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**AGENDA**  
**CUMBERLAND COUNTY BOARD OF COMMISSIONERS**  
**JUDGE E. MAURICE BRASWELL**  
**CUMBERLAND COUNTY COURTHOUSE - ROOM 118**  
**APRIL 18, 2022**  
**6:45 PM**

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INVOCATION - Commissioner Toni Stewart, Vice Chairwoman

PLEDGE OF ALLEGIANCE -

INTRODUCTION

Fayetteville-Cumberland Youth Council Members

- Ramie Mack- 11th Grade -Seventy First High School
- Jaedyn Daniels-12th Grade- Cross Creek Early College High School

Introduction of Brian Haney, Assistant County Manager

**PUBLIC COMMENT PERIOD**

1. APPROVAL OF AGENDA

2. PRESENTATIONS

A. E.E. Smith Sports Hall of Fame

3. CONSENT AGENDA

A. Approval of April 4, 2022 Regular Meeting Minutes

B. Proclamation for Fayetteville Cumberland Reentry Council Second Chance Month

C. Affidavit of Publication for Road Closing

D. Approval of Budget Ordinance Amendments for the April 18, 2022 Board of Commissioners' Agenda

E. Approval of Cumberland County Board of Commissioners Agenda Session Items

1. Request from the Town of Hope Mills for Cost Sharing of a Sewer Line Serving the Hope Mills Library
2. Adjustment to the ABC General Manager's Salary
3. Resolution for Funding Assistance for Cumberland County Solid Waste Projects
4. Resolution for The Northern Cumberland Regional Sanitary Water and Sewer District (NORCRESS) Grant Application
5. Resolution for Gray's Creek Water Sewer District Grant Application
6. Formal Bid Award For Cumberland County Detention Center Boiler Replacement
7. Adoption of Revised Code of Ethics to Incorporate Statutory Changes

4. PUBLIC HEARINGS

- A. Public Hearing - Draft Community Development PY 2022 Annual Action Plan

**Rezoning Cases**

- B. Case ZON-22-0030  
C. Case ZON-22-0031  
D. Case ZON-22-0032

5. ITEMS OF BUSINESS

- A. Downtown Museum Presentation

6. NOMINATIONS

- A. Home and Community Care Block Grant Committee (1 Vacancy)  
B. Human Relations Commission (1 Vacancy)

**RECESS THE BOARD OF COMMISSIONERS' MEETING**

**CONVENE THE GRAY'S CREEK WATER AND SEWER DISTRICT  
GOVERNING BOARD MEETING**

7. GRAY'S CREEK WATER AND SEWER DISTRICT GOVERNING BOARD AND  
CONSENT AGENDA

- A. Resolution for Gray's Creek Water Sewer District Grant Application

**ADJOURN THE GRAY'S CREEK WATER AND SEWER DISTRICT  
GOVERNING BOARD MEETING**

**CONVENE THE NORCRESS WATER AND SEWER DISTRICT GOVERNING  
BOARD MEETING**

8. NORCRESS WATER AND SEWER DISTRICT GOVERNING BOARD CONSENT  
AGENDA

- A. Resolution for The Northern Cumberland Regional Sanitary Water and Sewer District  
(NORCRESS) Grant Application

**ADJOURN THE NORCRESS WATER AND SEWER DISTRICT GOVERNING  
BOARD MEETING**

**RECONVENE THE REGULAR BOARD OF COMMISSIONERS MEETING**

9. CLOSED SESSION:

- A. Real Property Acquisition Pursuant to NCGS 143.318.11(a)(5)

**ADJOURN**

**WATCH THE MEETING LIVE**

**THIS MEETING WILL BE STREAMED LIVE THROUGH THE COUNTY'S**

**WEBSITE, [www.cumberlandcountync.gov](http://www.cumberlandcountync.gov). LOOK FOR THE LINK AT THE TOP OF THE HOMEPAGE.**

**THE MEETING WILL ALSO BE BROADCAST LIVE ON CCNC-TV SPECTRUM CHANNEL 5**

**REGULAR BOARD MEETINGS:**

**May 2, 2022 (Monday) - 9:00 AM**

**May 16, 2022 (Monday) - 6:45 PM**



**FOR IMMEDIATE RELEASE**

March 8, 2022

Sally Shutt, Assistant County Manager

Email: [sshutt@co.cumberland.nc.us](mailto:sshutt@co.cumberland.nc.us)

Telephone: 910-437-1921

## **Cumberland Hires Haney as New Assistant County Manager**

FAYETTEVILLE, N.C. – County Manager Amy Cannon announced today that Brian Haney will be the new Assistant County Manager for General Government & Stewardship. He will start April 18.

Haney has been an Assistant County Manager for Harnett County since 2017 and worked three years as Harnett's first Community and Government Relations Director. He was a journalist with The Daily Record in Dunn from 2008-2014, serving as the news editor for the last four years.

He holds a bachelor's degree in English from Duke University and a master's degree in Public Administration from the University of North Carolina at Chapel Hill. He is a member of the International City/County Management Association.

"I am pleased to welcome Brian Haney to our management team and look forward to working with him," Cannon said.





**ASSISTANT COUNTY MANAGER STRATEGIC MANAGEMENT/ GOVERNMENTAL  
AFFAIRS**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: SALLY SHUTT, ASSISTANT COUNTY MANAGER**

**DATE: 4/13/2022**

**SUBJECT: E.E. SMITH SPORTS HALL OF FAME**

**BACKGROUND**

Mr. LaVar C. Wright will present information about the newly created E.E. Smith High School Sports Hall of Fame. The induction gala will be held on May 29 as part of the 2022 E.E. Smith Annual Memorial Day Reunion Weekend.

**RECOMMENDATION / PROPOSED ACTION**

For information purposes only.



**CLERK TO THE BOARD OF COMMISSIONERS**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: ANDREA TEBBE, DEPUTY CLERK**

**DATE: 4/18/2022**

**SUBJECT: PROCLAMATION FOR FAYETTEVILLE CUMBERLAND REENTRY  
COUNCIL SECOND CHANCE MONTH**

**BACKGROUND**

A request was received for a proclamation recognizing Fayetteville Cumberland Reentry Council Second Chance Month.

**RECOMMENDATION / PROPOSED ACTION**

Respectfully request approval of the proclamation.

**ATTACHMENTS:**

Description

Fayetteville Cumberland Reentry Council Proclamation

Type

Backup Material

## Proclamation

**WHEREAS**, the vast majority of the more than 37,000 people currently serving sentences in North Carolina prisons and jails will transition into communities throughout the state. These formerly incarcerated individuals will become part of a population of more than 1.5 million North Carolinians with criminal records; AND

**WHEREAS**, helping people with criminal records become productive members of society benefits their families and communities in many ways, including improving safety and preventing and reducing crime; AND

**WHEREAS**, formerly incarcerated individuals face numerous challenges that include finding work, housing, health care, and transportation, and these challenges may lead to recidivism, health, social, and security concerns; AND

**WHEREAS**, the North Carolina Department of Public Safety has developed the North Carolina Reentry Action Plan to facilitate a better transition for people from incarceration or community supervision back into society by coordinating existing resources, identifying resource gaps, and advocating on behalf of individuals with criminal records; AND

**WHEREAS**, in 2017, the North Carolina General Assembly established the State Reentry Council Collaborative to be chaired by the Secretary of the Department of Public Safety. The Council included representation from government, education, faith- and community-based organizations and those formerly incarcerated; AND

**WHEREAS**, North Carolina's 14 local reentry councils work to decrease the stigma by raising public awareness of the issues and challenges faced by formerly incarcerated individuals; AND

**WHEREAS**, Jessie Garner serves as the Executive Director of the Fayetteville Cumberland Reentry Council and connects justice-involved individuals with resources and services important to successful reentry.

**NOW, THEREFORE**, We, the Board of Commissioners of Cumberland County, North Carolina, do hereby recognize April 2022 as Fayetteville Cumberland Reentry Council National Second Chance Month and commend its observance to all citizens.

Adopted the 18<sup>th</sup> day of April 2022.

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GLENN B. ADAMS, Chairman  
Cumberland County Board of Commissioners



**OFFICE OF THE COUNTY ATTORNEY**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: COUNTY ATTORNEY**

**DATE: 3/11/2022**

**SUBJECT: AFFIDAVIT OF PUBLICATION FOR ROAD CLOSING**

**BACKGROUND**

The attached Publisher's Affidavit for the publication of the notice of the public hearing conducted March 21, 2022, to receive comments on the closing of H. Geddie Street and E. Holmes St. was not available at time of the public hearing. It is presented at this time to be recorded in the minutes as a permanent record as reflected in the March 21, 2022, minutes.

**RECOMMENDATION / PROPOSED ACTION**

No action is necessary. The purpose of this item is just to record the affidavit in the minutes.

**ATTACHMENTS:**

Description

H.Geddie-E.HomesSt--Aff of Pub

Type

Backup Material

## AFFIDAVIT OF PUBLICATION

NORTH CAROLINA  
Cumberland County

MYRA BROOKS CUMB CO ATTORNEY'S  
County Attorney's Office / Legal Department  
PO BOX 1829  
FAYETTEVILLE, NC 28302 - 1829

Before the undersigned, a Notary Public, duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared said Legal Clerk. Who, being duly sworn or affirmed, according to law, doth depose and say that he/she is a LEGAL CLERK of DB North Carolina Holdings, Inc., a corporation organized and doing business under the Laws of the State of Delaware, and publishing a newspaper known as the FAYETTEVILLE OBSERVER, in the city of Fayetteville, County of Cumberland and State of North Carolina, and that as such he/she makes this affidavit; that he/she is familiar with the books, files and business of said Corporation and by reference to the files of said publication the attached advertisement was inserted in the aforesaid newspaper in space and in the issues dated:

March 04, 2022  
March 11, 2022  
March 18, 2022

and at the time of publication The Fayetteville Observer was a newspaper meeting all the requirements and qualifications prescribed by Sec. No. 1-597 G.S. of N.C.

The above is correctly copied from the books and files of the aforesaid corporation and publication.

Legal Clerk

Notary Public, State of Wisconsin, County of Brown

My commission expires

sworn to before me and subscribed in my presence by this the  
18th day of March, 2022

FEE: \$300.15  
AD #: 0005257746  
ACCT: 017971203

AMY KOKOTT  
Notary Public  
State of Wisconsin

CUMBERLAND COUNTY  
BOARD OF COMMISSIONERS  
NOTICE OF PUBLIC HEARING PURSUANT  
TO NCGS 153A-241  
TO CONSIDER THE CLOSURE OF A POR-  
TION OF H. GEDDIE AVE.  
& E. HOLMES ST.

TAKE NOTICE that the Cumberland County Board of Commissioners has adopted a resolution declaring its intent to close the public rights of way or easements designated as H. Geddie Avenue and that portion of E. Holmes Street lying between its intersections with H. Geddie Avenue and Bolton Street as shown on the plat of Hollywood Subdivision recorded in Plat Book 18, Page 23. The Board shall conduct a public hearing on March 21, 2022, at 6:45 p.m. in the Commissioners Meeting Room (Room 118), First Floor, Courthouse, 117 Dick Street, Fayetteville, North Carolina, to hear all interested persons who appear with respect to whether the closing would be detrimental to the public interest or to any individual's property rights.

Clerk to the Board  
3/4, 11, 18

5257746



## **BUDGET DIVISION**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: AMY H. CANNON, COUNTY MANAGER**

**DATE: 4/12/2022**

**SUBJECT: APPROVAL OF BUDGET ORDINANCE AMENDMENTS FOR THE  
APRIL 18, 2022 BOARD OF COMMISSIONERS' AGENDA**

#### **BACKGROUND**

##### **Intergovernmental Fund 201**

**1) Excise Tax on Deeds– Budget Ordinance Amendment B220191 to budget additional projected revenue in the amount of \$1,049,088**

The Board is requested to approve Budget Ordinance Amendment B220191 to budget additional projected revenue in the amount of \$1,049,088 representing the excise tax on deeds. This projection is through the remainder of Fiscal Year 2022.

Please note this amendment requires no additional county funds.

##### **Juvenile Crime Prevention Fund 245**

**2) Juvenile Crime Prevention Council – Budget Ordinance Amendment B220301 to recognize additional funds as approved by the North Carolina Department of Public Safety, Division of Juvenile Justice in the amount of \$46,699**

The Board is requested to approve Budget Ordinance Amendment B220301 to recognize additional funds as approved by the North Carolina Department of Public Safety, Division of Juvenile Justice in the FY22 Budget in the amount of \$46,699. JCP Families and Courts Together (FACT) will receive \$40,110, JCP Dispute Resolution Center will receive \$4,182, and JCP Serving with Accountability and Teamwork (SWAT) Youth and Family Services will receive \$2,407.

Please note this amendment requires no additional county funds.

### **General Fund 101 and Capital Investment Fund 107**

#### **3) General Government Other and Capital Investment Fund – Budget Ordinance Amendment B220324 to appropriate \$35,000 of general fund balance for generators for Inclement Weather Shelters**

The Board is requested to approve Budget Ordinance Amendment B220324 to appropriate \$35,000 of general fund balance for generators for Inclement Weather Shelters. These funds will be used for a feasibility study for installation of stand-by generators at seven existing Cumberland County High Schools.

Please note this amendment requires appropriation of general fund balance.

### **REGARDING THE FOLLOWING ITEM #4 PLEASE NOTE:**

Each fiscal year County departments may have projects that have been approved and initiated but were not complete by the fiscal year end (6/30/21) or items ordered that had not been received by fiscal year end. These projects or items were approved in the Fiscal Year 2021 budget; however, the money was not spent by June 30, 2021.

The following amendment seeks to bring those funds forward from FY 2021 into the current fiscal year, allowing departments to complete and pay for these projects and items. These revisions are not using ‘new’ funds but are recognizing the use of FY 2021 funds in FY 2022.

### **General Fund 101**

#### **4) Social Services - Budget Ordinance Amendment B220356 to bring FY 2021 funds forward in the amount of \$88,745 from the Department of Health and Human Services Adoption Promotion Program**

The Board is requested to approve Budget Ordinance Amendment B220356 to re-appropriate Department of Health and Human Services Adoption Promotion Program funds in the amount of \$88,745.

### **RECOMMENDATION / PROPOSED ACTION**

Approve Budget Ordinance Amendments





**ASSISTANT COUNTY MANAGER - ENVIRONMENTAL/ COMMUNITY SAFETY**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: TRACY JACKSON, ASSISTANT COUNTY  
MANAGER/ENVIRONMENTAL & COMMUNITY SAFETY**

**DATE: 4/14/2022**

**SUBJECT: REQUEST FROM THE TOWN OF HOPE MILLS FOR COST SHARING  
OF A SEWER LINE SERVING THE HOPE MILLS LIBRARY**

**BACKGROUND**

The Town of Hope Mills began a project last Spring to construct a new Public Safety Center on its current Town Administration campus. While capping an old sewer line to the existing fire station, it was discovered that the line was also connected to the Hope Mills Library Branch. This line is obsolete, experiences frequent maintenance issues, and needs to be replaced.

Attached to this memo is a letter from the Town of Hope Mills requesting that the County participate in a cost share for the replacement of the sewer line. The total estimated cost for the line is \$61,321. The Town is proposing a 50/50 split with the County's portion being \$30,660.50.

County staff has explored other alternatives. The only other viable option is to run a separate sewer line under Golfview Road and connect to the PWC sewer on that side of the Town's campus. This option is more expensive since it requires the additional cost of installing a sewer lift station.

Also attached is an aerial map showing the proposed placement of the sewer line on the Town's campus.

**RECOMMENDATION / PROPOSED ACTION**

This item was presented at the April 14, 2022 Agenda Session and the following action was approved to move forward as a consent agenda item at the April 18, 2022 Board of Commissioners' Meeting.

Approve \$30,660.50 to share in the cost to replace a sewer line serving the Hope Mills Library.

**ATTACHMENTS:**

Description

Type

ToHM Request Letter  
Proposed Path

Backup Material  
Backup Material



# TOWN OF HOPE MILLS

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

December 1, 2021

The Town of Hope Mills is requesting Cumberland County share in the cost for the sanitary sewer line for the County's Library in Hope Mills. I have attached the price quotes from the architect totaling \$61,321. It is the hope of the Town that the County would share fifty percent (50%) of the cost, \$30,660.50 in order for the new sanitary sewer line to be completed.

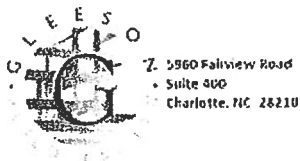
You may ask why is there a need for the new sanitary sewer line for the Library? The Town of Hope Mills is undergoing the construction of a new Public Safety Facility on the site of the current Police & Fire Departments for the Town. The County Library is located on the property adjacent to the Public Safety Construction Project. Some time after construction began, a sewer line was discovered that serviced the County Library and our current Fire Station. This sewer line was not on the survey or on any documents that the Town had showing that this sewer line was on our property. Once discovered, we made sure that the line would stay intact until the project entered phase three. Phase three includes demolishing the current fire station and abandoning the sewer line that services the Library.

The Town has explored several options for relocating the sewer line. The most reasonable option is what has been approved for the Town's project. This new sewer line has been added to the project and will be installed to service the County's Library.

We appreciate the County's understanding and willingness to work with the Town of Hope Mills. We want to make sure all parties have the best option moving forward. If you have any questions you can contact myself or Finance Director, Drew Holland ([rholland@townofhopemills.com](mailto:rholland@townofhopemills.com) 910-426-4102) if you have any further questions.

Respectfully submitted,

Scott Meszaros  
Town Manager



5960 Fairview Road, Suite 400  
Charlotte, NC 28210  
Ph : (704) 553-2000

October 14, 2021

Garner & Brown Architects PA

RE: Change Order Request # 6  
20-231 John W. Hodges Public Safety

To whom it may concern:

We are pleased to offer the following specifications and pricing to make the following changes:

Sewer Modifications

F.O./Bulletin

Description

Laser Construction Sitework - Sanitary Sewer Modifications

\$50,573.00

Moorman, Kizer & Reitzel, Inc. - Survey

\$2,750.00

Subtotal:

\$53,323.00

15% OH&P

\$53,323.00 15.00%

\$7,998.00

The total amount to provide this work is .....

\$61,321.00

If you have any questions, please contact me at Ph : (704) 553-2000

Sincerely,

C.E. Gleeson Constructors, Inc

CC:

Approved By:

Architect:

Signature

Signature

Date

Date

**Laser Construction Sitework & Utility  
Company Inc.**

4734 Reedy Branch Rd Ste C

Winterville, NC 28590 US

accounting@lcsuc.com



**Estimate**

ADDRESS

Gleeson Contractors

ESTIMATE

2014

DATE

09/28/2021

DESCRIPTION	QTY	RATE	AMOUNT
<b>SEWER CHANGE ORDER</b>			
Sewer Tie ins (LS)	1	4,200.00	4,200.00
4' Dia Sewer Manholes (EA)	2	3,275.00	6,550.00
8" Sewer Main (Ductile Iron) (LF)	55	85.00	4,675.00
8" Sewer Main (PVC) (LF)	569	42.00	23,898.00
Pipe Testing & Cleanup (LS)	1	6,500.00	6,500.00
Existing Sewer Abandonment (LS)	1	4,750.00	4,750.00

Subtotal: 50,573.00

THIS ESTIMATE IS FOR JOHN N. BOGGS  
SEWER & PIPELAIN CHANGE ORDER

TOTAL

**\$50,573.00**

Accepted By

Accepted Date

October 14, 2021

C.E. Gleeson Constructors, Inc.  
984 Livernois Road  
Troy, MI 48303  
Attn. Brad Baker

RE: John Hodges Public Safety Center  
Construction Staking  
Hope Mills, N.C. 29348



115 Broadfoot Ave.  
P.O. Box 53774  
Fayetteville, NC 28305  
(910) 484-5191  
Fax: (810) 484-0388  
lgooden@mkrlnc.com

Dear Mr. Baker,

Moorman, Kizer & Reitzel, (MKR) Inc. appreciates the opportunity to provide you with a construction surveying proposal for the above mentioned project. Moorman, Kizer & Reitzel, Inc. has been providing surveying services in North Carolina for over fifty years.

MKR has reviewed the documents provided for the site in order to determine the amount of field and office work that we anticipate necessary to meet the indicated needs. Based on this analysis, MKR is submitting the anticipated fee estimate as follows:

Construction Survey and Cut Sheets;

This will include,

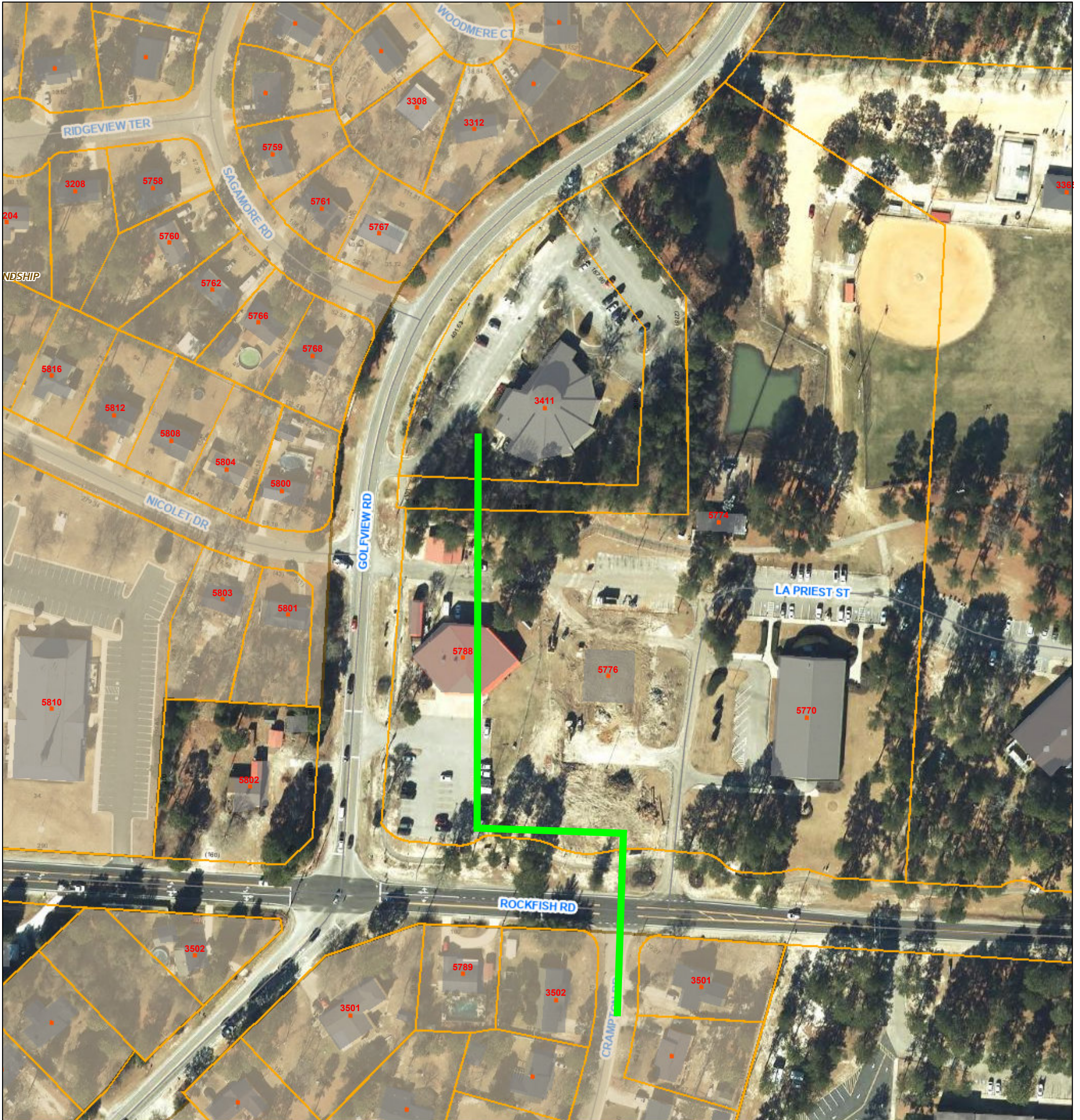
- New Parking Lot Staking
- Sanitary Sewer extension to Library with cut sheets.
- Modular Building Water and Pump Station with cut sheets.

Our cost for the above services will be approximately as follows;

- |                            |           |
|----------------------------|-----------|
| • New Parking Lot          | \$1475.00 |
| • Sanitary Sewer extension | \$2750.00 |
| • Modular Building         | \$2450.00 |



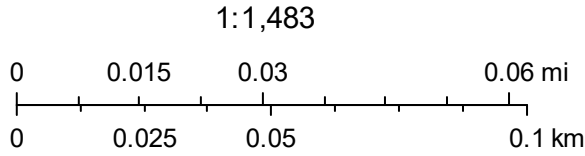
# ArcGIS Web Map



3/3/2022, 4:57:11 PM

- Parcels
- Addresses
- Buildings
- Subdivisions
- Streets

- HydroPolygons**
- HydroPolygons
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



CCGIS - TAX MAPPING  
CCGIS \ ESRI Charlotte  
CCGIS





**BOARD OF COMMISSIONERS' OFFICE**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: CANDICE H. WHITE, CLERK TO THE BOARD**

**DATE: 4/18/2022**

**SUBJECT: ADJUSTMENT TO THE ABC GENERAL MANAGER'S SALARY**

**BACKGROUND**

At the June 10, 2021 Agenda Session meeting, the Board of Commissioners considered a request from the Cumberland County ABC Board to increase the salary of its General Manager, David Horne. Action on the request at the Agenda Session meeting failed by a vote of 3 to 3 and according to the Rules of Procedure adopted by the Board of Commissioners, it did not move forward.

Chairman Adams requested that the Board of Commissioners consider an adjustment to the ABC Manager's salary at the April 14, 2020 Agenda Session meeting.

**RECOMMENDATION / PROPOSED ACTION**

At the April 14, 2022 Agenda Session meeting, the Board of Commissioners approved forwarding the recommended action below to the Board of Commissioners' April 18, 2022 agenda:

Approve a salary range of \$150,000 to \$170,000 for the Cumberland County ABC General Manager and increase the current stipend of the ABC Board by an additional \$100.





## **SOLID WASTE MANAGEMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: AMANDA L. BADER, PE, SOLID WASTE DIRECTOR**

**DATE: 4/7/2022**

**SUBJECT: RESOLUTION FOR FUNDING ASSISTANCE FOR CUMBERLAND  
COUNTY SOLID WASTE PROJECTS**

#### **BACKGROUND**

Cumberland County Solid Waste has identified three projects that may be eligible for funding through the North Carolina Department of Environmental Quality's Division of Water Infrastructure (DWI) funding programs. These programs provide funding for a variety of wastewater treatment facilities, stormwater treatment, and projects associated with estuary and nonpoint source programs. There are two funding rounds, one in the spring and one in the fall of each year. This program will be the vehicle for applying for American Rescue Plan Act (ARPA) and Infrastructure Investment and Jobs Act (IIJA) funds in the state. There may be opportunities for ARPA funded grants and principal forgiveness. The three potential projects that are eligible for these programs include:

Stormwater Ponds No. 2 and No. 3 Improvements  
Landfill Leachate PFAS Removal  
Landfill Gas Collection and Treatment Improvements

Applications are due on May 2, 2022 for the spring funding round. A resolution by the local government is required as part of the application for funding assistance through DWI.

#### **RECOMMENDATION / PROPOSED ACTION**

This item was presented at the April 14, 2022 Agenda Session and the following action was moved to the April 18, 2022 Board of Commissioners' Meeting as a Consent Agenda Item:

Adopt the attached resolution for funding under the Clean Water State Revolving Fund.

**ATTACHMENTS:**

Description

Type

Eligibility Memo

Backup Material

Spring Application Resolution

Backup Material

# Memo

Date: Friday, April 01, 2022

Project: Ann Street Landfill Improvements

To: Amanda Bader, Director Cumberland County Solid Waste

From: HDR Engineering, Inc. of the Carolinas

Subject: Funding Eligibility

## Introduction

Cumberland County (County) has three distinct projects associated with the County's Ann Street Landfill that may be eligible for funding from the North Carolina Department of Environmental Quality's Division of Water Infrastructure (DWI) funding programs. The projects are rehabilitation and improvements to stormwater ponds for nutrient removal, treatment of landfill leachate to remove PFAS compounds, and replacement of a landfill gas collection and treatment system, which is used to collect and process methane gas for beneficial use. This memo will provide an evaluation of eligibility for DWI programs for each project.

## Funding Program Summary

DWI administers several water infrastructure funding programs including the Clean Water State Revolving Fund (CWSRF), Drinking Water State Revolving Fund, Wastewater State Reserve, Drinking Water State Reserve, and the infrastructure program of the State Community Development Block Grant. Also included in DWI programs is the new Local Assistance for Stormwater Infrastructure Investments Fund (Stormwater Fund) that was created in SL2021-180 (i.e., the state budget) and initially funded with American Rescue Plan Act (ARPA) funds. All funding programs administered by DWI have a common application form; however, project priorities differ between programs, which typically results in different types of information required to complete the application. DWI has two funding rounds each year though some programs are only available once per year. The State Water Infrastructure Authority (SWIA) makes final funding determinations based on recommendations from DWI.

Regardless of the funding program eligibilities, program priorities may limit funding opportunities for any of these projects. That is, a given program may receive more funding request than available funds with lower scoring projects not funded. For non-traditional projects, scoring may be lower than other projects since those projects were not considered as the state developed the project ranking system. For example, the Wastewater Reserve and CWSRF program priority systems were designed around traditional wastewater plant projects with an emphasis on rural communities.

### Clean Water State Revolving Fund

The most widely available funding source is the CWSRF which can fund a variety of wastewater collection and treatment facilities, stormwater treatment and conveyance facilities, non-point

source projects, estuary program projects, reclaimed water projects, and other clean water related projects. The CWSRF is a federal program and does have some federal conditions that are required as a condition of funding. Federal requirements may include Davis Bacon wage requirements, American Iron and Steel (transitioning soon to Build America, Buy America), environmental document preparation, Brooks Act engineering services procurement, and typical federal cross cutters. The CWSRF program will typically have \$70-\$80 million available each funding round (i.e., twice per year). The CWSRF is low-interest loan program with some principal forgiveness available based on federal statutes and programmatic decisions. Interest rates are ½ market rates; market rates are determined using The Bond Buyer's 20-Bond Index. Green projects receive an additional 1% discount. NCGS 150G-32(a) defers to federal statutes for project eligibilities.

### Wastewater Reserve

The Wastewater Reserve program is a state grant program for wastewater collection, wastewater treatment works, stormwater quality, and nonpoint source projects (NCGS 159G-32). Typically funding for this program is very limited (\$10 million appropriation for this program and the Drinking Water State Reserve combined). However, with SL 2021-180 the NC General Assembly appropriated ARPA funds in addition to the normal state appropriations. Even with the additional funding, funding for the projects reviewed below is very limited as most of the ARPA funds were directed to specific projects and assistance for distressed and at-risk water and sewer systems. Also, inclusion of the ARPA funding requires adherence to federal grant conditions that would not normally be required for this program. These federal conditions are not the same as CWSRF. For example, American Iron and Steel and Davis Bacon wage requirements do not apply to ARPA funds. ARPA requires adherence to 2 CFR Part 200 including federal procurement requirements that CWSRF does not require.

