

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



Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler,
Cumberland County

Benny Pearce,
Town of Eastover

Patricia Hall,
Town of Hope Mills

COUNTY of CUMBERLAND

Planning & Inspections Department

June 26, 2017

MEMORANDUM

TO: Cumberland County Joint Planning Board
Cumberland County Board of Education
Embarq
Fayetteville Public Works Commission

FROM: Jeff Barnhill, Planner I
Land Use Codes Section

SUBJECT: Monthly Report for June 2017
Subdivision & Site Development Plans

The following list of projects is submitted for your information. Please find attached a copy of the respective vicinity maps indicated by the case number and project name.

1. CASE NO: 17-073
NAME OF DEVELOPMENT: Two Brothers Holding Company
TYPE OF REVIEW: Site Plan/Group Development Review
LOCATION: 806 Katie Street
ZONING: C(P) Planned Commercial Districts
NUMBER OF UNITS: 2
TOTAL ACREAGE: .55 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 1, 2017
OWNER/DEVELOPER: Brad McLawhorn
2. CASE NO: 17-068
NAME OF DEVELOPMENT: West Hampton lots 1&2
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: 4029 Princess Amelie Lane
ZONING: R7.5 Residential District
NUMBER OF LOTS: 2
TOTAL ACREAGE: .47 +/-
JURISDICTION: Hope Mills
STAFF APPROVAL DATE: May 25, 2017
HOPE MILLS COMMISSIONER'S APPROVAL DATE: June 5, 2017
OWNER/DEVELOPER: Mohler Homes, Inc.

3. CASE NO: 05-042
NAME OF DEVELOPMENT: Teakwood Forest phase 2
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: East end of SR 1308 (Palmerland Drive), west end of SR 3658 (Sheila Street)
ZONING: R10 Residential District
NUMBER OF LOTS: 14
TOTAL ACREAGE: .47 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 8, 2017
OWNER/DEVELOPER: RBC Homes, Inc.
4. CASE NO: 11-070
NAME OF DEVELOPMENT: Autry LICD Development, LLC
TYPE OF REVIEW: Site Plan Review
LOCATION: Southwest side of SR 2212 (Doc Bennett Road),
ZONING: M(P) Heavy Industrial District
NUMBER OF LOTS: 1
TOTAL ACREAGE: 52.93 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 12, 2017
OWNER/DEVELOPER: Autry Grading
5. CASE NO: 17-060
NAME OF DEVELOPMENT: Hylton Leftwich Property
TYPE OF REVIEW: Group Development Review
LOCATION: 3614 & 3618 Coleman Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 1
TOTAL ACREAGE: 2.00 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 12, 2017
OWNER/DEVELOPER: Hylton Leftwich
6. CASE NO: 17-013
NAME OF DEVELOPMENT: Godwin Town Hall
TYPE OF REVIEW: Site Plan Review
LOCATION: 4924 Markham Street
ZONING: O&I(P) Office & Institutional District
NUMBER OF LOTS: 1
TOTAL ACREAGE: .74 +/-
JURISDICTION: Godwin
STAFF APPROVAL DATE: June 12, 2017
OWNER/DEVELOPER: Town of Godwin

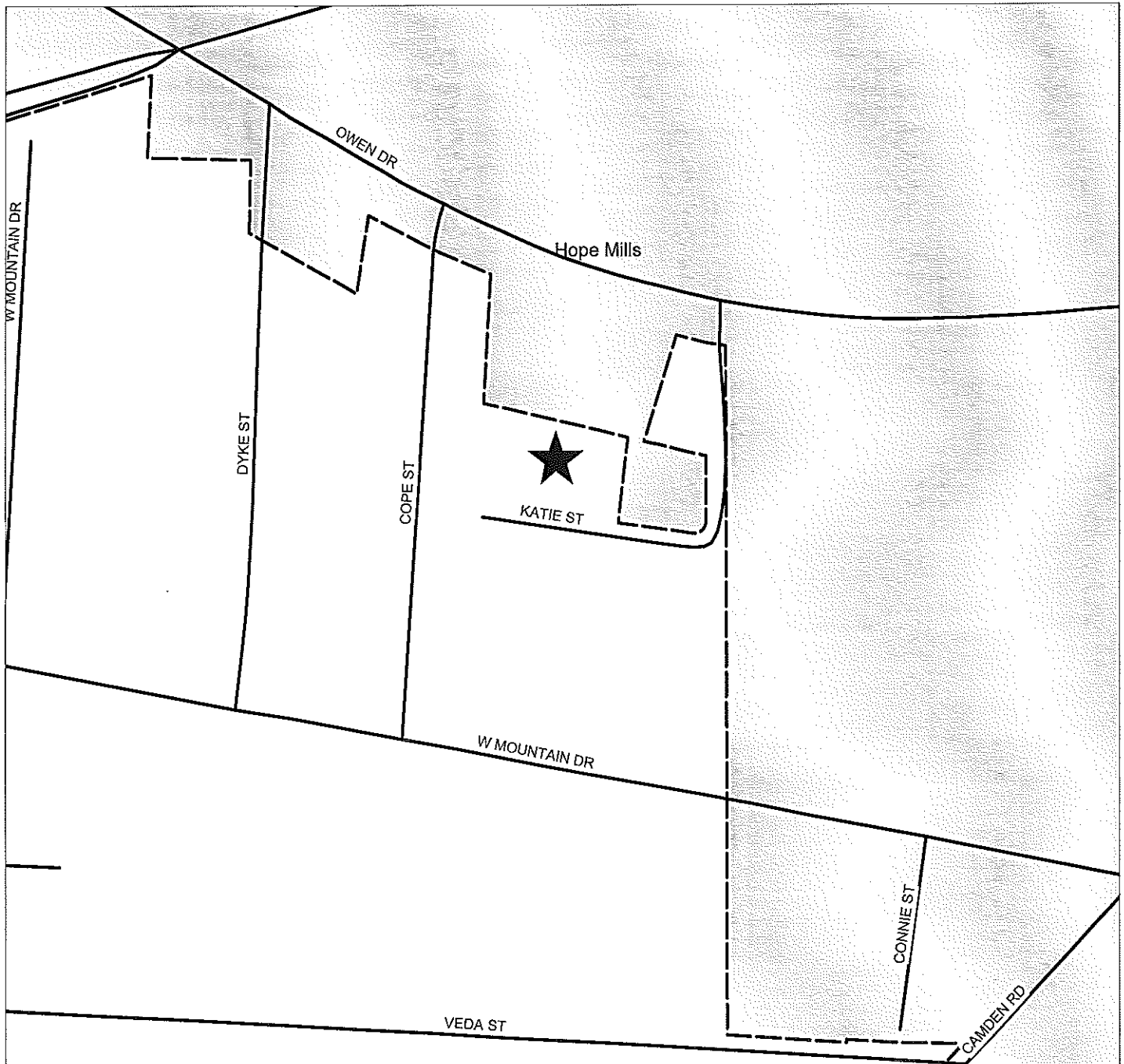
7. CASE NO: 17-076
NAME OF DEVELOPMENT: Cypress Lakes lot 12, section 4, pt 2, lot 30
Birchwood Farms
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: 1348 Sawyer Court & 5339 Clubhouse Lane
ZONING: R15 Residential District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 1.05 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 13, 2017
OWNER/DEVELOPER: Karen Stanley/L&J Properties
8. CASE NO: 17-069
NAME OF DEVELOPMENT: Clarence Johnson
TYPE OF REVIEW: Subdivision Review
LOCATION: Northwest quadrant of J. Herbert Road and Ozie Drive
ZONING: RR Rural Residential District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 3.95 +/-
JURISDICTION: Eastover
STAFF APPROVAL DATE: May 25, 2017
EASTOVER TOWN COUNCIL APPROVAL DATE: June 13, 2017
OWNER/DEVELOPER: Clarence Johnson
9. CASE NO: 17-078
NAME OF DEVELOPMENT: John & Deborah Foley Property
TYPE OF REVIEW: Subdivision Review
LOCATION: 9390 E Reeves Bridge Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 18.70 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 22, 2017
OWNER/DEVELOPER: John Foley
10. CASE NO: 14-130
NAME OF DEVELOPMENT: The Forest & McAllister Farm
TYPE OF REVIEW: Subdivision Review
LOCATION: 7500 River Road
ZONING: R30 Residential District
NUMBER OF LOTS: 36
TOTAL ACREAGE: 169.31 +/-
JURISDICTION: Wade
STAFF APPROVAL DATE: June 15, 2017
OWNER/DEVELOPER: McLaurin Company

