

Lori Epler,  
Chair  
Cumberland County

Roy Turner,  
Vice-Chair  
Cumberland County

Garland C. Hostetter,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman  
Patricia Hall,  
Town of Hope Mills  
Charles C. Morris,  
Town of Linden



## COUNTY of CUMBERLAND

### *Planning and Inspections Department*

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Walter Clark,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

Donovan McLaurin  
Wade, Falcon, & Godwin

September 15, 2009

### **MEMORANDUM**

**TO:** Mayor Deborah Godwin  
Godwin Board of Commissioners

**FROM:** Edward M. Byrne, Land Use Codes

**SUBJECT:** CASE NO. 09-101. CONSIDERATION OF THE GODWIN PRESBYTERIAN CHURCH & DONALD MCINTYRE PROPERTY, SUBDIVISION REVIEW, GODWIN SUBDIVISION ORDINANCE, ZONING: RR & C1(P); TOTAL ACREAGE: 7.86 +/-; LOCATED: NORTHEAST SIDE OF NC HWY 301 (DUNN ROAD), SOUTHEAST OF NC HWY 82 (MAIN STREET).

The developer is requesting approval of a subdivision for two lots. The RR Rural Residential district requires a minimum of 20,000 square feet of land area for each lot. The C1(P) Planned Local Business district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. There is only a small portion of this property zoned C1(P), which is located along US HWY 301 (Dunn Road). Lot one will have road frontage off of three previously platted road stubs (Plat Bk. 7, Pg. 1), which were never constructed. Lot one will be owned by the church that also owns the property adjacent to this tract and has frontage along NC HWY 82 (Main Street). The proposed subdivision has 693 feet of road frontage along US HWY 301 (Dunn Road) and will be served by Godwin water and NORCRESS sewer.

Attached you will find the conditions of approval; subdivision sketch plan; aerial photo; Plat Book 42, Page 45; and vicinity map. If you have any questions, please contact Ed Byrne at 910-678-7609 or email: [ebyrne@co.cumberland.nc.us](mailto:ebyrne@co.cumberland.nc.us).

#### Attachments

cc: Godwin Presbyterian Church & Donald McIntyre, Developer  
Mike Plummer, Surveyor  
Patti Speicher, Land Use Codes Section  
Denise Sykes, CCP&I Godwin Representative

Lori Epler,  
Chair  
Cumberland County

Roy Turner,  
Vice-Chair  
Cumberland County

Garland C. Hostetter,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman  
Patricia Hall,  
Town of Hope Mills  
Charles C. Morris,  
Town of Linden



## COUNTY of CUMBERLAND

### Planning and Inspections Department

#### Town of Godwin

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Walter Clark,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

Donovan McLaurin  
Wade, Falcon, & Godwin

STAFF REVIEW: 08-03-09 GODWIN COMMISSIONERS DECISION: 9-21-09

CASE NO: 09-101 NAME OF DEVELOPMENT: GODWIN PRESBYTERIAN CHURCH & DONALD MCINTYRE

MIA: N/A SUBDIVISION REVIEW

LOCATION: NORTHEAST SIDE OF US HWY 301 (DUNN ROAD), ZONING: RR & C1(P)

SOUTHWEST OF NC HWY 82 (MAIN STREET) PIN: 0593-53-6510-

OWNERS / DEVELOPER: GODWIN PRESBYTERIAN CHURCH ENGINEER OR DESIGNER: MIKE PLUMMER  
& DONALD MCINTYRE

#### STAFF RECOMMENDATION:

- ☒ PRELIMINARY  
☐ EXTENSION ☐ REVISION  
☒ CONDITIONAL APPROVAL  
☐ DENIED

#### TOWN BOARD DECISION:

- ☒ PRELIMINARY  
☐ EXTENSION ☐ REVISION  
☐ APPROVED CONDITIONALLY  
☐ DENIED

The development plat/plan you submitted to this office is conditionally approved. Your approval is subject to the following conditions:

