



CUMBERLAND COUNTY

NORTH CAROLINA

PLANNING & INSPECTIONS

PLANNING STAFF REPORT
SPECIAL USE CASE: MOD-0019-22
Board of Adjustment Meeting:
October 20, 2022

Location: 4820 Camden Road and abutting parcel
Jurisdiction: County-Unincorporated

EXPLANATION OF THE REQUEST

Modification to Special Use # P01-07-C

Property Owner requests to modify Special Use Permit No. P01-07-C to increase the site area, building floor area and parking area for an existing day care facility on approximately 0.92 total combined acres located at 4820 Camden Road. Location of the site is shown in Exhibit "A". On March 15, 2001, the Board of Adjustment approved Special Use Permit No. P01-07-C to allow a day care facility on a parcel with 0.73 acres. This previously approved Special Use Permit includes development conditions and a special use site plan that shows an existing building as well as an existing garage area (as shown is Exhibit "B"). The application to modify the special use permit is found in the attachments and provides the applicant's description of the activities conducted by the organization.

Exhibits

- A. Site Location/Zoning
- B. Existing Special Use Site Plan
- C. Proposed Special Use Site Plan
- D. Existing/Surrounding Uses
- E. Soils and Utilities
- F. Land Use Plan
- G. Use Matrix
- H. Section 906, Zoning Ord
- I. Applicants Response
- J. Conditions of Approval

Attachment: Mailing list
Application
Section 1606.C., Zoning Ord.

The proposed modification to the Special Use permit proposes the following changes:

- Increase the land use covered by the Special use from 0.73 acres to a total of 0.92 acres.
- Increase the building floor area from two buildings with combined 4,050 sq. ft. to three buildings with a total of approximately 5,650 sq. ft.
- Increase the number of proposed parking spaces from 12 to 18 spaces
- Install a new septic tank and drain field for proposed building.

The existing Special Use Site Plan appears in Exhibit "B" while the proposed site plan modification appears in Exhibit "C". Conditions of approval for the updated Special Use Permit appear in Exhibit "J".



Exhibit "A"
Zoning and Location

PROPERTY INFORMATION

OWNER/APPLICANT: George Rose (Applicant) on behalf of Angela Wright (Owner)

ADDRESS/LOCATION: 4820 Camden Road ; REID: 0415527093000; 0415529130000

SIZE: 0.92 +/- acres comprised of two parcels.

ROAD FRONTAGE: 320 +/- lineal feet along Camden Road.



Exhibit "D"
Existing & Surrounding Uses

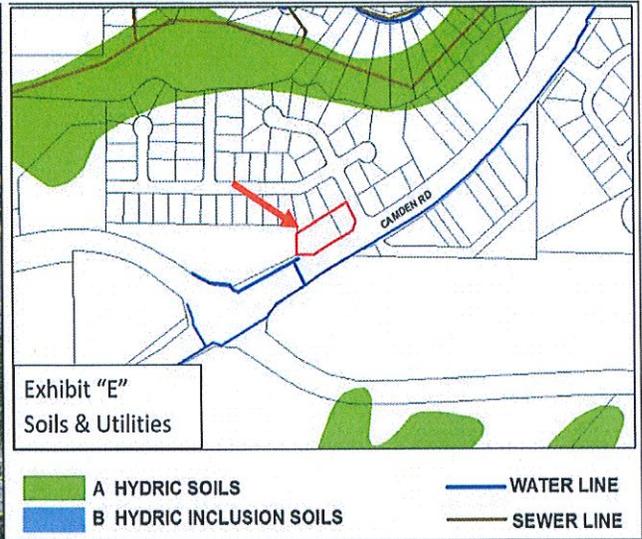


Exhibit "E"
Soils & Utilities

EXISTING LAND USE: The property and existing building are currently used by daycare facility operated by the property owner. Exhibit "D" shows the existing use of the subject site.

SURROUNDING LAND USE: Exhibits "A" and "D" show the use of land in the nearby area.

- North:** Copeland Acres residential neighborhood.
- East:** Single family residential
- South:** Vacant wooded land
- West:** Commercial and wooded land

OTHER SITE CHARACTERISTICS: The property is not located within a 100-Year Flood Zone nor situated within a watershed. Hydric and hydric inclusion soils are not present on the property, as shown in Exhibit "E".

COMPREHENSIVE PLAN:

- Plan Area: Southwest Cumberland Land Use Plan
- Overlay Districts: None present
- Future Land Use Classification: Low Density Residential



Exhibit "F"
Future Land Use

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The subject parcel is located on Camden Road which is identified in the Metropolitan Transportation Plan as a minor arterial. There are no roadway construction improvement projects planned for Camden Road and the subject property will have no significant impact on the Transportation Improvement Program. In addition, the 2020 AADT for Camden Road is 11,500 and the road capacity for Camden Road is 38,100. Due to the lack of data and the small scale, the new modification request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Camden Road.

NCDOT: DOT has no comments.

UTILITIES: Water line are available along Camden Road, but sewer lines are not located along the front of the property or within close proximity. Exhibit "E" identifies the proximity of water and sewer lines to the subject site. The site is currently serviced by septic tank. The proposed expansion will require septic permits from the Health Department at the time of building permit or plat applications.

ECONOMIC DEVELOPMENT: The staff from the Fayetteville Economic Development Commission have not identified any concerns.

EMERGENCY SERVICES: Developer must ensure all fire department access requirements are met in accordance with section 503 of the 2018 NC fire code at the time of a site plan application and to submit building plans to scale for new construction and building renovation.

SPECIAL DISTRICTS: The subject property is not located within five miles of Fort Bragg Military base and is not located within or near the Fayetteville Regional Airport Overlay District.

APPLICABLE CODES

Section 403, Permissible Use Matrix, County Zoning Ord. (Exhibit "G")
Section 906, Day Care Facilities (Exhibit "H")
Section 1606.C, Special Use Permits. (Attachments)

FINDINGS OF FACT

The proposed Special Use Permit is provided in Exhibit "C".

Pursuant to Section 1606.C. Special Use Permits, Consideration of Application, the Board of Adjustment must establish a finding of fact for the following criteria to approve the special use:

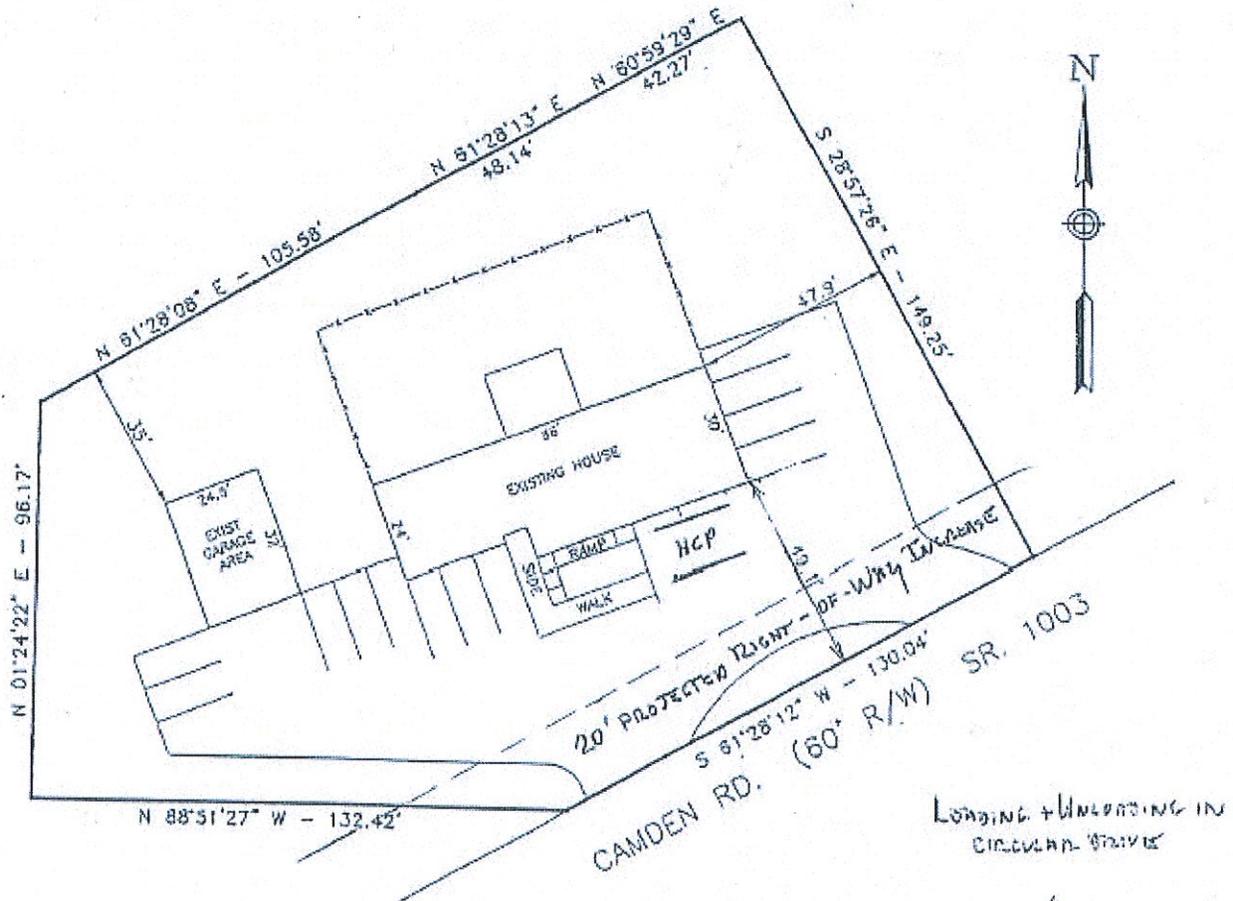
1. The use will not materially endanger the public health or safety if located according to the plan submitted and recommended.
2. The use meets all required conditions and specifications.
3. The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity; and
4. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and is in general conformity with the Cumberland County's most recent Comprehensive Land Use Plan.

Applicant's response to each of these criteria are provided within Exhibit "I" or will be presented at the hearing.

MOTION

The BOA is requested to take action/motion based on the findings of fact, as supported by the Special Use Special Use Condition and Special Use Site Plan (Exhibit "C"). Any motion to approve the special use includes approval of the Special Use Permit conditions and the Special Use Site Plan.

EXHIBIT "B"
EXISTING SPECIAL USE SITE PLAN - P01-07-C



REVISED SITE PLAN PER BOA REQUIREMENTS (04/12/01)
SPECIFIED CONDITIONAL USE PERMIT

REQUEST: TO ALLOW FOR A DAY CARE FACILITY
 CASE NO.: P01-07-C ACREAGE: 0.73 AC. ±
 ZONE: R10 PARKING: 17 SPACES SHOWN
 SCALE: 1" = 40'

EXHIBIT "C"
PROPOSED SPECIAL USE SITE PLAN – MOD-0019-22

EXHIBIT "G" Section 403, Use Matrix

SECTION 403 USE MATRIX CUMBERLAND COUNTY ZONING ORDINANCE		ZONING CLASSIFICATIONS																				
		CT1	CT2	CT3	CT4	CT5	CT6	CT7	CT8	CT9	CT10	CT11	CT12	CT13	CT14	CT15	CT16	CT17	CT18	CT19	CT20	
CLUB OR LODGE (Sec. 905), except as regulated by Sec. 924	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
CONVENIENCE CONTAINER AND RECYCLING FACILITY (Sec. 915, 1)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
CONVENIENCE RETAIL W/ GASOLINE SALES, including drive thru motor vehicle washing (Sec. 916)	P																					
COTTON GINN (Sec. 916)	P																					
CREMATORIUM																						
DAY CARE FACILITY (Sec. 906)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
DETENTION FACILITIES/PRISONS (Sec. 907)	Z	Z																				
DISTILLERY, smell																						
DRY CLEANING AND LAUNDRY COLLECTION, no cleaning on premises except in conjunction with carrier's routine, provided not more than 2500 square feet is devoted to these processes																						
DRY CLEANING/LAUNDRY, self-service																						
DRY CLEANING OR LAUNDRY, commercial																						
DWELLING, SINGLE & MULTIPLE FAMILY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
EXTERMINATING SERVICES																						
EQUESTRIAN FACILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
FARM SUPPLIES MERCHANDISING & MACHINERY SALES/SERVICING (Sec. 916)	P																					
FIRE STATION OPERATIONS/EMERGENCY SERVICES (Sec. 916)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
FIRING RANGE, OUTDOOR (Sec. 907.1)	Z																					
FISH HATCHERY (Sec. 916)	P																					
FLOWER SHOP																						
FOOD PROCESSING																						
FOOD PRODUCTION, with on premises retail sales of product																						
FOOD PRODUCTION/WHOLESALE SALES																						
FOOD SALES/GROCERY STORES (Sec. 916)	P																					
FUNERAL HOME, incl. incidental crematorium	P																					
GOLF COURSES (Sec. 918)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
GROUP HOME, six or less clients (Sec. 909)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
GROUP QUARTERS (Sec. 910)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
HARDWARE, PAINT & GARDEN SUPPLY SALES																						
HAZARDOUS WASTE STORAGE/DISPOSAL FACILITY (Sec. 911)																						
HOME FURNISHING AND APPLIANCE SALES																						

¹Only in approved industrial parks
²Special Use Permit required for Mixed Use Building, see Section 914.1 (Amnd. 01-19-10)

EXHIBIT "H"
Section 906, Zoning Ordinance

SECTION 906 DAY CARE FACILITIES

A. For day care facilities located within any residential or agricultural zoning district, the following provisions must be complied with:

1. Minimum lot size shall be 20,000 square feet.
2. The required minimum setbacks shall be as follows:
 - a. Front yard: 30 feet from any public or private street;
 - b. Rear yard setback: 35 feet;
 - c. Side yard setbacks: 20 feet; and
 - d. Corner lots: shall provide a minimum of 30 feet from both streets.
3. Subject property must abut and have direct access to a major or minor thoroughfare or higher street classification, as identified in the Highway Plan, for all day care facilities located in residential districts.

B. Day care facilities allowed in zoning districts other than residential districts shall comply with the district dimensional requirements of the zoning district.

C. Minimum of two off-street parking spaces, plus one off-street parking space for each employee, shall be provided. Off-street parking shall be provided in accordance with the standards of Article XII.

D. There shall be sufficient paved driveway to accommodate at least two motor vehicles at one time for the purpose of loading and unloading passengers in addition to any off-street parking area.