11. CASE NO: 13-049
NAME OF DEVELOPMENT: Thomas Foldesi Property
TYPE OF REVIEW: Site Plan/Group Development Review
LOCATION: 2735 Hope Mills Road
ZONING: C(P) Planned Commercial District
NUMBER OF UNITS: 2
TOTAL ACREAGE: .52 +/-
JURISDICTION: Hope Mills
STAFF APPROVAL DATE: May 3, 2017
HOPE MILLS COMMISSIONER'S APPROVAL DATE: June 19, 2017
OWNER/DEVELOPER: TJF Commercial Properties
12. CASE NO: 17-077
NAME OF DEVELOPMENT: Bakeal Albarati Property
TYPE OF REVIEW: Site Plan Review
LOCATION: 2376 Cedar Creek Road
ZONING: C(P) Planned Commercial District
NUMBER OF UNITS: 1
TOTAL ACREAGE: 1.06 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 20, 2017
OWNER/DEVELOPER: Bakeal Albarati
13. CASE NO: 17-082
NAME OF DEVELOPMENT: Armstrong Elementary School Property
TYPE OF REVIEW: Site Plan (Canopy Addition) Review
LOCATION: 3395 Dunn Road
ZONING: RR Rural Residential District
NUMBER OF UNITS: 1
TOTAL ACREAGE: 16.90 +/-
JURISDICTION: Eastover
STAFF APPROVAL DATE: June 22, 2017
OWNER/DEVELOPER: Cumberland Co. School Board
14. CASE NO: 17-078
NAME OF DEVELOPMENT: John & Deborah Foley Property
TYPE OF REVIEW: Subdivision Review
LOCATION: 9390 E. Reeves Bridge Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 18.70 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 28, 2017
OWNER/DEVELOPER: John Foley

15. CASE NO: 17-074
NAME OF DEVELOPMENT: Dirt Bag Brewery
TYPE OF REVIEW: Site Plan Review
LOCATION: 5435 Corporation Drive
ZONING: C3 Planned Commercial (AOD Airport Overlay) Districts
NUMBER OF UNITS: 1
TOTAL ACREAGE: 4.93 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 27, 2017
OWNER/DEVELOPER: Nichols Builders
16. CASE NO: 17-079
NAME OF DEVELOPMENT: Timothy Simmons Property
TYPE OF REVIEW: Subdivision Review
LOCATION: North side of NC HWY 210 South, east of Dolomite Drive
ZONING: A1 Agricultural District
NUMBER OF LOTS: 6
TOTAL ACREAGE: 16.2 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 27, 2017
OWNER/DEVELOPER: Tim Simmons
17. CASE NO: 17-080
NAME OF DEVELOPMENT: Braxton Cove Subdivision
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: 424 Derby Lane
ZONING: R10 Residential District
NUMBER OF LOTS: 3
TOTAL ACREAGE: 2.96 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 27, 2017
OWNER/DEVELOPER: Bella Terra Development Company
18. CASE NO: 17-081
NAME OF DEVELOPMENT: Rockfish Elementary School
TYPE OF REVIEW: Site Plan Review
LOCATION: 5763 Rockfish Road
ZONING: PND Planned Neighborhood District
NUMBER OF UNITS: 1
TOTAL ACREAGE: 14.6 +/-
JURISDICTION: Hope Mills
STAFF APPROVAL DATE: June 27, 2017
OWNER/DEVELOPER: Andy Nichols

19. CASE NO: 17-083
NAME OF DEVELOPMENT: Ricky Nowland Property
TYPE OF REVIEW: Subdivision Review
LOCATION: 3439 & 3440 Duck Pond Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 3
TOTAL ACREAGE: 70.20 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 29, 2017
OWNER/DEVELOPER: Ricky Nowland
20. CASE NO: 17-084
NAME OF DEVELOPMENT: Jessie Britt Sr. Property
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: 6873 Roslin Farm Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 11.93 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: June 30, 2017
OWNER/DEVELOPER: Jessie Britt Sr.

**TWO BROTHERS HOLDING COMPANY
C(P) SITE PLAN REVIEW
CASE NO. 17-073**



PIN(S): -0426-51-9174- -0426-61-0123- -0426-61-0172
Created by GJB - EMB
MAY 15, 2017

