

Patricia Hall,
Chair
Town of Hope Mills

Charles Morris,
Vice-Chair
Town of Linden

Jami McLaughlin,
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

November 17, 2015

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF OCTOBER 20, 2015
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P15-39.** REZONING OF 4.26+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 823 CARL FREEMAN ROAD; SUBMITTED BY ANDREW G. AND REESHMAH T. JOHNSON (OWNERS) AND MICHAEL J. ADAMS, PLS. (COUNTY)

CONDITIONAL ZONING DISTRICT

- B. **P15-58.** REZONING OF 1.37+/- ACRES FROM R20 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR A TRADE CONTRACTOR OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 725 AND 729 SNOW HILL ROAD, SUBMITTED BY HUXLEY A. AND AHUILDA J. JONES (OWNERS), JIMMY CRUZ AND TIMOTHY B. EVANS. (COUNTY)

VIII. CONTESTED ITEMS

IX. DISCUSSION

DIRECTOR'S UPDATE

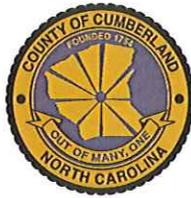
X. ADJOURNMENT

Patricia Hall,
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Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

November 10, 2015

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the November 17, 2015 Board Meeting

P15-39. REZONING OF 4.26+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 823 CARL FREEMAN ROAD; SUBMITTED BY ANDREW G. AND REESHMAH T. JOHNSON (OWNERS) AND MICHAEL J. ADAMS, PLS.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P15-39 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 one or less units per acre. Although the requested district is not entirely consistent with the Stedman Land Use Plan, which calls for “suburban density residential” at this location, the majority of adjacent properties are developed as “rural density residential.”

The staff 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: *individual well and septic systems are allowed; could be located in any defined critical area as defined by the Fort Bragg Small Study Area; desirable to be limited to 1 unit per acre in areas with hydric soils and severe septic tank limitations; desirable to not be located in an area that is a prime industrial site and may be outside the Sewer Service Area.*

2nd MOTION

The Planning and Inspections Staff recommends the board approve Case No. P15-39 for the R40 Residential district based on the above information and the following:

- The R40 Residential district will allow for land uses and lot sizes that exist in the general area.

There are no other districts that could be considered suitable for this request.

Attachments:

1 – Site Profile 2 – Sketch Map

P15-39
SITE PROFILE

P15-39. REZONING OF 4.26+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 823 CARL FREEMAN ROAD; SUBMITTED BY ANDREW G. AND REESHMAH T. JOHNSON (OWNERS) AND MICHAEL J. ADAMS, PLS.

Site Information:

Frontage & Location: 613.98'+/- on SR 2018 (Carl Freeman Road)

Depth: 296.19'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Vacant land

Initial Zoning: A1 – September 3, 1996 (Area 20)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: RR, R10 (Stedman) & A1; South: R10 (Stedman) & A1; East: RR & R10 (Stedman); West: A1

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

2030 Land Use Plan: Community Growth Area

Stedman Land Use Plan: Suburban Density Residential

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Stedman/Stedman

Soil Limitations: Yes, hydric – RA Rains sandy loam & LY Lynchburg sandy loam

School Capacity/Enrolled: Stedman Primary (K-1): 200/172; Stedman Elementary (2-5): 300/291; Mac Williams Middle: 1,270/1,169; Cape Fear High: 1,425/1,541

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

Municipal Influence Area: Town of Stedman

Average Daily Traffic Count (2012): 1,400 on SR 2018 (Carl Freeman Road)

Highway Plan: Clinton Road is identified in the Highway Plan as a Minor Collector. 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:

