

Charles Morris,  
Chair  
Town of Linden

Diane Wheatley,  
Vice-Chair  
Cumberland County

Jami McLaughlin,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman

Donovan McLaurin  
Wade, Falcon & Godwin



**CUMBERLAND**  
★ **COUNTY** ★  
NORTH CAROLINA

*Planning & Inspections Department*

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler  
Cumberland County

Stan Crumpler,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

**AGENDA**

January 16, 2018  
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING WITHDRAWALS / DEFERRALS

**P17-46.** REZONING OF 645.52+/- ACRES FROM A1 AGRICULTURAL, RR RURAL RESIDENTIAL, PND PLANNED NEIGHBORHOOD DEVELOPMENT & CD CONSERVANCY DISTRICT TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED NORTH OF THE CAPE FEAR RIVER, BOUNDED BY SR 1700 (MCBRYDE STREET) & SR 1609 (LANE ROAD); SUBMITTED BY T.L. BROOKS IV ON BEHALF OF MCCORMICK FARMS L.P. (OWNER). **WITHDRAWN**

**P18-03.** REZONING OF .93+/- ACRE FROM R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3496 GILLESPIE STREET, SUBMITTED BY PHILIP & SHARON KROPP (OWNERS). **STAFF REQUESTED DEFERRAL UNTIL FEBRUARY 20, 2018**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF DECEMBER 19, 2017
- VII. PUBLIC HEARING CONSENT ITEMS

**REZONING CASES**

- A. **P18-01.** REZONING OF 1.01+/- ACRES FROM R40 RESIDENTIAL/CU CONDITIONAL USE OVERLAY FOR MOTOR VEHICLE SALES TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON SOUTH SIDE OF SR 2040 (BEAVER DAM CHURCH ROAD), WEST OF NC HWY 210 SOUTH; SUBMITTED BY WILLIAM JEFFREY SIMPSON ON BEHALF OF SIMPSON FARMS LLC (OWNER).
- B. **P18-02.** REZONING OF 1.65+/- ACRES FROM R6 RESIDENTIAL TO C2(P) PLANNED SERVICE & RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1709 MCARTHUR ROAD, SUBMITTED BY MELVIN & MARGARET MOORE (OWNERS).

CONDITIONAL ZONING CASE

- C. **P17-55.** REZONING OF 41.30+/- ACRES FROM RR RESIDENTIAL TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTH SIDE OF DOWNING ROAD, EAST OF ACCORD ROAD; SUBMITTED BY JOHN S. HAIR, JR. (OWNER) AND GARRIS NEIL YARBOROUGH (ATTORNEY).

VIII. PUBLIC HEARING WAIVER CASE

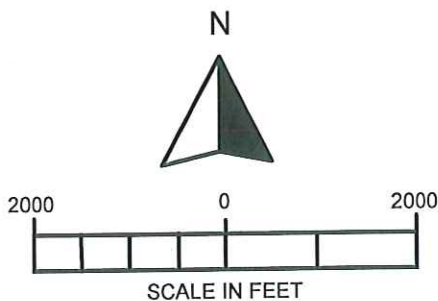
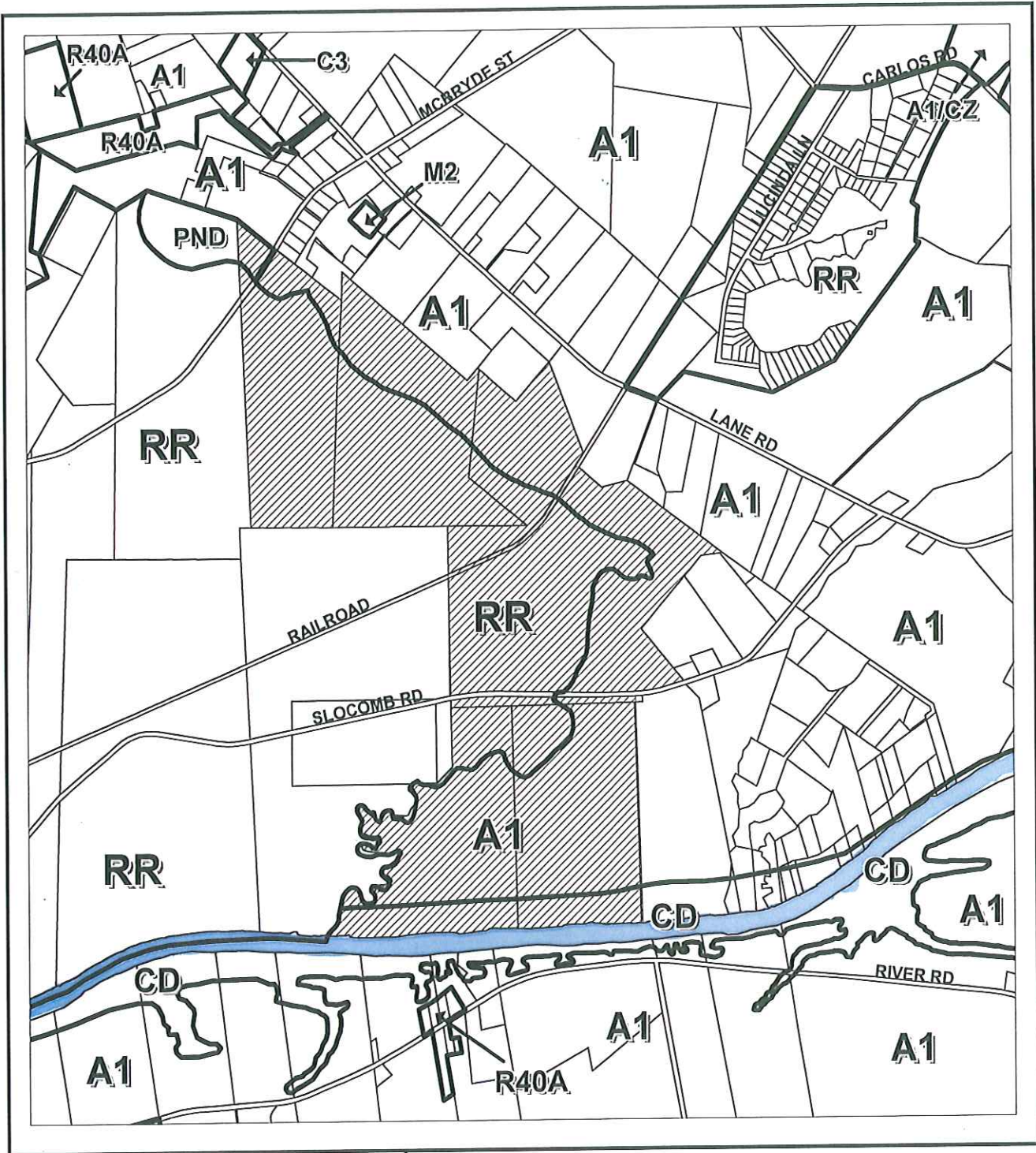
**CASE NO. 17-006.** CONSIDERATION OF THE JASON AUTRY PROPERTY; SUBDIVISION REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO CONNECT TO PUBLIC WATER; COUNTY SUBDIVISION ORDINANCE, SECTIONS 2306.A.1.B, CONNECTION TO WATER AND SANITARY SEWER REQUIRED; ZONED: R15; TOTAL ACREAGE: 3.898 +/-; LOCATED AT 548 SUNNYSIDE SCHOOL ROAD; SUBMITTED BY JASON AUTRY (OWNER).

IX. PUBLIC HEARING CONTESTED ITEMS

X. DISCUSSION

DIRECTOR'S UPDATE

XI. ADJOURNMENT



## REQUESTED REZONING RR, A1, PND & CD TO A1

<b>ACREAGE: 645.52 AC.+/-</b>		<b>HEARING NO: P17-46</b>	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0562-09-5188, 0562-26-5895,  
0562-46-1435, 0562-31-2400  
0562-41-9727

10/24/17  
MB

**Betty Lynd**

**From:** Tom <tlbiv@verizon.net>  
**Sent:** Monday, January 08, 2018 3:31 PM  
**To:** Betty Lynd  
**Subject:** RE: P17-76

I apologize, I did mean P17-46.

Thank you for your help.

Tom

**From:** Betty Lynd [<mailto:blynd@co.cumberland.nc.us>]  
**Sent:** Monday, January 8, 2018 2:43 PM  
**To:** [tlbiv@verizon.net](mailto:tlbiv@verizon.net)  
**Cc:** Patricia Speicher <[pspeicher@co.cumberland.nc.us](mailto:pspeicher@co.cumberland.nc.us)>  
**Subject:** RE: P17-76

Good afternoon Mr. Brooks:

I have received your request for withdrawal, but I wanted to clarify that you mean Case P17-46. If this is correct, please let me know via e-mail.

Thank you and have a wonderful day.

Betty Lynd  
Planner, Zoning  
Cumberland County Planning & Inspections  
130 Gillespie Street  
(910) 678-7603  
[blynd@co.cumberland.nc.us](mailto:blynd@co.cumberland.nc.us)



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**From:** Patricia Speicher  
**Sent:** Monday, January 08, 2018 2:37 PM  
**To:** Betty Lynd  
**Cc:** Thomas Lloyd  
**Subject:** FW: P17-76

fyi

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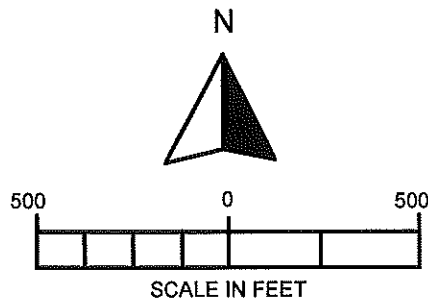
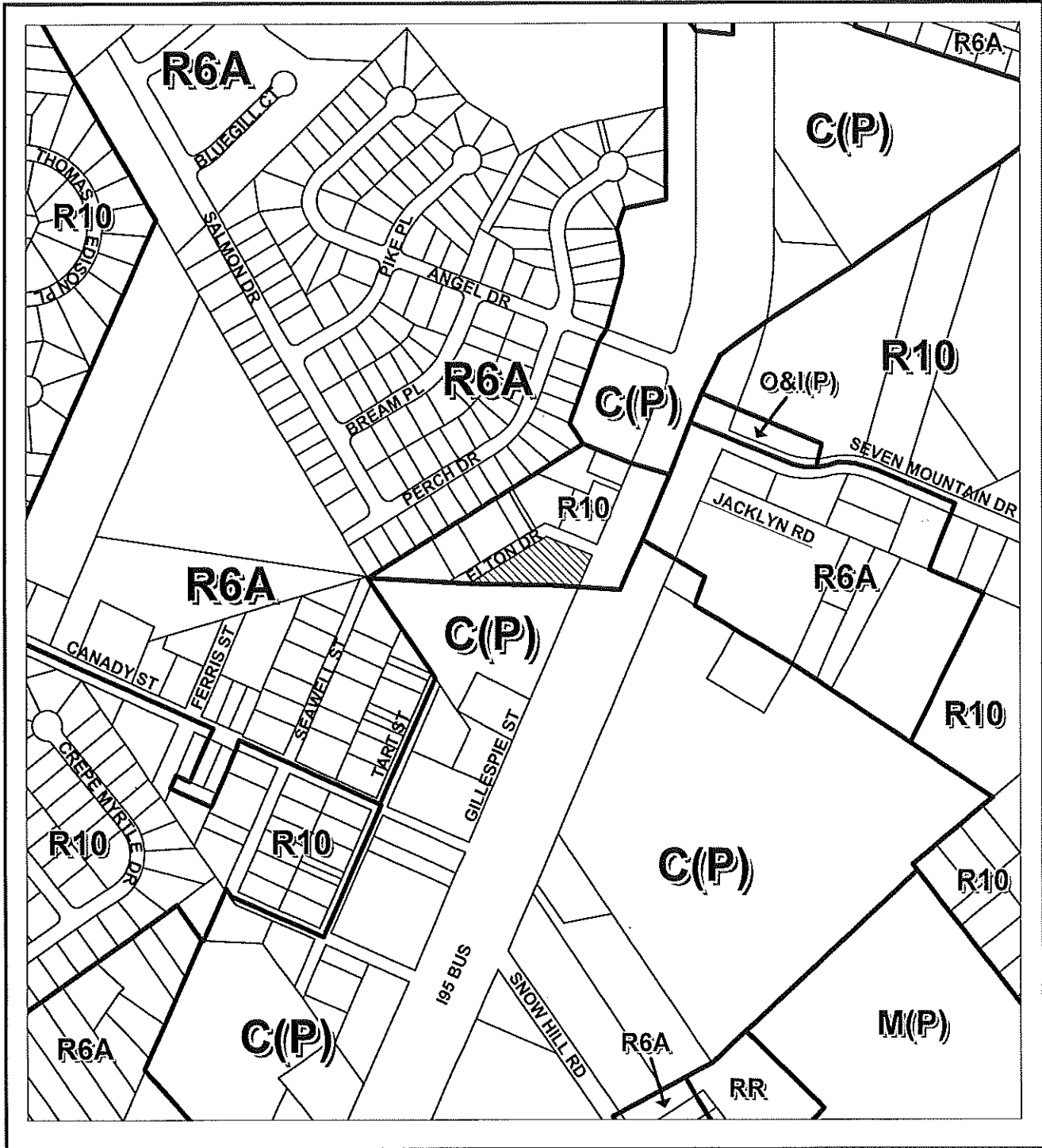
Patti,

I respectfully request that our rezoning application P17-76, rezoning of 645.2 +/- acres, be removed from the agenda for the upcoming Planning Board Meeting.