E. All children's outside play areas shall be enclosed with at least a four-foot high fence and located only within the side and/or rear yards, provided the yards are not adjacent to a street. The horizontal/vertical spacing in the fence shall be a maximum of four inches and at a minimum the fence must comply with the guard opening limitations for spacing established in the most currently adopted North Carolina State Building Code.

EXHIBIT "I"
APPLICANT'S RESPONSE TO SPECIAL USE CRITERIA
(Section 1606.C. Special Use Permits)

GEORGE M. ROSE, P.E.
P.O. Box 53441
Fayetteville, NC 28305
910-977-5822
george@gmrpe.com

October 12, 2022

David Moon
Department of Planning and Inspections
130 Gillespie Street
Fayetteville, NC 28301

Re: Special Use Permit application
Kidz Kastle Day Care
4820 Camden Road

Dear David:

Regarding the request for written responses to various criteria for the Board of Adjustment to consider on the above referenced case, please see the criteria and responses below.

1. The use will not materially endanger the public health or safety if located according to the plan submitted and recommended.
Response: The request is for an addition to a pre-existing day care facility that is currently serving the needs of adjacent and surrounding residential properties. No public health or safety is being endangered by the current facility and similar operations will be performed in the proposed addition.
2. The use meets all required conditions and specifications.
Response: The proposed building will be located on vacant property adjacent to the existing day care facility. The site plan for the project shows that the building will meet or exceed all setback, buffer, parking and other requirements for development of this type.
3. The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity.
Response: The proposed use will be a continuation of the existing use of the property, with upgrades to the overall property in terms of new construction, improved parking facilities, and new landscape and fence buffers where none currently exist. The expanded capacity of the day care operation will benefit the adjacent and surrounding properties where a need for additional day care services currently exists.
4. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and is in general conformity with the Cumberland County's most recent Comprehensive Land Use Plan.
Response: The proposed building is located on the site where many of the existing trees can remain. New landscape and fence buffers will screen the business operations from adjacent residential properties. The plan is in general conformity with the Cumberland County Comprehensive Land Use plan.

Please contact me if you need additional information.

Sincerely,



George M. Rose
Licensed Professional Engineer No. 11315

Exhibit "J"

Conditions of Approval

Pre-Permit Related:

1. **Special Use Permit No. MOD-0019-22** rescinds and replaces Special Use Permit No. P01-07-C. Upon the effective date of Special Use Permit MOD-0019-22, Special Use Permit No. P01-07-C shall expire. This special use permit shall apply to the property described in Exhibit "A".
2. A recombination plat (also known as a "No Approval Required" or "NAR") recombining the subject property and the lot identified by PIN: 0415-52-9130 must be submitted to Land Use Codes for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development. [Note: The previously platted lots (Lots 5 & 6, Plat Bk. 42, pg. 70) have been changed by deed only and a plat must be recorded reflecting current configuration of these lots prior to issuance of any permits.]

Permit-Related:

3. A revised site plan with a landscape plan, consistent with the County Zoning Code and this Special Use Permit, must be submitted to and approved by the Current Planning Section prior to any clearing, grading or construction activity related to the special use permit.
4. 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.
5. 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 Ordinance)
6. Connection to public (community) water is required, the Aqua Water Company must approve water plans for the new construction prior to application for any permits. A copy of the Aqua Water Company's 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 Ordinance)
7. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of 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.
8. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of 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.

9. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
10. Landscaping must be provided in accordance with Section 1102 N, Landscaping, County Zoning Ordinance and/as shown on the site plan. The following are the minimum standards for the required landscaping of this site:
 - a. Three large shade trees or seven small ornamental trees within the front yard setback area; and
 - b. One small ornamental tree and eight shrubs are required in the building yard area.
 - c. Required plant materials shall be maintained by the property owner, including replacing dead or unhealthy trees and shrubs; and
 - d. All yard and planting areas shall be maintained in a neat, orderly, and presentable manner and kept free of weeds and debris.
11. This conditional approval is not approval of the location of the freestanding sign. The developer must provide proof to Code Enforcement that the existing freestanding sign was properly permitted and in place at the current location prior to the widening of the right-of-way of SR 1003 (Camden Road). If the sign was not properly permitted, the existing sign must be relocated so that the setback standards of the ordinance are met and five copies of a revised site plan indicating proper sign location must be submitted for staff review and approval prior to application for the final building inspection. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)
12. 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:

13. All uses, dimensions, setbacks and other related provisions shall be consistent with the Special Use Site Plan appearing within Exhibit "A," and the County Subdivision and Zoning Ordinances for the R7.5 zoning district, including Section 906 Day Care Facilities of the Zoning Ordinance. If a conflict occurs among the Site Plan and County Ordinance, the County Zoning and Subdivision Ordinance shall supersede.
14. 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 Ordinance)
15. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision Ordinance)
16. This Special Use permit is a substantial modification to the site Plan approved in SUP P01-07-C. Applicant must obtain review by NDDOT prior to approval of the Site Plan by the Current Planning Section. 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.

17. Turn lanes may be required by the NC Department of Transportation (NCDOT).
18. All lighting is required to be directed internally within this development and comply with the provisions of Section 1102 M, Outdoor Lighting, County Zoning Ordinance.
19. 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 1102 G, Buffer Requirements, County Zoning Ordinance. (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)
20. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
21. All required off-street parking spaces shall be a minimum of 9' x 20'; a minimum of two spaces plus one space for each employee off-street parking spaces are required for the day care facilities.
22. A minimum of two off-street loading unloading spaces(s) with sufficient paved areas for access shall be provided.
23. All notes and calculations as shown on the site plan are to be considered as a part of this conditional approval.
24. Noise levels shall not exceed 60 dB(A) between the hours of 10:00 pm and 7:00 am. In any event, the noise level, regardless of the time of day, shall not become a nuisance to neighboring properties and strict compliance with the County's Noise Ordinance is required.
- ~~25. Prior to submission for final plat approval a fire hydrant must be installed along SR 1003 (Camden Road); hydrants must be located no further than 1,000 feet apart and at a maximum of 500 feet from any lot. (Section 2306 B, Fire hydrants, County Subdivision Ordinance)~~
26. Both lots must be platted and drawn with solid property lines, lot identifiers, bearing & distances, and the acreage reflected on the recombination plat within 60 days of the effective date of this Special Use Permit. (Note: The current NCDOT right-of-way must be shown as it currently has been changed.)
27. The remaining portion of the existing 20-foot utility easement as shown on Plat Bk. 42, Pg 79 must be reflected on the recombination plat.
28. "Camden Road" be labeled as "SR 1003 (Camden Road)" on the recombination plat and site plan.
29. 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.
30. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the NAR recombination plat when submitted for final approval. (Section 2503 D, Certificate of Ownership and Dedication, County Subdivision Ordinance)

Plat-Required Statements:

31. ~~Since this development does not have public sewer, the following disclosure statement is required to be provided on the recombination plat (Section 2504 C, On-Site Water and/or Sewer Discloser, County Subdivision Ordinance):~~

~~"The individual lots in this development do not have public sewer services available, and no lots have been approved by the Health Department for on-site sewer services at the date of this recording."~~

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

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

33. ~~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 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."~~

Advisories:

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

35. 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.

