

**MAYOR**  
Jessie Bellflowers

**MAYOR PRO TEM**  
Dr. Kenjuana McCray

**TOWN MANAGER**  
Chancer McLaughlin



**TOWN BOARD**  
Elyse Craver  
Jerry Legge  
Bryan Marley  
Joanne Scarola

**TOWN CLERK**  
Ashley Wyatt

**TOWN OF HOPE MILLS BOARD OF COMMISSIONERS**  
**Meeting Agenda – August 4, 2025**  
**7:00 p.m. Regular Meeting**

**CALL TO ORDER** – Mayor Jessie Bellflowers

**INVOCATION** – Pastor Ron Godbolt

**PLEDGE OF ALLEGIANCE** – Mayor Jessie Bellflowers

**1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.**

**2. OFFICIAL COMMENTS.**

- a. Manager's Report **(TAB 1)**
- b. Board Member Comments

**3. PRESENTATION**

- a. Swearing in of Police Officers- Andy Brub, Abigail Furlan, and Cristian Pena Duenas
- b. Police Department Operations Update **(No Attachments)**
- c. Appearance Commission Presentation **(No Attachments)**
- d. ACFR Award for Fiscal Year ending June 30, 2024 **(TAB 2)**
- e. Hope Mills Lake Park Improvements **(TAB 3)**
- f. Independence Day Celebration 2026 and Special Events Calendar **(No Attachments)**
  - July 4, 2026 Fireworks Display
  - Dog Park Presentation

**4. PUBLIC HEARINGS**

- a. **ZNG-008-25** Rezoning of 0.65 +/- ac and 0.55 +/- ac for a total acreage of 1.2 +/- ac from R6 Residential District to C1(P) Planned Local Business District or more restrictive zoning for the undeveloped area located at 3429 N. Main St. and 0 Duncan St. (Approx. 128ft from the intersection of Davis St. and Duncan St.) REID 0414462618000 and 0414461871000, submitted by Gardner Assets, LLC (owners). **(TAB 4)**

- b. **ZNG-009-25** Rezoning of 27.4 +/- ac from R5/CZ to C2(P)/CZ Planned Service and Retail District with Conditional Zoning or more restrictive zoning for undeveloped area located 720 +/- feet from the southeast intersection of Waldos Beach Rd and Rockfish Rd REIDs 9494961873000, 9494951997000, 9494863275000, & 9494765995000, submitted by Charles Maxwell (applicant) on behalf of Barbara M Johnson Heirs (owners). **(TAB 5)**
  
- c. **ZNG-010-25** Initial zoning of 0.75 +/- ac to C(P) Planned Commercial District within town limits or more restrictive zoning for the undeveloped area located at 141 Missy Byrd Dr. and REID 0423170248000, submitted by Dohn Broadwell, and David Cashwell, Singwell South, LLC (owners). **(TAB 6)**

## **5. PUBLIC COMMENTS:**

*Each speaker is asked to limit comments to three (3) minutes, and the total comment period will be 30 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Please direct comments to the full board, not to an individual board member or staff member. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda.*

## **6. CONSENT AGENDA:**

- a. Consideration and approval of the Board of Commissioners Meeting Minutes: July 7, 2025 Regular Meeting **(TAB 7)**
  
- b. Approval of Resolution **R2025-019** Fixing Date of Public Hearing for Annexation A2025-008 Camden Glen LLC PINS 9484909419, 9484904767, 9484923491, 9484927453, 9484025563 **(TAB 8)**
  
- c. Approval of Resolution **R2025-020** Fixing Date of Public Hearing for Annexation A2025-009 Williams Timber LLC PINS 9494870736, 9494872795, 9494875714, 9494878784, 9494980467 **(TAB 9)**
  
- d. Approval of Resolution **R2025-021** Accepting the following streets or portions of streets: Dock View Road - 1065 linear feet **(TAB 10)**
  
- e. Approval of Resolution **R2025-022** declaring certain property of the town to be surplus and authorizing the disposition of said property **(TAB 11)**
  
- f. Acceptance of Witt O'Brien Quarterly Report **(TAB 12)**

*All items on the Consent Agenda are considered routine, to be enacted by one motion and without discussion. If a member of the governing body requests discussion of an item, the item will be removed from the Consent Agenda and considered separately under New Business.*

## **“END OF CONSENT AGENDA”**

### **7. OLD BUSINESS:**

None.

### **8. NEW BUSINESS:**

- a. Consideration and Approval of Budget Amendment #36 in the amount of \$150,000 (**TAB 13**)
- b. Consideration and Approval of Budget Amendment #1 in the amount of \$15,700 (**TAB 14**)
- c. Nomination and appointment of Kristen Walkinshaw to the Hope Mills Prime Movers and Appearance Commission (**TAB 15**)
- d. Non-Voting liaison appointment of an Elected Official to the Fayetteville/Cumberland County Continuum of Care Board of Directors (**No attachments**)
- e. Non-Voting liaison appointment of a representative of the Hope Mills Economic Development Committee to the Fayetteville/Cumberland County Continuum of Care Board (**No attachments**)

### **9. INFORMATION ITEMS:**

- a. Reminders
  - Friday August 8<sup>th</sup> | Cumberland County Mayor’s Coalition | City of Fayetteville | 7:30am
  - Monday, August 11<sup>th</sup> | Prime Movers Committee | Thomas Oakman Chapel | 6:00pm
  - Tuesday, August 12<sup>th</sup> | Homelessness Advisory Committee | Thomas Oakman Chapel | 6:00pm
  - Wednesday August 13<sup>th</sup> | Historic Preservation Commission | Thomas Oakman Chapel | 6:00pm
  - Thursday, August 14<sup>th</sup> | Cultural Arts Committee| Thomas Oakman Chapel| 6:30pm
  - Monday, August 18<sup>th</sup> | Board of Commissioners Special Meeting- Strategic Plan Update| Town Hall| 5:00pm
  - Monday, August 18<sup>th</sup> | Board of Commissioners Special Meeting| Town Hall| 6:00pm
  - Monday, August 18<sup>th</sup> | Board of Commissioners Regular Meeting| Town Hall| 7:00pm
  - Monday, August 25<sup>th</sup> | Parks and Recreation Advisory Committee| Thomas Oakman Chapel| 6:30pm
  - Tuesday, August 26<sup>th</sup> | Appearance Commission| Thomas Oakman Chapel| 6:30pm

### **10. STAFF COMMENTS.**

### **11. ADJOURNMENT.**

**TAB 1**



# Town Manager's Report

BOARD OF COMMISSIONERS REGULAR MEETING | AUGUST 4, 2025

## COMMUNITY CORNER

### GOLFVIEW ROAD CLOSURE!!!

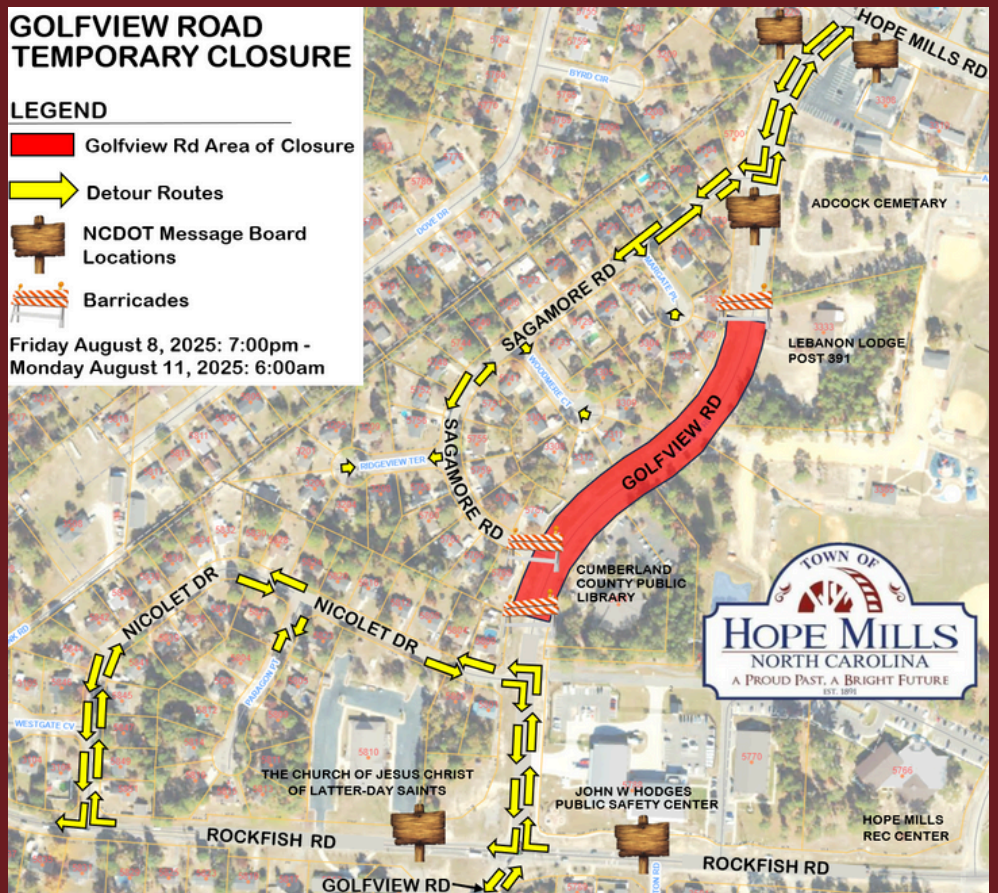
In conjunction with the current NCDOT project to widen Golfview and Rockfish Roads, a portion of Golfview Road will be temporarily closed. The closure is being facilitated by the General Contractor to install key infrastructure improvements. Activities will begin on Friday August 8, 2025 at 7:00pm and will extend to Monday August 11, 2025 at 6:00am. Please refer to the attached map for key detour routes and the exact location of the closure. Signage will also be posted throughout the Town as well.

#### GOLFVIEW ROAD TEMPORARY CLOSURE

##### LEGEND

-  Golfview Rd Area of Closure
-  Detour Routes
-  NCDOT Message Board Locations
-  Barricades

Friday August 8, 2025: 7:00pm -  
Monday August 11, 2025: 6:00am



### Town of Hope Mills 9/11 Tribute Ceremony

SEPTEMBER 11, 2025 | 8:30AM

JOHN W. HODGES PUBLIC SAFETY  
CENTER MONUMENT GARDEN

September 11, 2001

24 years ago, we watched unspeakable acts of evil unfold. We also witnessed incredible acts of courage, outpourings of human kindness, fierce solidarity; and that is what will be remembered, along with the thousands of innocent souls that perished that day.

Never forget.



Join us on Tuesday August 5, 2025 from 6:00pm to 8:00pm for our annual National Night Out!!! As we promote community partnerships with our police force, this is a FREE family oriented event open to the general public. Come out to Hope Mills Municipal Park!!!

2025  
**NATIONAL NIGHT Out**  
POLICE - COMMUNITY PARTNERSHIPS

**SAVE THE DATE**

**TUESDAY, AUGUST 5<sup>TH</sup>, 2025 FROM 6PM-8PM**

FREE family night full of demonstrations, music, food and games!

**LOCATED AT HOPE MILLS MUNICIPAL PARK**  
5770 Rockfish Road, Hope Mills



# Town Manager's Report

BOARD OF COMMISSIONERS REGULAR MEETING | AUGUST 4, 2025

## COMMUNITY CORNER

YOUR HOPE MILLS 10U ALL STARS ARE

**TOP 4**  
in the 2025

*Dixie Golden Anniversary*  
World Series





# Town Manager's Report

BOARD OF COMMISSIONERS REGULAR MEETING | AUGUST 4, 2025

## DEVELOPMENT PROJECTS

### Commercial Development

#### WaWa's Travel Center



Final inspections have been completed by all internal permitting agencies as the WaWa's Travel Center proceeds closely towards the issuance of a Certificate of Occupancy. Staff is also coordinating with the Chamber of Commerce to facilitate an official ribbon cutting.

#### Dirtbag Plaza



The Dirtbag Shopping Center plaza is complete. Individual tenants are now facilitating permits to upfit their tenant spaces.

### Industrial Development

#### Rollease Acmeda



The newly completed Industrial Development is projected to create up to 49 jobs at an annual salary of \$49,000 with \$10,000,000 in anticipating tax revenue.

## DEVELOPMENT PROJECTS

### Residential Development: *Multi-Family*

#### Reserve at Traemoor



Phase 1 construction is coming to a close for this new addition to the existing Traemoor Village Shopping Center. With 75 units in this current phase, designs for phase 2 are underway.

#### The One Apartments



Located off of Elk Road, this multi-family residential development is well on its way to the proposed goal of 300+ units.

### Residential Development: *Single Family*

#### Estates at Georgetown



This single family residential development began construction in late 2013 and is currently at 75 single family residential homes in phase 3.



# Town Manager's Report

BOARD OF COMMISSIONERS REGULAR MEETING | AUGUST 4, 2025

## INFRASTRUCTURE PROJECTS

### Town of Hope Mills Public Works

#### Asphalt Rejuvenation

The Public Works Department contracted with Pavetech Technology, Inc to conduct a massive asphalt rejuvenation project in Hope Mills. Over a 3 day period, a total of 72,088 square yards of 27 separate Town of Hope Mills maintained roadways were rejuvenated.

#### Street Acceptance

Street acceptance continues to be a process that allows for the continued upkeep and maintenance of town roads built to NCDOT standards by developers. The current state of street acceptance in residential communities currently under construction is as follows:

Subdivision	No Units	%Built
Pres at Lake Upchurch Ph3	24	100%
Estates at Georgetown Ph3	65	40%
Sweetwater Ph 2	31	5%
Valley End	66	75%
Sheffield Farms Ph6	71	0%
Pembroke	79	0%
Eagle Cove	108	0%

#### Additional Construction Projects

Project	Funding	Source	Status
E Patterson St. Embankment	\$2,500,000	State Budgeted Funds	4%: In design
Woodland Hills Stormwater	\$2,058,970	State Budgeted Funds	60%: ongoing
TH Front Lobby Improvements	\$16,817	FY 24/25 Budget	0%: Scheduling
Cameron Road Sidewalks	\$699,000	FAMPO 80%/20% Match	STIP assigned

Pavetech Technology Door Hangers

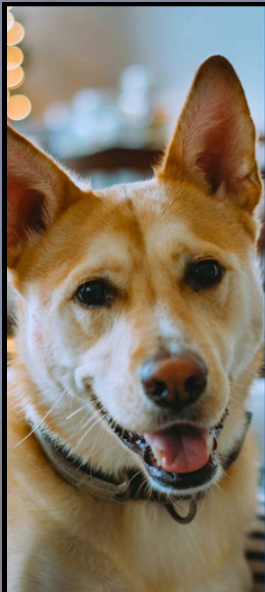


# Town Manager's Report

BOARD OF COMMISSIONERS REGULAR MEETING AUGUST 4, 2025

## PARKS AND RECREATION *Spring & Summer* e v e n t s

The Hope Mills Stormwater Department engaged our Parks and Recreation Summer Campers allowing them to safely play on huge construction equipment as a part of introducing them into City Gov. activities. We had a record number of kids in our Summer Camp program this year.



**HOPE MILLS PARKS & RECREATION**

**DID YOU KNOW?**

HOT PAVEMENT

AIR TEMP	ASPHALT TEMP
77°F	→ 125°F
86°F	→ 135°F
87°F	→ 143°F

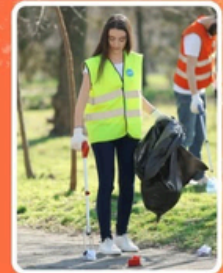
IF IT'S TOO HOT FOR YOUR BARE FEET, IT IS TOO HOT FOR THEIR PAWS. PLEASE BE MINDFUL OF TAKING YOUR FOUR-LEGGED FRIENDS OUTSIDE AS THE TEMPERATURE HEATS UP.

## FALL CLEAN-UP EVENTS



Fall Into Clean-Up Mode!  
Join us as we come together to tidy up our beloved town.

Registration Opens: July 14<sup>th</sup>, 2025



### LITTER SWEEP

Saturday, Sept. 20th | 9am - 1pm



Scan code to register for the Fall Litter Sweep. Registration for the litter sweep will be open from 7/14 - 9/19.

### COMMUNITY YARD SALE

Saturday, Sept. 27th | 9am - 1pm  
Saturday, Sept. 20th | 9am - 1pm



Scan code to register for the Community Yard Sale. Registration for the yard sale will be open from 7/14 - 9/25.

## Save the Date **DICK'S** SPORTING GOODS



Hope Mills Parks & Recreation Shop Weekend  
20% OFF Throughout the Store!  
Friday, August 8 - Monday, August 11

Coupon valid at the Fayetteville DICK'S House of Sport Store Location

📞 910-426-4060 | ✉ MMereness@townofhopemills.com | 🌐 www.townofhopemills.com



# Town Manager's Report

BOARD OF COMMISSIONERS REGULAR MEETING | AUGUST 4, 2025



## HOPE MILLS CHAMBER OF *Commerce*

### CHAMBER BUSINESS BREAKFAST



Join the Hope Mills Chamber every fourth Tuesday at Harmony at Hope Mills. Breakfast begins at 8:30am.

### CHAMBER MONTHLY LUNCHEON



The August Chamber Luncheon is set at Wco The Original Wing Company on Wednesday, August 13<sup>th</sup> at 6411 Camden Road Fayetteville, NC.



Another successful Hope Mills Chamber Breakfast at Harmony at Hope Mills on Tuesday July 22, 2025!!! Wonderful opportunities to network with other business owners.





# Town Manager's Report

BOARD OF COMMISSIONERS REGULAR MEETING | AUGUST 4, 2025

## NCDOT CONSTRUCTION UPDATES

The following construction projects are being completed by NCDOT and will have an effect on the Town of Hope Mills. The contract number, state transportation improvement program (STIP) number, project description, and estimated completion date as well as project let dates are listed below:

### ACTIVE PROJECTS:

**Contract#:** C204043

**STIP#:** U-2519AA, U-2519AB

**Project Description:** Fayetteville Outer Loop construct new freeway from I-95 in Robeson County to South of SR 1003 (Camden Road) in Cumberland County.

**Project Cost:** \$129,749,000

**Estimated Completion Date:** 7/1/2025 CONSTRUCTION PROGRESS IS AT 93%

### UPCOMING PROJECT LETTINGS:

**Project ID#:** HL-0036

**Project Description:** NC 59 (North Main Street) Replace existing sidewalk and construct new sidewalk along NC 59 (North Main Street).

**Project Cost:** \$449,000

**LET Date:** 3/15/2024

**PROJECT ID#:** U-3422

**Project Description:** SR 1003 (Camden Road) From Fayetteville outer loop to NC 59 (Hope Mills Road)

**Project Cost:** \$45,475,000

**LET Date:** Project was advertised and let 12/17/2024

**PROJECT ID#:** U-4709

**Project Description:** SR 1112 (Rockfish Road) from SR 1115 (Golfview Road) to NC59 (North Main Street) and SR 1115 (Golfview Road) from SR 1112 (Rockfish Road) to NC 59 (North Main Street). Widen to mutli-lanes.

**Project Cost:** \$33,031,000

**LET Date:** 6/18/2024 Contractor has been selected: Fred Smith Co.



# Town Manager's Report

BOARD OF COMMISSIONERS REGULAR MEETING | AUGUST 4, 2025

## NCDOT CONSTRUCTION UPDATES

The following construction projects are being completed by NCDOT and will have an effect on the Town of Hope Mills. The contract number, state transportation improvement program (STIP) number, project description, and estimated completion date as well as project let dates are listed below:

**PROJECT ID#:** U-6073

**Project Description:** SR 1107 (Fisher Road) from SR 1104 (Strickland Bridge Road) to NC162 (Bingham Drive. Widen 2.1 miles of Fisher Road to four lane divided with a 19.5 foot median, a 5 foot sidewalk on the westbound side, and a 10 foot multiuse path on the eastbound side. A roundabout is also proposed at the McKinnon Farm intersection. Feedback can be provided at [www.ncdot.publicinput.com](http://www.ncdot.publicinput.com) through November 8, 2024.

**Project Cost:** \$65,000,000

**Award for Construction Date:** 2028

### NCDOT DIVISION 6 FUTURE CORRIDOR PROJECTS

**PROJECT ID#:** U-3422B

**Route and Limits:** SR 1003 (Camden Road), b/w west of SR 1112 (Rockfish Road) and SR 1596 (North Main Street)

**Project Description:** Widen to multi-lanes

**Project Cost:** \$55,000,000

**LET Date:** 12/2025

**PROJECT ID#:** BL-0130

**Route and Limits:** SR 1131 (Cameron Road), b/w Hope Mills Middle School to NC 59 (South Main Street) in Hope Mills.

**Project Description:** Sidewalk construction

**Project Cost:** \$574,000

**LET Date:** FY 2027

**TAB 2**



**AGENDA FORM**

**TO:** Town Council  
**FROM:** Chancer McLaughlin, Town Manager  
**SUBJECT:** ACFR Award for Fiscal Year ending June 30, 2024

**BACKGROUND INFORMATION:**

Town of Hope Mills has received its sixth Certificate of Achievement for Excellence in Financial Reporting for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024 by the Government Finance Officers Association of the United States and Canada (GFOA). This Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by the Town of Hope Mills’ finance department.

**STAFF RECOMMENDATION, IF APPLICABLE:**

Presentation only

**RECOMMENDED ACTION:**

N/A

**FISCAL IMPACT:**

\_\_\_\_\_ Currently Budgeted \_\_\_\_\_ Requires budget amendment \_\_\_\_\_ No fiscal impact.

**ATTACHMENTS:**

Award Certificate

This agenda form has been reviewed by:	Initial & Date
Town Manager	
Finance Director	DH 7/17/25
Town Attorney	
Department Head (s)	
Town Clerk	



Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**Town of Hope Mills  
North Carolina**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2024

*Christopher P. Morill*

Executive Director/CEO

**TAB 3**

# Concept Presentation

*Hope Mills Lake Park Improvements*

*06/11/2025*

# Agenda

- Critical Success Factors
- Existing Site
- Constraints & Opportunities
- Design Options 1-3
- Next Steps



# Critical Success Factors

- Improve parking circulation and access
- Prioritize seamless pedestrian and vehicular traffic
- Protect environmental features
- Enhance play spaces
- Increase greenspace and tree coverage



# Existing Site



**PARKING COUNT:**  
Boat Trailer = 2  
Standard = 39  
ADA = 3

## EXISTING CONDITIONS

20240232 - HOPE MILLS PARK IMPROVEMENTS

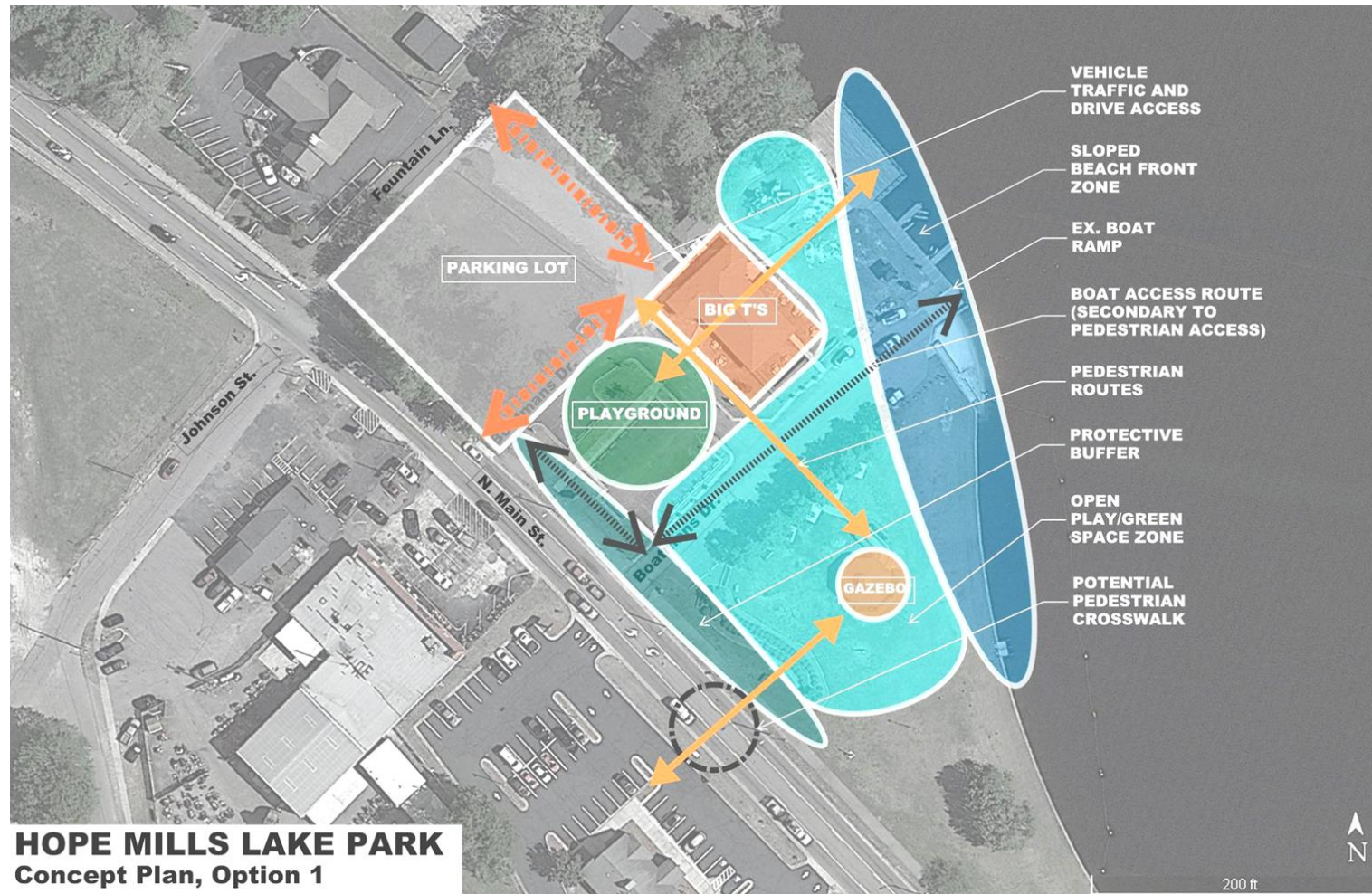


# Constraints & Opportunities

- Maintain access to boat ramp
- Steep slope above deck
- Northern most parcels are private property
- No current connection across Main St.
- Limited ADA access



# Design Option 1



# Design Option 1

## KEY

- 1. Boat trailer parking
- 2. Dumpster pad
- 3. Playground
- 4. Big-T's
- 5. Outdoor picnic seating
- 6. Portable toilets
- 7. Swing arbors
- 8. Double seat height retaining walls
- 9. Single seat height retaining wall
- 10. Boat ramp
- 11. Boat turnaround of vehicular pavers
- 12. Public art
- 13. Open play
- 14. Existing landscaping
- 15. Connection point across Main St.



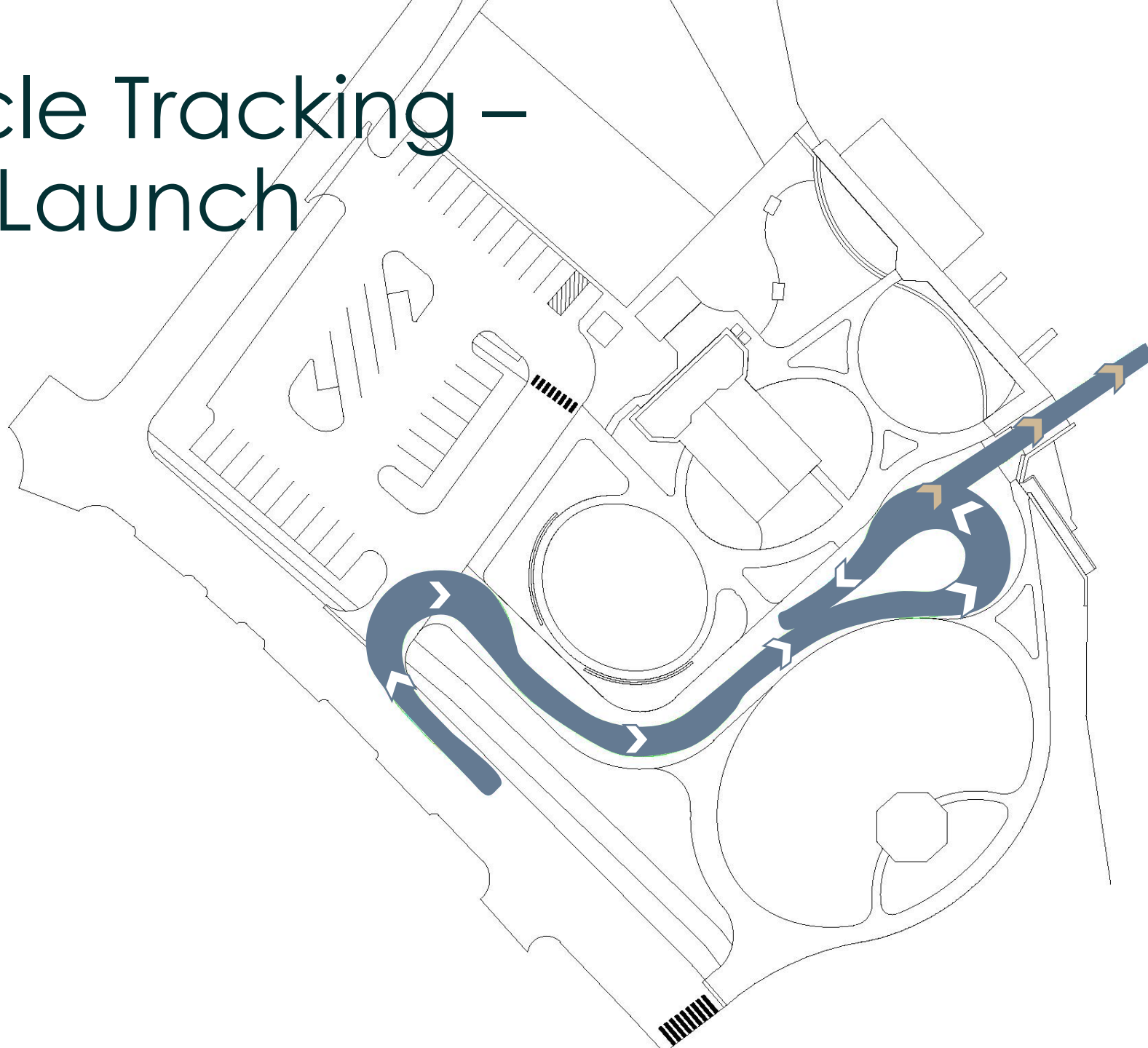
**PARKING COUNT:**  
Boat Trailer = 3  
Standard = 29  
ADA = 2





# Design Option 1

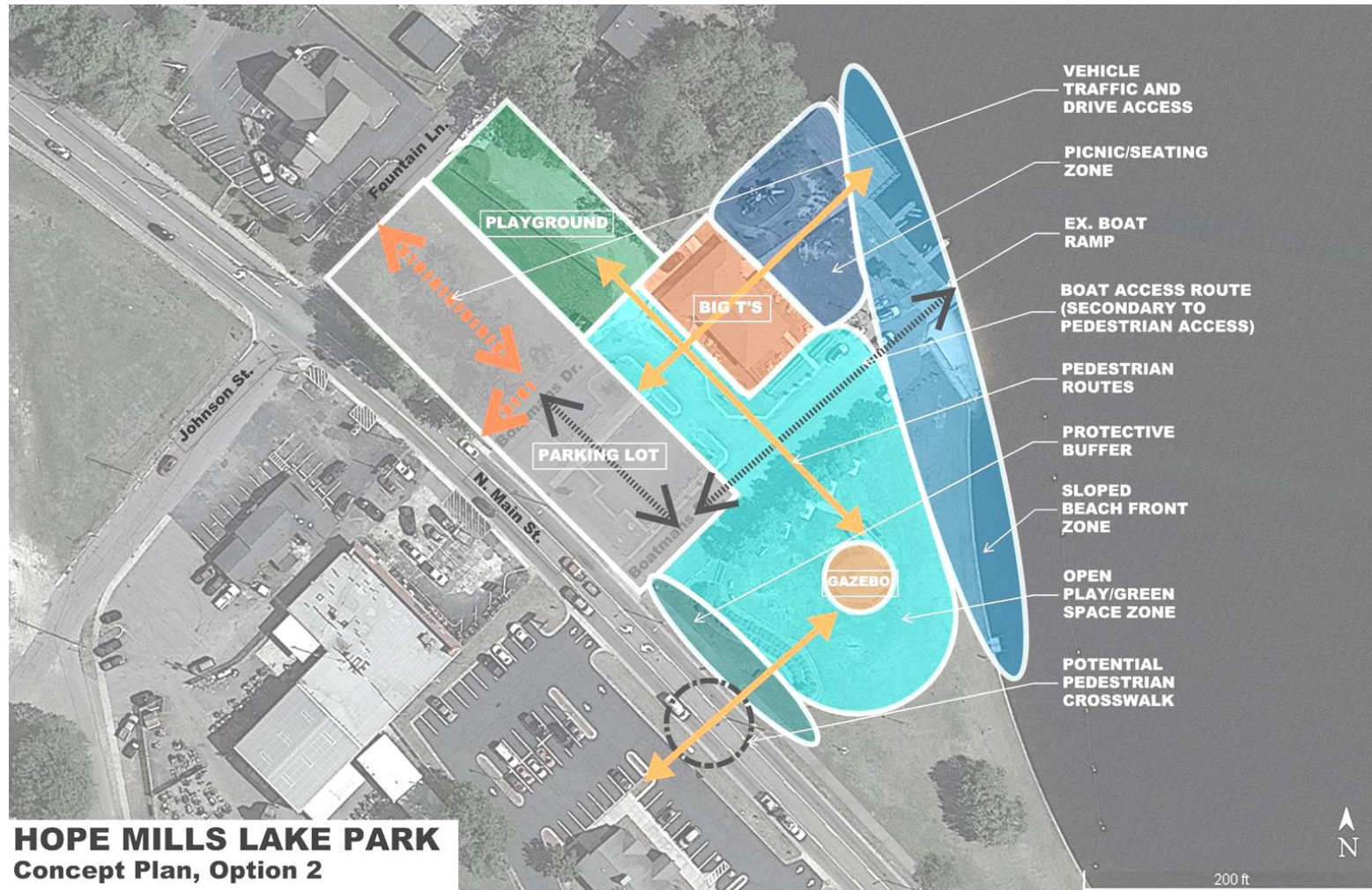
# Vehicle Tracking – Boat Launch





# Vehicle Tracking – Boat Parking

# Design Option 2



**HOPE MILLS LAKE PARK**  
Concept Plan, Option 2

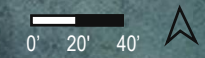
# Design Option 2

## KEY

1. Dumpster pad
2. Playground
3. Public art or park signage
4. Big-T's
5. Portable toilets
6. Bench seating
7. Swing arbors
8. Single seat height retaining wall
9. Open pavillion
10. Outdoor picnic seating
11. Ornamental grasses
12. Boat ramp
13. Boat turnaround of vehicular pavers
14. Existing hollies in new planter
15. Boat trailer parking
16. Connection point across Main St.

