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Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

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

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Wade, Falcon & Godwin

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Carl Manning,
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Cumberland County

Benny Pearce,
Town of Eastover

COUNTY of CUMBERLAND

Planning & Inspections Department

March 26, 2016

MEMORANDUM

TO: Cumberland County Joint Planning Board
Cumberland County Board of Education
Embarq
Fayetteville Public Works Commission

FROM: Jeff Barnhill, Planner I
Land Use Codes Section

SUBJECT: Monthly Report for March 2016
Subdivision & Site Development Plans

The following list of projects is submitted for your information. Please find attached a copy of the respective vicinity maps indicated by the case number and project name.

1. CASE NO: 16-035
NAME OF DEVELOPMENT: Larry & Florence Black Property
TYPE OF REVIEW: Subdivision Review
LOCATION: West side of SR 1825 (South River School Road), south of NC HWY 13 (Goldsboro Road)
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 24.66 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 9, 2016
OWNER/DEVELOPER: Larry & Florence Black
2. CASE NO: 16-036
NAME OF DEVELOPMENT: Bunce Farms II Subdivision
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: West side of SR 1826 (Wade-Stedman Road), south of SR 1818 (Hayfield Road)
ZONING: A1 Agricultural District
NUMBER OF LOTS: 14
TOTAL ACREAGE: 29.89 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 9, 2016
OWNER/DEVELOPER: Ernest Bunce Jr.

3. CASE NO: 16-038
NAME OF DEVELOPMENT: Willieteen Jackson Property
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: 1220, 1114, 1202 Vass Road (SR 690)
ZONING: RR Rural Residential District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 10.58 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 9, 2016
OWNER/DEVELOPER: Willieteen Jackson

4. CASE NO: 14-021
NAME OF DEVELOPMENT: West Hampton phase II Property
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: South side of Princess Amelia Lane, south of SR 1003 (Camden Road)
ZONING: R10 Residential & CD Conservancy District
NUMBER OF LOTS: 158
TOTAL ACREAGE: 25.4 +/-
JURISDICTION: Hope Mills
STAFF APPROVAL DATE: March 4, 2014
STAFF APPROVED EXTENSION DATE: March 11, 2016
HOPE MILLS COMMISSIONER'S APPROVAL DATE: March 17, 2014
OWNER/DEVELOPER: GHM Group, LLC

6. CASE NO: 16-032
NAME OF DEVELOPMENT: Fayetteville Technical Community College
TYPE OF REVIEW: Site Plan/Group Development Review
LOCATION: 901 NC 210 (Lillington Highway), & 612 Samuel Drive
ZONING: C(P) Planned Commercial & R10 Residential Districts
NUMBER OF UNITS: 1
TOTAL ACREAGE: 10.48 +/-
JURISDICTION: Spring Lake
STAFF APPROVAL DATE: March 14, 2016
SPRING LAKE ALDERMAN'S APPROVAL DATE: March 14, 2016
OWNER/DEVELOPER: Fayetteville Tech. Community College

7. CASE NO: 15-110
NAME OF DEVELOPMENT: PNG Fayetteville Resources Center
TYPE OF REVIEW: Site Plan Revision Review
LOCATION: 4740 Corporation Drive
ZONING: M(P) Heavy Industrial & AOD Airport Overlay Districts
NUMBER OF UNITS: 1
TOTAL ACREAGE: 9.45 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: October 19, 2015
STAFF REVISED APPROVAL DATE: March 15, 2016
OWNER/DEVELOPER: Piedmont Natural Gas

8. CASE NO: 16-015
NAME OF DEVELOPMENT: C.J. Moore Estates
TYPE OF REVIEW: Zero Lot Line Subdivision/Group Development Review
LOCATION: 963 Domain Drive
ZONING: R6 Residential District
NUMBER OF UNITS/LOTS: 2 lots, 4 units
TOTAL ACREAGE: .93 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: February 12, 2016
PLANNING BOARD APPROVAL DATE: March 15, 2016
OWNER/DEVELOPER: Reginald Johnson