### Local Assistance for Stormwater Infrastructure Investments Fund

SL 2021-180 also created a new Stormwater Fund with an initial appropriation of over \$103 million with approximately \$82 million available for competitively selected projects. Since this is a new program, there are some details that are not yet available. DWI is actively working with SWIA on developing a specific priority system for this program that will determine project scoring and rank. It is expected that this new funding program will first be available in the fall of 2022. The development of a stormwater funding program with stormwater specific priorities and competing against other stormwater projects (i.e., not all water and sewer systems across the state), provides a significant opportunity for stormwater project funding. As with the Wastewater Reserve program, the use of ARPA funds requires adherence to federal grant conditions.

Preliminary engineering work (pilot study) is not eligible for funding since the engineering contract was sole sourced. However, if design work is procured following a qualifications-based selection process then the design work will be eligible for ARPA funded grants (must meet all 2 CFR Part 200 procurement requirements) and CWSRF loans.

## Project Descriptions

There are three potential projects the County has planned that are potential candidates for funding through one of the DWI funding programs. The following projects are reviewed for eligibilities:

- Stormwater Ponds No. 2 and No. 3 Improvements,
- Landfill Leachate PFAS Removal, and
- Landfill Gas Collection and Treatment Improvements

### Stormwater Ponds

The County operates the Ann Street Landfill in accordance with Facility Permit No. 2601-MSWLF-1997. The permit includes the construction and operation of stormwater ponds for the management of stormwater run-off from the various areas of the site. There are five ponds located on the site designed to capture sediment from the site and to reduce the peak stormwater discharges from the site. Sampling from Sediment Pond No. 2 and No. 3 indicates a need to reduce the concentrations of total suspended solids, ammonia and TKN in the discharge from the ponds and its impacts on Cross Creek and the Cape Fear River downstream.

Stormwater treatment facilities are eligible for CWSRF funding. In some cases where the facilities are covered by an NPDES permit (such as the landfill), then the stormwater facilities are considered *treatment works* pursuant to Sec. 212 of the Federal Water Pollution Control Act (aka the Clean Water Act). The implication of meeting the definition of treatment works is that a CWSRF loan will include additional federal requirements that are otherwise not applicable to non-point source type stormwater projects. The project would also be eligible for grants under both the Wastewater Reserve and the new Stormwater Fund. However, as mentioned above, the stormwater fund is new and program administration elements have not been fully defined. It is recommended this project seek CWSRF funding. Since the same application will be considered for a Wastewater Reserve grant; however, a grant is not likely for this project as traditional wastewater projects will score higher and be awarded the limited grant funds. Then in the fall of 2022 (regardless of CWSRF outcome), it is recommended to submit an application to the Stormwater Fund.

### Landfill Leachate PFAS Pilot Study

Leachate collected from the Ann Street landfill is discharged by gravity from each of the cells to a gravity sewer that discharges to a lined lagoon for equalization prior to discharge to the City of Fayetteville Public Works Commission (FPWC) Cross Creek Water Reclamation Facility in accordance with its the Industrial User Permit IUP #5001N. Once a pilot study on froth flotation to remove PFAS compounds is completed, a full-scale implementation project may be constructed capable of treating all leachate discharged from the landfill and up to 100,000 gallons per day.

Treatment units that treat leachate from publicly owned landfills are eligible for CWSRF funding. As part of the Infrastructure Investment and Jobs Act (IIJA), principal forgiveness may be

available from the CWSRF this fall and for the next five years for projects that have as a primary purpose the treatment of emerging contaminants. While EPA has provided initial guidance on IIJA, the state has not provided specific information on the implementation of IIJA such as any specific prioritization of emerging contaminant projects. It is anticipated this funding will first be available in the fall of 2022.

It is recommended this project seek CWSRF funding. As with the Stormwater Ponds above, this project would also be eligible for grants under the Wastewater Reserve; however, given the limited availability of grant funds, grant funding is not likely. Depending on the CWSRF Emerging Contaminant funding details that have yet to be developed, another application may be needed when those funds become available.

### Landfill Gas Collection and Processing Improvements

The County owns and operates a landfill gas collection and treatment system at the Ann Street Landfill in accordance with its Title V Permit (08846T07). Up until 2021, the County has a third-party lessee that owned the landfill gas rights and operated the collection and treatment system. The County has now assumed ownership of the collection system and treatment infrastructure as well as the contract to deliver processed gas to the Cargill facility located off River Road via transmission line under the Cape Fear River for their beneficial use as a fuel. The existing landfill gas blower, flare, compressor and refrigeration system to remove moisture is no longer capable of effectively processing and transmitting gas to Cargill. In order to continue to provide a beneficial use for the collected landfill gas, the County is proposing to upgrade the blower and moisture removing system facility.

Eligibility for this project is less obvious than other projects addressed in this memo. Guidance from EPA, Overview of Clean Water State Revolving Fund Eligibilities (Overview), May 2016, does indicate that many activities at publicly owned landfills are eligible for CWSRF funding as the leachate is a wastewater stream that must be collected, treated, and disposed or utilized. Activities that are eligible according to the Overview include landfill closure activities such as capping systems (including gas collection) and gas condensation systems. Also included as eligible in the Overview are activities related to leachate collection and treatment. Once gas is collected from the landfill, the use of that gas is not addressed in EPA guidance. HDR contacted DWI regarding the eligibility of landfill gas treatment and distribution. In an email dated March 29, 2022, DWI indicated that all aspects of this project would be eligible including gas collection, gas treatment, and gas distribution lines for utilization – as long as the gas lines would be owned by the County. It is recommended this project seek CWSRF funding.

## **Summary**

DWI administers several water infrastructure funding programs through two funding rounds each year. The CWSRF is a federal program and does have some federal conditions that are required as a condition of funding. With SL 2021-180, the NC General Assembly appropriated ARPA funds to initially fund the new stormwater funding program and to supplement the normal state appropriations for the Wastewater Reserve program. The inclusion of the ARPA funding

requires adherence to federal grant conditions, though these conditions differ from CWSRF federal conditions.

It is recommended that the County seeks CWSRF funds for all three projects. Both the Stormwater Ponds No. 2 and No. 3 Improvements and Landfill leachate PFAS Removal Pilot Study projects are eligible for Wastewater Reserve grants and use the same application as the CWSRF. However, Wastewater Reserve grants are not likely for these projects as traditional wastewater projects will score higher and be awarded the limited grant funds. The Stormwater Ponds No. 2 and No. 3 Improvements project will be eligible for the stormwater funding program in Fall 2022. It is recommended to apply to the Stormwater Fund, regardless of the Spring 2022 CWSRF outcome.

## RESOLUTION BY THE CUMBERLAND COUNTY BOARD OF COMMISSIONERS

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of landfill wastewater (leachate) treatment works, stormwater treatment, and a “green” project, and

WHEREAS, Cumberland County has need for and intends to construct or conduct a study on three separate projects for landfill wastewater (leachate) treatment, stormwater treatment, and a “green” project described as

- Removal of PFAS compounds from landfill leachate through froth flotation,
- Implement improvements to landfill stormwater ponds to reduce the concentrations of total suspended solids, ammonia and TKN in the discharge, and
- Construct improvements to the landfill gas collection and treatment system to improve its efficiency in processing and transmitting the gas for beneficial use as a source of fuel, and

WHEREAS, Cumberland County intends to request State loan and/or grant assistance for the projects,

### NOW THEREFORE BE IT RESOLVED, BY THE CUMBERLAND COUNTY BOARD OF COMMISSIONERS:

That Cumberland County, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of Cumberland County to make scheduled repayment of the loan, to withhold from Cumberland County any State funds that would otherwise be distributed to Cumberland County in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Amy Cannon, County Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2022 at Fayetteville, North Carolina.



Cumberland County Board of Commissioners

By: \_\_\_\_\_

Glenn B. Adams, Chairman

Attest:

\_\_\_\_\_

Candace H. White, Clerk to the Board

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Clerk to the Board of Commissioners of the County of Cumberland does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the (name of governing body of applicant) duly held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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(Signature of Recording Officer)

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Clerk to the Board



## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JERMAINE WALKER, DIRECTOR OF ENGINEERING AND INFRASTRUCTURE**

**DATE: 4/14/2022**

**SUBJECT: RESOLUTION FOR THE NORTHERN CUMBERLAND REGIONAL SANITARY WATER AND SEWER DISTRICT (NORCRESS) GRANT APPLICATION**

#### **BACKGROUND**

The Cumberland County Engineering and Infrastructure and Public Utilities Departments are applying for the Viable Utility Reserve Grant. This Grant is for water and wastewater systems that have been designated as distressed by the State Water Infrastructure Authority and the Local Government Commission, for the purposes set forth in subdivisions (1) through (5) of G.S. 159G-32(d).

In order to apply for the grant, the County must adopt a resolution authorizing the water sewer project and the filing of the grant application with the State of North Carolina.

The maximum single award is up to \$15M and the date to apply is May 2, 2022.

#### **RECOMMENDATION / PROPOSED ACTION**

This item was presented at the April 14, 2022, Board of Commissioners' Agenda Session and brought forward as a Consent Agenda Item.

Staff recommends the Board of Commissioners adopt the attached resolution allowing the department to move forward with the application for funding.

#### **ATTACHMENTS:**

Description	Type
NORCRESS Resolution	Backup Material

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

AUTHORIZING RESOLUTION  
WATER AND WASTE WATER  
PROJECTS

**WHEREAS,** The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater system improvements, and

**WHEREAS,** The NORCRESS Water & Sewer District has need for and intends to make improvements to its wastewater system project described as:

This project is to provide needed repairs to the sewer system and lift stations based off the comprehensive sewer evaluation conducted on the system. The repairs needed are to get the system operating at the original design standards and to prevent the operational issues of a long, low flow force main that has gas binding and sludge accumulation, which is causing inefficiencies with the pumps at the lift stations.

**WHEREAS,** The NORCRESS Water & Sewer District intends to request state loan and/or grant assistance for the projects,

**NOW THEREFORE BE IT RESOLVED, BY THE GOVERNING BOARD OF THE NORCRESS WATER AND SEWER DISTRICT:**

That the NORCRESS Water & Sewer District, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the NORCRESS Water & Sewer District to make scheduled repayment of the loan, to withhold from the NORCRESS Water & Sewer District any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide, or contract for, the efficient operation and maintenance of the project upon completion of construction thereof.

That **Amy H. Cannon**, County Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the construction of the projects described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted at a meeting of the Governing Board of the NORCRESS Water and Sewer District held on the 18<sup>th</sup> day of April 2022 in the Commissioners Meeting Room, Room 118, Judge E. Maurice Braswell Cumberland County Courthouse, 117 Dick Street, in Fayetteville, North Carolina.

NORCRESS Water and Sewer District

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Glenn Adams, Chairman  
NORCRESS Water & Sewer District  
Governing Board

Attest:

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Candice White, Clerk to the NORCRESS  
Water & Sewer District Governing Board

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Clerk to the Board of Commissioners for Cumberland County, North Carolina, does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Commissioners of the County, acting as the governing body of the NORCRESS Water and Sewer District duly held on the 18th day of April, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

WITNESS my hand and the official seal of the County this 18<sup>th</sup> day of April 2022.

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Candice H. White, Clerk  
Board of Commissioners  
County of Cumberland, North Carolina

(SEAL)



## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JERMAINE WALKER, DIRECTOR OF ENGINEERING AND INFRASTRUCTURE**

**DATE: 4/14/2022**

**SUBJECT: RESOLUTION FOR GRAY'S CREEK WATER SEWER DISTRICT GRANT APPLICATION**

#### **BACKGROUND**

The Cumberland County Engineering and Infrastructure and Public Utilities Departments are applying for the \$15M Drinking Water Reserve and Wastewater Reserve (State Reserves) Grant. This Grant is for:

1. Project construction grants for public water systems and wastewater systems NC DEQ categorizes as at-risk of becoming distressed.
2. Project construction grants for public water systems and wastewater systems not designated as distressed or categorized as at-risk.
3. Grants for asset inventory and assessments, rate studies, merger/regionalization feasibility, training, and planning grants to conduct project engineering, design, or other preconstruction activities.

In order to apply for the grant, the County must adopt a resolution authorizing the water sewer project and the filing of the grant application with the State of North Carolina.

The dates to apply are May 2 and September 2, 2022.

#### **RECOMMENDATION / PROPOSED ACTION**

This item was presented at the April 14, 2022, Board of Commissioners' Agenda Session and was approved to move forward as a Consent Agenda Item at the April 18, 2022 Board of Commissioners' Meeting:

Adopt the attached resolution allowing the department to move forward with the application for funding.

#### **ATTACHMENTS:**

Description	Type
Gray's Creek Resolution	Backup Material



STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

AUTHORIZING RESOLUTION  
WATER AND WASTE WATER  
PROJECTS

**WHEREAS,** The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater system improvements, and

**WHEREAS,** The Gray's Creek Water & Sewer District has need for and intends to construct a drinking water system project described as:

This project is for the construction of a new central water distribution system to serve an area in Cumberland County that have private wells contaminated above the State's provisional health goal for drinking water.

**WHEREAS,** The Gray's Creek Water & Sewer District intends to request state loan and/or grant assistance for the projects,

**NOW THEREFORE BE IT RESOLVED, BY THE GOVERNING BOARD OF THE GRAY'S CREEK WATER AND SEWER DISTRICT:**

That the Gray's Creek Water & Sewer District, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Gray's Creek Water & Sewer District to make scheduled repayment of the loan, to withhold from the Gray's Creek Water & Sewer District any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide, or contract for, the efficient operation and maintenance of the project upon completion of construction thereof.

That **Amy H. Cannon**, County Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the construction of the projects described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted at a meeting of the Governing Board of the Gray's Creek Water and Sewer District held on the 18<sup>th</sup> day of April 2022 in the Commissioners Meeting Room, Room 118, Judge E. Maurice Braswell Cumberland County Courthouse, 117 Dick Street, in Fayetteville, North Carolina.

Gray's Creek Water and Sewer District

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Glenn Adams, Chairman  
Gray's Creek Water & Sewer District  
Governing Board

Attest:

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Candice White, Clerk to the Gray's Creek  
Water & Sewer District Governing Board



**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Clerk to the Board of Commissioners for Cumberland County, North Carolina, does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Commissioners of the County, acting as the governing body of the Gray's Creek Water and Sewer District duly held on the 18th day of April, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

WITNESS my hand and the official seal of the County this 18<sup>th</sup> day of April 2022.

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Candice H. White, Clerk  
Board of Commissioners  
County of Cumberland, North Carolina

(SEAL)



## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JERMAINE WALKER, DIRECTOR OF ENGINEERING AND INFRASTRUCTURE**

**DATE: 4/14/2022**

**SUBJECT: FORMAL BID AWARD FOR CUMBERLAND COUNTY DETENTION CENTER BOILER REPLACEMENT**

#### **BACKGROUND**

On December 20, 2021, the Board of Commissioners approved an amendment to the FY 2022 Capital Improvement Projects shifting three projects from Fiscal Year 2022 to Fiscal Year 2023 in order to fund the replacement of the secondary boiler at the Cumberland County Detention Center.

The project was advertised through the formal bid process in which the bidding period opened on February 11, 2022 and closed on March 11, 2022. There were two addendums to the original solicitation. Haire Plumbing and Mechanical Company Incorporated had the lowest responsive bid at \$357K. Funds are budgeted for this replacement project.

Both boilers are over 20 years-old and it would be catastrophic to lose a heating boiler for a facility that operates on a continuous basis.

#### **RECOMMENDATION / PROPOSED ACTION**

This item was presented at the April 14, 2022, Board of Commissioners' Agenda Session and was moved forward to the April 18, 2022 Board of Commissioners Regular Meeting as a Consent Item.

1. The Board of Commissioners accept Haire Plumbing and Mechanical Company Incorporated as the lowest responsive bid through the formal bid process.
2. Approve contract execution by the Chairman once the contract completes pre-audit and is deemed legally sufficient.

**ATTACHMENTS:**

Description	Type
Project Bid Tab	Backup Material

March 14, 2022

Jeremy Stefanko  
Cumberland County Engineering  
130 Gillespie Street  
Fayetteville, NC 28301

**Re: Cumberland County Detention Center  
Boiler Replacement  
Bid Opening Conference**

Dear Mr. Stefanko:

Enclosed for your review are the certified bid tabulations and low base bid contractor recommendation for the above referenced project.

The low single prime base bid for the Boiler Replacement Project at The Cumberland County Detention Center and associated electrical, mechanical, and controls work required in the Construction Documents:

**Haire Plumbing & Mechanical Co. Inc.  
367 Winslow Street  
Fayetteville, NC 28301  
910-483-1421**

<b>Base Bid.....</b>	<b>\$358,000.00</b>
<b>Alternate #1 (Deduct).....</b>	<b>-\$1,000.00</b>

The Wooten Company recommends awarding the contract to the apparent low bidder, Haire Plumbing & Mechanical Co. Inc. to include Base Bid and to include Alternate #1 for Owner preferred equipment.

Sincerely,

**THE WOOTEN COMPANY**

*Glenn D. Bowman P.E.*


Cumberland County Detention Center, Boiler Replacement

**Wooten**

Bid Opening Friday, March 11, 2022, the stroke of 10:00 a.m.  
TWC No. 2877-D

Contractor	License #	Addendum #1, #2	Bid Bond	MBE Documents	Minority Status	Base Bid (\$)	Alternate (\$)	Remarks
Haire Plumbing and Mechanical Co. Inc.	4230	✓	✓	✓	✓	\$358,000.00	-\$1,000.00	
Smith's Refrigeration Inc.	14759	✓	✓	✓	✓	\$348,691.00	+\$21,000.00	
Ivey Mechanical Co. LLC	10838	✓	✓	✓	✓	\$823,275.00	\$0.00	
Mechanical Maintenance Inc.	29240	✓	✓	✓	✓	\$403,341.00	+\$20,982.00	
Brady Services, Inc.	20378	1	✓	✓	✓	\$486,897.00	+\$4,584.00	1

This is to certify that the bids tabulated herein were opened and read by the Owner, and observed by the Contractors, at the stroke of **10:00 a.m.** on the **11th** day of **March 2022** at the **Office of Cumberland County Engineering Department, in the City of Fayetteville, NC, 130 Gillespie Street, Suite 214 Fayetteville, NC, 28301.**

 PE  
Glenn D. Bowman, PE  
The Wooten Company

Remarks:

1. Addendum #2 not acknowledged.
2. None
3. None



## **OFFICE OF THE COUNTY ATTORNEY**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: COUNTY ATTORNEY**

**DATE: 4/14/2022**

**SUBJECT: ADOPTION OF REVISED CODE OF ETHICS TO INCORPORATE  
STATUTORY CHANGES**

#### **BACKGROUND**

The Legislature mandated that all local elected boards adopt a code of ethics by the end of 2010. The board of commissioners did so on November 15, 2010. The attached Code of Ethics is a revision incorporating statutory changes that occurred in 2021. The changes are at the end of the document in the section entitled, "Additional Legal Restrictions Applicable to Certain Conduct."

The change in the criminal provisions is most significant. G.S. 234.2 is a new statute that makes it a felony for an elected county official to solicit or receive personal financial gain from the county by means of intimidation, undue influence, or misuse of employees. G.S. 234.3 is another new statute that prohibits an elected or appointed commissioner from participating in making or administering any contract with any nonprofit for which he or she also serves as a director, officer, or governing board member of the nonprofit. This does not apply to nonprofits created by the county. The penalty for violating this statute is a misdemeanor and the contract is also void. If any commissioner is serving in any capacity for a nonprofit seeking funding from the county, the county attorney advises that commissioner should make a disclosure so that appropriate measures can be taken for the board to approve the contract.

There is one significant change in the section entitled, "Statutory Obligations without Criminal Penalties." G.S. 153A-28(b) is a new statute which requires the finance officer to garnish the compensation of any commissioner with unpaid debt for county services. The most common way this can occur is when a commissioner does not use all a travel advance for the purposes for which it was received. The other changes made to this section were to correct the statutory cites resulting from Chapter 160 becoming law.

At its April 14, 2022, Agenda Session, the Board voted unanimously to move this item forward to the consent agenda of the April 18, 2022, Regular Meeting.

## **RECOMMENDATION / PROPOSED ACTION**

County attorney advises the board to adopt the amended Code of Ethics by adopting the following resolution:

### **RESOLUTION ADOPTING A REVISED CODE OF ETHICS**

Whereas, the Board of Commissioners adopted a Code of Ethics November, 15, 2010; and

Whereas, statutory changes in 2021 require revisions to the Code of Ethics adopted in 2010.

Be it hereby resolved that the Board of Commissioners adopts the Code of Ethics attached hereto in its entirety for the purpose of bringing the Code of Ethics current with the General Statutes of North Carolina.

## **ATTACHMENTS:**

Description

Type

Revised Code of Ethics

Backup Material

**CUMBERLAND COUNTY BOARD OF COMMISSIONERS  
CODE OF ETHICS ADOPTED PURSUANT TO N.C.G.S. § 160A-86**

*April 18, 2022*

**WHEREAS**, the Constitution of North Carolina, Article I, Section 35, reminds us that a "frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty;" and

**WHEREAS**, Section 160A-86 of the North Carolina General Statutes requires boards of county commissioners to adopt a code of ethics to guide actions by the governing board members in the performance of the member's official duties as a member of that governing board; and

**WHEREAS**, as elected local government officials we are charged with upholding the trust of the citizens of Cumberland County, North Carolina, and with obeying relevant laws.

**NOW THEREFORE, BE IT RESOLVED** in recognition. of our blessings and obligations as citizens of the State of North Carolina and as elected county commissioners representing the citizens of Cumberland County and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, the Cumberland County Board of Commissioners does hereby adopt the following general principles and code of ethics to guide the board and its individual members in lawful decision-making. (Hereinafter the terms "elected local government official(s) or elected official(s), the board, board member(s) or elected member(s)," shall be used interchangeably when referring to the members of or to the Cumberland County Board of Commissioners.)

**GENERAL PRINCIPLES UNDERLYING THIS CODE OF ETHICS**

- The stability and proper operation of democratic representative government depends upon public confidence in the integrity of the government, and upon responsible exercise of the trust conferred by the people upon their elected officials.
- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Elected local government officials must be able act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.
- Elected local government officials must always remain aware that at various times they play different roles:
  - (i) as advocates, who strive to advance the legitimate needs of their citizens;
  - (ii) as legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions; and
  - (iii) as fair and impartial decision-makers, when making quasi-judicial and administrative determinations.
- Elected local government officials must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.



- Elected local government officials must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must be guided by his or her own conscience to determine what conduct is appropriate.

## **CODE OF ETHICS**

**Purpose.** The purpose of this code of ethics is to establish guidelines for ethical standards of conduct for board members and to provide guidance in determining what conduct is appropriate under the circumstances. It should not be considered a substitute for the law or for a board member's best judgment.

**Section 1.** Board members should take care to obey all laws that apply to their official actions as board members. Board members should be guided by the spirit as well as the letter of the law in whatever they do. At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. No board member should assert that a fellow board member is behaving unethically based upon a disagreement with that board member on a question of policy rather than on the board member's ethical behavior. The board and its members shall endeavor to keep it and themselves up to date on new or on-going legal or ethical quandaries or difficulties that they may face in their official positions.

**Section 2.** Board members should act with integrity and with independence from improper influence as they exercise the functions of their offices. Board members should use their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner. They should be self-governing and not subject to improper influence, while at the same time being able to consider the opinions and ideas of others. At the same time, however, board members should recognize that they are part of the board and should act accordingly. They should respect their office and the board and not behave in ways that reflect badly on either. They should treat other board members and the public with respect and should honor the opinions of others even when they disagree. They should recognize that they are not generally authorized to act on behalf of the board, since the board must take official action as a body.

### **Section 3.**

(a) Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. A board member shall be considered to be acting with impropriety if a reasonable person who was made aware of the totality of the circumstances surrounding the board member's action would conclude that it was more likely than not that the behavior did not befit someone in the board member's position.

(b) If a board member concludes that his or her actions, while legal and ethical, may be misunderstood, he or she may seek the advice of the board's attorney. He or she may also state on the record the facts of the situation and the steps taken to resolve it.

**Section 4.** Board members should be faithful in the performance of the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. In furtherance of their obligation, board members should be faithful in their attendance at meetings and in their preparation for those meetings. They should carefully analyze all credible information that is provided to them. As a group of citizens to whom much has been entrusted, the board should demand full accountability from those over whom it has authority. The board should set a good example for others in the community, keeping in mind that trust and respect must continually be earned. Board members should be willing to

bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own.

**Section 5.** Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. This recognition includes sensitivity to those matters or documents recognized by law as non-public, confidential, or protected. Board members should be always aware that when meeting they are conducting the public's business. Board members should always be aware that their individual written and electronic communications to each other, staff, constituents, and others about matters within the purview of the board should also be regarded as the conduct of the public's business. They should also remember that the records of their local government belong to the public and not to them or their employees. They should make clear that a climate of openness is always to be maintained in the conduct of the public's business. To ensure strict compliance with the laws governing openness, board members should strive to be open. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps before they go into closed session for any reason to ensure that the closed session will be conducted solely for lawful purposes.

#### **ADDITIONAL LEGAL RESTRICTIONS APPLICABLE TO CERTAIN CONDUCT**

**Criminal Violations.** The governing board has no authority to bring criminal charges against its members or to otherwise control its members' behaviors; however, board members should always be vigilant to avoid conduct and conflicts for which they might be subject to criminal prosecution, well beyond the scope of this code of ethics. There are seven very broad criminal statutes which prohibit certain conduct as follows:

**N.C.G.S. § 14-234(a)(1)** prohibits all public officers and employees from obtaining any direct benefit from any contract in which they are involved in making or administering on behalf of their government agency.

**N.C.G.S. § 14-234(a)(2)** prohibits all public officers and employees who are not involved in making or administering a contract, but who are deriving a direct benefit from the contract, from attempting to influence any other person who is involved in making or administering the contract.

**N.C.G.S. § 14-234(a)(3)** prohibits all public officers and employees from soliciting or receiving any gift, reward, or promise of reward, including a promise of future employment, in exchange for recommending or influencing the award of a contract by the public agency he or she serves.

It is important to remember that under any of the above statutes, a person directly benefits from a contract if he or she, or his or her spouse, owns more than a ten percent (10%) interest in the company which is the contractor; derives any income or commission from the contract; or acquires any property under the contract.

**N.C.G.S. § 14-234.1** prohibits any public officer or employee from misusing any information made known to the public officer or employee in his or her official capacity before it is made public by acquiring an interest in any property, transaction, or enterprise, or gain any pecuniary benefit which may be affected by such information or official action; or to intentionally aid anyone else in doing any of these acts.

**N.C.G.S. § 14-234.2** prohibits any elected officer of a county from soliciting or receiving personal financial gain from the county which the elected officer serves by means of intimidation, undue influence, or misuse of the employees of the county. It is important to note that a violation of this statute constitutes a Class H felony.

**N.C.G.S. § 14-234.3** prohibits county commissioners from participating in making or administering a contract, including the award of money in the form of grants, loans, or other appropriation, with any nonprofit for which the county commissioner serves as a director, officer, or governing board member. Participation in making or administering a contract includes deliberating or voting on the contract; attempting to influence any person who is deliberating or voting on the contract; or soliciting or receiving any gift, favor, reward, service, or promise of reward, including a promise of future employment, in exchange for recommending, influencing, or attempting to influence the award of a contract by the county with the nonprofit.

**N.C.G.S. § 133-32** prohibits all public officers and employees with the duties of preparing plans, specifications, or estimates for public contracts; awarding or administering public contracts; or inspecting or supervising construction from accepting any gift or favor from any current, past or potential contractor with the governmental agency.

**Statutory Obligations without Criminal Penalties.** In addition to the statutes with criminal penalties, there are several statutes that prescribe obligations or limit the actions of board members without specific consequences to the individual board members. These statutes are as follows:

**N.C.G.S. § 153A-28(b)** requires the finance office to garnish compensation paid to any board member to collect any unpaid monies due to the county for county services until such debt is paid in full.

**N.C.G.S. § 153A-44** requires a board member to avoid voting only on matters that involve his or her own financial interest or official conduct. Otherwise, this statute implies that board members are obligated to vote.

**N.C.G.S. § 160A-87** requires each board member to receive two clock hours of ethics education within 12 months of his or her each election or appointment to a term on the board with the clerk to the board to maintain a record verifying compliance of this requirement by each board member.

**N.C.G.S. § 160D-109(a)** prohibits a governing board member from voting on any legislative decision regarding a development regulation adopted pursuant Chapter 160D where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A governing board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

**N.C.G.S. § 160D-109(d)** prohibits a governing board member exercising quasi-judicial functions pursuant to Chapter 160D from participating in or voting on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. A "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

**N.C.G.S. § 160D-109(e)** provides that if an objection is raised to a board member's participation at or prior to the hearing or vote on a particular matter being considered pursuant to Chapter 160D and that member does not recuse himself or herself, the remaining members of the board shall by majority vote rule on the objection.

Adopted at a regular meeting held April 18, 2022

Cumberland County Board of Commissioners  
by:

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Glenn Adams, Chair

Attest:

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Candice White, Clerk to the Board

This document was drafted by R. Moorefield, County Attorney, October 27, 2010. It is acknowledged that much of the language is substantially taken from A Model Code of Ethics for North Carolina Elected Officials, authored by A. Fleming Bell, II, and published by the School of Government, The University of North Carolina at Chapel Hill, 2010. Revisions were drafted March 29, 2022, to incorporate statutory changes.



## **COMMUNITY DEVELOPMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: DEE TAYLOR, DIRECTOR OF COMMUNITY DEVELOPMENT**

**DATE: 4/8/2022**

**SUBJECT: PUBLIC HEARING - DRAFT COMMUNITY DEVELOPMENT PY 2022  
ANNUAL ACTION PLAN**

#### **BACKGROUND**

Community Development is in the planning process for the Program Year 2022 Annual Action Plan. The Annual Action Plan is a required document that must be submitted to the U.S. Department of Housing and Urban Development (HUD) by May 15, 2022 in order to continue to receive annual entitlements of the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds.

The Program Year 2022 Annual Action Plan includes information about how Community Development plans to use CDBG, HOME, and other funding sources to address the priority needs identified in the 2020-2024 Consolidated Plan. In addition, the plan identifies projects that will be undertaken during the period from July 1, 2022 through June 30, 2023. The Draft 2022 Annual Action Plan is available for a 30-day public review and comment period throughout Cumberland County from March 22, 2022 to April 20, 2022.

As part of following the citizen participation process, a public hearing must be held during the comment period. All comments received regarding the plan will be addressed by Community Development within 15 days of receipt and will be included in the final plan that will be submitted to HUD. After the public review period, the final copy of the plan will be submitted to the Board of Commissioners for approval to submit to HUD by the deadline.