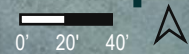


**PARKING COUNT:**  
 Boat Trailer = 4  
 Standard = 35  
 ADA = 2

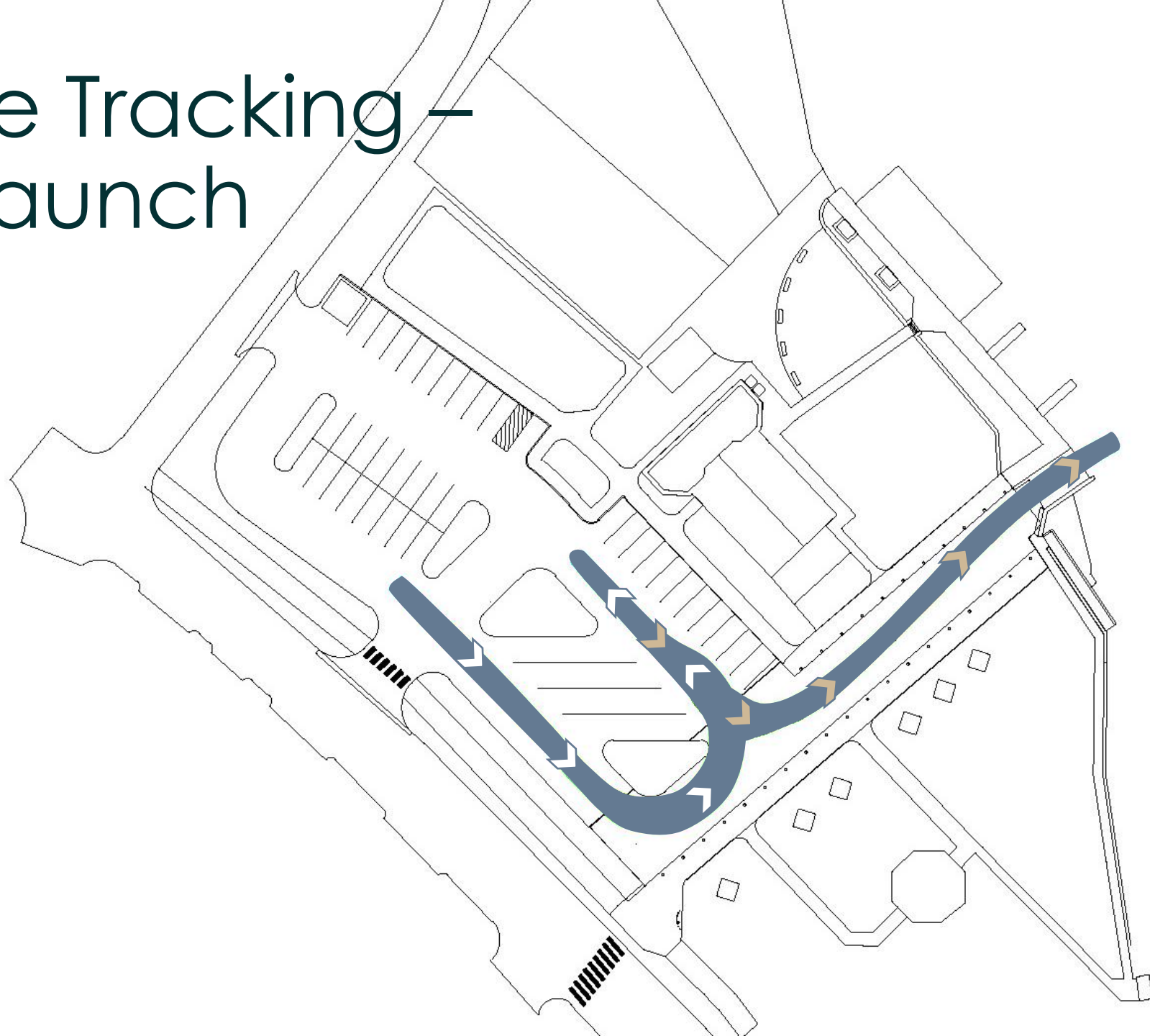




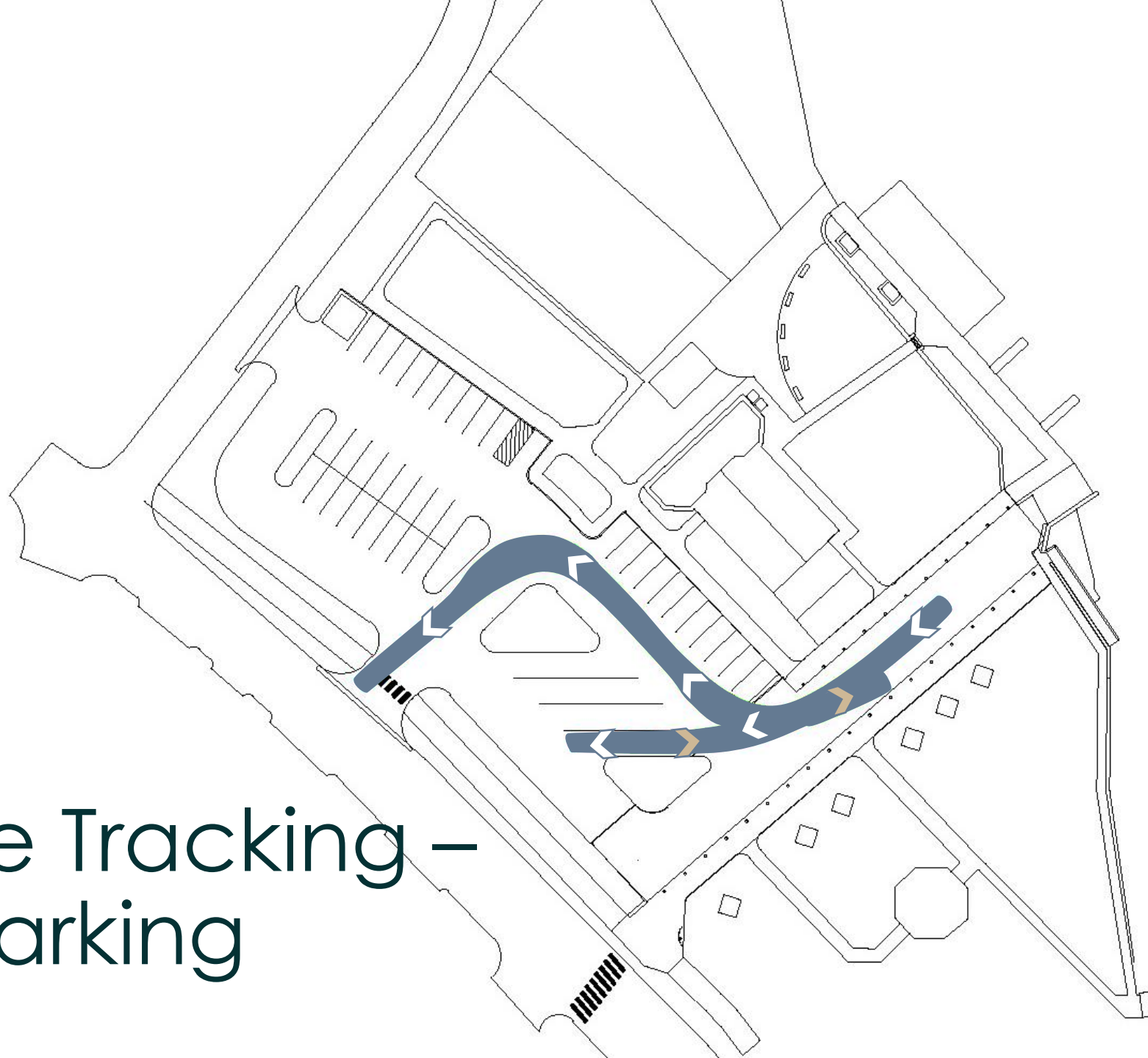
# Design Option 2



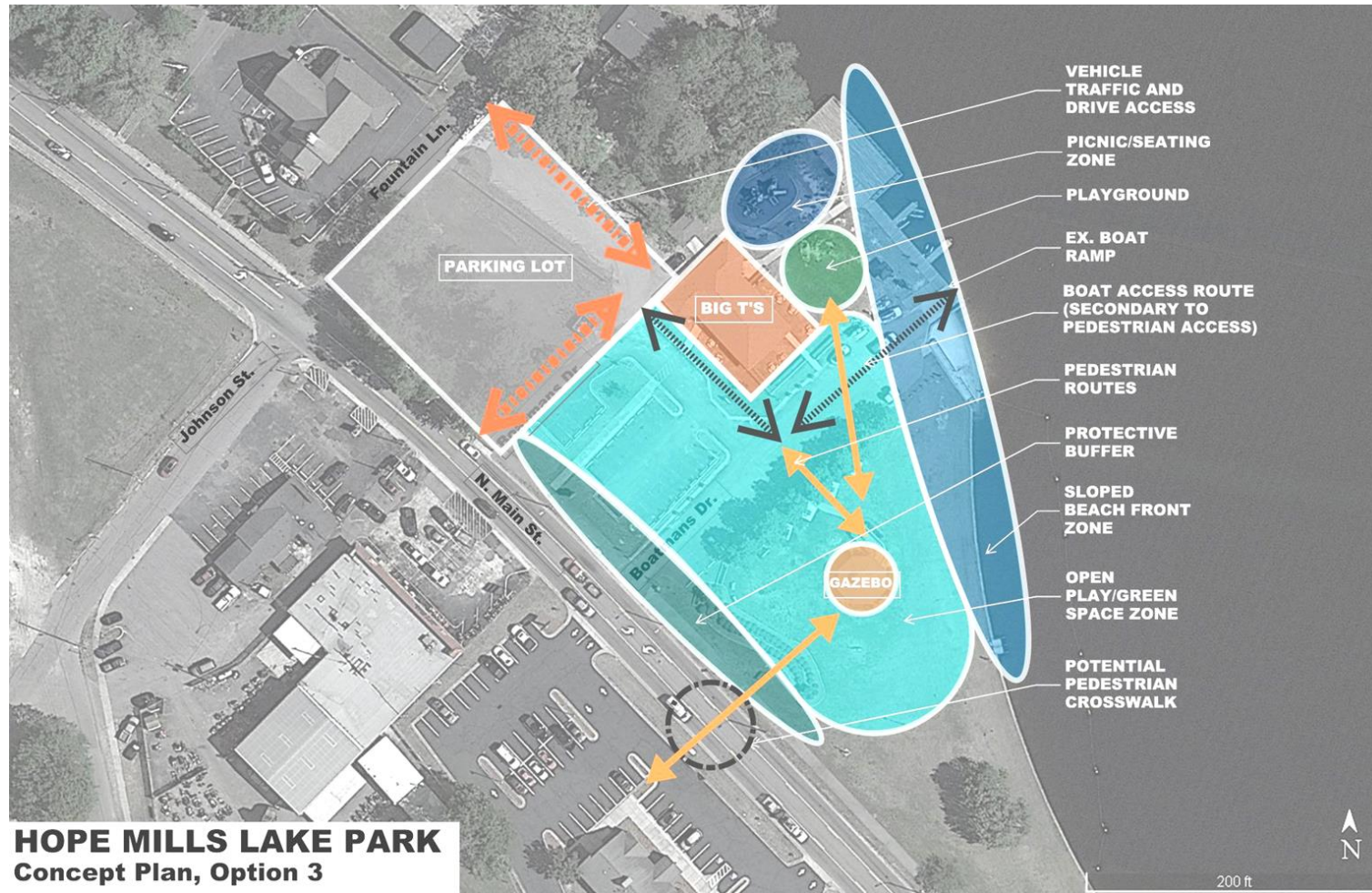
# Vehicle Tracking – Boat Launch



# Vehicle Tracking – Boat Parking



# Design Option 3



# Design Option 3

## KEY

- 1. Stormwater bioretention island
- 2. Dumpster pad
- 3. Big-T's
- 4. Portable toilets
- 5. Playground
- 6. Ornamental grasses
- 7. Bench nooks
- 8. Retaining wall
- 9. Swing arbors
- 10. Boat ramp
- 11. Outdoor picnic seating
- 12. Boat turnaround of vehicular pavers
- 13. Boat trailer parking
- 14. Public art
- 15. Connection point across Main St.

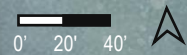


**PARKING COUNT:**  
Boat Trailer = 3  
Standard = 50  
ADA = 2

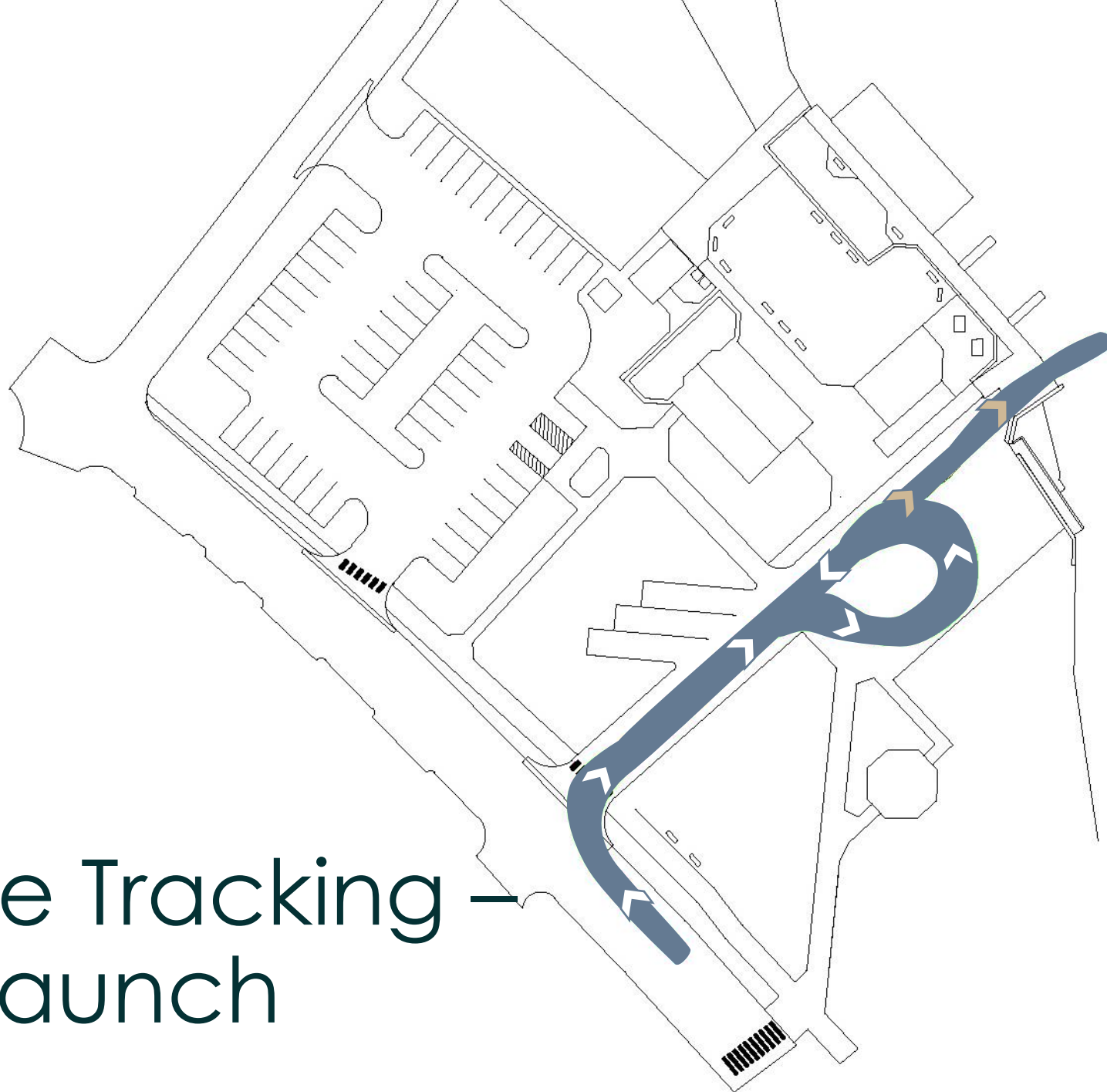


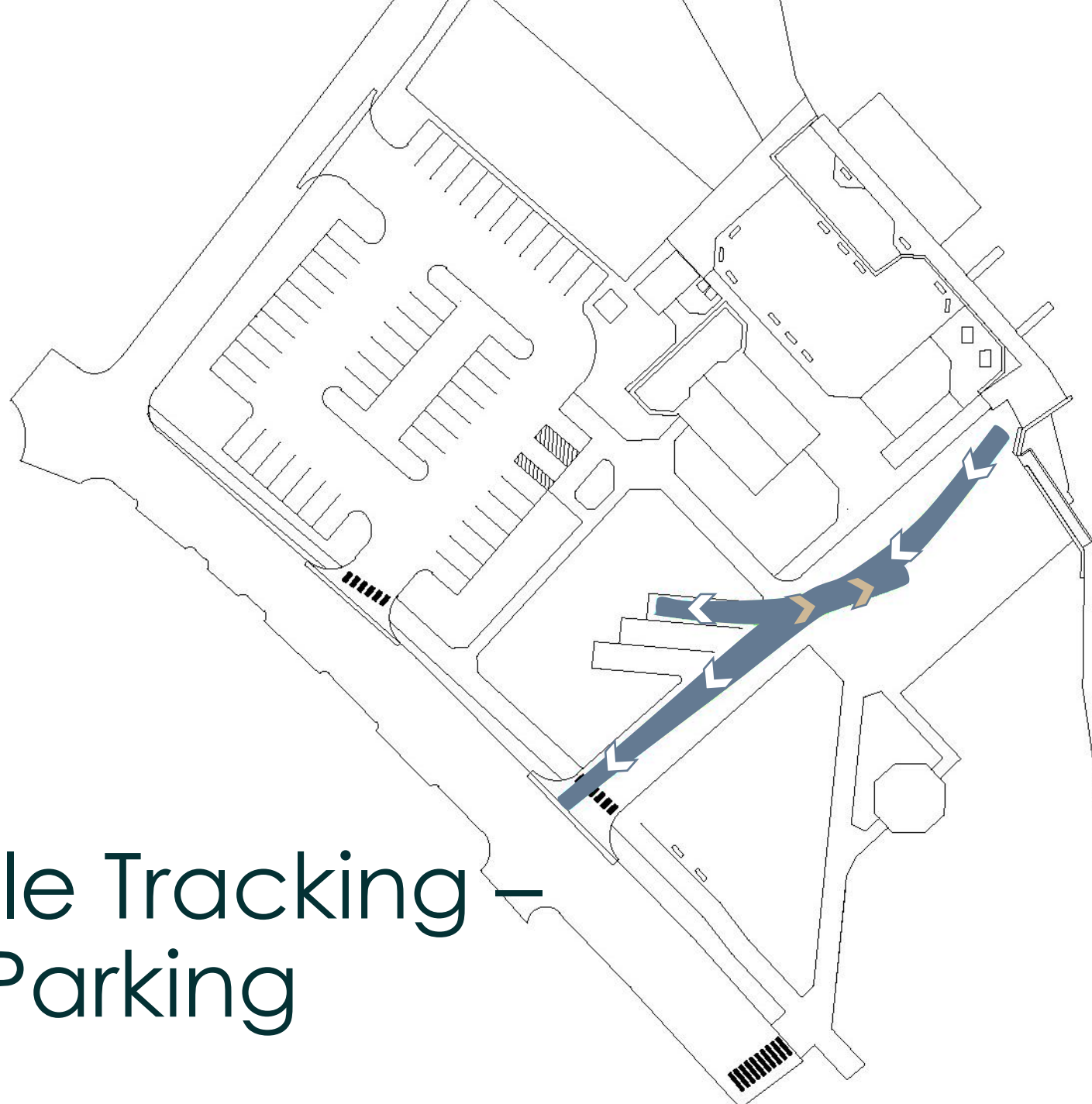


# Design Option 3



# Vehicle Tracking – Boat Launch





# Vehicle Tracking — Boat Parking

# Next Steps

- Gather feedback on preferred spatial layout and overall approach
- Confirm priority program elements
- Create the consolidated design option
- Define materials and details
- Preliminary option of cost



**TAB 4**



**AGENDA FORM**

**TO: Chancer McLaughlin, Town Manager**

**FROM: Emily Weidner, Planning & Economic Development Director**

**SUBJECT: ZNG-008-25**

**BACKGROUND INFORMATION:**

**Case ZNG-008-25:** Rezoning of 0.65 +/- acres of land and 0.55 +/- acres of land for a total acreage of 1.2 +/- acres from R6 Residential District to C1(P) Planned Local Business District, located at 3429 N. Main St and 0 Duncan St. (Approx. 128ft from the intersection of Davis St. and Duncan St.) REIDs 0414462618000 and 0414461871000, submitted by Lori S. Epler (applicant) on behalf of Gardner Assets, LLC (owners).

**STAFF RECOMMENDATION, IF APPLICABLE:**

Town of Hope Mills Staff recommends approval of the request

**RECOMMENDED MOTION:**

APPROVAL

**FISCAL IMPACT:**

Currently Budgeted  Requires Budget Amendment  No Fiscal Impact

**ATTACHMENTS:**

- Staff Report from the Town of Hope Mills Planning Department
- Sketch Map

This agenda form has been reviewed by:	Initial & Date
Town Manager	
Finance Director	
Town Attorney	
Department Head (s)	EW
Town Clerk	



## STAFF REPORT

REZONING CASE# ZNG-008-25

Planning Board Meeting: 6/17/2025

Hope Mills Board Meeting: 8/4/2025

**Address:** 3429 N. Main St. & 0 Duncan St.  
(Approx. 128ft from the intersection of Davis St. and Duncan St.)

### ZONING REQUEST: Rezone from R6 to C1(P) Planned Local Business District

The Town of Hope Mills staff received an application request to rezone 0.65 +/- acres of land and 0.55 +/- acres of land for a total acreage of 1.2 +/- acres from R6 Residential District to C1(P) Planned Local Business District with parcel identification numbers 0414-46-2618 and 0414-46-1871. The subject property is adjacent to Domino's, Main Street Conveniences and Tobacco, Residential properties, and across the street is undeveloped commercial property with conditional zoning. The Plan Review staff worked diligently with the applicant to facilitate the submission of this rezoning request. The Cumberland County Joint Planning Board voted unanimously to recommend approval during their regularly scheduled meeting on June 17, 2025. The location of the subject property is illustrated in Exhibit "A."

### SUBJECT PROPERTY INFORMATION

#### OWNER/APPLICANT:

Lori S. Epler (applicant) on behalf of Gardner Assets, LLC (owners)

#### ADDRESS/LOCATION:

3429 N. Main Street,  
REID 0414462618000, 0 Duncan  
Street, REID 0414461871000  
For additional Information on the  
site location, refer to Exhibit "A"

**SIZE:** As stated above, the two  
subject properties have a total acreage  
of 1.2 +/- acres in size, with one lot being  
0.65 +/- acres and the other lot being  
0.55 +/- acres.

**EXISTING ZONING:** The subject property  
is currently zoned under R6 Residential  
District with the area immediately adjacent being zoned C1(P) Planned Commercial, while the  
area across the street is zoned C(P)/CZ Planned Commercial District with Conditional Zoning as  
well as being zoned O&I(P) Office and Institutional District.

**EXISTING LAND USE:** Both properties are currently undeveloped/unoccupied.

**OTHER SITE CHARACTERISTICS:** Exhibit "C" provides the location of water and sewer  
availability.

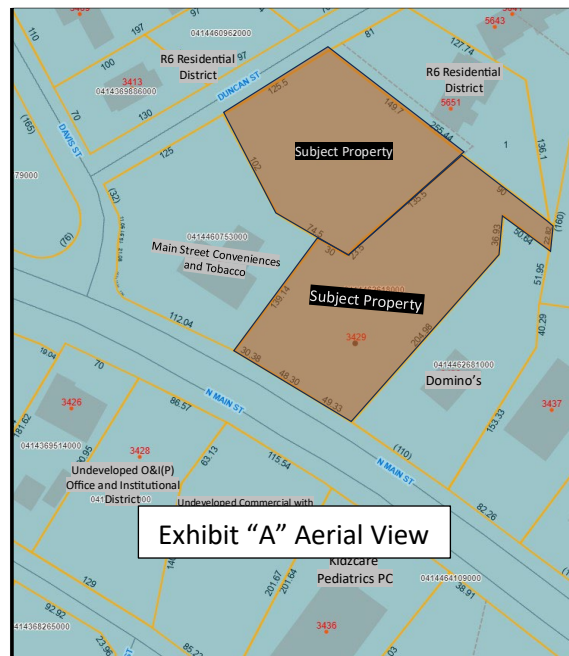




Exhibit "B" Zoning

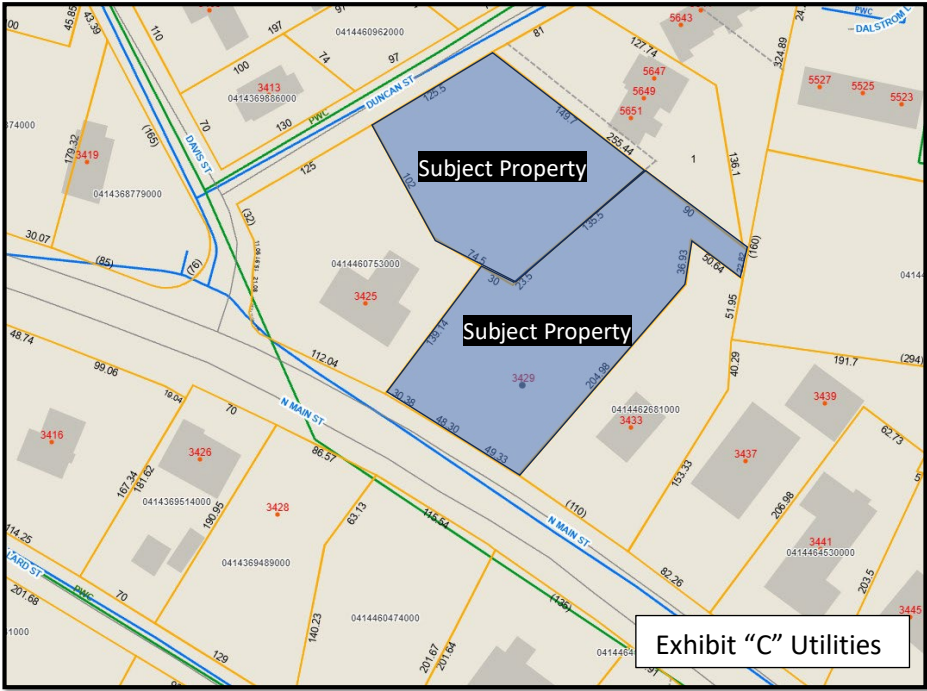
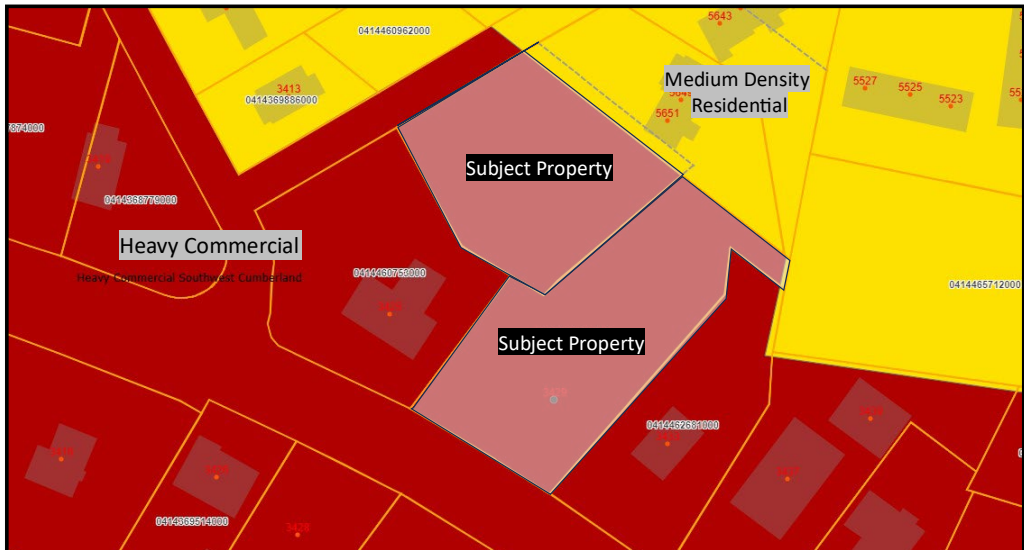


Exhibit "C" Utilities



**DEVELOPMENT REVIEW:** Site plan approval is required before development.

**COMPREHENSIVE DEVELOPMENT PLANS:** The subject Exhibit "D" Future Land Use the area governed by the 2013 Southwest Cumberland Land Use Plan, where it is designated as "Heavy Commercial." The requested zoning is consistent with this designation and aligns well with neighboring land uses. Adjacent properties include C1(P) Planned Local Business District zoning, while the area across the street features C(P)/CZ Planned Commercial District with Conditional Zoning and O&I Office and Institutional District. Additional information is provided in Exhibit D.

**DIMENSIONAL PROVISIONS TIED TO THE REQUEST:**

<b>MINIMUM STANDARD</b>	<b>EXISTING ZONING</b>	<b>PROPOSED ZONING</b>
Front Yard Setback	25 feet	45 feet
Side Yard Setback	10 feet	15 feet
Rear Yard Setback	30 feet	20 feet
Lot Area	N/A	N/A
Lot Width	N/A	N/A

**IMPACTS ON AREA FACILITIES**

**UTILITIES:** Water and Sewer are available on North Main Street for connection.

**STORMWATER:** No comment on rezoning. Stormwater Management Permit Application required.

**PLAN REVIEW COMMENTS:** The Town of Hope Mills Plan Review team has no objections to this request.

**SPECIAL OVERLAY DISTRICTS:** The subject property is not located within the boundaries of the Airport Overlay District.

**CUMBERLAND COUNTY SCHOOLS:** Did not receive any comments.

**FAMPO: Duncan Street** - The subject property sits on Duncan Street and is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Duncan Street has no 2021 AADT or road capacity data available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Duncan Street.

**Main Street** - The subject property sits on Main Street and is identified as another principal arterial in the Metropolitan Transportation Plan. Main Street is identified in the Transportation

Improvement Program as HL-0036 (REPLACE EXISTING SIDEWALK AND CONSTRUCT NEW MULTI-USE PATH ALONG NC 59 (NORTH MAIN STREET) IN HOPE MILLS). In addition, Main Street has a 2021 AADT of 18,500 and a road capacity of 28,100. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Main Street. Let me know if you have any questions.

**ENVIRONMENTAL HEALTH:** No comment.

**PUBLIC WORKS:** No comment.

**NCDOT:** Did not receive any comments.

**RLUAC:** No comment.

**FCEDC:** Has no issue with this action.

**CODE DEVIATIONS:** None

**Cumberland County:** No comment.

**Parks and Recreation:** No comment.

**Inspections:** Must meet all applicable NC State Building codes.

#### **STAFF RECOMMENDATION**

In case ZNG-008-25, the Hope Mills Planning Department **recommends approval** of the rezoning to the C1(P) Planned Local Business District. This recommendation aligns with the 2013 Southwest Cumberland Land Use Plan, as the proposed zoning supports the current and future development goals of the Town of Hope Mills. The proposed use is consistent with surrounding land uses and contributes positively to the area's economic potential. Therefore, the request is deemed both reasonable and in the public interest.



# THE TOWN OF HOPE MILLS

## Development Projects

### Rezoning Request

*Request to Rezone to: C1(P) Planned Local Business District*

Case# ZNG-008-25

August 4, 2025

DEVELOPMENT SERVICES

# CASE ZNG-008-25: Rezoning Request

- The Town of Hope Mills staff received a request to rezone 0.65 +/- acres of land and 0.55 +/- acres of land for a total acreage of 1.2 +/- acres from R6 Residential District to C1(P) Planned Local Business District with parcel identification numbers 0414-46-2618 and 0414-46-1871.
- The subject property is adjacent to Domino's, Main Street Conveniences and Tobacco, residential properties, and across the street is undeveloped commercial property with conditional zoning.
- Access will most likely be from N. Main Street or possibly Duncan Street.
- The Cumberland County Joint Planning Board voted unanimously to recommend approval during their regularly scheduled meeting on June 17, 2025
- The SW Cumberland Land Use Plan calls for "Heavy Commercial." This request does fall within the current guidelines of the SW Cumberland Land Use Plan. Also, it does complement the surrounding area nicely, as the properties adjacent to the subject property are zoned C1(P) Planned Local Business as well as the areas across the street being zoned C(P)/CZ Planned Commercial District with Conditional Zoning, O&I Planned Office and Institutional District, and the properties behind the subject property being zoned residential.



