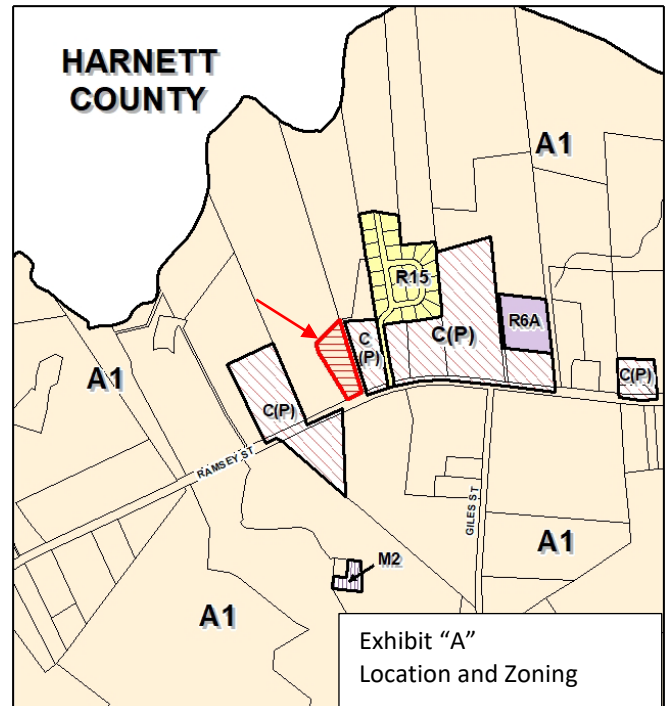
EXISTING ZONING: The subject property is zoned A1 Agricultural District. The A1 Agricultural district is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban 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.

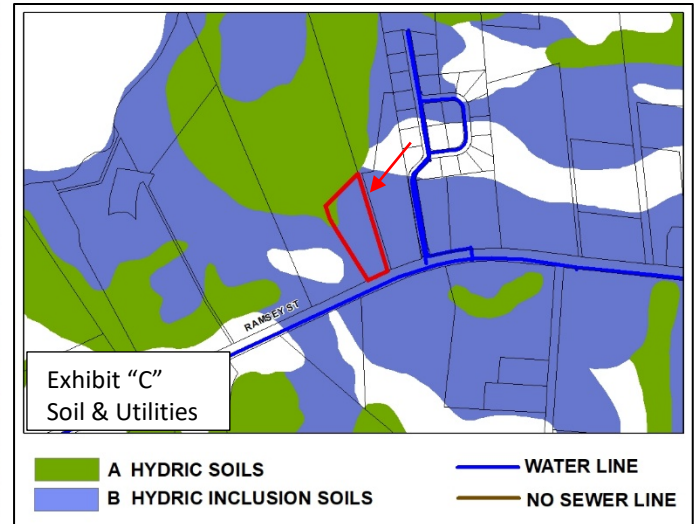
EXISTING LAND USE: The subject parcel currently has a single-family dwelling structure on it. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Farmlands and undeveloped wooded lands.
- **East:** Predominately Commercial with some residential.
- **West:** Farmlands and undeveloped wooded lands.
- **South:** Farmlands and undeveloped wooded lands.

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area nor within a Flood Zone Hazard Area. Hydric inclusion soils cover the majority of the subject property, as delineated in Exhibit "C", while a small northwesterly portion of the property contains hydric soils.