Thank you,  
Tom Brooks  
McCormick Farms  
(910) 813-0408

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





PORT OF PIN: 0424-79-9342

## REQUESTED REZONING R10 TO C(P)

ACREAGE: 0.93 AC.+/-

HEARING NO: P18-03

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

CASE NUMBER: P18-01

PLANNING BOARD HEARING DATE:  
01/16/2018

REQUEST  
R40/CU to R40 (REMOVAL OF CU for motor  
vehicle sales ONLY)

ACREAGE: 1.01+/-

PROPERTY OWNER/APPLICANT  
WILLIAM JEFFREY SIMPSON ON BEHALF OF  
SIMPSON FARMS LLC (OWNER)

PROPERTY ADDRESS/LOCATION

South side of SR 2040 (Beaver Dam  
Church Rd), West of NC Hwy 210 South

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 260'+/- on NC Hwy 210 South; 330'+/-  
on SR 2054 (Clay Fork Hill Rd)

Depth: 200'+/-

Adjacent Property: Yes

Current Use: Vacant

Initial Zoning: A1 – September 3, 1996 (Area 23); rezoned  
to R40 January 25, 1999 (Case P98-106); rezoned to R40/CU  
for motor vehicle sales March 15, 2004 (Case P04-08)

Nonconformities: None

Zoning Violation(s): None issued

School Capacity/Enrolled: Comments requested; none  
received

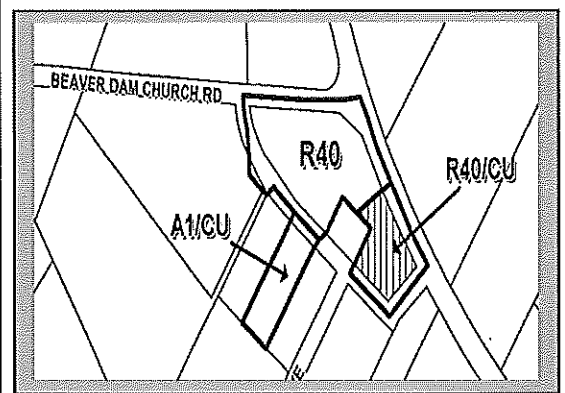
Special Flood Hazard Area (SFHA): Yes

Water/Sewer Availability: Well/Septic

Soil Limitations: Yes - Hydric: JT (Johnston loam)

Subdivision/Site Plan: Future development may require review

Average Daily Traffic County (2016): 1,500 on NC Hwy 210 S



SURROUNDING LAND USE: Residential  
(including manufactured homes),  
cemetery, farmland

COMPREHENSIVE PLANS: 2030  
Growth Vision Plan: Rural Areas;  
Southwest Cumberland Land Use Plan:  
Farmland

Notes:

1. Density  
R40- 1 lot/unit
  
2. Minimum Yard Setbacks:

	<b>R40</b>
Front yard:	30'
Side yard:	15'
Rear yard:	35'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

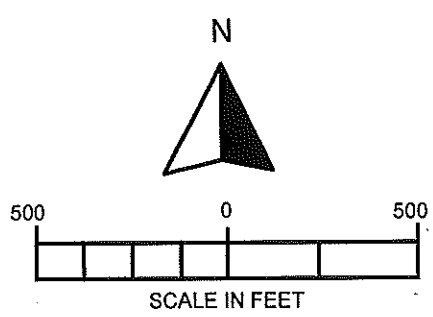
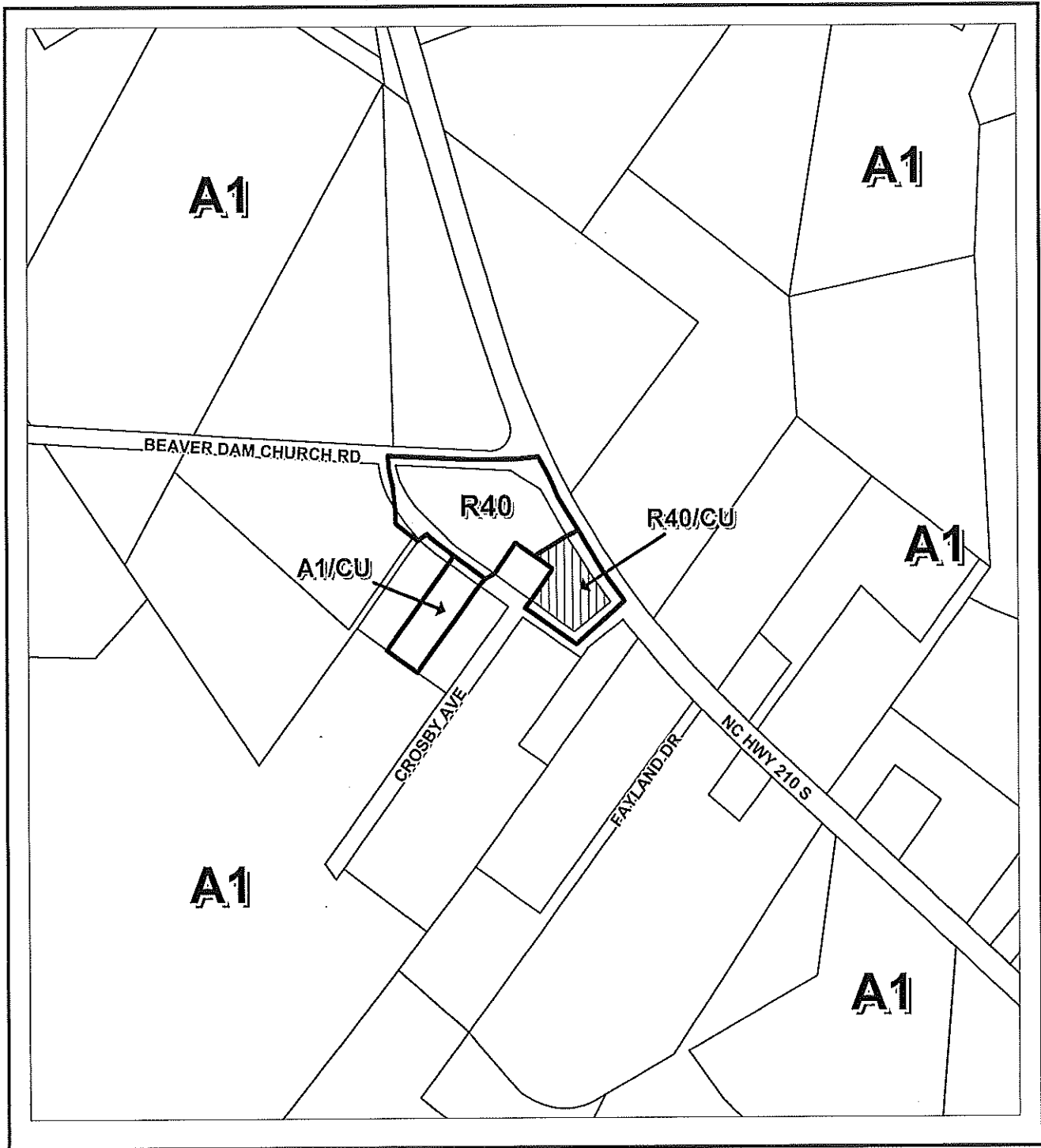
In Case P18-01, the Planning and Inspections Staff recommends approval of the rezoning to remove the Conditional Use Overlay for motor vehicle sales at the property owner's request and find the Southwest Cumberland Land Use Plan has been examined and does not address this particular situation; and further find approval of the request is reasonable and in the public interest because Conditional Use Overlays were approved prior to 2005 in order to allow land uses that were not permitted in the current zoning district in exceptional situations, later deemed as an improper use of zoning, and that the approved business is no longer in operation at this location.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

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

A certified copy of the listing with the tax record owner(s) of the subject and adjacent properties, along with their tax record mailing addresses, is contained within the case file and incorporated by reference as if delivered herewith.



## REQUESTED REZONING R40/CU TO R40

<b>ACREAGE: 1.01 AC.+/-</b>		<b>HEARING NO: P18-01</b>	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 1421-63-2566

MB

REQUEST  
R6 to C2(P)

ACREAGE: 1.65+/-

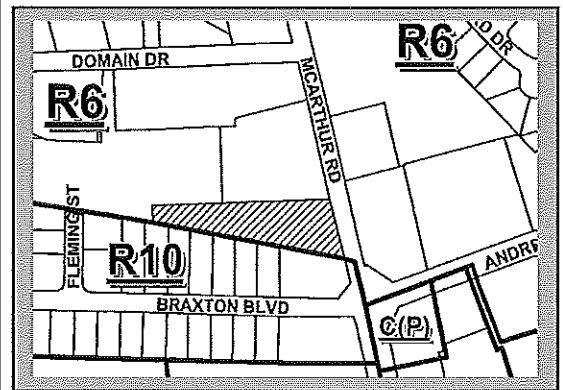
PROPERTY OWNER/APPLICANT  
MELVIN & MARGARET MOORE (OWNERS)

PROPERTY ADDRESS/LOCATION  
1709 McArthur Road

Jurisdiction: County

**PROPERTY INFORMATION**

**Frontage & Location:** 200.37'+/- on SR 1600 (McArthur Road)  
**Depth:** 604'+/-  
**Adjacent Property:** No  
**Municipal Influence Area:** Fayetteville  
**City of Fayetteville:** Annexation petition if connected to PWC sewer  
**Current Use:** One residential dwelling  
**Initial Zoning:** R6 – August 21, 1972 (Area 1)  
**Nonconformities:** If approved, existing home will be made nonconforming and will not meet side setbacks on northern property line.  
**Zoning Violation(s):** None issued  
**School Capacity/Enrolled:** Comments requested; none received  
**Special Flood Hazard Area (SFHA):** None  
**Watershed:** Yes  
**Water/Sewer Availability:** PWC/PWC  
**Soil Limitations:** None  
**Subdivision/Site Plan:** If approved, site plan may be required  
**Average Daily Traffic County (2016):** 20,000 on SR 1600 (McArthur Road)  
**Highway Plan:** McArthur Road is identified as an existing thoroughfare in the 2040 Metropolitan Transportation Plan with no constructions/ improvements planned; no impact on the Transportation Improvement Plan.



**SURROUNDING LAND USE:** Residential (single and multi-family dwellings), religious worship facility, water tower, retailing and servicing, mini-warehousing

**COMPREHENSIVE PLANS: 2030**  
**Growth Vision Plan:** Urban; **North Fayetteville Land Use Plan:** Low Density Residential

**Notes:**

1. Density  
R6- 16 lots/17 units

2. Minimum Yard Setbacks:

	<u>R6</u>	<u>O&amp;I(P)</u>	<u>C1(P)</u>	<u>C2(P)</u>
Front yard:	25'	35'	45'	50'
Side yard:	10'	15'	15'	30'
Rear yard:	30'	20'	20'	30'

STAFF RECOMMENDATION

**APPROVAL**

APPROVAL WITH CONDITIONS

DENIAL

In Case P18-02, the Planning and Inspections Staff recommend to approve the rezoning from R6 Residential to C2(P) Planned Service and Retail and find:

- a. The approval is an amendment to the adopted North Fayetteville Land Use Plan (2003) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the requested district is consistent with the more recently adopted 2030 Growth Vision Plan (2009) which calls for "urban" development at this location;
- c. And, this rezoning approval is reasonable and in the public interest because the subject property is located in an area that is in transition from residential to non-residential through redevelopment and construction of the Fayetteville Outer Loop (I-295).