**ZNG-008-25 Aerial View**

**ZNG-008-25**

**Applicant/Owner:  
Lori S. Epler  
(applicant) on behalf  
of Gardner Assets,  
LLC  
(owners)**

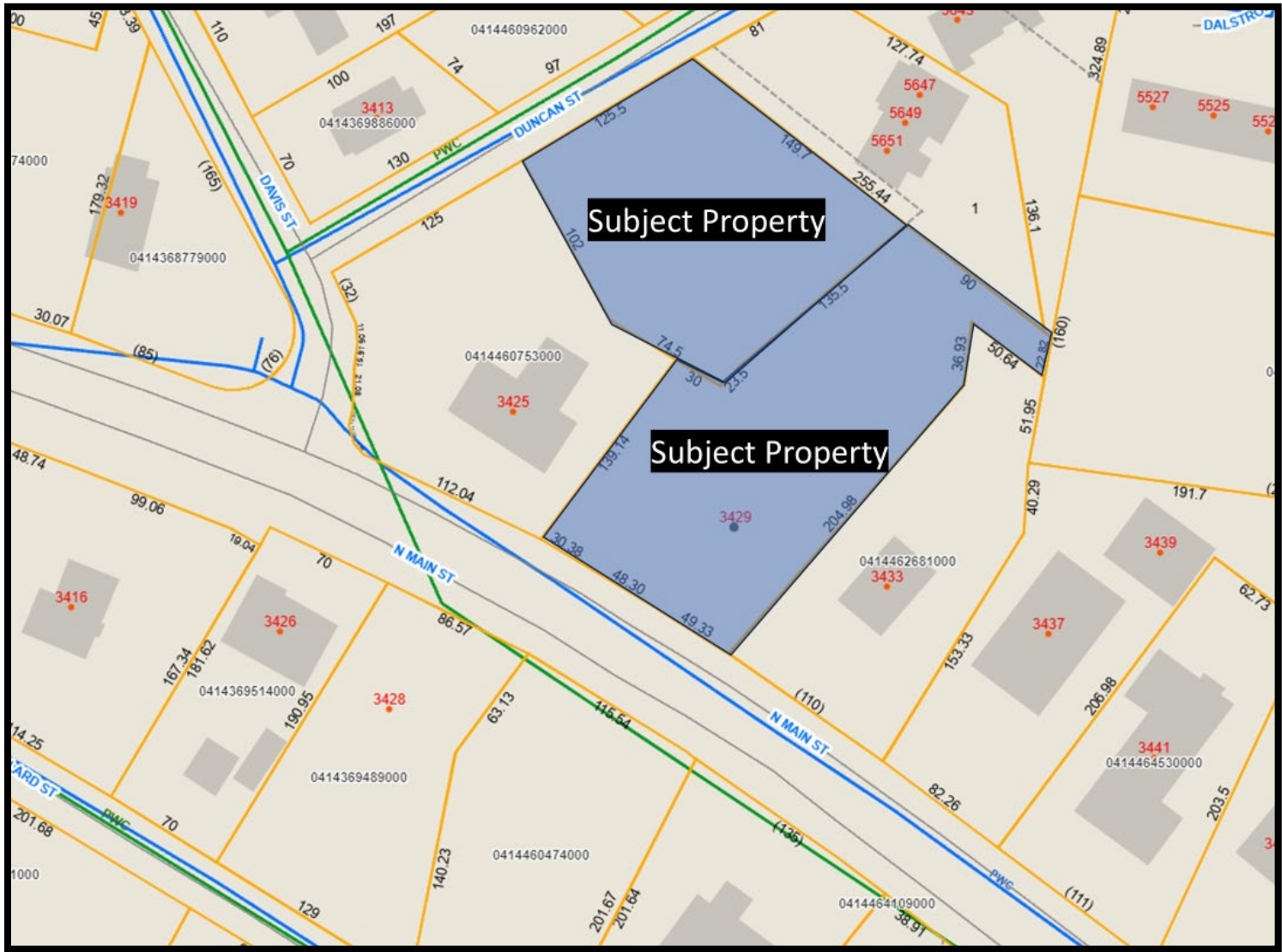
**Request:  
Rezoning to C1(P)  
Planned Local  
Business District**

**ACREAGE:  
0.65 acres +/-  
0.55 acres +/-  
Total Acreage  
1.2 +/- acres**

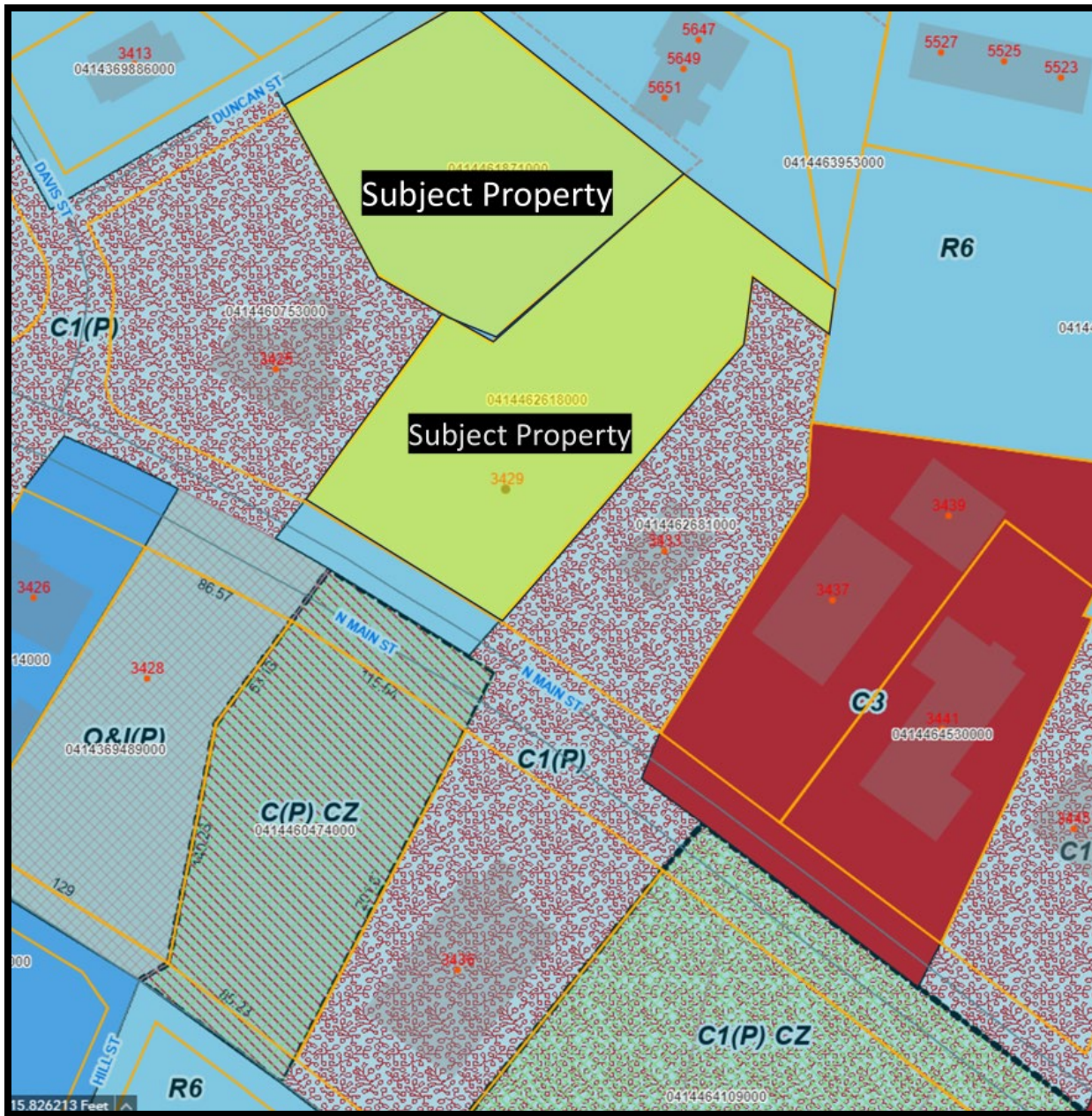


**Case #ZNG-008-25**  
**Request to rezone C1(P)**

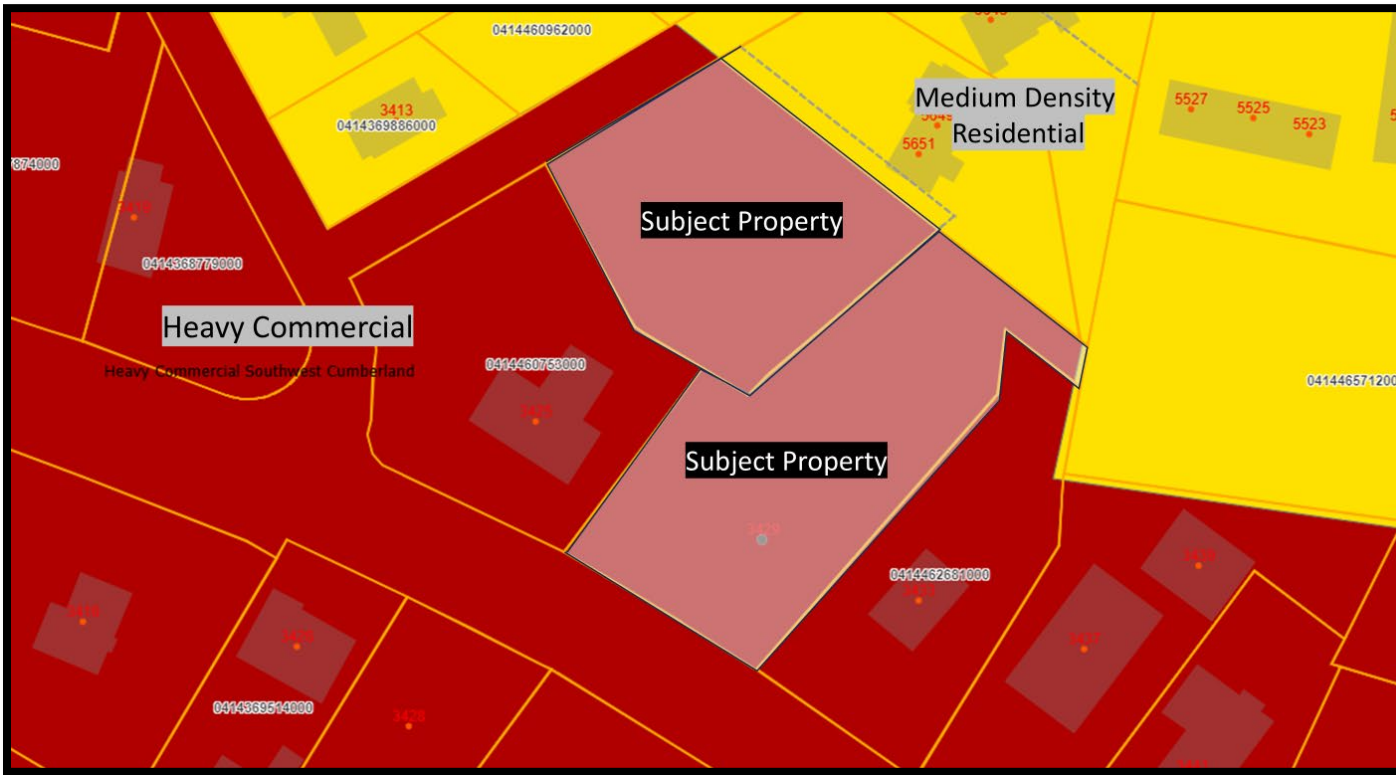




**ZNG-008-25 Utilities**



**ZNG-008-25 Current Zoning**



## Southwest Cumberland Land Use Plan:

Heavy  
Commercial

**Request:  
Compliant**

**Case #ZNG-008-25 *Future Land Use***



PUBLIC HEARING  
910-424-4555  
TOWN OF HOPE MILLS  
PLANNING DEPARTMENT  
QR CODE  
TOWN OF HOPE MILLS









PUBLIC HEARING  
**2**  
910-424-4555  
TOWN OF HOPE MILLS  
PLANNING DEPARTMENT  
QR CODE  
TOWN OF HOPE MILLS  
PLANNING DEPARTMENT







PUBLIC HEARING  
**Z**  
910-124-4555  
TOWN OF HOPE MILLS  
PLANNING DEPARTMENT  
10000  
HOPE MILLS



HOPE MILLS  
3014-22-4333  
HOPE MILLS Code Enforcement

HOPE MILLS  
Code Enforcement

# CASE ZNG-008-25: Rezoning Request

## Staff Recommendation

Regarding case ZNG-008-25, the Planning staff for the Town of Hope Mills **recommends approval** of the rezoning request to C1(P) Planned Local Business District. This request is in harmony with the Southwest Cumberland Land Use Plan (2013) and fits well within the existing development context. The area across the street is zoned for Planned Commercial District with Conditional Zoning and O&I (Planned Office and Institutional District). Adjacent properties are already zoned C1(P), while the rear of the parcel is bordered by residential zoning. Approval is both reasonable and serves the public interest by maintaining compatibility with surrounding land uses.



**TAB 5**



**AGENDA FORM**

**TO: Chancer McLaughlin, Town Manager**

**FROM: Emily Weidner, Planning & Economic Development Director**

**SUBJECT: ZNG-009-25**

**BACKGROUND INFORMATION:**

**ZNG-009-25:** Rezoning of 27.4 +/- ac from R5/CZ Residential with Conditional Zoning to C2(P)/CZ Planned Service and Retail District with Conditional Zoning or more restrictive zoning for undeveloped area located 720 +/- feet from the southeast intersection of Waldos Beach Rd and Rockfish Rd REIDs 9494961873000, 9494951997000, 9494863275000, & 9494765995000, submitted by Charles Maxwell with Grant-Murray Real Estate (applicant) on behalf of Barbara M Johnson Heirs (owners).

**STAFF RECOMMENDATION, IF APPLICABLE:**

Town of Hope Mills Staff recommends approval of the request

**RECOMMENDED MOTION:**

APPROVAL

**FISCAL IMPACT:**

Currently Budgeted  Requires Budget Amendment  No Fiscal Impact

**ATTACHMENTS:**

- Staff Report from the Town of Hope Mills Planning Department
- Aerial Map
- Site Plan

This agenda form has been reviewed by:	Initial & Date
Town Manager	
Finance Director	
Town Attorney	
Department Head (s)	EW
Town Clerk	



## STAFF REPORT

REZONING CASE# ZNG-009-25

Planning Board Meeting: 6-17-2025

Hope Mills Board Meeting: 8-04-2025

**Address:** 720 feet +/- from the southeast corner of Waldos Beach Rd and Rockfish Rd

### ZONING REQUEST: Rezone from R5/CZ to C2(P)/CZ Planned Service & Retail w/Conditional Zoning

The Town of Hope Mills staff received an application request to rezone 27.4 +/- acres of land from R5/CZ Residential with Conditional Zoning to C2(P)/CZ Planned Service and Retail with Conditional Zoning District for parcel identification numbers 9494-96-1873, 9494-95-1997, 9494-86-3275, & 9494-76-5995. The subject property is adjacent to both developed and undeveloped commercial property, as well as adjacent to Harmony at Hope Mills and Increasing Word Ministry, and is across the street from Jack Britt High School. The Plan Review staff worked diligently with the applicant to facilitate the submission of this rezoning request. The Cumberland County Joint Planning Board voted unanimously to recommend approval during their regularly scheduled meeting on June 17, 2025. The location of the subject property is illustrated in Exhibit "A."

### SUBJECT PROPERTY INFORMATION

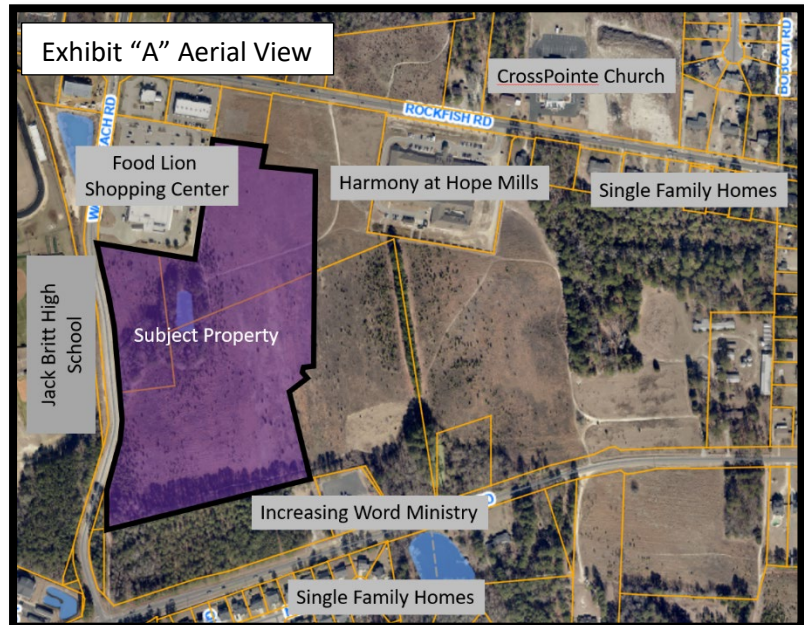
#### OWNER/APPLICANT:

Charles Maxwell with Grant-Murray Real Estate (applicant) on behalf of Barbara M. Johnson Heirs (owners)

#### ADDRESS/LOCATION:

720 feet +/- from the southeast Corner of Waldos Beach Rd and Rockfish Rd, REIDs 9494961873000, 9494951997000, 9494863275000, & 9494765995000. For additional Information on the site location, refer to Exhibit "A"

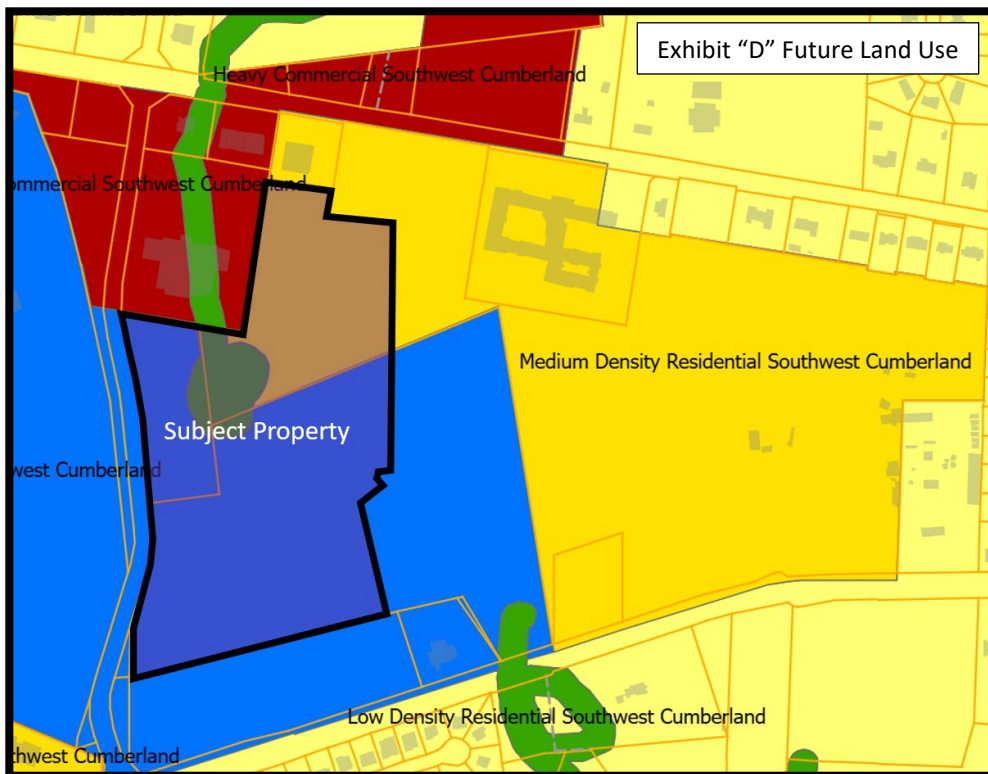
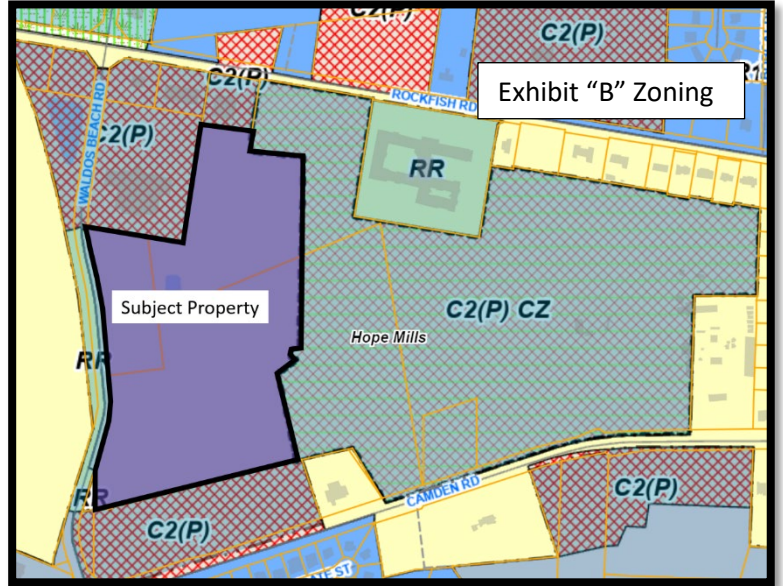
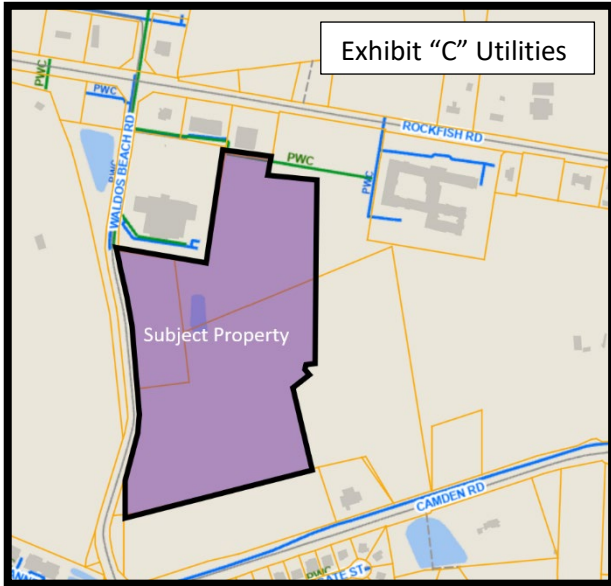
**SIZE:** As stated above, the subject property 27.4 acres in size with varying lengths of depth are being looked at today.



**EXISTING ZONING:** The subject property is currently zoned under R5/CZ Residential with Conditional Zoning, with the area immediately adjacent being zoned C2(P)/CZ Planned Service & Retail with Conditional Zoning, C2(P), while the area across the street is zoned RR Rural Residential.

**EXISTING LAND USE:** This property is currently undeveloped/unoccupied.

**OTHER SITE CHARACTERISTICS:** Exhibit "C" provides the location of water and sewer availability.



**DEVELOPMENT REVIEW:** Site plan approval is required before development.

**COMPREHENSIVE DEVELOPMENT PLANS:** This site is designated for Office & Institutional use, as well as Medium Density Residential within the Southwest Cumberland Land Use Plan (2013). Although this request does not align with the current land use plan, it reflects the expected future developments in the surrounding area. Please refer to Exhibit "D" for additional information.

**DIMENSIONAL PROVISIONS TIED TO THE REQUEST:**

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	25 feet	50 feet from R/W line
Side Yard Setback	10 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Lot Area	5,000 sq ft	N/A
Lot Width	60 feet	N/A

**IMPACTS ON AREA FACILITIES**

**UTILITIES:** Did not receive any comments. Previous comments from ZNG-004-24 stated, "The property will be served by PWC water and sewer."

**STORMWATER:** Approval for this project is still good. It is dependent upon impervious area; however, if the footprint is different, we will need updated plans.

**PLAN REVIEW COMMENTS:** The Town of Hope Mills Plan Review team has no objections to this request.

**SPECIAL OVERLAY DISTRICTS:** The subject property is not located within the boundaries of the Airport Overlay District.

**CUMBERLAND COUNTY SCHOOLS:** Did not receive any comments.

**FAMPO: Waldos Beach Rd**

The subject property sits on Waldos Beach Road and is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Waldos Beach Road has no 2021 AADT or road capacity data available. Due to a lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should generate enough traffic to significantly impact Waldos Beach Rd.

**Rockfish Rd**

The subject property sits on Rockfish Road and is identified as a minor arterial in the Metropolitan Transportation Plan. Rockfish Road is identified in the Transportation Improvement Program as U-6072A, a widening project on Rockfish (SR 1102 (GILLIS HILL ROAD) TO CAMDEN ROAD). In addition, Rockfish Rd has an AADT 2021 of 13,500 and a road capacity of 12,300. The new development should generate enough traffic to significantly impact Rockfish

Rd, as it is already over capacity. The proposed zoning of retail with a GLA of 147,000 Sq Ft will generate 5,549 trips on an average weekday. This would result in 19,049 average daily trips. This model was used since the exact retail use was not given.

### **Camden Rd**

The subject property sits on Camden Road and is identified as a minor arterial in the Metropolitan Transportation Plan. Camden Rd is identified in the Transportation Improvement Program as U-3422A, FROM PROPOSED FAYETTEVILLE OUTER LOOP (U-2519) TO JUST WEST OF SR 1112 (ROCKFISH ROAD). In addition, Camden Rd has an AADT 2021 of 11,000 and a road capacity of 36,800. The future roadway capacity after the road project should not put Camden Rd over capacity. Due to current street improvements, the new zoning request does demand a trip generation. The new development should not generate enough traffic to significantly impact Camden Rd.

The trip generation of 147,000 Sq Ft for Retail is calculated below using vehicle trips ends by 1,000 Sq Ft GLA; **\*\*\* $(147,000/1000=147)$ \*\*\***

- Weekday: 5,549 trips, 50% entering, 50% exiting (147 (1000 SQ FT) X average rate of 37.75 = 5,549 trips)
- Weekday, AM Peak: 441 trips, 54% entering, 46% exiting (147 (1000 SQ FT) X average rate of 3.00 = 441 trips)
- Weekday, PM Peak: 619 trips, 50% entering, 50% exiting (147 (1000 SQ FT) X average rate of 4.21 = 619 trips)

**ENVIRONMENTAL HEALTH:** Did not receive any comments.

**PUBLIC WORKS:** No comment, but recommend taking it to the plan review committee, noting that they are adding a public roadway and stormwater pond.

**NCDOT:** Did not receive any comments.

**RLUAC:** No comment.

**FCEDC:** Has no issue with this action.

**CODE DEVIATIONS:** None.

### **STAFF RECOMMENDATION**

In ZNG-009-25, the Town of Hope Mills Planning staff **recommends approval** of the rezoning request to C2(P) Planned Service & Retail district with Conditional Zoning. While inconsistent with the 2013 Southwest Cumberland Land Use Plan, staff finds the request aligns with and complements anticipated future and existing developments in the immediate area. They also note the proposed development's economic and regional impact fits the long-term vision for the area to the immediate south. Approval of this rezoning is deemed reasonable and in the public interest because the requested district harmonizes with surrounding uses and zoning.



# THE TOWN OF HOPE MILLS

## Development Projects

### Rezoning Request

*Request to Rezone to: C2(P)/CZ Planned Service & Retail with Conditional Zoning*

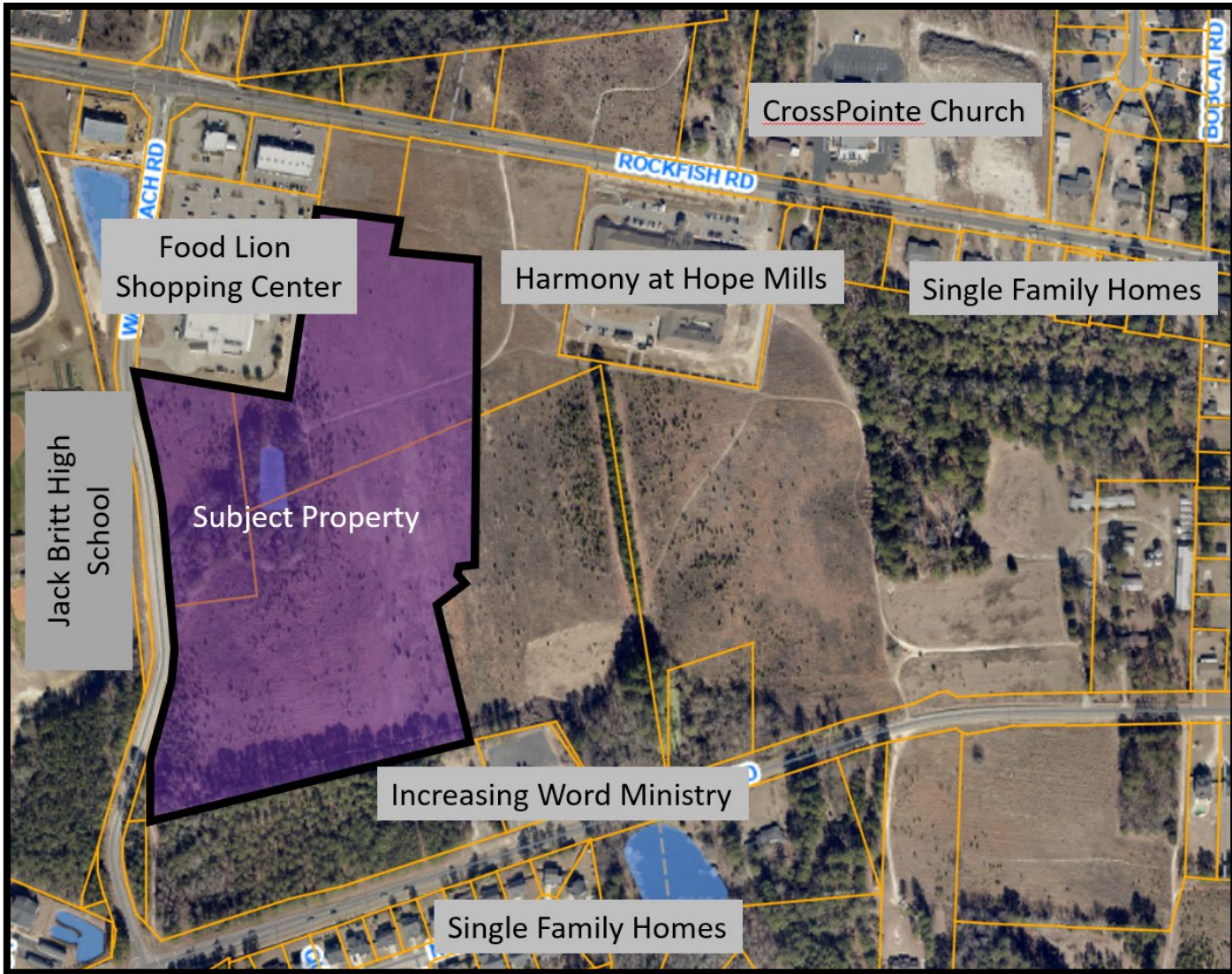
*Case# ZNG-009-25*

*August 4, 2025*

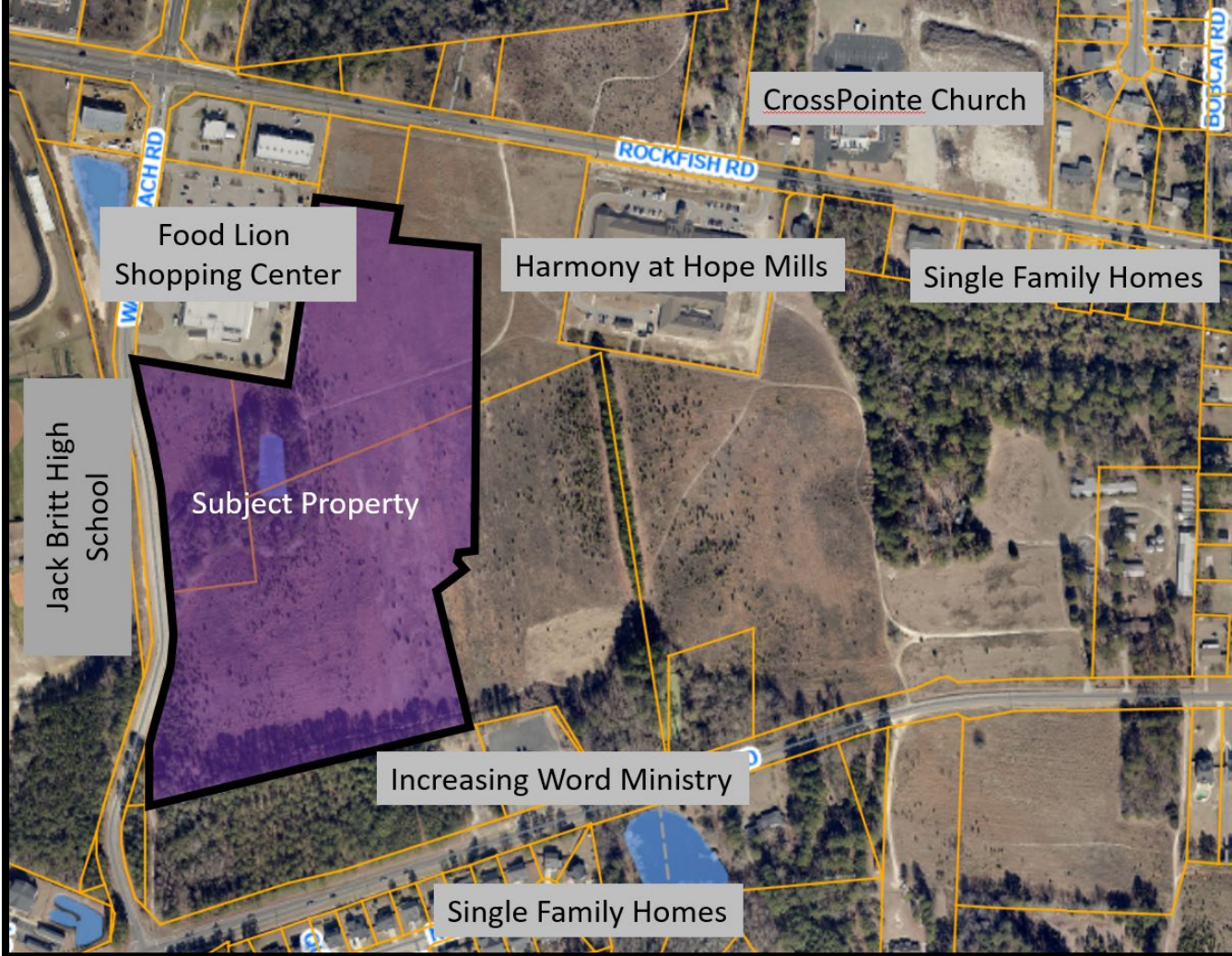
DEVELOPMENT SERVICES

# CASE ZNG-009-25: Rezoning Request

- The Town of Hope Mills staff received a request to rezone 27.4 +/- acres of land tied to parcel identification numbers 9494-96-1873, 9494-95-1997, 9494-86-3275, & 9494-76-5995 to the C2(P)/CZ Planned Service & Retail Zoning District with Conditional Zoning.
- The subject property is adjacent to undeveloped commercial property, directly south of the Food Lion Shopping Center and across the street from Jack Britt High School.
- Access, as shown on the provided site plan, will be from Waldos Beach Road and from future internal streets that will be a part of the development.
- The Cumberland County Joint Planning Board voted unanimously to recommend approval during their regularly scheduled meeting on June 17, 2025
- The SW Cumberland Land Use Plan calls for both Office & Institutional and Medium Density Residential. This request does not fall within the current guidelines of the SW Cumberland Land Use Plan. However, it does complement the expected future plans of the surrounding area nicely.



**ZNG-009-25 Aerial View**



**ZNG-009-25**

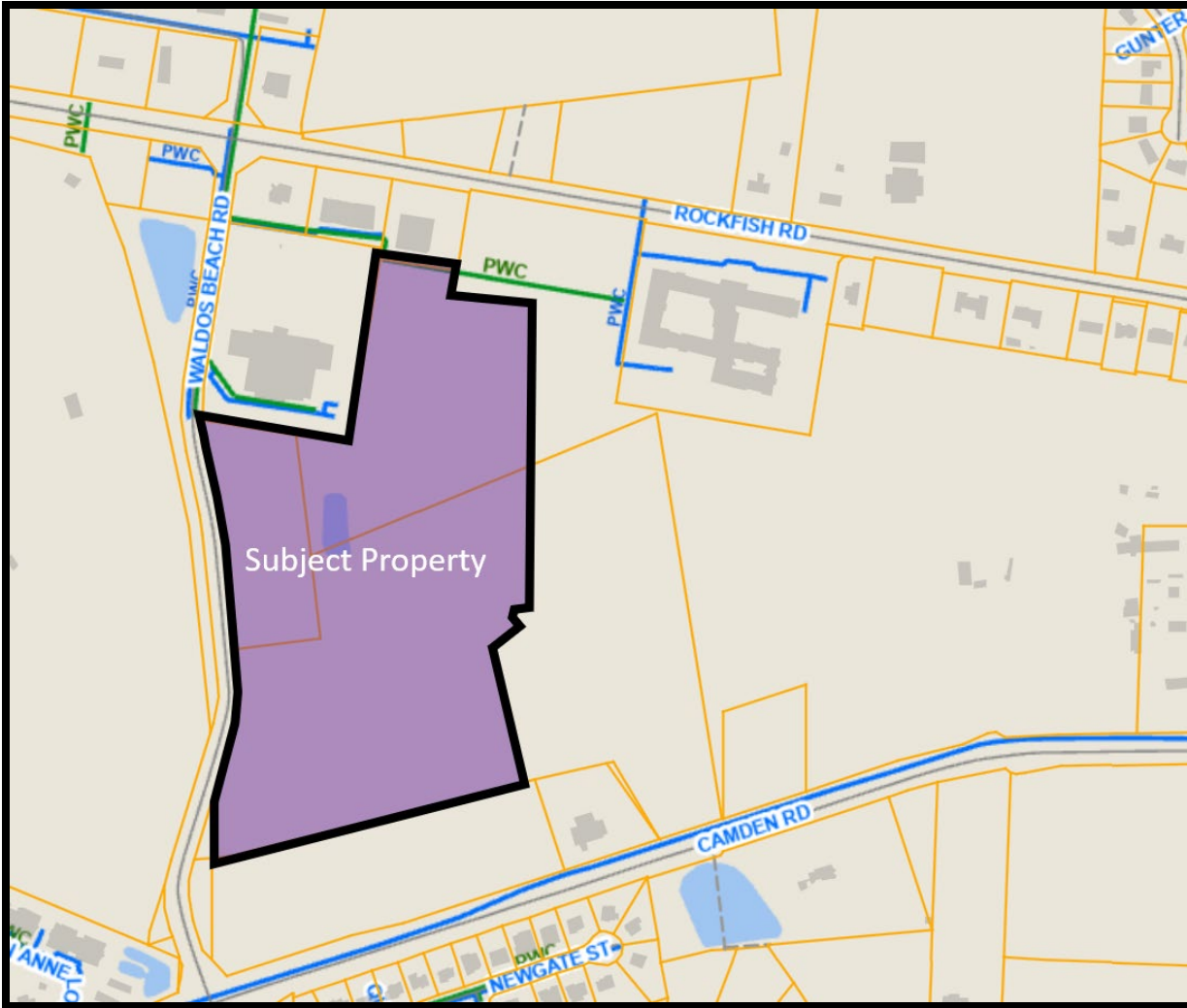
**Applicant/Owner:  
Charles Maxwell with  
Grant-Murray Real  
Estate (applicant) on  
behalf of Barbara M.  
Johnson Heirs  
(owners)**