#### **RECOMMENDATION / PROPOSED ACTION**

Community Development requests that the Board of County Commissioners hold a public hearing on the draft Program Year 2022 Annual Action Plan to offer input and comments, as well as to receive comments from the public. No other action is necessary.

#### **ATTACHMENTS:**

**Description**

Draft Community Development PY2021 Annual Action Plan

**Type**

Backup Material



## COMMUNITY DEVELOPMENT DEPARTMENT

### **PROGRAM YEAR 2022 ANNUAL ACTION PLAN (DRAFT)** (JULY 1, 2022 – JUNE 30, 2023)

Public Review Period: March 22, 2022 – April 20, 2022

Public Hearing: April 18, 2022 @ 6:45 p.m.

Cumberland County Courthouse, 117 Dick Street, Room 118, Fayetteville

Once final allocations are received from the U.S. Department of Housing and Urban Development, the information will be incorporated in the final copy. Any amendments made to this document may be found at:

[https://www.cumberlandcountync.gov/departments/community-development-group/community\\_development/plans-reports](https://www.cumberlandcountync.gov/departments/community-development-group/community_development/plans-reports)



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## Table of Contents

<b>Executive Summary .....</b>	<b>3</b>
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	3
PR-05 Lead & Responsible Agencies – 91.200(b) .....	7
AP-10 Consultation – 91.100, 91.200(b), 91.215(l) .....	8
AP-12 Participation – 91.105, 91.200(c) .....	13
<b>Expected Resources .....</b>	<b>16</b>
AP-15 Expected Resources – 91.220(c)(1,2) .....	16
<b>Annual Goals and Objectives .....</b>	<b>22</b>
AP-20 Annual Goals and Objectives .....	22
<b>Projects .....</b>	<b>27</b>
AP-35 Projects – 91.220(d) .....	27
AP-38 Project Summary .....	29
AP-50 Geographic Distribution – 91.220(f) .....	35
<b>Affordable Housing .....</b>	<b>37</b>
AP-55 Affordable Housing – 91.220(g) .....	37
AP-60 Public Housing – 91.220(h) .....	38
AP-65 Homeless and Other Special Needs Activities – 91.220(i) .....	41
AP-75 Barriers to affordable housing – 91.220(j) .....	45
AP-85 Other Actions – 91.220(k) .....	49
<b>Program Specific Requirements .....</b>	<b>56</b>
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) .....	56



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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Cumberland County, through the Community Development Department, serves as a grant administrator for entitlement funds awarded to the County from the United States Department of Housing and Urban Development (HUD). As required by HUD, Cumberland County is required to prepare a one-year action plan which describes the proposed projects that will be funded during the Program Year (PY) / Fiscal Year (FY). The Action Plan is also part of the 2020-2024 Consolidated Plan (5-Year Strategic Plan) which includes the priority needs and the goals and objectives Cumberland County plans to accomplish to meet the needs of the community during the five-year period. This Annual Action Plan represents the PY 2022 grant cycle and will be the third year of achieving the goals outlined in the Consolidated Plan. The grant cycle will begin July 1, 2022 and end June 30, 2023.

Cumberland County receives two HUD entitlement grants that are included in the Action Plan:

- Community Development Block Grant (CDBG): The purpose of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities. Projects funded through this program must meet one of three National Objectives:
  - Benefit low- and moderate-income persons;
  - Aid in the prevention or elimination of slums or blight; or
  - Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.
- Home Investment Partnerships Program (HOME): The purpose of the HOME program is to expand the supply of decent, safe, sanitary, and affordable housing for low-income persons.

Cumberland County expects to receive the following allocations for the PY 2022 grant cycle, \$858,539 in CDBG funds and \$376,512 in HOME funds. HUD also allocated \$1,435,021 in additional HOME funds established through the American Rescue Plan (ARP) Act of 2021. Supplemental HUD funding through the disaster recovery grants, Coronavirus Aid, Relief and Economic Securities (CARES) Act, and the ARP Act have and will provide funding to further advance the goals of the Con Plan.

Cumberland County also receives other sources of funding to support the needs of the community. Through competitive grants, Cumberland County also receives Continuum of Care Program funds to support housing programs and the local Continuum of Care (CoC). The County also uses its general funds to address the needs of the homeless. Cumberland County, through its Community Development Department, administers these programs by providing direct assistance to the residents of community or through partnerships with private and public agencies to include for-profits, nonprofits, local units of government, and other public agencies such as the local housing authority.

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## 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Cumberland County identified the following priority needs, goals, and objectives:

1. Housing: Improve, preserve, and expand the inventory of affordable housing for low- and moderate-income persons and families living in Cumberland County. This will be done by developing homeownership opportunities for low- and moderate-income households; expanding new affordable housing inventory for both rental and sales housing; preserving existing owner and renter occupied housing inventory; promoting fair housing choice; providing housing education to homeowners, tenants, landlords, and potential homebuyers; and providing down payment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.
2. Homeless: Improve the living conditions and support services and increase the availability of housing for homeless persons and families in Cumberland County and eliminate unfair housing practices that may lead to homelessness. The goal will be achieved by developing housing opportunities for persons and families experiencing homelessness, and those who are at-risk of becoming homeless; expanding program support services; assist in anti-eviction and prevention of unfair housing practices which may contribute to homelessness; assisting in the development of permanent supportive housing and services; and assisting in the development and operation of shelters for persons who are homeless or victims of domestic violence.
3. Special Needs: Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in Cumberland County. This will be accomplished by increasing the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs through rehabilitation of existing housing construction of new accessible housing; assisting in supporting social service programs and facilities for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs; assisting in making accessibility improvements to owner occupied housing through rehabilitation and improve renter occupied housing by promoting reasonable accommodations for the physically disabled; and supporting and advocating for reasonable accommodations that should be made to assist the physically disabled to live in accessible housing.
4. Community Development: Improve, preserve, and create new public and community facilities, infrastructure, and public services to ensure the quality of life for all residents of Cumberland County. To accomplish this goal, Cumberland County will improve infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, retaining walls, sewer, linear lines, water, flood control, storm water management and separation, bridges, bike trails, green infrastructure, etc.; improve the County's parks, recreational centers, and public and community facilities through rehabilitation, preservation, and new construction; expand public service programs for the youth, the elderly, developmentally delayed, disabled, and target income population, including nutrition programs and social/welfare programs throughout the County; expand the public

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transportation system for low- and moderate-income persons and special needs; remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures; remove architectural barriers and make public community facilities accessible to all residents; improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations; and assist in the stabilization of residential neighborhoods by removing slums and blight, assembling sites for new housing, rehabilitation of existing housing, code enforcement, and designation of an NRSA project area.

5. Economic Development: Increase and promote job creation, job retention, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents of Cumberland County. To achieve this goal, Cumberland County will support job creation / retention, workforce development, employment, and job training services; support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans; and encourage new economic development through local, state, and Federal tax incentives and programs.
6. Administration, Planning, and Management: Provide sound and professional planning, administration, oversight and management of Federal, state, and local funded programs. This goal will be accomplished by continuing to provide sound and professional planning, program management and oversight for the successful administration of Federal programs; continuing to develop and plan for special studies, environmental clearance, fair housing, Section 108 Loan Application, NRSA Plans, and compliance with all Federal, state, and local laws and regulations; and preparing a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Shaw Heights Neighborhood.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

For the Program Year 2021, Cumberland County addressed the most critical needs during an unprecedented crisis our community has ever experienced. Like many communities across the United States, the COVID-19 pandemic caused many businesses to suffer an economic hardship. In addition, many residents lost employment and as a result, were facing foreclosures or evictions.

During the PY2021, Cumberland County continued to use its funding sources to subcontract with other agencies to provide emergency payments for eligible low- and moderate-income residents for rental assistance and other services needed to address the financial hardships residents were facing.

For the Program Year 2021, Cumberland County accomplished the following goals:

- Provided housing rehabilitation assistance to 14 housing units;
- Provided funding for acquisition, clearance, and infrastructure for the construction of 5 single family homes;

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- Provided rehabilitation assistance to two transitional housing facilities which served 25 persons;
  - Partnered with seven nonprofit agencies to provide public services to 4,054 persons;
  - Partnered with the local public health department to meet an urgent need during the pandemic;
  - Provided additional services to 66 persons experiencing homeless or at-risk of being homeless;
  - Managed three CoC programs that served 81 persons; and
  - Provided aide to help 22 small businesses recover from economic hardship during the pandemic

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Annual Action Plan will be placed at each of the Town halls within Cumberland County as well as the County's website for public review and comment. A copy will also be available at the Cumberland County Community Development Department's office located at 707 Executive Place, Fayetteville. A public hearing will be held before the Board of County Commissioners on the evening of April 18, 2022 in the County Courthouse building, located at 117 Dick Street.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of the comments will be included in the attached citizen participation comments section.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Public comments will be considered.

#### **7. Summary**

Cumberland County will continue to use its entitlement funding to address the goals and objectives outlined in the 2020-2024 Consolidated Plan. As our communities continue to recover from the economic hardship caused by the COVID-19 pandemic, Cumberland County will continue to provide support where it is most needed. For this Program Year, the County will make the necessary changes in its CDBG and HOME program policies and procedures to ensure flexibility and residents are able to access assistance without barriers, even if it involves creating new programs. The County will maintain strong public-private partnerships to develop affordable housing, rehab or construct public facilities and improvements, provide aide to small businesses, expand public services (human services), and address homelessness in the community.

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## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Cumberland County	Department of Community Development
HOME Administrator	Cumberland County	Department of Community Development

**Table 1 – Responsible Agencies**

#### Narrative (optional)

Cumberland County’s Community Development Department administers the CDBG and HOME programs. The Community Development Department is responsible for preparing the Consolidated Plan, Annual Action Plans, and the Consolidated Annual and Performance Evaluation Report (CAPER). The Department is also responsible for monitoring and oversight of the programs funded through the CDBG and HOME programs.

#### Consolidated Plan Public Contact Information

Ms. Delores Taylor, Director Cumberland County

Department of Community Development 707 Executive Place, Fayetteville, NC 28305

Phone: (910) 323-6112

Email: [dtaylor@co.cumberland.nc.us](mailto:dtaylor@co.cumberland.nc.us)

Website: [www.co.cumberland.nc.us/communitydevelopment](http://www.co.cumberland.nc.us/communitydevelopment)

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Cumberland County will continue to work closely with our partners to identify community needs and address gaps in the services delivery system. Our community partners include local non-profits, the Fayetteville Metropolitan Housing Authority, housing providers, social service agencies, community and economic development organizations, members of the faith-based community, the Fayetteville/Cumberland County Continuum of Care on Homelessness (CoC), City of Fayetteville and County agencies, and elected officials.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

Cumberland County continues to work closely with the following agencies to enhance coordination:

- **Fayetteville Metropolitan Housing Authority** – Provides funding for improvements to public housing communities.
- **Social Services Agencies** – Provides funding to improve services to low- and moderate-income persons.
- **Housing Providers** – Provides funding to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.
- **Community and Economic Development Agencies** – Provides funding to improve services to low- and moderate-income persons.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The current Fayetteville/Cumberland County Continuum of Care (CoC) encompasses all of Cumberland County, including the City of Fayetteville and the Towns of Eastover, Falcon, Godwin, Hope Mills, Linden, Spring Lake, Stedman, and Wade. Cumberland County Community Development Department acts as Lead Agency/Collaborative Applicant for the CoC, providing institutional knowledge and leadership for the CoC Board and coordinating its ESG and CoC program funding. Our community has implemented a Coordinated Entry System (CES), which is currently operated by Cumberland HealthNET. The CES follows the intake, assessment, and prioritization process developed by HUD and our CoC, and makes referrals for homeless persons and persons at risk of becoming homeless within Cumberland County. During the intake process, a homeless person is evaluated with the VI-SPDAT, scored, ranked in terms of services needed, and referred to an available bed. Available beds are coordinated with providers in a by-name list meeting every other week. Our community has a large unsheltered homeless population, and the CoC has determined that the chronically homeless, disabled homeless persons, and homeless families with children are to be prioritized for housing. Due to our proximity to Fort Bragg, our community also has a large veteran population, and CES coordinates with the Veterans Administration and Volunteers of America to house and provide services to homeless veterans. Any unaccompanied youth would be

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assessed and referred to appropriate housing and service providers, and providers must collaborate with local school district homeless liaisons to allow for a smooth transition to continued service and support for educational needs. The Point-in-Time Homeless Count for Sheltered and Unsheltered homeless persons is conducted on a specific date during the last week in January. Due to the COVID pandemic, the Point-In-Time Homeless Count in January 2021 was only for sheltered homeless persons. The results of the count each year are made available to the public on the Fayetteville-Cumberland County CoC website, [www.fcccoc.org](http://www.fcccoc.org).

The County continues to coordinate with the CoC by developing performance standards, identifying training needs and conducting training, contributing resources to support the CoC, the HMIS system, and the CES, serving on the CoC Board and other CoC committees, and frequently engaging with our community partners.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Upon receiving notice of the Request for Applications from the NC Department of Health and Human Services, the County's Community Development Department forwards the information to the CoC for dissemination to the listserv, soliciting applications and further describing the process. After projects have been submitted, the CoC's grant review committee meets to review, score applicants, and determine which ESG projects are selected and allocations for each. The selected project applicant(s) must demonstrate it has the capacity and performance record to provide services to persons who are homeless or at-risk of being homeless through the eligible activities listed. The Community Development Department and the CoC provides training to grant recipients so that providers have a clear understanding of the documentation and reporting requirements.

ESG recipients are required to enter client and service information into HMIS, and submit quarterly performance reports through SAGE. The County employs a Data and Evaluation Analyst, funded through the Homeless Initiative Fund Program, who provides access, training, and technical assistance to HMIS users. The Community Development Department assists the CoC in developing policies and procedures for the operation and administration of HMIS, and the Data and Evaluation Analyst works closely with the CoC's HMIS/CE Committee to implement best practices. The County (in a joint effort with the City of Fayetteville) provides funding for the HMIS administrator (currently Michigan Coalition Against Homelessness), and licensing HMIS users in Cumberland County.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

Cumberland County Community Development Department has ongoing consultations and discussions with our community partners. These include the agencies and organizations that participate in the CoC, as well as other service providers. Examples include:

- **Fayetteville Metropolitan Housing Authority** – Improvements to public housing communities and connecting homeless persons to public housing and Section 8 Vouchers.
- **Social Services Agencies** (Department of Social Services, Salvation Army, Action Pathways, Endeavors, Fayetteville Urban Ministry, Cumberland HealthNET, Communicare, Alliance Health, etc.) – Improve services to low- and moderate-income persons.
- **Housing Providers** (Endeavors, Family Promise, Kingdom CDC) –Rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.
- **Community and Economic Development Agencies** (Kingdom CDC, City of Fayetteville)– Improve services to low- and moderate-income persons.

1	Agency/Group/Organization	Towns of Eastover, Falcon, Godwin, Hope Mills, Linden, Spring Lake, Stedman, and Wade, Cumberland County community at large
	Agency/Group/Organization Type	Housing Services-homeless Other government - Local Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Include feedback and participation from citizens and local leaders. A Public Notice was published in the Fayetteville Observer that a copy of the Action Plan would be available for review at each municipality's Town Hall, and on the County's website. Town leaders can gain a better understanding of the Community Development Department programs and disseminate that information to their constituents. Further, as sites of planned or potential affordable housing, infrastructure or development efforts, many of these towns are key partners in implementation of the elements of the Action Plan.

Table 2 – Agencies, groups, organizations who participated.

Notice for the Public Review and Public Hearing was published in the Fayetteville Observer on March 20, 2022 and will be published again at least a week before the public hearing. The draft plan was available for review at the Cumberland County Community Development Department (by appointment only) and other locations (Town Halls) from March 22, 2022 through April 20, 2022. Copies of the draft plan were also available for review on Cumberland County's website at [www.co.cumberland.nc.us](http://www.co.cumberland.nc.us) (through the Community Development Department), or upon request.



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All citizens of Cumberland County are invited to attend the public hearing or view the meeting that will be held live on April 18, 2022 via the Cumberland County website ([co.cumberland.nc.us](http://co.cumberland.nc.us)), Facebook page ([facebook.com/CumberlandNC](https://facebook.com/CumberlandNC)), YouTube page ([youtube.com / user / CumberlandCountyNC](https://youtube.com/user/CumberlandCountyNC) / videos), and on Cumberland County North Carolina TV (CCNC-TV) Spectrum Cable Channel 5.

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**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Fayetteville / Cumberland County Continuum of Care on Homelessness	The goals of both plans seek to develop more housing options for homeless and low-income populations, as well as increase coordinated support services.
Connecting North Carolina State Broadband Plan	North Carolina DIT Broadband Infrastructure Office	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The County's Community Development Department normally engages in a process of including citizen participation within the Consolidated Planning Process through a series of public meetings that is held in conjunction with town board meetings. However, in order to continue practicing social distancing during the COVID-19 pandemic, the Community Development Department determined it would benefit the community by holding a virtual public meeting on April 14, 2021. The Department provided the public the opportunity to review and comment on the proposed Annual Action Plan through its display at several public locations, including government offices.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Town Hall Meetings at all eight municipalities	Non-targeted/ broad community	Community Development Staff presented at the following locations: <ul style="list-style-type: none"><li>• 2/3/2022, Stedman Town Hall</li><li>• 2/7/2022, Falcon Town Hall</li><li>• 2/8/2022, Eastover Town Hall</li><li>• 2/15/2022, Linden Town Hall</li><li>• 2/21/2022, Godwin Town Hall</li><li>• 2/28/2022, Spring Lake Town Hall</li></ul>	Questions received related to the Investor-Owner Rehabilitation Program, small business assistance, and owner-occupied rehabilitation assistance.	N/A	N/a

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<ul style="list-style-type: none"> <li>3/7/2022, Hope Mills Town Hall</li> <li>3/8/2022, Wade Town Hall</li> </ul> <p>Residents within each municipality and the surrounding areas attended the meetings.</p>			
2.	Public Hearing April 18, 2022)	Minorities  Persons with disabilities  Non-targeted/ broad community  Residents of Public and Assisted Housing  Agencies/ Organizations Persons with disabilities	[Pending]			

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	None.	None.	Not Applicable.	Not Applicable.

**Table 4 – Citizen Participation Outreach**

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## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Cumberland County anticipates receiving approximately \$858,539 in CDBG entitlement funds and \$376,512 in HOME entitlement funds for FY 2022. The County is expecting to receive or use approximately \$174,000 in CDBG program income and \$1.6 million in HOME Program income. The program year period begins July 1, 2022 and ends June 30, 2023. These funds will be used to address the following priority needs:

- Housing
- Community Development
- Public Services
- Economic Development
- Planning & Administration

The accomplishments of these projects/activities will be reported in the PY 2021 Consolidated Annual Performance and Evaluation Report (CAPER).

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$858,529	\$174,342	\$200,000	\$1,232,871	\$1,438,929	

<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$376,512	\$1,390,000	\$0	\$1,766,512	\$577,528	
<b>Continuum of Care</b>	public - federal	Admin and Planning Housing Other	240,101	0	0	240,101	0	
<b>General Fund</b>	public - local	Admin and Planning	261,108	0	0	261,108	0	General funds to assist in administering programs and match funds



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Other	public - local	Other						General funds through partnership between City and County government to address homelessness.
			200,000	0	0	200,000	0	

**Table 5 - Expected Resources – Priority Table**

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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

In addition to the entitlement funds, Cumberland County anticipates the following Federal resources may be available to local non-profit organizations to undertake the housing strategies identified in the Five Year Consolidated Plan.

- Supportive Housing Program
- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Public Housing Capital Fund Program
- Rental Assistance Demonstration (RAD)

Private and non-Federal resources that may be available to Cumberland County in PY 2021 to address needs identified in the FY 2020-2024 Five Year Consolidated Plan are listed below.

- **Cumberland Community Foundation, Inc.** – The Cumberland Community Foundation provides grants from its endowment in six areas considered to be of great need: growing philanthropy and local giving; growing sustainable support for local nonprofit organizations; increasing college access and affordability; improving education outcomes; improving quality of life for all; and strengthening local nonprofit organizations.
- **Golden LEAF Funding** – This North Carolina grant supports workforce development and disaster recovery in areas of the state of North Carolina that were once dependent on agriculture and tobacco farming.
- **Low-Income Housing Tax Credits** – The North Carolina Housing and Finance Agency administers this program for the State. The program provides Federal tax credits to owners and developers of qualified low-income rental housing. These tax credits provide incentives for private investment in affordable housing. Costs eligible under the program include acquisition, construction and rehabilitation of affordable housing.
- **Federal Home Loan Bank Affordable Housing Program (AHP)** – Congress has mandated that ten (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.

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**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

Not applicable.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HSS-1 Homeownership Assistance	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other	Housing	HOME: \$5,000	Direct Financial Assistance to Homebuyers: 1 Households Assisted
2.	HSS-2 Housing Construction	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other	Housing	HOME: \$1,886,066 General Funds: \$94,128	Rental units constructed : 15 Household Housing Units Homeowner Housing Added: 5 Household Housing Unit

3.	HSS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Countywide-Other	Housing	CDBG: \$568,050 HOME: \$320,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit Rental Units Rehabilitated: 10 Other: 2
4.	SNS-1 Housing	2020	2024	Affordable Housing	Countywide-Other	Special Needs	CDBG: \$30,000 HOME: \$30,000	Rental Units Rehabilitated: 5
5.	HOM-2 Operations/Support	2020	2024	Homeless	Low- and Moderate-Income Areas Countywide-Other	Homeless	CDBG: \$39,871	Public Service Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted

6.	HOM-3 Homeless Prevention	2020	2024	Homeless	Low- and Moderate- Income Areas Countywide- Other	Homeless	General Funds: \$200,000	Tenant-Based Rental Assistance/Rapid Rehousing: 25 Persons Assisted Homelessness Prevention: 25 Households Assisted
7.	CDS-2 Community Facilities	2020	2024	Non-Housing Community Development	Low- and Moderate- Income Areas Countywide- Other Shaw Heights	Community Development	HOME-ARP: \$1,219,768	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
8.	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Low- and Moderate- Income Areas Countywide- Other	Community Development	CDBG: \$88,910	Public Service Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Other: 1
9.	EDS-2 Financial Assistance	2020	2024	Non-Housing Community Development	Low- and Moderate- Income Areas Countywide- Other	Economic Development	CDBG: \$25,000	Businesses Assisted: 1

10.	APM-1 Management APM-2 Planning	2020	2024	Administration	Low- and Moderate- Income Areas Countywide- Other Shaw Heights	Administration, Planning, and Management	CDBG: \$171,708 HOME: \$37,651 HOME-ARP: \$215,253 General Funds: \$199,969	Other: 2
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**Table 6 – Goals Summary**

### Goal Descriptions

1.	Goal Name	HSS-1 Homeownership Assistance
	Goal Description	Promote and assist in developing homeownership opportunities for low- and moderate-income households.
2.	Goal Name	HSS-2 Housing Construction
	Goal Description	Promote and assist in the development of new affordable housing inventory for both rental and sales housing.
3.	Goal Name	HSS-3 Housing Rehabilitation
	Goal Description	Promote and assist in the preservation of existing owner and renter occupied housing inventory in Cumberland County.
4.	Goal Name	SNS-1 Housing
	Goal Description	Promote and assist to increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs through rehabilitation of existing housing and construction of new accessible housing.
5.	Goal Name	HOM-2 Operations/Support

	<b>Goal Description</b>	Promote and assist in program support services for the homeless.
6.	<b>Goal Name</b>	<b>HOM-3 Homeless Prevention</b>
	<b>Goal Description</b>	Promote and assist in anti-eviction and prevention of unfair housing practices which may contribute to homelessness.
7.	<b>Goal Name</b>	<b>CDS-2 Community Facilities</b>
	<b>Goal Description</b>	Improve the County's parks, recreational centers, and public and community facilities through rehabilitation, preservation, and new construction.
8.	<b>Goal Name</b>	<b>CDS-3 Public Services</b>
	<b>Goal Description</b>	Improve and increase public service programs for the youth, the elderly, developmentally delayed, disabled, and target income population, including nutrition programs and social/welfare programs throughout the County.
9.	<b>Goal Name</b>	<b>EDS-2 Financial Assistance</b>
	<b>Goal Description</b>	Support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans.
10.	<b>Goal Name</b>	<b>APM-1 Management</b>
	<b>Goal Description</b>	Continue to provide sound and professional planning, program management and oversight for the successful administration of Federal programs.
11.	<b>Goal Name</b>	<b>APM-2 Planning</b>
	<b>Goal Description</b>	Continue to develop and plan for special studies, environmental clearance, fair housing, Section 108 Loan Application, NRSA Plans, and compliance with all Federal, state, and local laws and regulations.



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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

All projects in Cumberland County are determined based on the HUD CDBG and HOME allocations, as well as the County's goals and objectives.

#### Projects

#	Project Name	Budget
1.	HOUSING REHABILITATION	CDBG: \$367,291 HOME: \$350,000
2.	AFFORDABLE HOUSING	CDBG: \$ 50,000 HOME: \$1,896,066 HOME-ARP: \$1,219,768
3.	HOMEOWNERSHIP ASSISTANCE	CDBG: \$5,000
4.	HOUSING PROJECT DELIVERY	CDBG: \$217,629
5.	PUBLIC SERVICES	CDBG: \$88,910
6.	HOMELESS SERVICES	CDBG: \$39,871 General Funds: \$200,000
7.	PUBLIC FACILITIES / INFRASTRUCTURE	CDBG: \$75,000
9.	ECONOMIC DEVELOPMENT	CDBG: \$25,000
10.	GENERAL ADMINISTRATION / PLANNING	CDBG: \$171,708 HOME: \$39,633 HOME-ARP: \$215,253 General Fund: \$199,969

**Table 7 - Project Information**

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## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Cumberland County has allocated its CDBG funds for PY 2022 to principally benefit low- and moderate- income persons.

- The infrastructure improvement activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The Public Facilities activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.

Areas with multiple housing problems are concentrated in the block groups that are greater than 51% Low- and Moderate-Income. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

- C.T. 001400 B.G. 1
- C.T. 001603 B.G. 1
- C.T. 001604 B.G. 2
- C.T. 001700 B.G. 1
- C.T. 001700 B.G. 3
- C.T. 000200 B.G. 3
- C.T. 002401 B.G. 1
- C.T. 002402 B.G. 1
- C.T. 002504 B.G. 1
- C.T. 003500 B.G. 1
- C.T. 003500 B.G. 2
- C.T. 003500 B.G. 3
- C.T. 003500 B.G. 2
- C.T. 003600 B.G. 3

Additionally, Cumberland County is designated as an “exception” community by HUD. Any Block Groups below the County’s designated “exception” level of 50.76% low- and moderate-income is also eligible for the use of CDBG funds. The following Census Tracts and Block Groups are eligible based on exception criteria:

- C.T. 001100 B.G. 1
- C.T. 001700 B.G. 2
- C.T. 003104 B.G. 3

## AP-38 Project Summary

### Project Summary Information

1.	Project Name	HOUSING REHABILITATION
	Target Area	Low- and Moderate-Income Areas Countywide-Other
	Goals Supported	HSS-3 Housing Rehabilitation SNS-1 Housing
	Needs Addressed	Housing Priority
	Funding	CDBG: \$367,291 HOME: \$350,000
	Description	Funds provided for housing repairs through the following programs: Owner-occupied rehabilitation; Investor-owner (rental) rehabilitation); and Purchase/Rehab/Resale. All programs must benefit homeowners or renters with incomes 80% or below the median income for Cumberland County. Housing Rehabilitation program was expanded to address disaster housing repairs to eligible homeowners in Cumberland County's jurisdiction.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10 Rental Units Rehabilitated. 25 Homeowner Housing Units Rehabilitated 1 Other
	Location Description	County-wide
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 14A Rehabilitation; Single-Unit Residential.
2.	Project Name	AFFORDABLE HOUSING DEVELOPMENT
	Target Area	Low- and Moderate-Income Areas Countywide-Other
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority

	<b>Funding</b>	HOME: \$1,886,066 General Funds: \$94,128
	<b>Description</b>	Funds will be used to assist CHDOs, CBDOs, and developers with the development of affordable housing for low and moderate-income residents of Cumberland County. HOME Funds provided under this activity represent at least 15% of the HOME entitlement mandated for affordable housing development by CHDOs. In addition, funds will be used to provide housing education / counseling to potential homebuyers, renters, and landlords.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 15 Household Housing Units Homeowner Housing Added: 5 Household Housing Unit
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	The national objective is Low/Mod-Income Housing. The Matrix Code is 12 Construction of Housing.
3.	<b>Project Name</b>	<b>HOMEOWNERSHIP ASSISTANCE</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas Countywide-Other
	<b>Goals Supported</b>	HSS-1 Homeownership Assistance
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$5,000
	<b>Description</b>	Assistance will be provided to potential home buyers for down payment and/or closing costs and GAP financing. Housing counseling will be provided to increased knowledge and resources related to purchasing a home
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Direct Financial Assistance to Homebuyers: 1 Households Assisted
	<b>Location Description</b>	County-wide

	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 05R Homebuyer Down payment Assistance – Excluding Housing Counseling, under 24 CFR 5.100.
4.	Project Name	<b>HOUSING PROJECT DELIVERY</b>
	Target Area	Countywide-Other
	Goals Supported	HSS-3 Housing Rehabilitation HSS-5 Housing Education
	Needs Addressed	Housing Priority
	Funding	CDBG: \$217,629
	Description	Staff and overhead costs directly related to carrying out housing projects, such as work specification preparation, loan process, inspections, and other housing-related services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 Other.
	Location Description	707 Executive Place, Fayetteville, NC 28305
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 14H Rehabilitation: Administration.
5.	Project Name	<b>PUBLIC SERVICES</b>
	Target Area	Low- and Moderate-Income Areas Countywide-Other
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$88,910
	Description	Partner with agencies in providing social services programs. Staff and overhead costs directly related to carrying out public services activities.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	100 Persons Assisted. 1 Other.
	Location Description	County-wide 707 Executive Place, Fayetteville, NC 28305
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Codes are: 13A Housing Counseling, under 25 CFR 5.100, for Homeownership Assistance (13B); 05A-05y 05Z Other Public Services Not Listed in 03T and 05A-05Y.
6.	Project Name	<b>HOMELESS SERVICES</b>
	Target Area	Countywide-Other
	Goals Supported	HOM-2 Operations/Support HOM-3 Homeless Prevention
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$39,871 General Funds: \$200,000
	Description	Activities to benefit homeless persons to help prevent homelessness and to reduce homeless population. This activity will also be leveraged with local government funds of as a part of the joint city/county homeless initiative program. A portion of the local government funds will also be used to support the local HMIS and Data and Evaluation Analyst position.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 Persons assisted. Tenant-Based Rental Assistance/Rapid Rehousing: 25 Persons Assisted Homelessness Prevention: 25 Households Assisted
	Location Description	County-wide

	<b>Planned Activities</b>	<p>The national objective is Low/Mod-Income Clientele (LMC).</p> <p>The Matrix Codes are:  03T Homeless/AIDS Patients Programs;  05S Rental Housing Subsidies; and  05 Public Services.</p>
7.	<b>Project Name</b>	<b>PUBLIC FACILITIES / INFRASTRUCTURE</b>
	<b>Target Area</b>	Low- and Moderate-Income
	<b>Goals Supported</b>	CDS-2 Community Facilities
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$250,000 HOME-ARP: \$1,219,768
	<b>Description</b>	Funding provided to make public facilities/infrastructure available for low- to moderate- income citizens of Cumberland County.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	<p>The national objective is Low/Mod-Income Area Benefit (LMA).</p> <p>The Matrix Codes are:  03E Neighborhood Facilities;  03J Water/Sewer Improvements; 03K Street Improvements.</p>
8.	<b>Project Name</b>	<b>ECONOMIC DEVELOPMENT</b>
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	EDS-2 Financial Assistance
	<b>Needs Addressed</b>	Economic Development Priority
	<b>Funding</b>	CDBG: \$25,000

9.	Description	CDBG funding will be provided to increase the number of new private sector jobs and expand job training opportunities to low- and moderate-income residents of Cumberland County.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 Business Assisted
	Location Description	County-wide
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 14E, 17A-18C
10.	Project Name	GENERAL ADMINISTRATION / PLANNING
	Target Area	Countywide-Other
	Goals Supported	APM-1 Administration APM-2 Planning
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$171,708 HOME: \$37,651 HOME-ARP: \$215,253 General Funds: \$199,969
	Description	Funding will be provided to support administrative and planning costs associated with carrying out the 2021 Action Plan Goals and Priority needs. Local government funds will also be used to help support this activity.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2 Other.
	Location Description	707 Executive Place, Fayetteville, NC 28305
	Planned Activities	The Matrix Codes is 20 – 21H General Administration.