Map not to scale



**WEST HAMPTON LOTS 1 & 2
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 17-068**

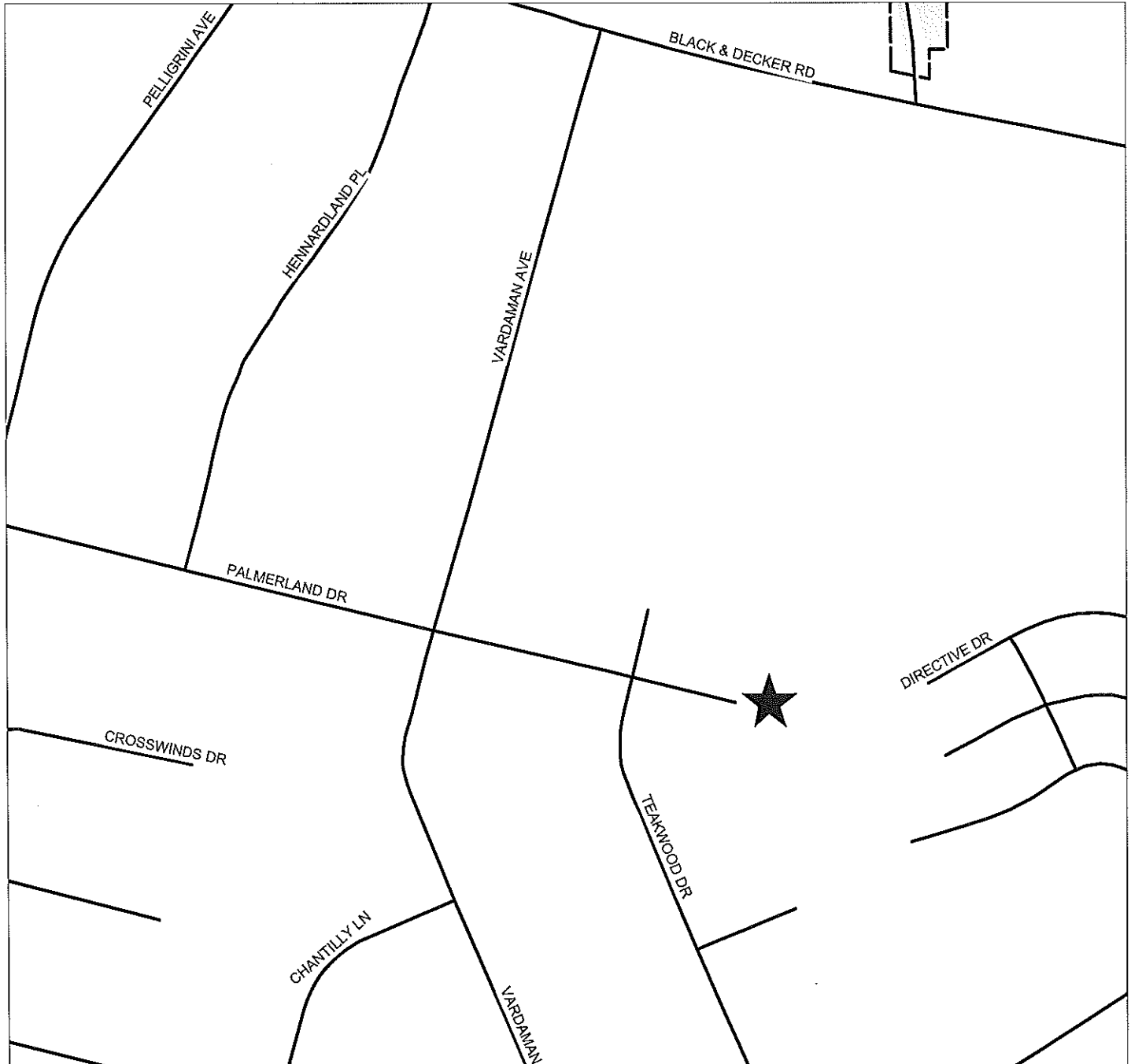


PIN(S): -0404-32-6654-
Created by GJB - EMB
MAY 19, 2017

Map not to scale



**TEAKWOOD FOREST PHASE II PROPERTY
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 05 - 042**



PIN(S): 0425-64-5516-
Prepared by EMB - CCJPB
MAY 21, 2013

Map not to scale



**AUTRY LCID LANDFILL DEVELOPMENT PROPERTY
M (P) SITE PLAN REVIEW
CASE NO. 11-070**

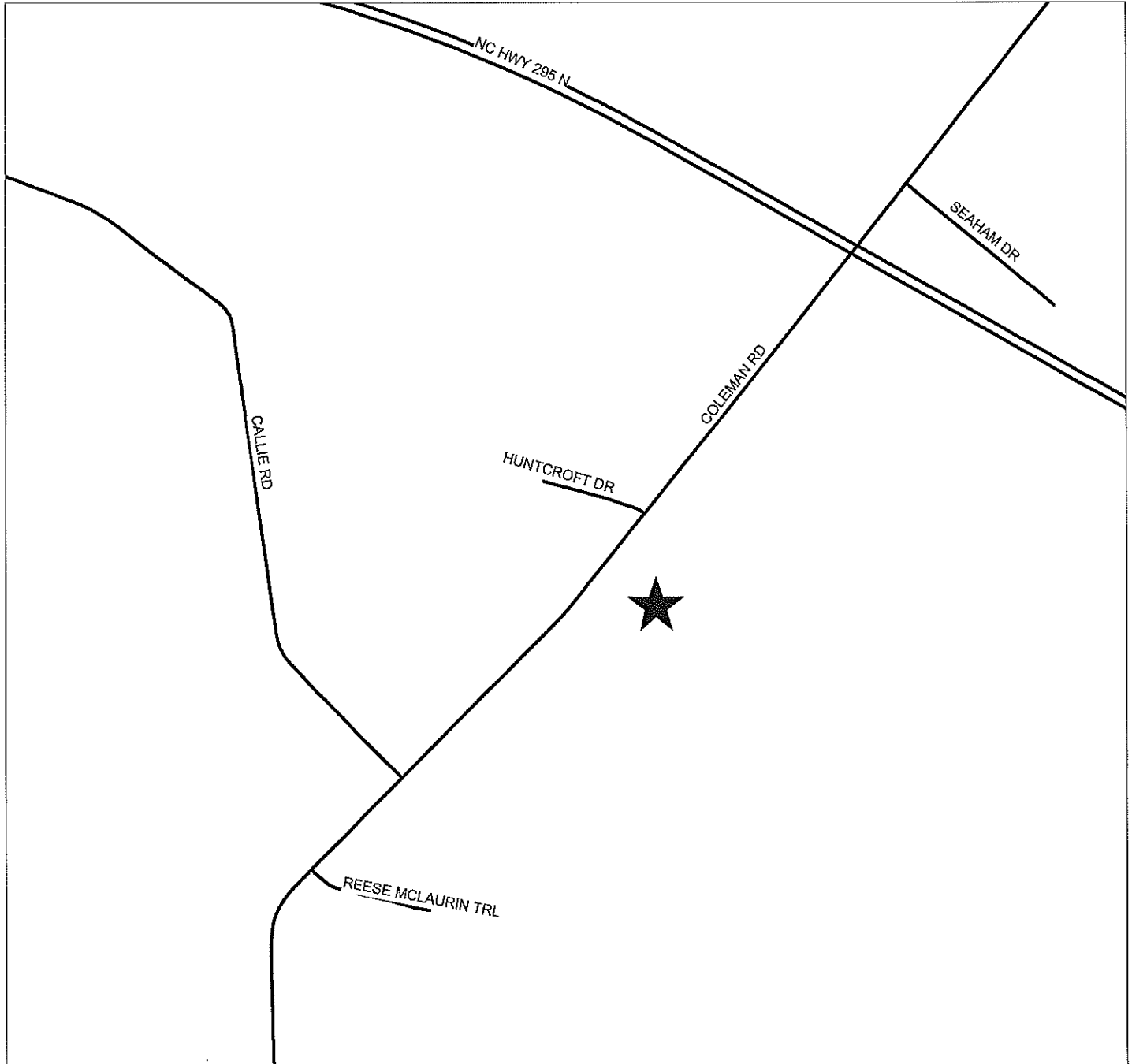


PIN(S): 0434-55-8407-
Prepared by GJB - CCJPB
August 1, 2011

Map not to scale



**HYLTON LEFTWICH PROPERTY
GROUP DEVELOPMENT REVIEW
CASE NO. 17-060**



PIN(S): -0560-22-2416-
Created by GJB - EMB
MAY 4, 2017

Map not to scale



**GODWIN TOWN HALL ADDITION
O&I(P) SITE PLAN REVIEW
CASE NO. 17-013**



PIN(S): -0593-44-7390-
Created by GJB - EMB
January 26, 2017

Map not to scale



LOT12 CYPRESS LAKES SECTION 4, PT 2, LOT 30 BIRCHWOOD FARM^M
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 17-076