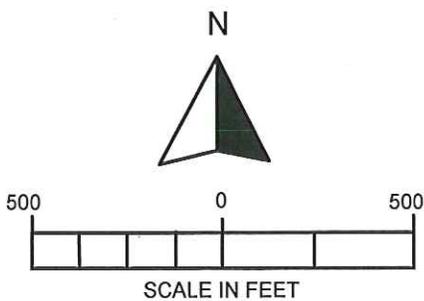
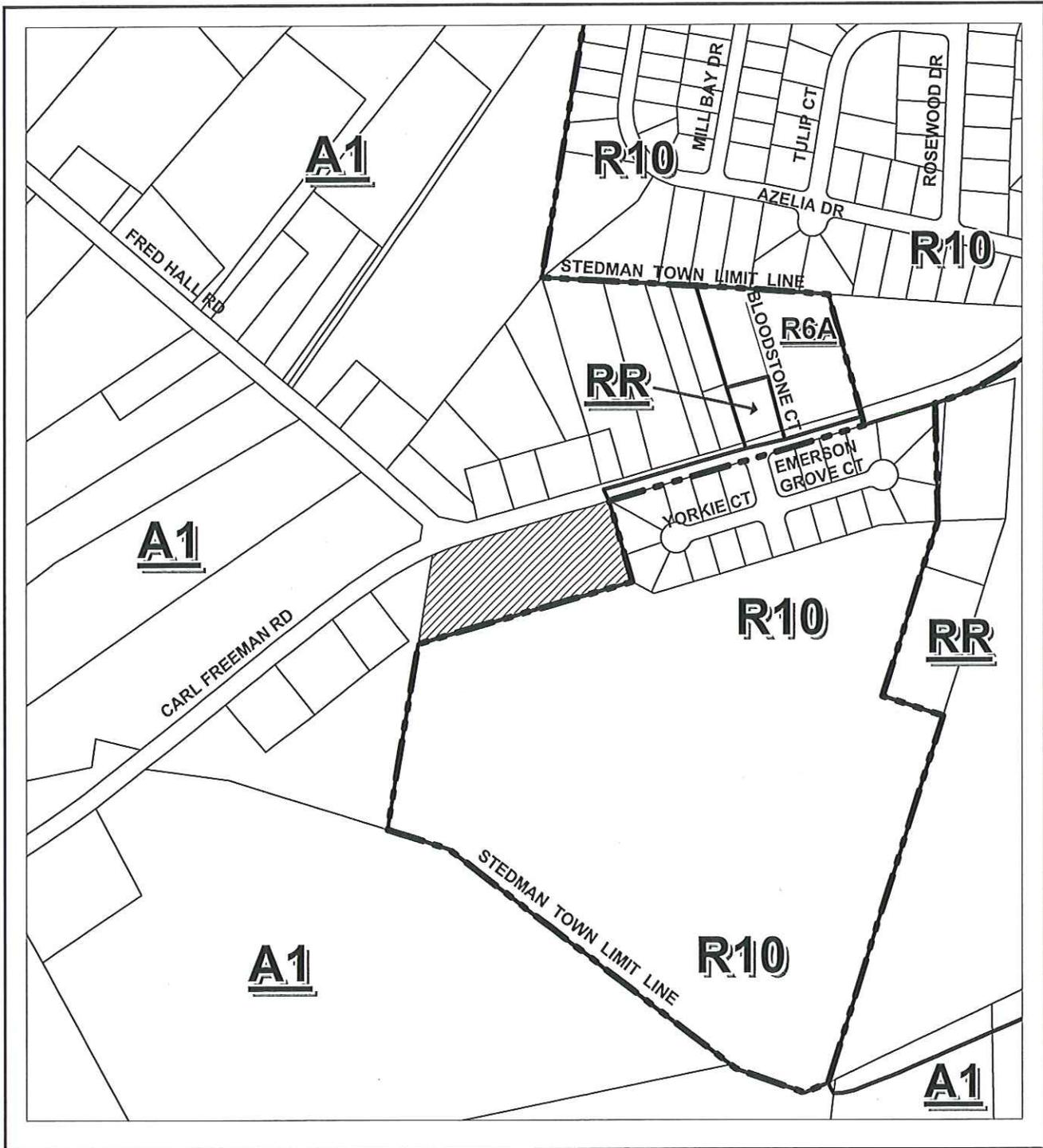
1. Density
A1 – 2 lots/units
R40 – 4 lots/units

2. Minimum Yard Setback Regulations:

<u>A1</u>	<u>R40</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	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 R40

ACREAGE: 4.26 AC.+/-	HEARING NO: P15-39	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

PIN: 0485-75-7074

AM



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NORTH CAROLINA

Planning & Inspections Department

November 10, 2015

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the November 17, 2015 Board Meeting

P15-58. REZONING OF 1.37+/- ACRES FROM R20 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR A TRADE CONTRACTOR OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 725 AND 729 SNOW HILL ROAD, SUBMITTED BY HUXLEY A. AND AHUILDA J. JONES (OWNERS), JIMMY CRUZ AND TIMOTHY B. EVANS.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P15-58 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” because the site is located in an urban area. The request is consistent with the South Central Land Use Plan which calls for “airport oriented uses” at this location.