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**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

**Geographic Distribution**

Target Area	Percentage of Funds
Low- and Moderate-Income Areas	22.9%
Countywide-Other	70.0%
Shaw Heights	7.1%

**Table 8 - Geographic Distribution****Rationale for the priorities for allocating investments geographically**

Areas with multiple housing problems are concentrated in the block groups that are greater than 51% Low- and Moderate-Income. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

- ☐ C.T. 001400 B.G. 1
- ☐ C.T. 001603 B.G. 1
- ☐ C.T. 001604 B.G. 2
- ☐ C.T. 001700 B.G. 1
- ☐ C.T. 001700 B.G. 3
- ☐ C.T. 000200 B.G. 3
- ☐ C.T. 002401 B.G. 1
- ☐ C.T. 002402 B.G. 1
- ☐ C.T. 002504 B.G. 1
- ☐ C.T. 003500 B.G. 1
- ☐ C.T. 003500 B.G. 2
- ☐ C.T. 003500 B.G. 3
- ☐ C.T. 003500 B.G. 2
- ☐ C.T. 003600 B.G. 3

Additionally, Cumberland County is designated as an “exception” community by HUD. Any Block Groups below the County’s designated “exception” level of 50.76% low- and moderate-income is also eligible for the use of CDBG funds. The following Census Tracts and Block Groups are eligible based on exception criteria:

- ☐ C.T. 001100 B.G. 1
- ☐ C.T. 001700 B.G. 2
- ☐ C.T. 003104 B.G. 3

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## Discussion

The geographic locations and the public benefit for the FY 2021 CDBG and HOME Activities/Projects are as follows:

- ☐ **HOUSING REHABILITATION** – Low- and Moderate-Income Areas; Countywide-Other
- ☐ **AFFORDABLE HOUSING DEVELOPMENT** – Low- and Moderate-Income Areas; Countywide; Shaw Heights
- ☐ **HOMEOWNERSHIP ASSISTANCE** – Low- and Moderate-Income Areas; Countywide-Other
- ☐ **HOUSING PROJECT DELIVERY** – Countywide-Other
- ☐ **PUBLIC SERVICES** – Low- and Moderate-Income Areas; Countywide-Other
- ☐ **HOMELESS SERVICES** – Countywide-Other
- ☐ **PUBLIC FACILITIES / INFRASTRUCTURE** – Low- and Moderate-Income Areas; Countywide; Shaw Heights
- ☐ **ECONOMIC DEVELOPMENT** – Low- and Moderate-Income Areas; Countywide-Other
- ☐ **GENERAL ADMINISTRATION / PLANNING** – Countywide-Other

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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	140
Non-Homeless	25
Special-Needs	5
<b>Total</b>	

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	20
Rehab of Existing Units	35
Acquisition of Existing Units	5
<b>Total</b>	

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

During this program year the County is funding the following affordable housing projects/activities with CDBG and HOME funds:

- **HOUSING REHABILITATION** – 35 housing units
- **AFFORDABLE HOUSING DEVELOPMENT** – 20 new housing units
- **HOMELESS SERVICES** – 140 households
- **PUBLIC FACILITIES / INFRASTRUCTURE** – 100 households

Additionally, the County is funding two programs that assist with low- and moderate-income homeownership, which are not included in the above chart:

- **HOMEOWNERSHIP ASSISTANCE** – 1 household
- **PUBLIC SERVICES** – 100 households

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Cumberland County does not own or operate public housing units but will continue to partner with the Fayetteville Metropolitan Housing Authority (FMHA) and other agencies to address the needs of affordable housing availability.

Fayetteville Metropolitan Housing Authority's mission is to meet its community's housing needs by providing decent, safe and affordable housing. It is the goal of the Housing Authority to promote self-sufficiency, personal growth and neighborhood revitalization by maximizing its resources and maintaining the fiscal veracity of the agency. It is FMHA's belief that housing is a basic right and the substance for a successful life. The Housing Authority staff are committed to serving the Fayetteville community in a manner that demonstrates professionalism, care and consideration. Because the Fayetteville Metropolitan Housing Authority receives applications from all over the United States (due to the presence of Fort Bragg and the large number of people moving to the area for military service), FMHA rarely accepts applications.

Fayetteville Metropolitan Housing Authority is rated as a "high performer" by HUD. Fayetteville Metropolitan Housing Authority owns and professionally manages ten (10) family communities and elderly/disabled rental apartments. Within these communities are 1,045 public housing units.

With public housing occupancy at 98%, there is a greater demand than supply. However, public housing residents have been converting to Section 8, and demand for public housing has decreased among households who qualify for Section 8.

Fayetteville Metropolitan Housing Authority does not have any homebuyer programs for residents. FMHA has a Family Self-Sufficiency program, a resident services program, and a Step Up to Work program where they average two (2) participants per year. FMHA also has a pilot program for tax forgiveness.

The Fayetteville Metropolitan Housing Authority administers approximately 1,749 Section 8 Housing Choice Vouchers, as well as approximately 223 VASH vouchers. Demand for a quality Section 8 Housing rental exceeds the supply of decent, affordable rental units. There are hundreds of families/individuals on the Housing Choice Voucher waiting list. The waiting list is still closed and applications are currently not being accepted at this time.

The FMHA and the City of Fayetteville have been awarded a \$450,000 HUD Choice Neighborhood Program grant, which will be used to preserve and create new affordable and mixed-income housing in the Murchison Road Corridor. The FMHA and the City plan to apply for a \$30 million Choice Neighborhood implementation grant to continue to revitalize this area.

The County has used CDBG and HOME funds in the past to provide funding for the development of new affordable housing units and will continue to look for new ways to partner.

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### **Actions planned during the next year to address the needs to public housing**

The Fayetteville Metropolitan Housing Authority has determined the needs for its properties through interviews with its Resident Advisory Board. The FMHA has completed its Five Year Plan for its FY 2019 through FY 2023 Public Housing Capital Fund Program Grant, and submitted its complete Five Year Plan for FY 2019-2023 in Summer of 2019.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

According to the Five Year and Annual Plan for 2019-2023, FMHA's progress in meeting their mission and goals states that FMHA set the goal of cooperating with Cumberland County, the City of Fayetteville, and other neighborhood partners to promote neighborhood revitalization and economic development in designated areas of the City. FMHA has an active resident council that expresses needs for all public housing communities under the Fayetteville Metropolitan Housing Authority. The Resident Advisory Board has actively contributed to the FMHA's 2019-2023 Five Year and Annual Plans.

Section 8 Voucher Holders have the opportunity to plan and reach goals that they set for themselves and their families, as well as save a significant amount of money. This opportunity is available to Section 8 holders who choose to become participants in Section 8's Family Self-Sufficiency Program. There are two parts to the program. The first part of the program is the Self-Sufficiency program where participants have the opportunity to work toward meeting its goals that they set for their families, as well as save money that will become theirs when they have completed their goals. The second part of the program is the Homeownership Program. In this part of the program, a Section 8 participant can choose to use his or her Section 8 voucher to assist with the purchase and payment of a home. Each part of the Self-Sufficiency program is detailed below.

Family Self-Sufficiency (FSS) is a voluntary HUD program that encourages and assists families to become self-sufficient. Anyone currently on the Section 8 Housing Choice Voucher program is eligible for this program. FSS offers a financial incentive to families through an escrow account, which is based on an increase in a families earned income.

Fayetteville Metropolitan Housing Authority conducts various workshops and activities that promote self-sufficiency and economic independence. Efforts are put forth in developing partnerships to educate tenants on the process of purchasing a home to prepare them for future homeownership.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable. Fayetteville Metropolitan Housing Authority has been designated a high performing housing

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authority.

### **Discussion**

The Fayetteville Metropolitan Housing Authority is continuing to meet its goals by securing funding through RAD conversion, development of Section 8 Project-Based Voucher Developments, and revitalization of its existing units.

The Fayetteville Metropolitan Housing Authority will be partnering with the City of Fayetteville in its pursuit of a Choice Neighborhoods Initiative Grant for the Murchison Road Corridor.

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## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Cumberland County continues to engage and support our local and regional partners to reduce homelessness within Cumberland County, as outlined in the 2020-2024 Five-Year Consolidated Plan. The Homelessness Strategy includes increasing our affordable housing supply, developing more permanent supportive housing and emergency shelter housing, improving access to support services, and assisting persons who may be at risk of becoming homeless through prevention services.

The local CoC conducted a sheltered and unsheltered count in January 2022. The results are pending HUD approval and will be available by the end of April 2022.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

#### **Continuum of Care and Coordinated Entry**

The County supports outreach services by partnering with our nonprofit and faith-based homelessness assistance providers. Cumberland County Community Development (CCCD) serves as the Lead Agency for the Fayetteville/Cumberland County Continuum of Care (CoC) on Homelessness, with the Director serving as an *Ex-officio* Board Member. The County has also employed a CoC Coordinator to assist the CoC Board in its mission of making homelessness rare, brief, and non-recurring.

The County will continue to work closely with the CoC to facilitate the coordination of the community's human services agencies, including the operation of our Coordinated Entry System, which is administered by Cumberland HealthNET. Through Coordinated Entry, our community supports a Housing First model, and uses standardized assessment, prioritization, and referral strategies at multiple access points to connect our homeless population with housing and services.

#### **Emergency Services Grants**

The CCCD serves as the Lead Agency for contracts awarded via the Emergency Services Grant (ESG), and coordinates with the CoC to conduct grant reviews and submit our Regional Application. The Salvation Army was awarded a Street Outreach grant in 2020 and will connect our unsheltered homeless population with emergency shelter, human services, and housing opportunities.

#### **Homeless Initiative Fund**

The County and City of Fayetteville have collaborated in a joint venture project, the Homeless Initiative Fund Program, whereby each local government contributes an agreed-upon amount from their General Funds to address any gaps in services for homeless individuals that may not qualify for federally funded programs. Through this initiative, the County will continue to serve homeless or at-risk persons who are at or below 80% of the area median income by providing direct financial assistance and support services, including rent and utility payments and deposits.

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## **Addressing the emergency shelter and transitional housing needs of homeless persons**

### **Emergency Shelters**

The County will continue to allocate CDBG funds to support our homeless shelter providers, as well as serve as the Lead Agency for the Emergency Services Grant. The Salvation Army and the Care Center Family Violence Program both operate Emergency Shelters for families, each of which receive ESG and CDBG funding. The Hope Center had in the past been used as a women's shelter, but due to a loss of volunteers and staff during the COVID-19 pandemic, the shelter closed and is now being operated as a "White Flag" shelter by the Salvation Army. Cumberland County homeless shelters are located predominantly in downtown Fayetteville, where there is a concentration of low- and moderate-income populations.

Due to the COVID-19 pandemic, our shelters have been challenged to provide the same number of beds while following CDC guidelines regarding social distancing. To address this problem, homeless individuals are being housed in local motels with funding from FEMA, federal grants, and the Homeless Initiative Program. The County will continue to work with our community partners and local motels to house our homeless population while the COVID-19 guidelines are in place.

Cumberland County has a high population of veterans due to the presence of Ft. Bragg, and several organizations in the region target our homeless veteran population. The Salvation Army has beds designated for veterans. Volunteers of America works with the Veterans Administration and our Coordinated Entry System to provide housing and employment training, with a focus on female homeless veterans. Veteran Services of the Carolinas serves veterans in Cumberland County through the Homeless Veterans Reintegration Program (HVRP) grant, helping homeless veterans who need assistance to enter, re-enter, remain, or advance in the workforce.

### **Transitional Housing**

The County operates a Transitional Housing program called Robin's Meadow and partners with Coordinated Entry and domestic violence shelters to house families who are literally homeless or fleeing domestic violence. This program allows families to reside in an apartment for 12 months while they apply for permanent housing and address any barriers that may prevent them from acceptance into permanent housing, including unemployment, substance abuse, bad credit, or criminal history. Robin's Meadow served approximately 15 families in the 2020 program year, and the County anticipates the same in 2021.

The County has a Memorandum of Understanding with Cumberland County Communicare, Inc. for Communicare to administer the Projects for Assistance in Transition from Homelessness (PATH) program which provide services to homeless individuals with severe mental illness.

Additional programs consist of the Back at Home Program for to address those households that had a



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negative economic impact from the COVID-19 pandemic.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

### **Rapid Rehousing**

The County will continue to work closely with the City and community partners of the FCCCoC to help homeless individuals and families make the transition from homelessness to permanent housing. The Coordinated Entry System evaluates individuals when they present themselves, then will be directed toward the emergency shelter, transitional housing, or permanent supportive housing facilities that will best meet their needs. Cumberland County, along with the State of North Carolina, has prioritized expanding our rapid rehousing programs, and a lack of suitable landlords has been identified as a barrier to quickly housing our homeless population. The County will increase efforts to recruit landlords with incentives, including down payments, extra rental payments, and repair costs.

### **Permanent Supportive Housing**

Cumberland County has also identified a need for additional permanent supportive housing. According to care providers, approximately 20% of the homeless people in the area require more substantive services. These services could be provided through additional permanent supportive housing. Many of the organizations associated with the FCCCoC focus on providing additional services to complement housing services. These services include job training, health services, and case management.

The County will be utilizing CDBG-DR funds to develop a project to build new townhomes at the Robin's Meadow location to house those households experiencing homelessness.

### **Increasing affordable housing**

Cumberland County has partnered with a CHDO to develop affordable housing units in the Town of Spring Lake, using HOME funds construction of single-family housing that will target low income homebuyers. This is a multi-year project, and construction began during the PY2021.

### **Public Services**

The County partners with local nonprofits to provide various supportive services to low to moderate income households and to those experiencing homelessness. The County will continue to allocate CDBG funding for

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Public Service Programs to community partners for Program Year 2022.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

### **Prevention Services**

For Program Year 2022, the County will continue to allocate funding to community partners for prevention services and direct financial assistance. Additionally, the County and City of Fayetteville collaborated to distribute federal funding received from the Treasury Department to implement the Emergency Rental Assistance Program (ERAP). So far, approximately 2,600 households received assistance.

The County will continue to work with the City, the FCCCoC, and other community partners to identify and address any gaps in service that may occur due to discharge from institutions and systems of care. Increasing the regular participation of representatives from these facilities in the FCCCoC will be a goal for Program Year 2022.

Cumberland County Department of Social Services provides a variety of services to low-income people to provide them with support and help them maintain stability. These services target populations that have a significant amount of crossover with homeless populations, such as addiction and mental health services.

### **Discussion**

Not Applicable.

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## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Fayetteville's and Cumberland County's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City and County:

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

**Impediment 1: Fair Housing Education and Outreach** - There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities, and the disabled population.

**Goal:** Improve the public's and local officials' knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing throughout the City of Fayetteville and Cumberland County.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **1-A:** Continue to promote Fair Housing awareness through the media, hosting seminars, and training to provide educational opportunities for all persons to learn about their rights under the Fair Housing Act and Americans with Disabilities Act.
- **1-B:** Continue to prepare and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and a landlord's responsibilities to comply with the Fair Housing Act by making reasonable accommodations.
- **1-C:** Educate residents that they have the right to live outside concentrated areas of poverty.
- **1-D:** Work with the local Board of Realtors to educate and promote fair housing.
- **1-E:** Strive for better intergovernmental cooperation between state and local partners, as well as community groups, to effectively identify and address potential barriers to affordable housing choice.
- **1-F:** Publish forms, informational material, etc. in both English and Spanish.

**Impediment 2: Quality of Rental Housing vs. Affordability** - The City of Fayetteville and Cumberland County have a large supply of rental housing that does not meet the minimum property standards and 35.9% of all households are cost overburdened and spend 30% or more of their monthly income on housing.

**Goal:** Increase the supply of decent, safe, sound and affordable rental housing through new construction and rehabilitation.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

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- **2-A:** Provide funding and incentives for the rehabilitation of rental housing for low- and moderate-income renters.
  - **2-B:** Continue to enforce local codes and ordinances, and develop a Rental Registry Program in the City of Fayetteville and Cumberland County.
  - **2-C:** Promote and encourage the Public Housing Authority to offer Section 8 Housing Choice Voucher holders the option to convert to homeownership.
  - **2-D:** Continue to support Low Income Housing Tax Credit applications to develop decent, safe, sound and affordable rental housing.
  - **2-E:** Target and rehabilitate rental housing in the Murchison Road Corridor and Shaw Heights Neighborhood Revitalization Strategy Areas.

**Impediment 3: Lack of Quality Affordable Homeowner Housing** - There is a lack of housing resources for low- and moderate-income households to purchase a home. Many houses that are available for purchase are in need of substantial rehabilitation work.

**Goal:** Increase the supply of various types of affordable housing for sale through new construction and rehabilitation activities.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **3-A:** Financially support and assist low- and moderate-income households to purchase homes at affordable prices throughout Cumberland County.
- **3-B:** Support and promote the development of affordable infill housing on vacant land.
- **3-C:** Continue to fund and support homeowner rehabilitation and emergency repair programs.
- **3-D:** Provide financial and development incentives to private developers and non-profits to construct and/or rehabilitate affordable housing.
- **3-E:** Encourage and promote the development, construction, and/or rehabilitation of mixed-income housing in areas that are not low-moderate income.
- **3-F:** Target and rehabilitate homeowner-occupied housing in the Murchison Road Corridor in Fayetteville and the Shaw Heights Neighborhood in Cumberland County.

**Impediment 4: Continuing Need for Accessible Housing Units** - As an older built-up environment, there is a lack of accessible housing units in the City of Fayetteville and Cumberland County. 21.9% of the County's housing units (including the City of Fayetteville) were built over 60 years ago and do not have accessibility features, while 16.6% of the County's population is classified as disabled.

**Goal:** Increase the number of accessible units for the physically disabled and developmentally delayed through new construction and rehabilitation of existing housing.

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**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **4-A:** Promote programs to increase the amount of accessible housing through rehabilitation of existing housing stock by homeowners and landlords.
- **4-B:** Encourage the development of new construction of accessible and visitable housing through financial or development incentives.
- **4-C:** Continue to enforce ADA and Fair Housing requirements for landlords to make “reasonable accommodations” for tenants who are disabled.
- **4-D:** Continue to promote programs to assist elderly homeowners with accessibility improvements to their properties so they may remain in their own homes.

**Impediment 5: Economic Issues Affecting Housing Choice** - There is a lack of economic opportunities in the City of Fayetteville and Cumberland County which prevents low-income households from increasing their financial resources to be able to choose to live outside areas of concentrated poverty.

**Goal:** The local economy will continue to improve by providing new job opportunities, which will increase household income, and will promote fair housing choice.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **5-A:** Strengthen partnerships that enhance local businesses, expand the tax base, and create a more sustainable economy for residents and businesses.
- **5-B:** Support and enhance workforce development and skills training that results in increased job opportunities and a living wage.
- **5-C:** Continue to support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income, and minority neighborhoods.
- **5-D:** Continue to promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.
- **5-E:** Support and enhance entrepreneurship training programs, with a particularly focus on programs that assist women, minority, and veteran-owned businesses.

**Impediment 6: Impacted Areas of Concentration** - There are specific high poverty, racially segregated areas throughout the City of Fayetteville and Cumberland County where the concentration of low- income minority persons exceeds 70% of the area’s corresponding population.

**Goal:** Promote the de-concentration of minorities outside the Central and Northern sections of the City of Fayetteville and areas of the County bordering Fort Bragg in order to reduce minority concentration.

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**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **6-A:** Support, promote, and plan for affordable housing developments outside areas of minority concentration.
- **6-B:** Market and promote housing opportunities for minorities outside areas of minority concentration.
- **6-C:** Provide assistance to minority households to locate their residences outside areas of high minority concentration.

**Discussion:**

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## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The community will use funding from various available resources to expand affordable housing units for low- to moderate- income persons. Partnering agencies within the community will continue to apply for funding through the State Emergency Solutions Grant program and other funding sources to help alleviate some of the problems with the homeless population.

Cumberland County has developed the following actions planned to: address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle in meeting underserved needs is the lack of funding resources available for affordable housing targeted to very low, low to moderate income persons and housing for the homeless with comprehensive case management and support services. Through the Fayetteville / Cumberland County Continuum of Care on Homelessness network, improvements are being made on how services are coordinated in the community. This process helps prioritize the needs of those who are the most vulnerable in the community and ensures this population is able to access services.

The community will use funding from various available resources to expand affordable housing units for low- to moderate- income persons. Partnering agencies within the community will continue to apply for funding through the State Emergency Solutions Grant program and other funding sources to help alleviate some of the problems with the homeless population.

Despite efforts made by Cumberland County and social service providers, a number of significant obstacles remain to meeting underserved needs. With funding resources being scarce, funding becomes the greatest obstacle for Cumberland County to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. Through its planning efforts, the County will use its limited resources to address Cumberland County's greatest needs and improve the quality of life for its residents. The following obstacles need to be overcome in order to meet underserved needs:

- Lack of decent, safe, sound, and affordable owner and renter housing.
- The transition of owner-occupied housing into renter-occupied housing.
- Aging in place population who need accessibility improvements.
- Need major rehabilitation of the County's aging housing stock.
- The increasing number of vacant and abandoned properties.
- Low wages in the service and retail sector job market.
- Vacant and abandoned buildings in major commercial corridors.

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## **Actions planned to foster and maintain affordable housing**

To foster and maintain affordable housing, Cumberland County proposes the following Five-Year Goals and Strategies:

- **HSS-1 Homeownership Assistance** - Promote and assist in developing homeownership opportunities for low- and moderate-income households.
- **HSS-2 Housing Construction** - Promote and assist in the development of new affordable housing inventory for both rental and sales housing.
- **HSS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner and renter occupied housing inventory in Cumberland County.
- **HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice throughout Cumberland County.
- **HSS-5 Housing Education** - Promote and assist in educating homeowners, tenants, landlords, and new homebuyers in best practices for purchase and maintenance of affordable housing rentals, including foreclosure and eviction prevention.
- **HSS-6 Housing Purchase** - Provide funds for down payment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.

Cumberland County Community Development will continue to encourage developers that seek funding through the department, to set aside a certain percentage of developed units for households with incomes at or below 30% of the area median income. Cumberland County intends to reprogram previous year's CDBG and HOME funds into housing construction and housing rehabilitation to meet the need for affordable housing. Cumberland County is designating a Neighborhood Revitalization Strategy Area in the Shaw Heights Neighborhood, and will be targeting resources for infrastructure development in this area, followed by housing development and rehabilitation.

Cumberland County will continue to work with the Fayetteville-Cumberland County Human Relations Commission during this program year to again provide education and outreach.

## **Actions planned to reduce lead-based paint hazards**

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition – supported by the CDBG and HOME programs. Cumberland County will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

For any housing rehabilitation program using Federal funds, Cumberland County will ensure that:



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- A pre-test is conducted for rehabilitation activities in housing units built before 1978 with occupants with children.
  - A post-test is conducted for rehabilitation activities in housing units built before 1978 without children.
  - Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
  - Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
  - The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
  - Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
  - Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
  - Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
  - Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
  - Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
  - The contractor handbook includes guidelines prohibiting the use of lead-based paints in new construction and citing safety regulation 40 CFR Part 745 for housing rehabilitation.

Program staff monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

In addition, The Community Development Department's housing rehabilitation staff will continue to receive training to implement lead-based paint safe work practices. Actions taken include implementation of lead-based paint hazard reduction measures as part of our housing rehabilitation program to comply with 24 CFR 35; contractors who rehabilitate homes built prior to 1978 are required to attend Safe Work Practices training for lead-based paint; staff persons are trained in the new HUD/EPA regulations that require contractors to use safe work practices to mitigate lead-based paint hazards in private homes and childcare centers; and distribution of the brochure to all housing rehabilitation program applicants on the hazards of lead-based paint ("The Lead-Safe Certified Guide To Renovate Right").

### **Actions planned to reduce the number of poverty-level families**

According to the 2013-2017 American Community Survey, approximately 18.2% of Cumberland County's residents live in poverty, which is higher than the State of North Carolina where 16.1% of residents live in poverty. Female-headed households with children are more affected by poverty at 45.4%. Youth poverty is

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an acute problem in Cumberland County, as 26.5% of all youth under the age of 18 were living in poverty.

The County's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development, including job-training services for low-income residents. The County allocates a large portion of CDBG funding to economic development activities to provide programs that lift families out of poverty and support small business development. In addition, the County is going to continue to partner with local social service organizations that target low-income residents.

Planned economic development and anti-poverty programs include:

- Job-training services through NCWorks.
- Partnerships for job training with Fayetteville Technical Community College.
- Business consulting with the Center for Economic Empowerment and Development (CEED).
- Homeless prevention services.
- Employment training for homeless persons and special needs populations, including veterans.
- Promotion of new job opportunities.

Cumberland County will continue to make progress in reducing the number of poverty-level families in the community. This is done through leveraging resources and partnering with other human services agencies that provide assistance through programs such as housing rehabilitation and public services programs to assist with medical needs.

### **Actions planned to develop institutional structure**

Cumberland County has years of experience and is well equipped to implement and coordinate activities among public, private and nonprofit agencies. Although funding has continued to decrease over the years, Community Development will continue to streamline processes and procedures for efficiency and effectiveness, in addition to searching for additional funding resources to strengthen its ability to serve and offer programs and services that improve the quality of life for the residents and meet the community's need.

Cumberland County works with the following agencies to enhance coordination:

- **Cumberland County Department of Community Development** - oversees the CDBG and HOME programs and oversees the Continuum of Care for Fayetteville-Cumberland County.
- **Fayetteville Metropolitan Housing Authority** - oversees the improvements to public housing communities and the Section 8 Housing Choice Voucher Program.
- **United Management II** - oversees development of affordable housing through Low-Income Housing Tax Credits (LIHTC).
- **Social Services Agencies** - the County provides funds to address the needs of low- and moderate-income persons.

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- **Housing Providers** - the County provides funds to rehabilitate and develop affordable housing for low- and moderate-income families and individuals.
  - **Cumberland County Department of Social Services** - provides mainstream social services to individuals and families in Cumberland County and the City of Fayetteville.

As part of the CDBG and HOME application planning process, local agencies, and organization are invited to submit proposals for CDBG and HOME funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing survey forms.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Cumberland County Community Development will enhance the coordination between agencies by providing funding through a request for proposal process to eligible agencies to improve access to services.

**Public Institutions:** The County will act as a clearinghouse and facilitator for many of the activities described in the annual action plan. As the local unit of government, the County is empowered to apply for and administer certain types of grants. Support from the County, expressed as a certification of consistency or some other instrument, may be all that is required for some activities. Other activities will involve the more direct participation of the County for funding, acquisition of land or buildings, or in convening meetings of various agencies coordinate strategies on how to seize opportunities. The County will continue to administer the CDBG and HOME programs.

The Fayetteville Metropolitan Housing Authority administers public housing and Section 8 Housing Choice Voucher programs throughout the County. This Authority is responsible for the management and maintenance of public housing units. The Housing Authority will continue in its efforts to modernize these public housing units in order to provide decent, affordable housing in the County.

Cumberland County is the lead entity for the Fayetteville-Cumberland County CoC, and coordinates strategies to reduce homelessness and provide services for those that are homeless in the County. Efforts are made to coordinate with developers to create permanent supportive housing units, and with shelters and care providers to transition the homeless population into the housing that meets their specific needs. Cumberland County holds monthly CoC meetings with members to discuss strategies to assist the homeless population in the County.

**Non-Profit Organizations:** Non-profit housing agencies play a role in the implementation of this plan. Through the construction of new housing, and the rehabilitation of existing units, these agencies access financing sources such as the Low-Income Housing Tax Credit, Golden LEAF funding, and charitable

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contributions that increase the supply of affordable housing. While some groups focus on the rehabilitation of single units for resale to first time homebuyers, others have attempted to create assisted rental developments. In the future, the union of such groups with social service agencies that serve specific special needs populations will address the Five-Year Consolidated Plan strategy for creation of supportive housing and affordable housing opportunities.

Social service agencies are a link between the provision of housing and the population it is intended to serve. The agencies work directly with providers of services to persons with special needs including: mental health, elderly, drug and alcohol addiction and families that are at-risk of becoming homeless. Although these agencies cannot provide housing, they can direct housing efforts where needed and are integral in the planning of housing and services for target populations. Emergency shelters, including the Salvation Army and Endeavors, will continue to provide shelter for the homeless.

**Private Industry:** The County partners with agencies and organizations that coordinate economic development activities. The County partners with the City of Fayetteville's Department of Economic & Community Development, which has multiple programs to assist in job development and retention that are targeted toward private businesses. Small business consulting, loans, and grants are designed to assist entrepreneurs in areas with high low- and moderate-income populations. Additionally, larger financial incentive programs are implemented by the County to recruit businesses that provide jobs that pay decent wages for residents of the County.

### **Discussion:**

Cumberland County allocates CDBG and HOME funds annually to implement actions designed to accomplish goals and objectives that meet community needs identified in its Consolidated Plan. Consequently, the County is responsible for ensuring that funding recipients (i.e., subrecipients and CHDOs) comply with applicable regulations and requirements governing their administrative, financial and programmatic operations. In accordance with 24 CFR 91.230, the County utilizes a local monitoring and compliance plan that describes the standards and procedures that will be used to monitor activities carried out in each One-Year Action Plan and will used to ensure long-term compliance with requirements of the programs involved; the plan also includes a schedule of projected monitoring visits for the program year.