#### Pre-Plat/Permit Related:

1. The existing public, un-improved streets that traverse this property must be properly closed prior to submission of the final plat for approval for recordation. (See Plat Book 42, page 45, Cumberland County Register of Deeds)

#### Permit-Related:

2. 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.
3. Connection to public water is required, the Town of Godwin must approve water plans prior to application for any permits. A copy of the Town of Godwin's approval must be provided to Code Enforcement at the time of application for building/zoning permits. (Section 4.3 d., Public Water and Sewer Systems Godwin Subdivision Ordinance)

4. Connection to public sewer is required, NORCRESS must approve sewer plans prior to application for any permits. A copy of the NORCRESS approval must be provided to Code Enforcement at the time of application for building/zoning permits. (Section 4.3 d, Public Water and Sewer Systems Godwin Subdivision Ordinance)
5. 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 Environment and Natural Resources. 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.
6. 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 Environment and Natural Resources (NCDENR) 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 NCDENR approval must be provided to Code Enforcement at the time of application for any building/zoning permits.
7. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.

**Site-Related:**

8. All uses, dimensions, setbacks and other related provisions of the Godwin Subdivision Ordinance and County Zoning Ordinance for the RR & C1(P) zoning district must be complied with, as applicable.
9. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environment and Natural Resources' (NCDENR) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Section 4.3 c, Godwin Subdivision Ordinance)
10. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 4.3 g, Godwin Subdivision Ordinance)
11. 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.

**Plat-Related:**

12. "US HWY 301" be labeled as "US HWY 301 (Dunn Road)" on the final plat.
13. "NC HWY 82" be labeled as "NC HWY 82 (Main Street)" on the final plat.
14. Prior to final plat approval of any portion of this development, the developer is required to submit a check or cash in the amount of \$40.14 (one lot) payable to "Cumberland County". This condition is in accordance with Section 3.13.1, Parks, Recreation and Open Space, Godwin Subdivision Ordinance, which requires every residential dwelling unit to provide a portion of land, in certain instances, or pay a fee in lieu of dedication, for the purposes of providing park, recreation and open space areas. (Park District: Godwin)
15. Any/All easements must be reflected on the final 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.
16. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the final plat when submitted for final approval. (Section 5.2 c, Certificate of Ownership and Dedication, Godwin Subdivision Ordinance)
17. The final 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 for any structure and/or prior to the sale of any lot or unit within this development.



**Plat-Required Statement:**

18. All structures shall be shown on the final plat or the final plat shall reflect the following statement:

“Nonconforming structures have not been created by this subdivision.”