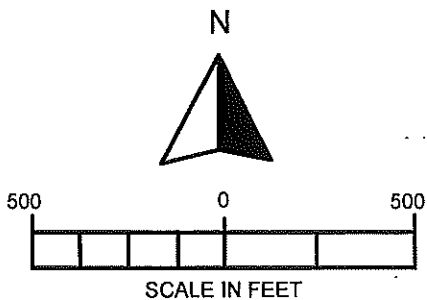
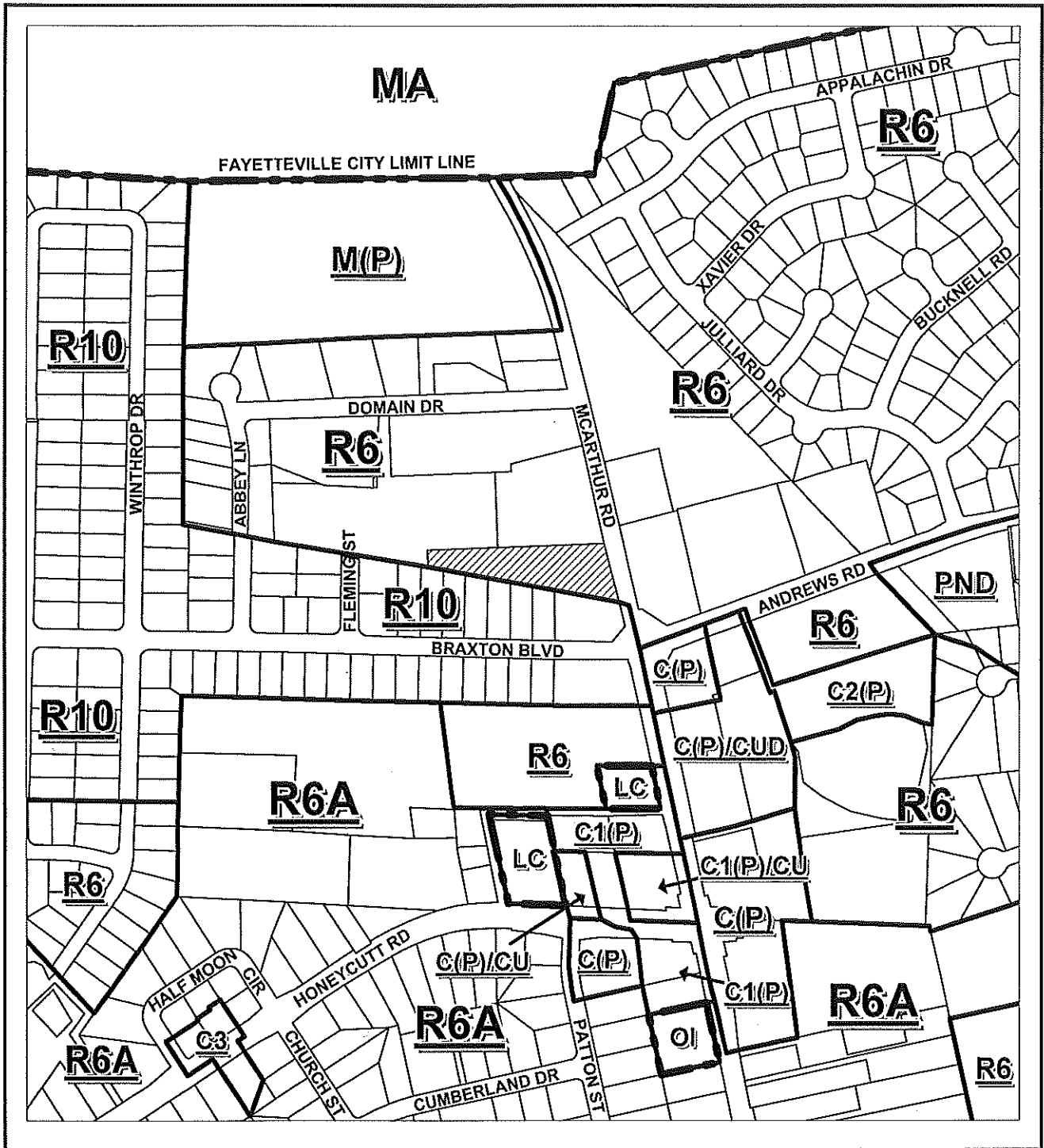
**OTHER SUITABLE DISTRICTS:** O&I(P) & C1(P)

**ATTACHMENTS:** SKETCH MAP

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

A certified copy of the listing with the tax record owner(s) of the subject and adjacent properties, along with their tax record mailing addresses, is contained within the case file and incorporated by reference as if delivered herewith.





## REQUESTED REZONING R6 TO C2(P)

ACREAGE: 1.65 AC.+/-

HEARING NO: P18-02

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

CASE NUMBER: P17-55

PLANNING BOARD HEARING DATE:  
01/16/2018

REQUEST  
**RR TO M(P)/CZ for open storage of construction materials and equipment along with ancillary work activities, office space and storage buildings**

ACREAGE: **41.30+/-**

PROPERTY OWNER/APPLICANT  
**JOHN S. HAIR, JR. (OWNER) & GARRIS NEIL YARBOROUGH (AGENT)**

**PROPERTY ADDRESS/LOCATION**

South side of Downing Road, East of Accord Road

Jurisdiction: **County**

**PROPERTY INFORMATION**

Frontage & Location: 551'+/- on SR 1834 (Downing Road); 760'+/- on NC Hwy 24

Depth: 1400'+/-

Adjacent Property: Yes; remaining portion of parent tract(s)

Current Use: Agricultural

Municipal Influence Area: Fayetteville

Initial Zoning: RR – April 26, 1979 (Area 8)

Nonconformities: None

Zoning Violation(s): None issued

School Capacity/Enrolled: Armstrong Elementary: 450/462; Mac Williams: 1270/1102; Cape Fear High: 1425/1482

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: Yes; Hydric: Ro (Roanoke and Wahee loams), Hydric inclusion: WmB (Wickham fine sandy loam)

Subdivision/Site Plan: If approved, development review will be required

Average Daily Traffic County (2016): 11,000 on NC Hwy 24; 1,200 on SR 1834 (Downing Road)

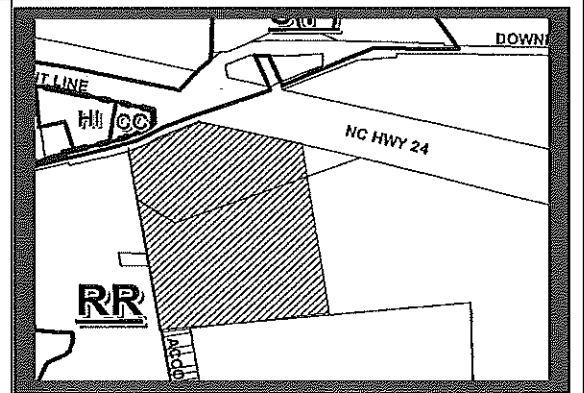
Highway Plan: Downing Road is identified as a Local Road in the 2040 Metropolitan Transportation Plan with no constructions/ improvements planned; no impact on Transportation Improvement Plan.

**Notes:**

1. Density(minus 15% for r/w)  
RR- 76 lots/units

2. Minimum Yard Setbacks:

	<u>M(P)</u>	<u>M1(P)</u>	<u>RR</u>
Front yard:	100'	50'	30'
Side yard:	50'	30'	15'
Rear yard:	50'	30'	35'



**SURROUNDING LAND USE:** Residential (including manufactured homes), vacant commercial, motor vehicle repair, retailing & servicing

**COMPREHENSIVE PLANS: 2030**  
**Growth Vision Plan:** Urban Fringe;  
**Vander Land Use Plan:** Light Industrial

**STAFF RECOMMENDATION**

APPROVAL

**APPROVAL WITH CONDITIONS**

DENIAL

In Case P17-55, the Planning and Inspections Staff recommend to approve the rezoning from RR Rural Residential to M(P) Planned Industrial/CZ Conditional Zoning for open storage of construction materials and equipment along with ancillary work activities, office space and storage buildings and find:

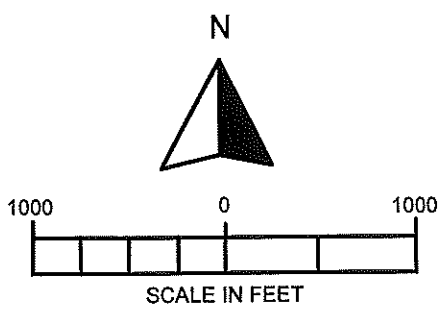
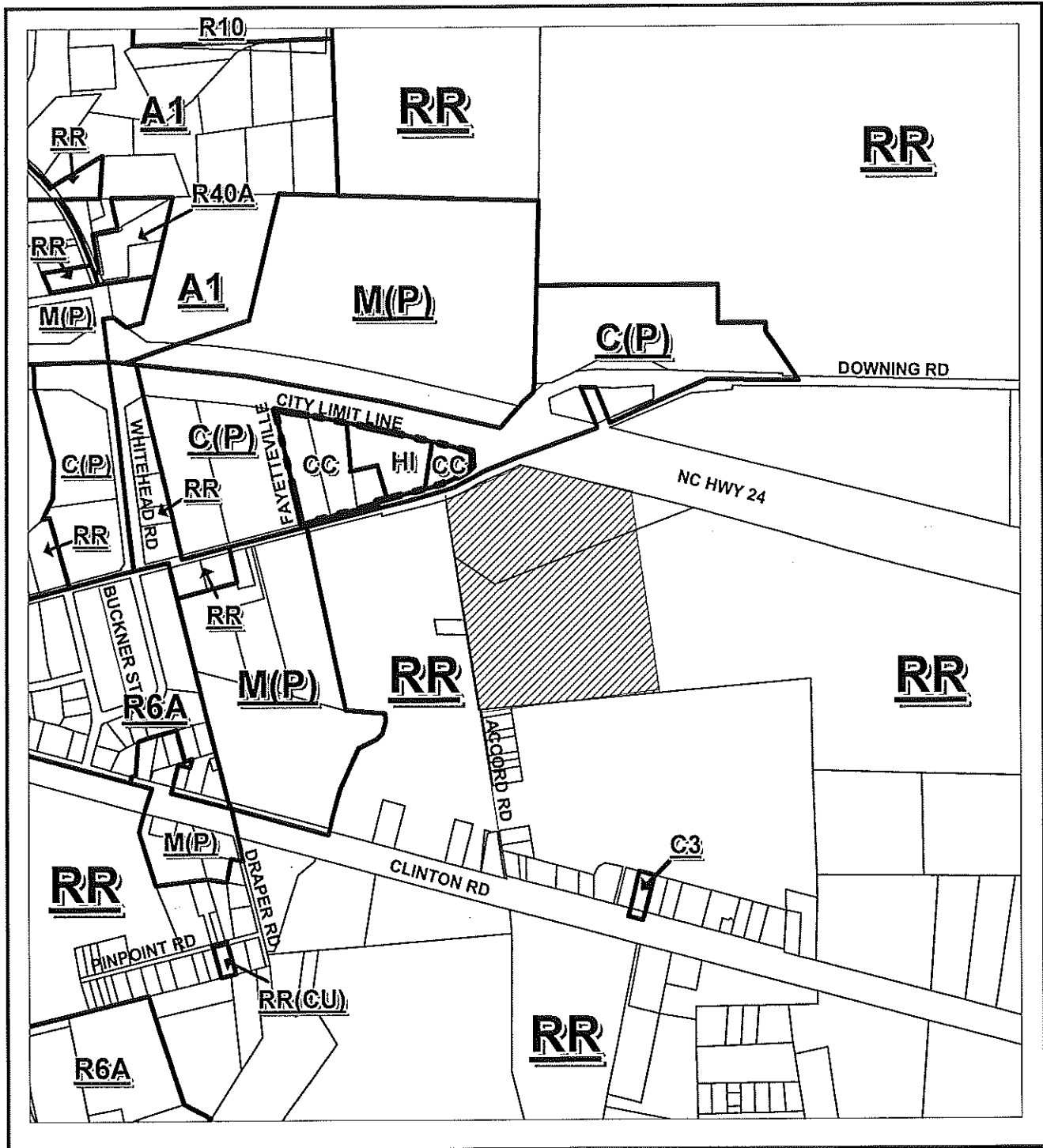
- a. The approval is an amendment to the adopted Vander Area Land Use Plan (2017) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the requested district will allow the property to be developed in a manner that more closely fits the Vander Area Land Use Plan recommendation of "Light Industrial";
- c. And, this rezoning approval is reasonable and in the public interest if the property owner agrees to the attached conditions because the subject property is of a sufficient size to accommodate buffering, screening and landscaping; public water & sewer are available to the site; and NC Hwy 24 is classified as a freeway/expressway designed to handle industrial type traffic.