**Request:  
Rezoning to C2(P)/CZ  
Planned Service &  
Retail with  
Conditional Zoning**

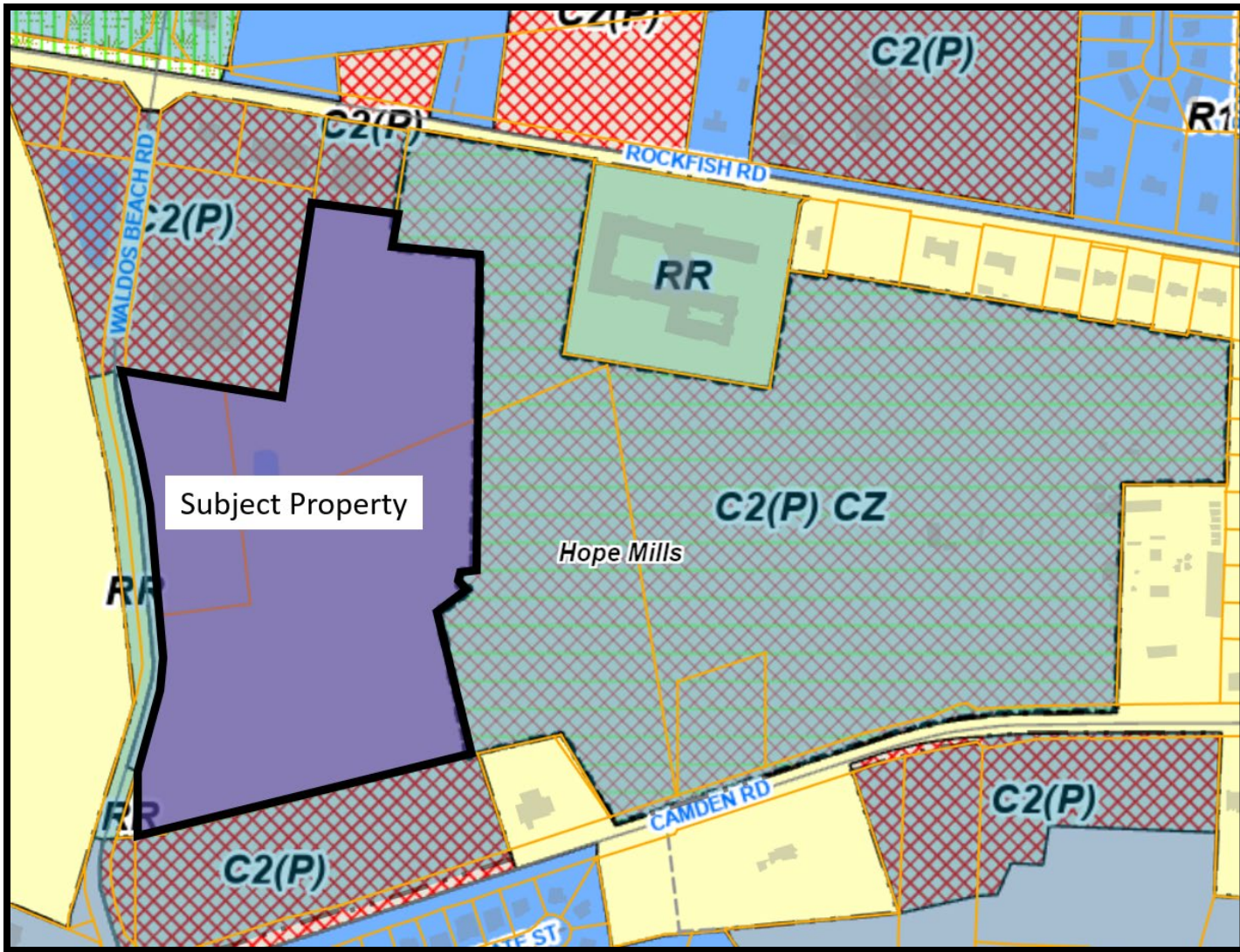
**ACREAGE: 27.4  
acres +/-**



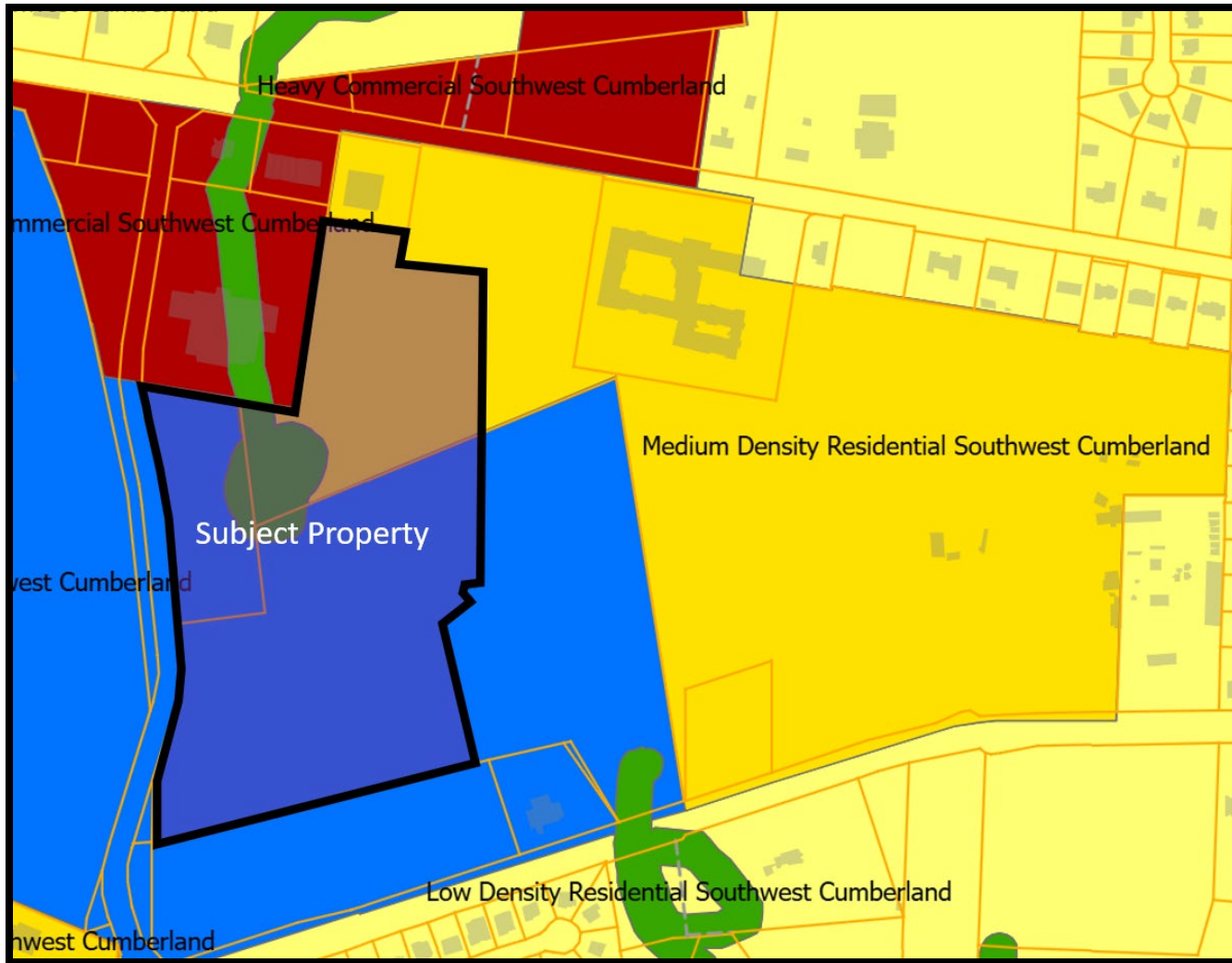
**Case #ZNG-009-25**  
Request to rezone to C2(P)/CZ



**ZNG-009-25 Utilities**



ZNG-009-25 Current Zoning



## Southwest Cumberland Land Use Plan:

Office & Institutional and Medium Density Residential

**Request:  
Not Compliant**

**Case #ZNG-009-25 *Future Land Use***



PUBLIC HEARING  
**2**  
910-424-4555  
**2**  
TOWN OF HOPE MILLS  
PLANNING DEPARTMENT  
[Logos for various organizations]





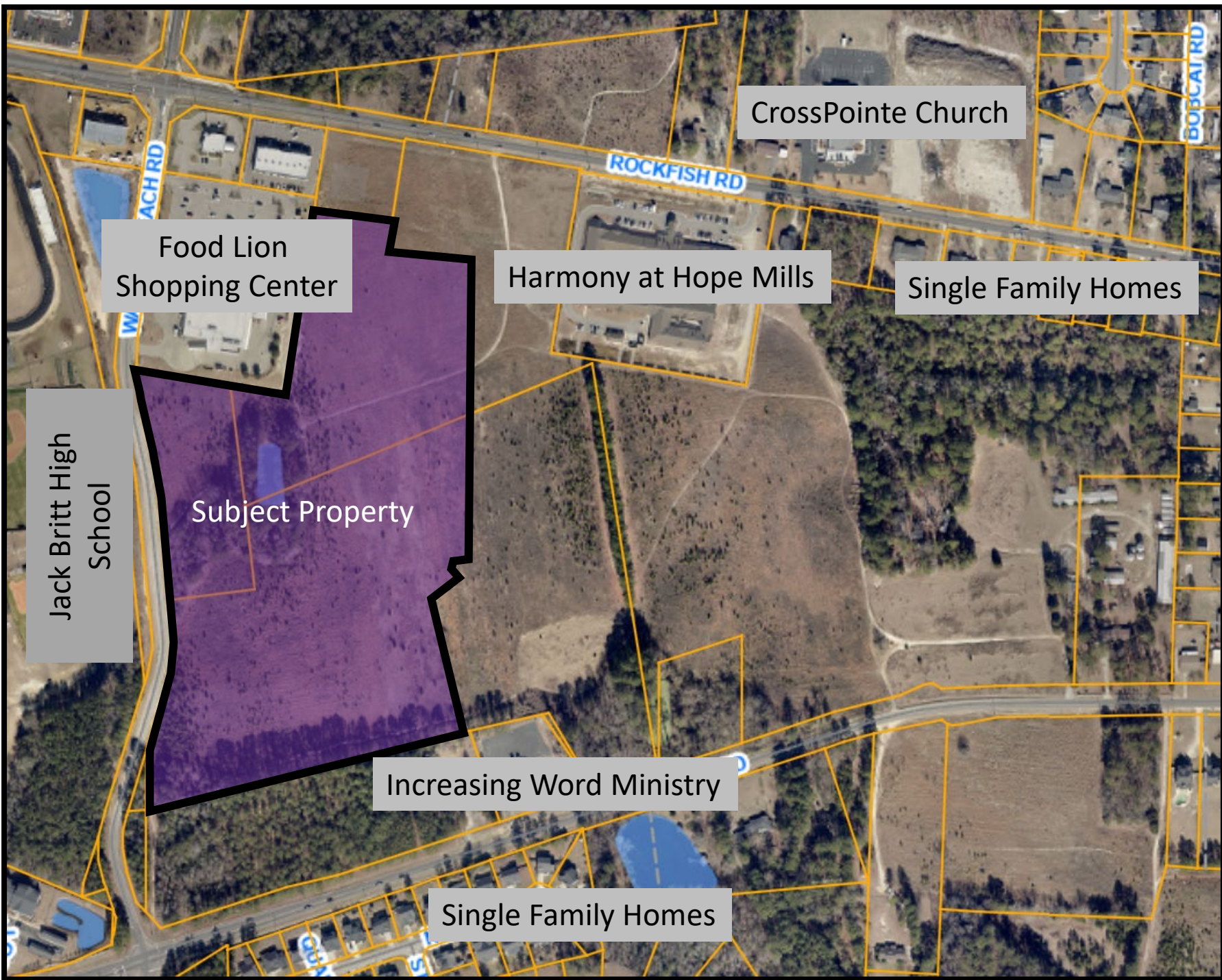
PUBLIC HEARING  
910-424-4555  
TOWN OF HOPE MILLS  
PLANNING DEPARTMENT  
QR CODE  
HOPE MILLS



# CASE ZNG-009-25: Rezoning Request

## Staff Recommendation

In ZNG-009-25, the Town of Hope Mills Planning staff **recommends approval** of the rezoning request to the C2(P)/CZ Planned Service & Retail district with Conditional Zoning. While inconsistent with the 2013 Southwest Cumberland Land Use Plan, staff finds the request aligns with and complements the anticipated future and existing developments in the immediate area. They also note the proposed development's economic and regional impact fits the long-term vision for the area to the immediate south. Approval is deemed reasonable and in the public interest because the requested district harmonizes with surrounding uses and zoning.



CrossPointe Church

Food Lion Shopping Center

Harmony at Hope Mills

Single Family Homes

Jack Britt High School

Subject Property

Increasing Word Ministry

Single Family Homes

WACH RD

ROCKFISH RD

BOSCAT RD

**MASTER SITE DATA**

SHOPPING CENTER TRACT	20.78 ACRES
MAJOR ANCHOR A TRACT	11.15 ACRES
SHOP TRACT (OUTPARCEL 17)	0.90 ACRES
OUTPARCEL 1	1.59 ACRES
OUTPARCEL 2	1.65 ACRES
OUTPARCEL 3	2.09 ACRES
OUTPARCEL 4	1.15 ACRES
OUTPARCEL 5	1.06 ACRES
OUTPARCEL 6	1.03 ACRES
OUTPARCEL 7	2.03 ACRES
OUTPARCEL 8	0.95 ACRES
OUTPARCEL 9	0.77 ACRES
OUTPARCEL 10	2.26 ACRES
OUTPARCEL 12	1.53 ACRES
OUTPARCEL 16	1.56 ACRES
PHASE II OUTPARCELS	7.72 ACRES
ROADWAY TRACT	7.09 ACRES
PHASE I FUTURE DEVELOPMENT	2.26 ACRES
PHASE II FUTURE DEVELOPMENT	8.58 ACRES
DETENTION AREA	5.69 ACRES
<b>TOTAL</b>	<b>79.72 ACRES</b>

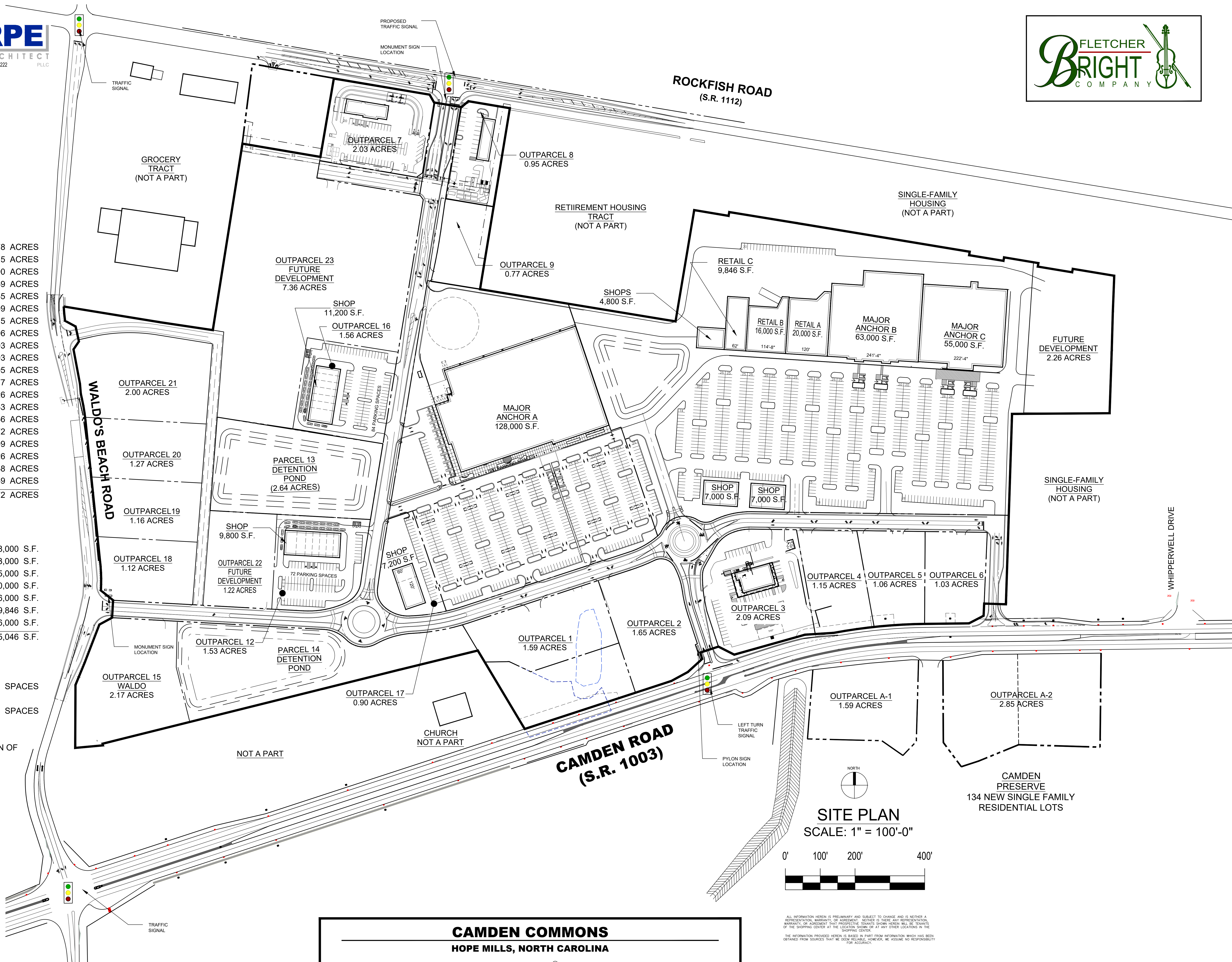
**PHASE I BUILDING DATA**

MAJOR ANCHOR A	128,000 S.F.
MAJOR ANCHOR B	63,000 S.F.
MAJOR ANCHOR C	55,000 S.F.
RETAIL A	20,000 S.F.
RETAIL B	16,000 S.F.
RETAIL C	9,846 S.F.
SHOPS	26,000 S.F.
<b>TOTAL</b>	<b>335,046 S.F.</b>

**PHASE I PARKING DATA**

PARKING PROVIDED	1,432 SPACES
*PARKING REQUIRED @ 4 SPACES PER 1000 S.F.	1,272 SPACES

\*PARKING RATIO SUBJECT TO THE TOWN OF HOPE MILLS PLANNING DEPT.



**MAP-42**

**CAMDEN COMMONS**  
HOPE MILLS, NORTH CAROLINA

DRAWING PREPARED ON MAY 5, 2025

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ALL INFORMATION HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE AND IS NEITHER A REPRESENTATION, WARRANTY, OR AGREEMENT, NEITHER IS THERE ANY REPRESENTATION, WARRANTY, OR AGREEMENT THAT PROSPECTIVE TENANTS SHOWN HEREIN WILL BE TENANTS OF THE SHOPPING CENTER AT THE LOCATION SHOWN OR AT ANY OTHER LOCATION IN THE SHOPPING CENTER.  
THE INFORMATION PROVIDED HEREIN IS BASED IN PART FROM INFORMATION WHICH HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. HOWEVER, WE ASSUME NO RESPONSIBILITY FOR ACCURACY.

**TAB 6**



**AGENDA FORM**

**TO:** Chancer McLaughlin, Town Manager  
**FROM:** Emily Weidner, Planning & Economic Development Director  
**SUBJECT:** ZNG-010-25

**BACKGROUND INFORMATION:**

**Case ZNG-010-25:** Initial Zoning of 0.75 +/- acres of land to C(P) Planned Commercial District, located at 141 Missy Byrd Dr. and REIDs 0423170248000, submitted by George Rose (applicant) on behalf of Dohn Broadwell, and David Cashwell, Singwell South, LLC (owners).

**STAFF RECOMMENDATION, IF APPLICABLE:**

Town of Hope Mills Staff recommends approval of the request

**RECOMMENDED MOTION:**

APPROVAL

**FISCAL IMPACT:**

Currently Budgeted  Requires Budget Amendment  No Fiscal Impact

**ATTACHMENTS:**

- Staff Report from the Town of Hope Mills Planning Department
- Sketch Map

This agenda form has been reviewed by:	Initial & Date
Town Manager	
Finance Director	
Town Attorney	
Department Head (s)	EW
Town Clerk	



**STAFF REPORT**  
**REZONING CASE# ZNG-010-2025**  
**Planning Board Meeting: 6-17-2025**  
**Hope Mills Board Meeting: 8-4-2025**

**Address:** 141 Missy Byrd Dr

**ZONING REQUEST: Initially Zone to C(P) Planned Commercial District**

The Town of Hope Mills staff received an application request to initially zone 0.75 +/- acres of land to C(P) Planned Commercial District with parcel identification number 0423-17-0248. The subject property is adjacent to undeveloped commercial property as well as developed commercial property such as The Roof Mentors, Eagles Auto Detailing & Power Washing, R&R Refrigeration, Heating & AC Inc., and Menscer Motorsports. The rear adjacent property is zoned M1(P) Planned Industrial District, where the Frito-Lay Distribution Center is located. The Plan Review staff worked diligently with the applicant to facilitate the submission of this initial zoning request. The Cumberland County Joint Planning Board voted unanimously to recommend approval during their regularly scheduled meeting on June 17, 2025. The location of the subject property is illustrated in Exhibit "A."

**SUBJECT PROPERTY INFORMATION**

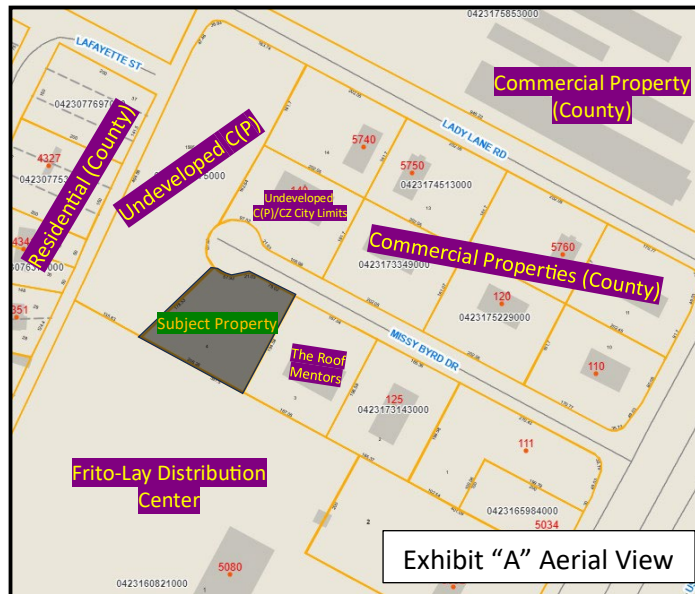
**OWNER/APPLICANT:**

George Rose, P.E. (applicant) on behalf of Dohn Broadwell, and David Cashwell, Singwell South, LLC (owners)

**ADDRESS/LOCATION:**

141 Missy Byrd Drive,  
REID 0423170248000  
For additional information on the site location, refer to Exhibit "A"

**SIZE:** As stated above, the subject property is 0.75 +/- acres.



**EXISTING ZONING:** The subject property is currently zoned under C(P) Planned Commercial (County), with the area immediately adjacent being zoned C(P) Planned Commercial and the rear property being zoned M1(P) Planned Industrial District.

**EXISTING LAND USE:** This property is currently undeveloped/unoccupied.

**OTHER SITE CHARACTERISTICS:** Exhibit "C" provides the location of water and sewer availability.

Exhibit "B" Zoning

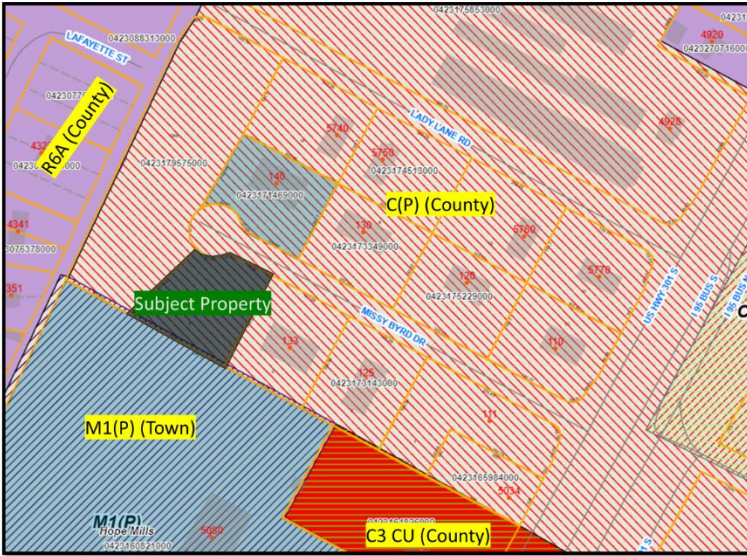
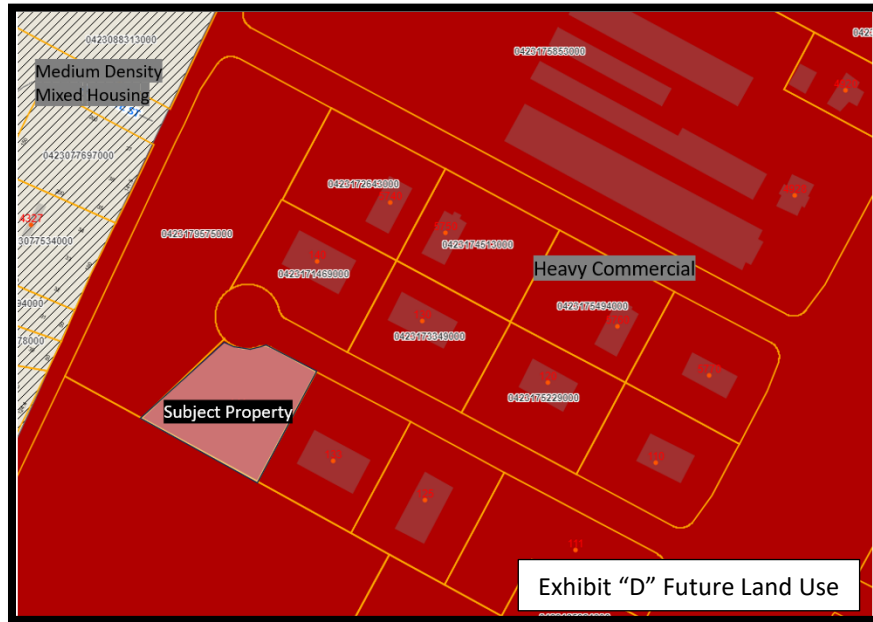
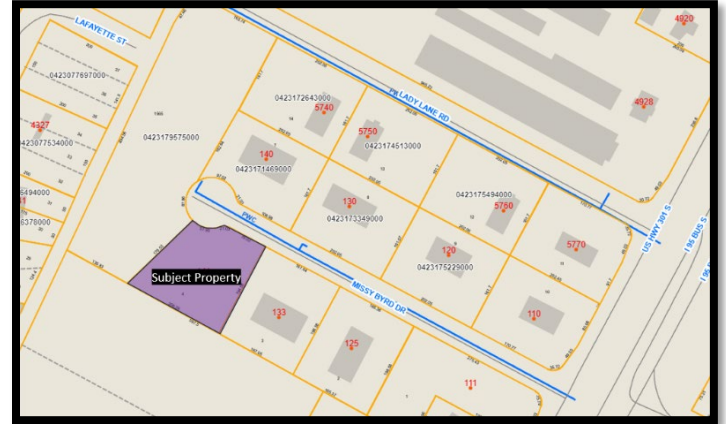


Exhibit "C" Utilities



**DEVELOPMENT REVIEW:** Site plan approval is required before development.

**COMPREHENSIVE DEVELOPMENT PLANS:** This site is located within the Southwest Cumberland Land Use Plan area (2013) and is designated as "Heavy Commercial. The requested zoning fits within the guidelines of the Southwest Cumberland Land Use Plan, and it does complement the surrounding area nicely. Please refer to Exhibit "D" for additional information.

**DIMENSIONAL PROVISIONS TIED TO THE REQUEST:**

<b>MINIMUM STANDARD</b>	<b>EXISTING ZONING</b>	<b>PROPOSED ZONING</b>
Front Yard Setback	50 feet	50 feet
Side Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Lot Area	N/A	N/A
Lot Width	N/A	N/A

**IMPACTS ON AREA FACILITIES**

**UTILITIES:** Water is available on Missy Byrd Dr for connection.

**STORMWATER:** Stormwater Management Permit Application required. Floodplain and AOD regulations do not apply to this parcel.

**PLAN REVIEW COMMENTS:** The Town of Hope Mills Plan Review team has no objections to this request.

**FCEDC:** Has no issue with this action.

**SPECIAL OVERLAY DISTRICTS:** The subject property is not located within the boundaries of the Airport Overlay District.

**FIRE MARSHAL:** No comment at this time.

**PUBLIC WORKS:** No comment

**INSPECTIONS:** Must comply with all applicable NC building codes.

**PARKS & REC:** No comment.

**DEQ:** No comment.

**CUMBERLAND COUNTY:** With the subject property being wholly within the Town of Hope Mills after annexation, Cumberland County Current Planning does not have any comments for the proposed initial zoning.

**FAMPO:** The subject property sits on Missy Byrd Drive and is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Missy Byrd Drive has no 2021 AADT or road capacity data available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Missy Byrd Drive.

## STAFF RECOMMENDATION

In ZNG-010-25, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to C(P) Planned Commercial District and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested C(P) will complement the current and future vision of the Town of Hope Mills. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regards to economic development viability. Approval of the request is reasonable and in the public interest because the district requested compliments the development of adjacent parcels in the surrounding area.



# THE TOWN OF HOPE MILLS

## Development Projects

### Initial Zoning Request

*Request to Initially Zone to: C(P) Planned Commercial District*

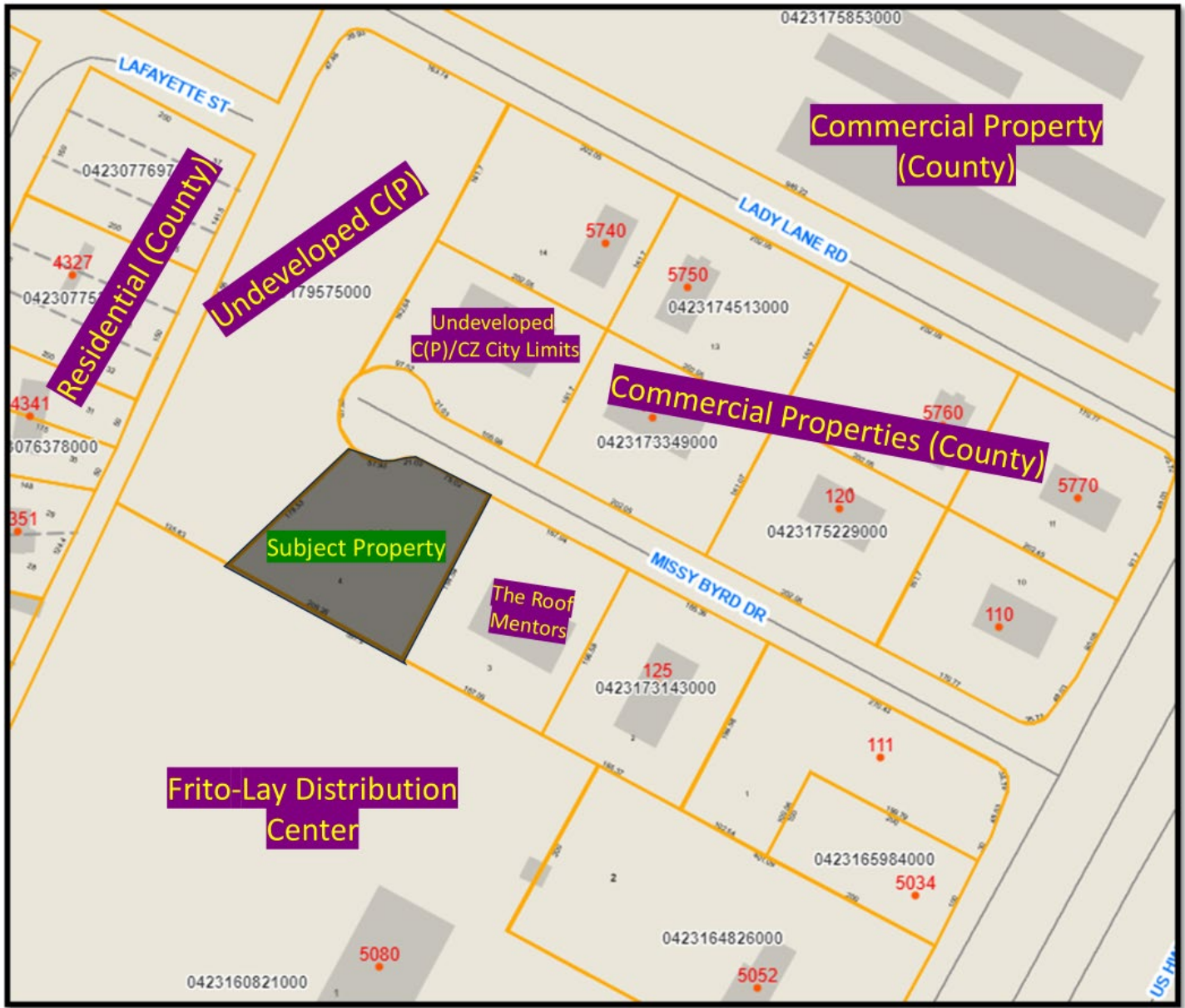
Case# ZNG-010-25

August 4, 2025

DEVELOPMENT SERVICES

# CASE ZNG-010-25: Initial Zoning Request

- The Town of Hope Mills staff received a request to initially zone 0.75 +/- acres of land to C(P) Planned Commercial District with parcel identification number 0423170248000.
- The subject property is adjacent to undeveloped commercial property as well as developed commercial property zone C(P), such as The Roof Mentors, Eagles Auto Detailing & Power Washing, R&R Refrigeration, Heating & AC Inc., and Menscer Motorsports. The rear adjacent property is zoned M1(P) Planned Industrial District, where the Frito-Lay Distribution Center is located.
- Access will most likely come from Missy Byrd Dr.
- The Cumberland County Joint Planning Board voted unanimously to recommend approval during their regularly scheduled meeting on June 17, 2025
- The SW Cumberland Land Use Plan calls for “Heavy Commercial.” This request does fall within the current guidelines of the SW Cumberland Land Use Plan.