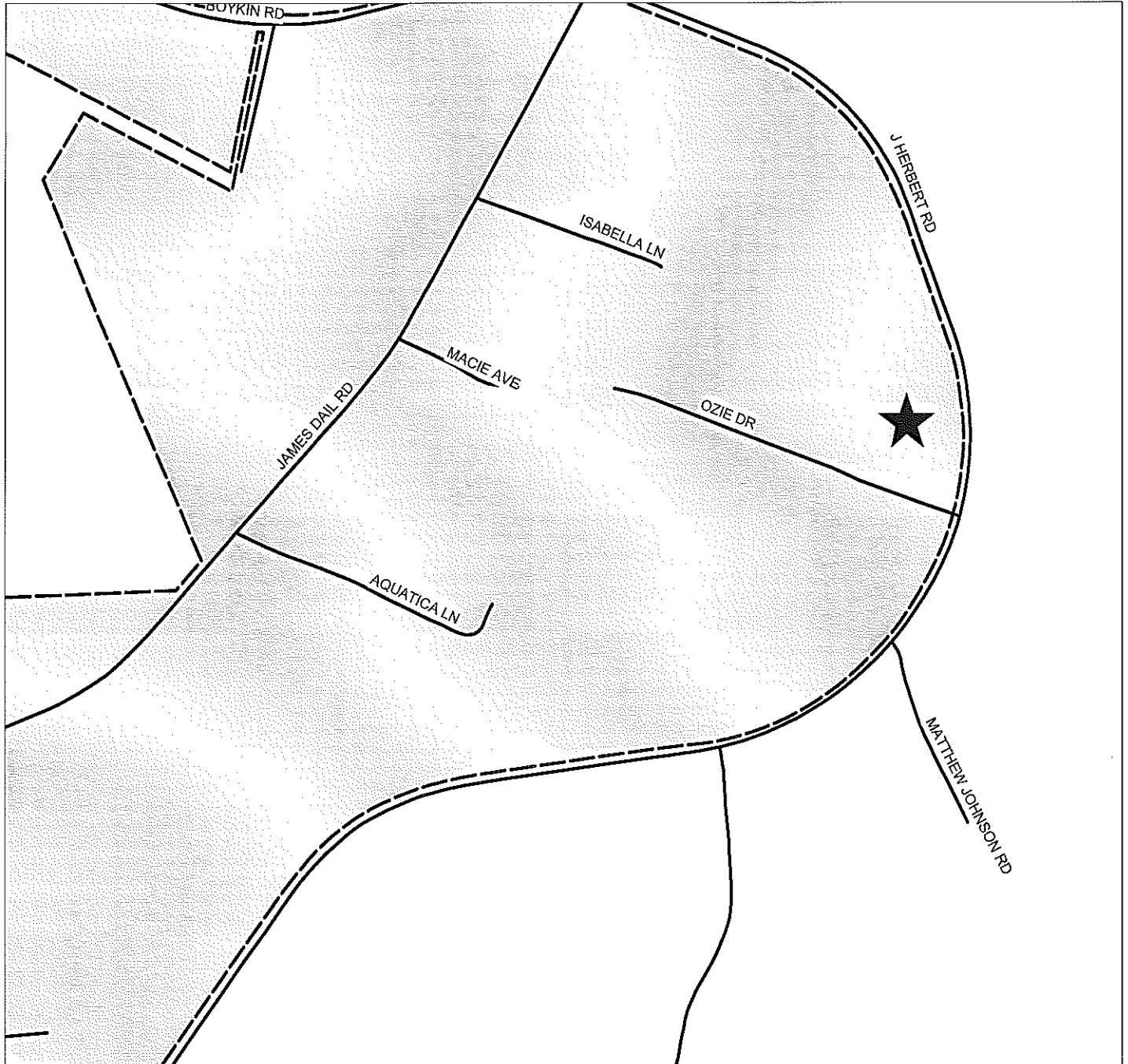


PIN(S): 0432-86-0623- & 0432-86-0408-
Created by GJB - EMB
JUNE 9, 2017

Map not to scale



**CLARENCE JOHNSON PROPERTY
RR SUBDIVISION REVIEW
CASE NO. 17-069**



PIN(S): -0479-61-8121-
Created by GJB - EMB
MAY 9, 2017

Map not to scale



**JOHN & DEBORAH FOLEY PROPERTY
SUBDIVISION REVIEW
CASE NO. 17-078**

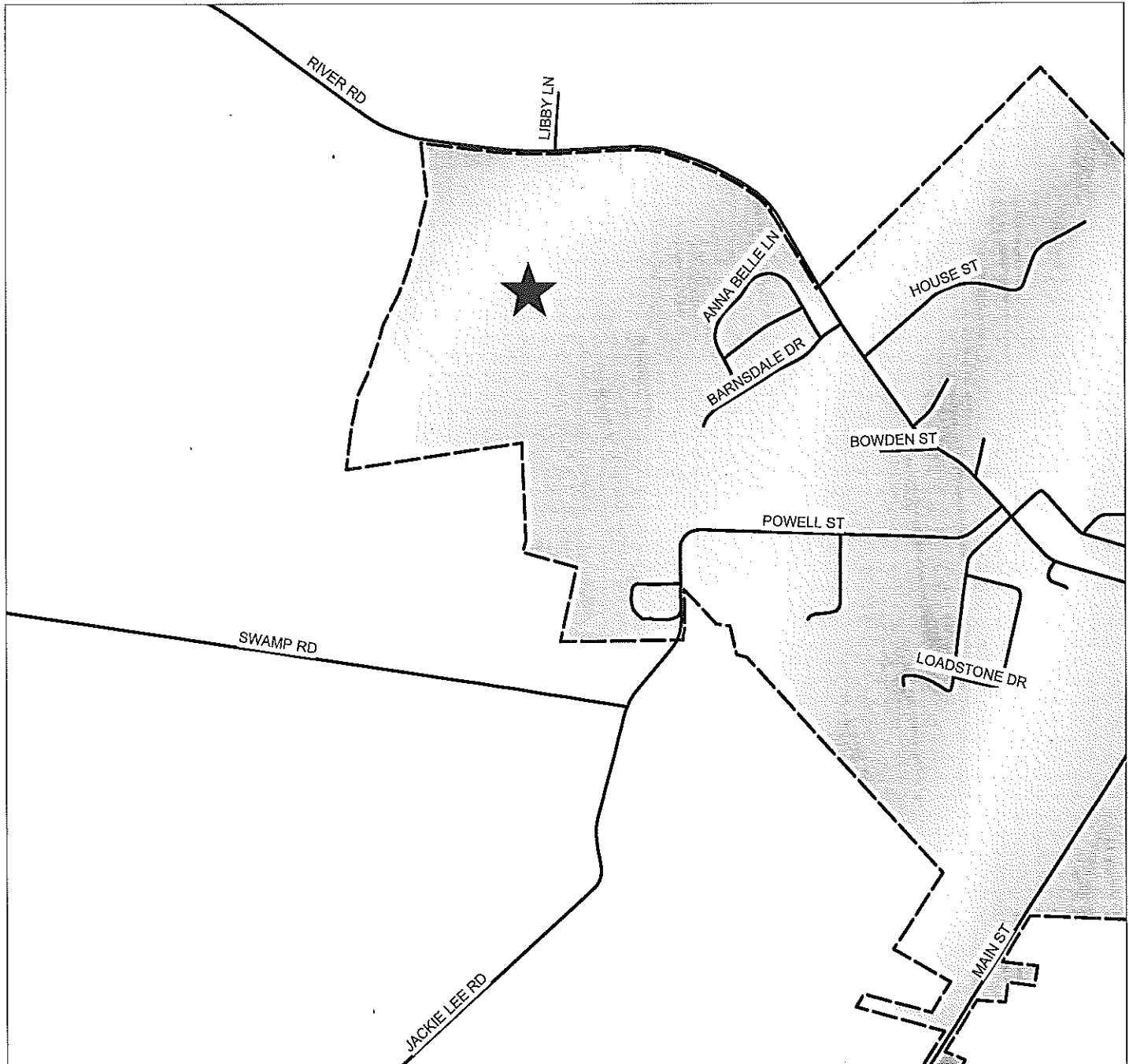


PIN(S): 0554-51-6231-
Created by GJB - EMB
JUNE 23, 2017

Map not to scale