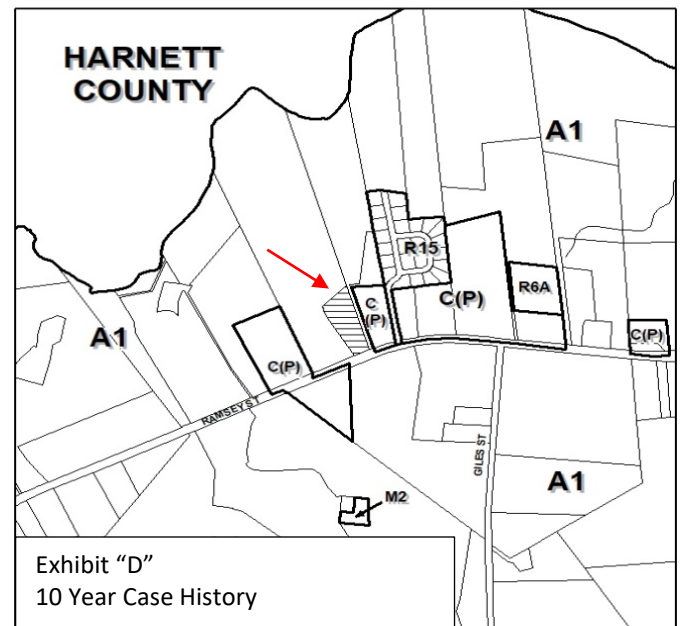




TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes no rezoning cases within the past ten years near the subject property.

DEVELOPMENT REVIEW: Should the request be approved, a preliminary plan for any subdivision or group development site plan to add a dwelling unit will require to be submitted to the Current Planning Division to ensure conformance with the County Subdivision and Zoning Ordinances.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R30A (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	30,000 sq. ft.
Lot Width	100 feet	100 feet

DEVELOPMENT POTENTIAL:

Existing Zoning (A1)	Proposed Zoning (R30A)
2 dwelling units	6 dwelling units

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

COMPREHENSIVE PLANS:

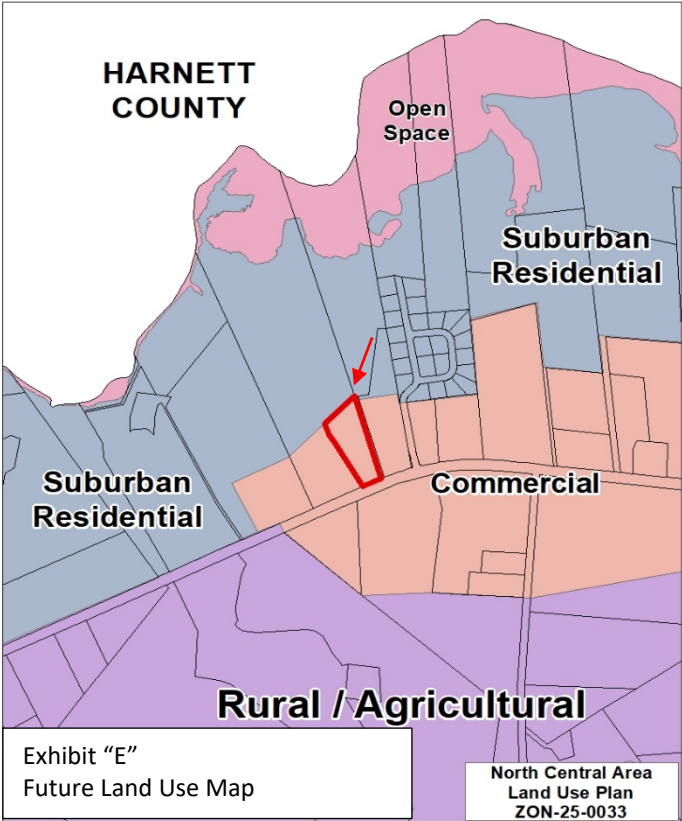
This property is located in the North Central Area Land Use Plan (2024). The future land use classification of the property is "Commercial". Exhibit "E"

The associated zoning districts for Commercial are O&I(P), C1(P), C2(P), and C(P).

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

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

- The Commercial land use classification calls for quality, attractive commercial development that meets market demand, is harmonious with its surrounding area, has supporting infrastructure, preserves the natural environment, and does not negatively impact neighboring properties" (North Central Land Use Plan 2024, p. 46).
- Establish an environment that sustains current and future commercial activities while complementing nearby existing residential areas" (North Central Land Use Plan 2024, p.54).
- Ensure a variety of commercial locations that accommodate market demands and address the specific needs of area residents to encourage strategic economic development" (North Central Land Use Plan 2024, p. 54).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: A Linden water line is available near the subject property. It is the applicant's responsibility to determine if a utility provider will serve their development. Any available utilities for water and sewer are shown on Exhibit "C". On-site septic will be required, and the lot size must meet the minimum area necessary to accommodate both.