9. CASE NO: 16-026
NAME OF DEVELOPMENT: Fred Knobloch Heirs Property
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: 4371 & 4365 Marshwood Lake Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 20.87 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: February 11, 2016
PLANNING BOARD APPROVAL DATE: March 15, 2016
OWNER/DEVELOPER: Fred Knobloch Heirs

10. CASE NO: 16-031
NAME OF DEVELOPMENT: Bruce & Wanda Teets Property
TYPE OF REVIEW: Subdivision Review
LOCATION: 611 Magnolia Church Road
ZONING: R40A Residential District
NUMBER OF LOTS: 4
TOTAL ACREAGE: 4.17 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: February 18, 2016
PLANNING BOARD APPROVAL DATE: March 15, 2016
OWNER/DEVELOPER: Bruce & Wanda Teets

11. CASE NO: 16-041
NAME OF DEVELOPMENT: Longbranch Subdivision Property
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: 2315 Pidgeon Farm Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 4.17 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 16, 2016
OWNER/DEVELOPER: Stephen Royal

12. CASE NO: 16-037
NAME OF DEVELOPMENT: Phillip Smith Property
TYPE OF REVIEW: Subdivision Review
LOCATION: 4944 Grays Creek Church Road
ZONING: R40A Residential District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 41.03 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 21, 2016
OWNER/DEVELOPER: Phil Smith

13. CASE NO: 16-044
NAME OF DEVELOPMENT: Carolyn Norris Estate Property
TYPE OF REVIEW: Group Development Review
LOCATION: 7813 Royal Street
ZONING: R6A Residential District
NUMBER OF UNITS: 2
TOTAL ACREAGE: 1.50 +/-
JURISDICTION: Godwin
STAFF APPROVAL DATE: March 15, 2016
GODWIN COMMISSIONERS APPROVAL DATE: March 21, 2016
OWNER/DEVELOPER: Carolyn Norris Estate

14. CASE NO: 16-043
NAME OF DEVELOPMENT: Vernon House Jr. Property
TYPE OF REVIEW: Subdivision Review
LOCATION: 4937 Collier Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 24.82 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 22, 2016
OWNER/DEVELOPER: Vernon House Jr.

15. CASE NO: 16-045
NAME OF DEVELOPMENT: Lavigene Gross Property
TYPE OF REVIEW: Subdivision Review
LOCATION: West side of SR 2027 (Beaver Dam Road), north of SR 2028 (Ava Road)
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 21.46 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 23, 2016
OWNER/DEVELOPER: Lavigene Gross

16. CASE NO: 16-046
NAME OF DEVELOPMENT: Gardner Chapel Church Property
TYPE OF REVIEW: A1 Site Plan Review
LOCATION: 2064 Beard Road
ZONING: A1 Agricultural District
NUMBER OF UNITS: 1
TOTAL ACREAGE: 1.00 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 23, 2016
OWNER/DEVELOPER: Gardner Church

17. CASE NO: 16-047
NAME OF DEVELOPMENT: Scott Tolbert Property
TYPE OF REVIEW: Subdivision Review
LOCATION: East side of SR 1851 (Bainbridge Road), north of NC HWY 24 (Clinton Road)
ZONING: A1 Agricultural District
NUMBER OF LOTS: 3
TOTAL ACREAGE: 24.00 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 30, 2016
OWNER/DEVELOPER: Scott Tolbert

18. CASE NO: 16-048
NAME OF DEVELOPMENT: JFJ III Investments Property
TYPE OF REVIEW: Zero Lot Line Subdivision Review
LOCATION: 4879 Chicken Foot Road
ZONING: A1 Agricultural District
NUMBER OF LOTS: 2
TOTAL ACREAGE: 19.28 +/-
JURISDICTION: Cumberland County
STAFF APPROVAL DATE: March 31, 2016
OWNER/DEVELOPER: JFJ III Investments