The County's monitoring and compliance plan is designed to accomplish the following objectives:

**Pre-disbursement / pre-monitoring conferences** are conducted to ensure that sub grantees understand the rules and requirements of the programs. During each conference, specific contract requirements, documentation and filing procedures, reporting requirements, and reimbursement procedures were explained to the sub grantee.

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**Desk reviews** are conducted periodically as requests for reimbursements are submitted by the sub grantees on a monthly basis to ensure timely expenditure of funds. The County disburses its funds via a reimbursement process. The County reimburses sub grantees only when a request for reimbursement was accompanied with supporting documentation such as copies of invoices, cancelled checks, receipts, time sheets, etc. Sub-grantees were also required to submit budget summary reports so that these reports can be compared for accuracy. Activity summary reports are required to be submitted on a regular basis to monitor the sub grantee's progress towards meeting their goals.

**Onsite monitoring visits** are performed during the program year on selected sub-grantees. Some of the areas reviewed most often during onsite visits include:

- Compliance with participant eligibility, income certification requirements, and documentation guidelines; and reporting;
- Confidentiality procedures;
- Progress towards meeting projected goals and timely use of funds;
- Compliance with specific contractual requirements; and
- Review of audit report.

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## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
<b>Total Program Income</b>	<b>\$0.00</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	\$257,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70%

---

## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Cumberland County does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In applying the resale provisions to affordable housing development for homeownership, the County will designate a unit as an affordable unit. When a unit is designated affordable and it is sold during the affordability period, the sale must meet the following criteria:

The new purchaser must be low-income, meeting the HOME Program definition, and occupy the property as the family's principle residence.

The sales price must be "affordable" to the new purchaser. Cumberland County Community Development defines affordable as the homebuyer paying no more than 30% of their annual gross income toward principal, interest, taxes, and insurance (PITI).

The County will ensure that the housing will remain affordable to a reasonable range of low-income homebuyers whose incomes fall within the range of 60% to 80% of the area median income.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Cumberland County's resale recapture guidelines for units acquired with HOME funds break down in the following manner:

<b><u>HOME amount per unit</u></b>	<b><u>Minimum Period of Affordability</u></b>
Under \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years

- 
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Cumberland County does not intend to refinance any existing debt for multifamily housing that will be rehabilitated with HOME Funds.

**Discussion:**

Cumberland County and the City of Fayetteville both receive HOME funds. For this reason, Cumberland County does not participate in a HOME Consortium.





## PLANNING AND INSPECTIONS DEPARTMENT

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD**

**DATE: 4/7/2022**

**SUBJECT: CASE ZON-22-0030**

#### **BACKGROUND**

**ZON-22-0030:** Rezoning from R10 Residential District to C(P) Planned Commercial District on 0.37 +/- acres or to a more restrictive zoning district; located at 3359 Cumberland Road; submitted by George Rose (agent) on behalf of J. Gary and Terry Ciccone (owners).

#### **RECOMMENDATION / PROPOSED ACTION**

**Planning Board Action:** Recommended denial of the rezoning request to C(P) Planned Commercial District and recommended approval of the C2(P) district at the March 15, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board meeting which are incorporated herein by reference.

**Staff Recommendation:** In Case ZON-22-0030, the Planning and Inspections staff recommends denial of the rezoning request from R10 Residential District to C(P) Planned Commercial District. Staff finds the request is not consistent with the Southwest Cumberland Land Use Plan and the Cumberland Road Business Plan; both of which discourage heavy commercial uses unless public sewer is available. Staff feels the request is unreasonable and not in the public interest as it is premature for utilities, not for an established business expansion, and the future use is unknown.

**If the Board of Commissioners wishes to follow the recommendation of the Planning Board in this case, the following motion is appropriate:**

#### **MOTION:**

In Case ZON-22-0030, I move to deny the rezoning request from R10 Residential District to C(P) Planned Commercial District and approve the Joint Planning Board recommendation to rezone from R10 to C2(P) Planned Service and Retail District, which is a more restrictive zoning and find that the C2(P) district is consistent with the Southwest Cumberland Land Use Plan and the Cumberland Road Business Plan and is in

harmony with the surrounding land use activities and zoning for this location.

**If the Board of Commissioners does not wish to follow the recommendation of the Planning Board in this case, the following motion is appropriate:**

**MOTION:**

In Case ZON-22-0030, I move to deny the rezoning request from R10 Residential District to C(P) Planned Commercial District and find that the request is not consistent with the Southwest Cumberland Land Use Plan and the Cumberland Road Business Plan, is not in harmony with the character of the surrounding area, and is not reasonable and not in the public interest because \_\_\_\_\_.

**ATTACHMENTS:**

Description

Case ZON-22-0030

Type

Backup Material

Amy H. Cannon  
County Manager

Tracy Jackson  
Assistant County Manager



Rawls Howard  
Director

David Moon  
Deputy Director

## Planning & Inspections Department

APRIL 7, 2022

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **ZON-22-0030:** Rezoning from R10 Residential District to C(P) Planned Commercial District on 0.37 +/- acres or to a more restrictive zoning district; located at 3359 Cumberland Road; submitted by George Rose (agent) on behalf of J. Gary and Terry Ciccone (owners).

ACTION: Recommended denial of the rezoning request to C(P) Planned Commercial District and recommended approval of the C2(P) district at the March 15, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board meeting which are incorporated herein by reference.

### MINUTES OF MARCH 15, 2022

Mr. Moon presented the case information and photos.

Mr. Moon advised the board that in their packets there was a letter from the applicant requesting to change the zoning to a less intensive commercial district and the request is now for C2(P).

In Case ZON-22-0030, the Planning and Inspections staff recommends denial of the rezoning request from R10 Residential District to C(P) Planned Commercial District. Staff finds the request is not consistent with the Southwest Cumberland Land Use Plan and the Cumberland Road Business Plan; both of which discourage heavy commercial uses unless public sewer is available. Staff feels the request is unreasonable and not in the public interest as it is premature for utilities, not for an established business expansion, and the future use is unknown.

There was one person present to speak in favor.

Mr. George Rose spoke in favor. Mr. Rose stated that he was present representing the owners. The property is currently used as a residential rental area. But the area is transitioning to a more commercial nature, there are several businesses up and down Cumberland Road in the vicinity of the property. The applicant would like to get it rezoned so that he can have a commercial tenant instead of a residential one.

Mr. Howard stated staff did not have an issue with the amended C2(P) request from the applicant if that was the direction the Board wished to go. He stated that without sewer and given the fact it was not for an existing business expansion, it was premature. Mr. Howard stated that the land use plan calls for limitation on "heavy commercial" uses without sewer. C(P) is considered a heavy commercial district and noted that this area is not served with sewer. Mr. Howard also stated staff felt C1(P) and C2(P) were not considered heavy commercial designations and given the transitioning nature of the area, would be more suitable as these designations are lighter commercial in nature.

Amy H. Cannon  
County Manager

Tracy Jackson  
Assistant County Manager



Rawls Howard  
Director

David Moon  
Deputy Director

## Planning & Inspections Department

In Case ZON-22-0030, Mr. Lloyd made a motion, seconded by Mr. Baker to recommend denial of the rezoning request from R10 Residential District to C(P) Planned Commercial District. The board finds the request is not consistent with the Southwest Cumberland Land Use Plan and the Cumberland Road Business Plan; both of which discourage heavy commercial uses unless public sewer is available. The Board feels the request is unreasonable and not in the public interest as it is premature for utilities, not for an established business expansion, and the future use is unknown and to recommend the C2(P) zoning district. Unanimous approval for recommending the C2(P) district.

### First Class and Record Owners' Mailed Notice Certification

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.*



**Location:** 3359 Cumberland Road  
**Jurisdiction:** County-Unincorporated

**REQUEST**

Rezoning R10 to C(P)

Applicant requests a rezoning from R10 Residential District to C(P) Planned Commercial District for one parcel of approximately 0.37 acres at 3359 Cumberland Road, located at the southwest intersection of Cumberland Road and Mayfair Street. The purpose of the request is to assign a commercial zoning that can accommodate a business in the existing structure. Location of the property is illustrated in "Exhibit A".

**PROPERTY INFORMATION**

**OWNER/APPLICANT:** George M. Rose, P.E./ on behalf of property owners J. Gary and Terry Ciccone.

**ADDRESS/LOCATION:** 3359 Cumberland Road. Refer to Exhibit "A", Location and Zoning Map.

REID number: 0426102554000.

**SIZE:** 0.37 +/- acres within one parcel. The property has approximately 57 +/- feet of street frontage along the north side of Cumberland Road, and 180 +/- feet along the east side of Mayfair Street. The property has a depth extending about 178 +/- feet on the west side.

**EXISTING ZONING:** The subject property is currently zoned R10 Residential District. The R10 District is a dormant district and has been replaced with the R7.5 Residential District. The R7.5 district is designed primarily for single-family dwellings on lots with a lot of area of 7,500 square feet or above.

**EXISTING LAND USE:** The parcel has one residential home currently on the property. Exhibit "B" shows the existing use of the subject property.

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

- North:** Mix of single and multi- family housing and commercial uses – towing business, home repair.
- East:** Single family homes, and equipment rental business and a fortune-telling business.
- West:** Vacant single-family lot and a day-care business.
- South:** Single family homes.

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

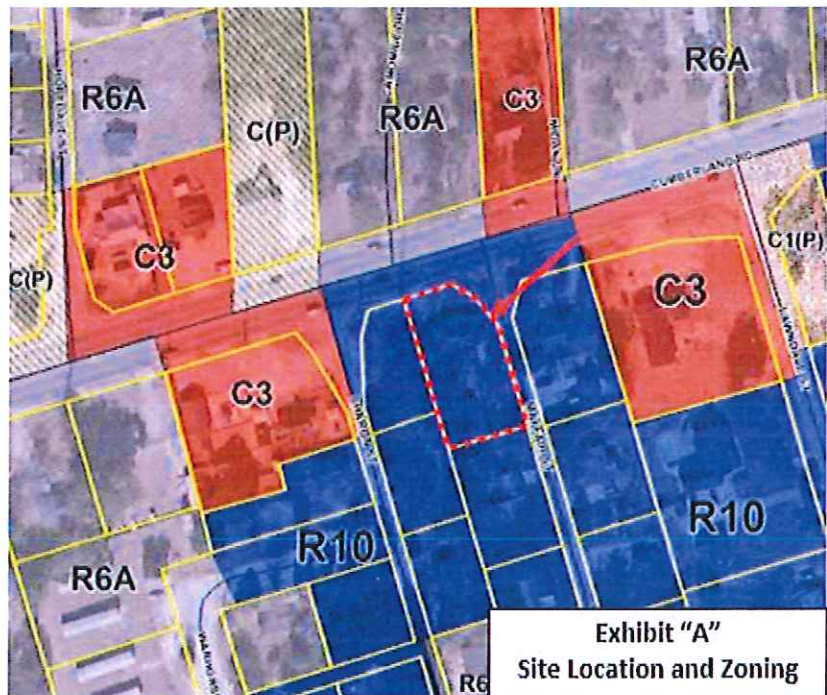
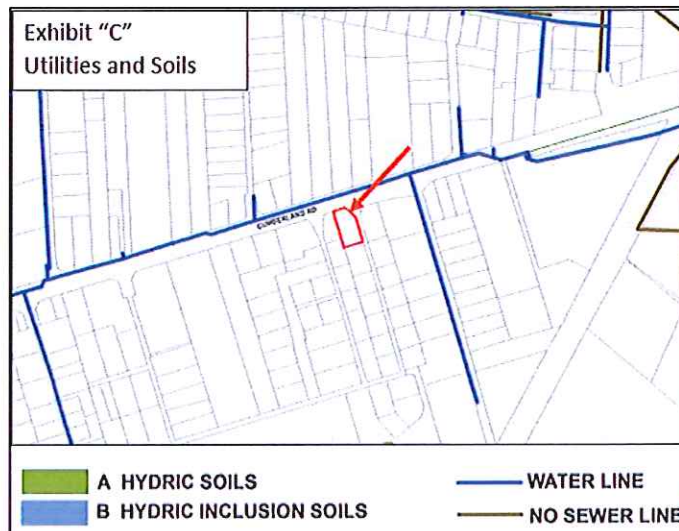




Exhibit "B"  
Existing and Surrounding Uses



Exhibit "C"  
Utilities and Soils



**TEN YEAR ZONE CASE HISTORY:** No zoning applications within the past ten years appear on the Department's records for abutting parcels.

**DEVELOPMENT REVIEW:** Site Plan review by County Planning & Inspections will be required before any development.

**DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:**

Minimum Standard	R10 (Existing Zoning)	C(P) (Proposed)
Front Yard Setback	30 feet	50 feet
Side Yard Setback	10 feet (one story) 15 feet (two story)	30 feet
Rear Yard Setback	35 feet	30 feet
Lot Area	7,500 Square Feet	n/a
Lot Width	75'	n/a

**Development Potential:**

Existing Zoning R10	Proposed Zoning C(P)
1 dwelling unit	n/a

- Assumes 80% of land is usable for development after exclusion of potential area for roads and drainage.
- Calculation: **(total developable area times 0.8)/minimum lot size for zone district.**
- Section 202 (A):** Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

**COMPREHENSIVE PLANS:** This property is located within the Southwest Land Use Plan (adopted 2013), as shown in Exhibit "D", and within the Cumberland Road Business Street Plan (adopted 2018). The future land use designation of this property is Heavy Commercial. The proposed rezoning request of C(P) from R-10 is consistent with the adopted Land Use Plan but is not consistent with policy guidelines within the Cumberland Road Business Plan that recommend that sewer must be available to support C(P) zoning, which promotes heavy commercial uses.



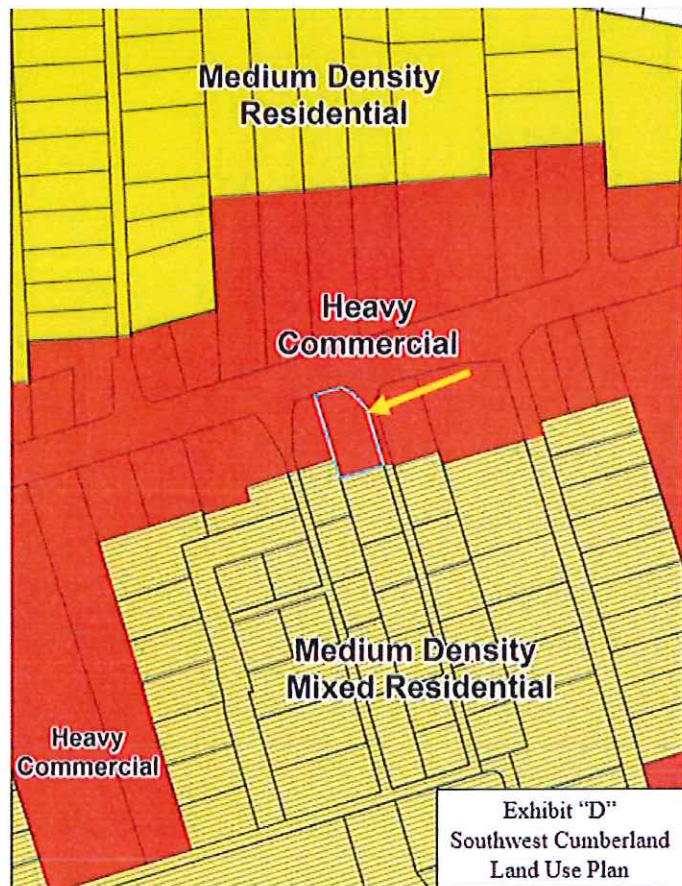
#### APPLICABLE PLAN GOALS/POLICIES:

##### -Commercial Development Recommendations from the Cumberland Road Business Plan:

- Prohibit applicants from rezoning to **heavy commercial** where sewer is unavailable.
- Work with Environmental Health in determining septic and land use compatibility through conditional rezoning.
- Require mandatory sewer connection for rezoning requests located from Hope Mills Road east to Zareeba Drive and from the railroad east to Owen Drive per Section 2306 (A) of the Cumberland County Subdivision Ordinance.
- Encourage recombination of adjoining parcels under same ownership as condition of rezoning request approval.
- Work with NCDOT to limit curb cuts, recommend joint drives and use of lateral access.
- Continue to not process requests where active land use violations exist (per Board policy).
- Review area for minimum housing and zoning violations.

##### -Goals /Objectives/ Policies from SW Cumberland Land Use Plan: (Not an all-inclusive list)

- All commercial development in an established residential area should be in harmony with the area in scale, size, appearance, and accessibility.
- All commercial development (with the exception of Rural Area Center) shall be required to have public or community water and sewer.
- Any neighborhood, community or regional oriented commercial development shall be required to install deceleration lanes when they take access from any classified thoroughfare.
- No commercial development shall negatively impact environmentally sensitive areas.
- All commercial development shall have certification that run-off from its development will not negatively impact adjacent and downstream properties after completion.



**The zoning request is not consistent with the plans.** C(P) is the most intensive commercial zoning district and is deemed a heavy commercial use. Staff finds the C1(P) or C2(P) commercial districts are not a heavy commercial use and are consistent with the Cumberland Road Business Plan and the Southwest Cumberland Land Use Plan. Thus, the policy guideline within the Cumberland Road Business Plan would not apply to C1(P) or C2(P) zoning.

#### IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

**UTILITIES:** PWC water lines are readily available for the site (Exhibit C). However, sewer is not readily available. Environmental Health stated septic permits will be required.

**TRAFFIC:** The subject property sits on Cumberland 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, Cumberland Road has a 2020 AADT of 15,500 and a road capacity of 29,000. Due to lack of

data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Cumberland Road.

**SCHOOLS CAPACITY/ENROLLMENT:**

School	Capacity	Enrollment
Cumberland Road Elementary	461	287
Douglas Byrd Middle	768	699
Douglas Byrd High	1466	1159

**ECONOMIC DEVELOPMENT:** Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no issue with this request.

**EMERGENCY SERVICES:** Ensure all fire department access requirements are met in accordance with section 503 of the 2018 NC fire code. Submit building plans to scale for new construction and building renovation. If no new construction or renovation is occurring, a change of use will be required, and plans will still need to be submitted to ensure code requirements are met for the buildings proposed use. Ensure emergency responder radio coverage is achieved.

**SPECIAL DISTRICTS:** The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

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

**STAFF RECOMMENDATION**

In Case ZON-22-0030, the Planning and Inspections staff **recommends denial** of the rezoning request from R10 Residential District to C(P) Planned Commercial District. Staff finds the request is not consistent with the Southwest Cumberland Land Use Plan and the Cumberland Road Business Plan; both of which discourage heavy commercial uses unless public sewer is available. Staff feels the request is unreasonable and not in the public interest as it is premature for utilities, not for an established business expansion, and the future use is unknown.

Attachments:  
Notification Mailing List  
Application



**GEORGE M. ROSE, P.E.**

P.O. Box 53441  
Fayetteville, NC 28305  
910-977-5822

March 8, 2022

David Moon  
Deputy Director  
Cumberland County Planning and Inspections  
130 Gillespie Street  
Fayetteville, NC 28301

Re: Rezoning case 22-30  
3359 Cumberland Road

Dear David,

Per our discussion today, please consider this my formal request on behalf of owner Gary Ciccone to change the rezoning request for the above referenced case. The requested change is from C(P) to C2(P) to reduce the intensity of the potential commercial development based on recommendations from the staff.

Please contact me if you need additional information at this time.

Sincerely,



George M. Rose

## ATTACHMENT – MAILING LIST

David Michael Morris  
4622 Dow Ct.  
Fayetteville, NC 28314

KV Holdings, LLC  
591 S Horsebarn Rd.  
Rogers, AR 72758

Miguel Angel Arteaga Tapia  
2280 Sharon St.  
Fayetteville, NC 28306

Donnie Ray Morris  
3359 Cumberland Rd  
Fayetteville, NC 28306

Baginski Properties, LLC  
2630 E Brookwood Ct.  
Phoenix, AZ 53674

Sylvia M Johnson  
2464 H Bullard Rd.  
Hope Mills, NC 28348

Gordon Lee Craig & Gertrud  
Strassner Coffey  
211 Mayfair St. Fayetteville, NC  
28306

Phaylen Abdullah  
8237 Shoreway Dr.  
Fayetteville, NC 28304

Charles G Steffen & Marion H Steffen  
1915 Gatewood Dr.  
Fayetteville, NC 28304

Margie Kirkendoll  
107 Hopedale St.  
Fayetteville, NC 28306

Barbara Cooper Smith  
109 Hopedale St.  
Fayetteville, NC 28306

Manuel Alejandro Vargas Rivero  
Rosalba Figueroa Perez  
111 Hopedale St.  
Fayetteville, NC 28306

Manuel Alejandro Vargas Rivero  
113 Hopedale St.  
Fayetteville, NC 28306

Robert M Horne  
Janice Horne  
3421 Cumberland Rd.  
Fayetteville, NC 28306

Erica Batts  
3109 Quinley Pl.  
Raleigh, NC 27604

Kodjo Sam Kouassi  
3163 Legion Rd.  
Hope Mills, NC 28348

David Michael Morris  
4622 Dow Ct.  
Fayetteville, NC 28314

David Michael Morris  
3395 Cumberland Rd.  
Fayetteville, NC 28306

Anthony F. Moore Jr.  
PO BOX 58305  
Fayetteville, NC 28305

Ok Sun King  
106 Hopedale St.  
Fayetteville, NC 28306

Earl L Hall, Gregory E Hall, Patrick C  
Hall, Marcus W Hall  
1327 Yellow Skin Rd.  
Autryville, NC 28318

Eunice Morris  
3137 Bolivia St.  
Fayetteville, NC 28306

Kwanga Yol Lee & Ok Pun Lee  
3386 Cumberland Rd.  
Fayetteville, NC 28306

Carrie Lynn McBride Moody-Trustee  
1101 S Reilly Rd.  
Fayetteville, NC 28314

Salana Carol Allende  
115 Hopedale St.  
Fayetteville, NC 28306

Robert Glenn Haire & Jud Haire  
PO BOX 1520  
Millers Creek, NC 28651

Betty Gordy Capps  
118 Hopedale St.  
Fayetteville, NC 28306

Janet Y. Sherouse  
2244 Sharon St.  
Fayetteville, NC 28306

Donna Ray Morris  
3395 Cumberland Rd.  
Fayetteville, NC 28306

Arether Property Management, LLC  
4004 Dickens Ave  
Hope Mills, NC 28348

James George York  
5032 Starbeam Dr.  
Fayetteville, NC 28306

Lois W Patterson  
2248 Sharon St.  
Fayetteville, NC 28306

Ferdinand Benito, Maria Benito,  
David Benito  
2238 Sharon St.  
Fayetteville, NC 28306

Clarence Simmons  
7125 Breezy Branch Ln  
Garner, NC 27524

Earl D Hall  
300 Mayfair St.  
Fayetteville, NC 28306

Cortney Matthews  
1610 Shively Ct.  
Fayetteville, NC 28304

J Gary Ciccone & Terry Ciccone  
PO BOX 53668  
Fayetteville, NC 28306

Elden Ramberto  
967 Bellmore Ave  
Central Slip, NY 11722

William Kenneth Atkins  
108 Mayfair St.  
Fayetteville, NC 28306

Lakiani Builders Inc.  
1800 Skibo Rd Ste 132  
Fayetteville, NC 28314

Johnathon Hall & Amy Hall  
106 Mayfair St.  
Fayetteville, NC 28306

Anthony C. Evans  
3349 Cumberland Rd  
Fayetteville, NC 28306

Harry West & Shelia Harris West  
585 Old Landing Rd.  
Maxton, NC 28364

Derik Edward Core  
201 Mayfair St.  
Fayetteville, NC 28306

Angela B Sullivan  
111 Mayfair St.  
Fayetteville, NC 28306

John B Lesley Jr. & Sharon Lesley  
112 Lawndale St.  
Fayetteville, NC 28306

Brandy L Edwards  
209 Mayfair St.  
Fayetteville, NC 28306

Dawn Boyles & Daniel Brown  
5309 Songbird Ln.  
Parkton, NC 28371

Richard Malloy & Tonya Malloy  
206 Lawndale St.  
Fayetteville, NC 28306

Rodrick Jackson  
1408 Oldtown Dr.  
Fayetteville, NC 28314

Jean Ann Bullock  
3240 Jean Bullock Rd.  
Fayetteville, NC 28312

Anthony Jacobs; Vivian Jacobs;  
Kenneth Jacobs; Connie Jacobs  
3287 Cumberland Rd.  
Fayetteville, NC 28306

James B Hardin & Mabel R Hardin  
3316 Cumberland Rd.  
Fayetteville, NC 28306

Celia Gullickson  
205 Lawndale St.  
Fayetteville, NC 28306

Bianca Locklear  
2613 Dinsmore Dr.  
Fayetteville, NC 28306

Oaklawn Advisory Limited  
3614 Canyon Springs Dr.  
Oakwood, GA 30566

Oaklawn Advisory Limited  
8480 Honeycutt Rd. Ste 200  
Raleigh, NC 27615

Oaklawn Advisory Limited  
2304 Wingate Road  
Cumberland, NC 28331

Harry West & Shelia West  
585 Old Landing Rd.  
Maxton, NC 28364

## ATTACHMENT -- APPLICATION

GEORGE M. ROSE, P.E.

P.O. Box 53441  
Fayetteville, NC 28305  
(910) 977-5822  
Fax (910) 485-5823  
george@gmrpe.com

## LETTER OF TRANSMITTAL

DATE	2-01-22	JOB NO.	
ATTENTION	DAVID MOON		
RE:	CKCONE PROPERTY		
	3359 CUMBERLAND ROAD		

TO COUNTY PLANNING

HAND-DELIVERED

WE ARE SENDING YOU

☒ ATTACHED

☐ UNDER SEPARATE COVER

COPIES	DATE	NO.	DESCRIPTION
1			APPLICATION FOR REZONING
1			DEED BOOK 6601 PAGE 399
1			CHECK IN THE AMOUNT OF \$450

THESE ARE TRANSMITTED as checked below:

- |  |   |
|--|---|
| <input type="checkbox"/> FOR APPROVAL            | <input type="checkbox"/> APPROVED AS SUBMITTED    |
| <input checked="" type="checkbox"/> FOR YOUR USE | <input type="checkbox"/> APPROVED AS NOTED        |
| <input type="checkbox"/> AS REQUESTED            | <input type="checkbox"/> RETURNED FOR CORRECTIONS |
| <input type="checkbox"/> FOR REVIEW AND COMMENT  | <input type="checkbox"/> _____                    |

REMARKS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: \_\_\_\_\_





**County of Cumberland**  
**Planning & Inspections Department**

CASE #: \_\_\_\_\_

PLANNING BOARD  
MEETING DATE: \_\_\_\_\_

DATE APPLICATION  
SUBMITTED: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

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

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

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$ 450.00.  
(See attached Fee Schedule).

**Rezoning Procedure:**

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

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

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

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

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

1. Requested Rezoning from R6A to C3
2. Address of Property to be Rezoned: 3359 CUMBERLAND ROAD
3. Location of Property: SOUTHWEST INTERSECTION OF CUMBERLAND ROAD AND MAYFAIR STREET.
4. Parcel Identification Number (PIN #) of subject property: 0426102554000  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 0.37 Frontage: 94 Depth: 176
6. Water Provider: Well: ☒ PWC: \_\_\_\_\_ Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank ☒ PWC \_\_\_\_\_
8. Deed Book 6601, Page(s) 399, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: RESIDENTIAL SINGLE FAMILY
10. Proposed use(s) of the property: BUSINESS IN EXISTING STRUCTURE
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.

J. GARY CICCONE AND WIFE TERRY CICCONE

NAME OF OWNER(S) (PRINT OR TYPE)

909 CALAMINT LANE, FAYETTEVILLE, NC 28305

ADDRESS OF OWNER(S)

910-988-1954

HOME TELEPHONE #  
CELL

910-323-3171

WORK TELEPHONE #

GEORGE M. ROYE

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

P.O. BOX 53441 FAYETTEVILLE, NC 28305

ADDRESS OF AGENT, ATTORNEY, APPLICANT

george@gmrpe.com

E-MAIL

910-977-5822


HOME TELEPHONE #  
CELL

910-485-5822

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."



**FAYETTEVILLE PUBLISHING COMPANY**  
 458 Whitfield Street, Fayetteville, NC 28306  
 Phone (910) 678-9000 Toll Free 1-800-345-9895 Fax (910) 323-1451

**Order Confirmation**

**PUBLIC NOTICE**

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on April 18, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0030: rezoning R10 District to C(P) District on 0.37 +/- acres or more restrictive zoning district; located at 3359 Cumberland Rd; George Rose (agent), on Gary and Terry Ciccone (owners).

ZON-22-0031: rezoning A1 District to R10 District on 3.52 +/- combined acres or more restrictive zoning district; located at 1012 & 1032 John Nunnery Road, south of Stoney Branch Rd; Jerry Cashwell II (applicant); Jerry Cashwell II, Melanie White, and Barbara Faircloth (owners).

ZON-22-0032: rezoning A1 District to R10 District on 20.61 +/- acres or more restrictive zoning district; located at 7149 Butler Nursery Road east of NC HWY 87 S; Kyle Dixon (owner), Kyle and Mari Dixon (owners).

4/4, 11

5258536

<u>Ad Order Number</u>	<u>Customer</u>
0005258536	CUMB CO JOINT PLANNING
<u>Sales Rep.</u>	<u>Customer Account</u>
0090	003661000
<u>Order Taker</u>	<u>Customer Address</u>
0001	Attn: Laverne Howard, 130 Gillespie Street, FAYETTEVILLE NC 28301 USA
<u>Order Source</u>	<u>Customer Phone</u>
Telephone	910-678-7600
<u>Order Invoice Text</u>	
CCBoC - 4/18/22 meeting	
<u>Payer Customer</u>	<u>PO Number</u>
CUMB CO JOINT PLANNING	
<u>Payer Account</u>	<u>Ordered By</u>
003661000	
<u>Payer Address</u>	<u>Customer Fax</u>
Attn: Laverne Howard, 130 Gillespie Str FAYETTEVILLE NC 28301 USA	910-678-7631
<u>Payer Phone</u>	<u>Customer Email</u>
910-678-7600	lhoward@co.cumberland.nc.us
	<u>Special Pricing</u>
	None

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Amount Due</u>
\$219.82	\$0.00	\$219.82	\$219.82

<u>Payment Method</u>	<u>Payment Amount</u>
	\$0.00

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0005258536-01	CL Legal Line	: 1.0 X 29 cl	<NONE>

<u>Product</u>	<u>Placement/Classification</u>	<u>Run Dates</u>	<u># Inserts</u>	<u>Cost</u>
FO::	401 - Legals	4/4/2022, 4/11/2022	2	\$211.12
OL::	401 - Legals	4/4/2022, 4/11/2022	2	\$8.70



## PLANNING AND INSPECTIONS DEPARTMENT

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD**

**DATE: 4/7/2022**

**SUBJECT: CASE ZON-22-0031**

#### **BACKGROUND**

**ZON-22-0031:** Rezoning from A1 Agricultural District to R40 Residential District for two parcels on 3.52 +/- combined acres or to a more restrictive zoning district; located at 1012 and 1032 John Nunnery Road, and south of Stoney Branch Road; submitted by Jerry Cashwell II (applicant) on behalf of Jerry Cashwell II, Melanie White, and Barbara Faircloth (owners).