TRANSPORTATION: The subject property sits on Ramsey Street and is identified as a minor arterial in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned at this time and the subject property will have no significant impact on the Transportation Improvement Program.

SCHOOLS CAPACITY/ENROLLMENT:

School	Enrollment	Capacity
Raleigh Road Elementary	207	179
Long Hill Elementary	416	516
Pine Forest Middle	706	804
Pine Forest High	1553	1,712

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and has 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.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS:

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

n/a – not applicable

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

STAFF RECOMMENDATION

In Case ZON-25-0033, Planning and Inspections staff **recommends denial** of the rezoning request from A1 Agricultural District to R30A Residential District. Staff finds that the request is not consistent with the North Central Area Land Use Plan which calls for "Commercial" at this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

OWNER NAME	ADDRESS	CITY, STATE, ZIP
MCPHAI+A1+A2:C39+A2:C36	366 CARROLL STORE RD	AUTRYVILLE, NC 28318
CASHWELL, BILLY PAUL	6662 OAK GROVE CHURCH	STEDMAN, NC 28391
HALO INVESTORS LLC	1270 CANADY POND RD	HOPE MILLS, NC 28348
BULLARD, STEWART OGDEN;BULLARD, MARY ELIZABETH	1518 MCCALL DR	STEDMAN, NC 28391
AUTRY, MARY B TRUSTEE	6842 OAK GROVE CHURCH RD	STEDMAN, NC 28391
RUSSELL, FLOYD E JR;RUSSELL, JACQUELINE C	6687 OAK GROVE CHURCH RD	STEDMAN, NC 28391
MANNING, WALTER S;MANNING, SYLVIA D	7240 HARVESTGRAIN DR	STEDMAN, NC 28391
TAYLOR, DONNA MARIE	6693 SANDY CREEK RD	STEDMAN, NC 28391
AUTRY, MARY B TRUSTEE	6842 OAK GROVE CHURCH RD	STEDMAN, NC 28391
AUTRY, HELEN COLLIER LIFE ESTATE	2707 WADE STEDMAN RD	STEDMAN, NC 28391
MC GEE, CRYSTAL	6650 OAK GROVE CHURCH RD	STEDMAN, NC 28391
ROBERTS, STACY A;ROBERTS, NICOLE A	6857 OAK GROVE CHURCH RD	STEDMAN, NC 28391
AUTRY, MARY B TRUSTEE	6842 OAK GROVE CHURCH RD	STEDMAN, NC 28391
LONG, RONALD A JR;LONG, KIMBERLY A	6654 OAK GROVE CHURCH RD	STEDMAN, NC 28391
TAYLOR, EMMITT LARRY;TAYLOR, MARY U	2622 TRENTON RD	FAYETTEVILLE, NC 28304
RUSSELL, FLOYD E JR;RUSSELL, JACQUELINE C	6687 OAK GROVE CHURCH RD	STEDMAN, NC 28391
TAYLOR, EMMITT LARRY	2622 TRENTON RD	FAYETTEVILLE, NC 28304
MANNING, WALTER S;MANNING, SYLVIA D	7240 HARVESTGRAIN DR	STEDMAN, NC 28391
TAYLOR, PAMELA B LIFE ESTATE	6782 OAK GROVE CHURCH ROAD	STEDMAN, NC 28391
JONES, ARNOLD F	525 DUNN RD	FAYETTEVILLE, NC 28312
AUTRY, MARY B TRUSTEE	6842 OAK GROVE CHURCH RD	STEDMAN, NC 28391
RUSSELL, FLOYD E JR;RUSSELL, JACQUELINE C	6687 OAK GROVE CHURCH RD	STEDMAN, NC 28391
JONES, ARNOLD F	4216 CLINTON RD	FAYETTEVILLE, NC 28312
GREENWOOD, AMMER JEAN;PHILLIPS, RICHARD ERVIN JR;PHILLIPS, RICHARD ERVIN III;PHILLIPS, CHRISTOPHER DAVID	612 ARCH JORDAN RD	STEDMAN, NC 28391
RAPOLLA, TERESA P;RAPOLLA, MICHAEL A	6614 OAK GROVE CHURCH RD	STEDMAN, NC 28391
MORRIS, MARGARET HALL	1744 WADE STEDMAN RD	STEDMAN, NC 28391
SMITH, HALEY CHARLENE	6811 OAK GROVE CHURCH RD	STEDMAN, NC 28391
HUGHES, WILLIAM JAY	2750 OLD ST AUGUSTINE RD APT F57	TALLAHASSEE, FL 32301
TAYLOR, JAMES W;TAYLOR, HAZEL W	6903 OAK GROVE CHURCH RD	STEDMAN, NC 28391
SMITH, HALEY	471 FOX RUN LN	AUTRYVILLE, NC 28318
AUTRY, CLAUDE LEONARD;SAVAGE, PAULA AUTRY	6892 FAIRCLOTH BRIDGE RD	STEDMAN, NC 28391
TAYLOR, JAMES WAYNE	6903 OAK GROVE CHURCH RD	STEDMAN, NC 28391
TAYLOR, DWIGHT	6682 OAK GROVE CHURCH RD	STEDMAN, NC 28391
MATTHEWS, RONNIE M	6767 OAK GROVE CHURCH RD	STEDMAN, NC 28391
MOZINGO, DRUE G;MOZINGO, SONYA A	6878 OAK GROVE CHURCH RD	STEDMAN, NC 28391
FURR, SAMANTHA R;FURR, BOBBY M JR	6647 OAK GROVE CHURCH RD	STEDMAN, NC 28391
SCHOLL, GWEN A;RONNIE, M MATTHEWS	6847 OAK GROVE CHURCH RD	STEDMAN, NC 28391
JONES, ARNOLD F	4216 CLINTON RD	FAYETTEVILLE, NC 28312
HOBSON, GARY;HOBSON, JOANN	6707 OAK GROVE CHURCH RD	STEDMAN, NC 28391
TAYLOR, CLAYTON LEE	6682 OAK GROVE CHURCH RD	STEDMAN, NC 28391