**OTHER SUITABLE DISTRICTS:** None

**ATTACHMENTS:** SKETCH MAP SITE PLAN APPLICATION ORDINANCE RELATED CONDITIONS

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

A certified copy of the listing with the tax record owner(s) of the subject and adjacent properties, along with their tax record mailing addresses, is contained within the case file and incorporated by reference as if delivered herewith.

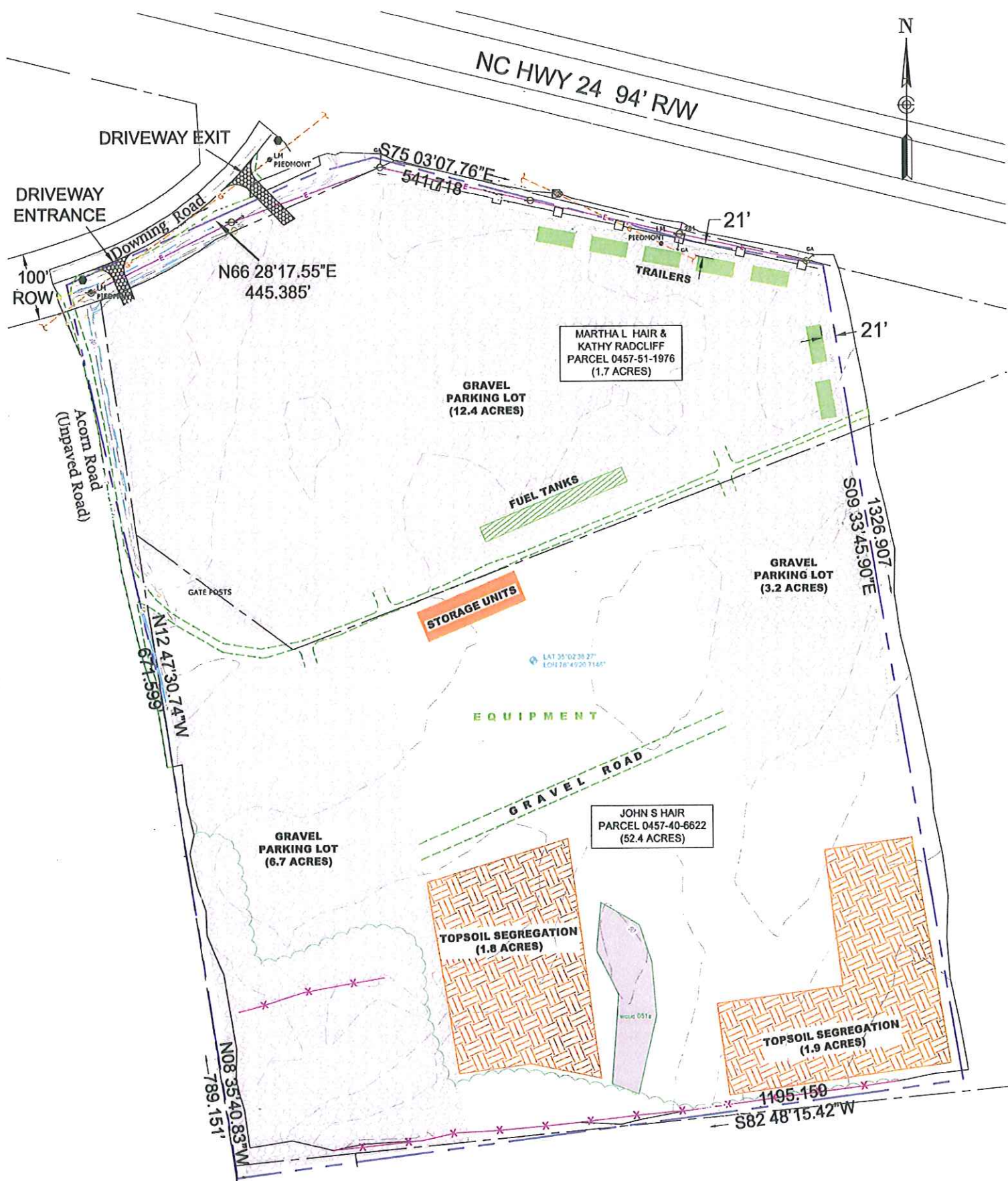


## REQUESTED REZONING RR TO M(P)/CZ

ACREAGE: 41.30 AC.+/-		HEARING NO: P17-55	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PORTION OF PIN: 0457-40-6622  
 PORTION OF PIN: 0457-51-1976

01/08/18  
 MB



**M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING**  
**REQUEST: OPEN STORAGE OF CONSTRUCTION MATERIALS**  
**AND EQUIPMENT ALONG WITH ANCILLARY WORK**  
**ACTIVITIES, OFFICE SPACE, AND STORAGE BUILDINGS**  
**CASE: P17-55 ACREAGE: 41.30 AC+/-**  
**SCALE: NTS**  
**\*SCALED DETAILED SITE PLAN AVAILABLE FOR REVIEW UPON REQUEST**

**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, as hereinafter requested, the following facts are submitted:

1. Applicant/Agent \_\_\_\_\_
2. Address: \_\_\_\_\_ Zip Code \_\_\_\_\_
3. Telephone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_
4. Location of Property: \_\_\_\_\_
5. Parcel Identification Number (PIN #) of subject property: \_\_\_\_\_  
(also known as Tax ID Number or Property Tax ID)
6. Acreage: \_\_\_\_\_ Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_
7. Water Provider: \_\_\_\_\_ Septage Provider: \_\_\_\_\_
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: \_\_\_\_\_
10. Proposed use(s) of the property: \_\_\_\_\_

**NOTE: Be specific and list all intended uses.**

11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes \_\_\_\_\_ No \_\_\_\_\_
12. Has a violation been issued on this property? Yes \_\_\_\_\_ No \_\_\_\_\_
13. It is requested that the foregoing property be rezoned FROM: RR

TO: (Select one)

- Conditional Zoning District, with an underlying zoning district of MCP  
(Article V)
- \_\_\_\_\_ Mixed Use District/Conditional Zoning District (Article VI)
- \_\_\_\_\_ Planned Neighborhood District/Conditional Zoning District (Article VII)
- \_\_\_\_\_ Density Development/Conditional Zoning District, at the \_\_\_\_\_ Density  
(Article VIII)

**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 RR to M(P)
2. Address of Property to be Rezoned: Downing Road and Accord Road
3. Location of Property: South side of NC 24 and Downing Road and East side of Accord Road -  
See attached Exhibits A
4. Parcel Identification Number (PIN #) of subject property: (1) 0457-40-6622 & (2) 0457-51-1976  
(also known as Tax ID Number or Property Tax ID)
5. Acreage (1) 26.4 ac out of 99.84 ac Frontage: See attached Exhibits A Depth: See attached Exhibits A  
(2) 14.9 ac out of 51.78 ac
6. Water Provider: Well: \_\_\_\_\_ PWC: X Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank \_\_\_\_\_ PWC X
8. Deed Book (1) 4642 & (2) 2772, Page(s) (1) 227 & (2) 183, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Agricultural
10. Proposed use(s) of the property: Open storage contractor yard
11. Do you own any property adjacent to or across the street from this property?  
Yes X No \_\_\_\_\_ If yes, where? Adjacent and East and South of subject property
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.*



APPLICATION FOR  
CONDITIONAL ZONING

1. PROPOSED USE(S):

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

Open storage of construction materials and equipment along with ancillary work activities, office space and storage buildings.

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

Area being proposed for industrial zoning is approximately 40 acres of which approximately 3 acres will be used as buffer. Non-residential units include approximately seven (7) temporary office units, five (5) temporary parts trailers and one (1) temporary ice and water facility all of which will involve no more than 100,000 SF of impervious area.

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks.

All setback requirements of the NP will be utilized.

- B. Off-street parking and loading, Sec.1202 & 1203: List the number of spaces, type of surfacing material and any other pertinent information.

There is a 20+/- acre area whereupon crush and run will be placed and parking will occur in this area as shown on the site plan. It is estimated that in addition to the construction equipment located on the site that there will be a designated parking area for employee parking which from time to time may include up to 40 vehicles. Equipment and material loading will go on throughout the site.

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

All signage will conform to the requirements in Article XIII, Section 1306.B.5

4. LANDSCAPE AND BUFFER REQUIREMENTS:

- A. For all new non-residential and mixed use development abutting a public street, indicate the number and type of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number and type of shrubs. (Sec. 1102N). **NOTE: All required landscaping must be included on the site plan.**

Property will have a 6-foot wooden fence along property line abutting Highway 24.

- B. Indicate the type of buffering and approximate location, width and setback from the property lines. (Sec. 1102G). **NOTE: All required buffers must be included on the site plan.**

Buffering by setback will occur as shown on the site plan.

5. MISCELLANEOUS:

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

At various times there will be approximately 70 employees. Hours of operation will be from 6am to 6pm, six days per week. However, there may be limited office activities all days of the week. Temporary lighting fixtures will occasionally be used for exterior lighting. All light will be utilized in such a manner as to comply with the County's lighting requirements for emission of ambient light. All lighting will be directed in an inward fashion. The only noise and or emissions that will occur on the property will be from the various equipment used which have the appropriate factory installed devices to minimize noise and emissions (there will be no smoke stacks or the like on the property). Access to the property will be from Downing Road.

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan must be of sufficient detail to allow the Planning and Inspections Staff, Planning Board and County Commissioners to analyze the proposed uses and arrangement of uses on the site. It also must include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7. STATEMENT OF ACKNOWLEDGMENT:

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

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

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Kathleen Hair Radcliff and Martha L. Hair  
NAME OF OWNER(S) (PRINT OR TYPE)

419 Norton Street, Oak Island, NC 28465  
ADDRESS OF OWNER(S)

N/A  
E-MAIL

N/A HOME TELEPHONE      910-670-7011 WORK TELEPHONE

X Kathleen Hair Radcliff SIGNATURE OF OWNER(S)  
Kathleen Hair Radcliff  
X Kathleen Hair Radcliff, as agent of  
Martha L. Hair SIGNATURE OF OWNER(S)  
Kathleen Hair Radcliff, as Agent and  
Attorney in fact for Martha L. Hair

Garcis Neil Yarborough  
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

115 E. Russell Street, Fayetteville, NC 28301  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

N/A HOME TELEPHONE      910-433-4433 WORK TELEPHONE

gnvesq@ywnlaw.com E-MAIL ADDRESS      910-433-2233 FAX NUMBER

[Signature]  
SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

7. STATEMENT OF ACKNOWLEDGMENT:

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

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

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

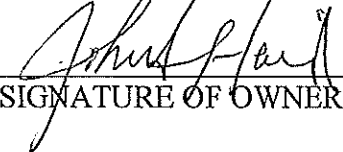
John S. Haic, Jr.  
NAME OF OWNER(S) (PRINT OR TYPE)

281 Westwood Ct. Fayetteville NC 28303  
ADDRESS OF OWNER(S)

N/A  
E-MAIL

910-487-1021  
HOME TELEPHONE

910-262-3870  
~~WORK TELEPHONE~~  
Mobile

x   
SIGNATURE OF OWNER(S)

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

Garris Neil Yarborough  
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

115 E. Russell Street, Fayetteville NC 28301  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

N/A  
HOME TELEPHONE

910-433-4433  
WORK TELEPHONE

gnyesga@ywnlaw.com  
E-MAIL ADDRESS

910-433-2233  
FAX NUMBER

  
SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

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.

*✓* John S. Hair, Jr.

NAME OF OWNER(S) (PRINT OR TYPE)

*✓* 281 Westwood Ct., Fayetteville, NC 28303

ADDRESS OF OWNER(S)

910-487-1021  
HOME TELEPHONE #

910-262-3870  
~~WORK~~ TELEPHONE #  
MOBILE

*✓* Garris Neil Yarborough  
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

*✓* 115 E. Russell Street, Fayetteville, NC 28301  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

*✓* gnyesq@ywnlaw.com  
E-MAIL

N/A  
HOME TELEPHONE #

910-433-4433  
WORK TELEPHONE #

*John S. Hair, Jr.*  
SIGNATURE OF OWNER(S)  
John S. Hair, Jr.