36. The applicant is advised to coordinate with a soil scientist to confirm that on-site soils are suitable to accommodate the septic system.

**ATTACHMENT:
MAILING LIST**

GILLIS, MALCOLM R.; MCKETHAN, JUDY GILLIS;
GILLIS, JOHN MCNATT JR; GILLIS, JOSEPH H; GILLIS,
BETTY; SOUTHERN GIN INVESTMENTS LLC; JIM
GILLIS LLC
8700 GALACTIA CHURCH RD
FAYETTEVILLE, NC 28304

WRIGHT, ANGELA M; WRIGHT, WILLIAM M
PO BOX 48851
CUMBERLAND, NC 28331

URCIOLO, MICHAEL J
5015 STEED RD
FAYETTEVILLE, NC 28306

BRADY, CLEMENTINE
3001 MIDLAND CT
FAYETTEVILLE, NC 28306

ZIEBOL, GEORGE W
5013 STEED RD
FAYETTEVILLE, NC 28306

GILLIS, MALCOLM R.; MCKETHAN, JUDY GILLIS;
GILLIS, JOHN MCNATT JR; GILLIS, JOSEPH H; GILLIS,
BETTY; SOUTHERN GIN INVESTMENTS LLC; JIM
GILLIS LLC
8700 GALATIA CHURCH RD
FAYETTEVILLE, NC 28304

UNDERWOOD, VIRGINIA L SHUMAN
5017 STEED RD
FAYETTEVILLE, NC 28306

WRIGHT ANGELA V; WRIGHT, WILLIAM M
3006 MIDLAND COURT
FAYETTEVILLE, NC 28306

KOONTZ, LARRY E; KOONTZ, LISA F
3008 WOODLARD DR
HOPE MILLS, NC 28348

MPT HOPE MILLS LLC
PO BOX 208
SPRAY, OR 97874

**ATTACHMENT:
APPLICATION**



County of Cumberland
BOARD OF ADJUSTMENT

CASE #: _____

CUMBERLAND COUNTY BOA
MEETING DATE: _____

DATE APPLICATION
SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

**APPLICATION FOR
SPECIAL USE PERMIT**

The Cumberland County Board of Adjustment meetings are held on the third Thursday of each month in the Historic Courthouse, 130 Gillespie Street - Hearing Room 3. The Planning and Inspections Department will advertise the public hearing and a notice will be mailed or delivered to surrounding residents or property owners that may be affected by the proposed Special Use Permit request.

The Board of Adjustment is a quasi-judicial review board and all persons wishing to appear before this Board should be prepared to give sworn testimony on relevant facts. Applicants for Special Use Permits are encouraged to read Section 1606 "Special Use Permits" of the Zoning Ordinance to ensure the technical requirements of the Ordinance are met before submission to the Board of Adjustment (see next page).

The following items are to be submitted with the complete application:

1. A copy of the recorded deed and/or plat,
2. If a portion of an existing tract, an accurate written legal description of only the area to be considered;
3. A copy of a detailed site plan drawn to engineering scale, showing the location of all buildings, yard dimensions, driveways, fencing, lighting parking areas, landscaping, and all other pertinent data to the case; and
4. Cash or check payable to "Cumberland County" in the amount of \$ 250 (see attached Fee Schedule)

NOTE: Any revisions, inaccuracies or errors to the application or site plan may cause the case to be delayed and will be scheduled for the next available Board of Adjustment meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application or preparation of the site plan.

**EXCERPT FROM
THE CUMBERLAND COUNTY ZONING ORDINANCE**

Section 1606 SPECIAL USE PERMIT (portion of)

B. Procedure. Special Use Permit shall be granted by the Board of Adjustment as permitted for only those uses enumerated in Section 403, Use Matrix, as Special Uses. Uses specified as a Special Use in Section 403 shall be permitted only upon the issuance of a Special Use Permit by the Board of Adjustment.

The owner or owners of all property included in the petition for a Special Use Permit shall submit a complete application and three copies of a site plan (drawn in accordance with the specifications listed in Section 1402) to the Planning and Inspections Staff. The Staff will schedule the application to be heard by the Board of Adjustment in accordance with the adopted time schedule. The Planning and Inspections Staff shall also notify the Commanders of Fort Bragg, and Pope U.S. Army Field of any application affecting the use of property located within a five miles or less of the perimeter boundary of said bases in accordance with the N.C. Gen. Stat §153A-323.

Developers are encouraged to discuss their Special use plans with the Planning and Inspections Staff before submission. The Staff shall assist the developer upon request by reviewing Special use plans to insure that the technical requirements of this Ordinance are met before submission to the Board of Adjustment.

All applications and site plans shall provide information indicating compliance with the development standards for individual uses as listed in Article IX of this Ordinance, as applicable, and the height and area regulations for the zoning district in which they are located, unless the provisions for the Special Use provide to the contrary.

C. Consideration of Application. The Board of Adjustment shall consider the application, site plan and any other evidence presented in accordance with this Article and may grant or deny the Special Use Permit requested. On granting a Special Use Permit, the Board shall find that:

1. The use will not materially endanger the public health or safety if located according to the plan submitted and recommended;
2. The use meets all required conditions and specifications;
3. The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity; and
4. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and is in general conformity with the Cumberland County's most recent Comprehensive Land Use Plan.

Any special use permit granted becomes null and void if not exercised within the time specified in such approvals, or if no date is specified within one calendar year from the date of such approval.

BOARD OF ADJUSTMENT

LOCATION OF PROPERTY: 4820 CAMDEN ROAD
OWNER: ANGELA WRIGHT, WILLIAM WRIGHT
ADDRESS: 3006 MIDLAND COURT ZIP CODE: 28306
TELEPHONE: HOME WORK 910-426-3557
AGENT: GEORGE M. ROSE
ADDRESS: P.O. BOX 53441 FAYETTEVILLE, NC 28305
TELEPHONE: HOME WORK 910-977-5822
E-MAIL: george@gmrpe.com

APPLICATION FOR A SPECIAL USE PERMIT
As required by the Zoning Ordinance

- A. Parcel Identification Number (PIN #) of subject property: 041552913000 (also known as Tax ID Number or Property Tax ID) 0415527093000
B. Acreage: 0.92 AC Frontage: 319 Depth: 129
C. Water Provider: PWC
D. Septage Provider: SEPTIC
E. Deed Book 11215, Page(s) 842, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry). 5332 683
F. Existing use of property: DAY CARE

G. It is proposed that the property will be put to the following use: (Describe proposed use/activity in detail including hours of operation, number of employees, signage, parking, landscaping, etc.)

HOURS OF OPERATION ARE 6:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY. LICENSED CHILD CARE PROVIDER WITH 6 TOTAL EMPLOYEES INCLUDING THE PROPOSED ADDITION. SIGNAGE IS EXISTING AND PARKING / LANDSCAPING MEETS CUMBERLAND COUNTY REQUIREMENTS.