The staff also recommends the board approve this rezoning request as it is reasonable and in the public interest because the district requested for the subject property meets most of the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer available; must have direct access to a collector street; should have other light commercial uses in the area; should provide convenient goods and services to the immediate surrounding neighborhood and may be located along a street that is in transition from residential to non-residential through redevelopment and physical improvements.*

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P15-58 for the C2(P) Planned Service and Retail/CZ Conditional Zoning district for trade contracting based on the following:

- The location and character of the requested district will be in harmony with the general area.

There are no other districts considered suitable for this request at this location. The property owner has voluntarily agreed to all “Ordinance Related Conditions.”

Attachments: 1 – Site Profile
2 – Sketch Map
3 – Site Plan
4 – Ordinance Related Conditions
5 – Application

P15-58
SITE PROFILE

P15-58. REZONING OF 1.37+/- ACRES FROM R20 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR A TRADE CONTRACTOR OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 725 AND 729 SNOW HILL ROAD, SUBMITTED BY HUXLEY A. AND AHUILDA J. JONES (OWNERS), JIMMY CRUZ AND TIMOTHY B. EVANS.

Site Information:

Frontage & Location: 176.31'+/- on SR 2341 (Claude Lee Road) & 344.83'+/- on SR 2219 (Snow Hill Road)

Depth: 425.84'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 1 nonresidential structure (residential permit issued August 23, 2013; inspections ceased on December 9, 2014)

Initial Zoning: M(P) – March 15, 1979 (Area 6); rezoned to R20 on December 17, 2012

Nonconformities: If approved, the nonresidential structure will be made conforming

Zoning Violation(s): None

Surrounding Zoning: North: M(P), LI (Fay), R15 & M/A (Fay); South: M(P), RR, R10 & R6A; East: M(P) & HS(P); West: M(P), RR, R15 & R10

Surrounding Land Use: Residential (including manufactured homes), truck terminal activities, quarry & woodlands

2030 Land Use Plan: Urban

South Central Land Use Plan: Airport Oriented Uses

2005 Airport Master Plan: Industrial Uses

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC (existing structure to be served by well & septic)

Soil Limitations: None

School Capacity/Enrolled: Alderman Road Elementary: 750/731; South View Middle: 900/676; South View High: 1,800/1,806

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

Fayetteville Regional Airport: Subject property is located in the APZ approximately 5,000 feet from pavement to main runway (4) and will be subject to aircraft noise as well as low arrives and departures

Municipal Influence Area: City of Fayetteville

Average Daily Traffic Count (2012): 2,900 on SR 2341 (Claude Lee Road) & 1,300 on SR 2219 (Snow Hill Road)

Highway Plan: Snow Hill Road is identified as a Local Thoroughfare in the 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:

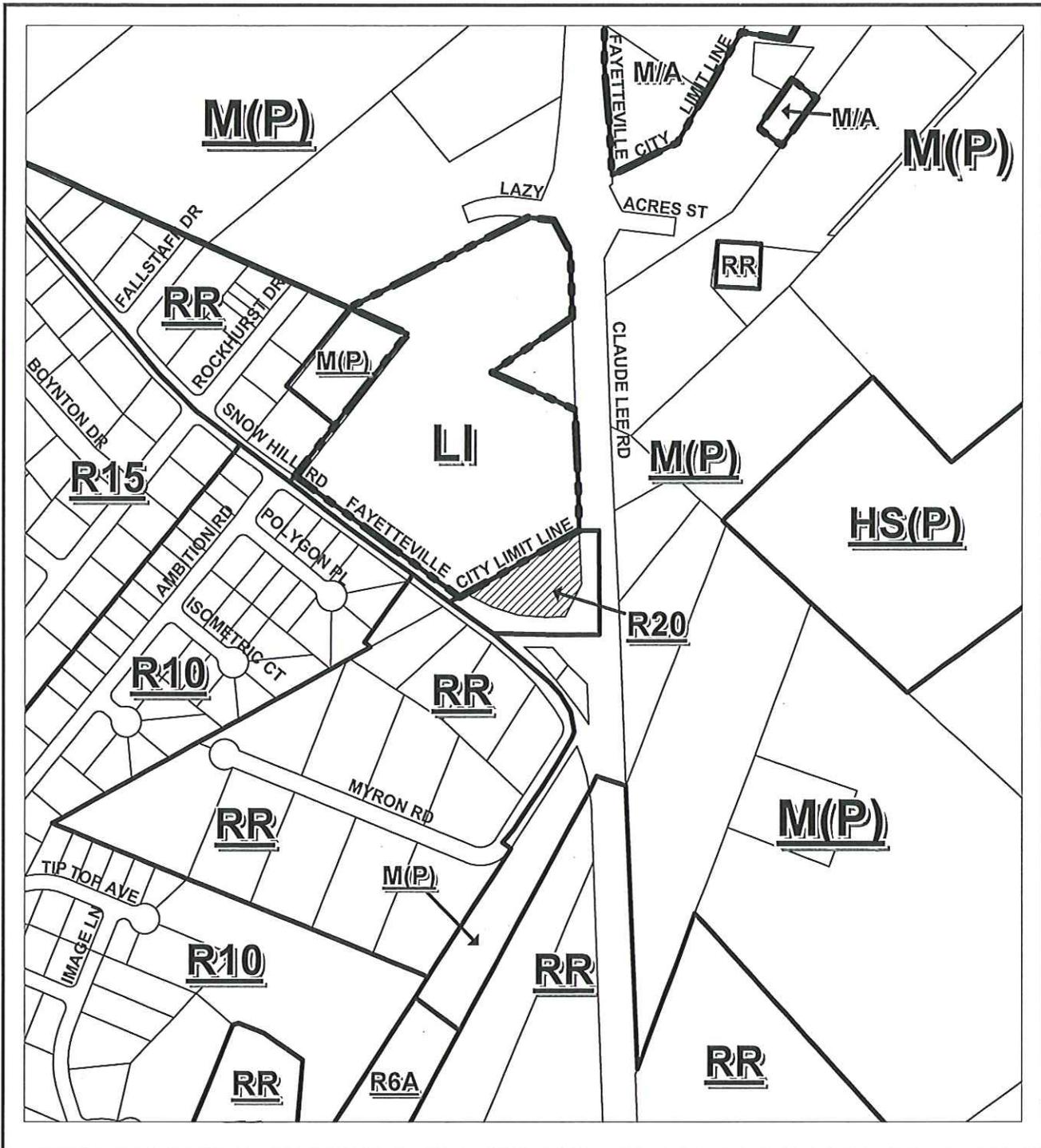
1. Density:
R20 – 2 lots/3units

2. Minimum Yard Setback Regulations:

<u>R20</u>	<u>C2(P)</u>
Front yard: 30'	Front yard: 50'
Side yard: 15'	Side yard: 30'
Rear yard: 35'	Rear yard: 30'