*Garris Neil Yarborough*  
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

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

Kathleen Hair Radcliff and Martha L. Hair

NAME OF OWNER(S) (PRINT OR TYPE)

825 Shadowlawn Dr., Fayetteville, NC 28305

ADDRESS OF OWNER(S)

910-484-4895

HOME TELEPHONE #

910-670-7011

~~WORK~~ TELEPHONE #  
MOBILE

Garris Neil Yarborough

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

115 E. Russell Street, Fayetteville, NC 28301

ADDRESS OF AGENT, ATTORNEY, APPLICANT

gnyesq@ywnlaw.com

E-MAIL

N/A

HOME TELEPHONE #

910-433-4433

WORK TELEPHONE #

Kathleen Hair Radcliff  
SIGNATURE OF OWNER(S)

Kathleen Hair Radcliff

a/k/a Kathy Nell Hair Radcliff

Garris Neil Yarborough  
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Kathleen Hair Radcliff  
SIGNATURE OF OWNER(S)

Kathleen Hair Radcliff, Acting as Agent and Attorney-in-fact for Martha L. Hair

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



**M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING DISTRICT**

**DRAFT**

**Ordinance Related Conditions**

for

*Open storage of construction materials & equipment along w/ ancillary work activities, office space and storage buildings*

**Pre- Permit Related:**

1. A recombination plat (also known as a “No Approval Required” or “NAR”) must be submitted to Land Use Codes for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.
2. Three copies of a revised plan are required for staff review and approval prior to permit application. The revision must address the following:
  - a. Landscaping must be provided in accordance with Section 1102 N, Landscaping, County Zoning Ordinance with the location and type shown on the site plan. The following are the minimum standards for the required landscaping of this site:
    - (1) Twenty large shade trees or thirty-nine small ornamental trees within the front yard setback area along SR 1834 (Downing Road) & NC Hwy 24;
    - (2) Yard space landscaping cannot be calculated without building dimensions being shown. The ordinance requires one ornamental tree for every 50 linear feet of building length and two shrubs for every ten linear feet of building length and/or width in the building yard area; and
    - (3) Parking landscaping cannot be calculated without parking spaces being shown. The ordinance requires one large shade tree or two small ornamental trees for every 20 parking spaces.

In addition:

- (1) Required plant materials shall be maintained by the property owner, including replacing dead or unhealthy trees and shrubs; and
  - (2) All yard and planting areas shall be maintained in a neat, orderly, and presentable manner and kept free of weeds and debris.
- b. All structures are required to meet the minimum required setbacks for the M(P) Planned Industrial district. All buildings must be shown with dimensions, proposed specific use(s) and distances to the property lines on the revised site plan.

Note: The M(P) setbacks for the subject property are as follows:

- (1) Front: 100 feet (measured from NC HWY 24 and Downing Road rights-of-way); and
- (2) Sides and rear: 50 feet (measured from the property lines).

[In the event any structure or storage of materials is proposed to exceed 35 feet in height, this must be noted on the revised plan and setbacks are increased one foot for every foot in height in excess of 35 feet.]

- c. The boundaries for the open storage area must be designated and must respect all required yard setbacks.
- d. A solid buffer must be provided and maintained along both sides and the rear property lines where this tract/site abuts RR Rural Residential in accordance with the provisions of Section 1102 G, Buffer Requirements, County Zoning Ordinance. The proposed buffer type and location must be included on the site plan. (Note: Chain link fencing **cannot** be used to satisfy the buffer requirement.)

Note: In the event the developer desires chain link or barbed wire fencing for security purposes, this fencing must be located on the subject property side of the required buffer (solid fence and/or vegetation), with the required buffer being located along the common property line with adjacent properties.

- e. A solid buffer is required to screen the open storage from view from all public streets and must comply with the minimum required M(P) zoning setbacks. (Note: Chain link fencing **cannot** be used to satisfy the buffer requirement.)
- f. Required off-street parking spaces cannot be calculated with the information provided. All required off-street parking spaces are required to measure a minimum of 9' x 20' and must be included on the site plan. Based on the intended uses included in the application, the minimum off-street parking spaces required are one space for each 300 square feet of office area plus one space for each vehicle used in conjunction with the approved use(s).
- g. A solid fence is not permitted within the front yard setback area and must be relocated. The proposed fence location must be included on the revised plan.
- h. This conditional approval is **not** approval of any freestanding signs. If a freestanding sign is desired, the proposed sign location and dimensions must be included on the revised site plan. Note: Sign setbacks vary depending on the type and proposed location; therefore, the developer is encouraged to contact Planning Staff prior to finalizing any proposed signage plans.

Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)

- i. All dumpster, garbage, and utility areas are required to be located on concrete pads and screened on a minimum of three sides. The proposed dumpster, garbage and utility areas must be reflected on the revised site plan.
- j. "Downing Road" must be labeled as "SR 1834 (Downing Road)" on the revised plan.

**Permit-Related:**

- 3. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the County Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.
- 4. Connection to public water is required, the Public Works Commission (PWC) must approve water plans prior to application for any permits. A copy of the PWC approval must be provided to Code Enforcement at the time of application for building/zoning permits. (Section 2306 A.1, Public Water and Sewer Systems, County Subdivision and Development Ordinance)
- 5. At the time of application for permits, the developer must provide to Code Enforcement approval from the entity that owns and/or regulates the type sewer serving the proposed development.

Note: Due to an existing agreement between the PWC and the City of Fayetteville, an annexation petition most likely would be required if the developer extends and/or connects to the PWC sewer system.

- 6. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
- 7. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environmental Quality. If one acre or more of land is to be disturbed, prior to the issuance of any building/zoning permits for this site, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement.
- 8. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environmental Quality (NCDEQ) sedimentation and

erosion control plan (S&E) prior to any application for permits. (Note: If any retention/detention basins are required for state approval of this plan, then three copies of a revised plan must be submitted and approved by Planning & Inspections prior to application for any building/zoning permits.) A copy of the NCDEQ approval must be provided to Code Enforcement at the time of application for any building/zoning permits.

9. The site final inspection cannot be accomplished until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans.
10. The developer must obtain a driveway permit from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit must be provided to Code Enforcement at the time of application for building/zoning permits. Permits MUST be secured prior to the change or alteration of existing or proposed property use. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense. For additional information contact the Division 6 / District 2 office at the number listed on the bottom of this conditional approval.

**Note:** In the event the NCDOT driveway permit process alters the site plan in any manner, the copies of a revised site plan must be submitted for staff review and approved prior to permit application.

**Note:** The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application.

**Note:** In the event the NCDOT does not approve the driveway locations as proposed and/or eliminates one of the driveways, the revised plan required by Condition No. 2 above must reflect the change in drives.

**Site-Related:**

11. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance and Zoning Ordinances for the M(P)/CZ zoning district for open storage of construction materials & equipment along w/ ancillary work activities, office space and storage buildings must be complied with, as applicable.
12. Storage of junk and/or junked vehicles on this site is not permitted.
13. All corner lots and lots fronting more than one street must provide front yard setbacks from each street.
14. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Section 2306 D, County Subdivision and Development Ordinance)
15. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision and Development Ordinance)
16. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must secure the structure with a four foot high fence with a lockable gate, and is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
17. Turn lanes may be required by the NC Department of Transportation (NCDOT).

**Note:** The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application.

18. All lighting is required to be directed internally within this development and comply with the provisions of Section 1102 M, Outdoor Lighting, County Zoning Ordinance.

19. The owner/developer is responsible and liable for maintenance and upkeep of this site, all structures, and appurtenances, to include ensuring that the site is kept free of litter and debris, all grass areas mowed, all buffers and shrubbery kept trim and maintained, so that the site remains in a constant state of being aesthetically and environmentally pleasing.
20. The Cumberland County Noise Regulations must be complied with.
21. Upon ceasing the proposed outdoor storage and related uses on the subject property, the site must be properly cleared, all debris disposed of and the site reclaimed to include the leveling of the "topsoil segregation" areas shown on the site plan.

**Plat-Related:**

22. "Downing Road" must be labeled as "SR 1834 (Downing Road)" on the recombination plat.
23. Any/All easements must be reflected on the recombination plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
24. A 10' x 70' sight distance easement is required at the intersection of SR 1834 (Downing Road) with NC HWY 24 and must be reflected on the recombination plat.
25. The NC Department of Transportation (NCDOT) stamp must be affixed to the recombination plat prior to submission for approval for recording by Land Use Codes.
26. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the recombination plat when submitted for approval for recording. (Section 2503 D, Certificate of Ownership and Dedication, County Subdivision and Development Ordinance)
27. The recombination plat must be submitted to Land Use Codes for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application.

**Plat-Required Statements:**

28. All structures shall be shown on the recombination plat or the plat shall reflect the following statement (Section 2504 D, County Subdivision and Development Ordinance):

"Nonconforming structures have not been created by this recombination plat."

**Other Relevant Conditions:**

29. The applicant is advised to consult an expert on wetlands before proceeding with any development.
30. The subject property lies on Downing Road. Downing Road is identified as a Local Road in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned. The subject property will have no impact on the Transportation Improvement Plan. For questions related to this comment, please contact Transportation Planning.
31. An internal street system most likely will be required to serve any future divisions of the subject property.
32. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.
33. The developer's subsequent application for permits upon receipt of these conditions of approval constitutes the developer's understanding and acceptance of the conditions of approval for this development.
34. This conditional approval is not to be construed as all encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

**If you need clarification of any conditions, please contact Betty Lynd at 910-678-7603 or Patti Speicher at 910-678-7605 with the Land Use Codes Section; otherwise, contact the appropriate agency at the contact numbers below.**

Contact Information (Area Code is 910 unless otherwise stated):

Subdivision/Site Plan/Plat	Ed Byrne	678-7609	<a href="mailto:ebyrne@co.cumberland.nc.us">ebyrne@co.cumberland.nc.us</a>
Code Enforcement (Permits):	Scott Walters	321-6654	<a href="mailto:swalters@co.cumberland.nc.us">swalters@co.cumberland.nc.us</a>
County Building Inspections:	Michael Naylor	321-6657	<a href="mailto:mnaylor@co.cumberland.nc.us">mnaylor@co.cumberland.nc.us</a>
Fire Marshal – Emergency Services	Rodney Ward	321-6625	<a href="mailto:rward@co.cumberland.nc.us">rward@co.cumberland.nc.us</a>
County Health Department:	Daniel Ortiz	433-3680	<a href="mailto:dortiz@co.cumberland.nc.us">dortiz@co.cumberland.nc.us</a>
PWC:	Joe Glass	223-4740	<a href="mailto:joe.glass@faypwc.com">joe.glass@faypwc.com</a>
Fayetteville Planning:	Marsha Bryant	433-1416	<a href="mailto:mbryant@ci.fay.nc.us">mbryant@ci.fay.nc.us</a>
County Public Utilities:	Amy Hall	678-7637	<a href="mailto:ahall@co.cumberland.nc.us">ahall@co.cumberland.nc.us</a>
US Postal Service	Jonathan R. Wallace	(704) 393-4412	<a href="mailto:jonathan.r.wallace@usps.gov">jonathan.r.wallace@usps.gov</a>
Corp of Engineers (wetlands):	Liz Hair	(910) 251-4049	<a href="mailto:hair@usacr.army.mil">hair@usacr.army.mil</a>
NCDEQ (E&S):	Leland Cottrell	(910) 433-3393	<a href="mailto:leland.cottrell@ncdenr.gov">leland.cottrell@ncdenr.gov</a>
US Fish & Wildlife Services	Susan Ladd Miller	(910) 695-3323	<a href="mailto:susan_miller@fws.gov">susan_miller@fws.gov</a>
Location Services:			
Site-Specific Address:	Ron Gonzales	678-7616	<a href="mailto:rgonzalez@co.cumberland.nc.us">rgonzalez@co.cumberland.nc.us</a>
Street Naming/Signs:	Diane Shelton	678-7665	<a href="mailto:nameit2@co.cumberland.nc.us">nameit2@co.cumberland.nc.us</a>
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	486-1496	<a href="mailto:tlbaker@ncdot.gov">tlbaker@ncdot.gov</a>
NCDOT (subdivision roads):	Earl C. Locklear	486-1496	<a href="mailto:elocklear@ncdot.gov">elocklear@ncdot.gov</a>
Transportation Planning:	Greg Shermeto	678 7615	<a href="mailto:gshermeto@co.cumberland.nc.us">gshermeto@co.cumberland.nc.us</a>
N.C. Division of Water Quality:	Mike Randall	(919) 807-6374	<a href="mailto:mike.randall@ncdenr.gov">mike.randall@ncdenr.gov</a>

cc: Marsha Bryant, City of Fayetteville

**17-006**  
**SITE PROFILE**

**CASE NO. 17-006.** CONSIDERATION OF THE JASON AUTRY PROPERTY; SUBDIVISION REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO CONNECT TO PUBLIC WATER; COUNTY SUBDIVISION ORDINANCE, SECTIONS 2306.A.1.B, CONNECTION TO WATER AND SANITARY SEWER REQUIRED; ZONED: R15; TOTAL ACREAGE: 3.898 +/-; LOCATED AT 548 SUNNYSIDE SCHOOL ROAD; SUBMITTED BY JASON AUTRY (OWNER). (COUNTY JURISDICTION)