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

ANGELA WRIGHT WILLIAM WRIGHT
NAME OF OWNER(S) (PRINT OR TYPE)

3006 MIDLAND COURT FAYETTEVILLE, NC 28306
ADDRESS OF OWNER(S)

kidzkastle03@yahoo.com
E-MAIL

HOME TELEPHONE # _____ WORK TELEPHONE # 910-426-3557

GEORGE M. ROSE
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

P.O. BOX 53441 FAYETTEVILLE, NC 28305
ADDRESS OF AGENT, ATTORNEY, APPLICANT

george@gmrpe.com
E-MAIL

HOME TELEPHONE # _____ WORK TELEPHONE # 910-977-5822

SIGNATURE OF OWNER(S) _____ SIGNATURE OF AGENT, ATTORNEY OR APPLICANT George M. Rose

Angela Wright William Wright
SIGNATURE OF OWNER(S)

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

STATEMENT OF ACKNOWLEDGMENT

Regarding appearance before the Board of Adjustment, 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 argument 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 approve, deny, or defer the request for additional information to be provided;
- If the petitioner or their representative for this application does not appear personally before the board, whether there is opposition or not, the board has full authority to consider the case.
- If the board's decision is to deny the matter before them, the aggrieved party shall file a **"Notice to Intent to Appeal" with the Planning & Inspections Staff on the next business day following the meeting in which the board's decision was made final, or the next business day following receipt of the written copy thereof.**
- Any petition for review by Superior Court shall be file with the Clerk of Superior Court within 30 days after the decision of the board is made final.

Signed acknowledgment that the Planning and Inspections Staff has explained the application process and procedures regarding this request and the public hearing procedure stated above.

SIGNATURE OF OWNER(S) Angela Wright William Wright

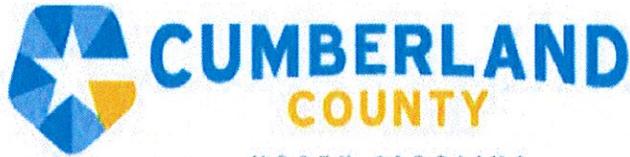
PRINTED NAME OF OWNER(S) ANGELA WRIGHT WILLIAM WRIGHT

DATE 9-15-22

ATTACHMENT:
SECTION 1606.C. SPECIAL USE PERMITS

C. Consideration of Application. The Board of Adjustment shall consider the application, site plan and any other evidence presented in accordance with this article and may grant or deny the Special Use Permit requested. In granting a Special Use Permit, the Board shall find that:

1. The use will not materially endanger the public health or safety if located according to the plan submitted and proposed;
2. The use meets all required conditions and specifications;
3. The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity; and
4. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and is in general conformity with Cumberland County's most recent Land Use Plan, either comprehensive or a detailed area plan.



**CUMBERLAND
COUNTY**

NORTH CAROLINA

PLANNING & INSPECTIONS

PLANNING STAFF REPORT

**WSD-0080-22: Watershed High Density
Development Plan**

Board of Adjustment Meeting: Oct. 20, 2022

**Location: east of Main St. and north of
Wade Stedman Rd**

Jurisdiction: Town of Wade

EXPLANATION OF THE REQUEST

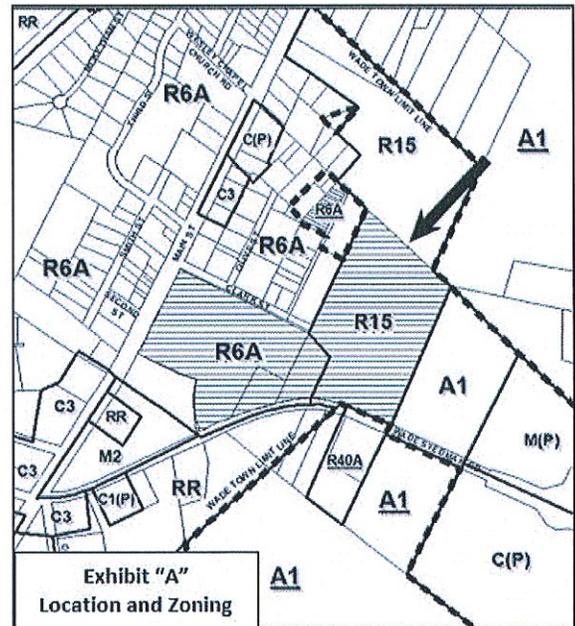
Watershed High Density Development Site Plan

The property owner (Laketree, Inc) and the agent (William S. Wellons, Jr., esq.) request the Board of Adjustment (BOA) to approve a Watershed High Density Development Permit and its associated Watershed High Density Development Site Plan for the Eagle Bluff residential subdivision. This proposed residential development is located in the Cape Fear River Watershed. Comprising four contiguous parcels in the Town of Wade, Eagle Bluff's location is illustrated in Exhibit "A". The Watershed Protection Map of Cumberland County appears in Exhibit "B". The subject property is not located in a Watershed "Critical Area".

- Exhibits**
- A. Site Location/Zoning
 - B. Watershed Protection Map
 - C. Watershed Site Plan (attached)
 - D. Existing and Surrounding Uses
 - E. Hydric Soils and Utilities
 - F. Land Use Map
 - F. Applicable Codes (attached)
 - G. Supporting Documents –
Engineers Reports
 - H. Conditions of Approval

A joint resolution adopted by the Town of Wade and the Cumberland County Boards of County Commissioners delegates authority to the County Board of Adjustment to review and take action on Watershed Protection Permits for development proposed within the Town of Wade. Section 31A-60 of the Watershed Protection Ordinance delegates authority to the County BOA to review and rule on Watershed High Density site plans.

Pursuant to the Watershed Protection Ordinance, the amount of build-up area (impervious surface) cannot comprise more than twenty-four percent of the development site. If the development exceeds this threshold, which it does with impervious surface area of 28.98% percent, the development is then subject to the high-density stormwater standards set forth in Article VII of the he Watershed Protection Ordinance. This requires the development to provided stormwater control measures designed and certified by a licensed civil engineer. The Watershed Site Plan appears in Exhibit "C" (attached).



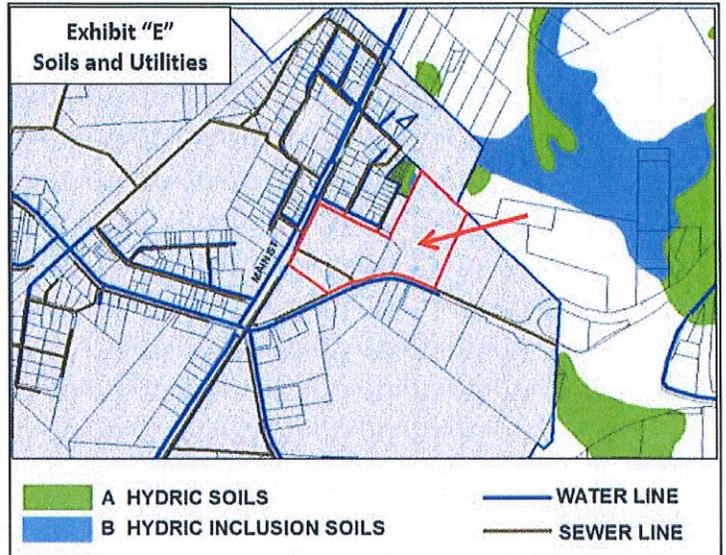
PROPERTY INFORMATION

OWNER/APPLICANT: Laketree Inc./ William S. Wellons

ADDRESS/LOCATION: Located near 6765 Wade- Stedman Rd, Refer to Exhibit "A", Site Location.
REID number: 0581148347000, 0581240089000, 0581243251000, 058124756000

SIZE: 26.73 +/-acres within four parcels.