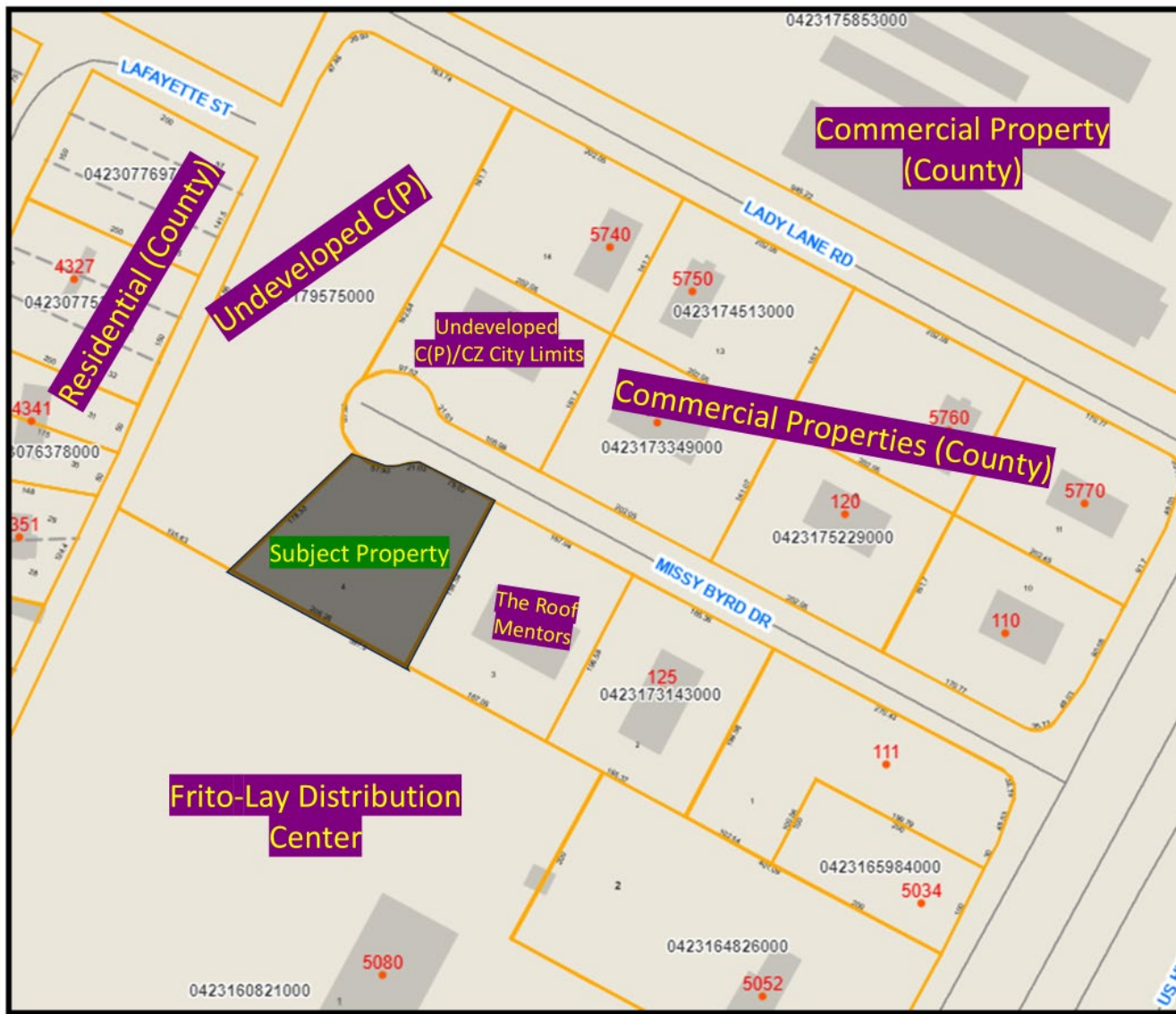
ZNG-010-25 Aerial View

# ZNG-010-25

**Applicant/Owner:**  
**George Rose**  
(applicant) on behalf  
of Dohn Broadwell,  
and David Cashwell,  
Singwell South, LLC  
(owners)

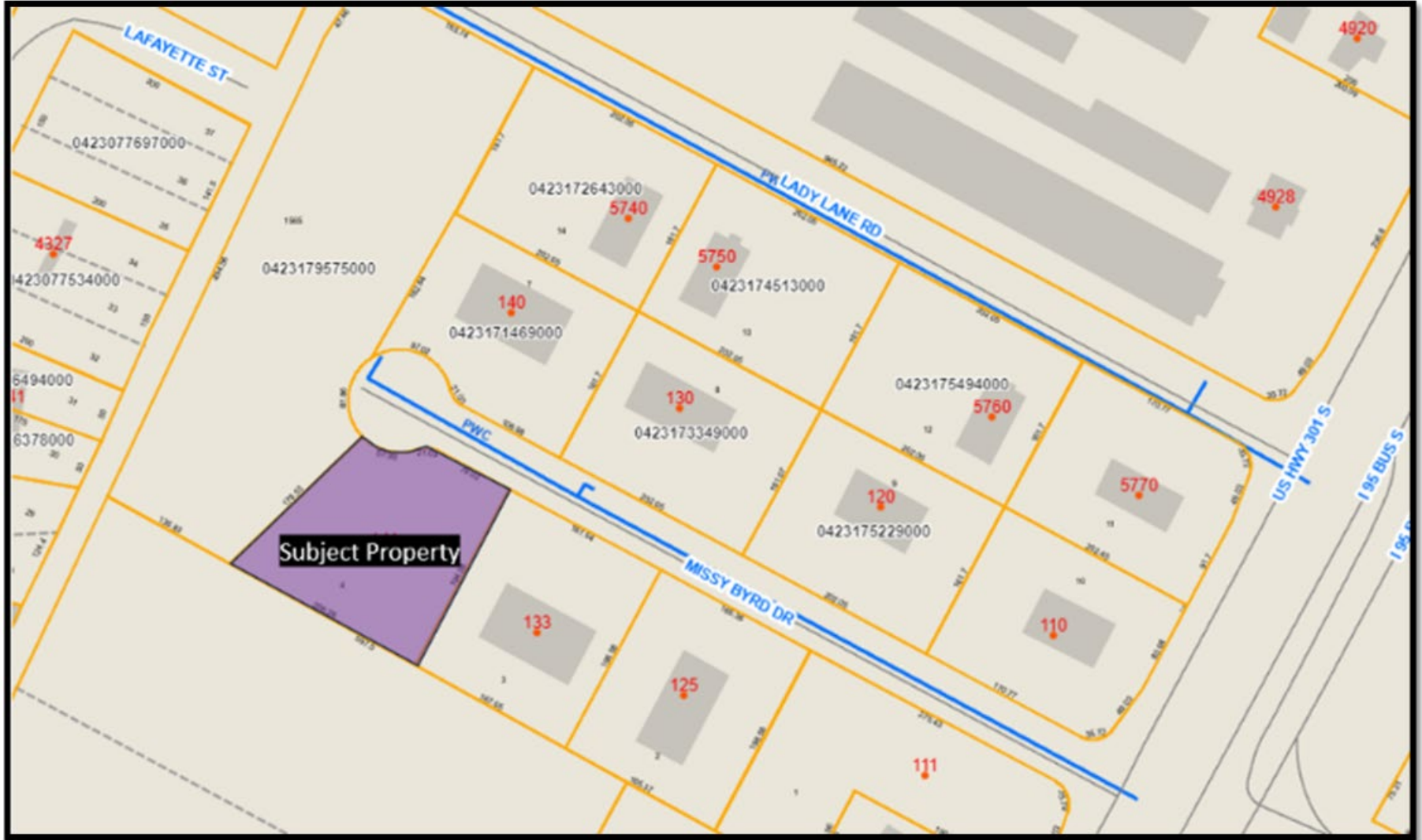
**Request:**  
**Initially Zone to C(P)**  
**Planned Commercial**  
**District**

**ACREAGE:**  
**0.75 +/- acres**

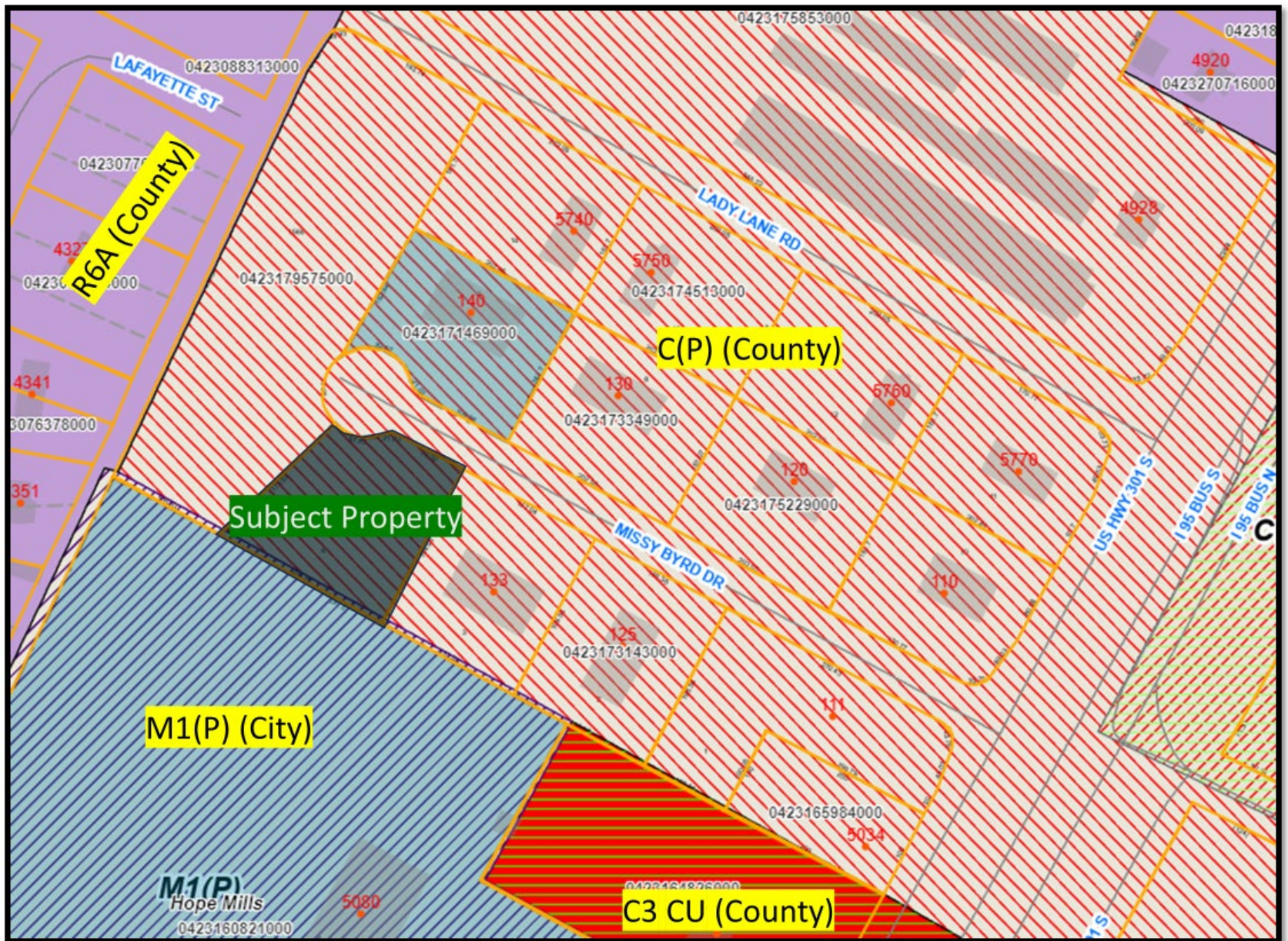


**Case #ZNG-010-25**  
**Request to Initially Zone C(P)**





ZNG-010-25 Utilities



**ZNG-010-25 Current Zoning**



**Southwest  
Cumberland  
Land Use Plan:**

Heavy  
Commercial

**Request:  
Compliant**

**Case #ZNG-010-25 *Future Land Use***







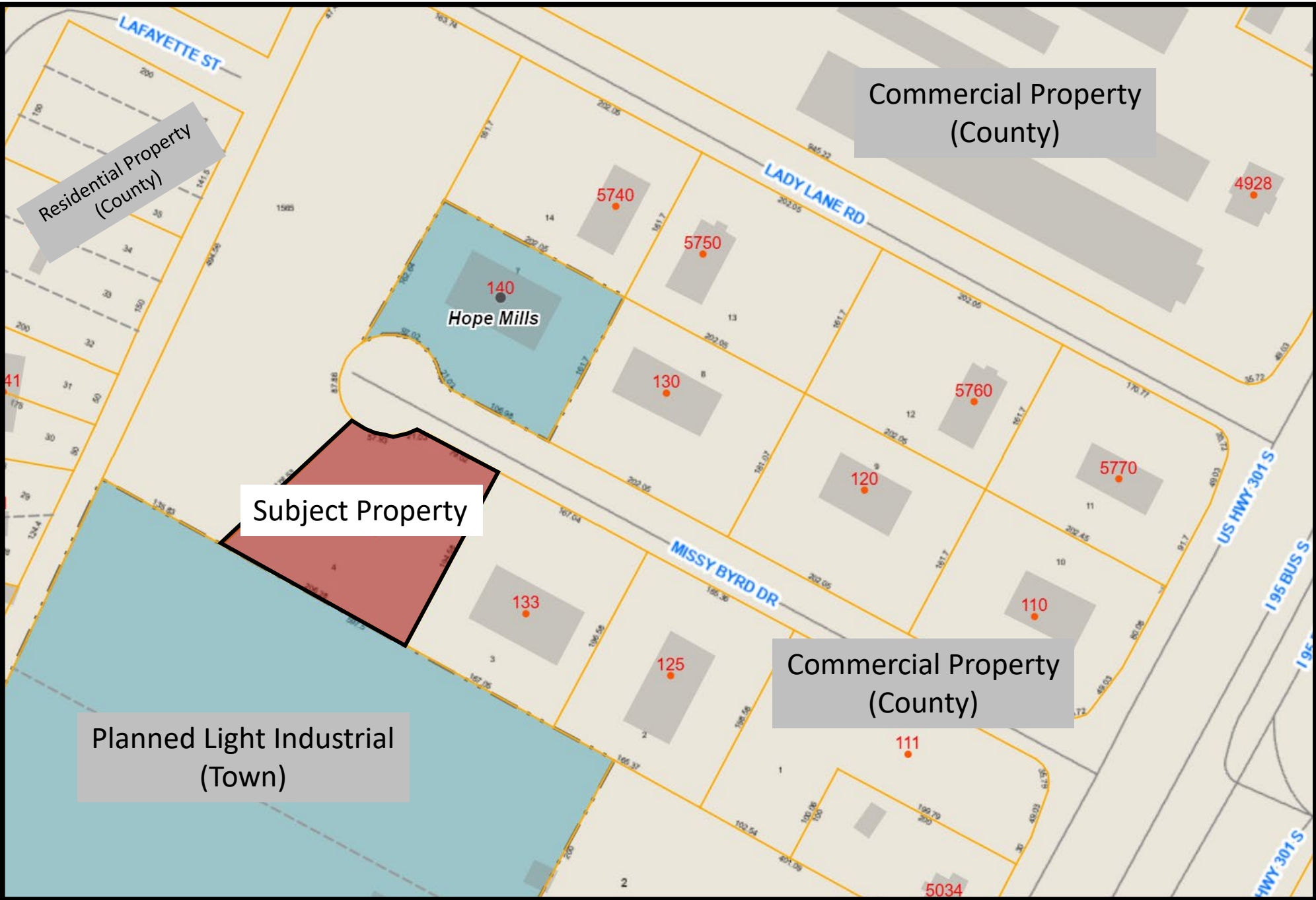




# CASE ZNG-010-25: Initial Zoning Request

## Staff Recommendation

In **ZNG-010-25**, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to C(P) Planned Commercial District and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested C(P) will complement the current and future vision of the Town of Hope Mills. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regards to economic development viability. Approval of the request is reasonable and in the public interest because the district requested compliments the development of adjacent parcels in the surrounding area.



Residential Property  
(County)

Commercial Property  
(County)

Subject Property

Planned Light Industrial  
(Town)

Commercial Property  
(County)

140  
Hope Mills

5740

5750

130

5760

4928

120

5770

110

133

125

111

5034

LAFAYETTE ST

LADY LANE RD

MISSY BYRD DR

US HWY 301 S

I 95 BUS S

HWY 301 S

**TAB 7**

**MAYOR**

Jessie Bellflowers

**MAYOR PRO TEM**

Dr. Kenjuana McCray

**TOWN MANAGER**

Chancer McLaughlin



**TOWN BOARD**

Elyse Craver  
Jerry Legge  
Bryan Marley  
Joanne Scarola

**TOWN CLERK**

Ashley Wyatt

**TOWN OF HOPE MILLS BOARD OF COMMISSIONERS**

**Meeting Agenda –July 7, 2025**

**7:00 p.m. Regular Meeting**

Mayor Jessie Bellflowers called the Regular Meeting of the Hope Mills Board of Commissioners to order on Monday, July 7, 2025 at 7:00 p.m. and welcomed those in attendance.

**AVAILABLE BY PHONE:** Commissioner Jerry Legge

**STAFF PRESENT**

Town Manager Chancer McLaughlin, Town Clerk Ashley Wyatt, Deputy Town Clerk Coronda Regan, Police Chief Stephen Dollinger, Town Attorney Dan Hartzog, Public Works Director Don Sisko, Human Resources Director Leeanne Carlucci, Finance Director Drew Holland, and Director of Planning Emily Weidner.

**PLEDGE OF ALLEGIANCE**

Mayor Bellflowers led the Pledge of Allegiance.

Mayor Bellflowers called for a moment of silence regarding the states that were experiencing devastating flooding.

**APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.**

The board agreed to move item B under the consent agenda to new business due to a typo in the minutes that needed to be corrected.

*Motion by Commissioner Craver to approve the agenda as amended. Mayor Pro Tem Dr. Kenjuana McCray seconded the motion. The motion passed unanimously.*

**OFFICIAL COMMENTS:**

Town Manager Chancer McLaughlin delivered his report and highlighted the following:

- The Elevate Hope Mills community and business growth initiative, including an upcoming community resource fair.
- Recruitment for the millennial commission "Prime Movers" for those aged 18-39.
- National Night Out event on August 5th.
- Recent events including a breakfast with badges program and 4th of July celebration.

- Fall sports registration through Parks and Recreation.
- A new business opening on Trade Street - Ruthie's Bakery Boutique and Tea Shop.
- Upcoming Chamber of Commerce events.
- Updates on ongoing NCDOT infrastructure projects in Hope Mills.

The Manager emphasized that these projects, along with private development, will lead to major infrastructure improvements in Hope Mills over the next few years.

Commissioner Marley thanked the Parks and Recreation staff for the 4<sup>th</sup> of July display.

Commissioner Scarola thanked everyone for attending the meeting and echoed the sentiments regarding the 4<sup>th</sup> of July festivities.

Commissioner Craver highlighted the décor within a recent business that opened in Hope Mills; Ms. Ruthie's.

Commissioner Legge announced that he would not be seeking re-election after his current term.

Mayor Pro Tem Dr. Kenjuana McCray congratulated those who have recently filed for the upcoming election and also announced that she would not be running for re- election.

Mayor Bellflowers thanked the entire town staff that helped with the 4<sup>th</sup> of July festivities and spoke to the community desire for enhanced parks and recreation programs.

## **PRESENTATION**

### **Elevate Hope Mills - Crystal McLean**

Crystal McLean presented the Elevate Hope Mills project; a three-part initiative aimed at economic development and supporting small businesses and residents. The project includes:

- A community resource fair in August 2025 to connect local businesses with residents.
- A financial empowerment series for residents in fall 2025.
- A business growth accelerator program for local businesses.

Ms. McLean emphasized the holistic approach of supporting both businesses and residents to create a strong local economic ecosystem. She noted the project's potential to increase awareness of local businesses, strengthen the entrepreneurial ecosystem, support workforce development, and build community resilience.

Shamblica Lock from the Hope Mills Chamber of Commerce spoke about how the Chamber would collaborate with the Elevate Hope Mills initiative, focusing on educating, advocating for, and empowering local businesses.

The Board expressed strong support for the initiative, praising its comprehensive approach and potential impact on the community.

## **PUBLIC COMMENTS:**

- Irene Grimes discussed the start of filing for local municipal office and called for more respectful discourse, especially on social media. She advised citizens to seek information from official sources rather than relying on social media.
- Coach Mo spoke about the success of parks and recreation programs, noting high enrollment numbers and the potential revenue generated by these programs. He advocated for building a stadium in Hope Mills, citing examples of significant economic impact from similar facilities in other towns.
- Amanda Ingram expressed concern that the board was not listening to citizens' input, particularly regarding the proposed change to 4-year staggered terms. She urged the board to put the issue on the November ballot for voters to decide.

### **CONSENT AGENDA:**

Consideration and approval of the Board of Commissioners Meeting Minutes: May 19, 2025  
Closed Session

Consideration of acceptance of a contiguous Annexation Request of 14.97 acres of land into the Town Limits A2025-009 and adopt Resolution R2025-018 directing Clerk to investigate the sufficiency of the petition.

Authorization for the Town Manager to execute lease with Crown Castle

*Motion by Commissioner Scarola to approve the consent agenda. Commissioner Marley seconded the motion. The motion passed unanimously.*

### **OLD BUSINESS**

#### **Second Reading/ Final Adoption of Ordinance 2025-010; An Ordinance Amending Article III of the Town of Hope Mills Charter to Establish Four-Year Staggered Terms for the Mayor and Board of Commissioners**

Town Manager Chancer McLaughlin read the staff report into the record, detailing the process leading up to the second reading and final adoption of the ordinance. The report included information about the public hearing held on June 30, 2025, and the legal requirements for adopting such an ordinance.

Mayor Bellflowers read aloud the relevant section of General Statute 160A-103 regarding referendum petitions on charter amendments.

Commissioner Craver implored the board to reconsider and place the issue on the November ballot, allowing citizens to vote on it.

*Motion by Mayor Pro Tem Dr. Kenjuana McCray to adopt Ordinance 2025-010 was made and was seconded by Commissioner Scarola. The Motion passed 3-2 with Commissioners Craver and Legge voting no.*

### **NEW BUSINESS**

#### **"Zoning 101" Workshop Presentation Plan**

Emily Weidner, Planning Director gave a presentation on the zoning processes in Hope Mills, covering topics such as:

Regular Meeting  
July 7, 2025  
Vol 34

- Different types of zoning districts
- The process for applying for zoning or rezoning of property
- Steps involved in initial zoning and rezoning applications
- Public notice requirements
- The role of the Planning Board and Board of Commissioners in zoning decisions

Board members asked questions about the process, including how public notices would be handled if the local newspaper were to cease operations.

Ms. Weidner advised that if the Fayetteville Observer were to cease operations the public notices would go into the second most distributed newspaper in the community.

**Consideration and approval of the Board of Commissioners Meeting Minutes: June 16, 2025 Special Budget Workshop, June 16, 2025, Special Meeting, June 16, 2025 Regular Meeting, June 30, 2025 Special Meeting**

The board confirmed that the typo had been corrected in the June 30<sup>th</sup> set of minutes.

*Motion by Commissioner Craver to approve the four sets of minutes as amended. Commissioner Marley seconded the motion. The motion passed unanimously.*

**ADJOURNMENT.**

*Motion by Commissioner Scarola to adjourn the meeting, seconded by Mayor Pro Tem Dr. Kenjuana McCray and was carried unanimously.*

Seeing no additional business to come before the board, the meeting adjourned at 8:09 pm.

**ADOPTED this 4<sup>th</sup> Day of August 2025.**

---

Jessie Bellflowers, MAYOR

**ATTEST:**

---

Ashley Wyatt, MMC Town Clerk

**TAB 8**

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF  
ANNEXATION PURSUANT TO G.S. 160A-58.2  
RESOLUTION NO. R2025-019**

**WHEREAS** a petition requesting annexation of the area described herein has been received; and

**WHEREAS** the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS** certification by the Town Clerk as to the sufficiency of the petition has been made;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of Hope Mills, North Carolina that:

**Section 1.** A public hearing on the question of annexation of the area described herein will be held at Town Hall, 5770 Rockfish Road, Bill Luther Board Meeting Room #120, at 7:00 p.m., August 18, 2025.

**Section 2.** The area proposed for annexation is described as follows:  
Being all of those parcels of land located in Rockfish Township, Cumberland County, North Carolina. Adjoined on the north by I-295 South; on the east by Michael Burns and Lee Hill Circle; on the south by Camden Road and on the west by Johnny Beasley and Billy Dees; and being more particularly described as follows:

BEGINNING at an existing rebar located in the northern margin of S.R. 1003, (Camden Road, said Camden Road having a variable width public right of way); said existing rebar being the southwest corner of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84 of the Cumberland County, North Carolina Registry. This is a non-contiguous annexation.

**Section 3.** Notice of the public hearing shall be published in the Fayetteville Observer, a newspaper having general circulation in the Town of Hope Mills, at least ten (10) days prior to the date of the public hearing.

**ADOPTED this 4<sup>th</sup> Day of August 2025.**

\_\_\_\_\_  
Jessie Bellflowers, MAYOR

**ATTEST:**

\_\_\_\_\_  
Ashley Wyatt, MMC Town Clerk



## Town of Hope Mills Voluntary Annexation Packet

### VOLUNTARY ANNEXATION SUBMITTAL REQUIREMENTS:

Only complete submittals will be processed. The following items are required to be submitted to the Town of Hope Mills in order for your application to be deemed complete:

- Original Petition Form Signed by ALL Owners of the property
- Legal description of the area to be annexed in both hard and digital (Word) format
- A complete copy of the last deed of record for each parcel of property to be annexed
- 1 paper copy and 1 digital copy of the **\*filed** annexation plat prepared by a registered land surveyor including the following information:
  - Title block:  
Annexation Map for Town of Hope Mills  
Annexation File # \_\_\_\_\_
  - Vicinity map showing location of property in relation to the primary corporate town limits, (indicate where corporate limits are adjacent to the property or the location of the closest point of the primary Town Limits)
  - Surveyors' certificate
  - Plat book and page numbers

**CHECK PAYABLE TO TOWN OF HOPE MILLS IN THE AMOUNT OF \$500.00 FOR VOLUNTARY ANNEXATION FEE MUST BE SUBMITTED.**

\* (Per the Secretary of State's Office, said plat must be signed by a surveyor but **is not required to be sent through any approval process**. Per GS 47-30 paragraph g. and j. "The provisions of this section shall not apply to boundary plats of State lines, county lines, **areas annexed by municipalities**, nor to plats of municipal boundaries, whether or not required by law to be recorded.")

Town of Hope Mills

5770 Rockfish Road • Hope Mills, NC 28348 • (910) 424-4555 • (910) 424-4902 fax

PLEASE NOTE:

BASED OFF PREVIOUSLY PROVIDED FIRE FLOW DATA AND MODELLING BY FAYETTEVILLE PUBLIC WORKS COMMISSION, IT DOES NOT APPEAR THAT EVERY FIRE HYDRANT IN THE PROPOSED CAMDEN GLEN SUBDIVISION WOULD BE ABLE TO PROVIDE 1000 GPM AT 20 PSI. MODELLING RESULTS SUPPORTED THAT A FEW HYDRANTS COULD BARELY REACH 900 GPM WITHOUT ADDITIONAL SYSTEM IMPROVEMENTS OVER AN ABOVE THAT WHICH IS CUSTOMARY WITH A SUBDIVISION DEVELOPMENT.

IN ORDER TO MEET THE TOWN OF HOPE MILLS FIRE FLOW STANDARD, THE DEVELOPER WOULD HAVE TO INSTALL LARGER WATER MAINS WITH AN AUTOMATIC FLUSHER OR A BOOSTER PUMP. THESE TYPES OF IMPROVEMENTS HAVE AN INITIAL INSTALLATION COST AS WELL AS LONG TERM MAINTENANCE COST. AS A CONDITION OF THE ANNEXATION INTO THE TOWN OF HOPE MILLS, THE DEVELOPER WOULD REQUEST THAT THE TOWN OF HOPE MILLS COVER THE LONG TERM MAINTENANCE COST ASSOCIATED WITH THE AUTOMATIC FLUSHER AND OR BOOSTER PUMP.

For Town Clerk Use:  
Annexation # \_\_\_\_\_



## Town of Hope Mills Voluntary Annexation Petition

To the Board of Commissioners of the Town of Hope Mills:

We, the undersigned, being of all the owners of the real property described herein, respectfully request that the area described herein be annexed to the Town of Hope Mills pursuant to the provisions of G.S. 160A-31.

The area to be annexed is  contiguous  non-contiguous to the existing Town Limits of Hope Mills and the boundaries of such territory are as indicated below and on the attached map and description.

**Property Information:**

If only part of a parcel is included, then write "Part" after the Cumberland County Parcel Identification Number and Real Estate Identification Number (s).

Cumberland County Parcel Identification Number (s):	Cumberland County Real Estate Identification Number (s):
<u>9484-90-9419</u>	<u>9484-02-5563</u>
<u>9484-90-4767</u>	_____
<u>9484-92-3491</u>	_____
<u>9484-92-7453</u>	_____

Acreage of Annexation Area: 79.507 Existing Population: 0

Number of existing residential dwelling units: 0 Do you declare vested rights\*?  yes  no

\*We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate "yes" and attach proof.)

Property Owner(s):	Address:	Signature:	Date:
All property owners must sign this petition including husband and wife if jointly owned	6885 Cliffdale Road	<i>David Kidd</i>	<u>5-13-2025</u>
<u>Camden Glen Development, LLC.</u>	<u>Fayetteville, NC 28314</u>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

\*Vested Right – Means the right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan. A vested right shall be deemed established with respect to any property upon valid approval, or conditional approval, of a site specific development plan or phased development plan, following notice and public hearing by the county with jurisdiction over the property.

**Legal name:** Camden Glen Development, LLC

**Secretary of State Identification Number (SOSID):** 0853928

**Status:** Current-Active

**Citizenship:** Domestic

**Date formed:** 6/27/2006

**Registered agent:** K. Douglas Barfield

**mailing address**

6885 Cliffdale Road

Fayetteville, NC 28314-2833

**Principal office address**

6885 Cliffdale Road

Fayetteville, NC 28314-2833

**Registered office address**

6885 Cliffdale Road

Fayetteville, NC 28314-2833

**Registered mailing address**

6885 Cliffdale Road

Fayetteville, NC 28314-2833

**Company officials**

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

• **Manager**

Harold J. Kidd

6885 Cliffdale Road

Fayetteville NC 28314

**Legal Description**

**Camden Glen Development, LLC**

**Deed Book 7868 Page 156, Deed Book 7868 Page 574,**

**Deed Book 11943 Page 228;**

**PIN Numbers 9484909419: 9484904767: 9484923491: 9484927453: 9494025563;**

Being all of those parcels of land located in Rockfish Township, Cumberland County, North Carolina. Adjoined on the north by I-295 South; on the east by Michael Burns and Lee Hill Circle; on the south by Camden Road and on the west by Johnny Beasley and Billy Dees; and being more particularly described as follows:

**BEGINNING** at an existing rebar located in the northern margin of S.R. 1003, (Camden Road, said Camden Road having a variable width public right of way); said existing rebar being the southwest corner of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84 of the Cumberland County, North Carolina Registry;

**AND RUNS** thence with the northern margin of Camden Road, N 55°02'06" E a distance of 166.06' to an existing rebar;

Thence N 47°55'47" E a distance of 80.84' to an existing rebar;

Thence N 55°02'06" E a distance of 614.90' to a set rebar;

Thence N 01°52'48" E a distance of 5.80' to an existing NCDOT Right of Way Disk;

Thence N 55°07'16" E a distance of 140.03' to an existing NCDOT Right of Way Disk;

Thence N 34°53'21" W a distance of 30.16' to an existing NCDOT Right of Way Disk;

Thence N 55°12'28" E a distance of 54.04' to an existing NCDOT Right of Way Disk;

Thence N 55°11'03" E a distance of 790.09 to an existing NCDOT Right of Way Disk;

Thence N 54°57'36" E a distance of 122.93' to a set rebar located in the northern right of way margin of Camden Road;

Thence leaving said right of way, N 03°06'40" E a distance of 347.14' to a set rebar

Located in the southern right of way of Lee Hill Circle; Said Lee Hill Circle having a variable width public right of way;

Thence with the right of way of Lee Hill Circle, N 32°52'17" W a distance of 70.43' to a set rebar;

Thence N 57°11'07" E a distance of 51.10' to a set rebar in Lee Hill Circle;  
Thence leaving said right of way, N 03°06'40" E a distance of 1021.42' to a set rebar located in the southern right of way margin of I-295;

Thence with the southern right of way of I-295, with a curve turning to the left with an arc length of 97.41', with a radius of 1100.00', with a chord bearing of N 74°46'46" W and chord length of 97.38', to an existing NCDOT Right of Way Disk;

Thence N 81°29'14" W a distance of 224.49' to an existing NCDOT Right of Way Disk;

Thence N 87°01'22" W a distance of 337.90' to an existing rebar located in said right of way and in the eastern line of the NCDOT tract as recorded in Deed Book 8722 Page 485 ;

Thence with said tract S 06°19'12" W a distance of 94.59' to an existing rebar;

Thence N 84°01'47" W a distance of 253.00' to an existing rebar;

Thence N 06°19'12" E a distance of 86.29' to an existing rebar located in the southern right of way margin of I-295;

Thence with said right of way, N 85°48'52" W a distance of 77.16' to an existing NCDOT Right of Way Disk;;

Thence with a curve turning to the right with an arc length of 701.66, with a radius of 2725.00', with a chord bearing of N 76°14'40" W and chord length of 699.73, to a set rebar located in the western line of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84;

Thence with a curve turning to the right with an arc length of 48.21, with a radius of 2725.00', with a chord bearing of N 68°21'39" W and chord length of 48.21' to a set rebar located in said right of way;

Thence with the southern right of way margin of I-295, N 71°14'20" W a distance of 333.56' to an existing NCDOT Right of Way Disk;

Thence leaving said NCDOT Right of Way and with the western line of Tract Three as shown in Deed Book 11943 Page 228, S 02°52'38" E a distance of 69.12' to a point;

Thence N 88°01'47" W a distance of 50.18' to a point;

Thence S 27°04'08" E a distance of 94.67' to a point;

Thence S 61°12'16" E a distance of 30.07' to a point;

Thence S 43°09'55" E a distance of 36.16' to a point;

Thence S 28°29'05" E a distance of 37.48' to a point;

Thence S 40°32'03" E a distance of 40.03' to a point;

Thence S 74°34'42" E a distance of 27.49' to a point;

Thence S 61°59'10" E a distance of 23.29' to a point;

Thence S 70°53'56" E a distance of 25.75' to a point;

Thence S 22°52'10" E a distance of 33.69' to a point;

Thence S 23°47'29" W a distance of 29.12' to a point;

Thence S 47°09'13" W a distance of 34.72' to a point;  
Thence S 39°17'00" W a distance of 30.54' to a point;  
Thence S 06°08'02" E a distance of 6.01' to a point;  
Thence S 27°04'08" E a distance of 22.73' to a point;  
Thence S 17°07'47" E a distance of 241.38' to a point;  
Thence N 78°45'28" E a distance of 16.07' to a point;  
Thence N 88°55'33" E a distance of 22.71' to a point;  
Thence S 73°36'36" E a distance of 23.07' to a point;  
Thence N 53°48'27" E a distance of 27.57' to a point;  
Thence N 60°03'38" E a distance of 66.07' to a point;  
Thence S 30°09'54" W a distance of 25.52' to a point;  
Thence N 69°28'15" E a distance of 79.89' to a point;  
Thence S 01°08'16" W a distance of 31.56' to a point;  
Thence S 17°43'19" W a distance of 21.78' to a point;  
Thence S 51°36'45" W a distance of 9.69' to a point;  
Thence N 13°43'24" W a distance of 19.95' to a point;  
Thence S 65°02'00" W a distance of 49.32' to a point;  
Thence S 07°14'36" E a distance of 36.49' to a point;  
Thence S 15°32'24" E a distance of 10.95' to a point;  
Thence S 65°17'28" W a distance of 22.05' to a point;  
Thence N 62°37'04" W a distance of 15.02' to a point;  
Thence N 74°08'51" W a distance of 30.20' to a point;  
Thence S 82°56'32" W a distance of 29.35' to a point;  
Thence S 87°23'59" W a distance of 38.45' to a point;  
Thence S 15°27'37" E a distance of 127.18' to a point;  
Thence S 08°37'23" E a distance of 56.59' to a point;  
Thence S 01°32'27" E a distance of 62.75' to a point;  
Thence S 08°19'31" W a distance of 70.25' to a point;  
Thence S 16°04'26" E a distance of 104.10' to a point;  
Thence S 29°21'26" E a distance of 31.13' to a point;  
Thence S 38°39'22" E a distance of 75.99' to a point;  
Thence S 25°38'28" E a distance of 94.02' to a point;  
Thence S 31°39'32" E a distance of 74.96' to a point;  
Thence N 71°56'10" E a distance of 13.90' to a point;  
Thence S 67°38'32" E a distance of 33.34' to a point;  
Thence S 81°11'30" E a distance of 43.81' to a point;  
Thence N 58°28'10" E a distance of 26.91' to a point;  
Thence N 07°33'32" E a distance of 43.02' to a point;  
Thence N 85°43'23" E a distance of 37.27' to a point;  
Thence N 48°58'03" E a distance of 62.34' to a point;  
Thence S 53°33'05" E a distance of 7.94' to a point;

Thence N 46°27'02" E a distance of 19.07' to a point located in the western line of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84;

Thence with the western line of Tract One with a curve turning to the left having an arc length of 58.40', with a radius of 1000.00', with a chord bearing and distance of S 18°08'48" E 58.39', to a point in said line;

Thence with said line S 21°48'16" E a distance of 219.26' to a point;

Thence with said line S 23°47'23" E a distance of 54.86' to a point;

Thence with a curve turning to the right with an arc length of 1.28', with a radius of 250.00, with a chord bearing and distance of S 23°38'42" E, 1.28', to a point in said line;

Thence leaving said line and with the western line of Track Two as shown in Deed Book 11943 Page 228, S 71°42'08" W a distance of 30.22' to a point;

Thence S 60°10'33" W a distance of 66.27' to a point;

Thence S 07°14'19" W a distance of 18.40' to a point;

Thence S 15°04'52" E a distance of 56.74' to a point;

Thence S 75°53'50" E a distance of 57.67' to a point;

Thence S 25°27'36" E a distance of 14.77' to a point;

Thence S 36°26'44" W a distance of 53.16' to a point;

Thence S 30°13'08" W a distance of 35.53' to a point;

Thence S 52°03'26" E a distance of 50.45' to a point;

Thence S 65°18'50" E a distance of 24.43' to a point;

Thence S 24°55'25" E a distance of 24.79' to a point;

Thence S 22°13'58" W a distance of 72.07' to a point;

Thence S 31°38'09" W a distance of 68.33' to a point;

Thence N 88°12'08" W a distance of 62.12' to a point;

Thence S 65°12'14" W a distance of 40.13' to a point;

Thence N 64°31'07" W a distance of 30.65' to a point;

Thence N 58°12'21" W a distance of 10.72' to a point;

Thence S 73°30'47" W a distance of 18.71' to a point;

Thence N 13°36'33" W a distance of 26.32' to a point;

Thence N 79°53'14" W a distance of 30.22' to a point;

Thence N 26°04'45" W a distance of 15.30' to a point;

Thence S 20°44'58" W a distance of 97.60' to a point;

Thence S 25°11'12" E a distance of 9.49' to a point;

Thence S 11°48'57" E a distance of 37.66' to a point;

Thence S 30°28'50" E a distance of 32.78' to a point;

Thence S 01°52'43" E a distance of 25.38' to a point;

Thence S 39°27'55" W a distance of 5.48' to a point;

Thence S 47°27'20" W a distance of 22.28' to a point;

Thence S 28°33'33" W a distance of 51.87' to a point;

Thence S 60°26'14" W a distance of 39.11' to a point;  
Thence S 47°41'40" W a distance of 23.69' to a point;  
Thence S 29°57'28" W a distance of 38.56' to a point;  
Thence S 71°46'26" W a distance of 23.51' to a point;  
Thence S 62°25'57" W a distance of 24.77' to a point;  
Thence S 85°30'59" W a distance of 36.19' to a point;  
Thence S 67°33'26" W a distance of 25.95' to a point;  
Thence S 23°39'13" E a distance of 37.60' to a point;  
Thence S 69°34'41" W a distance of 26.86' to a point;  
Thence S 65°13'51" W a distance of 36.56' to a point;  
Thence S 81°50'40" W a distance of 36.67' to a point;  
Thence S 47°38'10" W a distance of 177.89' to a point;  
Thence S 11°55'32" E a distance of 106.59' to a point;  
Thence S 21°57'43" E a distance of 116.06' to a point;  
Thence S 40°59'03" E a distance of 96.61' to a point;  
Thence S 47°31'28" E a distance of 28.26' to a point;  
Thence S 20°47'56" E a distance of 41.39' to a point located in the western line of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84; said point being the southernmost corner of Track Two as shown in Deed Book 11943 Page 228;

Thence with a curve turning to the left with an arc length of 123.21', with a radius of 250.00' and a chord bearing and distance of S 20°49'44" E 121.97' to a point;

Thence S 34°57'35" E a distance of 111.45' to the **POINT AND PLACE OF BEGINNING**, containing 79.507 acres, more or less.