**Summary of Request**

The developer has submitted a request for a waiver from the requirement to connect to the existing water line located along SR 2000 (Sunnyside School Road). The subject property has street frontage along and takes access from Sunnyside School Road. This property was approved for a subdivision on January 18, 2017 and the final plat was recorded on January 23, 2017 (Plat Bk. 138, pg. 174). The requirement to connect to the public water system can found on Condition Number 5 of the approved condition sheet dated January 18, 2017. The developer has started construction of a dwelling located on Tract "B", copies of the County Inspections permits for construction, PWC water connection fees and Health Department septic permit are attached. The developer desires to use a well instead of connecting to the existing PWC water system for the proposed dwelling on Tract "B".

**Site Information:**

**Frontage & Location:** 41.12' +/- - access off of SR 2000 (Sunnyside School Road)

**Depth:** 770.00' +/-

**Jurisdiction:** Cumberland County

**Municipal Influence Area (MIA):** Fayetteville

**Sewer Services Area (SSA):** N0

**Adjacent Property:** Yes remaining parent tract – Tract "A"

**Nonconformities:** No

**Water & Sewer:** PWC/Septic

**Special Flood Hazard Area (SFHA):** No

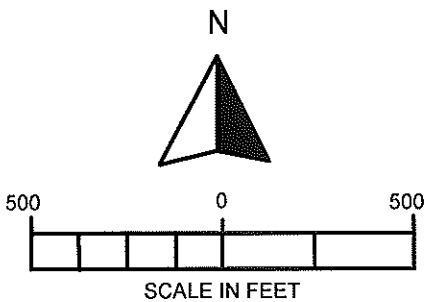
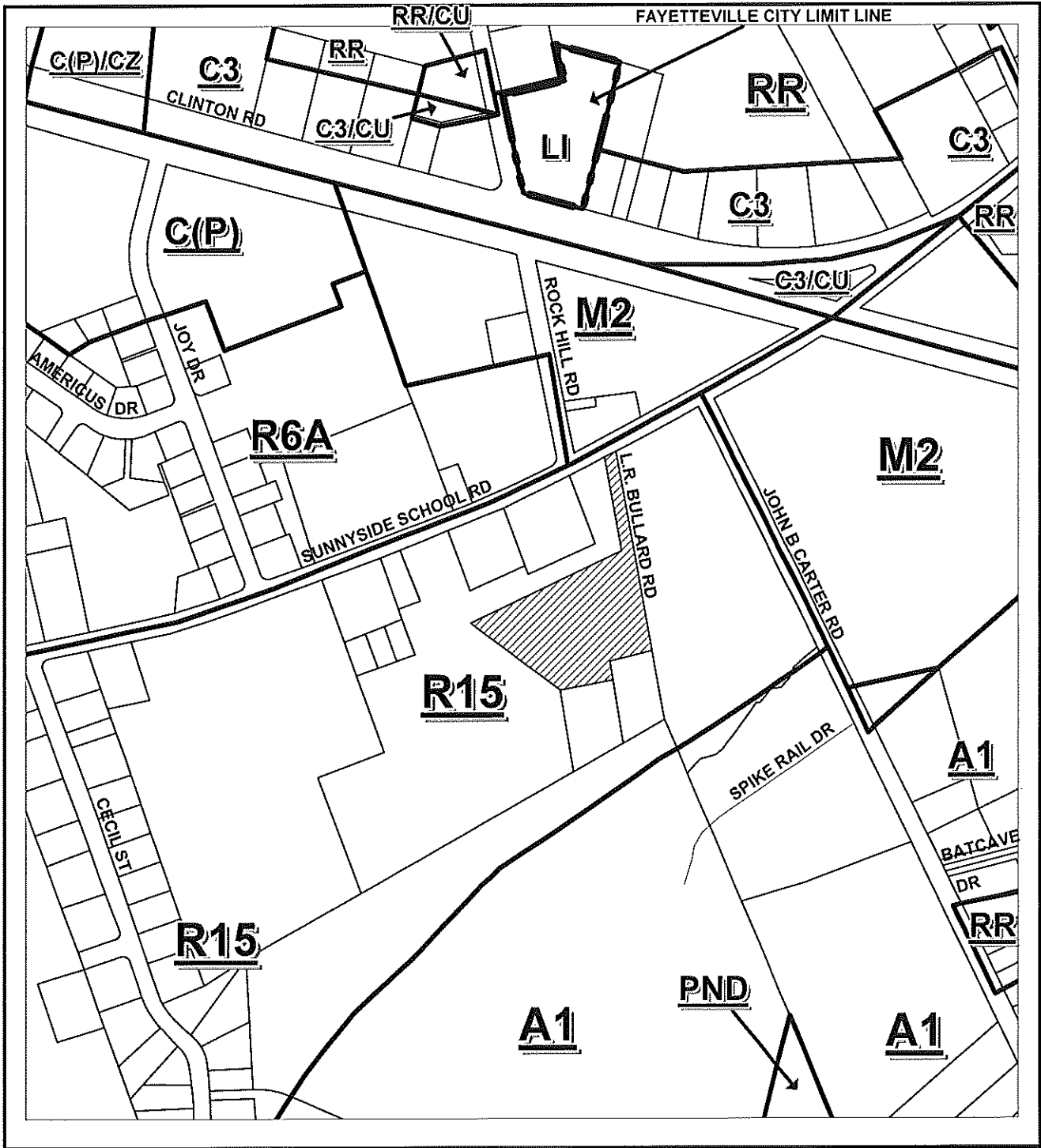
**Applicable County Subdivision Ordinance Provisions**

**SECTION 2306 UTILITIES, A.1.b Connection to public water and sanitary sewer required.** When not predicated upon a prior mandatory annexation policy and where any portion of a subdivision or other development submitted for approval under the terms of this ordinance or the County Zoning Ordinance proposes two to ten lots or units is within 300 feet of public water or sewer, the public utilities shall be extended and connected. Where any portion of eleven to twenty lots or units is within 500 feet of public water or sewer, the public utilities shall be extended and connected. For more than twenty lots or units proposed within the Sewer Services Area and/or and where density is greater than two lots or units per acre, the extension of and connection to public water and sewer service is required. Sanitary sewer service outside of the Sewer Service Area required approval in accordance with the terms of any interlocal agreement officially adopted by the Board of Commissioners.

**Attachments**

- 1 - Sketch Map
- 2 - Aerial Photo
- 3 - Subdivision Sketch Map
- 4 - Application for Waiver
- 5 - Building Permit
- 6 - PWC Connection Fee & Receipt
- 7 - Septic Permit & Map
- 8 - Property Deed
- 9 - Recorded Plat
- 10 - Conditions of Approval





# COUNTY SUBDIVISION ORDINANCE WAIVER

ACREAGE: 3.898 AC. +/-		HEARING NO: 17-006	
ORDINANCE: COUNTY		HEARING DATE	ACTION
GOVERNING BOARD			

PIN: 0466-15-7358

12-14-17  
MB

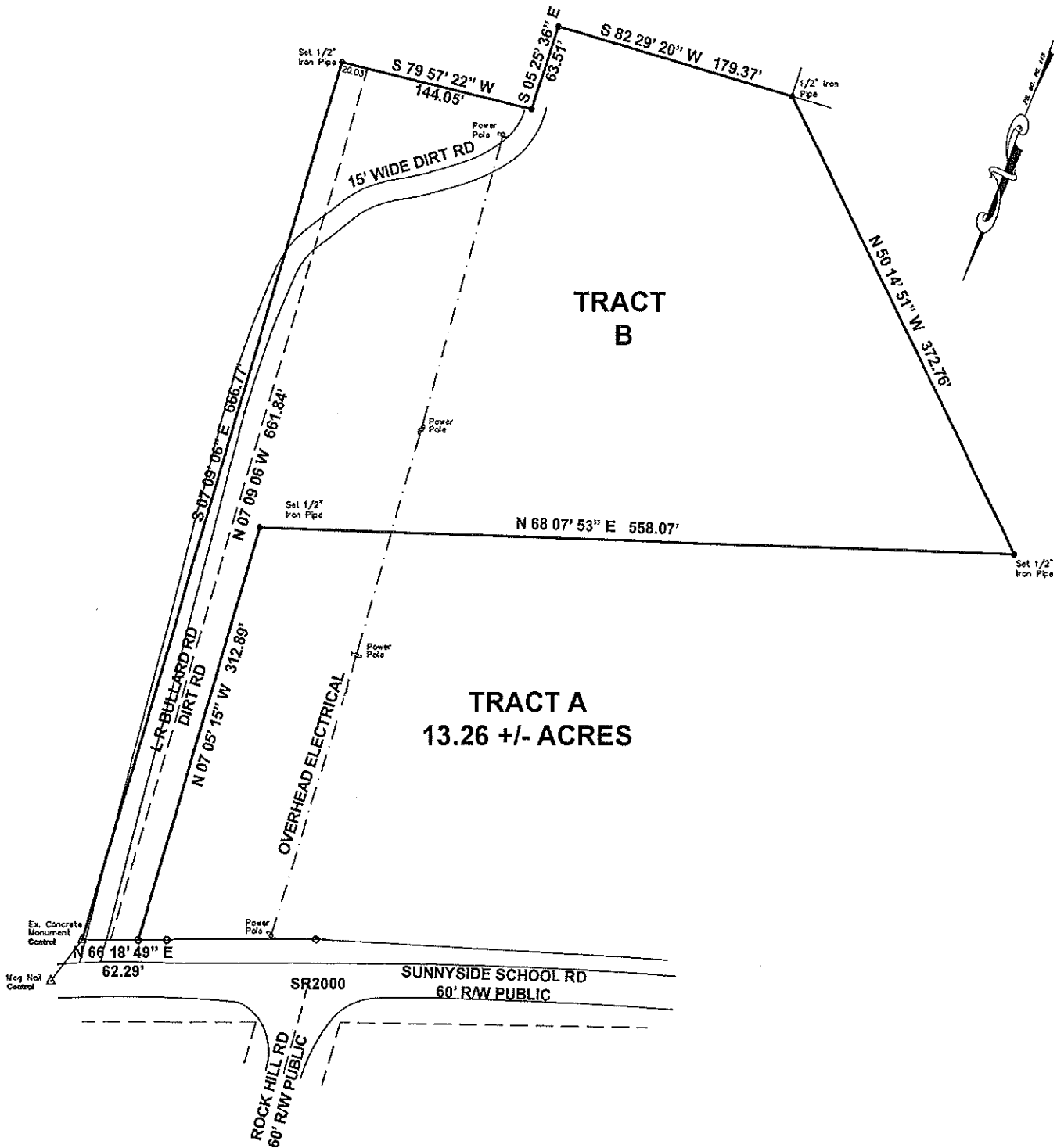




**AERIAL PHOTO  
CASE NO: 17-006**







**JASON AUTRY PROPERTY**  
**SUBDIVISION REVIEW**  
**REQUEST: A WAIVER FROM SECTION 2306.A.1.B**  
**CONNECT FROM PUBLIC WATER**  
**CASE: 17-006 ACREAGE: 3.898 AC +/-**  
**ZONED: R15 SCALE: NTS**

\*SCALED DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEST

01/10/18  
 12/14/17  
 MB

**TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD,  
FAYETTEVILLE, NORTH CAROLINA:**

I (We), the undersigned, hereby submit this application, and petition the Cumberland County Joint Planning Board to waive [vary] certain adopted provisions of the County's Subdivision Ordinance as specified below and provided for under the terms of the Subdivision Ordinance. In support of this petition, the following facts are submitted:

LOCATION OF PROPERTY: 548 L.R. Bullard Rd  
OWNER: Jason Autry  
ADDRESS: 3924 Sunnyside school Rd ZIP CODE: 28312  
TELEPHONE: HOME 308-7535 WORK \_\_\_\_\_  
AGENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE: HOME \_\_\_\_\_ WORK \_\_\_\_\_

**APPLICATION FOR A WAIVER [VARIANCE]  
As required by the Subdivision Ordinance**

- A. Parcel Identification Number (PIN #) of subject property: 0466-15-~~4132~~<sup>7358</sup>  
(also known as Tax ID Number or Property Tax ID)
- B. Acreage: 3.898 Frontage: 20/40 Depth: 666'
- C. Water Provider: Well / Private
- D. Septage Provider: Private / Septic
- E. Deed Book 433, Page(s) 291, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
- F. Existing and/or proposed use of property: Single Family Dwelling
- G. Section and provision of the Cumberland County Subdivision Ordinance from which a waiver [variance] is requested: 2306 A.1

H. Nature and extent of hardship involved in strict application of the County Subdivision Ordinance – attach additional sheet if necessary:

- 700' From house to PWC's water line
- 800.0, as lost just to connect,
- Do not need or want PWC Chlorinated water
- Have existing deep well.
- Delay in build of home.
- Do not want to be forced to consume pwc water in my family or myself.