EXISTING ZONING: R6A and R15 Residential Districts. Exhibit "A" shows the zoning assigned to the property.



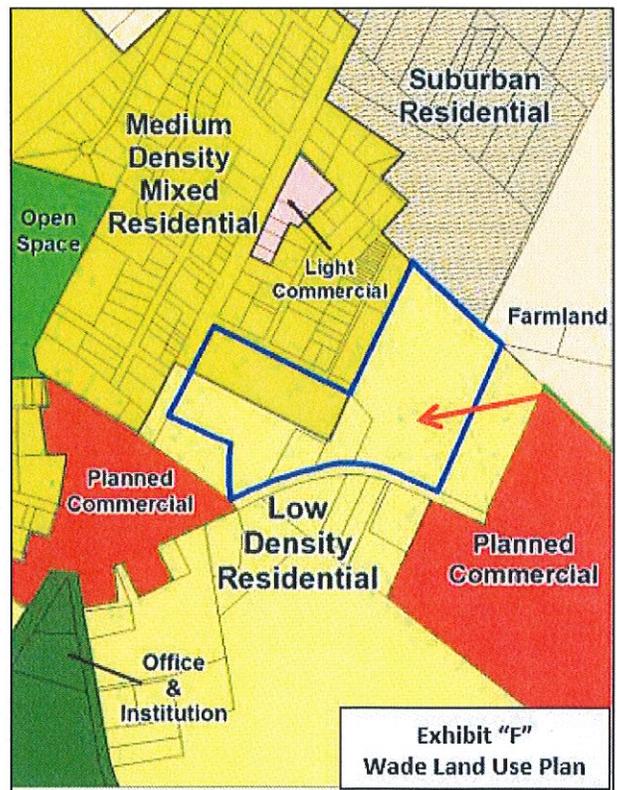
EXISTING LAND USE: The two smaller parcels are each occupied by a single family home while the two larger parcels are used for farmland. Exhibit "D" shows the existing use of the property.

SURROUNDING LAND USE: An aerial photograph appears in Exhibits "D", illustrating the following character of the surrounding properties:

- North:** Farmland and woodlands
- East:** Farmland
- West:** Single family homes and undeveloped land
- South:** Church, farmland, and single family homes.

OTHER SITE CHARACTERISTICS: The property is not located within a 100-Year Flood Zone but is located in a watershed. There are no hydric soils or hydric inclusion, as shown in Exhibit "E".

COMPREHENSIVE PLANS: The site is located in the Wade Land Use Plan and is assigned a "Low Density Residential" designation, as shown in Exhibit "E". The Watershed Protection application does not have any conflict with the Wade Land Use Plan.



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines occur next to the subject property. No hydric or hydric inclusion soils occur on the property.

SPECIAL DISTRICTS: The subject property is not located within five miles of Fort Bragg Military base and is not near the Fayetteville Regional Airport Overlay District.

Applicable Codes

The following documents are attached:

Joint Resolution regarding Delegation of Watershed Protection Ordinance Authority.

Watershed Ordinance –

- Section 31A-44, Powers and Duties of the County Board of Adjustment
- Section 1603, F. Powers and Duties, Zoning Ordinance
- Section 31A-21.B. **Watershed** Areas Described, WS-IV Watershed Areas - Protected Area (WS-IV-PA)
- Article VII High Density Requirements, County Watershed Protection Ordinance

FINDINGS OF FACT

The Board of Adjustment shall either approve or disapprove each an application for a High Density Development Permit based on the applicable criteria contained in this ordinance (Watershed Protection Ordinance.) The recommended Conditions of Approval appear in Exhibit "H".

Staff finds the sites plan is consistent with the Watershed Protection Ordinance subject to the Conditions of Approval, which appear in Exhibit "H".

MOTION

If the BOA finds the High Density Development Site Plan consistent with the High Density Requirements of the Watershed Protection Ordinance, its motion to approve the site plan should address the following: "Motion to approval Watershed Protection Permit WSD-0080-22, its Conditions of Approval and the High Density Watershed Development Site Plan and find the Permit and Site Plan consistent with the Watershed Protection Ordinance based on the Staff Report and the supporting documents provided by the owner's professional engineer".

Exhibit "C"
Watershed Protection Site Plan

Exhibit F Applicable Zoning Codes

SECTION 31A-60. HIGH DENSITY DEVELOPMENT STANDARDS. Watershed Protection Ordinance

(A) The Board of Adjustment may approve high density development proposals consistent with the following standards:

(2) WS-IV Watershed Areas - Balance of Watershed (WS-IV-BW).

Where new development requires a Sedimentation/Erosion Control Plan and exceeds either two dwelling units per acre or twenty-four percent (24%) built upon area, engineered stormwater controls shall be used to control runoff from the first inch of rainfall, and development shall not exceed seventy percent (70%) built-upon area.

(B) High density development shall meet the requirements of this ordinance.

SECTION 1603. POWERS AND DUTIES. Zoning Ordinance

The Board of Adjustment shall hear and decide all matters upon which it is required to pass under any statute or ordinance that regulates land use or development:

F. Rule on matters related to the County's Water Supply Watershed Management and Protection Ordinance regarding High Density developments, appeal of the Watershed Review Officer's decision, and hear request for variance from the County Water Supply Watershed Management and Protection Ordinance;

SECTION 31A-21. WATERSHED AREAS DESCRIBED. Watershed Protection Ordinance

(B) WS-IV Watershed Areas-Protected Area (WS-IV-PA). Only new development activities that require an erosion/sedimentation control plan under State law or approved local government program are required to meet the provisions of this ordinance when located in a WS-IV watershed. In order to accommodate moderate to high land use intensity, single-family residential development must be limited to no more than two (2) dwelling units per acre (2 du/ac). All other residential and non-residential development shall be allowed at a maximum of twenty-four percent (24%) built-upon area.

High density developments using engineered stormwater control devices are permitted in this district. Ultimate responsibility for the operation and maintenance of these controls will rest with the local government. Development shall not exceed seventy percent (70%) built-upon area (See Article VII).

EXHIBIT "G"

PROFESSIONAL ENGINEER SUPPORTING DOCUMENTS

Exhibit "H"

CONDITIONS OF APPROVAL
PERMIT NO. WSD-0080-22,
WATERSHED PROTECTION HIGH DENSITY DEVELOPMENT PERMIT

Jurisdictional Area: Town of Wade
Property Owner: Laketree Inc

The Cumberland County Board of Adjustment, as authorized through a joint resolution between the Town of Wade and the Board of County Commissioners for Cumberland County, approved the Watershed High Density Development Permit and Site Plan (Case No. WSD-0080-22) at a hearing held on Thursday, October 20, 2022, subject to the conditions set forth herein:

Applicable Area

The residential subdivision located in the Town of Wade and delineated in Exhibit "A" is subject to the requirements and conditions set forth by this Watershed Protection Permit WSD-0080-22. This permit is assigned to this land and continues with subsequent property ownership.

Preliminary Plat

1. The Eagles Bluff preliminary subdivision plan (PSP) (DEV-21-031) was approved by the Town of Wade Board of Commissioners June 8, 2021. This PSP must be consistent with the Watershed Protection High Density Development Site Plan (hereafter Watershed Protection Site Plan) appearing in Exhibit "A". No clearing or grading activity shall occur, and no plat shall be recorded, for the property appearing in Exhibit "A" until the Town of Wade Board of Commissioners has approved the modification to the Eagles Bluff PSP that demonstrates compliance with the Watershed Protection Site Plan.

