

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



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

## COUNTY of CUMBERLAND

### *Planning & Inspections Department*

September 16, 2009

#### **MEMORANDUM**

**TO:** Hope Mills Board of Commissioners

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

**SUBJECT:** CASE NO. 09-100. CONSIDERATION OF SILVER BELLS MEDICAL FACILITY, C(P) SITE PLAN REVIEW, HOPE MILLS ZONING ORDINANCE; ZONING: C(P); TOTAL ACREAGE: 1.53 +/-; LOCATED AT 2356 JOHN SMITH ROAD. (HOPE MILLS)

The developer is submitting a two story medical office building for approval. The site is located on two separate tracts, which will be required to be recombined into one lot. The stormwater will be handled on site in a proposed permanent wet pond at the rear of the development. The proposed building will have a total of 10,968 square feet. The development has 215 feet of road frontage along SR 1135 (John Smith Road).

Attached you will find the recommended conditions of approval, C(P) site plan sketch map, aerial photo and a vicinity map. If you have any questions regarding this memorandum, please contact Ed Byrne at 678-7609, email: [ebyrne@co.cumberland.nc.us](mailto:ebyrne@co.cumberland.nc.us).

#### Attachments

cc: Regency Construction, Developer  
4D Site Solutions, Surveyor  
Randy Beeman, Hope Mills Town Manager  
John Jackson, Hope Mills Town Attorney  
Patti Speicher, Land Use Codes

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STAFF REVIEW: 09-03-09 HOPE MILLS COMMISSIONERS DECISION: 9-21-09

CASE NO: 09-100 NAME OF DEVELOPMENT: SILVER BELLS MEDICAL FACILITY

MIA: N/A C (P) SITE PLAN REVIEW

LOCATION: 2356 JOHN SMITH ROAD ZONING: C (P)

PIN: 0415-06-2538- & 0415-06-3598-

OWNERS / DEVELOPER: REGENCY CONSTRUCTION ENGINEER OR DESIGNER: 4D-SITE SOLUTIONS

#### PLANNING & INSPECTIONS DEPARTMENT ACTION:

- ☒ PRELIMINARY  
☐ EXTENSION ☐ REVISION  
☒ APPROVED CONDITIONALLY  
☐ 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-Permit Related:

1. The Town of Hope Mills has tree preservation provisions in their ordinance; the developer must contact Mike Bailey, Hope Mills Chief Building Inspector concerning the removal of trees from this site prior to obtaining a tree removal permit.
2. A recombination plat (also known as a "No Approval Required" or "NAR") must be submitted to County Planning and then the Town of Hope Mills 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.
3. Five copies of a revised site plan be submitted for staff review and approval with the revision providing lateral access on each side of the subject property for future interconnectivity purposes.

#### Permit-Related:

4. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the Hope Mills Zoning Ordinance and permits required to place any structure within this development from the Hope Mills Inspections Department, in Town Hall at 5770 Rockfish Road. For additional information, the developer should contact a Town Inspector.

5. Connection to public water and sewer is required, the Public Works Commission (PWC) must approve water and sewer plans prior to application for any permits. A copy of the PWC approval must be provided to the Town Building Inspector at the time of application for building/zoning permits. (Section 86-76, Public Water and Sewer Systems Hope Mills Subdivision Chapter)
6. New development that will disturb one acre or more of land or is part of a larger plan that will disturb at least an acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Hope Mills Stormwater Department. 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 Town's Inspections Department.
7. For any new development, the developer may have to provide the Hope Mills Inspections Department 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 Hope Mills Building Inspections at the time of application for any building/zoning permits.
8. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
9. Landscaping must be provided in accordance with Section 102A-1202(n), Landscaping, Hope Mills Zoning Chapter and/as shown on the site plan. The following are the minimum standards for the required landscaping of this site:
  - a. Four large shade trees or 13 small ornamental trees within the front yard setback area;
  - b. Two small ornamental trees and 16 shrubs are required in the building yard area;
  - c. Four trees or 22 shrubs are required within the parking area.

In addition:

- a. Required plant materials shall be maintained by the property owner, including replacing dead or unhealthy trees and shrubs; and
  - b. All yard and planting areas shall be maintained in a neat, orderly, and presentable manner and kept free of weeds and debris.
10. A *Certificate of Occupancy* will not be issued until a Zoning Inspector inspects the site and certifies that the site is developed in accordance with the approved plans.