**STATEMENT OF ACKNOWLEDGEMENT**

Regarding appearance before the Joint Planning Board, the undersigned owner(s), agents, or their assigns, by virtue of their signature(s) to this application, hereby acknowledge the following:

- That although appearance before the board is not required, it is strongly encouraged;
- The board will hear any and all arguments for and against this matter before them and such relevant facts will be given under sworn testimony;
- At the public hearing the board has the authority to issue a final approval or denial decision on this request, or defer the request for additional information to be provided;
- If the petitioner or the representative of this application does not appear personally before the board, whether there is opposition or not, the board has full authority to consider the case and defer, approve, or deny the case.
- If the board's action is to deny the matter before them, the course of appeal to the decision will be that of Cumberland County Superior Court. (Affected parties of the board's decision have 30 days from date of proper notification in which to serve notice of appeal).

Signed acknowledgement that the County Planning & Inspections Staff has explained the application process and procedures regarding this request and the public hearing procedure stated above and that the application is complete and accurate.

  
\_\_\_\_\_  
Property owner(s)' signature(s)

Jason Astroy  
\_\_\_\_\_  
Property owner(s)' name (print or type)

3924 Sunnyside School Fayetteville NC  
\_\_\_\_\_  
Complete mailing address of property owner(s) 28312

910-308-7535 487-3532  
\_\_\_\_\_  
Telephone number Alternative telephone number

midsooth3@nc.rr.com  
\_\_\_\_\_  
Email address FAX number

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

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

3924. Sunnyside School Rd Fayetteville 28312  
Complete mailing address of agent, attorney, or applicant

\_\_\_\_\_  
Telephone number

\_\_\_\_\_  
Alternative telephone number

midsouth3@nc.vv.com  
Email address

\_\_\_\_\_  
FAX number

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



CUMBERLAND COUNTY PLANNING & INSPECTION DEPT.  
130 Gillespie/PO Drawer 1829  
Fayetteville, NC 28302-1829  
(910)321-6636 Fax(910)321-6637  
www.co.cumberland.nc.us/planning.aspx

New Single Family Dwelling PERMIT

D-17-171654 PAGE 1 of 1  
Issued by: TOR Prt by: JWHEELER

Permission is hereby granted for the construction or installation as identified herein. All work must comply with the North Carolina State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Date Issued: 03/27/2017 Pin: 0466-15-7358-  
Location: 548 L R BULLARD RD Subdivision: .  
Lot: Lot: Bldg: Unit:  
Owner: ATRY, JASON  
Address: 3924 SUNNYSIDE SCHOOL RD  
FAYETTEVILLE, NC 28312 Phone: 308-7535  
Contractor: ATRY, JASON (OWNER) License:  
Address: 3924 SUNNYSIDE SCHOOL RD Phone: 910-308-7535  
FAYETTEVILLE, NC 28312 Phone: 910-309-4925

ELEC Contr: MIDSOUTH ELECTRIC License: 24833 EL-L  
Address: 3924 SUNNYSIDE SCHOOL RD Phone: 910-487-3532  
FAYETTEVILLE, NC 28312-6905 Phone: FAX:401-1985  
Comments:  
MECH Contr: ATRY, JASON (OWNER) License:  
Address: Phone: 910-308-7535  
Phone:  
Comments:  
GAS Contr: MLS PLBG CO INC License: 28833 PI  
Address: 1500 GILLESPIE ST Phone: 910-484-1124  
FAYETTEVILLE, NC 28306-1846 Phone: 910-309-4925  
Comments:  
PLUM Contr: MLS PLBG CO INC License: 28833 PI  
Address: 1500 GILLESPIE ST Phone: 910-484-1124  
FAYETTEVILLE, NC 28306-1846 Phone: 910-309-4925  
Comments:

Cnst Type: VB No of Stories: 1 Termite Treatment Type:  
Total Area: (Sq. Ft.): 5105 Heated: 3978 Unheated: 1127 Deck:  
Fireplace: PREFAB-WOOD PREFAB-GAS  
Water: Sewer:

Zoned as: R15  
Set Backs: Front: \* Rear: \* Left: \* Right: \*

Fees: NSFD > = 1500 SQ FT \$1,221.00  
HORF \$10.00

Total Fees: \$1,231.00 Work Value: \$231,000

NEW SINGLE FAMILY DWELLING  
UNFINISHED BONUS ROOM ABOVE GARAGE  
MUST MEET AL CONDITIONS OF APPROVAL CASE # 17-006

TO BE SITED AS PER PLOT PLAN

All work will comply with the NC State Bldg. Code & all other applicable state & local laws, ordinances & regulations. The Inspection Dept. shall be notified of any changes in the approved plans or work as submitted. It is the permit holders responsibility to request all required inspections & ensure approval prior to continuing work.

Without further notice from this Dept., this permit will become void if work is not started within 6 mths. from issuance or if the work is discontinued for one year as determined by no inspection activity. These time periods are superseded by time limitations set by County ordinance and/or Code Enforcement Actions.

Call before you dig - 1-800-632-4949. A \$25 processing fee shall be charged for all returned checks. (NCGS25-3-506)

14:44:14 Friday, September 15, 2017

INSP/

MOST CURRENT INSPECTION RESULTS

INSPECTOR= \*\*\* PLS ENTER INS

STATUS: ACTIVE

INSP DATE= 09/15/2017    OWNER: AUTRY, JASON

PERMIT= D-17-171654    SITE: 548    L R BULLARD RD

FAYETTEVILLE

CONTRACTOR	INSPECTOR	DATE	TYP	A	CB	ST
GEN AUTRY, JASON (OWNER)	KEVIN FARLEY	08/04/2017	SV	A	A	

ELEC MIDSOUTH ELECTRIC	JERRY CYRUS	03/30/2017	TP	A		
------------------------	-------------	------------	----	---	--	--

MECH AUTRY, JASON (OWNER)

GAS MLS PLBG CO INC

PLUM MLS PLBG CO INC

INSP HIST-PF10    BROWSE CONT-PF11



# Water & Sanitary Sewer Connection Fees

SR#

1708043

CSR: kw

Date: 3/21/2017

Irrigation

Water

x

Sewer

Phone # 308-7535

Fax #

Mail/E-mail: mid@outh3@nc.rr.com

Customer Name: Jason Autry

Business Name:

Address: 548 L R Bullard Rd

Old Pin: 0466-15-3192-

New Pin: 0466-15-4132-

Lot#

Subdivision:

Frontage:

Existing Laterals:

Water

Sewer

Current Billing:

Water

Sewer

Tap to be made: water only

Field Check:

## Quote Information

No. of Water Laterals:	1	Lateral Size:	1"	Meter Size:	3/4"	Water Main Charge:	\$2,360.00
						Water Lateral Charge:	\$1,720.00
						Meter Vault & By Pass:	
						Jumbo Box:	
Additional Water Laterals		Irrigation?		Split?		Water Lateral Charge:	
						Water Lateral Charge:	
						Water Lateral Charge:	
No. of Sewer Laterals:		Lateral Size:				Sewer Main Charge:	
						Sewer Lateral Charge:	
Additional Sewer Laterals						Sewer Lateral Charge:	
						Water FIF:	\$540.00
						Sewer FIF:	
						Credit:	
						Total	\$4,620.00

Remarks: The water tap needs to be made, location to be determined. PWC installed the water main in the area; full fees apply.

This quote is valid for 30 days from the date of signature

Quoted by: w. Hobbs 3/21/17

Approved by:

*Joseph E. Khan* 3-22-17

Sent

CHK# 1935

PUBLIC WORKS COMMISSION

272240

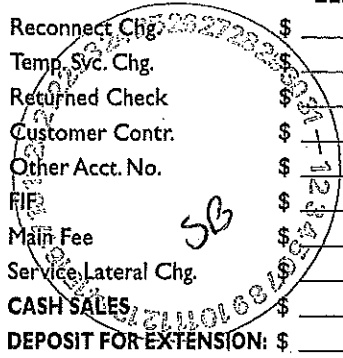
Fayetteville, NC

Received of Jason Lee Autry \$ 4,620.00  
Four thousand six hundred twenty dollars and 00/100 Dollars

	ELECTRIC	WATER	SAN: SEWER	MISC. INFORMATION
Reconnect Chg.	\$ _____	\$ _____	\$ _____	Pin # _____
Temp. Svc. Chg.	\$ _____	\$ _____	\$ _____	<u>0466-15-4132-</u>
Returned Check	\$ _____	\$ _____	\$ _____	
Customer Contr.	\$ _____	\$ _____	\$ _____	
Other Acct. No.	\$ _____	\$ _____	\$ _____	
FIF	\$ _____	\$ <u>540.00</u>	\$ _____	
Main Fee	\$ _____	\$ <u>2,360.00</u>	\$ _____	
Service Lateral Chg.	\$ _____	\$ <u>1,720.00</u>	\$ _____	Item(s) _____
CASH SALES	\$ _____	\$ _____	\$ _____	
DEPOSIT FOR EXTENSION:	\$ _____	\$ _____	\$ _____	

Tap Application No. \_\_\_\_\_  
 Property Owner Same  
 Address 548 L R Bullard Rd

Extension Agreement Dated \_\_\_\_\_  
 With: Byts  
 For: main, lateral + FIF fees  
 DATE: 3-23-17



**Cumberland County Department of Public Health**

130 Gillespie Street  
Fayetteville NC 28301-5447  
(910) 433-3668

**Improvement Permit**

*This permit is subject to revocation if the site plan or plat, whichever is applicable, or the intended use changes.*

Date: 3/16/2017

**NEW SYSTEM/SOIL EVAL**

Permit #: 2017 - 329

*Private well to be installed prior to wastewater system installation.*

Pin Number: 0466-15-4132

Date purchased: 3/8/2017

Expiration date: 3/8/2022

Applicant Name: **AUTRY, JASON**

Zoning Permit Number 0

Site Address: 548 L.R. BULLARD ROAD Lot:  
Fayetteville NC 28312-

Directions:

Type of Establishment: Residential Design Flow: 600 gpd Site Classification: Suitable

Repairs: 25% REDUCTION SYSTEM (APPROVED).  
3 LINES @ 3' x 65'

WASTEWATER SYSTEM: The attached plot plan cannot be changed.

Tank Capacity: 1250 gallons Pump tank reserve capacity: gallons

NITRIFICATION FIELD: Type: Innovative Other: 25% REDUCTION - APPROVED No. Bedrooms: 5

No. Lines: 3 Length of Each Line: 65' Width of Each Line: 3' Maximum Trench Bottom Depth: 30MAX

Conditions: INSTALL PER LAY-OUT  
OCCUPANCY LIMITED TO 10 PEOPLE

Plat Provided - When a PLAT is provided, the Improvement Permit is valid without expiration.

Site Plan Provided - When a SITE PLAN is provided, the Improvement Permit is valid for five (5) years.