Prepared by Moorman, Kizer & Reitzel, Inc.

016116

(N.P. SEAL)

23 RA

RECEIVED

4-22-2008 PM 2:45:40

J. LEE WARREN JR.  
REGISTER OF DEEDS  
CUMBERLAND CO., N.C.

**FIRST-CITIZENS BANK & TRUST COMPANY  
LOAN ASSUMPTION AGREEMENT FOR  
LOAN NO. 650225/808923  
(NORTH CAROLINA)**

(This instrument should be indexed as a "subsequent instrument" pursuant to G.S. 161-14.1)

Prepared by: Ann Marie Landgraf

Return to: First-Citizens Bank & Trust Company  
c/o Loan Servicing Department - DAC20  
P.O. Box 26592  
Raleigh, NC 27611-6592

This Loan Assumption Agreement ("Agreement") is made and entered into as of the 4th day of April, 2008. The parties to this Agreement are:

- Jim Hill Properties, LLC, a North Carolina limited liability company ("Purchaser")
- Hillery B. Honeycutt, Jr. and Nina W. Honeycutt (each a "Guarantor" and collectively "Guarantors")
- First-Citizens Bank & Trust Company, a North Carolina banking corporation ("Lender")
- Neuse, Incorporated, as substitute trustee ("Trustee")

**WHEREAS:**

- A. Lender made a loan to James E. Caison, Dawn Caison, Hillery B. Honeycutt, Jr. and Nina W. Honeycutt evidenced by its promissory note dated January 29, 1998 payable to the order of First-Citizens Bank & Trust Company in the original principal sum of \$204,750.00 (the "Note").
- B. Repayment of the Note is secured by the following (collectively, the "Security Instruments"):
  - That Deed of Trust dated January 29, 1998 from James E. Caison, and wife, Dawn Caison, Hillery B. Honeycutt, Jr. and wife, Nina W. Honeycutt as Trustor to Jeffrey L. Cobb as Trustee for the benefit of First-Citizens Bank & Trust Company as Beneficiary and secured party, recorded on February 3, 1998 in Book 4799 at Page 462 in the Office of the Register of Deeds of Cumberland County, North Carolina (the "Deed of Trust").
  - That Assignment of Rents dated January 29, 1998 from Hillery B. Honeycutt, Jr. and wife, Nina W. Honeycutt as Assignor to First-Citizens Bank & Trust Company as Bank recorded on February 3, 1998 in Book 4799 at Page 472 in the Office of the Register of Deeds for Cumberland County, North Carolina (the "Assignment").
- C. The terms "Note," "Security Instruments," "Deed of Trust," and "Assignment," include any renewals, extensions or modifications thereof, including those Note Modification Agreements dated August 30, 2000, November 9, 2001 and September 13, 2007.
- D. Lender is the present owner and holder of the Note and beneficiary, assignee and/or secured party under the Security Instruments. Trustee is presently serving as substitute trustee under the terms of the Deed of Trust. The Deed of Trust provides that if any interest in the real property described in the Deed of Trust is sold or transferred without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Deed of Trust.
- C. Purchaser desires to acquire an interest in the real property described in the Deed of Trust and to assume the obligations evidenced by the Note and Security Instruments. Purchaser has requested Lender not to exercise its option to demand immediate payment in full of all sums secured by the Deed of Trust.

NOW, THEREFORE, the parties to this Agreement, in consideration of the mutual exchange of promises and representations set out below, contract and agree as follows:

- 1. With the consent of all parties to this Agreement, Lender does hereby:

- 0155 a) Waive its right to immediate payment in full of all sums secured by the Deed of Trust because of a sale or transfer of an interest in the real property described in the Deed of Trust to Purchaser; but Lender expressly limits this waiver to the acquisition of title by Purchaser and reserves such right as to any subsequent sale or transfer of the real property described in the Deed of Trust.
- b) Permit Purchaser to assume the obligations evidenced by the Note and Security Instruments.
- c) **RELEASE** James E. Caison, Dawn Caison, Hillery B. Honeycutt, Jr. and Nina W. Honeycutt from personal liability on the Note and Security Instruments. However, Lender will require Hillery B. Honeycutt, Jr. and wife, Nina W. Honeycutt, to execute an Unconditional Continuing Guaranty agreement whereby they each will guarantee the prompt and punctual payment of all obligations owed by Jim Hill Properties, LLC to Lender, whether now existing or arising in the future. As a consequence of these transactions, Hillery B. Honeycutt, Jr. and wife, Nina W. Honeycutt will no longer be liable as makers of the Note, trustors of the Deed of Trust, and assignors of the Assignment but they will be liable as guarantors of the Note.
2. Purchaser hereby assumes the loan evidenced by the Note and agrees to pay the obligations evidenced by the Note and Security Instruments. Without limiting the generality of the foregoing, Purchaser hereby assumes and agrees to pay and perform all obligations of:
- a) A maker of the Note to the same extent as would be the case had Purchaser executed the Note as an original maker thereof.
- b) A trustor under the Deed of Trust to the same extent as would be the case had Purchaser executed the Deed of Trust as an original trustor thereof.
- c) An assignor under the Assignment to the same extent as would be the case had Purchaser executed the Assignment as an original assignor thereof.

Purchaser further agrees (i) to be bound by all of the terms of the foregoing instruments as fully and to the same extent as though each such instrument had originally been made, executed and delivered by Purchaser to Lender, and (ii) that all of the terms and provisions of any related loan commitments or loan agreements which were intended to survive the loan closing shall be fully binding on Purchaser to the same extent as would be the case had Purchaser been identified as an original "Borrower" therein and each such loan commitment and loan agreement had originally been executed and delivered by Purchaser. The terms and provisions of the foregoing instruments and each related loan commitment and loan agreement are incorporated herein by reference.

3. To further secure repayment of the Note:
- a) Hillery B. Honeycutt, Jr. and Nina W. Honeycutt covenant and agree that they will execute and deliver to Lender an Unconditional Continuing Guaranty satisfactory in form and content to Lender;
- b) Purchaser covenants and agrees that Purchaser shall execute and deliver to Lender an Assignment of Leases, Rents and Profits in form and content satisfactory to Lender covering the property described in the Deed of Trust; and
- c) Purchaser covenants and agrees that it will execute and deliver to Lender a Tenant Subordination and Attornment Agreement executed by Adecco USA, Inc. satisfactory in form and content to Lender.
4. In addition to the Events of Default listed in that section of the Note entitled "Default," each of the following also shall constitute an Event of Default under the terms of the Note:
- (a) The death of any individual Borrower, any general partner of any Borrower that is a partnership or limited partnership, or any member of any Borrower that is a limited liability company;
- (b) The dissolution, business failure, liquidation, or termination of existence of any Borrower, the corporate or legal existence of any Borrower is terminated or suspended, or any Borrower fails to maintain its corporate or legal existence in good standing;
- (c) The sale, transfer or conveyance without Lender's prior written consent of more than 25% of the voting stock, partnership interests or limited liability company interests, as the case may be, of any Borrower that is a corporation, partnership, limited partnership or limited liability company;
- (d) Any voluntary bankruptcy, reorganization, insolvency proceeding, receivership, or other similar proceeding is commenced under any federal or state law by any Borrower as debtor, or any Borrower becomes insolvent, makes any assignment for the benefit of creditors, or conveys substantially all of its assets;
- (e) Any involuntary bankruptcy, reorganization, insolvency proceeding, receivership, or other similar proceeding is commenced under any federal or state law against any Borrower as debtor that is not dismissed within 30 days of filing;
- (f) The entry of any final monetary judgment or the assessment and/or filing of any tax lien against any Borrower that is not satisfied, released or discharged within 30 days of entry;
- (g) The issuance of any writ of garnishment, attachment, levy, seizure order, or forfeiture order against any property of, debts due, or rights of any Borrower, including the commencement of any action or proceeding to seize monies of any Borrower on deposit in any account with Lender; or
- (h) Any Event of Default listed above or any Event of Default listed in the Note occurs with respect to any guarantor of all or any portion of the Note, any such guarantor disputes the validity of, or guarantor's liability under, any

guaranty of all or any portion of the Note, or any such guarantor revokes or attempts to revoke the guarantor's prospective liability under any guaranty of all or any portion of the Note for future advances or obligations;

If an event of default occurs, Lender shall not be further obligated to advance loan proceeds.

- 5. As of the 4th day of April, 2008, the outstanding principal balance on the Note is \$37,483.43.
- 6. All collateral given as security for payment of the indebtedness evidenced by the Note shall remain as collateral unless specifically released by Lender.
- 7. Payment of the Note has been guaranteed by the Guarantors who sign this Agreement. By their signatures to this Agreement, the undersigned Guarantors consent to this Agreement and agree to be bound by the terms of this Agreement as part of their continuing guaranties.
- 8. By signing this Agreement on behalf of Jim Hill Properties, LLC, Hillery B. Honeycutt, Jr. and Nina W. Honeycutt personally warrant and represent to Lender that Jim Hill Properties, LLC is a North Carolina limited liability company in good standing, that they are the only managing members of the limited liability company, and that their signatures hereto as managing members of the limited liability company shall bind the limited liability company.

This Agreement does not constitute a novation; rather, it constitutes a modification of the terms of an existing contractual relationship between the parties and is not intended as a cancellation of the original debt or the creation of a new debt. The parties to this Agreement ratify and confirm the terms of the Note, the Security instruments, and all other related loan documents.

IN WITNESS WHEREOF, each of the undersigned has hereunto set his or her hand or caused this Agreement to be signed in its name by a person or persons duly authorized, all as of the date of this Agreement.

**JIM HILL PROPERTIES, LLC**  
a North Carolina limited liability company

By: [Signature]  
Hillery B. Honeycutt, Jr.  
Its Managing Member

By: [Signature]  
Nina W. Honeycutt  
Its Managing Member

**FIRST-CITIZENS BANK & TRUST COMPANY**  
a North Carolina banking corporation

By: [Signature]  
Steven T. Hardesty  
Its Vice President

**NEUSE, INCORPORATED**  
Substitute Trustee

By: [Signature]  
Michael J. Shaw, Vice President

**GUARANTORS:**

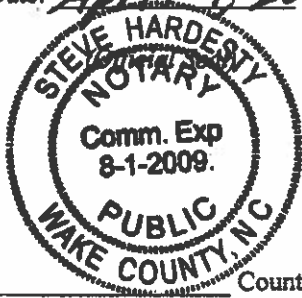
[Signature]  
Hillery B. Honeycutt, Jr.  
[Signature]  
Nina W. Honeycutt

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Hillery B. Honeycutt, Jr.

Date: April 4, 2008

[Signature]  
Signature of Notary Public



Steve Hardesty, Notary Public  
Printed or typed name  
My commission expires: 8/1/2009

Wake County, North Carolina

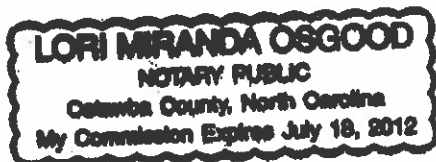
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nina W. Honeycutt.

Date: 4-4-08

[Signature]  
Signature of Notary Public

(Official Seal)

Lori Miranda Osgood Notary Public



7868  
0157 Columbia

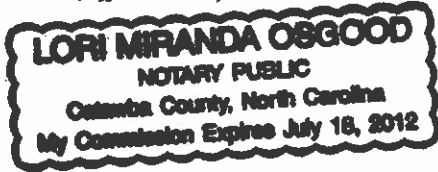
BK 7868 PGO 157

County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Steven T. Hardesty.**

Date: 4/4/09

(Official Seal)



Lori Miranda Osgood  
Signature of Notary Public

Lori Miranda Osgood, Notary Public

Printed or typed name

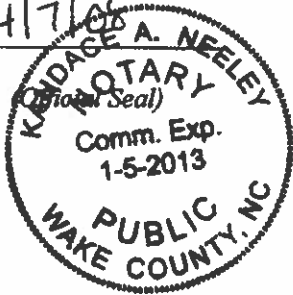
My commission expires: July 18<sup>th</sup> 2012

Wake

County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Michael J. Shaw.**

Date: 4/17/08



Kandace A. Neeley  
Signature of Notary Public

Kandace A. Neeley, Notary Public

Printed or typed name

My commission expires: 1/5/2013

016188  
(N.P. SEAL)  
26PN

RECEIVED  
4-22-2008 PM 4:33:12  
J. LEE WARREN JR.  
REGISTER OF DEEDS  
CUMBERLAND CO., N.C.

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ none

McCP File 736-1

Parcel Identifier No.: 9494-02-5563

Prepared by/Return to: Rebecca F. Person, P.O. Box 53606, Fayetteville, NC 28305

This Deed made this the \_\_\_\_\_ day of March, 2008 by and between:

GRANTOR	GRANTEE
<p>HAROLD J. KIDD and wife MARIAN KIDD; JOSEPH H. GILLIS and wife BETTY GILLIS; and K. DOUGLAS BARFIELD and wife FAYE BARFIELD</p>	<p>CAMDEN GLEN DEVELOPMENT, LLC</p> <p>Mailing Address:</p> <p>6885 Cliffdale Road Fayetteville, NC 28314</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Rockfish Township, Cumberland County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property hereinabove described was acquired by instrument recorded in Book 7286, Page 655, Cumberland County, North Carolina, Registry.

A map showing the above described property is recorded in Plat Book 20, Page 34, Cumberland County, North Carolina, Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2008 *ad valorem* taxes, restrictions and easements as the same may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, effective the day and year first above written.



Harold J. Kidd (SEAL)  
Harold J. Kidd

Marian Kidd (SEAL)  
Marian Kidd

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Harold J. Kidd and Marian Kidd

Date: April 18, 2008

Shari M. Groover  
Notary Public

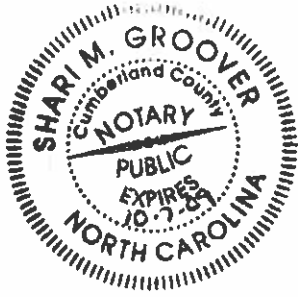
Shari M. Groover  
Printed or Typed Name of Notary Public

My commission expires: October 7, 2009

[Signatures continued next page]

7868  
0576

BK 7868PG0576



Joseph H. Gillis (SEAL)  
Joseph H. Gillis

Betty H. Gillis (SEAL)  
Betty Gillis

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Joseph H. Gillis and Betty Gillis

Date: April 18, 2008

Shari M. Groover  
Notary Public

Shari M. Groover  
Printed or Typed Name of Notary Public

My commission expires: October 7, 2009

K. Douglas Barfield (SEAL)  
K. Douglas Barfield

Faye Barfield (SEAL)  
Faye Barfield

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: K. Douglas Barfield and Faye Barfield

Date: April 18, 2002

Heather M. McCarthy  
Notary Public

Heather M. McCarthy  
Printed or Typed Name of Notary Public

My commission expires: August 6, 2011

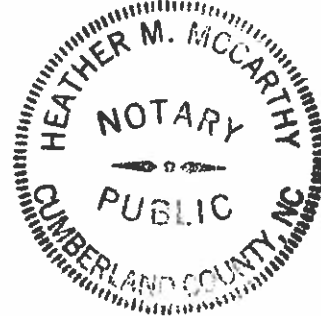


EXHIBIT A

LYING AND BEING in Rockfish Township, Cumberland County, as follows:

TRACT ONE:

**PARCEL A: BEING the H. M. SMITHEY TRACT, containing 71.0 acres more or less, but being conveyed in gross and not by the acre, as the same is shown as "#8" on a map of the Riegel Paper Corp. H. M. Smithy Tract recorded in Map Book 20 at Page 34, Cumberland County Registry, reference to which map is hereby made for a more particular reference, and being the same tract as was conveyed to Norman Lumber Company in that certain deed dated October 20, 1951 and recorded in Deed Book 586 at Page 128, Cumberland County Registry.**

TRACT TWO:

**PARCEL B: BEING the SNEAD TRACT, being more particularly described as follows: BEGINNING at an iron stake on the North side of the hard-surfaces road from Raeford to Fayetteville, and in the right of way of said road, and in the eastern line of Tract No. 4 and runs thence with the eastern line of said tract North 5 degrees East 148.2 feet to a concrete monument, a corner of Tract No. 4; thence North 57 degrees 30 minutes east 311.5 feet to an iron stake; thence North 63 degrees 30 minutes East 718 feet to a concrete monument, a corner of Tract No. 8; thence South 5 degrees West 52 feet to an iron stake in the aforesaid right of way; thence with said right of way South 57 degrees 30 minutes West 1084 feet to the beginning containing 2 acres, more or less, but being conveyed in gross and not by the acre and being a part of Tract No. 5 as shown on a map of Mark Morgan's land, made by J. W. Hall, surveyor, November 6, 1919, recorded in Plat Book S-7, page 64, Cumberland County Registry, and being the same lands conveyed to Norman Lumber Company by deed recorded in Book 648 at Page 263, Cumberland County Registry, reference to which is hereby made.**

FILED Apr 05, 2024  
 AT 04:38:26 PM  
 BOOK 11943  
 START PAGE 0228  
 END PAGE 0239  
 INSTRUMENT # 09756  
 RECORDING \$26.00  
 EXCISE TAX \$736.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$ 736.00

P&L File # 736-5

Parcel Identifier No.: S/O 9484-90-3689; S/O 9484-83-4294

This instrument prepared by: Person & Lee PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Person & Lee, PLLC

Brief Description for the Index: Tract 2 & 3 off Camden Glen South Metes and bounds

THIS DEED made this April 4, 2024 by and between:

GRANTOR	GRANTEE
<p>JOHNNY BEASLEY A/K/A JOHN DOYLE BEASLEY and wife CYNTHIA PAGE BEASLEY A/K/A CYNDI BEASLEY                      Mailing Address:                      111 Bayshore Dr.                      Parkton, NC 28371                      AND                      BILLY E. DEES and wife DEBORAH DEES                      Mailing Address:                      5555 Trade St.                      Hope Mills, NC 28348</p>	<p>CAMDEN GLEN DEVELOPMENT, LLC, a North Carolina limited liability company                       Mailing Address:                      6885 Cliffdale Road                      Fayetteville, NC 28314-2833</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City of Fayetteville, Rockfish Township, Cumberland County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by instrument recorded in Book 3757, Page 316, and Book 10512, Page 87, Cumberland County, North Carolina, Registry.

A map showing the above described property is recorded in Plat Book , Page , Cumberland County, North Carolina, Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: restrictive covenants, utility easements, permits, and rights of way as the same may appear of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal effective the day and year first above written.

If initialed, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2) \_\_\_\_\_

John Doyle Beasley (SEAL)  
John Doyle Beasley

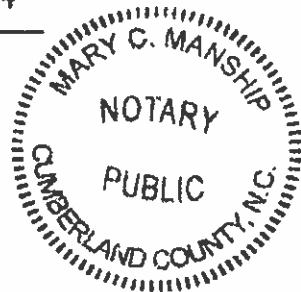
Cynthia Page Beasley (SEAL)  
Cynthia Page Beasley

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: John Doyle Beasley and Cynthia Page Beasley,

Date: APR 04 2024



Mary C. Manship  
Mary C. Manship  
Printed Name of Notary Public

My Commission Expires: 03/29/27

See additional signature page

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal effective the day and year first above written.

If initialed, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2) \_\_\_\_\_

Billy E Dees (SEAL)  
Billy E. Dees

Deborah Dees (SEAL)  
Deborah Dees

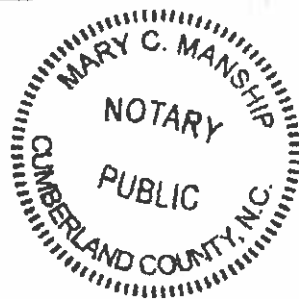
STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Billy E. Dees and Deborah Dees

Date: APR 04 2024

Mary C Manship  
Mary C. Manship  
Printed Name of Notary Public



My Commission Expires: 03/29/27

## EXHIBIT A

**Legal Description****Tract 2****A Portion of PIN 9484-90-3689**

Being all of a parcel of land located in Rockfish Township, Cumberland County, North Carolina and more particularly described as follows:

**BEGINNING** at a rebar set near the west margin of an easement created by Plat Book 74, Page 20 recorded in the Cumberland County, North Carolina Registry; thence North 69 degrees 16 minutes 52 seconds East for a distance of 30.16 feet to the beginning of a non-tangential curve, the center of said easement to a curve turning to the right through a delta angle of 26 degrees 38 minutes 50 seconds, having a radius of 250.00 feet, and whose long chord bears South 10 degrees 28 minutes 06 seconds East a distance of 115.23 feet;

thence along the center of said easement, South 02 degrees 51 minutes 19 seconds West for a distance of 14 5. 00 feet to a rebar set;

thence South 02 degrees 51 minutes 19 seconds West for a distance of 176.05 feet to the beginning of a curve, said curve turning to the right through a delta angle of 45 degrees 14 minutes 43 seconds, having a radius of 500.00 feet, and whose long chord bears South 25 degrees 28 minutes 41 seconds West a distance of 384.66 feet to a set rebar;

thence South 48 degrees 06 minutes 02 seconds West a distance of 372.16 feet to a set re bar, the beginning of a curve, said curve turning to the left through a delta angle of 54 degrees 47 minutes 44 seconds, having a radius of 250.00 feet, and whose long chord bears South 20 degrees 42 minutes 11 seconds West for a distance of 230.08 feet to a set rebar;

thence leaving said easement North 20 degrees 51 minutes 24 seconds West a distance of 41.33 feet to a set rebar;

thence North 47 degrees 31 minutes 28 seconds West a distance of 28.26 feet to a set rebar;

thence North 40 degrees 59 minutes 03 seconds West a distance of 96.61 feet to a set rebar;

thence North 21 degrees 57 minutes 43 seconds West a distance of 116.06 feet to a set rebar;

thence North 11 degrees 55 minutes 32 seconds West a distance of 106.59 feet to a set rebar;

thence North 4 7 degrees 38 minutes 10 seconds East a distance of 177 .89 feet to a set rebar;

thence North 81 degrees 50 minutes 41 seconds East a distance of 36.67 feet to a set rebar;

thence North 65 degrees 13 minutes 51 seconds East a distance of 36.56 feet to a set rebar;

thence North 69 degrees 34 minutes 41 seconds East a distance of 26.86 feet to a set rebar;

thence North 23 degrees 39 minutes 13 seconds West a distance of 37.60 feet to a set rebar;

thence North 67 degrees 33 minutes 26 seconds East a distance of 25.95 feet to a set rebar;

thence North 85 degrees 30 minutes 59 seconds East a distance of 36.19 feet to a set rebar;

thence North 62 degrees 25 minutes 57 seconds East a distance of 24.77 feet to a set rebar;

thence North 71 degrees 46 minutes 26 seconds East a distance of 23 .51 feet to a set rebar;

thence North 29 degrees 57 minutes 25 seconds East a distance of 38.58 feet to a set rebar;

thence North 47 degrees 41 minutes 40 seconds East a distance of 23.66 feet to a set rebar;

thence North 60 degrees 26 minutes 14 seconds East a distance of 39.11 feet to a set rebar;

thence North 28 degrees 33 minutes 33 seconds East a distance of 51.87 feet to a set rebar;

thence North 45 degrees 52 minutes 53 seconds East a distance of 27.72 feet to a set rebar;

thence North 01 degrees 52 minutes 43 seconds West a distance of 25.38 feet to a set rebar;

thence North 30 degrees 28 minutes 50 seconds West a distance of 32.78 feet to a set rebar;

thence North 11 degrees 48 minutes 58 seconds West a distance of 37.66 feet to a set rebar;

thence North 25 degrees 11 minutes 15 seconds West a distance of 9.47 feet to a set rebar;

thence North 20 degrees 44 minutes 58 seconds East a distance of 97.60 feet to a set rebar;

thence South 26 degrees 04 minutes 46 seconds East a distance of 15.28 feet to a set rebar;

thence South 79 degrees 53 minutes 14 seconds East a distance of 30.22 feet to a set rebar;

thence South 13 degrees 36 minutes 33 seconds East a distance of 26.32 feet to a set rebar;

thence North 73 degrees 30 minutes 47 seconds East a distance of 18.71 feet to a set rebar;

thence South 58 degrees 12 minutes 21 seconds East a distance of 10.72 feet to a set rebar;

thence South 64 degrees 31 minutes 07 seconds East a distance of 30.65 feet to a set rebar;

thence North 65 degrees 12 minutes 14 seconds East a distance of 40.13 feet to a set rebar;

thence South 88 degrees 12 minutes 08 seconds East a distance of 62.12 feet to a set rebar;

thence North 31 degrees 38 minutes 09 seconds East a distance of 68.33 feet to a set rebar;

thence North 22 degrees 13 minutes 58 seconds East a distance of 72.07 feet to a set rebar;

thence North 24 degrees 55 minutes 25 seconds West a distance of 24.79 feet to a set rebar;

thence North 65 degrees 18 minutes 50 seconds West a distance of 24.43 feet to a set rebar;

thence North 52 degrees 03 minutes 26 seconds West a distance of 50.45 feet to a set rebar;

thence North 30 degrees 13 minutes 08 seconds East a distance of 35.53 feet to a set rebar;

thence North 36 degrees 26 minutes 44 seconds East a distance of 53.16 feet to a set rebar;

thence North 25 degrees 27 minutes 36 seconds West a distance of 14.77 feet to a set rebar;

thence North 75 degrees 53 minutes 50 seconds West a distance of 57.67 feet to a set rebar;

thence North 15 degrees 04 minutes 52 seconds West a distance of 56.74 feet to a set rebar;

thence North 07 degrees 14 minutes 19 seconds East a distance of 18.40 feet to a set rebar;

thence North 60 degrees 10 minutes 33 seconds East a distance of 66.27 feet to the **POINT AND PLACE OF BEGINNING**, containing 5.38 acres more or less.

Prepared by Moorman, *Kizer & Reitzel*, Inc.

**Tract 3**

**A Portion of PIN 9484-83-4294**

Being all of a parcel of land located in Rockfish Township, Cumberland County, North Carolina and more particularly described as follows:

Commencing at an existing right of way disk, thence along a curve to the right, said curve having a delta angle of 14 degrees 45 minutes 34 seconds, having a radius of

2,725.00 feet, and whose long chord bears North 76 degrees 13 minutes 57 seconds West a distance of 700.02 feet to the **TRUE POINT OF BEGINNING**;

thence 29 degrees 45 minutes 34 seconds East for a distance of 21.32 feet to the beginning of a curve, said curve turning to the right through a delta angle of 22 degrees 09 minutes 03 seconds, having a radius of 1,500.00 feet, and whose long chord bears South 18 degrees 40 minutes 29 seconds E a distance of 576.30 feet to a set rebar in the center of an easement created by Plat Book 74, Page 20 as recorded in the Cumberland County, North Carolina Registry;

thence along the center of said easement, South 07 degrees 35 minutes 58 seconds East a distance of 412.84 feet to a set rebar, the beginning of a curve, said curve turning to the left through a delta angle of 08 degrees 52 minutes 31 seconds, having a radius of 1,000.00 feet, and whose long chord bears South 12 degrees 02 minutes 13 seconds East a distance of 154.75 feet to a set rebar;

thence leaving center of said easement South 46 degrees 14 minutes 11 seconds West a distance of 18.98 feet to a set rebar;

thence North 54 degrees 02 minutes 17 seconds West a distance of 8.03 feet to a set rebar;

thence South 48 degrees 58 minutes 03 seconds West a distance of 62.34 feet to a set rebar;

thence South 85 degrees 43 minutes 23 seconds West a distance of 37.27 feet to a set rebar;

thence South 07 degrees 33 minutes 32 seconds West a distance of 43.02 feet to a set rebar;

thence South 58 degrees 28 minutes 10 seconds West a distance of 26.91 feet to a set rebar;

thence North 81 degrees 11 minutes 30 seconds West a distance of 43.81 feet to a set rebar;

thence North 67 degrees 38 minutes 32 seconds West a distance of 33.34 feet to a set rebar;

thence South 71 degrees 56 minutes 10 seconds West a distance of 13.89 feet to a set rebar;

thence North 31 degrees 39 minutes 32 seconds West a distance of 74.96 feet to a set rebar;

thence North 25 degrees 38 minutes 28 seconds West a distance of 94.02 feet to a set rebar;

thence North 38 degrees 39 minutes 22 seconds West a distance of 75.99 feet to a set rebar;

thence North 29 degrees 21 minutes 26 seconds West a distance of 31.13 feet to a set rebar;

thence North 16 degrees 04 minutes 26 seconds West a distance of 104.10 feet to a set rebar;

thence North 08 degrees 19 minutes 31 seconds East a distance of 70.25 feet to a set rebar;

thence North 01 degrees 32 minutes 27 seconds West a distance of 62.75 feet to a set rebar;

thence North 08 degrees 37 minutes 23 seconds West a distance of 56.59 feet to a set rebar;

thence North 15 degrees 27 minutes 37 seconds West a distance of 127.18 feet to a set rebar;

thence North 87 degrees 23 minutes 59 seconds East a distance of 38.45 feet to a set rebar;

thence North 82 degrees 56 minutes 21 seconds East a distance of 29.35 feet to a set rebar;

thence South 74 degrees 08 minutes 32 seconds East a distance of 30.20 feet to a set rebar;

thence South 62 degrees 37 minutes 04 seconds East a distance of 15.02 feet to a set rebar;

thence North 65 degrees 17 minutes 28 seconds East a distance of 22.05 feet to a set rebar;

thence North 15 degrees 32 minutes 24 seconds West a distance of 10.95 feet to a set rebar;

thence North 07 degrees 14 minutes 36 seconds West a distance of 36.49 feet to a set rebar;

thence North 65 degrees 02 minutes 00 seconds East a distance of 49.32 feet to a set

rebar;

thence South 13 degrees 43 minutes 24 seconds East a distance of 19.95 feet to a set rebar;

thence North 51 degrees 39 minutes 21 seconds East a distance of 9.69 feet to a set rebar;

thence, North 17 degrees 43 minutes 19 seconds East a distance of 21.78 feet to a set rebar;

thence North 01 degrees 08 minutes 16 seconds East a distance of 31.56 feet to a set rebar;

thence South 69 degrees 28 minutes 15 seconds West a distance of 79.89 feet to a set rebar;

thence North 30 degrees 09 minutes 54 seconds East a distance of 25.52 feet to a set rebar;

thence South 60 degrees 03 minutes 38 seconds West a distance of 66.07 feet to a set rebar;

thence South 53 degrees 48 minutes 27 seconds West a distance of 27.57 feet to a set rebar;

thence North 73 degrees 36 minutes 36 seconds West a distance of 23.07 feet to a set rebar;

thence South 88 degrees 55 minutes 33 seconds West a distance of 22.71 feet to a set rebar;

thence South 78 degrees 45 minutes 28 seconds West a distance of 16.07 feet to a set rebar;

thence North 17 degrees 07 minutes 47 seconds West a distance of 241.38 feet to a set rebar;

thence North 27 degrees 04 minutes 08 seconds West a distance of 22.73 feet to a set rebar;

thence North 06 degrees 08 minutes 02 seconds West a distance of 6.01 feet to a set rebar;

thence North 39 degrees 12 minutes 00 seconds East a distance of 30.54 feet to a set

rebar;

thence North 47 degrees 09 minutes 13 seconds East a distance of 34.72 feet to a set rebar;

thence North 23 degrees 47 minutes 29 seconds East a distance of 29.12 feet to a set rebar;

thence North 22 degrees 52 minutes 10 seconds West a distance of 33.69 feet to a set rebar;

thence North 70 degrees 53 minutes 56 seconds West a distance of 25.75 feet to a set rebar;

thence North 61 degrees 59 minutes 10 seconds West a distance of 23.29 feet to a set rebar;

thence North 74 degrees 34 minutes 42 seconds West a distance of 27.49 feet to a set rebar;

thence North 40 degrees 32 minutes 03 seconds West a distance of 40.03 feet to a set rebar;

thence North 28 degrees 29 minutes 05 seconds West a distance of 37.48 feet to a set rebar;

thence North 43 degrees 09 minutes 55 seconds West a distance of 36.16 feet to a set rebar;

thence North 61 degrees 12 minutes 16 seconds West a distance of 30.07 feet to a set rebar;

thence North 27 degrees 04 minutes 08 seconds West a distance of 94.67 feet to a set rebar;

thence South 88 degrees 01 minutes 47 seconds East a distance of 50.18 feet to a set rebar;

thence North 02 degrees 52 minutes 38 seconds West a distance of 69.12 feet to a set rebar;

thence South 71 degrees 14 minutes 31 seconds East a distance of 147.54 feet to the set rebar;

thence South 71 degrees 14 minutes 31 seconds a distance of 333.76 feet to a set rebar, the beginning of a non-tangential curve, said curve turning to the left through a delta of 01 degrees 00

minutes 32 seconds, having a radius of 2,725.00 feet, and whose long chord bears South 68 degrees 20 minutes 54 seconds East a distance of 47.99 feet to the **POINT AND PLACE OF BEGINNING**, containing 9.34 acres more or less.

Prepared by Moorman, Kizer & Reitzel, Inc.