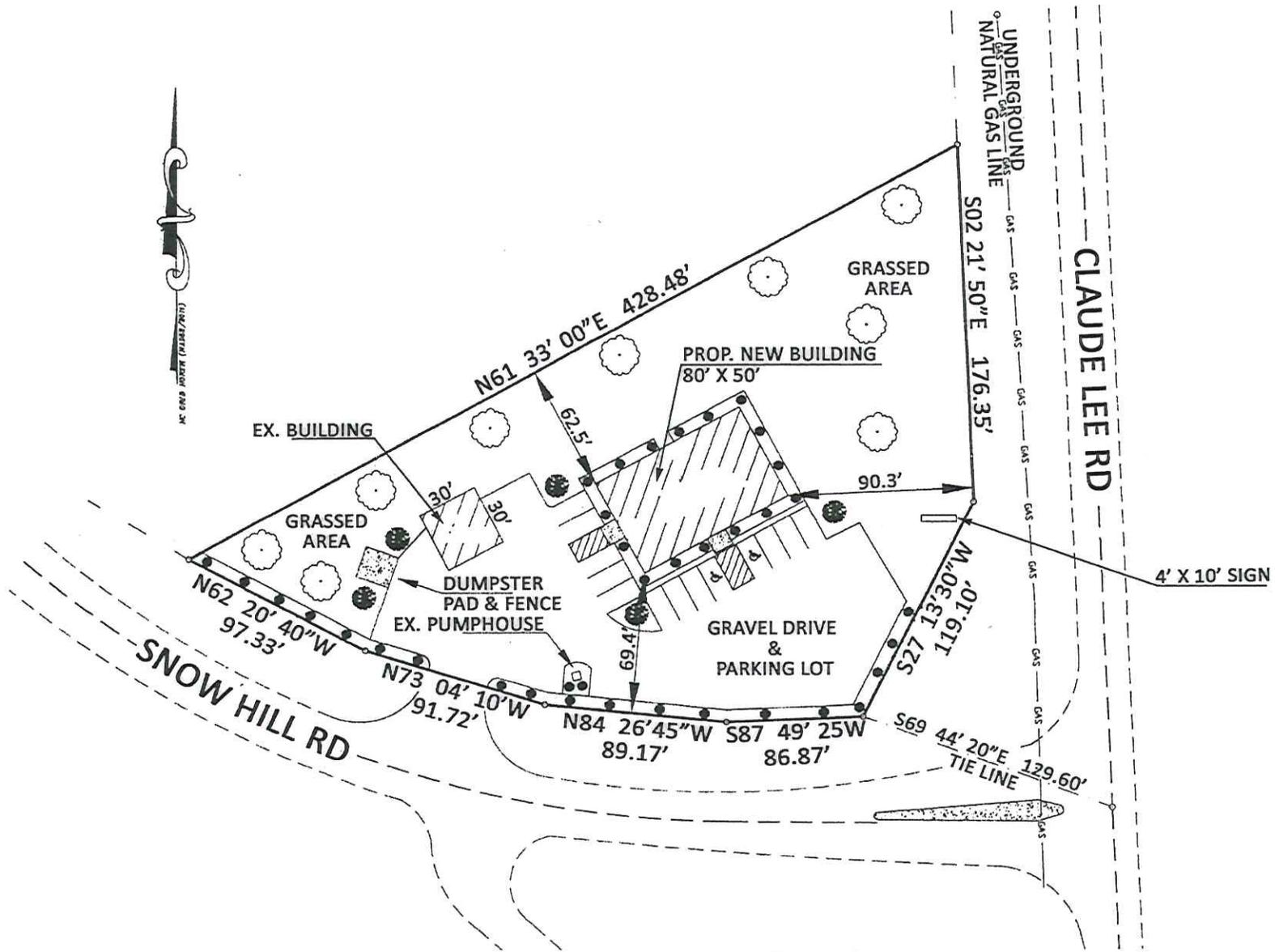
First Class and Record Owners' Mailed Notice Certification

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 R20 TO C2(P)/CZ

ACREAGE: 1.37 AC.+/-	HEARING NO: P15-58	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		



C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING

REQUEST: A TRADE CONTRACTOR

CASE: P15-58 ACREAGE: 1.37 AC +/-

SCALE: NTS PARKING: 13 SPACES

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

C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING DISTRICT

DRAFT

Ordinance Related Conditions
for
Trade Contractor

Pre- Permit Related:

1. Prior to application for any permits, the developer must submit for review and approval a revised site plan which includes:
 - a. The dumpster area being relocated so that it is not within the front yard; and
 - b. Landscaping must be provided in accordance with Section 1102 N, Landscaping, County Zoning Ordinance. The following are the minimum standards for the required landscaping of this site:
 - (1) Thirteen large shade trees or 26 small ornamental trees within the front yard setback area along SR 2219 (Snow Hill Road); & SR2341 (Claude Lee Road); and
 - (2) Five ornamental trees and 24 shrubs are required in the building yard area;

In addition:

- (1) Required plant materials shall be maintained by the property owner, including replacing dead or unhealthy trees and shrubs; and
 - (2) All yard and planting areas shall be maintained in a neat, orderly, and presentable manner and kept free of weeds and debris.
- c. A minimum of one off-street loading spaces(s) measuring 12' x 25' with 14' overhead clearance must be provided.

