

Patricia Hall,
Chair
Town of Hope Mills

Charles Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
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,
Diane Wheatley,
Carl Manning,
Walter Clark
Cumberland County

Benny Pearce,
Town of Eastover

TENTATIVE AGENDA

October 21, 2014

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL/WITHDRAWAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF SEPTEMBER 16, 2014
- VII. JOINT PLANNING BOARD DEADLINE/MEETING SCHEDULE
- VIII. PUBLIC HEARING ITEMS

TEXT AMENDMENTS

- A. **P14-52.** REVISION AND AMENDMENT TO THE TOWN OF GODWIN SUBDIVISION ORDINANCE, AMENDING ARTICLE I. SECTION 1.6. COMPLIANCE WITH ORDINANCE REQUIRED; SECTION 1.8. DEFINITIONS; SECTION 3.20. LOT STANDARDS; CREATING ARTICLE III, SECTION 3.24. ZERO LOT LINE DEVELOPMENTS; AND AMENDING THE TOWN OF GODWIN ZONING ORDINANCE, ARTICLE VI, MIXED USE DEVELOPMENT-CONDITIONAL ZONING DISTRICT, SECTION 603. USES ALLOWED; AND UPDATING THE TABLES OF CONTENTS OF EACH ORDINANCE AS APPROPRIATE. (GODWIN)
- B. **P14-54.** REVISIONS AND AMENDMENTS TO THE COUNTY ZONING ORDINANCE, APPLICABLE ONLY TO PROPERTIES WITHIN THE CORPORATE LIMITS OF THE TOWN OF EASTOVER, BY CREATING ARTICLE I, ENTITLED ADMINISTRATIVE PROVISIONS, CONTAINING SECTIONS 101 THROUGH 110; AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS, BY INSERTING IN ALPHABETICAL ORDER THE TERMS: *RATITE*; *POULTRY FARM, LARGE SCALE*; AND *SWINE FARM, LARGE SCALE* WITH EACH TERMS ACCOMPANYING DEFINITION; AND AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX, BY INSERTING *POULTRY FARM, LARGE SCALE* AND *SWINE FARM, LARGE SCALE* AS A PERMITTED USE IN THE A1 ZONING DISTRICT; AND INSERTING A FOOTNOTE NUMBER 8 AFTER THE LAND USE *AGRICULTURAL OR RURAL FARM USE* CLARIFYING THAT THE LAND USE *AGRICULTURAL OR RURAL FARM USE* IS NOT INCLUSIVE OF LAND USES SPECIFICALLY LISTED ELSEWHERE IN THE USE MATRIX. (EASTOVER)

IX. PUBLIC HEARING CONSENT ITEMS

MODIFICATION OF CONDITIONAL ZONING

- A. **P13-19.** MODIFICATION OF THE CONDITION REQUIRING A BUFFER FOR AN APPROVED R20 RESIDENTIAL/CZ CONDITIONAL ZONING FOR GROUP QUARTERS CONSISTING OF 8.00+/- ACRES; LOCATED ON THE NORTHEAST SIDE OF NC HWY 82 (N WEST STREET), SOUTHEAST OF SR 1806 (SHERRILL BAGGETT ROAD); SUBMITTED BY JOSEPH T. LEGGETT ON BEHALF OF FALCON CHILDREN'S HOME (OWNER). (FALCON)

REZONING CASES

- B. **P14-50.** INITIAL ZONING OF 2.53+/- ACRES TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 508 AND 516 W MANCHESTER ROAD, OWNED BY HERSHEL L. AND ELEANOR F. BOYD. (SPRING LAKE)
- C. **P14-51.** REZONING OF 10.36+/- ACRES FROM A1 AGRICULTURAL TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 780 AND 800 SAND HILL ROAD; SUBMITTED BY MICHAEL P. WILLIAMS ON BEHALF OF CASTLE HAYNE HOMES, LLC. (OWNER).
- D. **P14-53.** REZONING OF 19.77+/- ACRES FROM RR RURAL RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHEAST SIDE OF SR 2013 (OLD VANDER ROAD), SOUTH OF BLAKEFIELD DRIVE; SUBMITTED BY DAMIEN BUKOWI ON BEHALF OF FEDERAL PAPER BOARD COMPANY, INC. (ACQUIRED BY INTERNATIONAL PAPER COMPANY IN 1996) AND BROADWELL BROTHERS, LLC. (COUNTY)

X. PUBLIC HEARING CONTESTED ITEMS

XI. PUBLIC HEARING WAIVER REQUEST

CASE NO. 14-107. CONSIDERATION OF THE JAMES & DALE CORNELIA A. HAY PROPERTY; GROUP DEVELOPMENT REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO CONNECT TO PUBLIC WATER; COUNTY SUBDIVISION ORDINANCE, SECTION 2306.1.B, CONNECTION TO PUBLIC WATER AND SEWER; ZONED: A1; TOTAL ACREAGE: 3.00+/-; LOCATED AT 5846 & 5850 CLINTON ROAD (NC HWY 24); SUBMITTED BY JAMES & DALE HAY (OWNERS) AND CARLA EMMENS (AGENT). (STEDMAN MIA/COUNTY JURISDICTION)

XII. DISCUSSION

DIRECTOR'S UPDATE

- SET COMPREHENSIVE PLANNING COMMITTEE MEETING DATE

XIII. ADJOURNMENT

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin
Wade, Falcon & Godwin



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

—◆—
Planning & Inspections Department

October 14, 2014

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: Staff Recommendation for the October 21, 2014 Board Meeting

P14-52. REVISION AND AMENDMENT TO THE TOWN OF GODWIN SUBDIVISION ORDINANCE, AMENDING ARTICLE I. SECTION 1.6. COMPLIANCE WITH ORDINANCE REQUIRED; SECTION 1.8. DEFINITIONS; SECTION 3.20. LOT STANDARDS; CREATING ARTICLE III, SECTION 3.24. ZERO LOT LINE DEVELOPMENTS; AND AMENDING THE TOWN OF GODWIN ZONING ORDINANCE, ARTICLE VI, MIXED USE DEVELOPMENT-CONDITIONAL ZONING DISTRICT, SECTION 603. USES ALLOWED; AND UPDATING THE TABLES OF CONTENTS OF EACH ORDINANCE AS APPROPRIATE. (GODWIN)

1ST MOTION

The Planning and Inspections Staff recommends approval of Case No. P14-52 for a text amendment allowing Zero Lot Line Development for the Town of Godwin because the proposed ordinance will encourage new construction and re-development in the town and based on the following:

1. There are numerous relatively small lots within the Town that could benefit from the Zero Lot Line provisions; and
2. The amendment was requested by the Town Board of Commissioners.

2ND MOTION

The Planning and Inspections Staff recommends the board find that approval of the text amendment in Case No. P14-52 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan* as the language in the proposed text provides that *better, more quality-conscious development standards are applied consistently throughout the county, resulting in higher quality developments* – other jurisdictions including the County have Zero Lot Line provisions (Vision Statement from 2030 Growth Vision Plan).

The staff further recommends the board find that approval of the text amendment is reasonable and in the public interest because the town property owners will benefit when proposing development with a relaxation of setbacks and by having the ability to average density.

Attachment: P14-52 Zero Lot Line Development Text Amendment

P14-52

**Town of Godwin Subdivision and Zoning Ordinance
Text Amendments
(Zero Lot Line Developments)**

P14-52. REVISION AND AMENDMENT TO THE TOWN OF GODWIN SUBDIVISION ORDINANCE, AMENDING ARTICLE I. SECTION 1.6. COMPLIANCE WITH ORDINANCE REQUIRED; SECTION 1.8. DEFINITIONS; SECTION 3.20. LOT STANDARDS; CREATING ARTICLE III, SECTION 3.24. ZERO LOT LINE DEVELOPMENTS; AND AMENDING THE TOWN OF GODWIN ZONING ORDINANCE, ARTICLE VI, MIXED USE DEVELOPMENT-CONDITIONAL ZONING DISTRICT, SECTION 603. USES ALLOWED; AND UPDATING THE TABLES OF CONTENTS OF EACH ORDINANCE AS APPROPRIATE. (GODWIN)

AMEND ARTICLE I. PREAMBLE, SECTION 1.6. COMPLIANCE WITH ORDINANCE REQUIRED as follows:

All plats for the subdivision of land shall conform to the requirements of this ordinance, and shall be submitted in accordance with the procedures and specifications established herein. Plans for Mobile Home Parks, Group Developments, Zero Lot Line, and Condominium Developments shall be submitted in the same manner as other plats.

AMEND ARTICLE I. PREAMBLE, SECTION 1.8. DEFINITIONS by amending sub-section “J” as follows:

j. Group Development. A group of two or more ~~than one (1)~~ principal uses, structures, or dwelling units occupying, built on, or intended to occur on a single lot, tract or parcel of land ~~designed for occupancy by separate families, business firms or other enterprises as regulated in Section 3.21 of this ordinance.~~

AMEND ARTICLE I. PREAMBLE, SECTION 1.8. DEFINITIONS by adding ZERO LOT LINE as follows:

nn. Zero Lot Line Developments. A development including both residential and non-residential uses, consisting of one or more structure(s), whether attached or detached, and comprising at least two lots or units, intended for separate ownership, and developed in accordance with Section 3.24. Zero Lot Line Developments, of this ordinance.

AMEND ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN by amending SECTION 3.20. LOT STANDARDS as follows:

Except as otherwise provided for in Sections 3.21, 3.22. and 3.24, governing group developments, condominiums, and zero lot line developments, respectively, the district dimensional provisions ~~Where a zoning ordinance is in effect, the lot dimensions, setbacks~~ and other standards of the zoning ordinance shall apply.

AMEND ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, creating SECTION 3.24 ZERO LOT LINE DEVELOPMENTS as follows:

SECTION 3.24. REQUIREMENTS FOR ZERO LOT LINE DEVELOPMENTS.

Zero lot line developments shall comply with all the requirements of group developments when not specified herein and for the purposes of determining compliance with this ordinance and the Godwin Zoning Ordinance, such development plan shall be considered a group development. Zero lot line developments shall be exempt from the minimum lot size provisions of Section 1004 of the Godwin Zoning Ordinance provided that the overall average density of the zoning district in which the development is located is not exceeded. In addition to the provisions for Section 3.21 above, the following shall be complied with:

- a. Site plans. Site plans for zero lot line developments shall show the locations of buildings and/or building sites, streets, drives, alleys, walks, parking, on-site recreation areas (if proposed), yards, the boundary of the development, maintenance easements and all common area.
- b. Building sites. A building site shall be that property intended for conveyance to a fee simple owner after the construction thereon and shall be sufficient in size to contain the structure proposed and any other proposed components of the property that are to be conveyed. Each building site shall abut and have direct access to a public street, private street or private drive, as permissible by this ordinance.
- c. Building yards. Building sites, buildings, and accessory buildings thereon, are exempt from all zoning district dimensional requirements of the Godwin Zoning Ordinance for lot width, front yard, side yard, rear yard, and building area except:
 - (1) Buildings have direct access to a public street must meet the front yard and/or corner lot provisions of the applicable zoning district.
 - (2) Buildings on the periphery of the development plan must meet all setback requirements of the zoning district in which the development is located. The judgment of the Planning Board as to what constitutes front, rear and side yard of each building on the periphery shall be final.
 - (3) A minimum of ten foot separation between structures shall be provided for buildings on separate lots within developments that are creating individual "for sale" lots and seeking approval under this section.
- d. Density. The total number of residential building sites created shall not exceed the density standard for such developments as stated in the district dimensional requirements for the zoning district in which the development is located, excluding public right-of-way and that public right-of-way which is dedicated and/or reserved.

