



COUNTY of CUMBERLAND

ROBERT N. STANGER P.E.
COUNTY ENGINEER

Office of the County Engineer

THOMAS B. COONEY III, P.E.
ASSISTANT COUNTY ENGINEER

March 7, 2002

MEMORANDUM

TO: COUNTY FACILITIES COMMITTEE

FROM: ROBERT N. STANGER, COUNTY ENGINEER *RS*

THROUGH: JAMES E. MARTIN, COUNTY MANAGER

SUBJECT: CEDAR CREEK BUSINESS CENTER
ALPHIN PROPERTY ACQUISITION

BACKGROUND

The County has recently closed on the acquisition of the Glenn Alphin residence adjacent to the Cedar Creek Business Center. The property is 7.06 acres and contains a principal residence and several out buildings as shown on the attached aerial photograph.

The master plan for the Cedar Creek Business Center was recently revised to provide more buffer area between the church and the planned entrance road. The road was shifted about 450 feet to the west of its original location with the assumption that the County would retain the entire Alphin Property and incorporate it into Lot #1. The shift in the road was made subsequent to a meeting with members of the Falling Run Baptist Church in an attempt to provide more buffer area between the road and the church located to the east. See the attached map.

The County may wish to retain the entire Alphin Property to create Lot #1 with the greatest development potential, however, there are other options to consider regarding disposition of this property.

1. Re-market the entire site as is. This option would effectively render Lot #1 in the Cedar Creek Business Center unmarketable as presently configured. To avoid this, the County would need to revisit the issue of shifting the entrance road alignment closer to the church property.
2. Subdivide the Alphin Property along the woods line and create a 3.4 acre tract with the home and out buildings that could be re-marketed. The balance of the Alphin Property would be incorporated into Lot #1 which would be about 6.35 acres. There appears to be one out building that would need to be relocated or demolished.

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

ALPHIN PROPERTY

10 FAYETTEVILLE

N.C. HWY. 53-210

3.4 ACRES



9.75 AC.
(6.35 AC.)

BUILDING ENVELOP

100' SETBACK (FRONT YARD)

50' SIDE YARD SETBACK

290'

7.07 AC.

FALLING RUN BAPTIST CHURCH

CEDAR CREEK BUSINESS CENTER

SCALE: 1" = 100'

20
9 AC.