ATTACHMENT: APPLICATION



CASE #: _____

PLANNING BOARD
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

APPLICATION FOR REZONING REQUEST CUMBERLAND COUNTY ZONING ORDINANCE

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

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

Rezoning Procedure:

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

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

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

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

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

1. Requested Rezoning from A1 to R30A
2. Address of Property to be Rezoned: 10255 RAMSEY ST., LINDEN, NC
3. Location of Property, details: 401 N - 1/4 MILE BEFORE
GILES Rd ON LEFT
4. Parcel Identification Number (PIN #) of subject property: 0564-07-2985
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 3.97 Frontage: 148.7 Depth: 778.4
6. Water Provider: Well: _____ PWC: _____ Other (name): TOWN OF LINDEN
7. Septage Provider: Septic Tank ☒ PWC _____
8. Deed Book 002929, Page(s) 00361, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: SINGLE FAMILY DWELLING
10. Proposed use(s) of the property: ADDITIONAL SINGLE FAMILY
DWELLINGS
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.

JAMES EDGAR HOUSTON BROWN II, DEZIA AUTRY BROWN
NAME OF OWNER(S) (PRINT OR TYPE)

10255 RAMSEY ST., LINDEN, NC 28356
ADDRESS OF OWNER(S)

910-723-1270
HOME TELEPHONE #

jaybrown247@gmail.com
WORK TELEPHONE #

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

ADDRESS OF AGENT, ATTORNEY, APPLICANT

E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #


SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT


SIGNATURE OF OWNER(S)

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