- e. Owners association. Establishment of an owners' association shall be mandatory when any portion of the development is to be held in common.
- f. Common areas. All areas of the site plan, other than individual "for sale" lots/units and public rights-of-way shall be shown and designated as "common area", the fee simple title to which shall be conveyed by the developer to the owners' association. Any common area shall not be further subdivided, developed or conveyed by the owners association, except where approved under the provisions of this ordinance and the Godwin Zoning Ordinance. This stipulation shall be so stated in the declarations and noted on the final plat.
- g. Declaration of covenants and restrictions. The developer shall file prior to submission for final plat approval of any portion of a development, a declaration of covenants and restrictions governing the common areas, the owners' association and the building sites, if required. The declaration of covenants and restrictions shall be approved by the Town Attorney prior to recording of such documents, and prior to final plat approval for any portion or phase of the development. The restrictions shall contain, but not be limited to, provisions for the following as necessary:
- (1) The owners' association shall be organized and in legal existence prior to the sale of any lot or unit within the development.
 - (2) Membership in the owners' association shall be mandatory for each original purchaser and each successive purchaser of a lot or unit.
 - (3) The owners' association shall be responsible for the provisions of liability insurance, any taxes, and maintenance of recreation area and other facilities located on the common area, payment of assessments for public and private capital improvements made to or for the benefit of the common area located within the development. It shall be further provided that upon default by the owners' association in the payment to the governmental authority entitled thereto of any ad valorem taxes levied against the common area or assessments for public improvements to the common area, which default shall continue for a period of six months, each owner of a lot or unit in the development shall become personally obligated to pay to the County Tax Assessor a portion of such taxes or assessments in an amount determined by dividing the total taxes and/or assessments due by the total number of lots or units in the development. If such sum is not paid by the owner within thirty days following receipt of notice of the amount due, then such sum shall become a continuing lien on the lot or unit of the then owner(s), the owner(s)' heirs, devisees, personal representatives and assigns, and the County Tax Assessor may either bring an action at law against the owner personally obligated to pay the same or may elect to foreclose the lien against the property of the owner.
 - (4) The owners association shall be empowered to levy assessments against the owners of lots or units within the development for payment of expenditures made by the owners association for the items set forth in the preceding paragraph, and any such

assessments not paid by the owner against whom such are assessed shall constitute a lien on the lot or unit of the owner.

- (5) Easements over the common areas for access, ingress and egress from and to public streets and walkways, and easements for enjoyment of the common area and for parking areas shall be granted to each owner of any lot or unit within the development, unless expressly stated otherwise and classified as “limited common areas and facilities” with the declaration.
- (6) Common walls between any units shall be party walls, and provisions for the maintenance thereof, including restoration in the event of destruction or damage, shall be established within the covenants.
- h. Proof of subordinate mortgage. The developer shall submit, along with the final plat, documents showing proof that any mortgage on the property or facility is subject to all easements or rights which may be transferred to the individual lot or unit owner or to the owners’ association.
- i. Final plat. A final plat shall be prepared in accordance with Section 2.5 and also include the following:
 - (1) All building sites (lots/units) numbered with bearings and distances shown for their respective boundaries.
 - (2) All “common area” labeled as such with the facilities thereon indicated.
 - (3) Any notes as required under this section, including maintenance easements when required.
 - (4) An indication as to the location (book and page number) of the covenants and restrictions governing the recorded plat.
- j. Compliance with State law. In addition to the above requirements, all zero lot line developments shall comply with the pertinent provisions of Chapter 47A of the N.C. General Statutes, as if the applicable provisions of Chapter 47A were incorporated herewith.

AMEND ARTICLE VI. MIXED USE DEVELOPMENT-CONDITIONAL ZONING DISTRICT, SECTION 603. USES ALLOWED by amending sub-section “A” as follows:

A. Any residential use ~~except manufactured homes and manufactured home parks~~ permitted in the R7.5 zoning district, including a variety of single family, multi-family, patio homes, townhouses, condominiums and zero lot line developments;



Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
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,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

CUMBERLAND
★ COUNTY ★
NORTH CAROLINA

—◆—
Planning & Inspections Department

October 14, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the October 21, 2014 Board Meeting

P14-54. REVISIONS AND AMENDMENTS TO THE COUNTY ZONING ORDINANCE, APPLICABLE ONLY TO PROPERTIES WITHIN THE CORPORATE LIMITS OF THE TOWN OF EASTOVER, BY CREATING ARTICLE I, ENTITLED ADMINISTRATIVE PROVISIONS, CONTAINING SECTIONS 101 THROUGH 110; AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS, BY INSERTING IN ALPHABETICAL ORDER THE TERMS: *RATITE*; *POULTRY FARM, LARGE SCALE*; AND *SWINE FARM, LARGE SCALE* WITH EACH TERMS ACCOMPANYING DEFINITION; AND AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX, BY INSERTING *POULTRY FARM, LARGE SCALE* AND *SWINE FARM, LARGE SCALE* AS A PERMITTED USE IN THE A1 ZONING DISTRICT; AND INSERTING A FOOTNOTE NUMBER 8 AFTER THE LAND USE *AGRICULTURAL OR RURAL FARM USE* CLARIFYING THAT THE LAND USE *AGRICULTURAL OR RURAL FARM USE* IS NOT INCLUSIVE OF LAND USES SPECIFICALLY LISTED ELSEWHERE IN THE USE MATRIX. (EASTOVER)

1ST MOTION

The Planning and Inspections Staff recommends approval of Case No. P14-54 for a text amendment defining *ratite* and *large scale poultry* and *swine farms* and delineating the aforementioned from other agricultural or farm uses within the Town of Eastover and based on the following:

1. The proposed ordinance provisions are designed to allow agricultural uses while protecting the rural character of the town; and
2. The amendment was requested by the Eastover Town Council.

2nd MOTION

The Planning and Inspections Staff recommends the board find that approval of the text amendment in Case No. P14-54 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan* by meeting the Agricultural Objectives, specifically: *promote the preservation of farmland areas*; and also is consistent with the Eastover Detailed Land Use Plan because the *overall goal as regarding to farming is to protect and preserve natural resources, the environment, and the rural character; enhance and protect farming and the agricultural industry; and enhance and protect the quality of life of rural residents.*

The staff further recommends the board find that approval of the text amendment is reasonable and in the public interest because the provisions contained within the proposed text amendment allow for the continuation of agricultural uses within the town while at the same time restricting the possible locations of large commercial farms thus protecting the residential areas.

Attachment: P14-54 County Zoning Ordinance Text Amendment

130 Gillespie Street - Post Office Box 1829 - Fayetteville, North Carolina 28302-1829 - (910) 678-7600 - Fax: (910) 678-7631

P14-54

Town of Eastover Supplement to County Zoning Ordinance

(Large Scale Poultry and Swine Farms)

P14-54. Revisions and amendments to the County Zoning Ordinance, applicable only to properties within the corporate limits of the Town of Eastover, by creating Article I, entitled Administrative Provisions, containing Sections 101 through 110; amending Article II Interpretations, Calculations, and Definitions, Section 203. Definitions of Specific Terms and Words, by inserting in alphabetical order the terms: *ratite*; *poultry farm, large scale*; and *swine farm, large scale* with each terms accompanying definition; and amending Article IV Permitted, Conditional, and Special Uses, Section 403. Use Matrix, by inserting *Poultry Farm, Large Scale* and *Swine Farm, Large Scale* as a permitted use in the A1 zoning district; and inserting a footnote number 8 after the land use *Agricultural or Rural Farm Use* clarifying that the land use *Agricultural or Rural Farm Use* is not inclusive of land uses specifically listed elsewhere in the Use Matrix. (Eastover)

AMEND the Eastover Zoning Ordinance by ESTABLISHING Article I, entitled: Administrative Provisions, applicable to the properties within the corporate limits of the Town, to read as follows:

ARTICLE I
ADMINISTRATIVE PROVISIONS

SECTION 101. INTENT AND PURPOSE.

An ordinance establishing zoning regulations in the Town of Eastover, North Carolina, and providing for the administration, amendment and enforcement of this ordinance and defining the duties and powers of a Board of Adjustment in accordance with the provisions of the North Carolina General Statutes.

This ordinance is to provide for the public health, safety and general welfare, encourage orderly development, protect the quality of the environment and regulate the location and use of structures and land for commerce, industry, residences, parks, public uses, and other uses of land in accordance with a comprehensive land use plan and any detailed land use plan specific to the town.

State Statute Reference: N. C. GEN. STAT. § 160A-381 et seq.

SECTION 102. Title.

This ordinance shall be known and may be cited as the "Eastover Zoning Ordinance."

SECTION 103. AUTHORITY.

The Eastover Town Council, pursuant to the authority conferred by N. C. GEN. STAT. § 160A-381 et seq. does hereby adopt, approve, ordain and enact into law this ordinance.

SECTION 104. JURISDICTION.

On and after December 4, 2007, this ordinance shall govern the use of all lands lying within the town.

[Editor's note: December 4, 2007 is the date of adoption of the town's initial zoning and when the resolution for the town to use the County Zoning Ordinance.]

SECTION 105. APPLICATION.

The provisions of this ordinance shall be interpreted and applied as minimum requirements adopted for the promotion of the public health, safety, morals, convenience, order, prosperity, general welfare and protection of the property rights of the owners of land within the town.

SECTION 106. ORDINANCE ADMINISTRATOR.

This ordinance shall be administered and enforced by the Town Manager or the manager's designee. This official or their representative shall have the right to enter upon the premises in any manner authorized by law as required to carry out the necessary duties for the fair and impartial enforcement of this ordinance. All questions arising in connection with enforcement and interpretation of this ordinance shall be presented first to the County Planning and Inspections Director or the director's designee who is charged with the day-to-day enforcement of this ordinance. If the manager and director find that they are not authorized to make a determination or judgment or that the question automatically falls within the jurisdiction of the Board of Adjustment, then the matter shall be referred to the board for review and decision in accordance with the provisions of Article XVI.