**Advisories:**

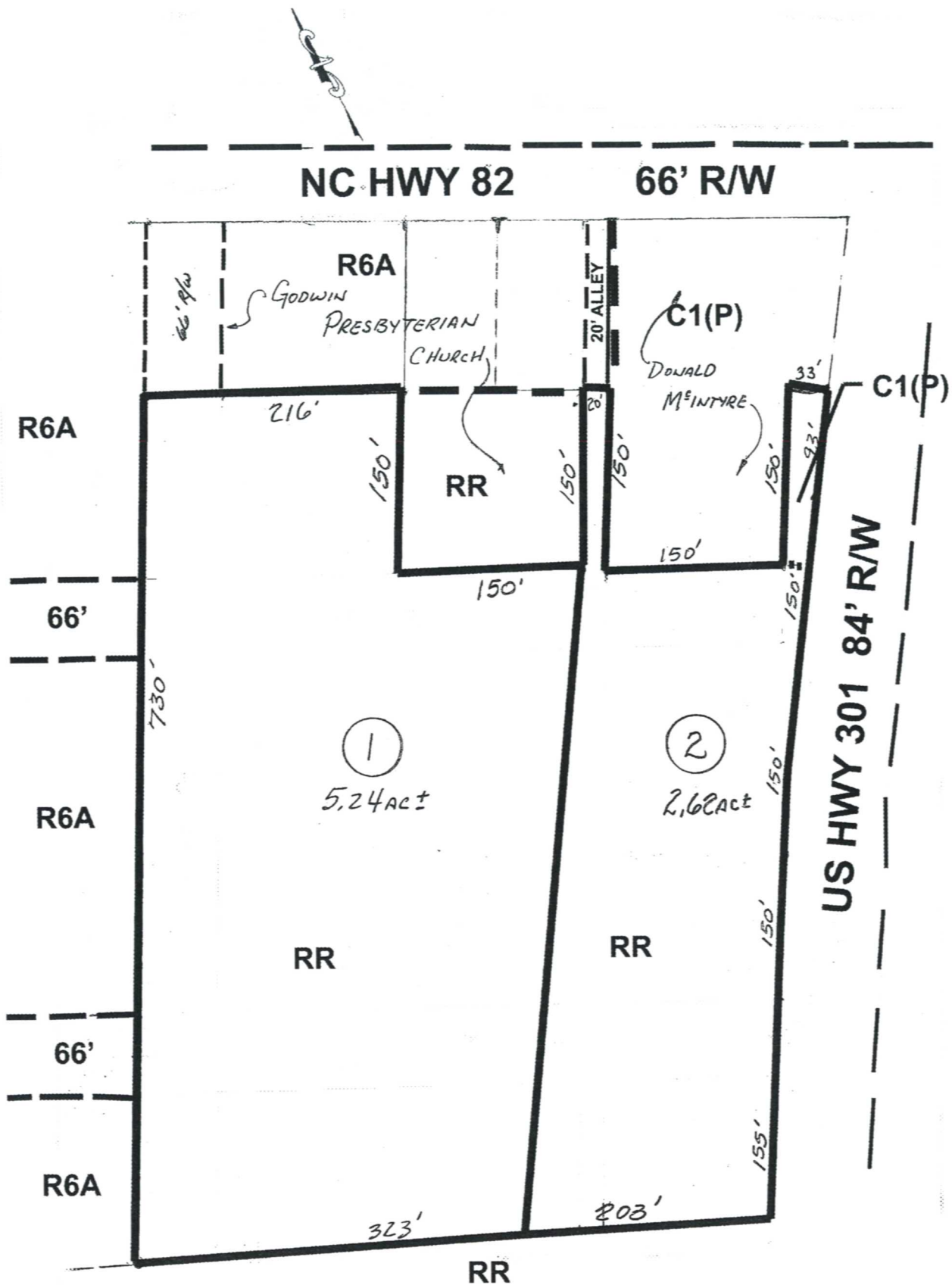
19. The applicant is advised to consult an expert on wetlands before proceeding with any development.

20. 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.

**If you need clarification of any conditions, please contact Ed Byrne at 910-678-7609 or Patti Speicher at 910-678-7605; 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
Code Enforcement (Permits):	Ken Sykes	321-6654
CCP&I Godwin Staff Representative:	Denise Sykes	678-7629
Town of Godwin:	Deborah Godwin, Mayor	980-1674
County Public Utilities/NORCRESS:	Tom Cooney	678-7682
Corp of Engineers (wetlands):	Ronnie Smith	(910) 251-4829
NCDENR (E&S):	Sally McKinney	433-3300
E911 Site-Specific Address:	Ron Gonzales	678-7616
Tax Parcel Numbers:		678-7549
NCDOT (driveways/curb-cuts):	Gary Burton	486-1496
N.C. Division of Water Quality:	Mike Randall	(919) 733-5083 ext. 545