Site Construction/ Final Plat

2. Prior to recording of the final plat, a North Carolina registered professional engineer must provide a certified letter that the stormwater control structures comply with the High Density Development Standards set forth in Section 31A-62, Watershed Protection Ordinance.
3. If the NC Department of Environmental Quality approves a stormwater management plan that is not consistent with the approved Watershed Protection Site Plan, the owner or developer must coordinate with the County's Current Planning Section regarding necessary modifications to the Watershed Protection Permit. If modification to Watershed Protection Permit is necessary, no clearing or grading shall occur until the modification has been approved by the County.
4. The final plat shall include each lot's maximum build-up area appearing on each the lot and/or a summary table listing each individual lot's maximum build-up area and the total build-up area and total percentage of land area for the final plat. If information appears on the plat, a Watershed Protection Permit for each residential lot is not required at the time of building permit application but instead a calculation can be provided on the survey that includes the actual individual lot build-up area and its maximum build-up area for the lot. Failure to provide the required build-up information on

the final plat will require a disclosure statement that a Watershed Protection Permit is required each building permit application and a lot may be determined undevelopable if other lots exhaust the maximum build-out area allowed for the final plat.

Building Permit and Lot Construction

5. Prior to issuance of a building permit, a Watershed Protection Permit must be obtained by the lot owner to demonstrate that each lot developer's project engineer must submit a certified stormwater plan/calculations that demonstrate that the development complies with engineered high density stormwater control devices consistent with Section 31A-60, County Watershed Protection Ordinance.
6. Prior to application for a building permit, the building permit applicant must submit a letter or other acceptable documentation to the County Code Enforcement/Plan Review to demonstrate that utility provider has authorized connection to the water and sewer system.
7. Connection to public water and sewer is required prior to the County issuing a certificate of occupancy.
8. Prior to application for the Certificate of Occupancy for the building or site, the lot owner must obtain a Watershed Occupancy Permit from the Cumberland County Current Planning Section.
9. 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 plat plans.

Post-Plat Recordation

10. Maintenance Plan and Ownership of Stormwater Control Structures. The Homeowners Association shall be responsible for the maintenance and upkeep of all stormwater control structures, facilities and appurtenances that are required per the Watershed Protection Permit, as set forth in the Watershed Protection Site Plan appearing in Exhibit "A", and as required by the North Carolina Department of Environmental Quality. Such maintenance plan includes ensuring that the stormwater control structures are kept free of litter and debris, all grass areas mowed, all buffers and shrubbery kept trim and maintained on a regular basis, so that the stormwater system operates consistent with its approved operating abilities. The Homeowner documents shall acknowledge that the HOA is responsible for maintaining the stormwater control structures consistent with this Watershed Protection Permit and with the stormwater requirements approved by the North Carolina Department of Environmental Quality.
11. Until the Homeowners Association takes ownership of common areas, the developer responsible and liable for maintenance and upkeep of, stormwater facilities and

appurtenances, to including ensuring that the site is kept free of litter and debris, all grass areas moved, all buffers and shrubbery kept trim and maintained, so that the stormwater system operates consistent with its approved operating abilities.

12. For all stormwater control structures located on a residential lot and which are not assigned to the Homeowners Association for maintenance responsibility, the lot owner is responsible for maintaining all stormwater facilities in accordance with the approved standards and with the Watershed Protection Ordinance unless the Homeowners Association has accepted responsibility.

Effective Date:

Permit WSD-0080-22 becomes effective on the date of approval by the Cumberland County Board of Adjustment.

Termination Date:

This permit expires within one year if the Permit No. DEV-21-031, Eagles Bluff Preliminary Subdivision Plan, is not modified by the developer and such modification has not been approved by the Town of Wade for consistency with this Watershed Protection Permit. This Watershed Protection Permit shall also expire if the Eagles Bluff Preliminary Plan expires.

Exhibit "A" of the Watershed Protection High Density Development Site Plan

Same as the Exhibit "B" of the Staff Report

APPENDIX: Application

Appendix A: Application Forms

Part I: Watershed Subdivisions

APPLICATION FOR A WATERSHED SUBDIVISION APPROVAL

Date of Application _____

Application Number _____

On a separate sheet of paper, list the Deed Book and page number, the parcel size and the Tax Map and lot number for each parcel of land (if one parcel, list here). see attached sheet

Watershed name: Cape Fear River

Critical Area: Y/N

Name of Owner/Applicant: William S. Wellons Jr.

Corporation Name/State: Laketree, Inc. - North Carolina

Mailing Address: 511 Highway 210 N Spring Lake, NC 2839

Street Address: 511 Highway 210 N

City, State and Zip: Spring Lake, NC 2839

Telephone Number: 910-436-3131

Alternate: _____

General Description of work under this application: development of a 74 lot residential subdivision with water, sewer, storm drainage & street infrastructure along with stormwater control measures

Name of Proposed Subdivision: Eagle's Bluff Subdivision

Type of Subdivision: Residential Commercial Industrial Other

Number of Parcels/Lots: 74 (Smallest Lot: 0.17 acres Largest Lot: 0.38 acres)

I certify that the information shown above is true and accurate, and is in compliance with the conditions for a subdivision of land as defined in the Watershed Protection Ordinance.

 (Seal)
Owner/Attorney in Fact

OFFICIAL USE

Date Received: _____ Date referred to Board: _____

Notes: _____

Subdivision Plat Checklist

The plat shall be clearly and legibly drawn at a scale of not less than one inch to one hundred feet (1" = 100') (1" = 200' in extreme cases). The plat shall be prepared by a registered surveyor and shall include the following information prior to consideration by the Watershed Review Board:

Name of Subdivision Eagle's Bluff Subdivision
Date Submitted July 26, 2022
Location near 6765 Wade-Stedman Road Wade, NC 28395
Owner Laketree, Inc.
Address 511 Highway 210 N Spring Lake, NC 28390 Tel. 910-436-3131
Surveyor W. Larry King, P.L.S. - Larry King & Associates, RLS PA
Address 1333 Morganton Road, Ste 201 Fayetteville, NC 28305 Tel. 910-483-4300
Engineer Jeff Nobles, P.E. - Larry King & Associates, RLS PA
Address 1333 Morganton Road, Ste 201 Fayetteville, NC 28305 Tel. 910-483-4300

Checklist:

(a) Title Block:

Subdivision name, subdivider's name, North Arrow, scale (denoted graphically and numerically), date of plat preparation, location of subdivision (township, county, and state), name and seal of registered surveyor preparing plat, deed book reference.

(b) Vicinity Map:

A sketch vicinity map showing the location of the subdivision in relation to the surrounding area. If the subdivision is a portion of a larger tract, the map is to show the relation of the subdivision to the largest tract.

(c) Tract Boundaries:

The boundaries of the tract or portion thereof to be subdivided, with all bearings and distances shown.

(d) Property Lines:

Property lines and owners' names of abutting properties and/or abutting subdivisions of record.

(e) Natural Features:

Significant natural features including marshes, lakes or streams, or other natural features affecting the site.

(f) Existing Features:

Existing features including structures and built-upon area and [county] [town] limit lines both on or adjacent to the land to be subdivided.