SECTION 107. ZONING PERMIT.

(a) Zoning permit required. It shall be unlawful to commence the excavation for or the construction of any building or other structure, including accessory structures, or to commence the moving, alteration or repair of any structure, or the use of any land or building, including accessory structures, until the County Code Enforcement Manager or the manager's designee has issued a zoning permit for such work or use. Such permit shall include a statement that the plans, specifications for, and intended use of such land or structure, in all respects, conform to with the provisions of this ordinance and the subdivision ordinance. Application for a zoning permit shall be made in writing to the on forms provided for that purpose. Zoning permits shall be void after six months from date of issue unless substantial progress on the project has been made by that time.

(b) Approval of plans. The Code Enforcement Manager shall review all applications for a zoning permit for any purpose regulated by this ordinance and the subdivision ordinance for conformity with this ordinance and the subdivision ordinance. To this end, every application for a zoning permit shall be accompanied by a plan or plat drawn to scale and showing the following in sufficient detail to enable the Code Enforcement Manager to ascertain whether the proposed activity is in conformance with this ordinance and the subdivision ordinance:

(1) The actual shape, location and dimensions of the lot;

(2) The shape, size and location of all buildings or other structures to be erected, altered or moved and of any building or other structures already on the lot;

(3) The existing and intended use of all such buildings or other structures; and

(4) Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this ordinance and the subdivision ordinance are being observed.

For any non-residential use, the Code Enforcement Manager shall not issue a zoning permit except in conformance with an approved site plan. The site plan shall also, without limitation, comply with all applicable standards of Article XV.

(c) Issuance of zoning permit. If the proposed activity as set forth in the application conforms with the provisions of this ordinance and the subdivision ordinance, the Code Enforcement Manager shall issue a zoning permit for such purpose. If any application for a zoning permit is not approved, the Code Enforcement Manager shall state in writing on the application the cause for such disapproval. Issuance of a permit shall in no case be construed as waiving any provision of this ordinance or of the subdivision ordinance and the town reserves the right to rescind any zoning permit mistakenly issued in contravention of the provisions of this ordinance or of the subdivision ordinance.

SECTION 108. CERTIFICATE OF OCCUPANCY REQUIRED.

No land or structure (except for signs) or part thereof hereafter erected, moved or altered in its use shall be used until the Code Enforcement Manager has issued a *Certificate of Occupancy* stating that such land, structure or part thereof conforms with the provisions of this ordinance and the subdivision ordinance. Within three days after notification that a structure or premises or part thereof is ready for occupancy or use, it shall be the duty of the Code Enforcement Manager to make a final inspection thereof, and to issue a *Certificate of Occupancy* if the building or premises or part thereof conforms with the provisions of this ordinance and the subdivision ordinance, or if such certificate is refused, to state the reason for the refusal in writing.

SECTION 109. BONA FIDE FARM EXEMPTION.

Except for large scale poultry farms and large scale swine farms as defined herein, the provisions of this ordinance do not apply to bona fide farms. This ordinance does not regulate or exercise controls over croplands, timberlands, pasturelands, orchards, grain warehouses and storage facilities, or other farmlands, or any farmhouse, barn, or other farm buildings, including tenant or other dwellings for persons working on said farms, so long as such dwellings shall be in the same ownership as the farm and located on the farm. Not inclusive of large scale poultry farms and large scale swine farms, the following items shall be deemed proof of qualification for the bona fide farm exemption:

(a) A farm sales tax exemption certificate;

(b) A copy of the property tax listing showing that the farm qualifies for the present-use-value property taxation that applies to agricultural, horticultural, and forestry uses;

(c) A copy of the farm operator's federal income tax form that demonstrates farm activity;

(d) A forestry management plan; or

(e) A farm identification number issued by the U.S. Department of Agriculture.

Large scale poultry farms, large scale swine farms, residences for non-farm use or occupancy, and other non-farm uses are subject to the provisions of this ordinance.

SECTION 110. FEES.

Each applicant for a zoning amendment, either general or for a conditional zoning district, text amendment, appeals from decisions of administrative officials, variance or special use permit

shall pay a nonrefundable fee in accordance with a schedule recommended by the Planning Board and adopted by the Town Council.

AMEND Article II Interpretations, Calculations, and Definitions, Section 203. Definitions of Specific Terms and Words, by INSERTING into alphabetical order the following terms with accompanying definitions to be applicable only to the properties within the Town of Eastover:

Ratite: A bird whose breastbone is smooth so that flight muscles cannot attach, such as an ostrich, an emu, and a rhea. Ratite farms are subject to the provisions of this ordinance to the same extent as poultry farms.

Poultry Farm, Large Scale: A lot, structure, or building used for the raising, feeding, breeding, processing or keeping of 50 or more chickens, turkeys, geese, ducks, pigeons or other poultry, calculated collectively in any combination of the aforementioned birds.

Swine Farm, Large Scale: A tract of land, to include any structure or building on a tract of land, devoted to the raising, feeding, breeding, processing or keeping of ten or more animals of the porcine species.

AMEND Article IV Permitted, Conditional, and Special Uses, Section 403. Use Matrix, by INSERTING into alphabetical order under the “Land Uses” column: *Poultry Farm, Large Scale* and *Swine Farm, Large Scale* and allowing the aforementioned land uses only as a permitted use in the A1 Agricultural zoning district, indicated by INSERTING a “P” in the “Zoning Classification” column entitled “A1” to be applicable only to the properties within the Town of Eastover.

[Editor’s note: See next page for Use Matrix indicating the above insertions.]

SECTION 403 USE MATRIX

P = PERMITTED USE

S = SPECIAL USE (Sec. 1606 – Bd of Adj approval required)

Z = CONDITIONAL ZONING (Art V – Town Council approval required)

LAND USES	ZONING CLASSIFICATIONS																			
	CD	A1	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
AGRICULTURAL OR RURAL FARM USE ⁸	P	P	P	P	P	P	P	P	P											
<u>POULTRY FARM, LARGE SCALE</u>		P																		
<u>SWINE FARM, LARGE SCALE</u>		P																		

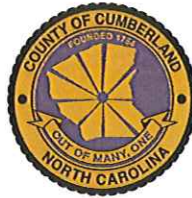
⁸Includes only those agricultural or farm uses not otherwise listed within this section.

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin
Wade, Falcon & Godwin



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

October 14, 2014

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning & Inspections Staff
SUBJECT: Staff Recommendation for the October 21, 2014 Board Meeting

P13-19. MODIFICATION OF THE CONDITION REQUIRING A BUFFER FOR AN APPROVED R20 RESIDENTIAL/CZ CONDITIONAL ZONING FOR GROUP QUARTERS CONSISTING OF 8.00+/- ACRES; LOCATED ON THE NORTHEAST SIDE OF NC HWY 82 (N WEST STREET), SOUTHEAST OF SR 1806 (SHERRILL BAGGETT ROAD); SUBMITTED BY JOSEPH T. LEGGETT ON BEHALF OF FALCON CHILDREN'S HOME (OWNER). (FALCON)

On June 3, 2013 the Falcon Board of Commissioners approved the above referenced rezoning subject to several conditions. One condition required a solid buffer be provided where the subject property abuts residentially zoned property and the owner is requesting that this condition be removed. The Planning & Inspections Staff recommends approval of the modification to the R20 Residential/CZ Conditional Zoning district for group quarters, specifically removing Condition No. 18, for this request based on the following:

- The Town of Falcon's Zoning Ordinance requires a buffer where non-residential uses abut residentially zoned properties; however, this case is unique in that all of the abutting properties (although residentially zoned) are under the same ownership and part of the Falcon Children's Home campus. A buffer in this instance would serve no purpose.

Attachments:

- 1-Site Profile
- 2-Sketch Map
- 3-Site Plan
- 4- Conditions Approved on June 3, 2013
- 5- Modification Request

P13-19
SITE PROFILE

P13-19. MODIFICATION OF THE CONDITION REQUIRING A BUFFER FOR AN APPROVED R20 RESIDENTIAL/CZ CONDITIONAL ZONING FOR GROUP QUARTERS CONSISTING OF 8.00+/- ACRES; LOCATED ON THE NORTHEAST SIDE OF NC HWY 82 (N WEST STREET), SOUTHEAST OF SR 1806 (SHERRILL BAGGETT ROAD); SUBMITTED BY JOSEPH T. LEGGETT ON BEHALF OF FALCON CHILDREN'S HOME (OWNER). (FALCON)

Site Information:

Frontage & Location: 698.34'+/- on NC HWY 82 (N. West Street)

Depth: 600.88'+/-

Jurisdiction: Town of Falcon

Adjacent Property: Yes, north & east of subject property

Current Use: Group quarters

Initial Zoning: R40A – March 3, 1991 (Town of Falcon); rezoned to R20/CZ for Group Quarters on June 3, 2013

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: R40A & A1 (County); South: C(P)/CU (motor vehicle repair), R15/CU (piano shop/vocal instruction), O&I, R40A, R15A & R15; East: R40A & R15; West: R40A (all referenced districts are in Falcon unless otherwise noted)

Surrounding Land Use: Residential (including multi-family), children's home, motor vehicle repair, vacant commercial building nursing home, farmland & woodlands

2030 Growth Vision Plan: Community Growth Area

Vision Northeast Land Use Plan: Office & Institutional

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Falcon/Septic

Soil Limitations: None

School Capacity/Enrolled: District 7 Elementary: 300/278; Mac Williams Middle: 1,270/1,229; Cape Fear High: 1,425/1,575

Subdivision/Site Plan: If approved, "Ordinance Related Conditions" will apply

Average Daily Traffic Count (2010): 1,500 on NC Hwy 82 (N. West Street) & 660 on SR 1806 (Sherrill Baggett Road)