#### **RECOMMENDATION / PROPOSED ACTION**

**Planning Board Action:** Recommended approval of the rezoning request from A1 Agricultural District to R40 Residential District at the March 15, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board meeting which are incorporated herein by reference.

**Staff Recommendation:** In Case ZON-22-0031, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the Stedman Land Use Plan which calls for "Agricultural" 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.

**If the Board of Commissioners wishes to follow the recommendation of the Planning Board in this case, the following motion is appropriate:**

#### **MOTION:**

In Case ZON-22-0031, I move to approve the rezoning request from A1 Agricultural District to R40 Residential District and find that the request is consistent with the Stedman Land Use Plan. Approval of the request is reasonable and in the public interest because the R40 Residential District would allow residential uses at a density that would be compatible and in harmony with the surrounding land use activities and zoning.

**If the Board of Commissioners does not wish to follow the recommendation of the Planning Board in this case, the following motion is appropriate:**

**MOTION:**

In Case ZON-22-0031, I move to deny the rezoning request from A1 Agricultural District to R40 Residential District and find the request is not consistent with the Stedman Land Use Plan. Denial of the request is reasonable and in the public interest because \_\_\_\_\_.

**ATTACHMENTS:**

Description

Case ZON-22-0031

Type

Backup Material

Amy H. Cannon  
County Manager

Tracy Jackson  
Assistant County Manager



Rawls Howard  
Director

David Moon  
Deputy Director

## Planning & Inspections Department

APRIL 7, 2022

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **ZON-22-0031:** Rezoning from A1 Agricultural District to R40 Residential District for two parcels on 3.52 +/- combined acres or to a more restrictive zoning district; located at 1012 and 1032 John Nunnery Road, and south of Stoney Branch Road; submitted by Jerry Cashwell II (applicant) on behalf of Jerry Cashwell II, Melanie White, and Barbara Faircloth (owners).

ACTION: Recommended approval of the rezoning request from A1 Agricultural District to R40 Residential District at the March 15, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board meeting which are incorporated herein by reference.

### MINUTES OF MARCH 15, 2022

In Case ZON-22-0031, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the Stedman Land Use Plan which calls for "Agricultural" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-22-0031, Mr. Lloyd made a motion, seconded by Mrs. McLaughlin to approve the rezoning request from A1 Agricultural District to R40 Residential District. The request is consistent with the Stedman Land Use Plan which calls for "Agricultural" at this location. We also find that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

#### First Class and Record Owners' Mailed Notice Certification

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.*



**REQUEST**

**Rezoning A1 to R40**

Applicant requests a rezoning from A1 Agricultural District to R40 Residential District for two parcels of approximately 3.52 combined acres located at 1012 and 1032 John Nunnery Road. Each parcel is occupied by a single family home. The intent of the property owner is to recombine and subdivide the lots to create lot sizes with a minimum of 40,000 sq. ft. per lot.

**PROPERTY INFORMATION**

**OWNER/APPLICANT:** Jerry Cashwell

**ADDRESS/LOCATION:** Refer to Exhibit "A", Location and Zoning Map. REID number: 1406021868000; 1406022724000

**SIZE:** 3.52 +/- acres within two parcels. The eastern parcel contains approximately 0.96 acres and the western parcel approximately 2.56 acres. Road frontage along John Nunnery Road is a combined 478 feet. The property has a varying depth due to its triangular shape, but is approximately 492 feet in length at its deepest point.

**EXISTING ZONING:** The subject property is currently zoned A1 Agricultural District. Minimum lot size for this district is two acres. This district is intended 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:** Each parcel contains a single family home. Exhibit "B" shows the existing use of the subject property.

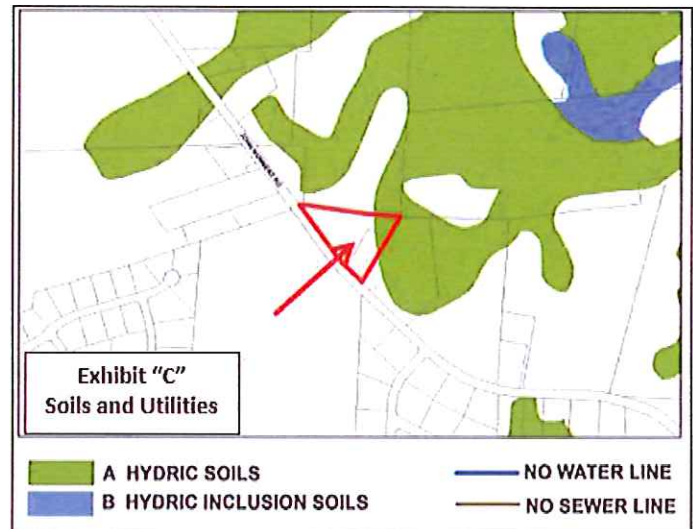
**SURROUNDING LAND USE:** Exhibit "B" illustrates the following:

- **North:** Wooded lands and single family homes
- **East:** Wooded lands and single family homes
- **West:** Farmland
- **South:** Farmland and a single-family neighborhood

**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 presence of hydric or hydric inclusion soils at a small portion of the northeast corner of the property.







### TEN YEAR ZONE CASE HISTORY:

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

- P21-28: A1 to R30/CZ; DENIED

**DEVELOPMENT REVIEW:** Subdivision review (Recombination Plat) by County Planning & Inspections will be required before any development.



### DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R40 (Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 acres	40,000 sq. ft.
Lot Width	100'	100'

### Development Potential:

Existing Zoning (A1)	Proposed Zoning (R40)
1 dwelling units	3 dwelling units

- Assumes 80% of land is usable for development after exclusion of potential area for roads and drainage.
- Calculation:  $(\text{total developable area times } 0.8) / \text{minimum lot size for zone district}$ .
- Section 202 (A): 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 Stedman Land Use Plan (adopted 2019), as shown in Exhibit "E". The future land use designation of this property is Agricultural. **The proposed rezoning request is consistent with the adopted land use plan.**

**APPLICABLE PLAN GOALS/POLICIES:**

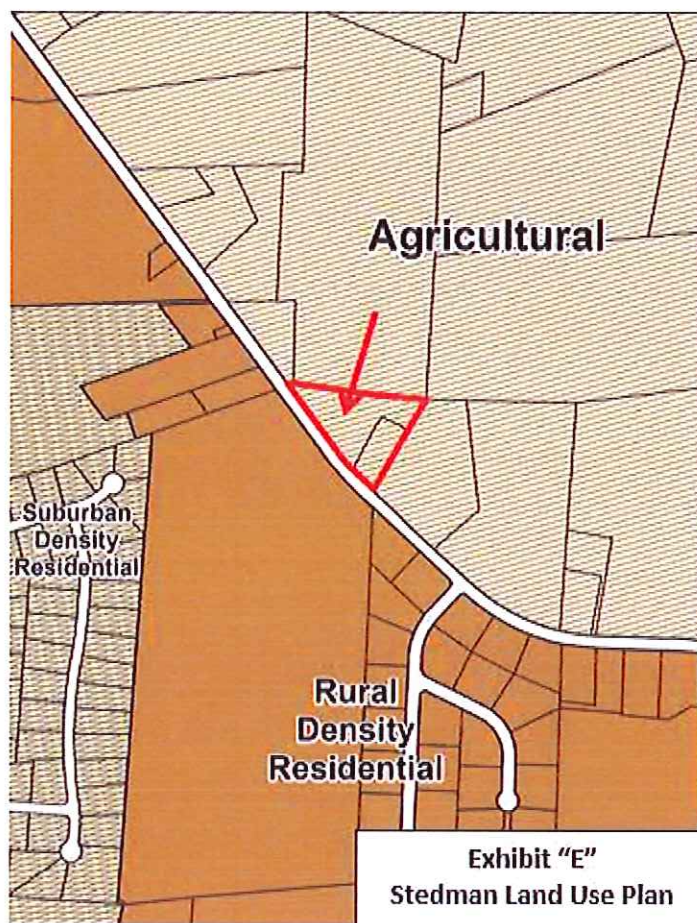
**-Objectives:**

RECOMMENDATION 1: Protect rural character, working agriculture, and water quality

1.1: Discourage rezonings to higher density residential districts in Agriculture and Rural Residential Areas

1.2: Modify zoning and development standards to encourage low density development and discourage inappropriate density in rural areas. Discouraging large-scale development in these areas and encouraging well-designed residential that fits into the landscape should be a priority.

1.3: Protect working agricultural operations through site design



**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 if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "C". Well and septic will likely be required and the lot size must meet the minimum area necessary to accommodate both.

**TRAFFIC:** According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, Intersection of 1012 and 1032 John Nunnery Rd, is located outside of FAMPO boundaries

**SCHOOLS CAPACITY/ENROLLMENT:**

School	Capacity	Enrollment
Stedman Primary	162	122
Stedman Elementary	358	250
Mac Williams Middle	1164	1141
Cape Fear High	1476	1519

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

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

**SPECIAL DISTRICTS:** The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

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

#### **STAFF RECOMMENDATION**

In Case ZON-21-0031, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the Stedman Land Use Plan which calls for "Agricultural" 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

David Mitchel Hubbard Nancy Hubbard Teachey 2848 Skye Dr Fayetteville, NC 28303	Christopher & Lauren Williams 7235 Harvesterain Dr. Stedman, NC 28391	Jeremy & Heather Sharp 7241 Harvesterain Dr. Stedman, NC 28391
Lori & Mark Leineke 324 Eastfield Ave. Stedman, NC 28391	David Rock 7234 Harvesterain Dr. Stedman, NC 28391	Molcie Farms, LLC PO BOX 53943 Fayetteville, NC 28305
Lois Hubbard Family Limited Partnership 6090 Jake Rd Stedman, NC 28391	Walter & Sylvia Manning 7240 Harvesterain Dr. Stedman, NC 28391	Donald & Deidre Bunce PO BOX 53934 Fayetteville, NC 28305
Brett & Michel Autry 1075 John Nunnery Rd. Stedman, NC 28391	Mary B (Reale) Hall 6463 Windy Creek Way Fayetteville, NC 28306	Richard E Freeman 1164 John Nunnery Rd Stedman, NC 28391
Billy D Horne PO BOX 205 Fayetteville, NC 28302	Marie Smith, Unena Wallace Rita Arredondo 147 Mary McCall Rd Stedman, NC 28391	Dewy G & Debra L Campbell 1132 John Nunnery Rd. Stedman, NC 28391
Junior Devon Cox PO BOX 481 Stedman, NC 28391	Linwood Ray Hubbard PO BOX 482 Stedman, NC 28391	Andrew M Nordwall 1206 John Nunnery Rd. Stedman, NC 28391
Stephen & Kimberly Briggs 485 Tyndallwood Dr Stedman, NC 28391	Timothy A & Jean G Bullard 495 Tyndallwood Dr. Stedman, NC 28391	Tatum & Tracey Buckley 519 Tyndallwood Dr. Stedman, NC 28391
Michael & Rose Prevatte 486 Tyndallwood Dr. Stedman, NC 28391	Joseph Salisbury 494 Auger Ln Stedman, NC 28391	Jeremy & Brooke Autry 447 Auger Ln Stedman, NC 28391
Jeremy & Ashely Westbrook 943 John Nunnery Rd. Stedman, NC 28391	Michelle & Matthew Raymes 474 Auger Ln Stedman, NC 28391	George & Becky Clark 923 John Nunnery Rd Stedman, NC 28391
Thomas Murtha 454 Auger Ln Stedman, NC 28391	Felton L Smith PO BOX 674285 Marietta, GA 30006	Jerry & Barbara Cashwell 988 John Nunnery Rd. Stedman, NC 28391

Gerald & Carolyn Moore  
527 Tyndallwood Dr.  
Stedman, NC 28391

Billy & Kelly Chavis  
841 Shadowmoss Dr.  
Fayetteville, NC 28301

Jerry P Cashwell II  
1012 John Nunnery Rd  
Stedman, NC 28391

Victor Desha Brown  
969 John Nunnery Rd  
Stedman, NC 28391

Nadeen Thompson Smith-  
Life Estate  
884 John Nunnery Rd.  
Stedman, NC 28391

Christel & Jonathan Evans  
880 John Nunnery Rd.  
Stedman, NC 28391

Felton Jefferson Smith-  
Life Estate  
884 John Nunnery Rd.  
Stedman, NC 28391

Alexander Thompson  
1 Towneley Ct.  
Greensboro, NC 27455

Kenneth Wayne Faircloth  
Barbara Jo Faircloth  
988 John Nunnery Rd  
Stedman, NC 28391

**ATTACHMENT: APPLICATION**



## County of Cumberland

*Planning & Inspections Department*

CASE #: \_\_\_\_\_

PLANNING BOARD  
MEETING DATE: \_\_\_\_\_

DATE APPLICATION  
SUBMITTED: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

### APPLICATION FOR REZONING REQUEST CUMBERLAND COUNTY ZONING ORDINANCE

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

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

#### Rezoning Procedure:

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

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process.

**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 A-1 to R-40
2. Address of Property to be Rezoned: 1012 & 1032 John Nunnery Rd.
3. Location of Property: John Nunnery Road off  
NC 24 near Stony Branch Rd.
4. Parcel Identification Number (PIN #) of subject property: 1406-02-2724 / 1406-02-1868  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.90 Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_
6. Water Provider: Well: ☒ PWC: \_\_\_\_\_ Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank ☒ PWC \_\_\_\_\_
8. Deed Book 9995, Page(s) 870, 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: Single Family dwelling (existing)  
No additional homes are planned.
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.*

1012 John Nunnery Rd.

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.

Jerry Pasley Cashwell II  
NAME OF OWNER(S) (PRINT OR TYPE)

1012 John Nunnery Rd. Stedman, NC 28391  
ADDRESS OF OWNER(S)

910-882-6151  
HOME TELEPHONE # WORK TELEPHONE #

Jerry Pasley Cashwell II  
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1012 John Nunnery Rd. Stedman, NC 28391  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

jcashwell@sampsonnc.com  
E-MAIL

910-882-6151  
HOME TELEPHONE # WORK TELEPHONE #

[Signature]  
SIGNATURE OF OWNER(S)

[Signature]  
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

\_\_\_\_\_  
SIGNATURE OF OWNER(S)

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

1032  
John Nunney Rd.

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.

Jerry Pasley Cashwell II  
NAME OF OWNER(S) (PRINT OR TYPE)

1012 John Nunney Rd. Steadman, NC 28341  
ADDRESS OF OWNER(S)

910-882-6151  
HOME TELEPHONE # WORK TELEPHONE #

Jerry Pasley Cashwell II  
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1012 John Nunney Rd. Steadman, NC 28341  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

jcashwell@sympsonnc.com  
E-MAIL

910-882-6151  
HOME TELEPHONE # WORK TELEPHONE #

[Signature]  
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

1032  
John Nunney PL

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.

Melanie C White  
NAME OF OWNER(S) (PRINT OR TYPE)

1363 Bainbridge Road Stedman, NC 28391  
ADDRESS OF OWNER(S)

910-484-9189  
HOME TELEPHONE #

910-818-2698  
WORK TELEPHONE #

Jerry Pasley Cashwell II  
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1012 John Nunney Road Stedman, NC 28391  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Jcashwell@sampsennc.com  
E-MAIL

910-882-6151  
HOME TELEPHONE #

WORK TELEPHONE #

Melanie C White  
SIGNATURE OF OWNER(S)

[Signature]  
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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



1032  
John Nunnery Rd.

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.

Barbara Jo Faircloth  
NAME OF OWNER(S) (PRINT OR TYPE)

988 John Nunnery Rd. Steadman, NC 28391  
ADDRESS OF OWNER(S)

910-483-8662 910-624-8282  
HOME TELEPHONE # WORK TELEPHONE #

Jerry Pasley Cashwell II  
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1012 John Nunnery Rd. Steadman, NC 28391  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Jcashwell@sampsonnc.com  
E-MAIL

910-882-6151   
HOME TELEPHONE # WORK TELEPHONE #

Barbara Jo Faircloth [Signature]  
SIGNATURE OF OWNER(S) SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

**FAYETTEVILLE PUBLISHING COMPANY**  
 458 Whitfield Street, Fayetteville, NC 28306  
 Phone (910) 678-9000 Toll Free 1-800-345-9895 Fax (910) 323-1451

**Order Confirmation**

**PUBLIC NOTICE**

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on April 18, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0030: rezoning R10 District to C(P) District on 0.37 +/- acres or more restrictive zoning district; located at 3359 Cumberland Rd; George Rose (agent), on Gary and Terry Ciccone (owners).

ZON-22-0031: rezoning A1 District to R40 District on 3.52 +/- combined acres or more restrictive zoning district; located at 1012 & 1032 John Nunnery Road, south of Stoney Branch Rd; Jerry Cashwell II (applicant); Jerry Cashwell II, Melanie White, and Barbara Faircloth (owners).

ZON-22-0032: rezoning A1 District to R40 District on 20.61 +/- acres or more restrictive zoning district; located at 7149 Butler Nursery Road east of NC HWY 87 S; Kyle Dixon (owner), Kyle and Mari Dixon (owners).

4/1, 11

5258536

**Ad Order Number**

0005258536

**Sales Rep.**

0090

**Order Taker**

0001

**Order Source**

Telephone

**Order Invoice Text**

CCBoC - 4/18/22 meeting

**Customer**

CUMB CO JOINT PLANNING

**Customer Account**

003661000

**Customer Address**

Attn: Laverne Howard, 130 Gillespie Street,  
 FAYETTEVILLE NC 28301 USA

**Customer Phone**

910-678-7600

**Payor Customer**

CUMB CO JOINT PLANNING

**PO Number**

**Payor Account**

003661000

**Ordered By**

**Payor Address**

Attn: Laverne Howard, 130 Gillespie Str  
 FAYETTEVILLE NC 28301 USA

**Customer Fax**

910-678-7631

**Customer EMail**

lhoward@co.cumberland.nc.us

**Payor Phone**

910-678-7600

**Special Pricing**

None

**Net Amount**

\$219.82

**Tax Amount**

\$0.00

**Total Amount**

\$219.82

**Amount Due**

\$219.82

**Payment Method**

**Payment Amount**

\$0.00

**Ad Number**

0005258536-01

**Ad Type**

CL Legal Line

**Ad Size**

: 1.0 X 29 cl

**Color**

<NONE>

**Product**

**Placement/Classification**

**Run Dates**

**# Inserts**

**Cost**

FO::

401 - Legals

4/4/2022, 4/11/2022

2

\$211.12

OL::

401 - Legals

4/4/2022, 4/11/2022

2

\$8.70



## PLANNING AND INSPECTIONS DEPARTMENT

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD**

**DATE: 4/7/2022**

**SUBJECT: CASE ZON-22-0032**

#### **BACKGROUND**

**ZON-22-0032:** Rezoning from A1 Agricultural District to R40 Residential District on 20.61 +/- acres or to a more restrictive zoning district; located at 7149 Butler Nursery Road, and east of NC HWY 87 S; submitted by Kyle Dixon (owner) on behalf of Kyle and Mari Dixon (owners).

#### **RECOMMENDATION / PROPOSED ACTION**

**Planning Board Action:** Recommended approval of the rezoning request from A1 Agricultural District to R40 Residential District at the March 15, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board meeting which are incorporated herein by reference.

**Staff Recommendation:** In Case ZON-22-0032, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the South Central Cumberland Land Use Plan which calls for "Farmland Residential" at this location. Staff also finds that the request is reasonable and in the public interest as the request is compatible to and in harmony with the surrounding land use activities and zoning.

**If the Board of Commissioners wishes to follow the recommendation of the Planning Board in this case, the following motion is appropriate:**

#### **MOTION:**

In Case ZON-22-0032, I move to approve the rezoning request from A1 Agricultural District to R40 Residential District and find that the request is consistent with the South Central Cumberland Land Use Plan. Approval of the request is reasonable and in the public interest because the R40 Residential District would allow residential uses at a density that would be compatible to and in harmony with the surrounding land use activities and zoning.

**If the Board of Commissioners does not wish to follow the recommendation of the Planning Board in this case, the following motion is appropriate:**

**MOTION:**

In Case ZON-22-0032, I move to deny the rezoning request from A1 Agricultural District to R40 Residential District and find the request is not consistent with the South Central Cumberland Land Use Plan. Denial of the request is reasonable and in the public interest because \_\_\_\_\_.

**ATTACHMENTS:**

Description

Case ZON-21-0032

Type

Backup Material



## Planning & Inspections Department

APRIL 7, 2022

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **ZON-22-0032:** Rezoning from A1 Agricultural District to R40 Residential District on 20.61 +/- acres or to a more restrictive zoning district; located at 7149 Butler Nursery Road, and east of NC HWY 87 S; submitted by Kyle Dixon (owner) on behalf of Kyle and Mari Dixon (owners).

ACTION: Recommended approval of the rezoning request from A1 Agricultural District to R40 Residential District at the March 15, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board meeting which are incorporated herein by reference.

### MINUTES OF MARCH 15, 2022

Mr. Moon stated that staff was aware of the history of past zoning requests on the subject property, there were discussions with the property owner about the options, there was previously an R40 zoning recommended by the board that went to the Board of Commissioners and was denied. More than a year has passed, and the applicant has returned knowing the options and asked for the straight rezoning of R40.

Mr. Portman presented the case information and photos.

In Case ZON-22-0032, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the South Central Cumberland Land Use Plan which calls for "Farmland Residential" at this location. Staff also finds that the request is reasonable and in the public interest as the request is compatible to and in harmony with the surrounding land use activities and zoning.

Public meeting opened.

Mr. Breeden Blackwell was signed up to speak in favor but yielded his time to Mr. Jonathan Charleston.

Mr. Jonathan Charleston spoke in favor and stated that he was present representing the owners. Mr. Charleston stated that the taxpayers paid for the South Central Land Use Plan, a lot of work went into developing this. What we have here tonight is a rezoning request that is one hundred percent square within the land use plan that was adopted by the Commissioner's this is the development standard for Cumberland County. Mr. Charleston stated that one of the things that he struggles with as a resident of Cumberland County, is that all of the surrounding counties have experienced tremendous economic growth, Hoke County, Moore County, Harnett County, and Johnston County. Cumberland County has had less than four percent growth in the last ten years. Mr. Charleston feels that's because the Land Use Plan is not complied with. We are coming before the board with a proposed rezoning that fits squarely in the parameters of the Land Use Plan. The owners of the property only seek the highest and best use of the property.



Amy H. Cannon  
County Manager

Tracy Jackson  
Assistant County Manager



Rawls Howard  
Director

David Moon  
Deputy Director

## Planning & Inspections Department

Mr. Lloyd said in light of the fact that this board has already approved this, and in the past this board has had a problem going with the land use plan because people didn't understand density, this is pretty clear. They are going for R40. So, the Commissioners have a problem with GenX, there is a law firm that is representing citizens in Gray's Creek, they are suing Dupont, and people that find GenX in their water can join in on the class action lawsuit and get Dupont to take care of the filtration system. Mr. Lloyd went on to say that realtors have a standard statement that lets people know when they bid on property that there is a possibility that there could be GenX and that they as realtors are not responsible. During the due diligence period that's when tests should be done.

Mr. Charleston said that he believed the seller should put the public on notice when there are environmental considerations such as that.

Mr. Crumpler asked if the water had been tested on the subject property.

Mr. Charleston said it had not been tested. But one of the things they could do is as the property is marketed, they could let people know that GenX was an issue in the area. That would be the right thing to do.

Mr. Scott Smith spoke in opposition. Mr. Smith owns the airport and operates a flight school next to the subject property. Mr. Smith said he was concerned about the safety and comfort of the people there. The flight path would be near where the houses would be. Mr. Smith said for him, he would be concerned about the potential safety and noise. He said there would be complaints about the noise, and that will be an issue constantly. This request is within the traffic pattern, we have people with hours of flying a plane by themselves, we have military coming in with helicopters over the end of the runway.

Mr. Lloyd said that the last time this case was heard the board was shown a graphic of the approach zone was noise was the concern.

Mr. Smith said it was a set aside for an approach path and it's not for noise, it's safety and noise and that was his point last time, but it didn't work out. But his main point is that there is no safety zone at the end of that runway because it is heavily wooded.

Mr. Crumpler asked Mr. Smith what his primary concern was.

Mr. Smith said noise complaints will be much more prevalent, but safety is the most important problem.

Mr. Lloyd asked at what point does it go from personal property rights, which this state puts a lot of emphasis on, and let the buyer beware.

Mr. Smith said that he agrees and is not against growth but is looking at this as a bad situation in a bad area, the traffic pattern.

Mr. Dale Smith spoke in opposition. Mr. Smith presented a photo of the airport and stated that his airport which he started in 1984 is a public use privately owned airport. They don't have federal protection zones because they don't take any federal or state money. Mr. Smith pointed out that part of the field is in the runway protection zone. Mr. Smith said there is noise every time a plane departs the airport.





## Planning & Inspections Department

Mr. Jack Cain spoke in opposition. Mr. Cain stated that his concerns are about schools and if they can handle the growth, water with the GenX situation and not having water and sewer, doesn't think it's a good idea to add extra housing in the area.

Mr. Ray Cain spoke in opposition. Mr. Cain stated that he doesn't think Gray's Creek is ready to have houses on one acre. There's no water, sewer, parks, and Mr. Cain feels that landowners should have a say.

Ms. Terry Smith spoke in opposition. Ms. Smith stated that Gray's Creek is losing that sense of community, it is no longer a cohesive community, we have pockets of good people and good plans. More people mean more crime, this community is not the community it once was. We think good growth is positive and this is not an example of good growth. Gray's Creek does not need another subdivision in that area.

Mr. Lloyd asked Ms. Smith if she had taken part in the South Central planning process.

Ms. Smith said that she did not.

Christopher Smith spoke in opposition. Mr. Smith stated he did not want the rezoning to be approved.

Mr. Charleston spoke in rebuttal. Mr. Charleston stated that this was not a zero-lot line development, nowhere on the application does it mention zero lot line for R40 Residential, it is not a Conditional Zoning, that was where the confusion was for the Commissioners. The noise complaints will be a problem that the purchasers will have if they decide to buy a house that's near an airport. Mr. Charleston stated that there were no regulations stating that there has to be any type of zoning and asked the board to not place any burden on his client's land to support the needs, wants and desires of everybody else.

Public meeting closed.

Mr. Lloyd stated that Mr. Charleston had summarized the Land Use Plan that was done in 2015, when there is a planning process, part of that process is the Land Use Plan, everybody is notified more than once, just like a public hearing, to participate. It is a long process and it's a time for everyone to come out and voice their opinions and objections to a proposed plan. The mere fact that the Commissioners adopted it means it's an approved plan. This isn't about density, this is clearly what the plan recommends, everybody had ample opportunity to participate in the plan. There have been no changes since that plan and the airport was there since that plan. Mr. Lloyd said that he thought the board gets itself into trouble when they go against a plan because there's opposition. The time to oppose was when the plan was done unless something has changed. In this area nothing has changed since the plan was adopted.

Mr. Baker said that he could accept everything that Mr. Lloyd said except when there is a human safety argument.

Mr. Lloyd said if there were that much of a human safety problem there would be some sort of regulations, and the owner of the airport has lived there since the airport has existed. The last time we heard this safety wasn't the issue, what we were given was a contour of the noise at that time.

Mr. Crumpler pointed out the house that was at the end of the runway and asked again if that house is there why are the proposed houses a problem.



Amy H. Cannon  
County Manager

Tracy Jackson  
Assistant County Manager



Rawls Howard  
Director

David Moon  
Deputy Director

## Planning & Inspections Department

Mr. Scott Smith said some of the buildings are not an issue because there is aircraft taking off southbound and they are three or four hundred feet in the air those buildings are not directly under they are out ahead of you.

Mr. Crumpler asked how many incidences there have been of issues with planes having problems and having to land.

Mr. Smith said there have been four or five incidents.

Mr. Crumpler asked if planes had gone down in or around the subject property.

Mr. Smith said that it was in the other direction. The wind determines which way they take off.

Mr. Lloyd asked Mr. Smith if he participated in the 2015 Land Use Plan.

Mr. Smith said he did not.

In Case ZON-22-0032, Mr. Lloyd made a motion, seconded by Mr. Crumpler to recommend approval of the rezoning request from A1 Agricultural District to R40 Residential District. The request is consistent with the South Central Cumberland Land Use Plan which calls for "Farmland Residential" at this location. The request is reasonable and in the public interest as the request is compatible to and in harmony with the surrounding land use activities and zoning. The motion passed with Crumpler, Lloyd, McLaughlin, Williams, and Herbert voting for. Baker and Walters voted in opposition.

### First Class and Record Owners' Mailed Notice Certification

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.*

**REQUEST**

Rezoning A1 to R40

Applicant requests a rezoning from A1 Agricultural District to R40 Residential District for one parcel of approximately 20.6 acres located at 7149 Butler Nursery Road. The tract is currently used for a single-family home, wooded land, and agricultural purposes. Proposed use of the property is for a single-family residential development.

**PROPERTY INFORMATION**

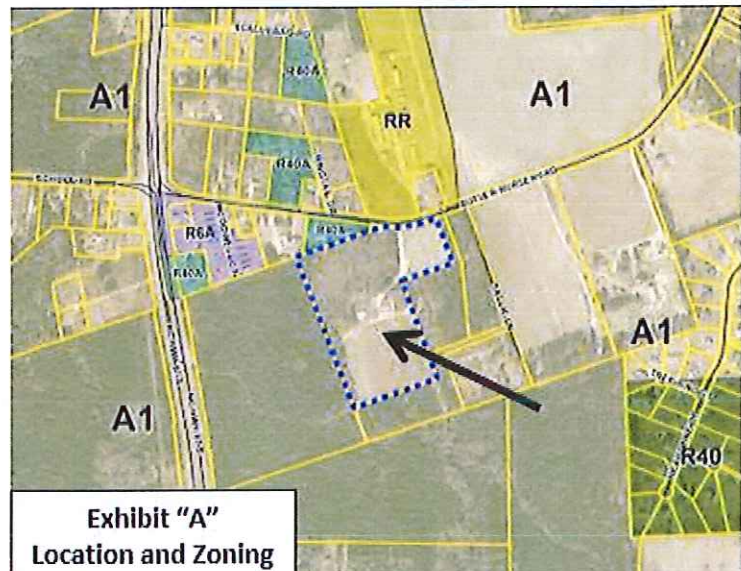
**OWNER/APPLICANT:** Kyle Dixon and Mari Dixon

**ADDRESS/LOCATION:** 7149 Butler Nursery Road; south side of Butler Nursery Road approximately 0.30 miles east of NC Hwy 87 South. Refer to Exhibit "A", Location and Zoning Map. REID number: 0441639433000

**SIZE:** 20.6 +/- acres within one parcel. The property has approximately 400 +/- feet of street frontage along the south side of Butler Nursery Road. The property has a depth extending about 1,165 +/- feet running north to south.