Permit-Related:

2. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the County Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.
3. The developer is encouraged to contact a Building Inspector prior to commencement of this project regarding the plan/permit requirements, if any, for the existing structure.
4. The County Health Department must approve water and 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)
5. At the time of application for permits, the developer must provide to Code Enforcement approval from the entity that owns and/or regulates the type water and sewer serving the proposed development.

Note: In the event utilities are obtained from the Public Works Commission (PWC), an annexation petition the City of Fayetteville will be required.
6. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.

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 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.
10. 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. Permits MUST be secured prior to the change or alteration of existing or proposed property use. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense. For additional information contact the Division 6 / District 2 office at the number listed on the bottom of this conditional approval.
11. Because the subject property is located within the Airport Overlay District and in the event any of the proposed structures are greater than 200 feet in height, the developer will be required to provide a FAA Form 7460-1 to Code Enforcement at the time of permit application. This form must be acknowledged by the FAA that the structure is not a hazard or obstruction to air traffic.

Site-Related:

12. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance and Zoning Ordinances for the C2(P) zoning district, to include the contents of the application and site plan, must be complied with, as applicable.

Note: Open storage is not an approved use on this site.
13. This conditional approval is not approval of the permit for the freestanding sign. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article 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.)
14. "Claude Lee Road" must be labeled as "SR 2341 (Claude Lee Road)" and "Snow Hill Road" must be labeled as "SR 2219 (Snow Hill Road)" on all future plans.
15. 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)
16. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision and Development Ordinance)
17. 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 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.
18. Turn lanes may be required by the NC Department of Transportation (NCDOT).
19. All lighting is required to be directed internally within this development and comply with the provisions of Section 1102 M, Outdoor Lighting, County Zoning Ordinance.

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 are required to be a minimum of 9' x 20'; a minimum of one off-street parking space used in the conduct of the use and one space for each three employees on the largest shift is required for this development.
22. The owner/developer is responsible and liable for maintenance and upkeep of this site, all structures, and appurtenances, to include ensuring that the site is kept free of litter and debris, all grass areas mowed, all buffers and shrubbery kept trim and maintained, so that the site remains in a constant state of being aesthetically and environmentally pleasing.

Other Relevant Conditions:

23. The applicant is advised to consult an expert on wetlands before proceeding with any development.
24. 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.
25. 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 choosing Cumberland County for your business location!

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	ebyrne@co.cumberland.nc.us
Code Enforcement (Permits):	Scott Walters	321-6654	swalters@co.cumberland.nc.us
County Building Inspections:	Gary Faulkner	321-6648	gfaulkner@co.cumberland.nc.us
Fire Marshal – Emergency Services	Rodney Ward	321-6625	rward@co.cumberland.nc.us
County Engineer’s Office:	Wayne Dudley	678-7636	wdudley@co.cumberland.nc.us
County Health Department:	Daniel Ortiz	433-3680	dortiz@co.cumberland.nc.us
Ground Water Issues:	Matt Rooney	678-7625	mrooney@co.cumberland.nc.us
PWC:	Joe Glass	223-4740	joe.glass@faypwc.com
Fayetteville Airport Director	Brad Whited	433-1160	bwhited@ci.fay.nc.us
Fayetteville Planning:	Marsha Bryant	433-1416	mbryant@ci.fay.nc.us
County Public Utilities:	Amy Hall	678-7637	ahall@co.cumberland.nc.us
US Postal Service	Laricia McIver	(704) 393-4481	laricia.mciver@usps.gov
Corp of Engineers (wetlands):	Liz Hair	(910) 251-4049	hair@usacr.army.mil
NCDENR (E&S):	Leland Cottrell	(910) 433-3393	leland.cottrel@ncdenr
US Fish & Wildlife Services	Susan Ladd Miller	(910) 695-3323	susan_miller@fws.gov
Location Services:			
Site-Specific Address:	Ron Gonzales	678-7616	rgonzalez@co.cumberland.nc.us
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	486-1496	tlbaker@ncdot.gov
N.C. Division of Water Quality:	Mike Randall	(919) 733-5083 ext. 545	mike.randall@ncdenr.gov