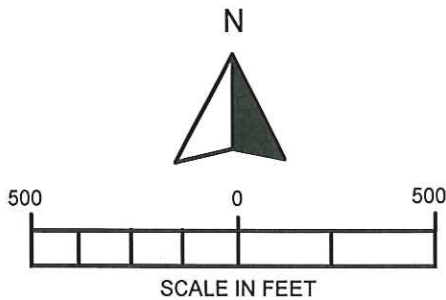
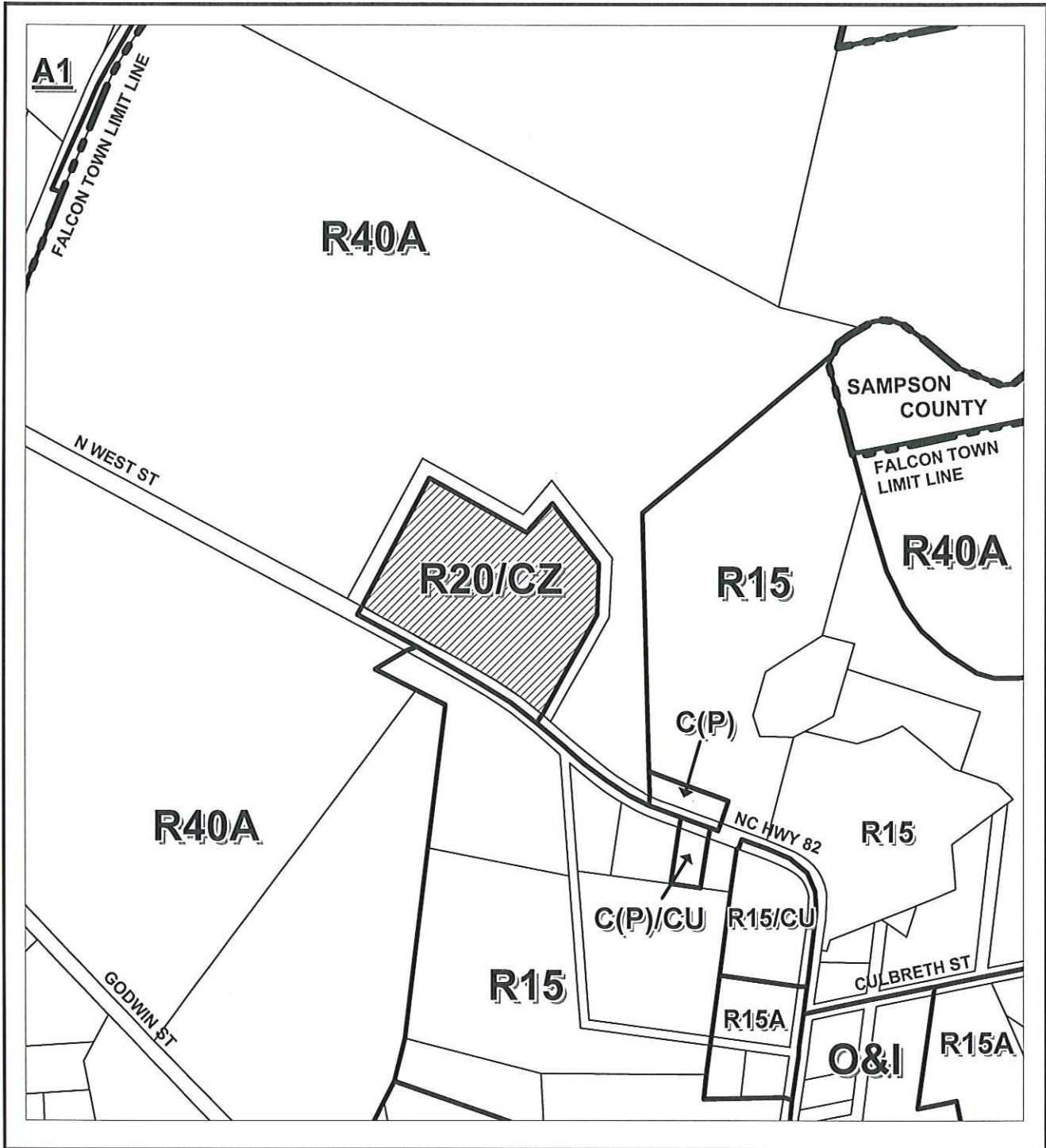
Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

- **If approved, the buffer requirement will be removed.**

First Class and Record Owners' Mailed Notice Certification

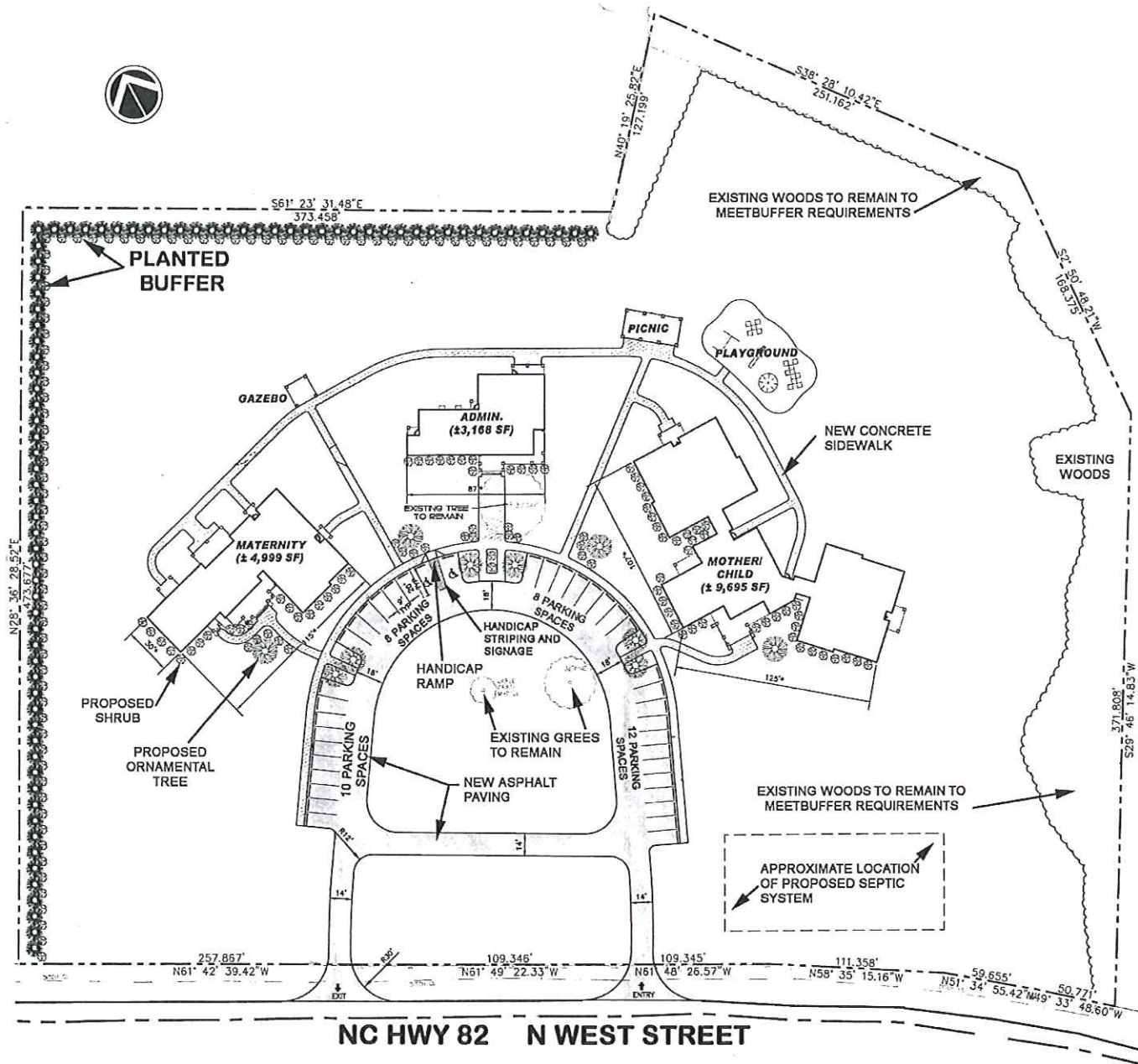
A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.



PORT. OF PIN: 1502-36-9857

MODIFICATION OF CONDITIONAL ZONING

ACREAGE: 8.00 AC.+/-		HEARING NO: P13-19	
ORDINANCE: FALCON	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			



NC HWY 82 N WEST STREET

R20 RESIDENTIAL/CONDITIONAL ZONING DISTRICT
REQUEST: FOR GROUP QUARTERS
CASE: P13-19 ACERAGE: 8.00 AC+/-
ZONED: R40A SCALE: NTS
PARKING: AS SHOWN
 *SCALED DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEST

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

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



CUMBERLAND
★ COUNTY ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Lori Epler,
Sara E. Piland,
Vikki Andrews,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

June 5, 2013

Falcon Children's Home
Attn: Joseph T. Leggett
7569 North West Street
Falcon, N. C. 28342

SUBJECT: **P13-19. REZONING OF 8.00+/- ACRES FROM R40A RESIDENTIAL TO R20/CZ RESIDENTIAL/CONDITIONAL ZONING DISTRICT FOR GROUP QUARTERS OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHEAST SIDE OF NC HWY 82 (N WEST STREET), SOUTHEAST OF SR 1806 (SHERRILL BAGGETT ROAD); SUBMITTED BY JOSEPH T. LEGGETT ON BEHALF OF FALON CHILDREN'S HOME (OWNER) AND MATTHEW HALEY, PE. (FALCON)**

Dear Mr. Leggett,

The Falcon Board of Commissioners met on Monday, June 3, 2013 and approved the Rezoning of 8.00+/- acres from R40A Residential to R20/CZ Residential/Conditional Zoning District for Group Quarters or to a more restrictive zoning district that you submitted, subject to the contents of the application, the site plan and the following conditions:

Permit-Related:

1. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the Falcon 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.
2. Connection to public water and sewer is required, the Town of Falcon must approve water and NORCRESS the sewer plans prior to application for any permits. A copy of the Falcon and NORCRESS approval must be provided to Code Enforcement at the time of application for building/zoning permits. (Section 4.3.d(2), Public Water and Sewer Systems Falcon Subdivision Ordinance)
3. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
4. If applicable, any 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.

13. In the event a stormwater utility structure is required by the NC Department of Environment and Natural Resources (NCDENR), the owner/developer must secure the structure with a four foot high fence with a
14. 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.
15. 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.
16. Turn lanes may be required by the NC Department of Transportation (NCDOT).
17. All lighting is required to be directed internally within this development and comply with the provisions of Section 8.25, Lighting, Falcon Zoning Ordinance.
18. A solid buffer must be provided and maintained along the side and rear property lines where this tract/site abuts residentially zoned properties in accordance with the provisions of Section 7.27, Buffer Requirements, Falcon Zoning Ordinance. (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)
19. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
20. All required off-street parking spaces shall be a minimum of 8 ½' x 20'; a minimum of 38 off-street parking spaces is required for this development.

Advisories:

21. The applicant is advised to consult an expert on wetlands before proceeding with any development. There may be wetlands located in the project area that are subject to the permit requirements of Section 404 of the Clean Water Act. To avoid a violation of federal and/or state law, it is recommended the developer contact the Office of the Army Corp of Engineers or hire an environmental consultant to identify and delineate any wetlands in the project area prior to construction. A Section 404 permit will be required if the applicant needs to fill wetlands and the permit must be obtained prior to any construction on this site.
22. 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.

Other Relevant Conditions:

23. The owner/developer be aware that every deed created for a lot being served by an on-site water and/or sewer system must contain the following disclosure when filed with the County Register of Deeds:

“Public water and/or sewer services are not available as of the date of the recording of this deed. On-site sewer disposal systems must be approved by the County Health Department.”

Thank you for developing in the Town of Falcon and Cumberland County!