**EXISTING ZONING:** The subject property is currently zoned A1 Agricultural District. This district is intended 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. Exhibit "A" shows the zoning assigned to the property.

**EXISTING LAND USE:** The parcel is currently wooded lands to the north and agricultural use to the south. Last year a home on the property was demolished and removed. Exhibit "B" shows the existing use of the subject property.





**SURROUNDING LAND USE:** Exhibit "B" illustrates the following land uses:

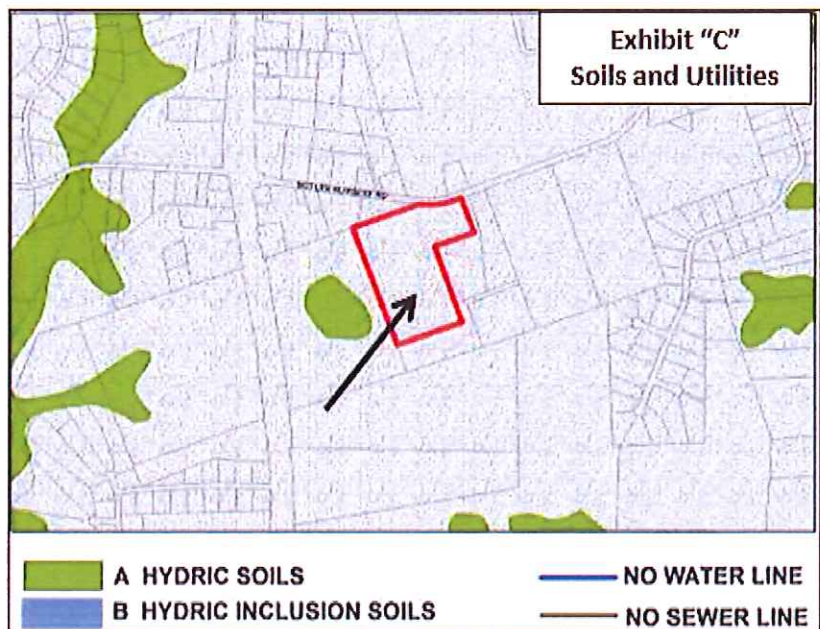
**North:** Land uses to the north are predominantly single-family homes, trailer homes, and active farmland.

**East:** Wooded land and single family homes

**West:** Wooded land

**South:** Wooded land

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

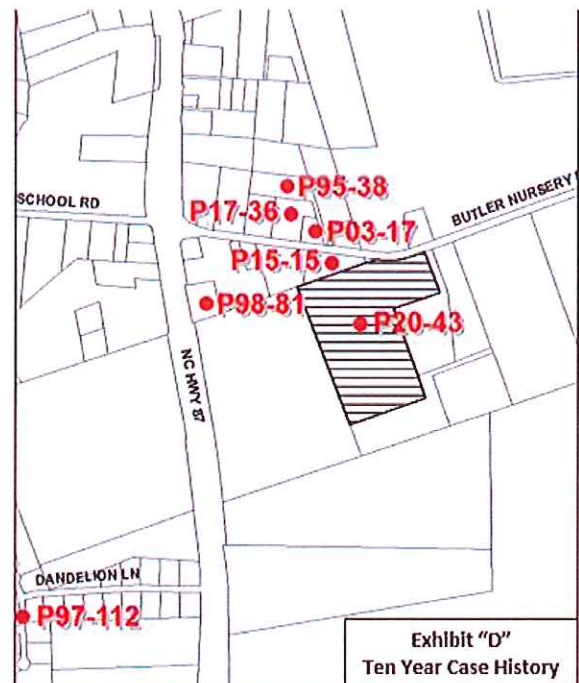


#### TEN YEAR ZONE CASE HISTORY:

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

- P20-43: A1 to R40CZ; DENIED
- P17-36: A1 to R40A; APPROVED
- P15-15: A1 TO R40A; APPROVED
- P03-17: A1 to RR; DENIED

**DEVELOPMENT REVIEW:** Subdivision and Watershed Protection review by County Planning & Inspections will be required before any development.



#### DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R40 (Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 acres	40,000 sq. ft.
Lot Width	100'	100'

#### Development Potential:

Existing Zoning (A1)	Proposed Zoning (R40)
8 dwelling units	18 dwelling units

- Assumes 80% of land is usable for development after exclusion of potential area for roads and drainage.



- Calculation: *(total developable area times 0.8)/minimum lot size for zone district.*
- Section 202 (A): 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:

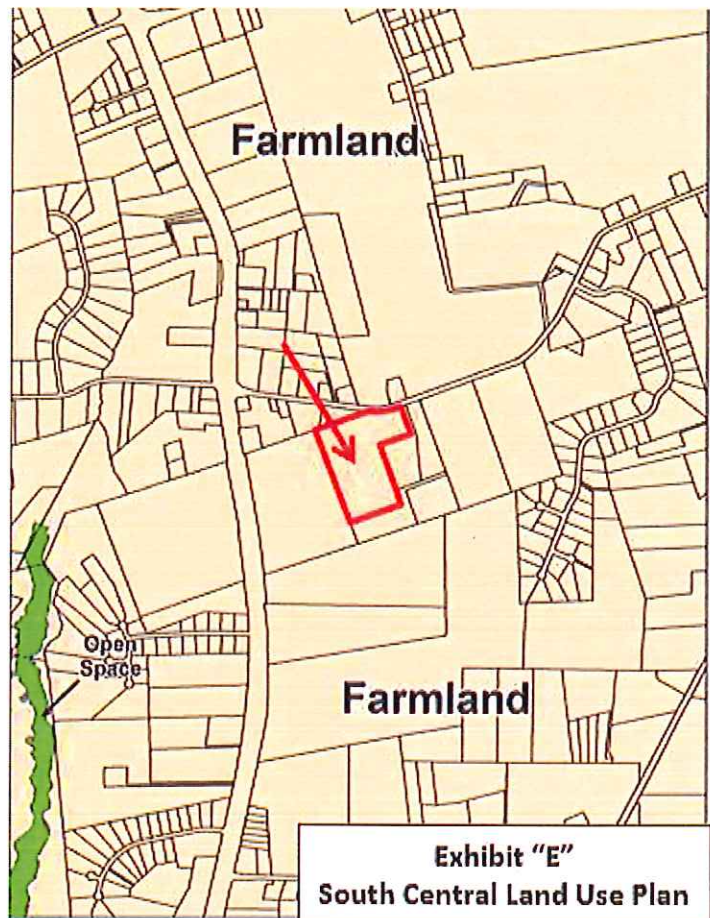
Located in the South Central Cumberland Land Use Plan (2015), the subject property is designated as Farmland which is shown within Exhibit "E". **The request is consistent with the adopted land use plan.**

#### APPLICABLE PLAN GOALS/POLICIES:

**-Goals:** Provide a complete range of residential housing types that accommodates the needs of all residents with adequate infrastructure while preserving the character of the area and protecting environmentally sensitive areas.

#### **-Objectives:**

- Any residential development greater than two units per acre must have public or private water and sewer.
- Encourage use of low impact developments techniques.
- Strengthen and enforce minimum housing standards · Promote building of quality housing.
- Provide flexibility for mixed-use and higher density developments to locate close to existing or future commercial centers.
- Locate residential areas with respect to natural and environmental sensitive areas.
- Promote infill development.
- Promote sidewalks and pedestrian facilities to provide access to facilities such as schools, commercial areas, and recreation facilities.
- Provide and preserve natural vegetative buffer areas between single and multistory residential development and non-residential uses.



#### IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

**UTILITIES:** Water and sewer lines are not available near the property. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "C". Well and Septic permits would be required prior to issuance of a building permit.

**TRAFFIC:** According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property sits on Butler Nursery Road and is identified as a local road in the Metropolitan Transportation Plan. No roadway construction improvement projects are currently planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Butler Nursery Road has a 2020 AADT of 750 and a road capacity of 16,400, according to the most recent average capacity of a two-way road. The new development should not generate enough traffic to significantly impact Butler Nursery Road.

**SCHOOLS CAPACITY/ENROLLMENT:**

School	Capacity	Enrollment
Gray's Creek Elementary	432	424
Gray's Creed Middle	1,083	1,125
Gray's Creek High	1,517	1,396

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

**EMERGENCY SERVICES:** Cumberland County Fire Marshal's office has reviewed the request and stated that the applicant must ensure that all fire department access roads requirements are met in accordance with Section 503 of the 2018 NC Fire Code, where required.

**SPECIAL DISTRICTS:** The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

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

**STAFF RECOMMENDATION**

In Case ZON-22-0032, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the South Central Cumberland Land Use Plan which calls for "Farmland Residential" at this location. Staff also finds that the request is reasonable and in the public interest as the request is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:  
Notification Mailing List  
Application



## ATTACHMENT – MAILING LIST

Shirley Ann Hilburn Lift Estate 7062 S NC 87 HWY Fayetteville, NC 28306	Lucy Rogers Kempf 7028 S NC 87 HWY Fayetteville, NC 28306	David & Brenda McDowell 7053 S NC 87 HWY Fayetteville, NC 28306
Dennis & Susan Walters 4100 Yarborough Rd Hope Mills, NC 28306	James & Roberta Ward 9859 S NC 87 HWY Fayetteville, NC 28306	Carolina Telephone & Telegraph Company PO BOX 7909 Overland Park, KS 66207
Joseph Neff 7318 Butler Nursery Rd Fayetteville, NC 28306	Steven Bramble & Reed Matthew 5617 One Putt Ln Hope Mills, NC 28348	Jon & Caroline Parsons 7265 S NC 87 HWY Fayetteville, NC 28306
Maryanne Almenia Baker 7265 NC HWY 87 S Fayetteville, NC 28306	Donald & Jo Ann Pate 7243 Butler Nursery Rd Fayetteville, NC 28306	Jennifer Melton 6290 Butler Nursery Rd Fayetteville, NC 28306
Kyle & Mari- Newton Dixon 6375 Tabor Church Rd Fayetteville, NC 28312	Nathan & Rebecca Phillips Jr 7260 Butler Nursery Rd Fayetteville, NC 28306	Timmy Ray Reneau 5552 Ringtail Dr Fayetteville, NC 28306
Kodjo Sam Kouassi 3163 Legion Rd. Hope Mills, NC 28348	David Michael Morris 4622 Dow Ct. Fayetteville, NC 28314	David Michael Morris 3395 Cumberland Rd. Fayetteville, NC 28306
Julie Sparr 5500 Ringtail Dr Fayetteville, NC 28306	James R Willson 7236 Butler Nursery Rd Fayetteville, NC 28306	Linda & John Mullett 7220 Butler Nursery Rd. Fayetteville, NC 28306
Michael Austin Beasley 5551 Ringtail Rd Fayetteville, NC 28306	Brenda Sinclair & Scott Allan Wells 7184 Butler Nursery Rd Fayetteville, NC 28306	Robert & Dorothy Spain PO BOX 35292 Fayetteville, NC 28306
Roger & Cynthia Smith 7166 Butler Nursery Rd Fayetteville, NC 28306	Kathleen Story 7265 NC HWY 87 S Fayetteville, NC 28306	Chris Z & Terry C Smith 4328 Marshwood Lake Rd Fayetteville, NC 28306
Vernon & Debra Cain 7396 Sallie Ln Fayetteville, NC 28306	Carla Cain Giles 7145 Butler Nursery Rd Fayetteville, NC 28306	Rhonda Cain 2537 Sycamore St Fayetteville, NC 28306

Dean Pate  
5836 Butler Nursery Rd  
Fayetteville, NC 28306

John Cain  
7005 Butler Nursery Rd.  
Fayetteville, NC 28306

Lee Ann Edwards  
7005 Butler Nursery Rd.  
Fayetteville, NC 28306



**ATTACHMENT: APPLICATION**



**County of Cumberland**  
◆  
**Planning & Inspections Department**

CASE #: \_\_\_\_\_

PLANNING BOARD  
MEETING DATE: \_\_\_\_\_

DATE APPLICATION  
SUBMITTED: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

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

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

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

**Rezoning Procedure:**

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

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

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

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

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

1. Requested Rezoning from A-1 to R 40
2. Address of Property to be Rezoned: 7149 BUTLER NURSERY RD
3. Location of Property: GRAYS CREEK
4. Parcel Identification Number (PIN #) of subject property: 0441-63-9433  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 20.6 Frontage: 550' Depth: 1412'
6. Water Provider: Well: X PWC: \_\_\_\_\_ Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank X PWC \_\_\_\_\_
8. Deed Book \_\_\_\_\_, Page(s) \_\_\_\_\_, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: RESIDENTIAL / AG
10. Proposed use(s) of the property: RESIDENTIAL
11. Do you own any property adjacent to or across the street from this property?  
Yes \_\_\_\_\_ No X If yes, where? \_\_\_\_\_
12. Has a violation been issued on this property? Yes \_\_\_\_\_ No X

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

*The 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.

KYLE DIXON / MARI DIXON  
NAME OF OWNER(S) (PRINT OR TYPE)

6375 TABOR CHURCH RD FAY. NC 28312  
ADDRESS OF OWNER(S)

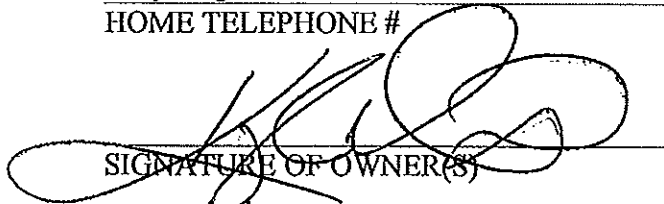
910 813 0262 910 818 8761  
HOME TELEPHONE # WORK TELEPHONE #

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

6375 TABOR CHURCH RD FAY NC 28312  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

KALDONIA 1115 @ Icloud.com  
E-MAIL

910 813 0262 910 818 8761  
HOME TELEPHONE # WORK TELEPHONE #

  
SIGNATURE OF OWNER(S)

\_\_\_\_\_  
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Mari Dixon  
SIGNATURE OF OWNER(S)

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

**FAYETTEVILLE PUBLISHING COMPANY**  
 458 Whitfield Street, Fayetteville, NC 28306  
 Phone (910) 678-9000 Toll Free 1-800-345-9895 Fax (910) 323-1451

**Order Confirmation**

**PUBLIC NOTICE**

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on April 18, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0030: rezoning R10 District to C(P) District on 0.37 +/- acres or more restrictive zoning district; located at 3359 Cumberland Rd; George Rose (agent), on Gary and Terry Ciccone (owners).

ZON-22-0031: rezoning A1 District to R10 District on 3.52 +/- combined acres or more restrictive zoning district; located at 1012 & 1032 John Nunnery Road, south of Stoney Branch Rd; Jerry Cashwell II (applicant); Jerry Cashwell II, Melanie White, and Barbara Faircloth (owners).

ZON-22-0032: rezoning A1 District to R10 District on 20.61 +/- acres or more restrictive zoning district; located at 7149 Butler Nursery Road east of NC HWY 87 S; Kyle Dixon (owner), Kyle and Mari Dixon (owners).

4/4, 11

5258536

Ad Order Number

0005258536

Sales Rep.

0090

Order Taker

0001

Order Source

Telephone

Order Invoice Text

CCBoC - 4/18/22 meeting

Customer

CUMB CO JOINT PLANNING

Customer Account

003661000

Customer Address

Attn: Laverne Howard, 130 Gillespie Street,  
 FAYETTEVILLE NC 28301 USA

Customer Phone

910-678-7600

Payor Customer

CUMB CO JOINT PLANNING

PO Number

Payor Account

003661000

Ordered By

Payor Address

Attn: Laverne Howard, 130 Gillespie Str  
 FAYETTEVILLE NC 28301 USA

Customer Fax

910-678-7631

Customer EMail

lhoward@co.cumberland.nc.us

Payor Phone

910-678-7600

Special Pricing

None

Net Amount

\$219.82

Tax Amount

\$0.00

Total Amount

\$219.82

Amount Due

\$219.82

Payment Method

Payment Amount

\$0.00

Ad Number

0005258536-01

Ad Type

CL Legal Line

Ad Size

: 1.0 X 29 cl

Color

<NONE>

Product

FO::

401 - Legals

Run Dates

4/4/2022, 4/11/2022

# Inserts

2

Cost

\$211.12

OL::

401 - Legals

4/4/2022, 4/11/2022

2

\$8.70



**BOARD OF COMMISSIONERS' OFFICE**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: CANDICE H. WHITE, CLERK TO THE BOARD**

**DATE: 4/18/2022**

**SUBJECT: DOWNTOWN MUSEUM PRESENTATION**

**BACKGROUND**

Chairman Adams asked that the board of commissioners receive a presentation on the downtown museum at the April 14, 2022 Agenda Session meeting.

**RECOMMENDATION / PROPOSED ACTION**

Following the presentation at the April 14, 2022 Agenda Session meeting, the Board of Commissioners approved forwarding the recommended action below to the Board of Commissioners' April 18, 2022 agenda:

Set aside \$450,000 for the proposed African American Museum in Cumberland County.

**ATTACHMENTS:**

Description	Type
Downtown Museum Presentation	Backup Material

# Concept in Development

April 14, 2022



# An Evolving Conversation

We have a unique opportunity to tell Black American History with Fayetteville at the center.



# Theme of Black History & Black Voice

Black History Museum

Market House

Historic Downtown

Existing Memorial

Corridor Projects

# Story Collection & Black Fine Arts Consortium

History

Voice

Authors

Theater

Music & Spoken Word



# Community Engagement

Black History in Fayetteville

Charette & SPIRIT Recommendations

Advisory Board

Key Groups & Individuals

Media

Development Plan



Pascale Sablan, FAIA, NOMA,  
LEED AP

Adjaye Associates



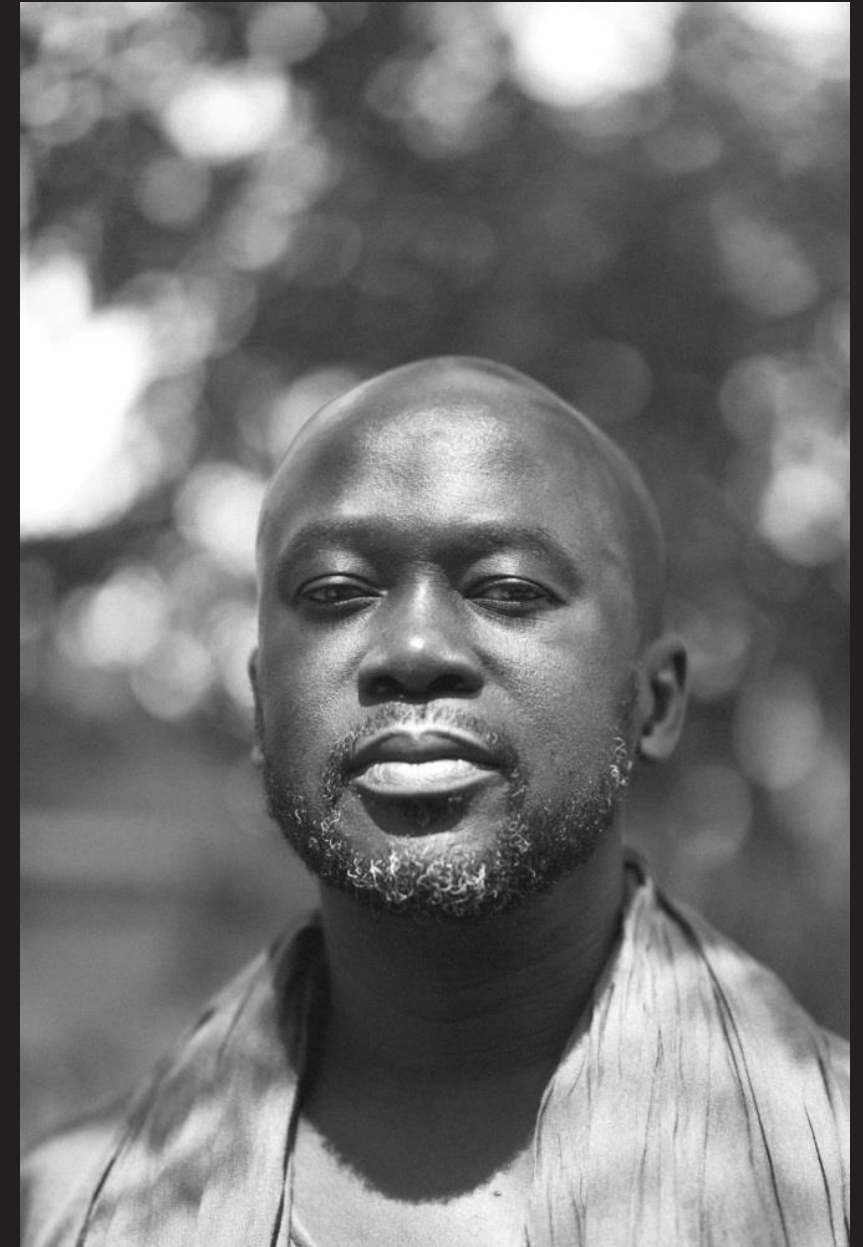


# About Sir David Adjaye OBE

Sir David Adjaye OBE is an award winning Ghanaian-British architect known to infuse his artistic sensibilities and ethos for community-driven projects. His ingenious use of materials, bespoke designs and visionary sensibilities have set him apart as one of the leading architects of his generation.

The firm's work ranges from private houses, bespoke furniture collections, product design, exhibitions, and temporary pavilions to major arts centers, civic buildings, and master plans.

His largest project to date, The National Museum of African American History & Culture in Washington, DC opened on the National Mall in Washington DC in 2016 and was named Cultural Event of the Year by The New York Times.



# DOCUMENTATION OF PROCESS

David Adjaye with team in Accra Studio



Construction of precast facade panels for 130 William in New York



David Adjaye at the The Martyrs Memorial Ground breaking Ceremony in Niamey



David Adjaye engaging with local residents and community organizations



David Adjaye at site for Newton Enslaved Burial Ground in Barbados



Community engagement meeting featuring Pascale Sablan presenting to local stakeholders



Staff development and site visit of 130 William in New York



Pascale Sablan speaking to students as part of community engagement efforts



Meeting with local agency representatives for the Winter Park Library & Events Center



# Partners Waiting to Engage & Be Engaged

Lonnie Bunch

Ford Foundation

Arizona State (Dept. of  
English)

Duke University (Center for  
Documentary Studies)

Ayanna Thompson

Fayetteville State University

Clark Construction

David Dodson

Museum Curators, Archivists  
& Documentarians

Former Mayors & Leaders

# The Process

Engage The People

Create a Plan

Collect Compelling Stories

Become a National Leader

Produce Conceptual Designs



# What does it take to move forward?

## Budget

A)	\$400,000	Architectural and Urban Design Services/Project Visioning	2022-23
B)	\$180,000	Project Implementation & Community Engagement Director	2022-23
C)	\$90,000	Project Coordinator	2022-23
D)	\$130,000	Contracts for Project History Team (4 part time)	2022-23
E)	\$15,000	Community Charette	2023
F)	\$80,000	Administrative, Accounting, Auditing, and Office Expenses.	2022-23

\$ 895,000

**TOTAL PHASE ONE (DESIGN) FIXED BUDGET**

# The Conclusion is in Our Hands

The story of Fayetteville's Black Community will be told with  
reverence.....



## CLERK TO THE BOARD OF COMMISSIONERS

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: ANDREA TEBBE, DEPUTY CLERK**

**DATE: 4/18/2022**

**SUBJECT: HOME AND COMMUNITY CARE BLOCK GRANT COMMITTEE (1 VACANCY)**

#### **BACKGROUND**

The Home and Community Care Block Grant Committee has the following one (1) vacancy.

Devin Trego: Completed first term. Eligible for reappointment. The Home and Community Care Block Grant Committee has recommended **Devin Trego**.

#### **RECOMMENDATION / PROPOSED ACTION**

Nominate individuals to fill the one (1) vacancy on the Home and Community Block Care Grant Committee.

#### **ATTACHMENTS:**

Description	Type
Home and Community Block Grant Applicant List	Backup Material
Home and Community Block Grant Membership Roster	Backup Material
Home and Community Block Grant Recommendation	Backup Material



**APPLICANTS FOR**  
**CUMBERLAND COUNTY HOME AND COMMUNITY CARE BLOCK GRANT COMMITTEE**

<b><u>NAME/ADDRESS/PHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
BLUE, ASHLEI (-/-) 734 MORISTON RD FAYETTEVILLE NC 28314 910-8509606 ASHKASHBLUE@GMAIL.COM Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: YES <b><i>CATEGORY: AT-LARGE; CITY OF FAYETTEVILLE REP; URBAN TRANSIT PROVIDER</i></b>	POLITICAL CONSULTANT	UNC @CHARLOTTE
DICKENS, CATHY (-/F) 1426 COBRA DRIVE FAYETTEVILLE NC 28303 910-286-0157 <a href="mailto:MAXINEDICKENS69@GMAIL.COM">MAXINEDICKENS69@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	DISTRICT SUPERVISOR SOIL AND WATER	HIGH SCHOOL
KNOX, ELLA 245 DUSTY LN LINDEN, NC 28356 910-753-4210 EKNOWX@BTEENTERPRIZE.COM Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: Civic Representative</i></b>	QUALITY ASSURANCE & CUSTOMER SERVICE	BS HUMAN DEVELOPMENT
MARABLE, KATHERINE (-/F) 1805 MCGOUGAN RD FAYETTEVILLE NC 28303 486-9035 NO EMAIL LISTED Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: YES Graduate-United Way's Multi-Cultural Leadership Program: YES Graduate-other leadership academy: YES <b><i>CATEGORY: GENERAL PUBLIC</i></b>	RETIRED EDUCATOR CC SCHOOLS <b><i>*SERVES ON THE MID-CAROLINA AGING ADVISORY COUNCIL*</i></b>	MASTERS



**APPLICANTS FOR  
CUMBERLAND COUNTY HOME AND COMMUNITY CARE BLOCK GRANT COMMITTEE – Page 2**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
MCENTIRE, RASHAD (B/M) 142 SORGHUM WAY FAYETTEVILLE NC 28314 706-763-0632 <a href="mailto:RASHADMCENTIRE@GMAIL.COM">RASHADMCENTIRE@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	FOOD SAFETY US ARMY	BA-BUSINESS ADMIN
STEEGER, VICTORIA (AI/F) 408 MCPHERSON AVE FAYETTEVILLE NC 28303 918-809-3695/919-346-0947 <a href="mailto:VICTORIASTEEGER@GMAIL.COM">VICTORIASTEEGER@GMAIL.COM</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: No <b>CATEGORY: OLDER CONSUMER</b>	DIRECTOR SMI CONSULTANCY	BSE & MED, PHD

HOME AND COMMUNITY CARE BLOCK GRANT COMMITTEE  
(PLANNING COMMITTEE FOR AGING SERVICES)  
4 Year Term

<u>Name/Address</u>	<u>Date Appointed</u>	<u>Term</u>	<u>Expires</u>	<u>Eligible For Reappointment</u>
<u>Older Consumer</u>				
Willie Wright (B/M) 196 Darrock Court Fayetteville, NC 28311 822-6415/568-1291 <a href="mailto:Wright196@yahoo.com">Wright196@yahoo.com</a>	11/21		Sept/24 9/30/24	Yes
		serving unexpired term-eligible for 1 full term on 9/30/24		
Stephen MacDonald 1783 Cawdor Drive Fayetteville, NC 28304 426-8117 <a href="mailto:SMACDONALD3@NC.RR.COM">SMACDONALD3@NC.RR.COM</a>	11/21	2nd	Nov/25 11/30/25	No
Delores "Dee" J. Boyer (W/F) 724 Maxwell Street Fayetteville, NC 28303 630-3735/322-1450 <a href="mailto:Deeboyer48@yahoo.com">Deeboyer48@yahoo.com</a>	2/22	1st full	Feb/26 2/28/26	Yes
Rebecca Campbell 7027 Darnell Street Fayetteville, NC 28314 487-7555	12/20	2nd	Sept/24 9/30/24	No
Willie McKoy 1632 Greenock Ave Fayetteville NC 28304	12/20	1st	Dec/24 12/31/24	Yes
Edna Cogdell 734 Ashburton Drive Fayetteville, NC 28301 488-4582/624-4558	12/20	2nd	Sept/24 9/30/24	No
Judy Dawkins 2004 Morganton Rd Fayetteville, NC 28305	12/20	1st	Dec/24 12/31/24	Yes
Rebecca "Becky" Rebec 4010-204 Bardstown Ct Fayetteville, NC 28304 248-535-1804 <a href="mailto:Babchab6@gmail.com">Babchab6@gmail.com</a>	2/22	2nd	Feb/26 2/28/26	No



Home and Community Care Block Grant Committee, page 2

<u>Name/Address</u>	<u>Date Appointed</u>	<u>Term</u>	<u>Expires</u>	<u>Eligible For Reappointment</u>
<u>Aging Service Provider</u>				
Kevin Walker 3420 Dorado Cir #304 Fayetteville, NC 28304 734-218-1392/676-8676 <a href="mailto:kevinwalker@rdltherapeutic.com">kevinwalker@rdltherapeutic.com</a>	2/22	2nd	Feb/26 2/28/26	No
Kendra Haywood 603 Sugaridge Lane Fayetteville, NC 28311 354-6743	11/21	2nd	Nov/25 11/30/25	No
Debra Kinney (B/F) 1506 Camelot Drive Fayetteville, NC 28304 491-4793/853-1510 <a href="mailto:dkinney@alliancehealthplan.org">dkinney@alliancehealthplan.org</a>	2/22	1st full	Feb/26 2/28/26	Yes
		serving unexpired term; eligible for 2 full terms on 2/28/22		
Terri Thomas 508 Spaulding Street Fayetteville, NC 28301	12/20	1st	Dec/24 12/31/24	Yes
Felicia Johnson 2606 Raeford Rd Fayetteville, NC 28303 910-771-4499	2/22	2nd	Feb/26 2/28/26	No
Devin Trego 1006 McKimmon Road Fayetteville, NC 28303 910-493-3449/610-223-2165 <a href="mailto:devint@legalaidnc.org">devint@legalaidnc.org</a>	2/19	1st	April/22 4/30/22	Yes
		(serving unexpired term; eligible for one additional term)		
Lisa Hughes 5524 Shady Pine Ct Hope Mills, NC 28348 339-6579/988-8727/484-0111 <a href="mailto:LHUGHES@CCCCOOA.ORG">LHUGHES@CCCCOOA.ORG</a>	11/21	2nd	Nov/25 11/30/25	No
Meagan Honaker 5427 Fountain Lane Hope Mills, NC 28348 988-8505/429-7223 <a href="mailto:mhonaker@trinity-health.org">mhonaker@trinity-health.org</a>	4/21	1st	April/25 4/30/25	Yes

Home and Community Care Block Grant Committee, page 3

<u>Name/Address</u>	<u>Date Appointed</u>	<u>Term</u>	<u>Expires</u>	<u>Eligible For Reappointment</u>
<u>Aging Service Provider</u> Helen Godwin 805 Retriever Court Fayetteville, NC 28311 630-3674/670-2451	12/20	2 <sup>nd</sup>	Dec/24 12/31/24	No
<u>Civic Representative</u> Bennie Bradley (B/F) 5837 Conservation Court Fayetteville, NC 28314 339-3402/624-9120 <a href="mailto:Bdbradley26@gmail.com">Bdbradley26@gmail.com</a>	11/21	1 <sup>st</sup>	Nov/25 11/30/25	Yes
<u>Elected Official</u> Frances Collier PO Box 47 Linden, NC 28356	12/20	2 <sup>nd</sup>	Sept/24 9/30/24	No
<u>County Representative</u> Amy Cannon County Manager PO Box 1829 Fayetteville, NC 28302-1829	02/11	NA	NA	NA

Meets as needed at Mid-Carolina Regional Council Office, 6205 Raeford Rd. Fayetteville, NC

Contact: Tracy Honeycutt - 323-4191 x27 - Fax 323-9330 – [thoneycutt@mccog.org](mailto:thoneycutt@mccog.org)  
6205 Raeford Rd, Fayetteville, NC 28304



**Andrea Tebbe**

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**Subject:** FW: Home and Community Care Block Grant Committee Upcoming Term Expiration



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**From:** Tracy Honeycutt <[thoneycutt@mccog.org](mailto:thoneycutt@mccog.org)>  
**Sent:** Tuesday, March 29, 2022 9:10 AM  
**To:** Candice White <[cwhite@co.cumberland.nc.us](mailto:cwhite@co.cumberland.nc.us)>  
**Subject:** RE: Home and Community Care Block Grant Committee Upcoming Term Expiration

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

Good morning Candice,  
Thank you for the appointment reminder. Devin Trego is an active member of the Cumberland County Home and Community Care Block Grant Committee and the committee would like to recommend she be reappointed for another term.  
Hope you have a great week,

**Tracy Honeycutt, CPRP/CRS-A/D**  
**Director**

Mid-Carolina Area Agency on Aging



6205 Raeford Rd. | Fayetteville, NC 28304  
Office: 910.323.4191 Ext. 27 | Fax: 910.323.9330  
[www.midcarolinacog.org](http://www.midcarolinacog.org)



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**From:** Candice White <[cwhite@co.cumberland.nc.us](mailto:cwhite@co.cumberland.nc.us)>  
**Sent:** Tuesday, March 29, 2022 8:58 AM  
**To:** Tracy Honeycutt <[thoneycutt@mccog.org](mailto:thoneycutt@mccog.org)>  
**Subject:** Home and Community Care Block Grant Committee Upcoming Term Expiration

\*\*\*\*

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

\*\*\*\*

Good morning, Tracy. I hope this email finds you well.