(g) Topographic Lines (if required by Watershed Administrator or Watershed Review Board):

Topographic contour lines not to exceed ten (10) foot intervals when the area to be subdivided exceeds four (4) acres.

(h) Lot and Street Lines

 X All proposed lot and street right-of-way lines with approximate area and dimensions, lot numbers and proposed use of land.

(i) Drainage System:

 X Proposed drainage facilities, including approximate location and dimensions of open drainageways, storm sewers, culverts, retaining ponds, or areas where water is to be diverted through grading.

(j) Site Data:

 X Total acreage in tract to be subdivided, smallest lot size (square feet) and total number of lots.

(k) The following documentation is to accompany the application:

 X Written evidence acknowledging the submission and approval of the required soil erosion and sedimentation control plan.

Part II: Watershed Protection Permit

APPLICATION FOR A WATERSHED PROTECTION PERMIT

Date of Application _____ Application Number _____

On a separate sheet of paper, list the Deed Book and page number, the parcel size and the Tax Map and lot number for each parcel of land (if one parcel, list here). see attached sheet

Watershed name: Cape Fear River - WS-IV-PA Critical Area: Y/N NO

Name of Owner/Applicant: William S. Wellons, Jr. - Laketree, Inc.

Corporation Name/State: Laketree, Inc. - North Carolina

Mailing Address: 511 Highway 210 N Spring Lake, NC 28390

Street Address: 511 Highway 210 N

City, State and Zip: 511 Highway 210 N Spring Lake, NC 28390

Telephone Number: 910-436-3131 Alternate: _____

.....
General Description of work under this application: development of a 74 lot residential subdivision
with water, sewer, storm drainage & street infrastructure along with stormwater control measures

.....
I certify that the information shown above is true and accurate, and is in compliance with the conditions for a subdivision of land as defined in the Watershed Protection Ordinance.

William S. Wellons, Jr. (Seal)
Owner/Attorney in Fact

.....
OFFICIAL USE

Date Received: _____ Date referred to Board: _____

Notes: _____

Watershed Protection Permit Plan Checklist

Applications for Watershed Protection Permits shall be accompanied by plans in duplicate and drawn to scale showing the following:

- (a) Location of Project.
 - X Identify the appropriate classification. WS-II-CA, WS-II-BW, WS-III-CA, WS-III-BW, WS-IV-CA, WS-IV-PA.
 - X Project included within a 5% / 70% district.
- (b) Lot Dimensions.
 - X Actual dimensions and acreage of the lot to be built upon and the location of any right of ways that may affect development on the lot.
 - X Average lot size (in square feet).
- (c) Built Upon Area.
 - X The accurate location and use of all existing and proposed buildings and other structures, and for non-residential developments the location and size, in square feet, of all built upon areas including parking and loading facilities.
 - X The percent of the project that will be covered with an impervious surface.
 - X The area, in acres, to be left natural.
- (d) Dwelling Units.
 - X The total number of dwelling units proposed on the lot or tract.
- (e) Streams/Rivers.
 - X The accurate location of all perennial streams and natural drainage areas on the property.
- (f) Adjacent Property Owners.
 - X The names of adjoining property owners.
- (g) Buffers.
 - X The location of all required buffer areas.
- (h) *Stormwater Control Devices (i.e., wet detention basins).
 - X When local governments provide for a high density option, the location of any stormwater control devices shall be shown and shall be designed, constructed and maintained according to the requirements as established by the Division of Environmental Management.
 - X Storm Water Controls are used.
 - X If Storm Water Controls are used, the name of the certifying engineer is provided.
- (i) *Private Water and Sewer Systems.
 - X Individual water supply systems and/or ground absorption sewage disposal systems may be permitted, subject to preliminary approval by the County Health Department that there is sufficient space left on the lot for such systems.

*Include if applicable

Watershed Application Parcels – Eagle’s Bluff Subdivision

Parcel 1:

Laketree, Inc. – Deed BK. 10513 PG. 326 – 10.80 ACRES – REID 0581148347000

Parcel 2:

Laketree, Inc. – Deed BK. 10574 PG. 059 – 1.07 ACRES – REID 0581240089000

Parcel 3:

Laketree, Inc. – Deed BK. 8230 PG. 247 – 1.43 ACRES – REID 0581243251000

Parcel 2:

Laketree, Inc. – Deed BK. 7446 PG. 357 – 13.46 ACRES – REID 058124756000

**APPLICANTS FOR
BOARD OF ADJUSTMENT**

<u>NAME/ADDRESS/TELEPHONE</u>	<u>OCCUPATION</u>	<u>EDUCATIONAL BACKGROUND</u>
<p>BOWSER, JOVAN (B/F) 2106 MANNING DRIVE FAYETTEVILLE, NC 28306 757-775-7789 BOWSER.JOVAN@GMAIL.COM Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: US ARMY SENIOR LEADER COURSE CATEGORY: GENERAL PUBLIC</p>	<p>PROTOCOL/EQUAL OPPORTUNITY SPECIALIST/US ARMY ADVISOR TO COMMANDER</p>	<p>MS PROJECT MGMT</p>
<p>BROOKS, DONALD (B/M) 301 SOUTHLAND DRIVE FAYETTEVILLE NC 28311 910-826-6078 DONALDBROOKS959@GMAIL.COM Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: YES Graduate-other leadership academy: GRADUATE EXECUTIVE LEADERSHIP PROGRAM CATEGORY: GENERAL PUBLIC <i>Currently appointed to Cumberland County Industrial Facilities and Pollution Control Financing</i></p>	<p>RETIRED</p>	<p>BACHELORS</p>
<p>BUSH-MCMANUS, PATRICIA (B/F) 3472 THORNDIKE DRIVE FAYETTEVILLE NC 28311 488-1314/202-468-3065 PATRICIA.BUSH-MCMANUS@PBMCONSULTINGGROUP.COM Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: YES Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO CATEGORY: GENERAL PUBLIC</p>	<p>CONSULTANT AND PROFESSOR</p>	<p>EDS/MA</p>
<p>RHODES, EVA P. (-/F) 301 DUNLEITH PLACE FAYETTEVILLE NC 28311 443-326-2924 EVAPHR1161@COMCAST.NET Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO CATEGORY: GENERAL PUBLIC</p>	<p>RETIRED FEDERAL EMPLOYEE</p>	<p>COLLEGE LISTED</p>

APPLICANTS FOR
BOARD OF ADJUSTMENT PAGE 2

<u>NAME/ADDRESS/TELEPHONE</u>	<u>OCCUPATION</u>	<u>EDUCATIONAL BACKGROUND</u>
<p>TWITTY, MARTELLE (B/F) 6404 DAVIS BYNUM FAYETTEVILLE NC 28306 910-922-2014 MARTELLECOKE@GMAIL.COM Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO CATEGORY: GENERAL PUBLIC</p>	<p>DENTAL HYGIENIST DAY AND NIGHT FAMILY DENTAL</p>	<p>DENTAL HYGIENE, BS</p>
<p>WALTERS, JAIMIE (/F) 4829 MURPHY ROAD FAYETTEVILLE NC 28312 910-461-8873 JAIMIEMELTON@YAHOO.COM Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO CATEGORY: ALTERNATE MEMBER</p>	<p>SENIOR PLANNER MOORE COUNTY</p>	<p>BA HISTORY/MPA</p>