Falcon Children's Home, Inc.

Post Office Box 39 – Falcon, NC 28342-0039

Joseph T. Leggett, Superintendent
jleggett@falconchildrenshome.com

September 4, 2014

Cumberland County Planning and Inspections Department
130 Gillespie Street
Post Office Box 1829
Fayetteville, NC 28302-1829

Reference to Case P13-19, Condition ~~#17~~ ^{#18 Q.T.L.}

To Whom It May Concern:

Please accept this letter as a request to remove condition ~~#17~~ ^{#18 Q.T.L.}:

A solid buffer must be provided and maintained along the side and rear property lines where this tract/site abuts residentially zoned properties in accordance with the provisions of Section 7.27, Buffer Requirements, Falcon Zoning Ordinance. (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)

A solid buffer as described in condition ~~#17~~ ^{#18 Q.T.L.} would prohibit the ability to view the campus property located on the northeast side of NC Highway 82 (N West Street) from our Administrative Building and main campus (7569 N West Street).

Please note that Falcon Children's Home is a sister affiliate of the International Pentecostal Holiness Church which owns the land beside the proposed building site. We are an institution supported by this denomination and it would not be an issue to not have the buffers.

I would appreciate your consideration in this request and I would be happy to discuss this matter in more depth if necessary.

Sincerely,

Joseph T. Leggett
CEO/Superintendent
FALCON CHILDREN'S HOME and
FAMILY SERVICES

Phone: 910-980-1065 ♦ Fax: 910-980-1161
www.falconchildrenshome.com

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin
Wade, Falcon & Godwin



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

October 14, 2014

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

TO: Cumberland County Joint Planning Board
FROM: Planning & Inspections Staff
SUBJECT: Staff Recommendation for October 21, 2014 Board Meeting

P14-50. INITIAL ZONING OF 2.53+/- ACRES TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 508 AND 516 W MANCHESTER ROAD, OWNED BY HERSHEL L. AND ELEANOR F. BOYD. (SPRING LAKE)

1st MOTION

The Planning and Inspections Staff recommends approval of the initial zoning Case No. P14-50 to M(P) Planned Industrial district based on the following:

1. If approved, the initial zoning would be consistent with the existing zoning and relatively recent initial zoning of properties in the general area; and
2. The request was submitted by the Town of Spring Lake.

The M1 Light Industrial district could also be considered suitable for this case.

2nd MOTION

The County Planning Staff also recommends the board find that approval of the initial zoning to M(P) for Case No. P14-50 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan* because the Plan calls for "urban" at this location. The initial zoning of the subject property to M(P) is not entirely consistent with the Spring Lake Area Detailed Land Use Plan which calls for "planned commercial" at this location; however, the requested district is logical as the area is transitioning to industrial uses and is located in the Accident Potential Zone (APZ) of Pope Army Airfield with high noise levels which suggests this area is no longer suitable for heavy commercial uses.

The staff also recommends the board further find that approval of the initial zoning to M(P) is reasonable and in the public interest because the location criteria as listed in the adopted Land Use Policies Plan for M(P) will be met or exceeded: public water and sewer are available, the property has direct access to a minor arterial (W Manchester Road), there are other industrial uses in the area, and the size of the tract to be initially zoned M(P) allows adequate area for buffering, screening and landscaping.

Attachments:

1. Site Profile
2. Sketch Map

P14-50
SITE PROFILE

P14-50. INITIAL ZONING OF 2.53+/- ACRES TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 508 AND 516 W MANCHESTER ROAD, OWNED BY HERSHEL L. AND ELEANOR F. BOYD. (SPRING LAKE)

Site Information:

Frontage & Location: 199.83'+/- on SR 1451 (W Manchester Road)

Depth: 552.00'+/-

Jurisdiction: Spring Lake (annexation effective August 11, 2014)

Adjacent Property: Yes, north of subject property

Current Use: Vacant

Initial Zoning: RR – January 7, 1977 (Area 11); rezoned to M(P) on February 20, 2007; rezoned to C2(P) on October 17, 2011

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: M2 (Spring Lake), RR, R10 (Spring Lake) & CD; South: M(P), C(P) & CD; East: M(P) (Spring Lake), C3, RR & CD; West: C3, RR & R6A

Surrounding Land Use: Residential (including manufactured homes), club, manufactured home park, furniture refinishing, hardware sales, industrial operation not otherwise permitted & woodlands

2030 Land Use Plan: Urban

Spring Lake Land Use Plan: Planned Commercial

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Town of Spring Lake/Town of Spring Lake

Soil Limitations: Yes, hydric – WMB Wickham fine sandy loam

School Capacity/Enrolled: Manchester Elementary: 340/364; Spring Lake Middle: 700/488; Pine Forest High: 1,750/1,597

Subdivision/Site Plan: If approved, new development will require a review and approval

RLUAC: Does not object to the request but suggests that any M(P) development/use limit number of employees as the subject property is within the Accident Potential Zone (APZ) of Pope Army Airfield. Also, the property has high noise levels (65dbL)

US Fish & Wildlife: No objection to rezoning as property is small and clearcut; however, concerned about loss of trees for dispersal corridor for red-cockaded woodpeckers in this general area

Average Daily Traffic Count (2010): 10,000 on SR 1451 (W Manchester Road)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Note:

Minimum Yard Setback Regulations:

M(P)

Front yard: 100'

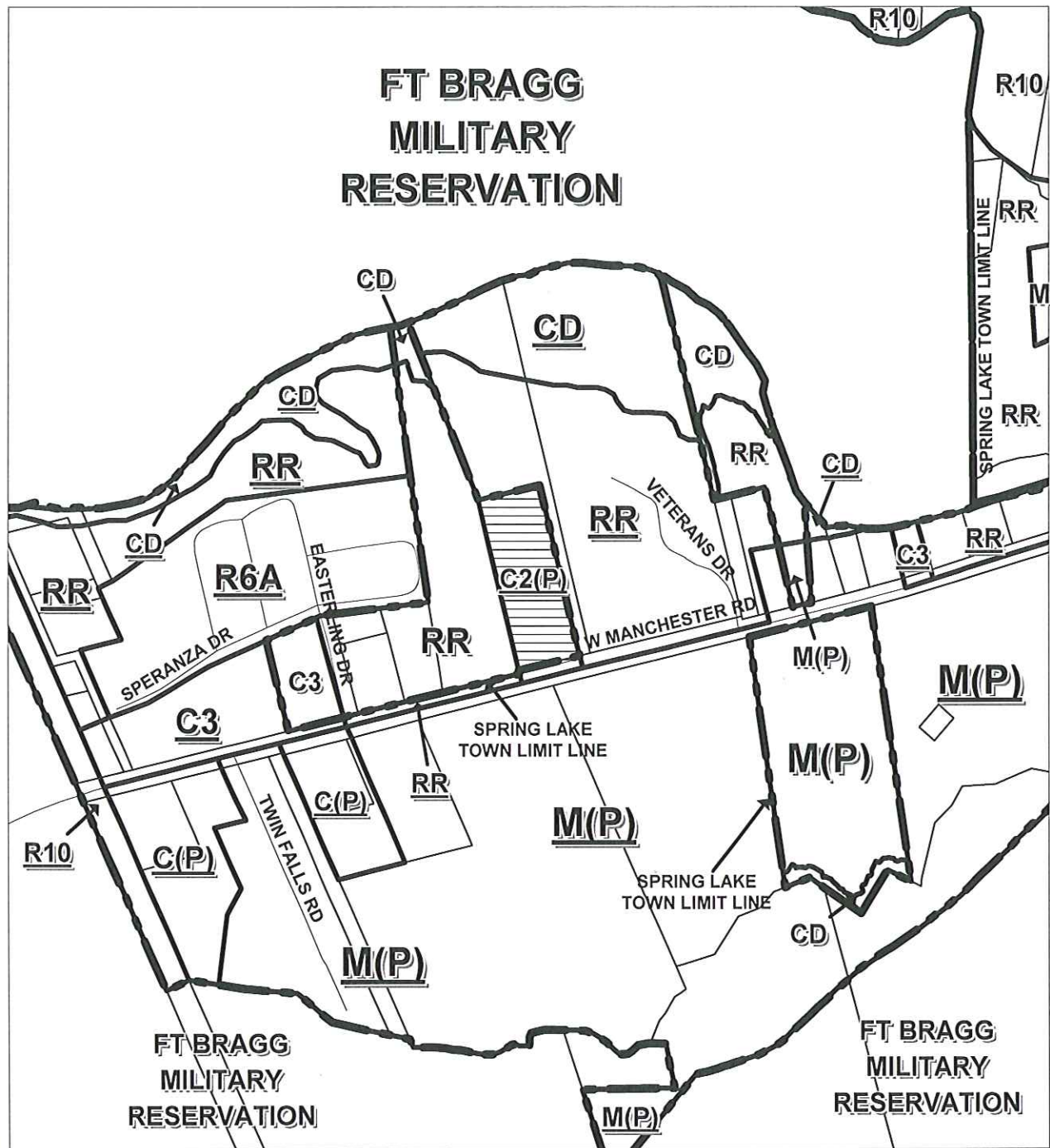
Side yard: 50'

Rear yard: 50'

First Class and Record Owners' Mailed Notice Certification

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

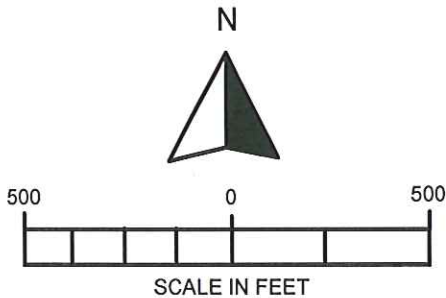
FT BRAGG MILITARY RESERVATION



FT BRAGG
MILITARY
RESERVATION

FT BRAGG
MILITARY
RESERVATION

INITIAL ZONING TO M(P)



ACREAGE: 2.53 AC.+/-

HEARING NO: P14-50

ORDINANCE: SPRING LAKE

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD



Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

CORRECTED COPY

October 14, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: Staff Recommendation for the October 21, 2014 Board Meeting

P14-51. REZONING OF 10.36+/- ACRES FROM A1 AGRICULTURAL TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 780 AND 800 SAND HILL ROAD; SUBMITTED BY MICHAEL P. WILLIAMS ON BEHALF OF CASTLE HAYNE HOMES, LLC. (OWNER).

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P14-51 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” at this location because the request proposes development at four or more units per acre.

The staff also recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: public water and sewer are available, there is direct access to a local road (Sand Hill Road), the subject property is not located in any defined critical area as defined by the Fort Bragg Small Study Area, and the subject property is located within 1 mile of a recreational area.