cc: Marsha Bryant, City of Fayetteville

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

- 1. Applicant/Agent Jimmy Cruz
- 2. Address: 725 Snow Hill Rd Zip Code 28300
- 3. Telephone: (Home) 646-879-9549 (Work) Cell
- 4. Location of Property: End of Snow Hill @ Claude Lee
- 5. Parcel Identification Number (PIN #) of subject property: 0434-14-7752
(also known as Tax ID Number or Property Tax ID)
- 6. Acreage: 1.37 Frontage: 640.54 Depth: 225
- 7. Water Provider: well Septage Provider: Septic System
- 8. Deed Book 091254, Page(s) 00491, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
- 9. Existing use of property: _____
- 10. Proposed use(s) of the property: Trade Contractor

NOTE: Be specific and list all intended uses.

- 11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No
- 12. Has a violation been issued on this property? Yes _____ No
- 13. It is requested that the foregoing property be rezoned FROM: R-20

TO: (Select one)

- Conditional Zoning District, with an underlying zoning district of C-2 P
(Article V)
- _____ Mixed Use District/Conditional Zoning District (Article VI)
- _____ Planned Neighborhood District/Conditional Zoning District (Article VII)
- _____ Density Development/Conditional Zoning District, at the _____ Density
(Article VIII)

APPLICATION FOR
CONDITIONAL ZONING

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Zoning. (Use of the underlying district will be restricted only to the use(s) specified in this application if approved.)

Trade Contractor

- B. Density: List the amount of acreage that will be residential, commercial, and/or open space, and the number of lots and/or dwelling units proposed, and the square footage of the non-residential units.

SEE - Site Plan

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks.

SEE - Site Plan

- B. Off-street parking and loading, Sec. 1202 & 1203: List the number of spaces, type of surfacing material and any other pertinent information.

Crush & Run 13 parking spaces

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

SEE - Site Plan

4. LANDSCAPE AND BUFFER REQUIREMENTS:

A. For all new non-residential and mixed use development abutting a public street, indicate the number and type of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number and type of shrubs. (Sec. 1102N). **NOTE: All required landscaping must be included on the site plan.**

SEE - site plan

B. Indicate the type of buffering and approximate location, width and setback from the property lines. (Sec. 1102G). **NOTE: All required buffers must be included on the site plan.**

SEE - site plan

5. MISCELLANEOUS:

List any information not set forth above, such as the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

20-employees
no noise

operating hrs.
7:30 A.M. to 5:30 P.M.
m-f
some Saturdays when
busy

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan must be of sufficient detail to allow the Planning and Inspections Staff, Planning Board and County Commissioners to analyze the proposed uses and arrangement of uses on the site. It also must include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request within a complete application.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Huxley A. Jones and Ahvilida J. Jones
NAME OF OWNER(S) (PRINT OR TYPE)

596 Bramblegate Dr. Hope
ADDRESS OF OWNER(S)

Ahvilida@hotmail.com
E-MAIL

910-987-3975
HOME TELEPHONE

WORK TELEPHONE

Huxley A. Jones
SIGNATURE OF OWNER(S)

Ahvilida J. Jones
SIGNATURE OF OWNER(S)

Tim EVANS
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

4239 Cameron Rd Fayetteville, NC 28306
ADDRESS OF AGENT, ATTORNEY, APPLICANT

910-273-5016
HOME TELEPHONE

WORK TELEPHONE

tim@longleafproperties.com
E-MAIL ADDRESS

FAX NUMBER

[Signature]
SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

7. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request within a complete application.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Jimmy Cruz
NAME OF OWNER(S) (PRINT OR TYPE)

3001 Blockade Runner Dr Fay NC 28306
ADDRESS OF OWNER(S)

Jimmy.cruz@cruzhomeimprovement.com
E-MAIL

646-879-9549
HOME TELEPHONE

WORK TELEPHONE

[Signature]
SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

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