**LARRY & FLORENCE BLACK PROPERTY
SUBDIVISION REVIEW
CASE NO. 16-035**

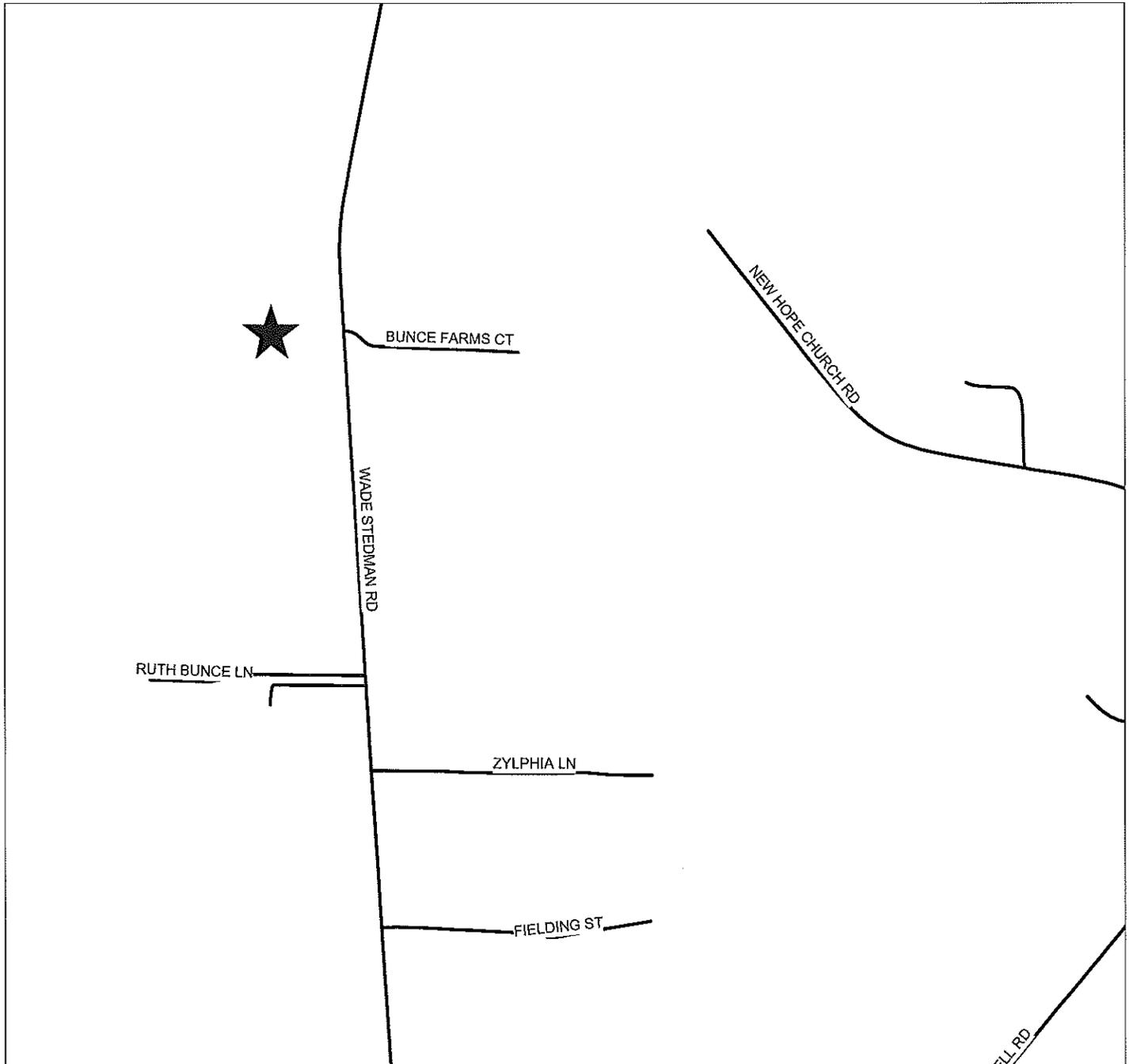


PIN(S): -0590-54-1597-
Created by GJB - EMB
FEBRUARY 22, 2016

Map not to scale



**BUNCE FARM II PROPERTY
SUBDIVISION REVIEW
CASE NO. 16-036**

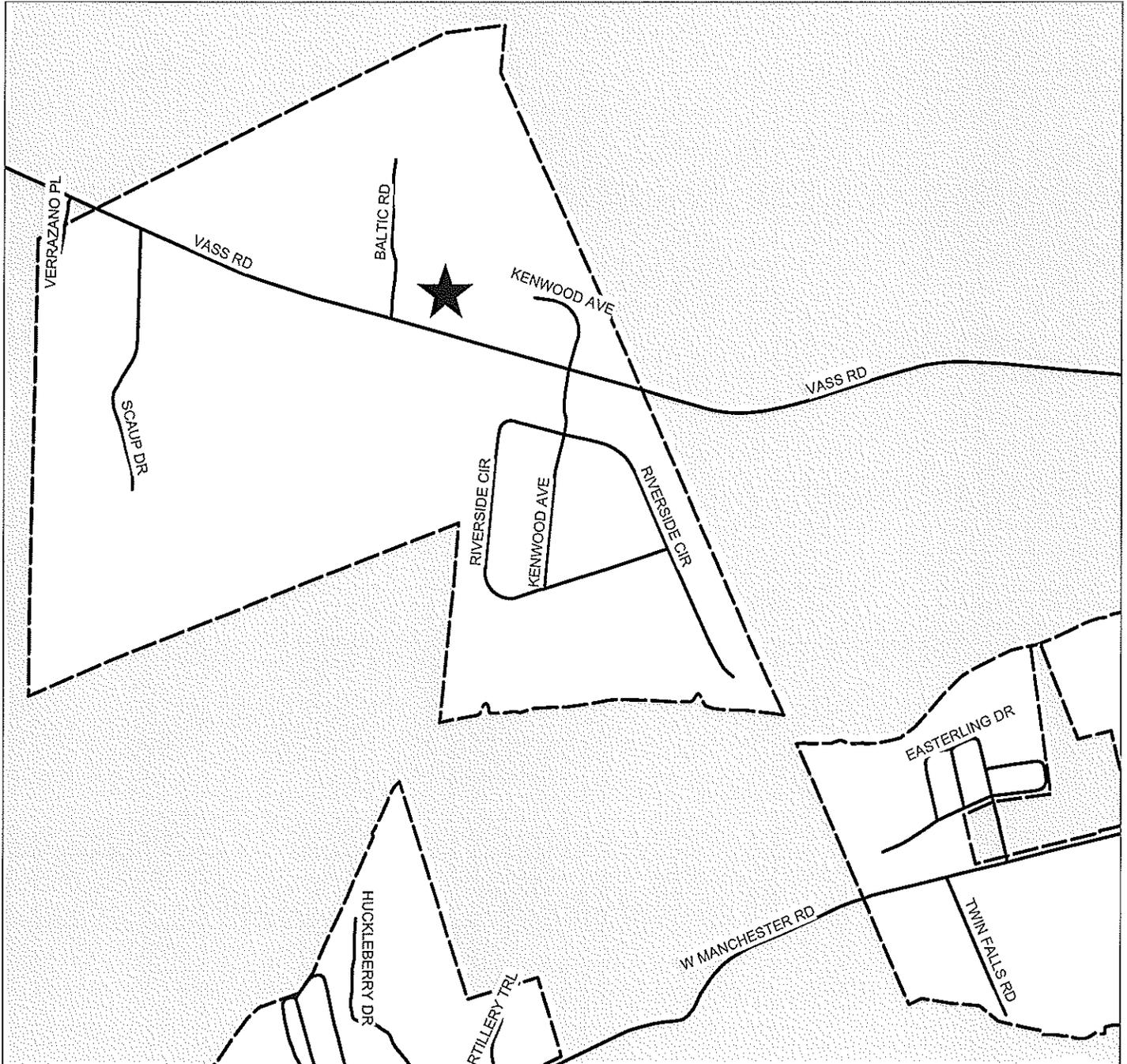


PIN(S): -0498-05-1448-
Created by GJB - EMB
FEBRUARY 23, 2016

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**WILLIETEEN JACKSON PROPERTY
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 16-038**



PIN(S): -9592-68-6410- & 9592-66-2934- & 9592-66-1879-
Created by GJB - EMB
FEBRUARY 24, 2016

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**WEST HAMPTON PHASE TWO
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 14-021**



PIN(S): 0404-31-3069
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FEBRUARY 21, 2014

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**MAE RUDD AUTOMOTIVE TRAINING CENTER PROPERTY
R10 SITE PLAN REVIEW
CASE NO. 16-032**



PIN(S): -0501-99-3993-
Created by GJB - EMB
FEBRUARY 12, 2016

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PNG FAYETTEVILLE RESOURCES CENTER AND CONTACT CENTER SITE PLAN REVIEW CASE NO. 15-110