2nd MOTION

In addition to the above information, the Planning and Inspections Staff also recommends the board approve Case No. P14-51 for R7.5 Residential district based on the following:

1. The imminent realignment of Sand Hill Road and Braxton Road (a NC DOT safety project) and installation of a traffic signal will relieve congestion and access making the proposed district viable; and
2. The R7.5 Residential district will allow for land uses and lot sizes that exist in the general area.

The R15 and R20 Residential districts could also be considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P14-51
SITE PROFILE

P14-51. REZONING OF 10.36+/- ACRES FROM A1 AGRICULTURAL TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 780 AND 800 SAND HILL ROAD; SUBMITTED BY MICHAEL P. WILLIAMS ON BEHALF OF CASTLE HAYNE HOMES, LLC. (OWNER).

Site Information:

Frontage & Location: 383.53'+/- on SR 2238 (Sand Hill Road)

Depth: 1,403.69'+/-

Jurisdiction: Cumberland County

Adjacent Property: Yes, east of subject properties

Current Use: Vacant woodlands

Initial Zoning: A1 – June 25, 1980 (Area 13)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: M(P) & A1; South: C(P)/CU (all uses), O&I(P)/CU (all uses), R10/CU (all uses), R6/CU (all uses), R10 & A1; East: R10 & R7.5; West: C(P)/CU (all uses), O&I(P)/CU (all uses) & A1

Surrounding Land Use: Residential, distribution center, farmland & woodlands

2030 Land Use Plan: Urban

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: Yes, hydric – JT Johnston loam

School Capacity/Enrolled: Gallberry Farms Elementary: 900/899; Gray's Creek Middle: 1,100/1,047; Gray's Creek High: 1,270/1,317

Recreational Facilities: Recreational facilities are within 1 mile at the Gray's Creek schools

Subdivision/Site Plan: If approved, any new development may require review and approval

Sewer Service Area: Yes

Average Daily Traffic Count (2010): 6,800 on SR 2238 (Sand Hill Road)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

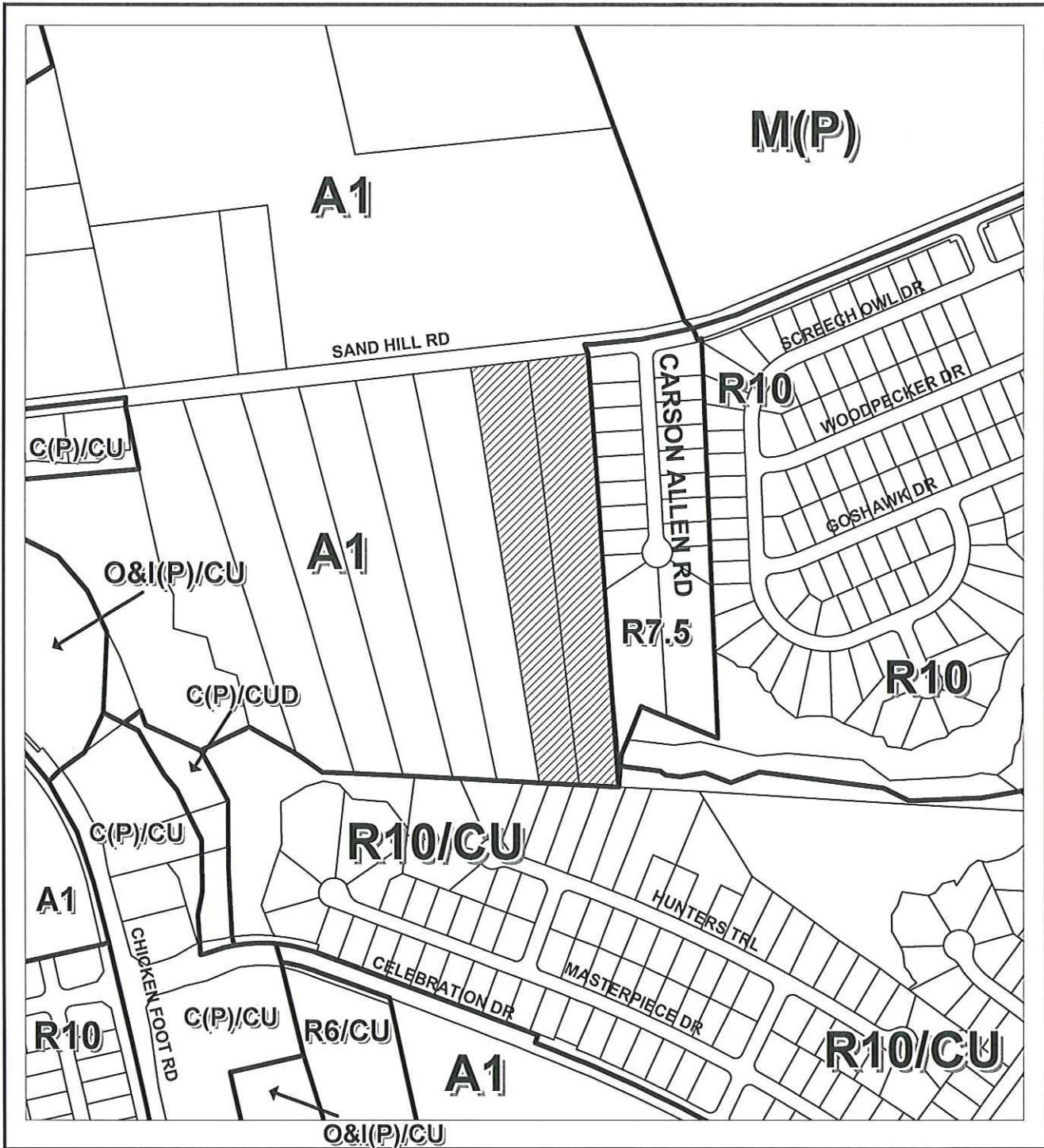
1. Density minus (15% for R/W):
A1 – 5 lots/units (4 lots/units)
R40 – 11 lots/units (10 lots/units)
R30 – 15 lots/units (13 lots/units)
R20 – 23 lots/units (19 lots/units)
R15 – 30 lots/units(26 lots/units)
R7.5 – 60 lots/units (51 lots/units)

2. Minimum Yard Setback Regulations:

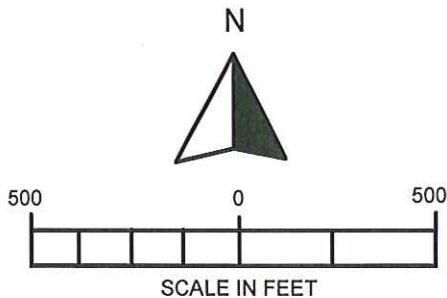
<u>A1</u>	<u>R40, R30 & R20</u>	<u>R15 & R7.5</u>
Front yard: 50'	Front yard: 30'	Front yard: 30'
Side yard: 20'	Side yard: 15'	Side yard: 10'
Rear yard: 50'	Rear yard: 35'	Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

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

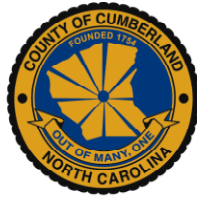


REQUESTED REZONING A1 TO R7.5



PIN: 0422-88-4968
PIN: 0422-88-3904

ACREAGE: 10.36 AC.+/-		HEARING NO: P14-51	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			



Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

—◆—
Planning & Inspections Department

CORRECTED COPY

October 14, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the October 21, 2014 Board Meeting

P14-53. REZONING OF 19.77+/- ACRES FROM RR RURAL RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHEAST SIDE OF SR 2013 (OLD VANDER ROAD), SOUTH OF BLAKEFIELD DRIVE; SUBMITTED BY DAMIEN BUKOWI ON BEHALF OF FEDERAL PAPER BOARD COMPANY, INC. (ACQUIRED BY INTERNATIONAL PAPER COMPANY IN 1996) AND BROADWELL BROTHERS, LLC.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P14-53 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “community growth area” at this location as the proposed district would allow development at 2.9 units per acre.

The staff also recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: public water and sewer are available, there is direct access to a local road (Old Vander Road), and the subject property is not located in any defined critical area as defined by the Fort Bragg Small Study Area, and recreational facilities are less than half a mile away.

2nd MOTION

In addition to the above information, the Planning and Inspections Staff also recommends the board approve Case No. P14-53 for R15 Residential district based on the following:

- The R15 Residential district will allow for land uses and lot sizes that exist in the general area.

There are no other districts considered suitable for this request.

Attachments: 1 – Site Profile 2 – Sketch Map

P14-53
SITE PROFILE

P14-53. REZONING OF 19.77+/- ACRES FROM RR RURAL RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHEAST SIDE OF SR 2013 (OLD VANDER ROAD), SOUTH OF BLAKEFIELD DRIVE; SUBMITTED BY DAMIEN BUKOWI ON BEHALF OF FEDERAL PAPER BOARD COMPANY, INC. (ACQUIRED BY INTERNATIONAL PAPER COMPANY IN 1996) AND BROADWELL BROTHERS, LLC.

Site Information:

Frontage & Location: 360.09'+/- on SR 2013 (Old Vander Road)

Depth: 2045.92'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Vacant woodlands

Initial Zoning: RR – September 3, 1996 (Area 20)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: RR/CU (to allow billboard), C(P), C2(P), RR, R20 & A1; South: RR & A1; East: A1; West: RR

Surrounding Land Use: Residential (including manufactured homes), farmland & woodlands

2030 Land Use Plan: Community Growth Area

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: Yes, hydric – BY Byars loam, ST Stallings loamy sand & TR Torhunta and Lynn Haven soils

School Capacity/Enrolled: Sunnyside Elementary: 300/364; Mac Williams Middle: 1,270/1,169; Cape Fear High: 1,425/1,541

Subdivision/Site Plan: If approved, any new development may require a review and approval

Recreational Facilities: Recreational facilities are within 1/2 mile at Cape Fear High School

Municipal Influence Area: Town of Stedman

Average Daily Traffic Count (2012): 940 on SR 2013 (Old Vander Road)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