**THE FOREST @ MCALLISTER FARM
SUBDIVISION REVIEW
CASE NO. 14-130**

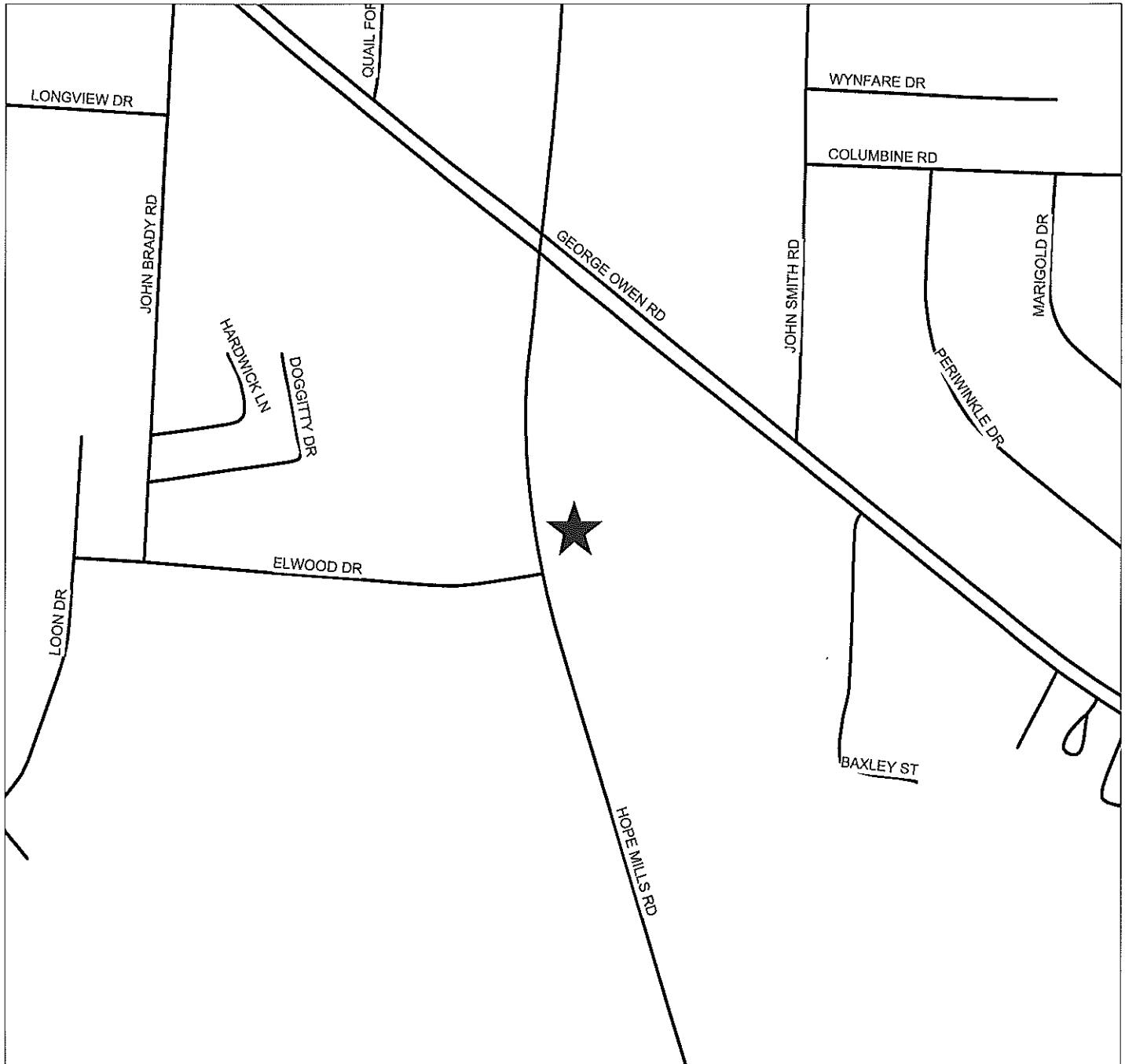


PIN(S): -0571-46-9224-
Created by GJB - EMB
OCTOBER 17, 2014

Map not to scale



**THOMAS FOLDESI PROPERTY
C(P) SITE PLAN REVIEW
CASE NO. 13-049**



PIN(S): 0405-92-8405-
red by GJB - CCJPB
MAY 1, 2017

Map not to scale



**BAKEAL ALBARATI PROPERTY
C(P) SITE PLAN REVIEW
CASE NO. 17-077**

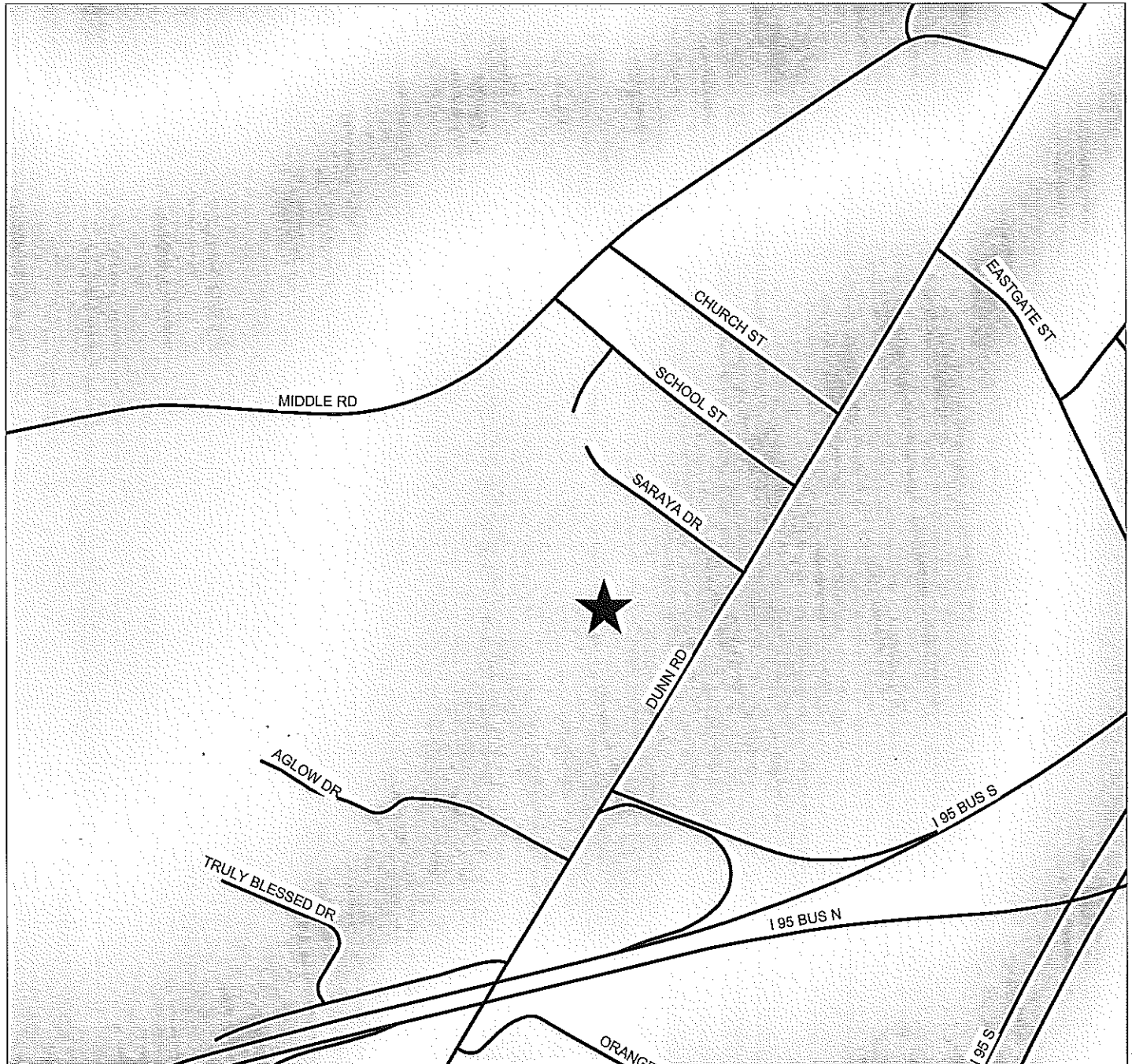


PIN(S): 0455-75-0507-
Created by GJB - EMB
JUNE 13, 2017