PIN(S): 0433-28-8074- & 0433-37-2679-
Created by GJB - EMB
October 15, 2015

Map not to scale



**CJ MOORE ESTATES PROPERTY
ZERO LOT LINE SUBDIVISION/GROUP DEVELOPMENT REVIEW
CASE NO. 16-015**

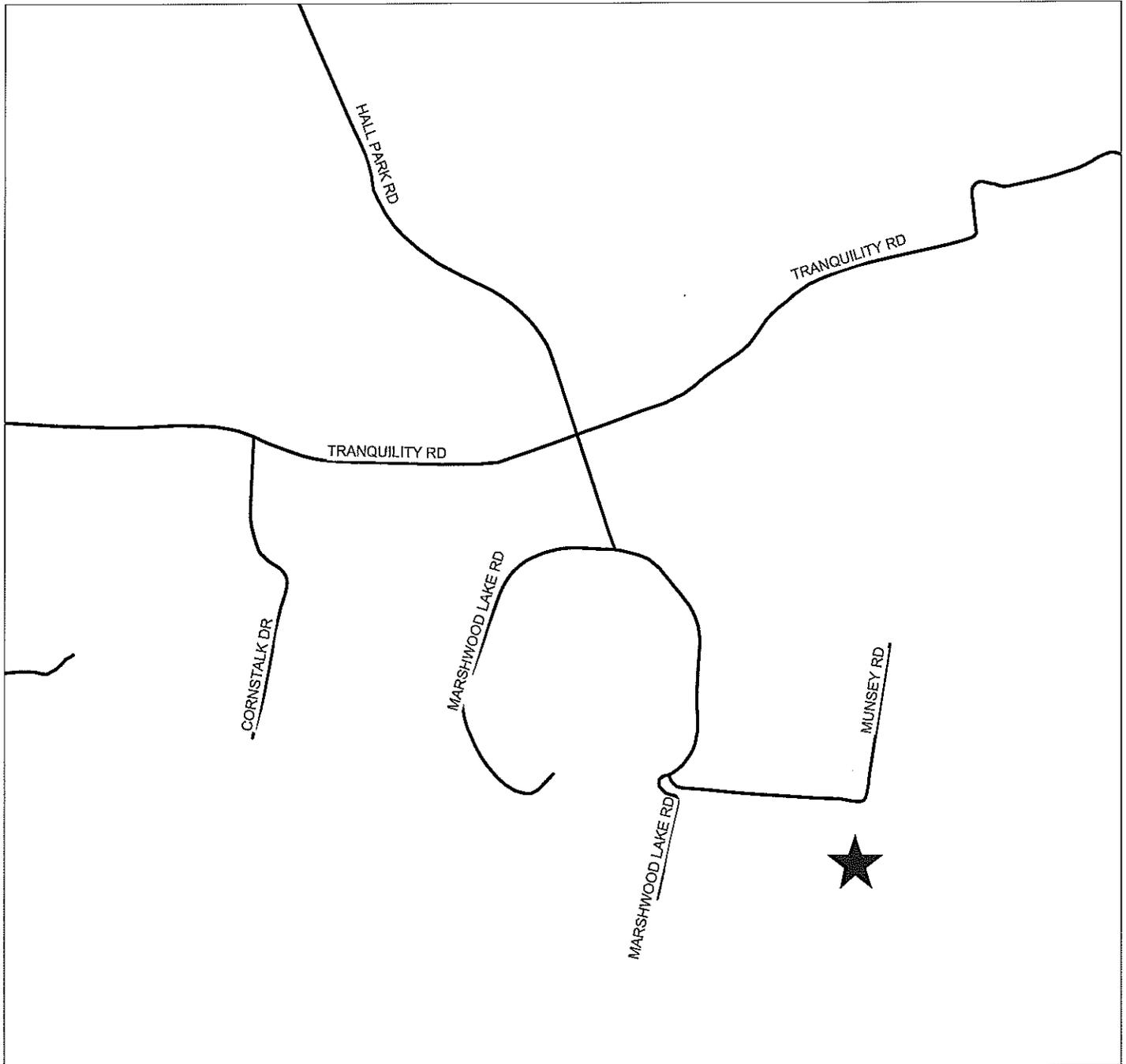


PIN(S): -0442-20-4633-
Created by GJB - EMB
JANUARY 28, 2016

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**FRED KNOBLOCH HEIRS PROPERTY
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 16-026**



PIN(S): -0450-11-4213- & 0450-02-8472-
Created by GJB - EMB
FEBRUARY 8, 2016

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**BRUCE & WANDA TEETS PROPERTY
SUBDIVISION REVIEW
CASE NO. 16-031**



PIN(S): -0486-85-7569-
Created by GJB - EMB
FEBRUARY 10, 2016

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**LONGBRANCH SUBDIVISION
ZERO LOT LINE SUBDIVISION REVIEW
CASE NO. 16-041**