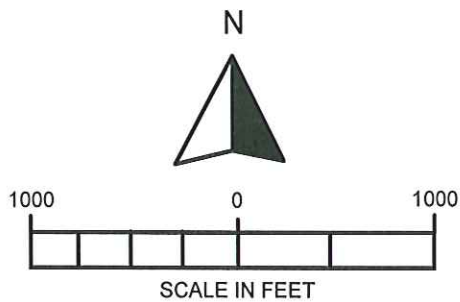
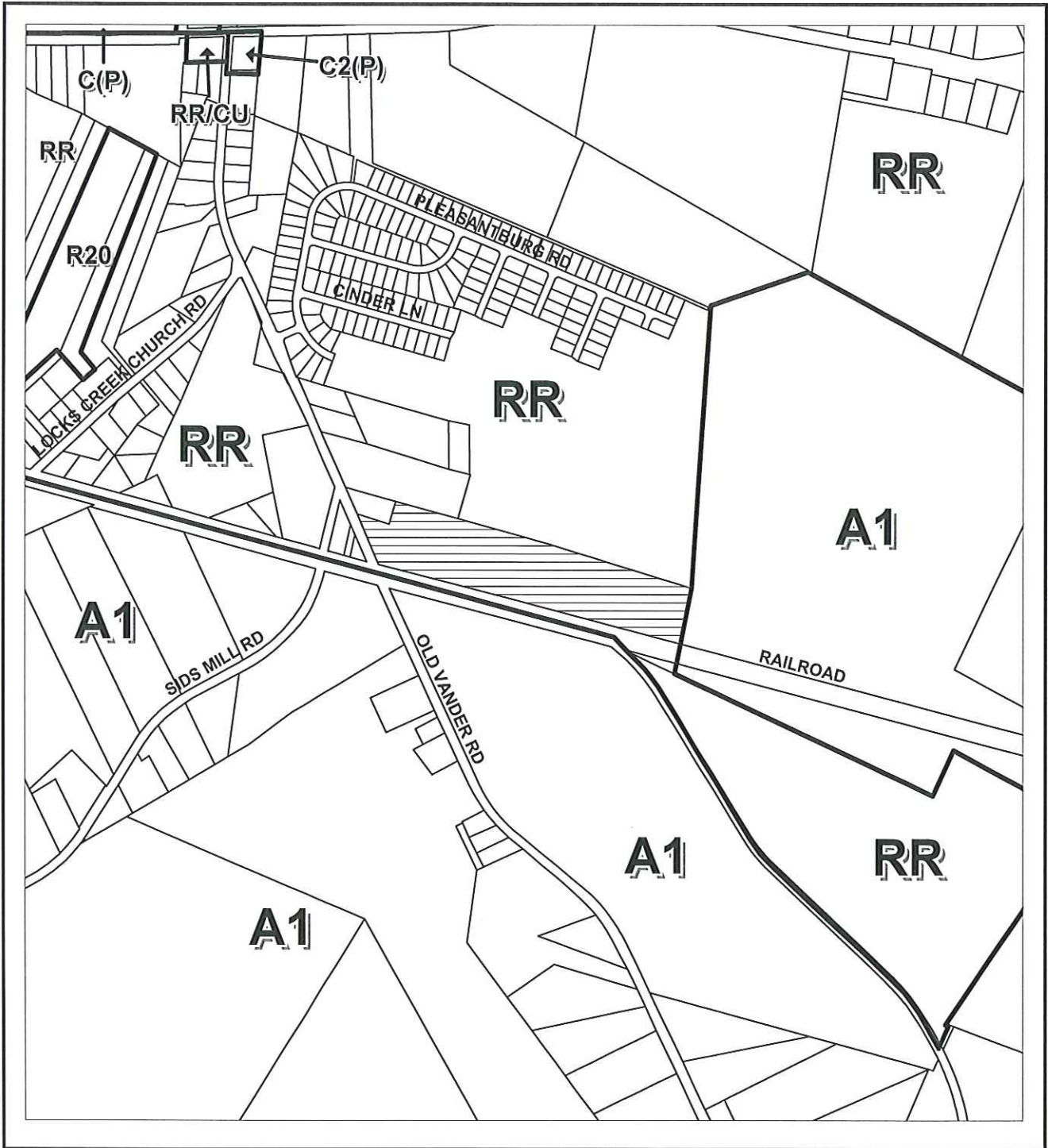
Notes:

1. Density (minus 15% for R/W):
RR – 43 lots/units (37 lots/units)
R15 – 57 lots/units (49 lots/units)

2. Minimum Yard Setback Regulations:
RR & R15
Front yard: 30'
Side yard: 15'
Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

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



REQUESTED REZONING RR TO R15

ACREAGE: 19.77 AC.+/-		HEARING NO: P14-53	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

14-107
SITE PROFILE

CASE NO. 14-107. CONSIDERATION OF THE JAMES & DALE CORNELIA A. HAY PROPERTY; GROUP DEVELOPMENT REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO CONNECT TO PUBLIC WATER; COUNTY SUBDIVISION ORDINANCE, SECTION 2306.A.1.B, CONNECTION TO PUBLIC WATER AND SEWER; ZONED: A1; TOTAL ACREAGE: 3.00+/-; LOCATED AT 5846 & 5850 CLINTON ROAD (NC HWY 24); SUBMITTED BY JAMES & DALE HAY (OWNERS) AND CARLA EMMENS (AGENT). (STEDMAN MIA/COUNTY JURISDICTION)

Summary of Request

The developer is requesting a waiver from the requirement to connect to the existing public water located within the right-of-way of Clinton Road. The development was approved for a group development on September 10, 2014, which included condition #3 that requires the connection to the Town of Stedman's water system. The existing sewer line within Clinton Road is a force main line which can't be tied into so the proposed manufactured home will be served by a private septic system. The development has one existing home that is currently being served by a well and septic system.

Site Information:

Frontage & Location: 166.84' feet of frontage along NC HWY 24 (Clinton Road)

Depth: 606.52'+/-

Jurisdiction: Cumberland County

Municipal Influence Area (MIA): Stedman

Sewer Services Area (SSA): No

Adjacent Property: No

Nonconformities: Existing home made nonconforming for setbacks by street widening project

Water & Sewer: Stedman/Septic

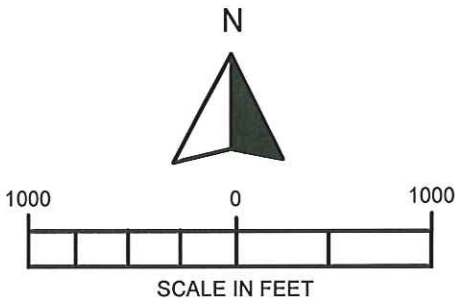
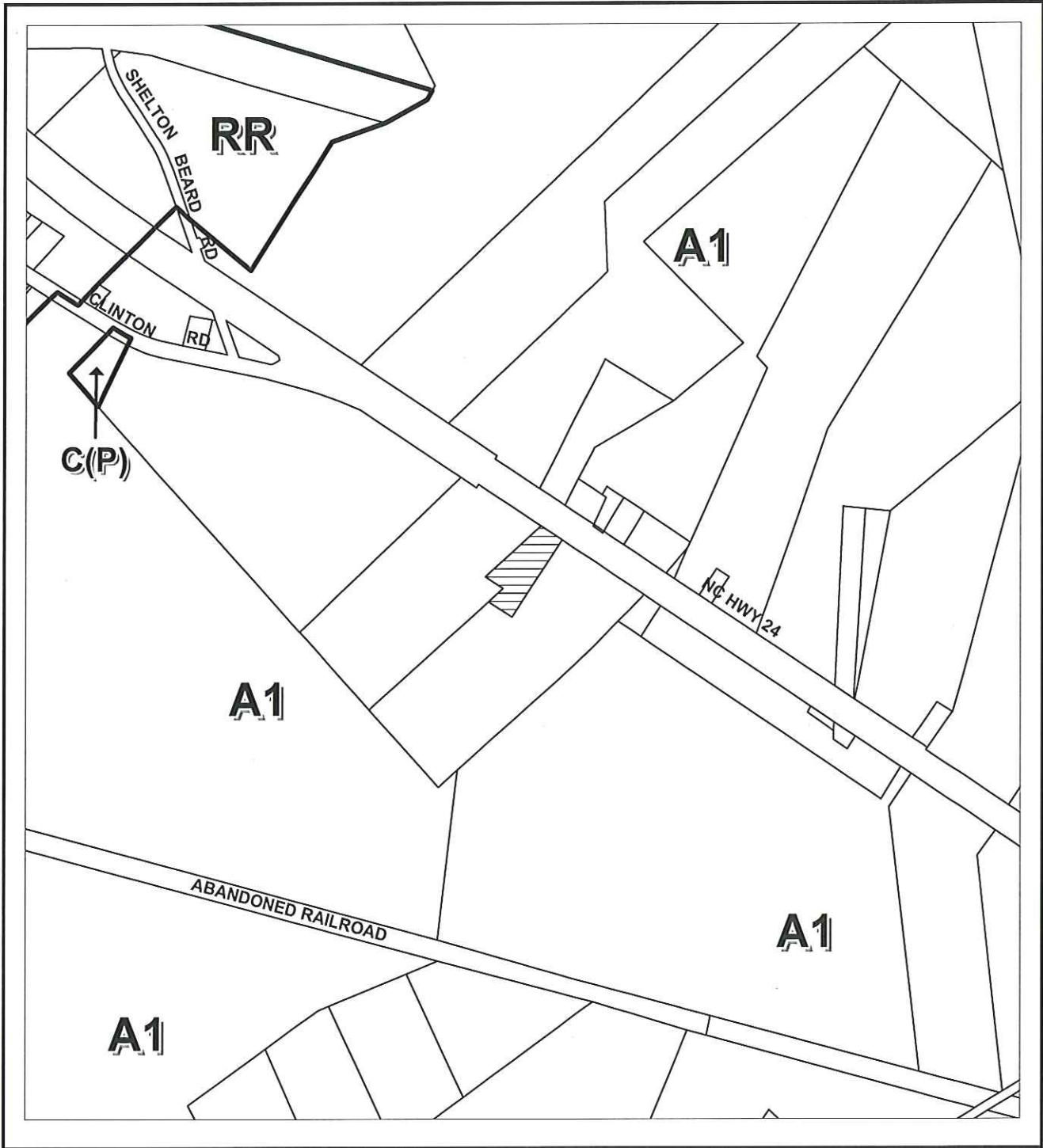
Special Flood Hazard Area (SFHA): No

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 purposes 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 to public water or sewer, the public utilities shall be extended and connected. For more than twenty lots or units proposed within the Sewer Service Area and/or where density is greater than two lots or units per acre, the extension of and connection to the public water and sewer service is required. Sanitary sewer outside of the Sewer Service Area requires approval in accordance with the terms of any interlocal agreement officially adopted by the Board of Commissioners.*