**Site-Related:**

11. All uses, dimensions, setbacks and other related provisions of the Hope Mills Subdivision Chapter and Zoning Ordinance for the C(P) zoning district must be complied with, as applicable.
12. This conditional approval is not approval of the permit for the freestanding sign. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIV of the Hope Mills 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.)
13. 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.
14. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 86-128(b), Underground utilities required, Hope Mills Subdivision Chapter)
15. The owner/developer shall secure and maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.



16. The permanent wet detention pond must be completely secured by a fence with a locked gate prior to the final building inspections.
17. The developer must obtain a driveway permit from the Hope Mills Street Department and/or the NC Department of Transportation (NCDOT). A copy of the approved driveway permit must be provided to the Hope Mills Building Inspector at the time of application for building/zoning permits.
18. Turn lanes may be required by the Hope Mills Street Department and/or the NC Department of Transportation (NCDOT).
19. All lighting is required to be directed internally within this development and comply with the provisions of Section 102A-1202(m), Outdoor Lighting, Hope Mills Zoning Ordinance.
20. A solid buffer must be provided and maintained along the side property line where this tract/site abuts residentially zoned properties in accordance with the provisions of Section 102A-1202(g), Buffer Requirements, Hope Mills Zoning Ordinance. (Note: Chain link fencing cannot be used to satisfy the buffer requirement.) (Note: If a vegetative buffer is to be used in conjunction with 6 foot high fencing ,then the vegetation must be located between the fence and the common property line.)
21. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
22. All required off-street parking spaces shall be a minimum of 9' x 20' and shall be surfaced, with a permanent material such as asphalt or concrete, and striped prior to application for the building final inspection. A minimum of five spaces for each doctor practicing on the premises off-street parking spaces are required for this development. (Section 102A-1302, Off-street parking, Hope Mills Zoning Ordinance.) (Note: The number parking proposed on the site will allow for a maximum 11 doctors.)

**Plat-Related:**

23. Prior to the submission of the recombination plat for approval for recording, a concrete, or other approved surface material, sidewalks are required to be constructed along SR 1135 (John Smith Road). (Section 86-122(g), Sidewalks, Hope Mills Subdivision Chapter)
24. Easements for the lateral access, required by Condition No. 3 above, be reflected on the recombination plat.
25. The proposed recombined lot must have a lot number, acreage and the bearing and distances reflected on the recombination plat.
26. 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.
27. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the recombination plat when submitted for final approval. (Section 86-35(3), Certificate of Ownership and Dedication, Hope Mills Subdivision Chapter)
28. The developer is reminded that the improvements must be in place or that the recombination plat approval will only be granted in accordance with Section 86-36 2 or 3, Final Plat – Guarantees of Improvements, Hope Mills Subdivision Chapter. (Note: Once the improvements (sidewalks) are in place, the developer is responsible for contacting Hope Mills Street and Inspections Departments to schedule an inspection of the improvements.)

**Plat-Required Statements:**

29. All structures shall be shown on the recombination plat or the plat shall reflect the following statement:

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

**Advisories:**

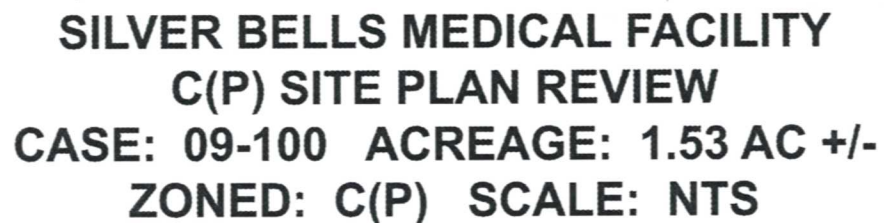
30. The applicant is advised to consult an expert on wetlands before proceeding with any development.
31. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of 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
PWC:	Heidi Maly	223-4773
Town of Hope Mills:		424-4555*
Asst. Town Manager/Town Clerk:	Connie Spell	
Chief Building Inspector:	Mike Bailey	
Stormwater Administrator:	Melanie Clerkley	
Zoning Inspector:	Jeff Wade	
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

\*This is the main telephone number for the Town of Hope Mills; once connected, the caller will be directed to the various departments.



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





**AERIAL PHOTO**  
**CASE NO: 09-100**





**SILVER BELLS MEDICAL FACILITY  
C(P) SITE PLAN REVIEW  
CASE NO. 09 - 100**



PIN(S): 0415-06-2538- & 0415-06-3598-  
red by GJB - CCJPB  
AUGUST 27, 2009

Map not to scale