PIN(S): -0441-34-6715-
Created by GJB - EMB
MARCH 4, 2016

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PHILLIP C. SMITH PROPERTY SUBDIVISION REVIEW CASE NO. 16-037

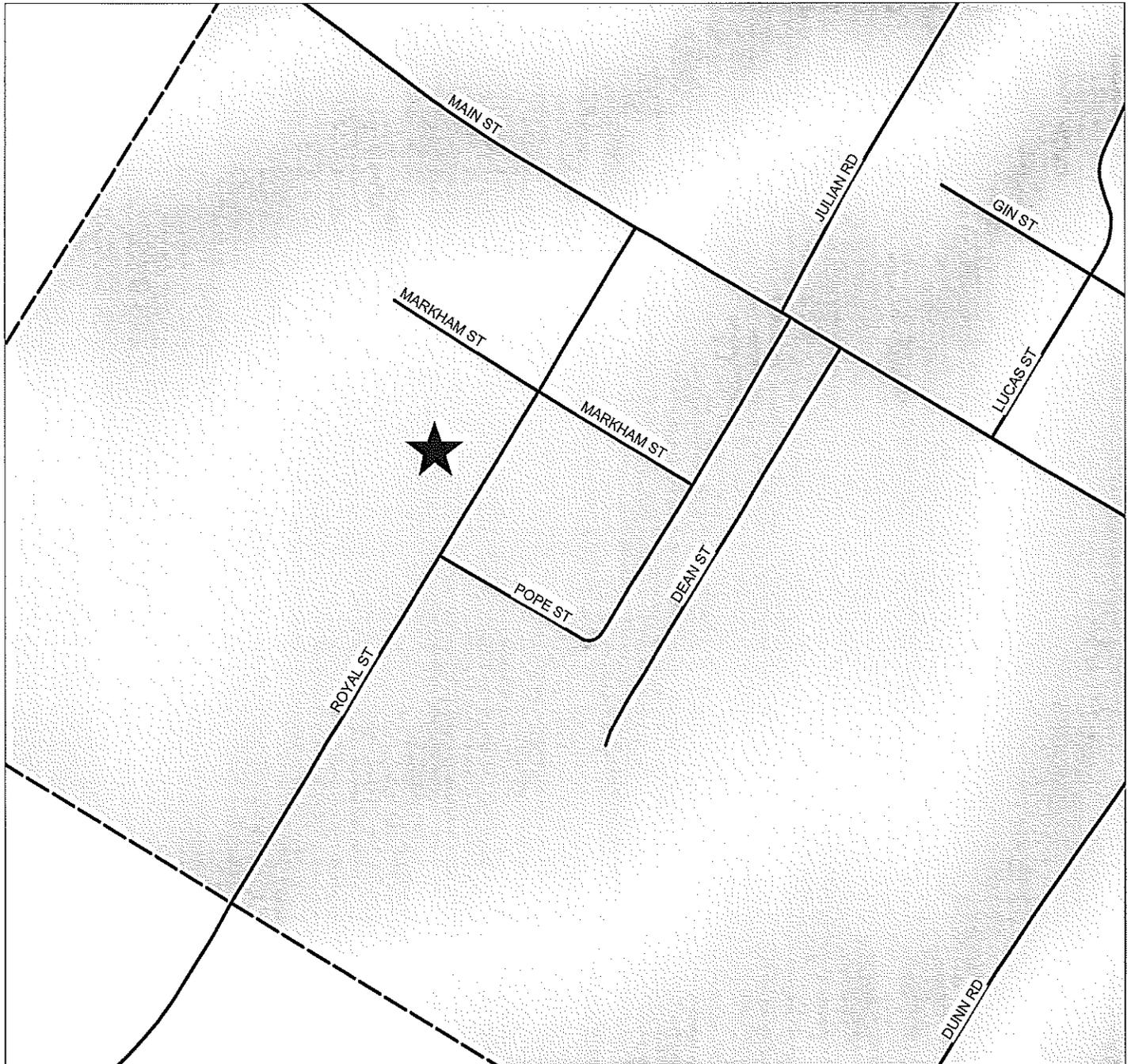


PIN(S): -0441-69-3747-
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FEBRUARY 24, 2016

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**CAROLYN L. NORRIS ESTATE PROPERTY
GROUP DEVELOPMENT REVIEW
CASE NO. 16-044**



PIN(S): -0593-44-5104-
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MARCH 9, 2016

Map not to scale



**VERNON H. HOUSE JR. PROPERTY
SUBDIVISION REVIEW
CASE NO. 16-043**



PIN(S): -1409-08-6858-
Created by GJB - EMB
MARCH 9, 2016

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**LAVIGENE GROSS PROPERTY
SUBDIVISION REVIEW
CASE NO. 16-045**



PIN(S): -0494-96-7618-
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MARCH 17, 2016

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GARDNER CHAPEL CHURCH PROPERTY A1 SITE PLAN REVIEW CASE NO. 16-046



PIN(S): -0459-38-1362-
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MARCH 15, 2016