Attached are the membership roster and applicant list for the Home and Community Care Block Grant Committee. Does the Committee have a recommendation for the position held by Devin Trego? The first term for Devin Trego will expire April 30, 2022 and she is eligible for one additional term. Please advise and thank you.

**Candice H. White**

Clerk to the Board

**Cumberland County Board of Commissioners**

PO Box 1829

Fayetteville, NC 28302-1829

Office: (910) 678-7771

Website: <https://www.cumberlandcountync.gov/>



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## CLERK TO THE BOARD OF COMMISSIONERS

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: ANDREA TEBBE, DEPUTY CLERK**

**DATE: 4/18/2022**

**SUBJECT: HUMAN RELATIONS COMMISSION (1VACANCY)**

#### **BACKGROUND**

The Human Relations Commission has the following 1 vacancy:

Georgeanna Pinckney: Completed second term. Not eligible for reappointment. The Human Relations Commission recommends **Abram Flores**.

The applicant list, membership roster and recommendation are attached.

#### **RECOMMENDATION / PROPOSED ACTION**

Nominate individuals to fill the 1 vacancy on the Human Relations Commission.

#### **ATTACHMENTS:**

Description	Type
HRC Applicant List	Backup Material
HRC Membership Roster	Backup Material
HRC Recommendation	Backup Material

**APPLICANTS FOR  
HUMAN RELATIONS COMMISSION**

<b><u>NAME/ADDRESS/PHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
ANTHONY, SHEKIA (-/F) 304 WAPITI DRIVE SPRING LAKE, NC 28390 910-758-4670 <a href="mailto:KIAJANTHONY@OUTLOOK.COM">KIAJANTHONY@OUTLOOK.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	CEO SELF EMPLOYED	NONE LISTED
BODOH, DR. MADELINE (B/F) 400 HARLOW DRIVE FAYETTEVILLE NC 28314 494-2194/570-9527 <a href="mailto:PROFESSORMBODOH@GMAIL.COM">PROFESSORMBODOH@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: KIWANIS INTERNATIONAL <b>CATEGORY: GENERAL PUBLIC</b>	DIRECTOR CONTINUOUS PROCESS IMPR. US ARMY RESERVE COMMAND	PHD/MASTERS
BOWER, MEREDITH (A/F) 2634 MIDDLE ROAD FAYETTEVILLE NC 28304 574-9646/827-1582 <a href="mailto:MERB8121@GMAIL.COM">MERB8121@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	SOCIAL WORKER NC YOUTH VIOLENCE PREVENTION CENTER	BS-SOCIOLOGY
BRUTON, SARAH (W/F) 106 WOODROW STREET FAYETTEVILLE NC 28303 308-2155/678-9823 <a href="mailto:SARAHSBRUTON@HOTMAIL.COM">SARAHSBRUTON@HOTMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	COLLEGE INSTRUCTOR FTCC	MASTERS & BACHELORS

**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 2**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
BURKS, BOBBIE (B/F) 6509 BROOKSTONE LANE APT 306 FAYETTEVILLE NC 28314 910-747-4404 <a href="mailto:BMARIEBURKS@GMAIL.COM">BMARIEBURKS@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	BEHAVIORAL HEALTH SPECIALIST COMMWELL HEALTH	MASTERS
CONLEY, QUONTICA (B/F) 945 LOWER BRIDGE DR. APT 20 FAYETTEVILLE NC 28303 509-205-5489 <a href="mailto:EMPOWEREDBYQUONTICA@GMAIL.COM">EMPOWEREDBYQUONTICA@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	CHIEF EXECUTIVE OFFICER	SOME COLLEGE
DEBERRY, AN-QUE (-/F) 1405 E YELLOW RIBBON DRIVE FAYETTEVILLE NC 28314 702-978-0960 <a href="mailto:ANQUEDEBERRY@GMAIL.COM">ANQUEDEBERRY@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	SOCIAL WORKER MAGELLAN HEALTH	BA-POLITICAL SCIENCE MASTERS-SOCIAL WORK
EARL, RENARDE D. (B/M) 6919 SOUTH STAFF RD FAYETTEVILLE NC 28306 336-682-4424 <a href="mailto:RDE9498@GMAIL.COM">RDE9498@GMAIL.COM</a> Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: LEADERSHIP WINSTON SALEM <b>CATEGORY: GENERAL PUBLIC</b>	ASSOCIATE VICE CHANCELLOR OF POLICE/PUBLIC SAFETY	BACHELORS CRIMINAL JUSTICE



**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 3**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
FLORES, ABRAM (H/M) 2914 SEAWATER COURT FAYETTEVILLE, CN 28306 261-3199(H/M)/984-900-3124 <a href="mailto:ABRAM.FLORES@CCHARITIESDOR.ORG">ABRAM.FLORES@CCHARITIESDOR.ORG</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	DIRECTOR OF OPERATIONS CATHOLIC CHARITIES OF THE DIOCESE OF RALEIGH	BA, MASTERS OF SCIENCE
GOODEN, RODERICK (B/M) 706 DANDRIDGE DR FAYETTEVILLE NC 28314 910-728-6228 <a href="mailto:GOODENR@FAYTECHCC.EDU">GOODENR@FAYTECHCC.EDU</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: YES Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: YES <b>CATEGORY: GENERAL PUBLIC</b>	LOGISTIC TECH	BACHELORS/COMPLETING MASTERS
GRAVES, ARCHITA L. (B/F) 5624 STONEFIELD ST HOPE MILLS NC 28348 910-849-6270 <a href="mailto:ARCHITA.GRAVES@GMAIL.COM">ARCHITA.GRAVES@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	MENTAL HEALTH THERAPIST & FEDERAL	VICTIMMASTES-SOCIAL WORK
GRIFFIN, CIERRA (B/F) 3108 WALESBY DRIVE FAYETTEVILLE NC 28306 850-363-5774 <a href="mailto:SRACIERRASMITH@GMAIL.COM">SRACIERRASMITH@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	HIGHER EDUCATION COORDINATOR BLADEN COMMUNITY COLLEGE	BS

**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 4**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
HOLMES, KIM (B/F) 3050 JAMES DAIL RD FAYETTEVILLE NC 28312 910-824-1000 <a href="mailto:KIMHOLMES2@GMAIL.COM">KIMHOLMES2@GMAIL.COM</a> Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	CUSTOMER SERVICE PWC	SOME COLLEGE
JONES, NICOLE DANIELLE (B/F) 112 WEATHERSTONE DR. APT. 102 FAYETTEVILLE, NC 28311 758-5945(H)/723-3685(M/W) <a href="mailto:LOVEJONESPROSERVICES@GMAIL.COM">LOVEJONESPROSERVICES@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	SOCIAL WORKER/SMALL BUSINESS OWNER	BS
LEWIS SHAW, KIM (B/F) 7550 BEVERLY DR FAYETTEVILLE NC 28314 910-331-9690 <a href="mailto:KIM.SHAW@NCDPS.GOV">KIM.SHAW@NCDPS.GOV</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	REGIONAL RECRUITER	MASTERS-ORGANIZATIONAL LEADERSHIP DEVELOPMENT
LIGHTBURN, LYNDA R. (B/F) 5205 ROCKINGHAM ROAD FAYETTEVILLE NC 28311 568-2422/424-4536 <a href="mailto:LITCOACH3@GMAIL.COM">LITCOACH3@GMAIL.COM</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: No <b>CATEGORY: GENERAL PUBLIC</b>	READING TEACHER CUMBERLAND MILLS ELEMENTARY	MASTERS-EDUCATION



**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 5**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
LONG, MICHAEL J (W/M) 5308 Bella Farms Ct. Godwin, NC 28344 910-434-4123 (W) 910-476-6582 (M) <a href="mailto:Longmj13@gmail.com">Longmj13@gmail.com</a> Graduate-County Citizens' Academy: Yes Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: Yes Graduate-other leadership academy: No <b>CATEGORY: GENERAL PUBLIC</b>		
PRICE, WANDA C. (B/F) 1995 CHRISTOPHER WAY FAYETTEVILLE, NC 28303 583-3929(H/M)/709-2131(W) <a href="mailto:WC.PRICE@YAHOO.COM">WC.PRICE@YAHOO.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC (SERVES ON BOARD OF ELECTIONS)</b>	COGNITIVE BEHAVIOR INTERVENTION	HS/AS
TAYLOR, SHUNTRICKIA (B/F) 7261 PEBBLEBROOK DRIVE FAYETTEVILLE NC 28314 910-977-4770 <a href="mailto:DYNESHIIA2@LIVE.COM">DYNESHIIA2@LIVE.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: SPECIFIED NURSING LEADERSHIP <b>CATEGORY: GENERAL PUBLIC</b>	REGISTERED NURSE & ASSOCIATE PROFESSOR	FAY VA MEDICAL CTR FTCC
WRIGHT, DAKOTA WAYNE (-/-) 3431 REGIMENT DRIVE FAYETTEVILLE NC 28303 919-770-3783 <a href="mailto:KOTA03WRIGHT@HOTMAIL.COM">KOTA03WRIGHT@HOTMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	US ARMY	BS – POLITICAL SCIENCE



**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 6**

<b><u>NAME/ADDRESS/PHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
WRIGHT, TRACEY (B/F) 3290 SOUTHERN OAKS DRIVE FAYETTEVILLE, NC 28314 919-671-8626(M)/570-5450(W) <a href="mailto:TLWRIGHT29@GMAIL.COM">TLWRIGHT29@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	US ARMY	BA-PSYCHOLOGY

HUMAN RELATIONS COMMISSION  
 (County Commissioner Appointees)  
 2Year Term

<u>Name/Address</u>	<u>Date Appointed</u>	<u>Term</u>	<u>Expires</u>	<u>Eligible for Reappointment</u>
Eric P. Olson 1495 Butter Branch Dr Fayetteville, NC 28311 778-9098/810-265-8002/919-515-9819	8/20	2nd	Aug/22 8/31/22	No
Jessica Black 4935 S. River School Road Wade, NC 28395 309-9921/483-0153 <a href="mailto:jegoetke@gmail.com">jegoetke@gmail.com</a>	1/22	1st	Jan/24 1/31/24	Yes
Elmore Lowery 5420 Ahoskie Drive Hope Mills, NC 28348 224-3578 <a href="mailto:dr.elmorelowery@gmail.com">dr.elmorelowery@gmail.com</a>	1/22	1st	Jan/24 1/31/24	Yes
Georgeanna Pinckney 3529 Furman Drive Fayetteville, NC 28304 229-3778/286-8582/396-2937	8/19	2nd	Jan/21 1/31/21	No

Contact: Yamile Nazar, Human Relations Manager - Phone: 433-1696 / Fax: 433-1535  
 Fayetteville-Cumberland Human Relations Department

Meetings: 2<sup>nd</sup> Thursday of every month – 5:30 pm (except July)  
 Festival Park Plaza Training Room  
 225 Ray Ave, Fayetteville

## Andrea Tebbe

---

**From:** Yamile Nazar <YamileNazar@FayettevilleNC.gov>  
**Sent:** Tuesday, April 5, 2022 4:53 PM  
**To:** Andrea Tebbe  
**Cc:** Candice White  
**Subject:** FW: [EXTERNAL]Abram Flores

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Good afternoon Deputy County Clerk, ☺

Please advise County Commissioners that the Fayetteville-Cumberland Human Relations Commission would like to have Abram Flores appointed. You should have his application on file. If not, please let me know. I thank you and hope you and yours have a wonderful evening.

Respectfully,

Yamile Nazar, Director  
Diversity Equity & Inclusion  
Human Relations Department  
BA, MPA, Cornell: Diversity & Inclusion, U.S. Army Certified EEO Counselor  
*Hablamos Español*



---

**From:** Semone Pemberton <spemberton@homescba.com>  
**Sent:** Tuesday, April 5, 2022 3:55 PM  
**To:** Yamile Nazar <YamileNazar@FayettevilleNC.gov>  
**Subject:** [EXTERNAL]Abram Flores

I would like to have Abram Flores appointed to the commission.

**M. Semone Pemberton**  
Real Estate Broker, Coldwell Banker Advantage  
3800 Raeford Rd | Fayetteville, NC. 28304

**Email:** [spemberton@homescba.com](mailto:spemberton@homescba.com)  
**Call/Text:** 910 882-6112

[www.semonepemberton.com](http://www.semonepemberton.com)

License# 327475

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HUMAN RELATIONS COMMISSION  
 (County Commissioner Appointees)  
 2Year Term

<u>Name/Address</u>	<u>Date Appointed</u>	<u>Term</u>	<u>Expires</u>	<u>Eligible for Reappointment</u>
Eric P. Olson 1495 Butter Branch Dr Fayetteville, NC 28311 778-9098/810-265-8002/919-515-9819	8/20	2nd	Aug/22 8/31/22	No
Jessica Black 4935 S. River School Road Wade, NC 28395 309-9921/483-0153 <a href="mailto:jegoetke@gmail.com">jegoetke@gmail.com</a>	1/22	1st	Jan/24 1/31/24	Yes
Elmore Lowery 5420 Ahoskie Drive Hope Mills, NC 28348 224-3578 <a href="mailto:dr.elmorelowery@gmail.com">dr.elmorelowery@gmail.com</a>	1/22	1st	Jan/24 1/31/24	Yes
Georgeanna Pinckney 3529 Furman Drive Fayetteville, NC 28304 229-3778/286-8582/396-2937	8/19	2nd	Jan/21 1/31/21	No

Contact: Yamile Nazar, Human Relations Manager - Phone: 433-1696 / Fax: 433-1535  
 Fayetteville-Cumberland Human Relations Department

Meetings: 2<sup>nd</sup> Thursday of every month – 5:30 pm (except July)  
 Festival Park Plaza Training Room  
 225 Ray Ave, Fayetteville

**APPLICANTS FOR  
HUMAN RELATIONS COMMISSION**

<b><u>NAME/ADDRESS/PHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
ANTHONY, SHEKIA (-/F) 304 WAPITI DRIVE SPRING LAKE, NC 28390 910-758-4670 <a href="mailto:KIAJANTHONY@OUTLOOK.COM">KIAJANTHONY@OUTLOOK.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	CEO SELF EMPLOYED	NONE LISTED
BODOH, DR. MADELINE (B/F) 400 HARLOW DRIVE FAYETTEVILLE NC 28314 494-2194/570-9527 <a href="mailto:PROFESSORMBODOH@GMAIL.COM">PROFESSORMBODOH@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: KIWANIS INTERNATIONAL <b>CATEGORY: GENERAL PUBLIC</b>	DIRECTOR CONTINUOUS PROCESS IMPR. US ARMY RESERVE COMMAND	PHD/MASTERS
BOWER, MEREDITH (A/F) 2634 MIDDLE ROAD FAYETTEVILLE NC 28304 574-9646/827-1582 <a href="mailto:MERB8121@GMAIL.COM">MERB8121@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	SOCIAL WORKER NC YOUTH VIOLENCE PREVENTION CENTER	BS-SOCIOLOGY
BRUTON, SARAH (W/F) 106 WOODROW STREET FAYETTEVILLE NC 28303 308-2155/678-9823 <a href="mailto:SARAHSBRUTON@HOTMAIL.COM">SARAHSBRUTON@HOTMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	COLLEGE INSTRUCTOR FTCC	MASTERS & BACHELORS



**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 2**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
BURKS, BOBBIE (B/F) 6509 BROOKSTONE LANE APT 306 FAYETTEVILLE NC 28314 910-747-4404 <a href="mailto:BMARIEBURKS@GMAIL.COM">BMARIEBURKS@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	BEHAVIORAL HEALTH SPECIALIST COMMWELL HEALTH	MASTERS
CONLEY, QUONTICA (B/F) 945 LOWER BRIDGE DR. APT 20 FAYETTEVILLE NC 28303 509-205-5489 <a href="mailto:EMPOWEREDBYQUONTICA@GMAIL.COM">EMPOWEREDBYQUONTICA@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	CHIEF EXECUTIVE OFFICER	SOME COLLEGE
DEBERRY, AN-QUE (-/F) 1405 E YELLOW RIBBON DRIVE FAYETTEVILLE NC 28314 702-978-0960 <a href="mailto:ANQUEDEBERRY@GMAIL.COM">ANQUEDEBERRY@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	SOCIAL WORKER MAGELLAN HEALTH	BA-POLITICAL SCIENCE MASTERS-SOCIAL WORK
EARL, RENARDE D. (B/M) 6919 SOUTH STAFF RD FAYETTEVILLE NC 28306 336-682-4424 <a href="mailto:RDE9498@GMAIL.COM">RDE9498@GMAIL.COM</a> Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: LEADERSHIP WINSTON SALEM <b>CATEGORY: GENERAL PUBLIC</b>	ASSOCIATE VICE CHANCELLOR OF POLICE/PUBLIC SAFETY	BACHELORS CRIMINAL JUSTICE

**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 3**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
FLORES, ABRAM (H/M) 2914 SEAWATER COURT FAYETTEVILLE, CN 28306 261-3199(H/M)/984-900-3124 <a href="mailto:ABRAM.FLORES@CCHARITIESDOR.ORG">ABRAM.FLORES@CCHARITIESDOR.ORG</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	DIRECTOR OF OPERATIONS CATHOLIC CHARITIES OF THE DIOCESE OF RALEIGH	BA, MASTERS OF SCIENCE
GOODEN, RODERICK (B/M) 706 DANDRIDGE DR FAYETTEVILLE NC 28314 910-728-6228 <a href="mailto:GOODENR@FAYTECHCC.EDU">GOODENR@FAYTECHCC.EDU</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: YES Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: YES <b>CATEGORY: GENERAL PUBLIC</b>	LOGISTIC TECH	BACHELORS/COMPLETING MASTERS
GRAVES, ARCHITA L. (B/F) 5624 STONEFIELD ST HOPE MILLS NC 28348 910-849-6270 <a href="mailto:ARCHITA.GRAVES@GMAIL.COM">ARCHITA.GRAVES@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	MENTAL HEALTH THERAPIST & FEDERAL	VICTIMMASTES-SOCIAL WORK
GRIFFIN, CIERRA (B/F) 3108 WALESBY DRIVE FAYETTEVILLE NC 28306 850-363-5774 <a href="mailto:SRACIERRASMITH@GMAIL.COM">SRACIERRASMITH@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	HIGHER EDUCATION COORDINATOR BLADEN COMMUNITY COLLEGE	BS



**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 4**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
HOLMES, KIM (B/F) 3050 JAMES DAIL RD FAYETTEVILLE NC 28312 910-824-1000 <a href="mailto:KIMHOLMES2@GMAIL.COM">KIMHOLMES2@GMAIL.COM</a> Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	CUSTOMER SERVICE PWC	SOME COLLEGE
JONES, NICOLE DANIELLE (B/F) 112 WEATHERSTONE DR. APT. 102 FAYETTEVILLE, NC 28311 758-5945(H)/723-3685(M/W) <a href="mailto:LOVEJONESPROSERVICES@GMAIL.COM">LOVEJONESPROSERVICES@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	SOCIAL WORKER/SMALL BUSINESS OWNER	BS
LEWIS SHAW, KIM (B/F) 7550 BEVERLY DR FAYETTEVILLE NC 28314 910-331-9690 KIM.SHAW@NCDPS.GOV Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	REGIONAL RECRUITER DEVELOPMENT	MASTERS-ORGANIZATIONAL LEADERSHIP
LIGHTBURN, LYNDA R. (B/F) 5205 ROCKINGHAM ROAD FAYETTEVILLE NC 28311 568-2422/424-4536 <a href="mailto:LITCOACH3@GMAIL.COM">LITCOACH3@GMAIL.COM</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: No <b>CATEGORY: GENERAL PUBLIC</b>	READING TEACHER CUMBERLAND MILLS ELEMENTARY	MASTERS-EDUCATION

**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 5**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
LONG, MICHAEL J (W/M) 5308 Bella Farms Ct. Godwin, NC 28344 910-434-4123 (W) 910-476-6582 (M) <a href="mailto:Longmj13@gmail.com">Longmj13@gmail.com</a> Graduate-County Citizens' Academy: Yes Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: Yes Graduate-other leadership academy: No <b>CATEGORY: GENERAL PUBLIC</b>		
PRICE, WANDA C. (B/F) 1995 CHRISTOPHER WAY FAYETTEVILLE, NC 28303 583-3929(H/M)/709-2131(W) <a href="mailto:WC.PRICE@YAHOO.COM">WC.PRICE@YAHOO.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC (SERVES ON BOARD OF ELECTIONS)</b>	COGNITIVE BEHAVIOR INTERVENTION	HS/AS
TAYLOR, SHUNTRICKIA (B/F) 7261 PEBBLEBROOK DRIVE FAYETTEVILLE NC 28314 910-977-4770 <a href="mailto:DYNESHIIA2@LIVE.COM">DYNESHIIA2@LIVE.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: SPECIFIED NURSING LEADERSHIP <b>CATEGORY: GENERAL PUBLIC</b>	REGISTERED NURSE & ASSOCIATE PROFESSOR	FAY VA MEDICAL CTR FTCC
WRIGHT, DAKOTA WAYNE (-/-) 3431 REGIMENT DRIVE FAYETTEVILLE NC 28303 919-770-3783 <a href="mailto:KOTA03WRIGHT@HOTMAIL.COM">KOTA03WRIGHT@HOTMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	US ARMY	BS – POLITICAL SCIENCE

**APPLICANTS FOR HUMAN RELATIONS COMMISSION Page 6**

<b><u>NAME/ADDRESS/PHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
WRIGHT, TRACEY (B/F) 3290 SOUTHERN OAKS DRIVE FAYETTEVILLE, NC 28314 919-671-8626(M)/570-5450(W) <a href="mailto:TLWRIGHT29@GMAIL.COM">TLWRIGHT29@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	US ARMY	BA-PSYCHOLOGY





## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JERMAINE WALKER, DIRECTOR OF ENGINEERING AND INFRASTRUCTURE**

**DATE: 4/14/2022**

**SUBJECT: RESOLUTION FOR GRAY'S CREEK WATER SEWER DISTRICT GRANT APPLICATION**

#### **BACKGROUND**

The Cumberland County Engineering and Infrastructure and Public Utilities Departments are applying for the \$15M Drinking Water Reserve and Wastewater Reserve (State Reserves) Grant. This Grant is for:

1. Project construction grants for public water systems and wastewater systems NC DEQ categorizes as at-risk of becoming distressed.
2. Project construction grants for public water systems and wastewater systems not designated as distressed or categorized as at-risk.
3. Grants for asset inventory and assessments, rate studies, merger/regionalization feasibility, training, and planning grants to conduct project engineering, design, or other preconstruction activities.

In order to apply for the grant, the County must adopt a resolution authorizing the water sewer project and the filing of the grant application with the State of North Carolina.

The dates to apply are May 2 and September 2, 2022.

#### **RECOMMENDATION / PROPOSED ACTION**

This item was presented at the April 14, 2022, Board of Commissioners' Agenda Session and brought forward to the Board of Commissioners' Regular Meeting as a Consent Item.

Staff recommends the Grays Creek Water and Sewer District adopt the attached resolution allowing the County to move forward with the application for funding.

#### **ATTACHMENTS:**

Description

Type





STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

AUTHORIZING RESOLUTION  
WATER AND WASTE WATER  
PROJECTS

**WHEREAS,** The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater system improvements, and

**WHEREAS,** The Gray's Creek Water & Sewer District has need for and intends to construct a drinking water system project described as:

This project is for the construction of a new central water distribution system to serve an area in Cumberland County that have private wells contaminated above the State's provisional health goal for drinking water.

**WHEREAS,** The Gray's Creek Water & Sewer District intends to request state loan and/or grant assistance for the projects,

**NOW THEREFORE BE IT RESOLVED, BY THE GOVERNING BOARD OF THE GRAY'S CREEK WATER AND SEWER DISTRICT:**

That the Gray's Creek Water & Sewer District, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Gray's Creek Water & Sewer District to make scheduled repayment of the loan, to withhold from the Gray's Creek Water & Sewer District any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide, or contract for, the efficient operation and maintenance of the project upon completion of construction thereof.

That **Amy H. Cannon**, County Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the construction of the projects described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted at a meeting of the Governing Board of the Gray's Creek Water and Sewer District held on the 18<sup>th</sup> day of April 2022 in the Commissioners Meeting Room, Room 118, Judge E. Maurice Braswell Cumberland County Courthouse, 117 Dick Street, in Fayetteville, North Carolina.

Gray's Creek Water and Sewer District

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Glenn Adams, Chairman  
Gray's Creek Water & Sewer District  
Governing Board

Attest:

---

Candice White, Clerk to the Gray's Creek  
Water & Sewer District Governing Board

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Clerk to the Board of Commissioners for Cumberland County, North Carolina, does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Commissioners of the County, acting as the governing body of the Gray's Creek Water and Sewer District duly held on the 18th day of April, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

WITNESS my hand and the official seal of the County this 18<sup>th</sup> day of April 2022.

---

Candice H. White, Clerk  
Board of Commissioners  
County of Cumberland, North Carolina

(SEAL)



## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 18, 2022**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JERMAINE WALKER, DIRECTOR OF ENGINEERING AND INFRASTRUCTURE**

**DATE: 4/14/2022**

**SUBJECT: RESOLUTION FOR THE NORTHERN CUMBERLAND REGIONAL SANITARY WATER AND SEWER DISTRICT (NORCRESS) GRANT APPLICATION**

#### **BACKGROUND**

The Cumberland County Engineering and Infrastructure and Public Utilities Departments are applying for the Viable Utility Reserve Grant. This Grant is for water and wastewater systems that have been designated as distressed by the State Water Infrastructure Authority and the Local Government Commission, for the purposes set forth in subdivisions (1) through (5) of G.S. 159G-32(d).

In order to apply for the grant, the County must adopt a resolution authorizing the water sewer project and the filing of the grant application with the State of North Carolina.

The maximum single award is up to \$15M and the date to apply is May 2, 2022.

#### **RECOMMENDATION / PROPOSED ACTION**

This item was presented at the April 14, 2022, Board of Commissioners' Agenda Session and brought forward the Northern Cumberland Regional Sanitary Water and Sewer System (NORCRESS) Water and Sewer District Governing Board as a Consent Item.

Staff recommends the NORCRESS Water and Sewer District Governing Board adopt the attached resolution allowing the County to move forward with the application for funding.

#### **ATTACHMENTS:**

Description  
NORCRESS Resolution

Type  
Backup Material

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

AUTHORIZING RESOLUTION  
WATER AND WASTE WATER  
PROJECTS

**WHEREAS,** The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater system improvements, and

**WHEREAS,** The NORCRESS Water & Sewer District has need for and intends to make improvements to its wastewater system project described as:

This project is to provide needed repairs to the sewer system and lift stations based off the comprehensive sewer evaluation conducted on the system. The repairs needed are to get the system operating at the original design standards and to prevent the operational issues of a long, low flow force main that has gas binding and sludge accumulation, which is causing inefficiencies with the pumps at the lift stations.

**WHEREAS,** The NORCRESS Water & Sewer District intends to request state loan and/or grant assistance for the projects,

**NOW THEREFORE BE IT RESOLVED, BY THE GOVERNING BOARD OF THE NORCRESS WATER AND SEWER DISTRICT:**

That the NORCRESS Water & Sewer District, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the NORCRESS Water & Sewer District to make scheduled repayment of the loan, to withhold from the NORCRESS Water & Sewer District any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide, or contract for, the efficient operation and maintenance of the project upon completion of construction thereof.

That **Amy H. Cannon**, County Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the construction of the projects described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted at a meeting of the Governing Board of the NORCRESS Water and Sewer District held on the 18<sup>th</sup> day of April 2022 in the Commissioners Meeting Room, Room 118, Judge E. Maurice Braswell Cumberland County Courthouse, 117 Dick Street, in Fayetteville, North Carolina.

NORCRESS Water and Sewer District

---

Glenn Adams, Chairman  
NORCRESS Water & Sewer District  
Governing Board

Attest:

---

Candice White, Clerk to the NORCRESS  
Water & Sewer District Governing Board

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Clerk to the Board of Commissioners for Cumberland County, North Carolina, does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Commissioners of the County, acting as the governing body of the NORCRESS Water and Sewer District duly held on the 18th day of April, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

WITNESS my hand and the official seal of the County this 18<sup>th</sup> day of April 2022.

---

Candice H. White, Clerk  
Board of Commissioners  
County of Cumberland, North Carolina

(SEAL)