Map not to scale



**ARMSTRONG ELEMENTARY SCHOOL
RR SITE PLAN REVIEW
CASE NO. 17-082**

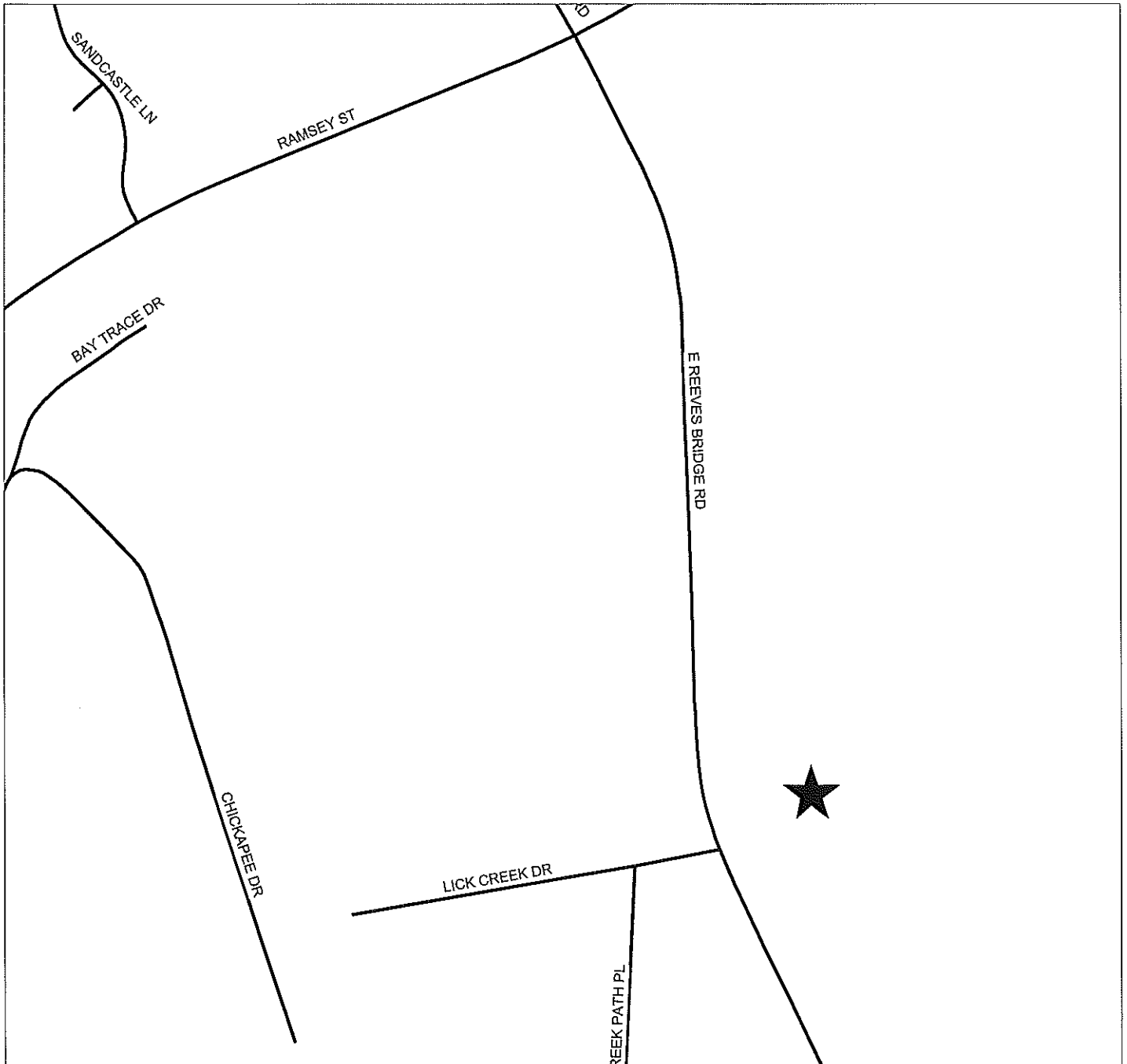


PIN(S): 0468-28-4311-
Created by GJB - EMB
JUNE 21, 2017

Map not to scale



**JOHN & DEBORAH FOLEY PROPERTY
SUBDIVISION REVIEW
CASE NO. 17-078**

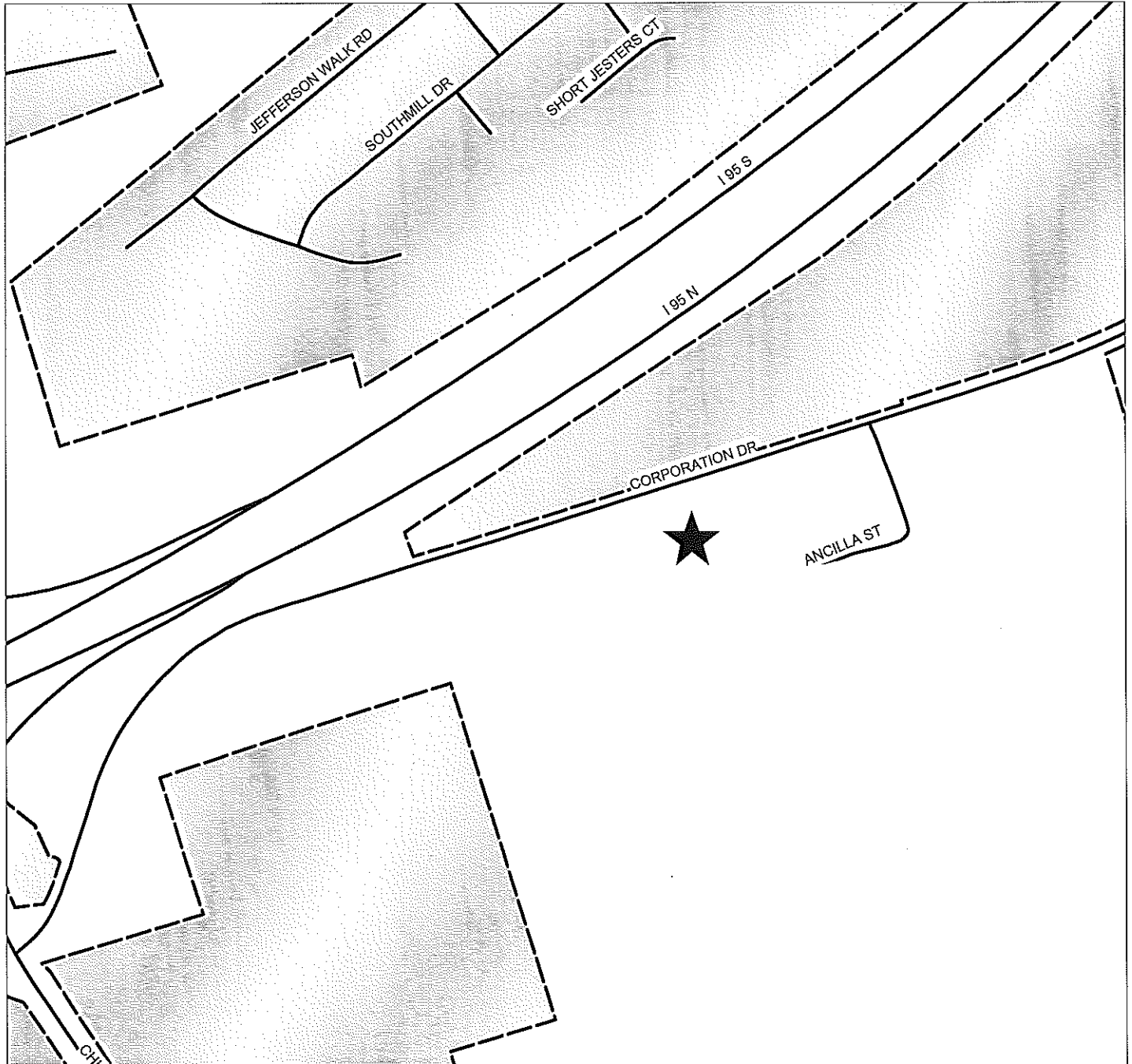


PIN(S): 0554-51-6231-
Created by GJB - EMB
JUNE 23, 2017

Map not to scale



**DIRT BAG BREWERY
C3 SITE PLAN REVIEW
CASE NO. 17-074**

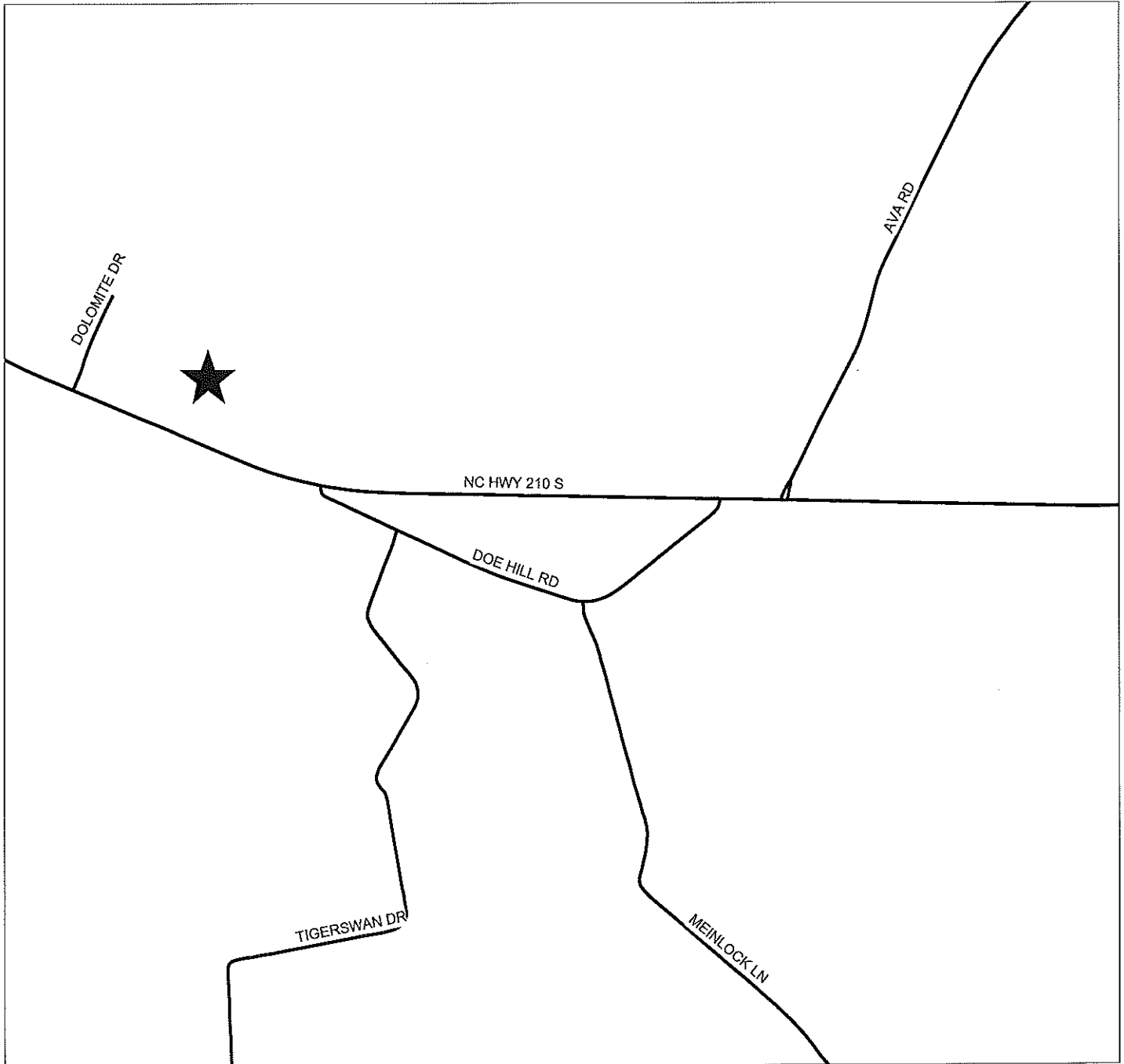