## **Legal Description**

**Camden Glen Development, LLC**

**Deed Book 7868 Page 156, Deed Book 7868 Page 574,**

**Deed Book 11943 Page 228;**

**PIN Numbers 9484909419: 9484904767: 9484923491: 9484927453: 9494025563;**

Being all of those parcels of land located in Rockfish Township, Cumberland County, North Carolina. Adjoined on the north by I-295 South; on the east by Michael Burns and Lee Hill Circle; on the south by Camden Road and on the west by Johnny Beasley and Billy Dees; and being more particularly described as follows:

**BEGINNING** at an existing rebar located in the northern margin of S.R. 1003, (Camden Road, said Camden Road having a variable width public right of way); said existing rebar being the southwest corner of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84 of the Cumberland County, North Carolina Registry;

AND RUNS thence with the northern margin of Camden Road, N 55°02'06" E a distance of 166.06' to an existing rebar;  
Thence N 47°55'47" E a distance of 80.84' to an existing rebar;  
Thence N 55°02'06" E a distance of 614.90' to a set rebar;  
Thence N 01°52'48" E a distance of 5.80' to an existing NCDOT Right of Way Disk;  
Thence N 55°07'16" E a distance of 140.03' to an existing NCDOT Right of Way Disk;  
Thence N 34°53'21" W a distance of 30.16' to an existing NCDOT Right of Way Disk;  
Thence N 55°12'28" E a distance of 54.04' to an existing NCDOT Right of Way Disk;  
Thence N 55°11'03" E a distance of 790.09 to an existing NCDOT Right of Way Disk;  
Thence N 54°57'36" E a distance of 122.93' to a set rebar located in the northern right of way margin of Camden Road;  
Thence leaving said right of way, N 03°06'40" E a distance of 347.14' to a set rebar Located in the southern right of way of Lee Hill Circle; Said Lee Hill Circle having a variable width public right of way;  
Thence with the right of way of Lee Hill Circle, N 32°52'17" W a distance of 70.43' to a set rebar;

Thence N 57°11'07" E a distance of 51.10' to a set rebar in Lee Hill Circle;  
Thence leaving said right of way, N 03°06'40" E a distance of 1021.42' to a set rebar located in the southern right of way margin of I-295;  
Thence with the southern right of way of I-295, with a curve turning to the left with an arc length of 97.41', with a radius of 1100.00', with a chord bearing of N 74°46'46" W and chord length of 97.38', to an existing NCDOT Right of Way Disk;  
Thence N 81°29'14" W a distance of 224.49' to an existing NCDOT Right of Way Disk;

Thence N 87°01'22" W a distance of 337.90' to an existing rebar located in said right of way and in the eastern line of the NCDOT tract as recorded in Deed Book 8722 Page 485 ;

Thence with said tract S 06°19'12" W a distance of 94.59' to an existing rebar;

Thence N 84°01'47" W a distance of 253.00' to an existing rebar;

Thence N 06°19'12" E a distance of 86.29' to an existing rebar located in the southern right of way margin of I-295;

Thence with said right of way, N 85°48'52" W a distance of 77.16' to an existing NCDOT Right of Way Disk;;

Thence with a curve turning to the right with an arc length of 701.66, with a radius of 2725.00', with a chord bearing of N 76°14'40" W and chord length of 699.73, to a set rebar located in the western line of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84;

Thence with a curve turning to the right with an arc length of 48.21, with a radius of 2725.00', with a chord bearing of N 68°21'39" W and chord length of 48.21' to a set rebar located in said right of way;

Thence with the southern right of way margin of I-295, N 71°14'20" W a distance of 333.56' to an existing NCDOT Right of Way Disk;

Thence leaving said NCDOT Right of Way and with the western line of Tract Three as shown in Deed Book 11943 Page 228, S 02°52'38" E a distance of 69.12' to a point;

Thence N 88°01'47" W a distance of 50.18' to a point;

Thence S 27°04'08" E a distance of 94.67' to a point;

Thence S 61°12'16" E a distance of 30.07' to a point;

Thence S 43°09'55" E a distance of 36.16' to a point;

Thence S 28°29'05" E a distance of 37.48' to a point;

Thence S 40°32'03" E a distance of 40.03' to a point;

Thence S 74°34'42" E a distance of 27.49' to a point;

Thence S 61°59'10" E a distance of 23.29' to a point;

Thence S 70°53'56" E a distance of 25.75' to a point;

Thence S 22°52'10" E a distance of 33.69' to a point;

Thence S 23°47'29" W a distance of 29.12' to a point;

Thence S 47°09'13" W a distance of 34.72' to a point;  
Thence S 39°17'00" W a distance of 30.54' to a point;  
Thence S 06°08'02" E a distance of 6.01' to a point;  
Thence S 27°04'08" E a distance of 22.73' to a point;  
Thence S 17°07'47" E a distance of 241.38' to a point;  
Thence N 78°45'28" E a distance of 16.07' to a point;  
Thence N 88°55'33" E a distance of 22.71' to a point;  
Thence S 73°36'36" E a distance of 23.07' to a point;  
Thence N 53°48'27" E a distance of 27.57' to a point;  
Thence N 60°03'38" E a distance of 66.07' to a point;  
Thence S 30°09'54" W a distance of 25.52' to a point;  
Thence N 69°28'15" E a distance of 79.89' to a point;  
Thence S 01°08'16" W a distance of 31.56' to a point;  
Thence S 17°43'19" W a distance of 21.78' to a point;  
Thence S 51°36'45" W a distance of 9.69' to a point;  
Thence N 13°43'24" W a distance of 19.95' to a point;  
Thence S 65°02'00" W a distance of 49.32' to a point;  
Thence S 07°14'36" E a distance of 36.49' to a point;  
Thence S 15°32'24" E a distance of 10.95' to a point;  
Thence S 65°17'28" W a distance of 22.05' to a point;  
Thence N 62°37'04" W a distance of 15.02' to a point;  
Thence N 74°08'51" W a distance of 30.20' to a point;  
Thence S 82°56'32" W a distance of 29.35' to a point;  
Thence S 87°23'59" W a distance of 38.45' to a point;  
Thence S 15°27'37" E a distance of 127.18' to a point;  
Thence S 08°37'23" E a distance of 56.59' to a point;  
Thence S 01°32'27" E a distance of 62.75' to a point;  
Thence S 08°19'31" W a distance of 70.25' to a point;  
Thence S 16°04'26" E a distance of 104.10' to a point;  
Thence S 29°21'26" E a distance of 31.13' to a point;  
Thence S 38°39'22" E a distance of 75.99' to a point;  
Thence S 25°38'28" E a distance of 94.02' to a point;  
Thence S 31°39'32" E a distance of 74.96' to a point;  
Thence N 71°56'10" E a distance of 13.90' to a point;  
Thence S 67°38'32" E a distance of 33.34' to a point;  
Thence S 81°11'30" E a distance of 43.81' to a point;  
Thence N 58°28'10" E a distance of 26.91' to a point;  
Thence N 07°33'32" E a distance of 43.02' to a point;  
Thence N 85°43'23" E a distance of 37.27' to a point;  
Thence N 48°58'03" E a distance of 62.34' to a point;  
Thence S 53°33'05" E a distance of 7.94' to a point;

Thence N 46°27'02" E a distance of 19.07' to a point located in the western line of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84;

Thence with the western line of Tract One with a curve turning to the left having an arc length of 58.40', with a radius of 1000.00', with a chord bearing and distance of S 18°08'48" E 58.39', to a point in said line;

Thence with said line S 21°48'16" E a distance of 219.26' to a point;

Thence with said line S 23°47'23" E a distance of 54.86' to a point;

Thence with a curve turning to the right with an arc length of 1.28', with a radius of 250.00, with a chord bearing and distance of S 23°38'42" E, 1.28', to a point in said line;

Thence leaving said line and with the western line of Track Two as shown in Deed Book 11943 Page 228, S 71°42'08" W a distance of 30.22' to a point;

Thence S 60°10'33" W a distance of 66.27' to a point;

Thence S 07°14'19" W a distance of 18.40' to a point;

Thence S 15°04'52" E a distance of 56.74' to a point;

Thence S 75°53'50" E a distance of 57.67' to a point;

Thence S 25°27'36" E a distance of 14.77' to a point;

Thence S 36°26'44" W a distance of 53.16' to a point;

Thence S 30°13'08" W a distance of 35.53' to a point;

Thence S 52°03'26" E a distance of 50.45' to a point;

Thence S 65°18'50" E a distance of 24.43' to a point;

Thence S 24°55'25" E a distance of 24.79' to a point;

Thence S 22°13'58" W a distance of 72.07' to a point;

Thence S 31°38'09" W a distance of 68.33' to a point;

Thence N 88°12'08" W a distance of 62.12' to a point;

Thence S 65°12'14" W a distance of 40.13' to a point;

Thence N 64°31'07" W a distance of 30.65' to a point;

Thence N 58°12'21" W a distance of 10.72' to a point;

Thence S 73°30'47" W a distance of 18.71' to a point;

Thence N 13°36'33" W a distance of 26.32' to a point;

Thence N 79°53'14" W a distance of 30.22' to a point;

Thence N 26°04'45" W a distance of 15.30' to a point;

Thence S 20°44'58" W a distance of 97.60' to a point;

Thence S 25°11'12" E a distance of 9.49' to a point;

Thence S 11°48'57" E a distance of 37.66' to a point;

Thence S 30°28'50" E a distance of 32.78' to a point;

Thence S 01°52'43" E a distance of 25.38' to a point;

Thence S 39°27'55" W a distance of 5.48' to a point;

Thence S 47°27'20" W a distance of 22.28' to a point;

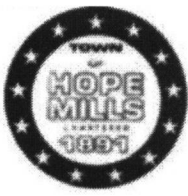
Thence S 28°33'33" W a distance of 51.87' to a point;

Thence S 60°26'14" W a distance of 39.11' to a point;  
Thence S 47°41'40" W a distance of 23.69' to a point;  
Thence S 29°57'28" W a distance of 38.56' to a point;  
Thence S 71°46'26" W a distance of 23.51' to a point;  
Thence S 62°25'57" W a distance of 24.77' to a point;  
Thence S 85°30'59" W a distance of 36.19' to a point;  
Thence S 67°33'26" W a distance of 25.95' to a point;  
Thence S 23°39'13" E a distance of 37.60' to a point;  
Thence S 69°34'41" W a distance of 26.86' to a point;  
Thence S 65°13'51" W a distance of 36.56' to a point;  
Thence S 81°50'40" W a distance of 36.67' to a point;  
Thence S 47°38'10" W a distance of 177.89' to a point;  
Thence S 11°55'32" E a distance of 106.59' to a point;  
Thence S 21°57'43" E a distance of 116.06' to a point;  
Thence S 40°59'03" E a distance of 96.61' to a point;  
Thence S 47°31'28" E a distance of 28.26' to a point;  
Thence S 20°47'56" E a distance of 41.39' to a point located in the western line of Tract One as shown on plat entitled "Survey for James Sessoms and Belinda Lee Sessoms Ross" as recorded in Plat Book 73, Page 84; said point being the southernmost corner of Track Two as shown in Deed Book 11943 Page 228;

Thence with a curve turning to the left with an arc length of 123.21', with a radius of 250.00' and a chord bearing and distance of S 20°49'44" E 121.97' to a point;

Thence S 34°57'35" E a distance of 111.45' to the **POINT AND PLACE OF BEGINNING**, containing 79.507 acres, more or less.

Prepared by Moorman, Kizer & Reitzel, Inc.



Town of Hope Mills  
 5770 Rockfish Road  
 Hope Mills, NC 28348

Receipt Number: R00027615

Cashier Name: Whitney Martinez

Terminal Number: 1

Receipt Date: 5/21/2025 12:15:07 PM

Tran. Code: 103651 - Zoning Petitions

Name: CAMDEN GLEN DEVELOPMENT

\$500.00

ANNEXATION \$500.00

Payment Method: Check Payor: CAMDEN GLEN DEVELOPM Reference: 1500

**Total Amount Applied:** \$500.00

Amount: \$500.00

**Total Payment Received:** \$500.00

**Change:** \$0.00

GL Distribution:	Account Number	Account Name	Amount
	10-3650	ZONING PERMITS	500.00
	<b>Total Distribution Amount:</b>		500.00

**TAB 9**

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF  
ANNEXATION PURSUANT TO G.S. 160A-58.2  
RESOLUTION NO. R2025-020**

**WHEREAS** a petition requesting annexation of the area described herein has been received; and

**WHEREAS** the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS** certification by the Town Clerk as to the sufficiency of the petition has been made;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of Hope Mills, North Carolina that:

**Section 1.** A public hearing on the question of annexation of the area described herein will be held at Town Hall, 5770 Rockfish Road, Bill Luther Board Meeting Room #120, at 7:00 p.m., August 18, 2025.

**Section 2.** The area proposed for annexation is described as follows:  
**LYING** in Rockfish Township, Cumberland County, near Hope Mills, North Carolina, bounded on the north and east by property conveyed to SRW Builders LLC as described and recorded in Plat Book 74, Page 61, Cumberland County Registry, of which this is a part; bounded on the east also by property conveyed to Inez Thames Life Estate as described and recorded in Deed Book 1155, Page 143, Cumberland County Registry; bounded on the south by the northern right of way margin of Rockfish Road (SR 1112); and bounded on the west by property conveyed to HCC Investments LLC, Outparcel 4, as described and recorded in Plat Book 141, Page 78, Cumberland County Registry. This is a contiguous annexation.

**Section 3.** Notice of the public hearing shall be published in the Fayetteville Observer, a newspaper having general circulation in the Town of Hope Mills, at least ten (10) days prior to the date of the public hearing.

**ADOPTED this 4<sup>th</sup> Day of August 2025.**

\_\_\_\_\_  
Jessie Bellflowers, MAYOR

**ATTEST:**

\_\_\_\_\_  
Ashley Wyatt, MMC Town Clerk



## Town of Hope Mills Voluntary Annexation Packet

### VOLUNTARY ANNEXATION SUBMITTAL REQUIREMENTS:

---

Only complete submittals will be processed. The following items are required to be submitted to the Town of Hope Mills in order for your application to be deemed complete:

- Original Petition Form Signed by ALL Owners of the property
- Legal description of the area to be annexed in both hard and digital (Word) format
- A complete copy of the last deed of record for each parcel of property to be annexed
- 1 paper copy and 1 digital copy of the **\*filed** annexation plat prepared by a registered land surveyor including the following information:
  - Title block:  
Annexation Map for Town of Hope Mills  
Annexation File # **A 2025-009**
  - Vicinity map showing location of property in relation to the primary corporate town limits, (indicate where corporate limits are adjacent to the property or the location of the closest point of the primary Town Limits)
  - Surveyors' certificate
  - Plat book and page numbers

**CHECK PAYABLE TO TOWN OF HOPE MILLS IN THE AMOUNT OF \$500.00 FOR VOLUNTARY ANNEXATION FEE MUST BE SUBMITTED.**

\* (Per the Secretary of State's Office, said plat must be signed by a surveyor but **is not required to be sent through any approval process**. Per GS 47-30 paragraph g. and j. "The provisions of this section shall not apply to boundary plats of State lines, county lines, **areas annexed by municipalities**, nor to plats of municipal boundaries, whether or not required by law to be recorded.")

---

Town of Hope Mills

5770 Rockfish Road • Hope Mills, NC 28348 • (910) 424-4555 • (910) 424-4902 fax

For Town Clerk Use:  
Annexation # \_\_\_\_\_



## Town of Hope Mills Voluntary Annexation Petition

**To the Board of Commissioners of the Town of Hope Mills:**

We, the undersigned, being of all the owners of the real property described herein, respectfully request that the area described herein be annexed to the Town of Hope Mills pursuant to the provisions of G.S. 160A-31.

The area to be annexed is  **contiguous**  **non-contiguous** to the existing Town Limits of Hope Mills and the boundaries of such territory are as indicated below and on the attached map and description.

**Property Information:**

If only part of a parcel is included, then write "Part" after the Cumberland County Parcel Identification Number and Real Estate Identification Number (s).

Cumberland County Parcel Identification Number (s):	Cumberland County Real Estate Identification Number (s):
<u>9494-87-0736</u>	<u>9494870736000</u>
<u>9494-87-2795</u>	<u>9494872795000</u>
<u>9494-87-5714</u>	<u>9494875714000</u>
<u>9494-87-8784</u>	<u>9494878784000</u>
<u>9494-98-0467</u>	<u>9494980467000 (PORTION)</u>
Acreeage of Annexation Area: <u>14.97</u>	Existing Population: <u>0</u>

Number of existing residential dwelling units: 0 Do you declare vested rights\*?  yes  no

\*We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate "yes" and attach proof.)

Property Owner(s):	Address:	Signature:	Date:
<small>All property owners must sign this petition including husband and wife if jointly owned</small>			
<u>SYCAMORE CORNER LLC</u>	<u>2409 THORNGROVE CT, STE 1</u>	<u><i>John A. Williams</i></u>	<u>6-17-25</u>
<u>GREAT OAKS PROPERTY HOLDINGS LLC</u>	<u>SAME</u>	<u><i>John A. Williams</i></u>	<u>6-17-25</u>
<u>WILLIAMS TIMBER LLC</u>	<u>SAME</u>	<u><i>John A. Williams</i></u>	<u>6-17-25</u>
<u>SRW BUILDERS LLC</u>	<u>SAME</u>	<u><i>John A. Williams</i></u>	<u>6-17-25</u>

\*Vested Right – Means the right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan. A vested right shall be deemed established with respect to any property upon valid approval, or conditional approval, of a site specific development plan or phased development plan, following notice and public hearing by the county with jurisdiction over the property.





LIMITED LIABILITY COMPANY ANNUAL REPORT



1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Great Oaks Property Holdings, LLC

SECRETARY OF STATE ID NUMBER: 1251818 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR:

Filing Office Use Only
Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Robert J. Williams V

2. SIGNATURE OF THE NEW REGISTERED AGENT: SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS
2709 Thorngrove Court 2709 Thorngrove Court
Fayetteville, NC 28303 Cumberland Fayetteville, NC 28303 Cumberland

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (910) 864-3232 3. PRINCIPAL OFFICE EMAIL:

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS
2709 Thorngrove Court 2709 Thorngrove Court
Fayetteville, NC 28303 Cumberland Fayetteville, NC 28303 Cumberland

6. Select one of the following if applicable. (Optional see instructions)

- The company is a veteran-owned small business
The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: 2016 NonGst Trust for Sharlene R Williams NAME: Caroline W Burnette NAME: Sharlene R Williams
TITLE: Member TITLE: Secretary TITLE: President
ADDRESS: ADDRESS: ADDRESS:
2709 Throngrove Court 2709 Thorngrove Court 2709 Thorngrove Court
Fayetteville, NC 28303 Cumberland Fayetteville, NC 28303-4495 Cumberland Fayetteville, NC 28303 Cumberland

SECTION D: CERTIFICATION OF ANNUAL REPORT, Section D must be completed in its entirety by a person/business entity.

SIGNATURE DATE
Form must be signed by a Company Official listed under Section C of This form.

Print or Type Name of Company Official Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



LIMITED LIABILITY COMPANY ANNUAL REPORT



1/6/2022
NAME OF LIMITED LIABILITY COMPANY: Williams Timber, LLC

SECRETARY OF STATE ID NUMBER: 2322218 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR:

Filing Office Use Only
Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Robert J. Williams, V

2. SIGNATURE OF THE NEW REGISTERED AGENT: SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS
2709 Thorngrove Court, Suite 1 Fayetteville, NC 28303 Cumberland

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: timber management

2. PRINCIPAL OFFICE PHONE NUMBER: (910) 864-1125 3. PRINCIPAL OFFICE EMAIL:

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS
2709 Thorngrove Court, Suite 1 Fayetteville, NC 28303 Cumberland

6. Select one of the following if applicable. (Optional see instructions)

- The company is a veteran-owned small business
The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Robert J. Williams, V TITLE: Manager ADDRESS: 2709 Thorngrove Court, Suite 1 Fayetteville, NC 28303 Cumberland

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

SIGNATURE DATE
Form must be signed by a Company Official listed under Section C of This form.

Print or Type Name of Company Official Print or Type Title of Company Official
SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200
MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



**LARRY KING & ASSOCIATES, R.L.S., P.A.**  
**1333 MORGANTON ROAD, SUITE 201**  
**FAYETTEVILLE, NC 28305**  
**PHONE: (910) 483-4300 FAX: (910) 483-4052**  
**N.C. Firm Lic. C-0887**

**June 13, 2025**

**LEGAL DESCRIPTION**

**14.97 ACRES**

**ROCKFISH ANNEXATION TRACT**

**LYING** in Rockfish Township, Cumberland County, near Hope Mills, North Carolina, bounded on the north and east by property conveyed to SRW Builders LLC as described and recorded in Plat Book 74, Page 61, Cumberland County Registry, of which this is a part; bounded on the east also by property conveyed to Inez Thames Life Estate as described and recorded in Deed Book 1155, Page 143, Cumberland County Registry; bounded on the south by the northern right of way margin of Rockfish Road (SR 1112); and bounded on the west by property conveyed to HCC Investments LLC, Outparcel 4, as described and recorded in Plat Book 141, Page 78, Cumberland County Registry and being more particularly described as follows;

**COMMENCING** from an iron rebar, said rebar lying in the northern right of way margin of the aforementioned Rockfish Road, said rebar also being the southeastern boundary corner of property conveyed to Williams Timber LLC as described and recorded in Deed Book 11347, Page 713, Cumberland County Registry, North 78 degrees 47 minutes 20 seconds West for a distance of 540.14 feet to an iron rebar, said rebar also lying in said margin of Rockfish Road, said rebar being the **TRUE POINT AND PLACE OF BEGINNING**.

**THENCE** and with said northern margin of Rockfish Road North 78 degrees 46 minutes 21 seconds West for a distance of 177.01 feet to a rebar in said margin of Rockfish Road and the southeastern boundary corner of the property conveyed to Great Oaks Property Holdings as described and recorded in Deed Book 11820, Page 256, Cumberland County Registry;

**THENCE** and continuing with said margin, North 78 degrees 23 minutes 50 seconds West for a distance of 238.26 feet to a rebar, said rebar being the southeastern boundary corner of the property conveyed to Great Oaks Property Holdings as described and recorded in Deed Book 11820, Page 256, Cumberland County Registry;

**THENCE** and continuing with said margin, North 78 degrees 23 minutes 50 seconds West for a distance of 298.94 feet to a rebar and the southeastern boundary corner of property conveyed to Cliffdale Corner LLC as described and recorded in Deed Book 12103, Page 386, Cumberland County Registry;

**THENCE** and with said margin of Rockfish Road, and the southwestern boundary of said Cliffdale Corner property, and along the margin of Rockfish Road North 19 degrees 26 minutes 04 seconds West for a distance of 22.00 feet to a rebar, said rebar being a southeastern boundary

corner of the aforementioned HCC Investments property, being a point of intersection of MXD CU zoning and R10 zoning lines and the southwestern boundary corner of the aforementioned SRW Builders property;

**THENCE** and with the eastern boundary of said HCC property, the western boundary said SRW property and the said zoning line, North 13 degrees 05 minutes 21 seconds East for a distance of 65.09 feet to a rebar;

**THENCE** and with a new line, North 32 degrees 20 minutes 56 seconds East for a distance of 203.74 feet to a point;

**THENCE** and with a new line, North 86 degrees 14 minutes 06 seconds East for a distance of 668.87 feet to a point;

**THENCE** and with a new line, North 10 degrees 08 minutes 22 seconds East for a distance of 240.73 feet to a point;

**THENCE** and with a new line, South 84 degrees 52 minutes 49 seconds East for a distance of 539.58 feet to a point;

**THENCE** and with a new line, South 04 degrees 14 minutes 15 seconds East for a distance of 150.35 feet to a rebar, said rebar being the northwest boundary corner of the aforementioned Inez Thames Life Estate property;

**THENCE** and the western line of Thames Estate property, South 04 degrees 14 minutes 15 seconds East for a distance of 197.64 feet to a rebar;

**THENCE** and the western line of Thames Estate property, South 85 degrees 03 minutes 17 seconds West for a distance of 86.70 feet to a rebar;

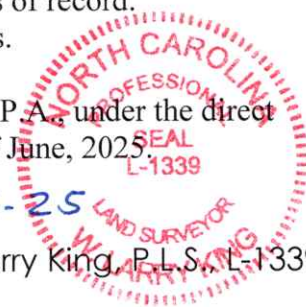
**THENCE** and the western line of Thames Estate property, South 10 degrees 51 minutes 52 seconds West for a distance of 388.99 feet to a rebar, said rebar being the southwestern boundary corner of said Thames Estate property and lying in said margin of Rockfish Road;

**THENCE** and with said northern right of way margin of said Rockfish Road, North 78 degrees 47 minutes 20 seconds West for a distance of 540.14 feet to an iron rebar, said rebar also lying in said margin of Rockfish Road, said rebar being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to all covenants, restrictions and easements of record. Said property contains 14.97 acres (652,120 square feet), more or less.

This description was prepared by Larry King and Associates, R.L.S., P.A., under the direct supervision of W. Larry King, P.L.S., L-1339, on this the 13th day of June, 2025.

W. Larry King PLS 1339 6-16-25 W. Larry King, P.L.S., L-1339



FILED Nov 05, 2024  
 AT 11:14:01 AM  
 BOOK 12103  
 START PAGE 0386  
 END PAGE 0388  
 INSTRUMENT # 33646  
 RECORDING \$26.00  
 EXCISE TAX \$0.00

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax:	\$0.00
Parcel ID:	9494-87-0736
Mail/Box to:	Reaves Law, PLLC, PO Box 53187, Fayetteville, NC 28305
Prepared by:	L. Holden Reaves, Esq.
Brief description for the Index:	0 Rockfish Road (0.49 acre) – Alternate Legal Description

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4 day of November, 2024, by and between:

GRANTOR	GRANTEE
Jimmy Edward Mabe and wife, Barbara K. Mabe  173 Sugarloaf Road Elizabethtown, NC 28337	Sycamore Corner, LLC, a North Carolina limited Liability company  2709 Thorngrove Court, Suite 1 Fayetteville, NC 28303

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in or near the City of Fayetteville, Cumberland County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 995, Page 667.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

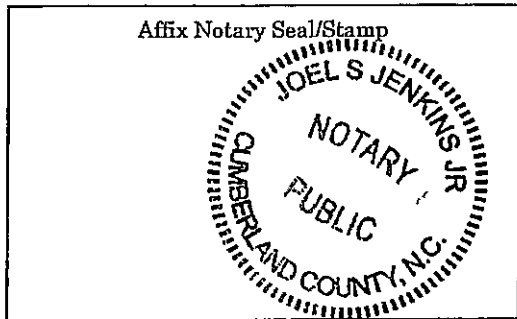
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Jimmy Edward Mabe  
Jimmy Edward Mabe

Barbara K. Mabe  
Barbara K. Mabe

STATE OF NC, COUNTY OF Chamberland

I Joel S Jenkins Jr, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4<sup>th</sup> day of November 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Jimmy Edward Mabe and wife, Barbara K. Mabe.



Joel S Jenkins Jr  
Notary Public (Official Signature)  
My commission expires: 3-5-2026

EXHIBIT A

[Legal Description]

Located in the City of Fayetteville (Township of Rockfish), Cumberland County, North Carolina, and being more particularly described as follows:

BEGINNING at a set rebar in the northern right of way margin of Rockfish Road, a variable public right of way, said set rebar being also located at the western corner of that certain parcel owned by Great Oaks Property Holdings LLC (DB 11820, PG 256), now or formerly; thence leaving the northern right of way margin of Rockfish Road and running along the western boundary of the aforesaid parcel owned by Great Oaks Property Holdings LLC, now or formerly, North 10 degrees 15 minutes 39 seconds West 107.39 feet to a set rebar, said set rebar being located in the southern property line of that certain parcel owned by SRW Builders LLC (DB 11930, PG 794), now or formerly; thence running along the southern boundary of the aforesaid parcel owned by SRW Builders LLC, now or formerly, South 85 degrees 52 minutes 55 seconds West 361.24 feet to an existing iron rod, said existing iron rod being located at the southeast corner of that certain parcel owned by HCC Investments LLC (DB 7458, PG 610, PB 141, PG 78), now or formerly, said existing rod also being located South 79 degrees, 26 minutes 11 seconds East 64.99 feet of another existing iron rod) running thence South 11 degrees 23 minutes 18 seconds East 11.39 feet to a set rebar in the northern right of way margin of Rockfish Road, thence running along the northern right of way margin of Rockfish Road South 79 degrees 45 minutes 47 seconds East 383.88 feet to the POINT and PLACE OF BEGINNING, said parcel containing 0.49 Acres, and being the same property as shown on that certain Survey Map dated October 1, 2024, prepared by W. Larry King, Professional Land Surveyor L-1339, of Larry King & Associates, R.L.S., P.A., Fayetteville, North Carolina.

FILED Mar 20, 2024  
 AT 02:06:29 PM  
 BOOK 11930  
 START PAGE 0794  
 END PAGE 0796  
 INSTRUMENT # 07904  
 RECORDING \$26.00  
 EXCISE TAX \$0.00

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 9494-77-8838 (portion) Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: & 9494-77-8768 (portion) & 9494-88-9518

Mall/Box to: Reaves & Reaves, PLLC, P.O. Box 53187, Fayetteville, NC 28305

This instrument was prepared by: L. Holden Reaves, Esq.

Brief description for the Index: Rockfish Road (near Waldo's Beach Road)

THIS DEED made this 18 day of March, 2024, by and between

GRANTOR	GRANTEE
Godwin Family Partnership, LLC, a North Carolina limited company	SRW Builders, LLC, a North Carolina limited liability company
1007 Hay Street Fayetteville, NC 28305	2709 Thorngrove Court, Suite 1 Fayetteville, NC 28303

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Town Hope Mills, Cumberland County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 10719, Page 309.

A map showing the above described property is recorded in Plat Book 74, Page 61.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

GRANTOR:

Godwin Family Partnership, LLC

By: Lawrence W. Blake (SEAL)

Lawrence W. Blake  
Administrative Member

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: Lawrence W. Blake in his capacity as Administrative Member of Godwin Family Partnership, LLC, a North Carolina limited liability company.

Date: 3-18-2024

Official Signature of Notary: Emily Price

Notary's Printed Name: Emily Price

My commission expires: 8-4-2026

[Affix Notary Seal or Stamp]

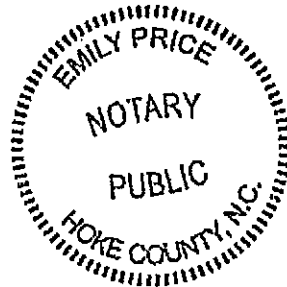


EXHIBIT A

BEING all of that certain 57.816 Acre parcel as shown on that recombination plat entitled "Biltwell, Inc.", said plat having been duly recorded in Plat Book 74, Page 61, Cumberland County, NC Registry.

8775  
0538

BK08775 PG0538

FILED  
CUMBERLAND COUNTY NC  
J. LEE WARREN, JR.  
REGISTER OF DEEDS

FILED Nov 30, 2011  
AT 04:54:00 pm  
BOOK 08775  
START PAGE 0538  
END PAGE 0540  
INSTRUMENT # 39257  
RECORDING \$26.00  
EXCISE TAX (None)  
RT

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 9494-88-9518. Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Reaves Law, PLLC, P.O. Box 53187, Fayetteville, NC 28305

This instrument was prepared by: L. Holden Reaves, Esq. [Without Title Examination]

Brief description for the Index: .57816 Acres - Stoney Point (Rockfish Road)

THIS DEED made this 30 day of November, 2011, by and between

GRANTOR	GRANTEE
<p><b>Sharlene R. Williams (divorced)</b>  238 N. McPherson Church Road Fayetteville, NC 28303</p>	<p><b>SRW Builders, Inc., a North Carolina corporation</b>  238 N. McPherson Church Road Fayetteville, NC 28303</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Town of Hope Mills, Cumberland County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5464, Page 389.

8775  
0539

308775  
008775 00539

Map showing the above described property is recorded in [See legal description for plate reference, if any].

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever claiming by, under, or through, Grantor, other than the following exceptions: all easements, restrictions, covenants and conditions of record, if any, and taxes which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

*Sharlene R. Williams* (SEAL)  
Sharlene R. Williams

State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that Sharlene R. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7<sup>th</sup> day of November, 2011

My Commission Expires: \_\_\_\_\_  
My Commission Expires August 25, 2014

*[Signature]*  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ of \_\_\_\_\_ a North Carolina corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in his name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

*[Signature]*  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_ (N.P. SEAL) 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

EXHIBIT A

8K08775 PG0540

STONE POINT 57.816 ACRE TRACT

BEGINNING at a point said point being the southwest corner of Lot 60 as shown on the plat entitled, Section 3, Part Two, Stoney Point, recorded in Plat Book 52, Page 62 Cumberland County Registry and running thence with the boundary of the 57.816 acre tract as shown on that plat entitled "BILTWELL INC.", and recorded in Plat Book 74, Page 61, Cumberland County Registry the following courses and distances: South 84 degrees 07 minutes 27 seconds West 595.57 feet, South 04 degrees 13 minutes 00 seconds East 198.00 feet to the line of C. Edwards (now or formerly); with said Edwards line South 85 degrees 06 minutes 06 seconds West 1398.48 feet; South 04 degrees 53 minutes 54 seconds East 15.00 feet to a point in Rockfish Road; with Rockfish Road North 80 degrees 56 minutes 25 seconds West 81.91 feet; North 15 degrees 04 minutes 00 seconds East 1349.88 feet; North 80 degrees 00 minutes 40 seconds East 1711.36 feet; South 09 degrees 59 minutes 20 seconds East 145.00 feet; South 80 degrees 00 minutes 40 seconds West 40.00 feet; South 09 degrees 59 minutes 20 seconds East 50.00 feet; South 09 degrees 59 minutes 20 seconds East 145.00 feet; South 15 degrees 05 minutes 00 seconds West 60.00 feet; South 48 degrees 36 minutes 00 seconds East 186.08 feet; South 52 degrees 55 minutes 28 seconds East 50.18 feet; South 47 degrees 30 minutes 00 seconds East 151.75 feet; South 57 degrees 48 minutes 00 seconds West 25.06 feet; South 22 degrees 30 minutes 00 seconds West 348.70 feet to the north margin of Cicada Street; thence running with the north margin of Cicada Street 27.70 feet along the arc of a curve to the right having a radius of 176.30 feet to a point at the terminus of said street; thence South 22 degrees 47 minutes 00 seconds West 258.19 feet to the point of BEGINNING, and being all of the property recorded in Plat Book 52, Page 61, Plat Book 52, Page 63, Plat Book 53, Page 3, Cumberland County Registry and also being all of 2001 Tax Parcels 9498.08-77-8768, 9498.08-77-8838, and 9494.08-88-9518. The above-described property also includes all of the property described in Plat Book 74, Page 61, Cumberland County Registry.

For history of title see Deed Book 3636, Page 411, Cumberland County Registry.

The property conveyed hereby is the same property described as "Tract One" in that certain prior vesting deed recorded in Book 5464, Page 389, aforesaid Registry, and has Cumberland County tax parcel number 9494-88-9518.

LESS AND EXCEPT that certain conveyance of overlap acreage to HCC Investments, L.L.C. and Traemoor Village Owners Association, Inc. by deeds recorded immediately prior hereto in Book 8775, Page 531, and in Book 8775, Page 535, respectively, aforesaid Registry.

FILED  
 CUMBERLAND COUNTY NC  
 J. LEE WARREN, JR.  
 REGISTER OF DEEDS

---

FILED Jan 16, 2019  
 AT 10:55:23 am  
 BOOK 10433  
 START PAGE 0274  
 END PAGE 0274  
 INSTRUMENT # 01232  
 RECORDING \$26.00  
 EXCISE TAX (None)  
 BLF

**North Carolina Department of The Secretary of State**

*Return: Leavelaw Firm*

**CERTIFICATION OF CONVERSION**

I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify that on the 27th day of December, 2018, Articles of Organization Including Articles of Conversion was filed in this office

**CONVERTING**

**SRW BUILDERS, INC. NC**

**INTO**

**SRW BUILDERS, LLC NC**

a limited liability company duly formed under the laws of the State of North Carolina with its period of duration being Perpetual.

The name of the resulting entity was changed by virtue of said conversion to: N/A.

The effective date of said conversion, if different from the date of filing was: 1 January 2019

The resulting entity has not filed articles of dissolution and continues to be in existence in this State as of the date of this certificate.

I FURTHER certify that this certificate is in compliance with North Carolina General Statutes §47-18.1 and §55D-26 and may be recorded in the office of the Register of Deeds in the same manner as deeds, the name of the resulting entity appearing in the "Grantee" index.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 16th day of January, 2019.

*Elaine F. Marshall*

**Secretary of State**

FILED Mar 15, 2024  
AT 12:23:10 PM  
BOOK 11928  
START PAGE 0204  
END PAGE 0206  
INSTRUMENT # 07409  
RECORDING \$26.00  
EXCISE TAX \$0.00

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 9494-77-8838 (portion) Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: & 9494-77-8768 (portion) & 9494-88-9518

Mail/Box to: Reaves Law, PLLC, P.O. Box 53187, Fayetteville, NC 28305

This instrument was prepared by: L. Holden Reaves, Esq.

Brief description for the Index: Rockfish Road (near Waldo's Beach Road)

THIS DEED made this 14<sup>th</sup> day of March, 2024, by and between

**GRANTOR**

Landmark, Inc., a North Carolina corporation

1019 Hope Mills Road  
Fayetteville, NC 28304

**GRANTEE**

SRW Builders, LLC, a North Carolina limited liability company

2709 Thorngrove Court, Suite 1  
Fayetteville, NC 28303

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Town Hope Mills, Cumberland County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2817, Page 602 & Book 2807, Page 591.

NC Bar Association Form No. 7 © 1977, 2002  
Printed by Agreement with the NC Bar Association - 1981

Submitted electronically by "Hutchens Law Firm LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

A map showing the above described property is recorded in Plat Book 74, Page 61.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple,

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

GRANTOR:

Landmark, Inc.

By: Randall A. Faircloth (SBAL)

Print Name: Randall S. Faircloth

Title: AVP

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Randall S. Faircloth in capacity as AVP of Landmark, Inc., a North Carolina corporation.

Date: March 14, 2024

Official Signature of Notary: Robin S. Zawiska

Notary's Printed Name: ROBIN S. ZAWISKA

My commission expires: 10-12-28

[Affix Notary Seal or Stamp]

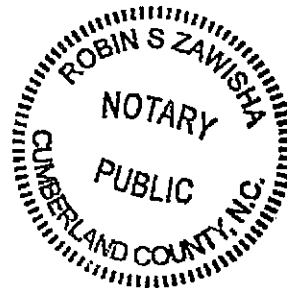


EXHIBIT A

BEING all of that certain 57.816 Acre parcel as shown on that recombination plat entitled "Biltwell, Inc.", said plat having been duly recorded in Plat Book 74, Page 61, Cumberland County, NC Registry.

It is noted that the Grantor entity no longer has active status with the North Carolina Secretary of State; and this Non-Warranty Deed is given as part of the winding up Grantor's business and affairs pursuant to NCGS 55-14-05.

FILED Dec 22, 2021  
 AT 09:55:54 AM  
 BOOK 11347  
 START PAGE 0713  
 END PAGE 0716  
 INSTRUMENT # 59117  
 RECORDING \$26.00  
 EXCISE TAX \$0.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 0423-83-2187, 9476-64-9280, 0542-23-4876 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 By: 9494-87-8784, 9494-87-5714

Mail/Box to: Reaves Law, PLLC, PO Box 53187, Fayetteville, NC 28305

This instrument was prepared by: L. Holden Reaves, Esq. [WITHOUT TITLE EXAMINATION]

Brief description for the Index: Five (5) Parcels

THIS DEED made this 22<sup>nd</sup> day of December, 2021, by and between

GRANTOR	GRANTEE
<p>Pelican Property Holdings, LLC, a North Carolina limited liability company</p>	<p>Williams Timber, LLC, a North Carolina limited liability company</p>
<p>2709 Thorngrove Court, Suite 1                      Fayetteville, NC 28303</p>	<p>2709 Thorngrove Court, Suite 1                      Fayetteville, NC 28303</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all of that certain lot or parcel of land situated in Cumberland County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in [See Exhibit A for prior deed references].