**GODWIN PRESBYTERIAN CHURCH &  
DONALD MCINTYRE PROPERTY  
SUBDIVISION REVIEW**

**CASE: 09-101 ACREAGE: 7.86 ac +/-  
ZONING: RR & C1(P) SCALE: NTS**

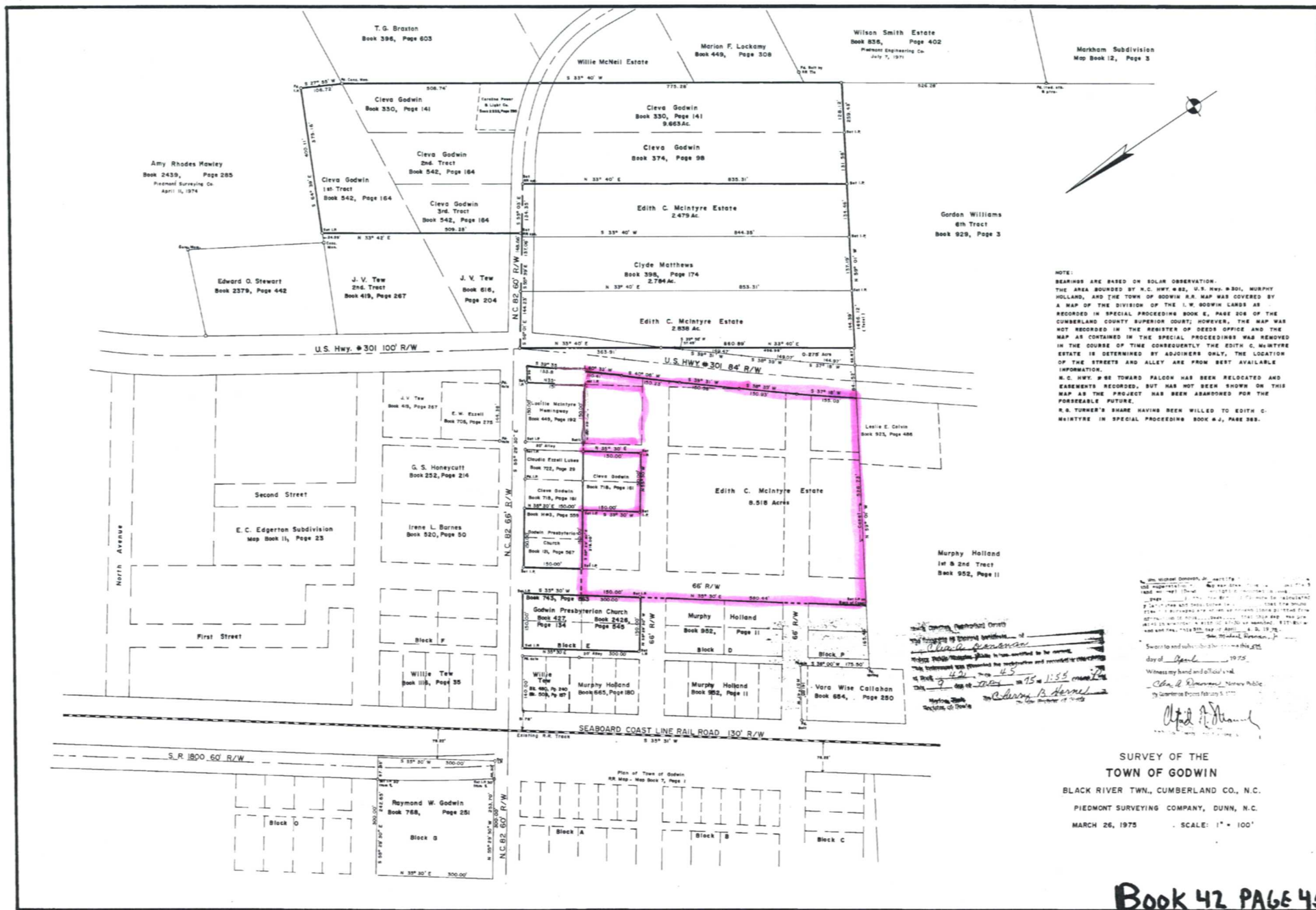




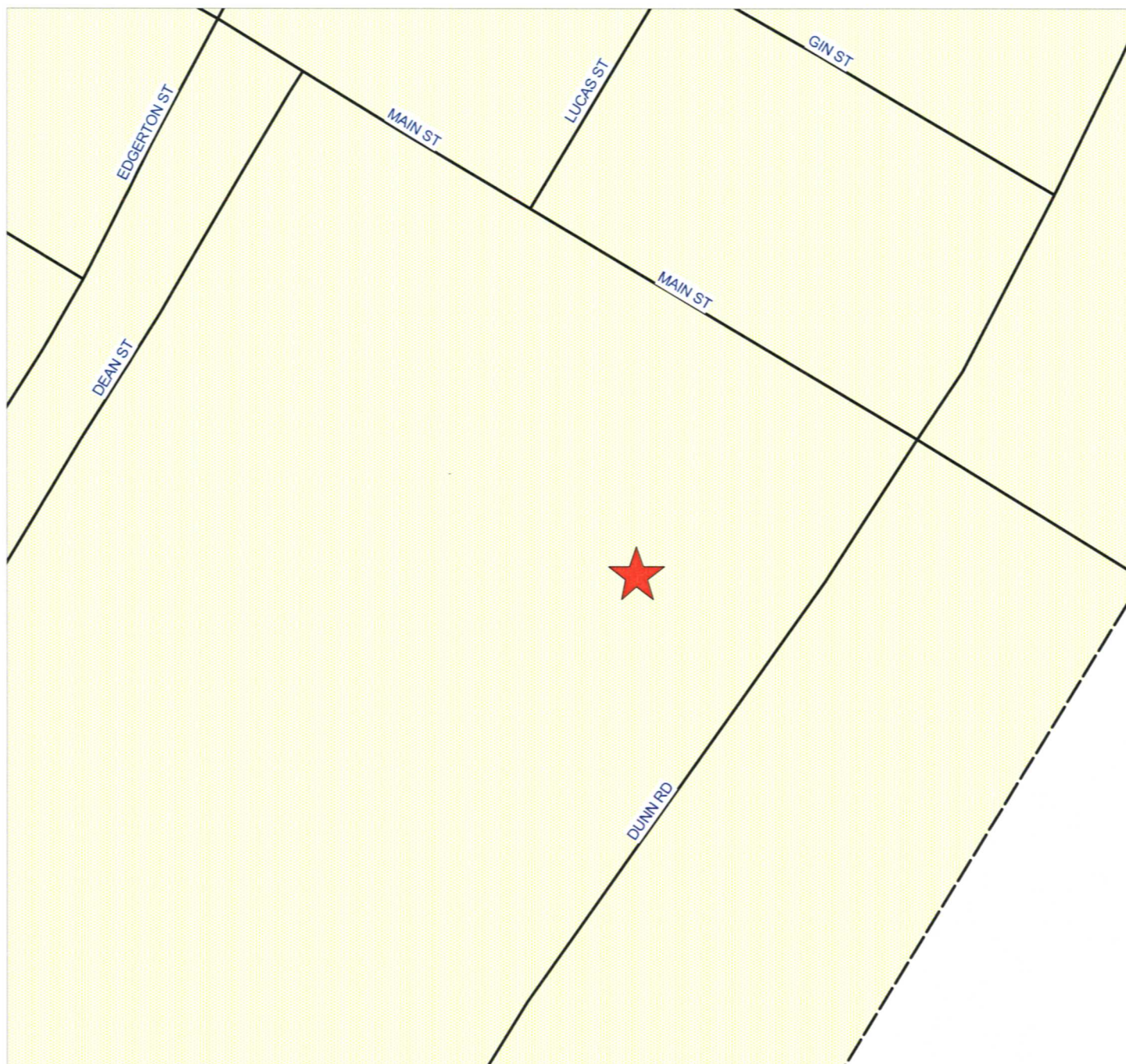
**AERIAL PHOTO  
CASE NO: 09-101**







**GODWIN PRESBYTERIAN CHURCH &  
DONALD MCINTYRE PROPERTY  
SUBDIVISION REVIEW  
CASE NO. 09 - 101**



PIN(S): 0593-53-6510-  
red by EMB - CCJPB  
September 10, 2009

Map not to scale