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**SCOTT TOLBERT PROPERTY
SUBDIVISION REVIEW
CASE NO. 16-047**

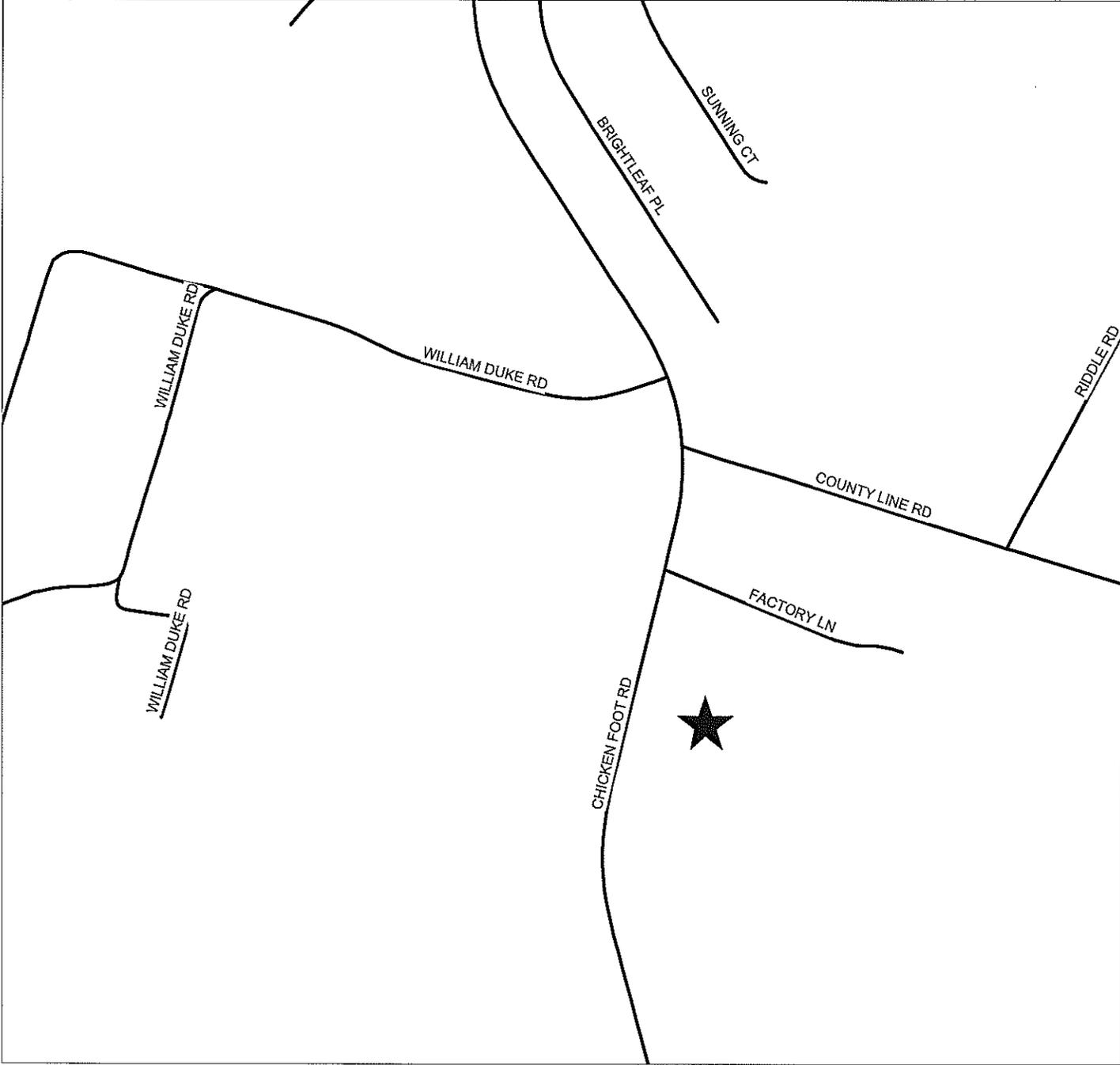


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Created by GJB - EMB
MARCH 22, 2016

Map not to scale



**JFJ III INVESTMENTS, LLC PROPERTY
SUBDIVISION REVIEW
CASE NO. 16-048**



PIN(S): -0339-09-1659-
Created by GJB - EMB
MARCH 25, 2016

Map not to scale