PIN(S): 0423-63-1007-
Created by GJB - EMB
MAY 17, 2017

Map not to scale



**TIMOTHY SIMMONS PROPERTY
SUBDIVISION/RECOMBINATION REVIEW
CASE NO. 17-079**



PIN(S): 0493-28-2732- & -493-28-1490-
Created by GJB - EMB
JUNE 19, 2017

Map not to scale



**BRAXTON COVE SUBDIVISION
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 17-080**

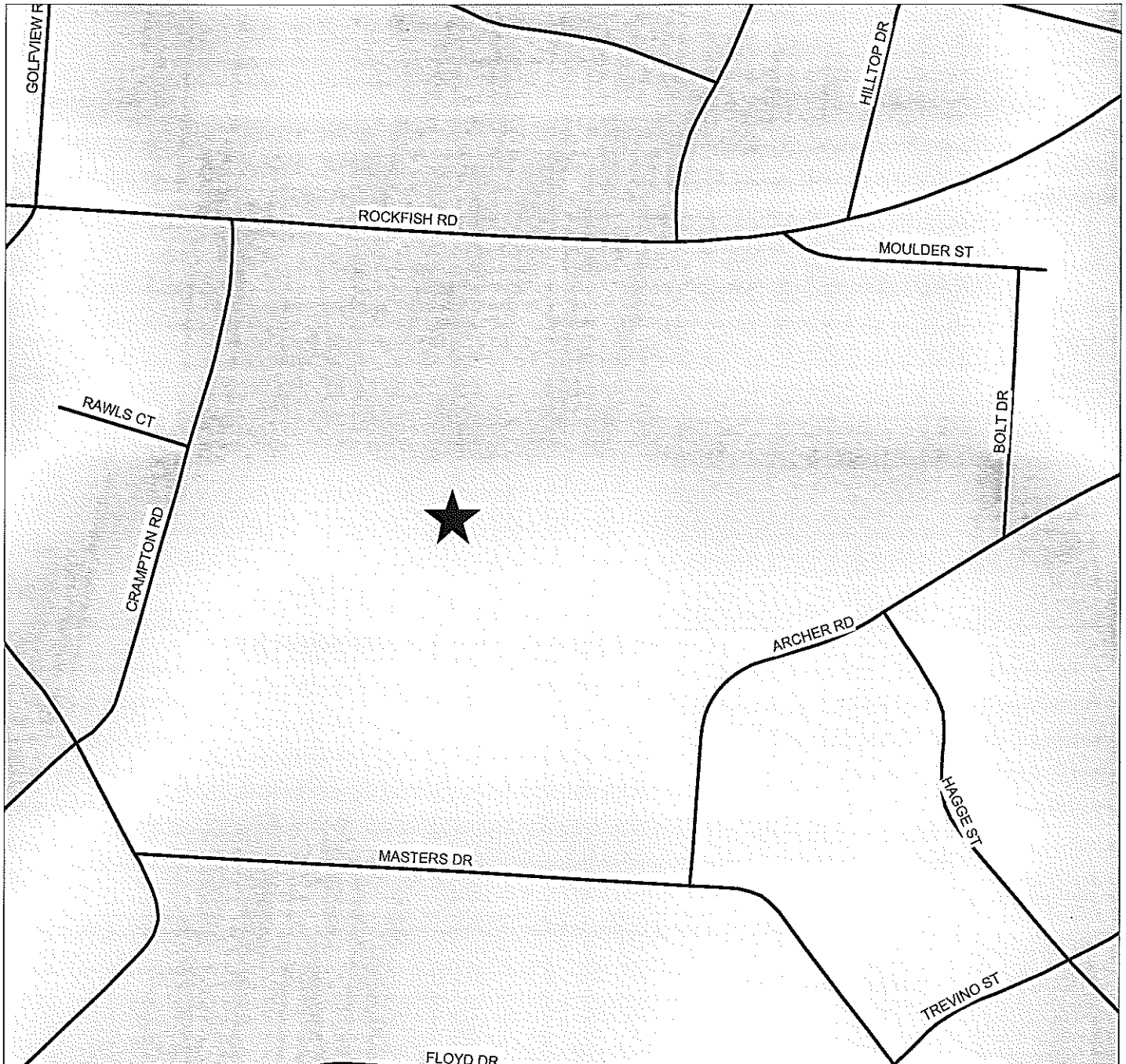


PIN(S) 0422-29-5447- / 0422-29-5139-
Created by GJB - EMB
JUNE 21, 2017

Map not to scale



**ROCKFISH ELEMENTARY SCHOOL
PND - SITE PLAN REVIEW
CASE NO. 17-081**



PIN(S): 0414-24-8435-
Created by GJB - EMB
JUNE 28, 2017

Map not to scale



**RICKY NOWLAND PROPERTY
SUBDIVISION REVIEW
CASE NO. 17-083**



PIN(S): 0554-90-4632- & 0564-00-5352-
Created by GJB - EMB
JUNE 28, 2017

Map not to scale



**JESSIE BRITT SR. PROPERTY
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 17-084**



PIN(S): 0412-91-2755- & 0412-92-4054-
Created by GJB - EMB
JUNE 29, 2017

Map not to scale