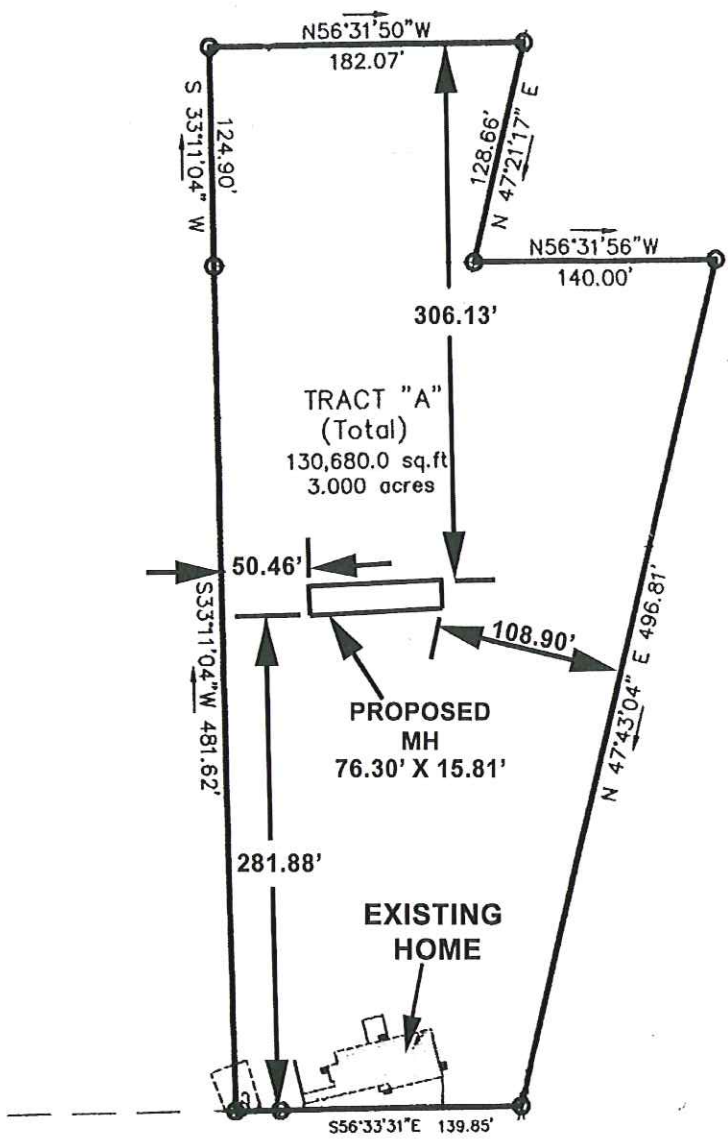
Attachments

- 1 - Sketch Map
- 2 - Group Development Sketch Plan
- 3 - Aerial Photo
- 4 - Application for Waiver
- 5 - Approved Conditions of Approval
- 6 - Town of Stedman Recommendation



COUNTY SUBDIVISION ORDINANCE WAIVER

ACREAGE: 3.00 AC.+/-		HEARING NO: 14-107	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
GOVERNING BOARD			



NC HWY 24 (CLINTON ROAD)
(A PUBLIC HIGHWAY - 200 R/W)

JAMES & DALE CORNELIA A. HAY PROPERTY
GROUP DEVELOPMENT REVIEW
REQUEST: A WAIVER FROM SECTION 2306.1.B
CONNECTION TO PUBLIC WATER
CASE: 14-107 ACREAGE: 3.00 AC +/-
ZONED: A1 SCALE: NTS

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



**AERIAL PHOTO
CASE NO: 14-107**



**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: 5846 Clinton Rd, Stedman, NC 28391
OWNER: James Hay and Dale Cornelia A. Hay
ADDRESS: 5846 Clinton Rd, Stedman ZIP CODE: 28391
TELEPHONE: HOME 910 485 6693 WORK N/A
AGENT: Carla Emmons
ADDRESS: 2965 Gillespie St. Fayetteville, NC 28306
TELEPHONE: HOME 910-797-8157 WORK 910-323-8222

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

- A. Parcel Identification Number (PIN #) of subject property: 0476-94-6419
(also known as Tax ID Number or Property Tax ID)
- B. Acreage: 3 Frontage: 166.84' Depth: 496.81
- C. Water Provider: Stedman Water
- D. Septage Provider: Septic
- E. Deed Book 9493, Page(s) 485, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
- F. Existing and/or proposed use of property: Current use is one home; proposed is to add a manufactured home for son
- G. Section and provision of the Cumberland County Subdivision Ordinance from which a waiver [variance] is requested:
Section 2306. utilities b. Asking NOT to be Required to connect to public water
- H. Nature and extent of hardship involved in strict application of the County Subdivision Ordinance – attach additional sheet if necessary:
The cost of the tap and time involved in waiting for a tap to be installed are both burdens on the family. Mr. Hay is currently in a nursing home and can't be moved home to stay until the son can move onto the property to assist with care. Mr. Hay is 98 years old and requires a lot of care.

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.

James Hay Dale Cornelia A Hay Dale Cornelia A Hay
Property owner(s)' signature(s)

JAMES HAY by DALE CORNELIA A HAY Dale
Property owner(s)' name (print or type)

5846 Clinton Rd Stedman NC 28391
Complete mailing address of property owner(s)

910-485-6693 _____
Telephone number Alternative telephone number

Email address FAX number

Carla Emmons 
Agent, attorney, or applicant's signature (other than property owner)

Carla Emmons
Agent, attorney, or applicant (other than property owner) (print or type)

2965 Gillespie St. Fayetteville, NC 28306
Complete mailing address of agent, attorney, or applicant

910-797-8157 910-323-8222
Telephone number Alternative telephone number

visionhomes01@aol.com 910-323-2787
Email address FAX number

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



Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
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,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

CUMBERLAND COUNTY NORTH CAROLINA

Planning & Inspections Department

STAFF REVIEW: 9-10-14 PLANNING BOARD DECISION: 10-21-14

CASE NO: 14-107 NAME OF DEVELOPMENT: JAMES & DALE HAY PROPERTY

MIA: STEDMAN GROUP DEVELOPMENT REVIEW

LOCATION: 5846 CLINTON ROAD (US HWY 24) ZONING: A1

PIN: 0476-94-5693 & 0476-94-6419

OWNERS / DEVELOPER: JAMES HAY ENGINEER OR DESIGNER: DENVER MCCULLOUGH

PLANNING & INSPECTIONS DEPARTMENT ACTION:

- PRELIMINARY
- EXTENSION REVISION
- APPROVED CONDITIONALLY
- DENIED

PLANNING 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:

Permit-Related:

1. 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.
2. The County Health Department must approve sewer plans prior to application for any permits. Site and soil evaluations must be conducted on the property by the County Environmental Health Department prior to application for permits. A copy of the Health Department approval must be provided to Code Enforcement at the time of application for any building/zoning permits. (Note: All Health Department requirements must be met prior to issuance of final permits.) (Section 2306 A, Water and Sewer, County Subdivision and Development Ordinance)
3. Connection to public water is required, the Town of Stedman must approve water plans prior to application for any permits. A copy of the Town of Stedman 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)
4. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.

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 building 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.

Site-Related:

8. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance and Zoning Ordinances for the A1 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 2306 D, County Subdivision and Development Ordinance)
10. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision and Development Ordinance)
11. If driveways are changed or added, the developer must obtain a driveway permit from the NC Department of Transportation (NCDOT). If required, a copy of the approved driveway permit must be provided to Code Enforcement at the time of application for building/zoning permits.

Advisories:

12. The applicant is advised to consult an expert on wetlands before proceeding with any development.
13. Under current standards, if the existing One Story Brick and Siding House" is ever removed or destroyed more than 50%, any replacement structure must meet the setback requirement for the A1 zoning district.
14. 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.
15. The US Postal Service most likely will require this development to have centralized cluster boxes for postal service to each lot or unit. The developer is advised contact the US Postal Growth Coordinator for the Mid-Carolinas District to determine the appropriate location for the cluster boxes. If the cluster box location requires changes to the subdivision or site plan, a revised preliminary/plan must be submitted to the Planning & Inspections Department for review and approval.

Other Related:

16. The Cumberland County Joint Planning Board on October 21, 2014 approved/denied the waiver Section 2303.A.1.b from the requirement to connect to public water.

Thank you for making Cumberland County your home!

If you need clarification of any conditions, please contact Ed Byrne at 910-678-7609 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
Code Enforcement (Permits):	Ken Sykes	321-6654
County Health Department:	Daniel Ortiz	433-3680
Town of Stedman:	Jennifer Kersh (Administrator)	323-1892
US Postal Service	Terry A Carr	(704) 393-4466
Corp of Engineers (wetlands):	Liz Hair	(910) 251-4049
NCDENR (E&S):	Brad Cole	433-3300
Location Services:		
Site-Specific Address:	Ron Gonzales	678-7616
Tax Parcel Numbers:		678-7549
NCDOT (driveways/curb-cuts):	Gary Burton	486-1496
Transportation Planning:	Michael Mandeville	678 7620
N.C. Division of Water Quality:	Mike Randall	(919) 733-5083 ext. 545

cc: Jennifer Wilson-Kersh, Town of Stedman

**OFFICIAL PRELIMINARY STAMP
CUMBERLAND COUNTY
CASE NO: 14-107**

THIS PLAN APPROVED BY THE CUMBERLAND COUNTY PLANNING &
INSPECTION DEPARTMENT ON: **09-10-14**

COMMENTS: SUBJECT TO CONDITIONS

I CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE CUMBERLAND
COUNTY PLANNING & INSPECTIONS DEPARTMENT AS DRAWN HEREON
AND MAY BE USED FOR ANY OFFICIAL PURPOSE AS PERMITTED BY LAW.
THIS APPROVAL IS VALID UNTIL: **09-10-16**



SUPERVISOR, LAND USE CODES **GB**

Edward Byrne

From: Jennifer L. Wilson-Kersh <jkersh.tos@ncrrbiz.com>
Sent: Friday, October 03, 2014 9:22 AM
To: Betty Lynd; jkersh@nc.rr.com
Cc: Patricia Speicher; Edward Byrne; Willie Denning
Subject: RE: 14-107

Betty,

The Stedman Town Board of Commissioner met on Thursday, October 2, 2014 and considered Case 14-107 the following motion was made:

"Commissioner Wrench made a motion, seconded by Mayor Pro-tem Jones and carried unanimously to approve the public water waiver for Case 14-107 for James & Dale Day property as presented."

If you have any questions, or need any additional information, please let me know.

Thanks,



Jennifer L. Wilson-Kersh, NC CMC
Town Clerk/Finance Officer
P.O. Box 220
Stedman, NC 28391
910/323-1892 Phone
910/323-4255 Fax
<http://www.townofstedman.com/>

"This institution is an equal opportunity provider and employer."

From: Betty Lynd [<mailto:blynd@co.cumberland.nc.us>]
Sent: Tuesday, September 23, 2014 10:32 AM
To: jkersh@nc.rr.com
Cc: Patricia Speicher; Edward Byrne; Willie Denning
Subject: 14-107

Jennifer:

Good morning. I am attaching the case heading and recommendation material concerning our waiver case, 14-107. This is a non-public hearing item that we are asking for a recommendation due to it being within Stedman's MIA and dealing

with Stedman's water. It is scheduled for Stedman Town Board of Commissioners on October 2, 2014. Hopefully I have explained this well enough but please feel free to contact me or Ed Byrne if you have any questions.

Have a great day!

Betty Lynd
Cumberland County Planning and Inspection
130 Gillespie St.
Fayetteville NC 28301
Phone: 910-678-7627
Fax: 910-678-7669
blynd@co.cumberland.nc.us

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