Improvement Permit Expiration Date: 3/15/2022

Improvement Permit Approved By: AJMAL HESHAAM *AH* Date: 3/15/2017

**AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION (ATC)**

An Authorization for Wastewater System Construction is required before any person shall commence or assist in the installation, construction or repair of a wastewater system and before any other permits (electrical, plumbing, heating, air conditioning or other construction) can be issued.

**AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION IS VALID FOR FIVE (5) YEARS.**

ATC Expiration Date: 3/15/2022

ATC Approved By: AJMAL HESHAAM *AH* Date: 3/15/2017

**OPERATIONS PERMIT**

Contractor: \_\_\_\_\_ Pump Information: \_\_\_\_\_

This septic tank and this nitrification field have been inspected and meet the requirements as set forth by Article 11 of Chapter 130A of the General Statutes of North Carolina, "Wastewater Systems" "Laws and Rules for Sewage Treatment and Disposal Systems" Title 10 NCAC, Subchapter 10A, Section .1900 and "Regulations Governing Sanitary Sewage, Collection, Treatment and Disposal in Cumberland County, NC"; however, the signing of this form in no way guarantees the life of the system or that it will function under any or all conditions.

Operations Permit Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Inspection of sewer line between house and septic tank connection there is the responsibility of Cumberland County Inspection Dept. (910) 321-6636

System Type \_\_\_\_\_ Manufacturer \_\_\_\_\_ Model \_\_\_\_\_

Tank Information \_\_\_\_\_



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

FILED Feb 23, 2017  
AT 04:26:18 PM  
BOOK 10042  
START PAGE 0802  
END PAGE 0803  
INSTRUMENT # 05908  
RECORDING \$26.00  
EXCISE TAX \$0.00

**NORTH CAROLINA QUIT CLAIM DEED**

Mail after recording to McGeachy, Hudson & Zuravel, 605 Executive Pl., Fayetteville, NC 28305 [MHZ BOX]

No Revenue Title Not Examined or Certified Pin #: 0466-15-4132

This instrument was prepared by Donald C. Hudson File #42550

Brief description for the Index Subdivision of Deed Bk. 433, Pg. 291

THIS DEED made this 21<sup>st</sup> day of February, 2017, by and between

GRANTOR

GRANTEE

**Doris Bullard Autry and husband, Marshall Autry**

**Jason L. Autry, Married**

Property Address:

Property Address:

3924 Sunnyside School Rd.  
Fayetteville, NC 28314

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

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

**BEING all of "Tract B" pursuant to plat entitled "Subdivision of Deed Bk. 433, Pg. 291 for Jason Autry" recorded in Plat Book 138, Page 174, Cumberland County, North Carolina Registry.**

All or a portion of the property herein conveyed \_\_\_\_\_ includes or  does not include the primary residence of grantor.

submitted electronically by "McGeachy, Hudson & Zuravel" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Cumberland County register of deeds.



BK 10042 PG 0803

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

Cumberland County, North Carolina Registry

A map showing the above described property is recorded in Plat Book 138, Page 174 .

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

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

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

Doris Bullard Autry (SEAL)  
Doris Bullard Autry

Marshall Autry (SEAL)  
Marshall Autry

STATE OF: North Carolina

COUNTY OF: Cumberland

I, Jasmine N. Grimes a Notary Public of the aforesaid State and County, certify that Doris Bullard Autry and Marshall Autry personally appeared before me and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 23rd day of February, 2017.

Jasmine N. Grimes (SEAL)  
Notary Public

My commission expires: \_\_\_\_\_

JASMINE N. GRIMES  
Notary Public  
Cumberland County, NC  
My Commission Expires  
November 20, 2021

**LEGEND**

- DENOTES IRON PIPE
- DENOTES CONCRETE MANHOLE
- 8" IRON PIPE FOUND
- 8" SET IRON PIPE
- △ DENOTES "M" NAIL (CONTROL)
- 8" M "M" NAIL
- 8" EXISTING "M" NAIL
- N/A NOW OR FORMERLY OWNED BY
- DE DEED BOOK
- PG PAGE

ALL PROPERTY CORNERS ESTABLISHED BY IRON PIPES UNLESS OTHERWISE NOTED

**NEIGHBORHOOD MAP**  
S.13E

- NOTES:**
1. NO HORIZONTAL CONTROL FOUND WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  2. THERE ARE NO NON-CONFORMING STRUCTURES ON THIS SITE.
  3. AREA COMPLETED BY CONCRETE.
  4. REFERENCES: Deed Blk. 428, Pg. 106 Dk. Blk. 1071, Pg. 106 Pg. Blk. 1072, Pg. 106 Dk. Blk. 1048, Pg. 101 Pg. Blk. 90, Pg. 145
  5. P.L.M. PDB-0488-18-4102 PDB-0488-18-4005 PDB-0488-18-4009 PDB-0488-18-4075
  6. E. Gonzalez (shown) Control
  7. ALL ADJACENT IS MOVED OR LEASED. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD OR OTHERWISE.

NOTE: "THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC UTILITY SERVICES AVAILABLE AND NO LINES HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-LINE SEWER SERVICES AT THE DATE OF THIS RECORDING"

Reynolds L. Wooten  
P.L.M. 111, Pg. 10  
Dk. Blk. 1071, Pg. 106  
PDB-0488-18-4009

**CERTIFICATE OF SURVEY AND ACCURACY**

I, DENVER LEE MCKELLOUGH, HEREBY CERTIFY THAT THIS PLAN WAS DRAWN FROM MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISORY DUTY DESCRIPTION RECORDED IN DEED BOOK 433, PAGE 281. THAT THE MEASUREMENTS NOT SHOWN WERE DEEMED NECESSARY TO BE DRAWN FROM INFORMATION FURNISHED IN P.L.M. 111, PG. 106, Dk. Blk. 1071, PG. 106 THAT THE SAID INFORMATION IS ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 42-38 AS AMENDED AND THAT THIS PLAN MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (ENGAGE 561620) WITNESSED BY ORIGINAL "M" NAIL, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF SEPTEMBER, A.D. 2017.

*Denver Lee McKelough*  
REGISTERED SURVEYOR - L.S.M.

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, *Denise M. Byrd*, Review Officer of Cumberland County, certify that the map or plat to which this certificate is attached meets all statutory requirements for recording.

*Denise M. Byrd*  
Review Officer  
Date: 1-23-17



I, DENVER LEE MCKELLOUGH, HEREBY CERTIFY THAT THE CHECKED ITEMS BELOW APPLY TO THIS MAP:

① THAT THE SURVEY ESCALATES A SUBDIVISION OF LAND THAT HAS AN INSURANCE THAT REGULATES PARCELS OF LAND.

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUPERVISORY JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAN AND ALIGNMENT IS MY/OUR PLAN, NOT A DEED.

*Jason L. Autry*  
OWNER(S)

NOTARY PUBLIC: *Blair A. Hester*, Commission Expires 11 September 1, 2020

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, *Denise M. Byrd*, Review Officer of Cumberland County, certify that the map or plat to which this certificate is attached meets all statutory requirements for recording.

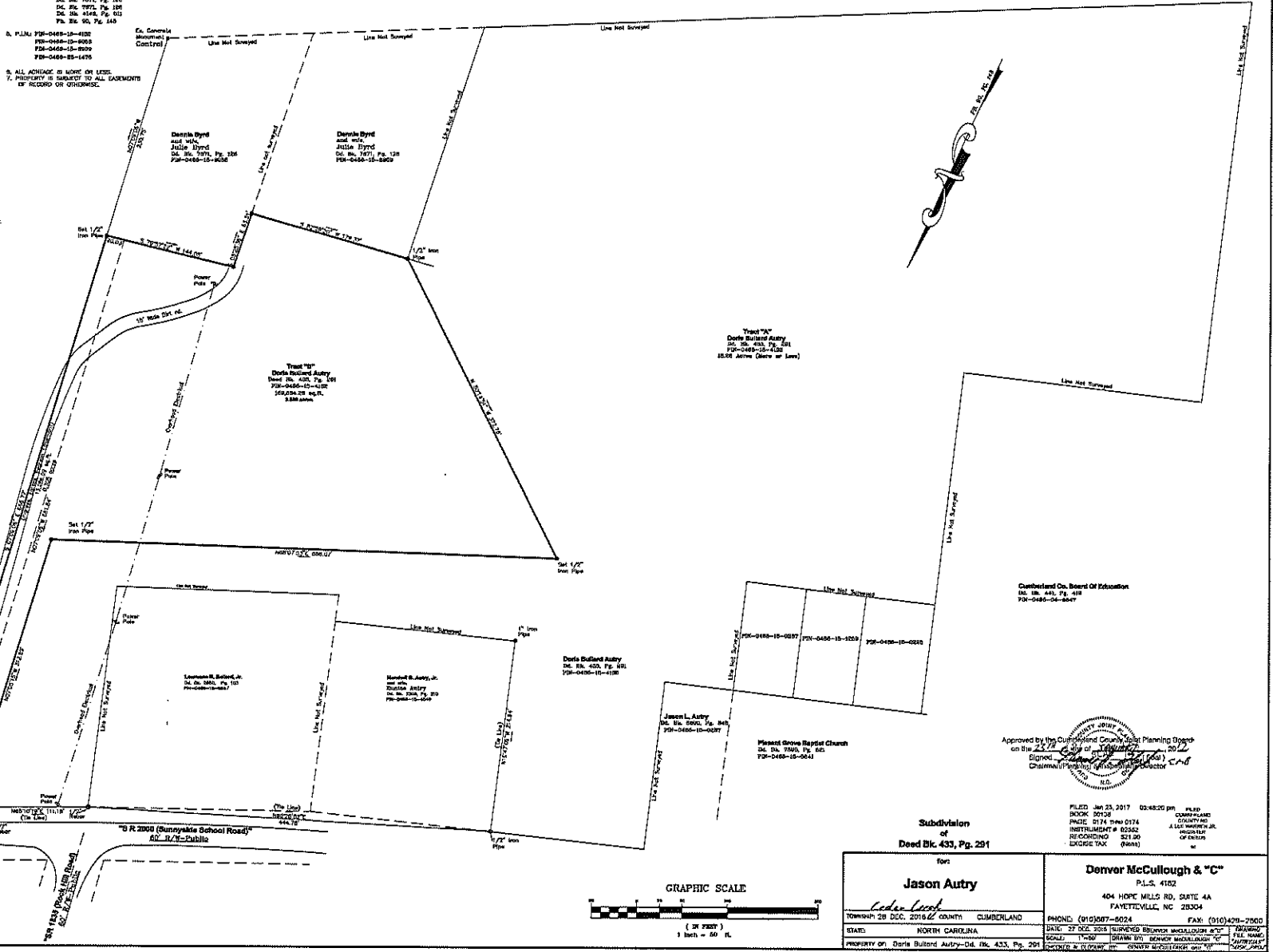
*Denise M. Byrd*  
Review Officer  
Date: 1-23-17

NOTARY PUBLIC: *Blair A. Hester*, Commission Expires 11 September 1, 2020

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, *Denise M. Byrd*, Review Officer of Cumberland County, certify that the map or plat to which this certificate is attached meets all statutory requirements for recording.

*Denise M. Byrd*  
Review Officer  
Date: 1-23-17



Subdivision of  
**Deed Blk. 433, Pg. 291**

for  
**Jason Autry**

*Denver Lee McKelough*

TOWNSHIP 28 DEC. 2016 COUNTY CUMBERLAND STATE NORTH CAROLINA PROPERTY on Doris Bullard Autry—Dd. Blk. 433, Pg. 291

FILED Jun 23, 2017 02:48:00 PM  
BOOK 30138  
PAGE 0174  
RECORDING \$21.00  
LOCAL TAX (None)

APPROVED BY THE CUMBERLAND COUNTY ZONING PLANNING BOARD ON THE 23rd DAY OF SEPTEMBER, 2017  
Signed: *Denise M. Byrd*  
Chairman/Planning Board Director

APPROVED BY DENVER LEE MCKELLOUGH, REGISTERED SURVEYOR - L.S.M.  
DATE: 27 DEC 2016  
SCALE: 1"=50'  
DRAWN BY: DENVER LEE MCKELLOUGH, REGISTERED SURVEYOR - L.S.M.

404 HOPK MILLS RD, SUITE 4A  
FAYETTEVILLE, NC 28304  
PHONE: (910)607-8024 FAX: (910)428-2900