A map showing the above described property is recorded in [See Exhibit A for plat references].

The property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: all easements, restrictions, covenants and conditions of record, if any, and taxes for the current year and thereafter.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

Pelican Property Holdings, LLC

By: Robert J. Williams V (SEAL)  
Robert J. Williams V  
President

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert J. Williams V, in his capacity as President of Pelican Property Holdings, LLC, a North Carolina limited liability company.

Date: 12-22-2021

Official Signature of Notary: \_\_\_\_\_

Notary's Printed Name: Leonard H. Reeves

My commission expires: My Commission Expires August 25, 2024

[Affix Notary Seal or Stamp]

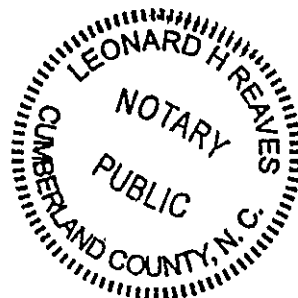


EXHIBIT ATract One:

Being the tract of real property listed below and designated by the Deed Book and Page of the deed recorded in the Cumberland County Registry in which the Grantor or its predecessor in title was conveyed the tract, as applicable. The tract is further identified by the tax parcel number designated on the records of the Cumberland County Tax Department. This conveyance is made subject to easements, restrictions, and rights of way of record, if any, and are subject to any conveyances made by Grantor preceding or subsequent to the deed that is referenced.

Internal tract number,  
Tax Parcel Number, and  
Deed reference

Property description as designated on the  
corresponding tax listing

LS4  
0423-83-2187 (formerly 0423-74-3261)  
Book 8373, Page 335

78.10 ACS Mill TR and Parker LD (located on Corporation Drive)

For prior vesting deed, see Book 8868, Page 885, Cumberland County, NC Registry.

Grantor intends by this deed to convey its 50% undivided interest in Tract One as described above.

Tract Two:

Being the tract of real property listed below and designated by the Deed Book and Page of the deed recorded in the Cumberland County Registry in which the Grantor or its predecessor in title was conveyed the tract, as applicable. The tract is further identified by the tax parcel number designated on the records of the Cumberland County Tax Department. This conveyance is made subject to easements, restrictions, and rights of way of record, if any, and are subject to any conveyances made by Grantor preceding or subsequent to the deed that is referenced.

Internal tract number,  
Tax Parcel Number, and  
Deed reference

Property description as designated on the  
corresponding tax listing

S 16  
9476-64-9280  
Book 4692, Page 188

45.2 ACS McCallum LD (located on Sykes Pond Rd)

For prior vesting deed, see Book 8868, Page 885, Cumberland County, NC Registry.

Grantor intends by this deed to convey its 50% undivided interest in Tract Two as described above.

Tract Three:

BEING the same property described in that certain prior General Warranty Deed recorded in Book 6952, Page 715, Cumberland County, NC Registry, less and except any prior out conveyances.

Subject property has Cumberland County tax parcel number 0542-23-4876 (and is commonly known as 7249 Ramsey Street).

For prior vesting deed, see Book 10423, Page 23, aforesaid Registry.

Grantor intends by this deed to convey its 100% interest in Tract Three as described above.

**Tract Four:**

BEING the same property described in that certain prior General Warranty Deed recorded in Book 8720, Page 776, Cumberland County, NC Registry, less and except any prior out conveyances.

Subject property has Cumberland County tax parcel number 9494-87-8784 (and is commonly known as 7106 Rockfish Road).

For prior vesting deed, see Book 10423, Page 23, aforesaid Registry.

Grantor intends by this deed to convey its 100% interest in Tract Four as described above.

**Tract Five:**

BEING all of Lot 1 (0.81 Ac.) as shown on plat duly recorded in Plat Book 128, Page 50, Cumberland County, NC Registry.

For prior vesting deed, see Book 11299, Page 695, aforesaid Registry.

Subject property has Cumberland County tax parcel number 9494-87-5714.

Grantor intends by this deed to convey its 100% interest in Tract Five as described above.

FILED Sep 14, 2023  
AT 10:36:20 AM  
BOOK 11820  
START PAGE 0256  
END PAGE 0258  
INSTRUMENT # 29082  
RECORDING \$26.00  
EXCISE TAX \$600.00

**NORTH CAROLINA GENERAL WARRANTY DEED  
PREPARED WITHOUT TITLE EXAMINATION**

**Excise Tax: \$ 600.00**

Parcel Identifier No. 9494-87-2795 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Reaves Law Firm

This instrument was prepared by: The Real Estate Law Firm, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: 7162 Rockfish Rd

THIS DEED made this 7th day of September, 2023, by and between

GRANTOR	GRANTEE
Wendi P. Kmet, divorced 125 Sir Richard West Kill Devil Hills, NC 27948	Great Oaks Property Holdings, LLC, a North Carolina Limited Liability Company  2709 Thorngrove Ct, Suite 1 Fayetteville, NC 28303

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context. WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Fayetteville, Rockfish Township, Cumberland County, North Carolina and more particularly described as follows:

See Exhibit "A"  
Parcel ID: 9494-87-2795

Property Address: 7162 Rockfish Road, Fayetteville, NC 28306

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8979 page 501.  
All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.  
A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS AND EASEMENTS PROPERLY OF RECORD, IF ANY, AND AD VALOREM TAXES DUE FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

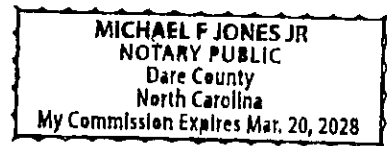
Wendi P. Kmet (SEAL)  
Print/Type Name: Wendi P. Kmet

State of North Carolina County of Dare

I, the undersigned Notary Public of Dare County and State aforesaid, certify that Wendi P. Kmet personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed and in the capacity indicated. Witness my hand and Notarial stamp or seal this 8th day of 09, 2023.

My Commission Expires: 03/20/2028

Michael F. Jones Jr  
Notary Public



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

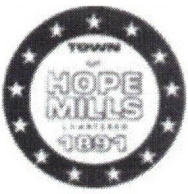
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

## Exhibit "A"

A 0.855 acre tract (more or less), located at 7162 Rockfish Road, Cumberland County, North Carolina. Being bounded on the North by a tract of land now or formerly owned by SRW Builders, Inc. as recorded in Deed Book 8775, Page 538 of the Cumberland County Registry; on the East by a tract of land now or formerly owned by Wadus A. Clark, Jr. and wife, Leigh A. Clark as recorded in Deed Book 6255, page 216 of the Cumberland County Registry; on the South by State Road #1112 (Rockfish Road), having a 60' Right-of-Way; on the West by a tract of land now or formerly owned by Jimmy E. Mabe as recorded in Deed Book 995, page 667 of the Cumberland County Registry, and being more particularly described as follows:

BEGINNING at a ½" rebar, the Southwest boundary corner of a tract of land now or formerly owned by the above-mentioned Wadus A. Clark, Jr. and wife, Leigh A. Clark, said ½" rebar also being located N 78° 30' W, 189.45' from an existing ½" rebar, the Southeast corner of the above-mentioned Wadus Clark, Jr. tract of land, said ½" rebar also being located in the Northern Right-of-Way margin of State Road #1112 (Rockfish Road) and running thence and with State Road #1112 (Rockfish Road) N 78° 47' 16" W, 227.33' to a Set ¼" iron pipe, said ¼" iron pipe also being the Southeastern boundary corner of a tract of land now or formerly owned by Jimmy E. Mabe as recorded in Deed Book 995, page 667 of the Cumberland County Registry; said ¼" iron pipe also being located N 52° 51' 42" E, 37.89' from a Set nail and cap in the centerline of the asphalt of State Road #1112 (Rockfish Road); thence and with Mabe's Eastern boundary line N 11° 47' 16" W, 109.49' to a Set ¼" iron pipe, the Northeastern boundary corner of the Mabe tract of land, said ¼" iron pipe also being in the Southern boundary line of a tract of land now or formerly owned by SRW Builders, Inc. as recorded in Deed Book 8775, Page 538 of the Cumberland County Registry, and running thence and with the Southern boundary line of the SRW Builders, Inc. tract of land N 84° 28' 52" E, 296.15' to an existing ¼" iron rod, said ¼" iron rod also being the Northwestern boundary corner of the above-mentioned Wadus A. Clark, Jr. and wife, Leigh A. Clark tract of land as recorded in Deed Book 6255, page 216 of the Cumberland County Registry; said ¼" iron rod also being located S 84° 32' 11" W, 166.94' from an existing angle iron, the Northeastern boundary corner of the above-mentioned Wadus A. Clark, Jr. tract of land, thence and with the Western boundary line of the Clark's tract of land S 15° 21' 42" W, 186.53' to the point and place of BEGINNING, containing 0.855 acres (more or less), 37,262.70 sq ft and being a portion of the two (2) acres (more or less) tract of land as recorded in Deed Book 995, page 667 of the Cumberland County Registry.

Together with any and all other easements of record or otherwise, restrictive covenants, if any, and any other right-of-ways of record or otherwise.



Town of Hope Mills  
 5770 Rockfish Road  
 Hope Mills, NC 28348

Receipt Number: R00027818

Cashier Name: Vonda Johnson

Terminal Number: 5

Receipt Date: 6/18/2025 7:40:01 AM

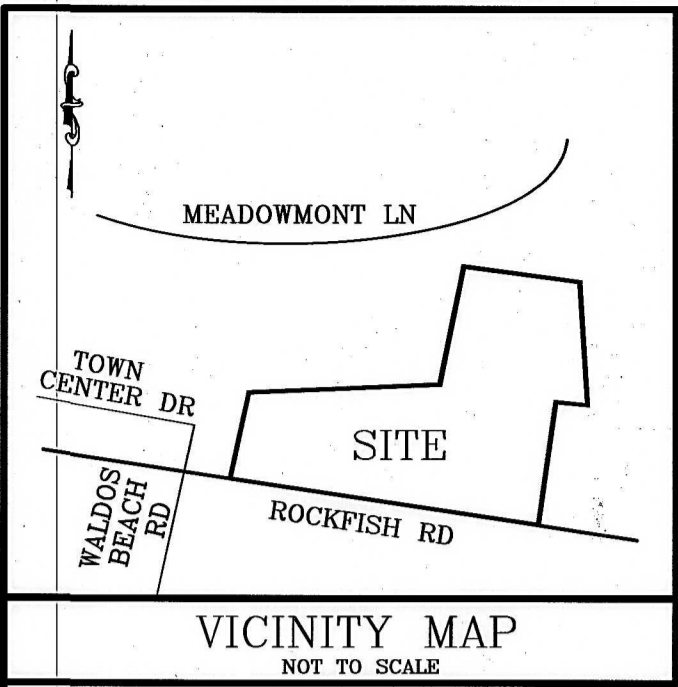
Tran. Code: 103650 - Zoning Permits/Applications  
 Zoning Permits/Applications \$500.00

Name: WILLIAMS TIMBER, LLC-ROCKFISH ANNEXATION \$500.00

Payment Method: Check Payor: WILLIAMS TIMBER, LLC-RO Reference: 1033

<b>Total Amount Applied:</b>	<u>                    </u>	\$500.00
Amount:	\$500.00	
<b>Total Payment Received:</b>	<u>                    </u>	\$500.00
<b>Change:</b>		\$0.00

GL Distribution:	<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
	10-3650	ZONING PERMITS	500.00
		<b>Total Distribution Amount:</b>	<u>500.00</u>



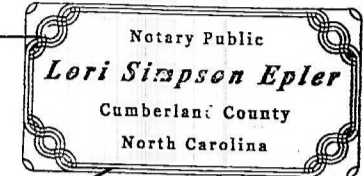
**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION  
THIS DRAWING HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT OR OTHER REGULATIONS.

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF \_\_\_\_\_ COUNTY AND THAT THIS PLAT IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.  
*[Signature]*  
PROPERTY OWNER

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT, *[Signature]* SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL. THIS 17th DAY OF June, 2025.

*[Signature]*  
NOTARY PUBLIC



- NOTES:
- PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
  - AREAS COMPUTED BY COORDINATE METHOD.
  - RATIO OF PRECISION > 1:10,000
  - DASHED LINES NOT SURVEYED.
  - TAX PIN - 9494870736000, 9494872795000, 9494875714000, 9494878784000, 9494980467000
  - ANY LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS IF PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.
  - EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION OR AS IN DOCUMENTATION PROVIDED BY THE CLIENT OR ATTORNEY, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS PROPERTY. ALL RESEARCH DATA CURRENT AS OF 06/13/2025.
  - ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
  - BUILDING SETBACKS ARE AS SHOWN HEREON. IF NO SETBACKS ARE SPECIFIED, ANY STRUCTURES OR IMPROVEMENTS PLACED ON THIS SUBJECT PROPERTY MUST COMPLY WITH RESTRICTIVE COVENANTS, ZONING, DOCUMENTS OF RECORD GOVERNING SUCH IMPROVEMENTS AND ANY BINDING AGREEMENT BETWEEN THE DEVELOPER AND THE BUILDER/OWNER.
  - IF THIS PLAT IS OF THE CATEGORY DETERMINED TO BE A RECOMBINATION OF PREVIOUSLY PLATTED OR RECORDED PROPERTY, ANY RESTRICTIONS AND SPECIFICS APPLICABLE TO THAT PREVIOUSLY FILED DOCUMENT APPLY TO THIS SUBJECT PROPERTY ALSO, EXCEPT AS ALLOWED FOR BY THE ORDINANCE FOR THE JURISDICTION THAT OVERSEES AND GOVERNS THIS SUBJECT PROPERTY.
  - UNLESS OTHERWISE NOTED, THIS PROPERTY HAS NOT BEEN INVESTIGATED WITH REGARDS TO WETLANDS AND NO DETERMINATION HAS BEEN MADE AS TO THE EXISTENCE OF WETLANDS WITHIN THE BOUNDARIES SHOWN HEREON.
  - IF WETLAND AREAS ARE SHOWN ON THIS SUBJECT PROPERTY, THOSE AREAS WERE STAKED AND DETERMINED TO BE SUCH BY OTHERS. THE SURVEYOR'S CERTIFICATION HEREON CERTIFIES TO THE LOCATION OF THOSE AREAS, AS STAKED BY OTHERS, BUT LOCATED UNDER THIS SURVEYOR'S SUPERVISION AND PLATTED HEREON.
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, WHICH MAY AFFECT THE USE OF THIS TRACT.
  - NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
  - UNLESS NOTED OTHERWISE, THERE WERE NO U.S.G.S., N.C.G.S. OR OTHER GOVERNMENTALLY RECOGNIZED HORIZONTAL CONTROL MONUMENTATION FOUND WITHIN 2,000 FEET OF THIS SUBJECT PROPERTY.
  - IF THIS PLAT IS LABELED "ZERO LOT LINE" THERE ARE, IN ADDITION TO OTHER EASEMENTS SHOWN, MAINTENANCE EASEMENTS ON ALL INTERIOR LOT LINES SAID EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 5 FEET EACH SIDE OF SAID INTERIOR LOT LINE.
  - IF THE STREETS AND ROADS SHOWN ON THIS MAP ARE LABELED AS PRIVATE STREETS, THE FOLLOWING NOTICE APPLIES TO THOSE STREETS: NO PUBLIC AGENCY IS PRESENTLY RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT. PRIVATE STREETS ARE FOR THE USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND ALL REPRESENTATIVES OF GOVERNMENTAL AGENCIES FOR INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE OF PUBLIC STREETS, UTILITIES, AND DRAINAGE STRUCTURES. THE STREETS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  - ANY COMMON AREA SHALL NOT BE FURTHER SUBDIVIDED, DEVELOPED OR CONVEYED BY THE OWNERS ASSOCIATION, EXCEPT WHERE APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE AND THE COUNTY ZONING ORDINANCE.

I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN PLAT / DEED BOOK 74 PAGE 61); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT / DEED BOOK AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 17 DAY OF June A.D., 2025.

*[Signature]*  
W. LARRY KING PLS 1339  
PROFESSIONAL LAND SURVEYOR  
(W. LARRY KING, P.L.S.)  
LICENSE NUMBER L-1339



I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM BELOW APPLIES TO THIS MAP.

(D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

HCC INVESTMENTS LLC  
PLAT BOOK 141, PAGE 78

HCC INVESTMENTS LLC  
OUTPARCEL 4  
PLAT BOOK 141, PAGE 78  
MCD CUD

SRW BUILDERS LLC  
PLAT BOOK 74, PAGE 61  
R10

SYCAMORE CORNER LLC  
DEED BOOK  
12103, PAGE 386  
298.94' R10

GREAT OAKS  
PROPERTY HOLDINGS  
DEED BOOK  
11820, PAGE 256  
C2(P)

WILLIAMS  
TIMBER  
LLC  
DEED BOOK  
11347, PAGE 713  
R10

WILLIAMS TIMBER LLC  
DEED BOOK 11347, PAGE 713  
C2(P)

INEZ THAMES  
LIFE ESTATE  
DEED BOOK  
1155, PAGE 143  
R10

14.97 ACRES  
652,120 SQ. FT.

ROCKFISH ROAD (S.R. 1112)  
PUBLIC R/W VARIES

FILED Jun 19, 2025 11:01:01 am  
BOOK 00153  
PAGE 0010 THRU 0010  
INSTRUMENT # 18432  
RECORDING \$21.00  
EXCISE TAX (None)

FILED CUMBERLAND COUNTY NC  
ANDRA S. BREWINGTON  
REGISTER OF DEEDS

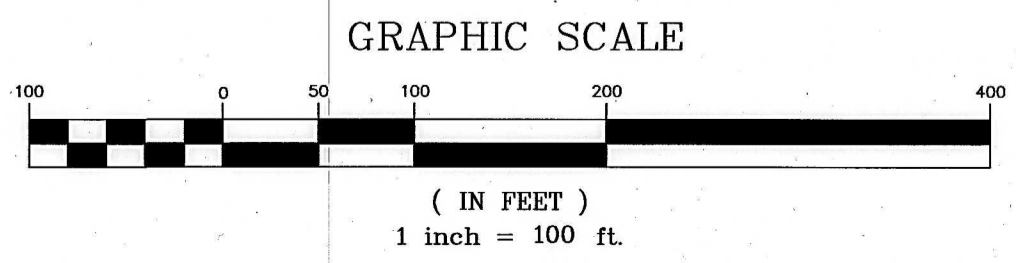
"NO APPROVAL REQUIRED"

Signed: *[Signature]*  
Date: 6/16/25

- LEGEND**
- DENOTES REBAR OR BREAK IN LINE
  - CONTROL CORNER
  - ECM (EXISTING CONCRETE MONUMENT)
  - EIR EXISTING IRON REBAR
  - SIR SET IRON REBAR
  - EPK EXISTING PK NAIL
  - SPK SET PK NAIL
  - NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**LINE TABLE**

—	BOUNDARY LINE
---	ADJOINER
- - -	EASEMENT



Plat Review Officer  
State of North Carolina  
Cumberland County  
Plat Review Officer  
of Cumberland County, certify that the map of plat which this certification is affixed meets all statutory requirements for recording.  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

ANNEXATION MAP FOR TOWN OF HOPE MILLS  
ANNEXATION FILE # A2025-009

REVISIONS	ANNEXATION MAP FOR LAND OF:  SRW BUILDERS LLC ET. AL.	<p>LARRY KING &amp; ASSOCIATES, R.L.S., P.A. 1333 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28305 TELEPHONE: (910) 483-4300 FAX: (910) 483-4052</p>									
	TOWNSHIP: ROCKFISH COUNTY: CUMBERLAND										
	STATE: NORTH CAROLINA	<p>NC FIRM LICENSE C-0887</p> <table border="1"> <tr> <td>DATE: JUNE 12, 2025</td> <td>SURVEYED BY: LKC</td> <td>FIELD BOOK:</td> </tr> <tr> <td>SCALE: 1" = 100'</td> <td>DRAWN BY: LSE</td> <td>FILE REF: P24-028</td> </tr> <tr> <td>CHECKED &amp; CLOSURE BY: LARRY KING</td> <td></td> <td>DRAWING NO. ANNEXATION</td> </tr> </table>	DATE: JUNE 12, 2025	SURVEYED BY: LKC	FIELD BOOK:	SCALE: 1" = 100'	DRAWN BY: LSE	FILE REF: P24-028	CHECKED & CLOSURE BY: LARRY KING		DRAWING NO. ANNEXATION
DATE: JUNE 12, 2025	SURVEYED BY: LKC	FIELD BOOK:									
SCALE: 1" = 100'	DRAWN BY: LSE	FILE REF: P24-028									
CHECKED & CLOSURE BY: LARRY KING		DRAWING NO. ANNEXATION									
	PROPERTY OF: SRW BUILDERS, SYCAMORE CORNER LLC WILLIAMS TIMBER LLC, GREAT OAKS PROPERTY HOLDINGS										

153/10

**TAB 10**



**AGENDA FORM**

**TO:** Chancer McLaughlin, Town Manager

**FROM:** Don Sisko, Public Works Director

**SUBJECT:** The Preserve at Lake Upchurch Phase 2 Section 3, Acceptance of Streets

**BACKGROUND INFORMATION:** The developer for Phase 2, Section 3 of the Preserve at Lake Upchurch subdivision, Bill Clark Homes, requested that the streets and related infrastructure be accepted into the Town of Hope Mills Street System for public ownership and maintenance. An initial inspection of the streets was conducted by Public Works and the Stormwater Department on February 4, 2025. Repairs have been completed and re-inspected on July 15, 2025.

**STAFF RECOMMENDATION, IF APPLICABLE:**

**RECOMMENDED ACTION:** The Public Works staff recommends the Board of Commissioners approve a resolution accepting the following streets in the Preserve at Lake Upchurch subdivision into the Hope Mills Street System:

Dock View Road - 1065 linear ft.

**FISCAL IMPACT:** Upon resolution approval, the aforementioned streets will be added to the Powell Bill system with changes taking effect after July 1<sup>st</sup>, 2026.

**ATTACHMENTS:**

1. Resolution for acceptance of streets in The Preserve at Lake Upchurch Phase 3 Section 2.

This agenda form has been reviewed by:	Initial & Date
Town Manager	
Finance Director	
Town Attorney	
Department Head (s)	DS 7/16/2025
Town Clerk	

**RESOLUTION ACCEPTING THE STREETS IN  
THE PRESERVE AT LAKE UPCHURCH PHASE 2 SECTION 3 INTO THE HOPE  
MILLS STREET SYSTEM**

**RESOLUTION NO 2025-021**

**WHEREAS**, the streets and associated infrastructure listed herein below is located within the corporate limits of Hope Mills and has been found to be constructed to the required Hope Mills Standards and Specifications; and

**WHEREAS**, on July 16, 2025 the Town of Hope Mills Public Works Department submitted notification to Bill Clark Homes, the contractor, that they had completed the requirements set forth in the Hope Mills Standards and Specifications for the streets and associated infrastructure; and

**WHEREAS**, the Town of Hope Mills will assume responsibility for the care and maintenance of said infrastructure and will add the street sections listed below to the Town of Hope Mills Powell Bill Map at the appropriate time; and

**WHEREAS**, the infrastructure being accepted is as listed below;

- a) Dock View Road - 1065 linear feet

**WHEREAS, THEREFORE, BE IT RESOLVED**, that the Town of Hope Mills Board of Commissioners does hereby find and declare the streets and associated infrastructure, more particularly described above, The Preserve at Lake Upchurch Phase 3 Section 2, to be added to the Town of Hope Mills Street System for ownership and maintenance upon adoption of this Resolution.

**ADOPTED this 4<sup>th</sup> day of August 2025**

---

Jessie Bellflowers, MAYOR

**ATTEST:**

---

Ashley Wyatt, MMC Town Clerk

**TAB 11**



**AGENDA FORM**

**TO:** Chancer McLaughlin, Town Manager  
**FROM:** Drew Holland, Finance Director  
**SUBJECT:** Property Disposal

**BACKGROUND INFORMATION:** The following item(s) are no longer needed due to condition or replacement of the fixed asset.

- Items to be disposed:  
Parks & Rec 2010 Ford – F150 – sell on Gov Deals  
Public Works-Streets – 2002 Asphalt Reclaimer  
Fire Dept – 1985 Pierce Fire Engine

**STAFF RECOMMENDATION, IF APPLICABLE:**

Approval resolution for disposal of equipment.

**RECOMMENDED ACTION:**

Same as above

**FISCAL IMPACT:**

\_\_\_\_\_ Currently Budgeted \_\_\_\_\_ Requires budget amendment   X   No fiscal impact.

**ATTACHMENTS:**

Surplus Equipment Reports  
Resolution #

This agenda form has been reviewed by:	Initial & Date
Town Manager	
Finance Director	DH 7/24/25
Town Attorney	
Department Head (s)	
Town Clerk	



**RESOLUTION OF THE TOWN OF HOPE MILLS BOARD OF COMMISSIONERS DECLARING CERTAIN PROPERTY OF THE TOWN TO BE SURPLUS AND AUTHORIZING THE DISPOSITION OF SAID PROPERTY**

**Resolution No. R2025-022**

**WHEREAS**, the Board of Commissioners of the Town of Hope Mills, North Carolina desires to dispose of certain surplus property of the Town;

**WHEREAS**, G.S. 160A-266 establishes a method to dispose of real or personal property; and

**WHEREAS**, the Town Board is granted authority to declare property surplus; and

**NOW, THEREFORE, BE IT RESOLVED** by the Hope Mills Board of Commissioners that the following described property is hereby declared to be surplus to the needs of the Town and authorizes their disposal.

Items to be disposed:

Parks & Rec 2010 Ford – F150 – sell on Gov Deals

Public Works-Streets – 2002 Asphalt Reclaimer

Fire Dept – 1985 Pierce Fire Engine

**ADOPTED this 4<sup>th</sup> Day of August, 2025**

---


JESSIE BELLFLOWERS MAYOR

**ATTEST:**

---

Ashley Wyatt, Town Clerk

TOWN OF HOPE MILLS  
SURPLUS-EQUIPMENT REPORT

DEPARTMENT LOCATION: Parks & Recreation			DATE 7/9/2025				
MFG. NAME Ford		MODEL NO. F-150	MFG. YEAR 2010		FIXED ASSET NO 620725		
NAME OF EQUIPMENT 2010 Ford F-150							
SIZE OR CAPACITY XL 96" Bed				SERIAL NUMBER 1FTNF1CV2AKC09599			
OPERATING CONDITION	EXCELLENT	GOOD	FAIR	POOR xxx			
YEAR PURCHASED NEW ___2010___		PURCHASE PRICE: \$15992		PRESENT BOOK VALUE 0			
WHY IS EQUIPMENT NO LONGER NEEDED? The cost of maintenance for this aged truck is far more than the worth. The truck is being replaced with a truck approved in the FY25-26 budget.							
MAINTENANCE COST SINCE ACQUISITION \$ N/A		DATE EQUIPMENT AVAILABLE 7/9/25		ESTIMATED COST TO PLACE IN ORIGINAL CONDITION Unknown		CAN NEW PARTS BE PURCHASED AT REASONABLE COST No	
ESTIMATED COST TO SCRAP \$	ESTIMATED VALUE AS SPARE PARTS OR SCRAP \$	RECOMMENDED METHOD OF DISPOSAL →	HOLD FOR FUTURE PROJECT	TRANSFER	DONATE	SELL X	SCRAP
REVIEWED BY	DATE	REMARKS					
FINANCE DIRECTOR							
FIXED ASSET CLERK	7/9/25	Will sell on Fordleaks - Kelly Wall					
DEPARTMENT HEAD	7/10/25						
DIVISION HEAD							
TOWN MANAGER							
GARAGE SUPT.							
OFFICIAL BOARD ACTION			DATE				

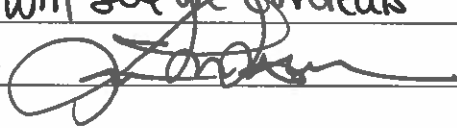
TOWN OF HOPE MILLS  
SURPLUS-EQUIPMENT REPORT

DEPARTMENT LOCATION: Powell Bill Streets				DATE 7/17/2025			
MFG. NAME Kasi		MODEL NO.	MFG. YEAR 2002		FIXED ASSET NO 570019		
NAME OF EQUIPMENT Asphalt Reclaimer							
SIZE OR CAPACITY 4 Ton				SERIAL NUMBER 1K9AR14252C172075			
OPERATING CONDITION		EXCELLENT		GOOD		FAIR	POOR xxx
YEAR PURCHASED NEW 2002			PURCHASE PRICE: \$23470			PRESENT BOOK VALUE 0	
WHY IS EQUIPMENT NO LONGER NEEDED? This unit was replaced and is no longer needed.							
MAINTENANCE COST SINCE ACQUISITION \$ N/A		DATE EQUIPMENT AVAILABLE 7/17/25			ESTIMATED COST TO PLACE IN ORIGINAL CONDITION Unknown		CAN NEW PARTS BE PURCHASED AT REASONABLE COST No
ESTIMATED COST TO SCRAP \$	ESTIMATED VALUE AS SPARE PARTS OR SCRAP \$	RECOMMENDED METHOD OF DISPOSAL →	HOLD FOR FUTURE PROJECT	TRANS-FER	DONATE	SELL X	SCRAP
REVIEWED BY		DATE	REMARKS				
FINANCE DIRECTOR							
FIXED ASSET CLERK		7-17-25	Kell. Wall - Will sell on gov deals				
DEPARTMENT HEAD		7.17.25	Dm Sista				
DIVISION HEAD							
TOWN MANAGER							
GARAGE SUPT.							
OFFICIAL BOARD ACTION				DATE			

TOWN OF HOPE MILLS  
SURPLUS-EQUIPMENT REPORT

DEPARTMENT LOCATION: Powell Bill Streets				DATE 7/17/2025			
MFG. NAME Kasi		MODEL NO.	MFG. YEAR 2002		FIXED ASSET NO 570019		
NAME OF EQUIPMENT Asphalt Reclaimer							
SIZE OR CAPACITY 4 Ton				SERIAL NUMBER 1K9AR14252C172075			
OPERATING CONDITION		EXCELLENT		GOOD		FAIR	POOR xxx
YEAR PURCHASED NEW 2002			PURCHASE PRICE: \$23470			PRESENT BOOK VALUE 0	
WHY IS EQUIPMENT NO LONGER NEEDED? This unit was replaced and is no longer needed.							
MAINTENANCE COST SINCE ACQUISITION \$ N/A		DATE EQUIPMENT AVAILABLE 7/17/25			ESTIMATED COST TO PLACE IN ORIGINAL CONDITION Unknown		CAN NEW PARTS BE PURCHASED AT REASONABLE COST No
ESTIMATED COST TO SCRAP \$	ESTIMATED VALUE AS SPARE PARTS OR SCRAP \$	RECOMMENDED METHOD OF DISPOSAL →	HOLD FOR FUTURE PROJECT	TRANS-FER	DONATE	SELL X	SCRAP
REVIEWED BY		DATE	REMARKS				
FINANCE DIRECTOR							
FIXED ASSET CLERK		7-17-25	Kell. Wall - will sell on gov deals				
DEPARTMENT HEAD		7-17-25	Dm Sista				
DIVISION HEAD							
TOWN MANAGER							
GARAGE SUPT.							
OFFICIAL BOARD ACTION				DATE			

TOWN OF HOPE MILLS  
SURPLUS-EQUIPMENT REPORT

DEPARTMENT LOCATION: Parks & Recreation			DATE 7/9/2025				
MFG. NAME Ford	MODEL NO. F-150	MFG. YEAR 2010	FIXED ASSET NO 620725				
NAME OF EQUIPMENT 2010 Ford F-150							
SIZE OR CAPACITY XL 96" Bed			SERIAL NUMBER 1FTNF1CV2AKC09599				
OPERATING CONDITION	EXCELLENT	GOOD	FAIR	POOR xxx			
YEAR PURCHASED NEW 2010		PURCHASE PRICE: \$15992		PRESENT BOOK VALUE 0			
WHY IS EQUIPMENT NO LONGER NEEDED? The cost of maintenance for this aged truck is far more than the worth. The truck is being replaced with a truck approved in the FY25-26 budget.							
MAINTENANCE COST SINCE ACQUISITION \$ N/A		DATE EQUIPMENT AVAILABLE 7/9/25		ESTIMATED COST TO PLACE IN ORIGINAL CONDITION Unknown		CAN NEW PARTS BE PURCHASED AT REASONABLE COST No	
ESTIMATED COST TO SCRAP \$	ESTIMATED VALUE AS SPARE PARTS OR SCRAP \$	RECOMMENDED METHOD OF DISPOSAL →	HOLD FOR FUTURE PROJECT	TRANSFER	DONATE	SELL X	SCRAP
REVIEWED BY		DATE	REMARKS				
FINANCE DIRECTOR							
FIXED ASSET CLERK		7-9-25	Will sell on Fordleaks - Kellie Wall				
DEPARTMENT HEAD		7/10/25					
DIVISION HEAD							
TOWN MANAGER							
GARAGE SUPT.							
OFFICIAL BOARD ACTION			DATE				

TOWN OF HOPE MILLS  
SURPLUS-EQUIPMENT REPORT

DEPARTMENT LOCATION: Fire			DATE 7/24/2025				
MFG. NAME Pierce	MODEL NO. Arrow	MFG. YEAR 1985	FIXED ASSET NO 530351				
NAME OF EQUIPMENT 2111 1985 Pierce Arrow Fire Engine							
SIZE OR CAPACITY			SERIAL NUMBER 1P9CA01D1GA040185				
OPERATING CONDITION	EXCELLENT	GOOD	FAIR	POOR xxx			
YEAR PURCHASED NEW 1986		PURCHASE PRICE: \$188,817.25		PRESENT BOOK VALUE 0			
WHY IS EQUIPMENT NO LONGER NEEDED? This unit is no longer needed. The cost to keep it running properly far outweighs the worth. The pump is also out of service.							
MAINTENANCE COST SINCE ACQUISITION \$ N/A	DATE EQUIPMENT AVAILABLE 7/24/25		ESTIMATED COST TO PLACE IN ORIGINAL CONDITION Unknown		CAN NEW PARTS BE PURCHASED AT REASONABLE COST No		
ESTIMATED COST TO SCRAP \$	ESTIMATED VALUE AS SPARE PARTS OR SCRAP \$	RECOMMENDED METHOD OF DISPOSAL →	HOLD FOR FUTURE PROJECT	TRANSFER	DONATE	SELL X	SCRAP
REVIEWED BY	DATE	REMARKS					
FINANCE DIRECTOR							
FIXED ASSET CLERK	7/24/25	Kelli Daal - will sell on Govdeals					
DEPARTMENT HEAD	7/24/25	Matthew Cain <i>Matthew Cain</i>					
DIVISION HEAD							
TOWN MANAGER							
GARAGE SUPT.							
OFFICIAL BOARD ACTION			DATE				

**TAB 12**

# MEMO

**To:** Hope Mills Board of Commissioners  
Chancer McLaughlin, Town Manager  
Ashley Wyatt, Town Clerk

**From:** Ingrid Ault, Grant Policy Manager, Ambipar/Witt O'Brien's

**Date:** July 25, 2025

**Re:** Second Quarter 2025 Grant Services Update

Ambipar/Witt O'Brien's and Hope Mills executed an amendment to the original agreement on Feb 2, 2025 for an additional \$30,000 in grant services. The new terms are not to exceed \$60,000 by July 15, 2025. ***As the contract has not reached expenditure, Administration has agreed to extend the contract end date until the full amount is expended.***

As of June 30, 2025 the Town of Hope Mills has received and/or paid invoices totaling \$49,603.75\* for grant services leaving a balance of **\$10,396.25** under the contract.

Witt O'Brien's Grant Services Overview			
Invoice Date	Hours Billed	Projects Billed	Invoice Amount
2024 July	11.5	COPS Safer Outcomes	\$ 1,725.00
2024 Aug	13	RDED, Cannon Foundation, Lakeview bridge removal research	\$ 1,950.00
2024 Sept	11.25	RDED, Cannon Foundation, SS4A, Edward Byrne Memorial Justice Assistance Grant (JAG)	\$ 1,687.50
2024 Oct	33.25	JAG, RDED, Firehouse Subs, SS4A Agreement, BRIC, Cannon Foundation, PARTF	\$ 4,987.50
2024 Nov	22.75	Assistance to Firefighter Grant (AFG), Firehouse Subs, Cannon Foundation, PARTF, SS4A Agreement, BRIC, Gary Sinise Foundation	\$ 3,412.50
2024 Dec	74.25	AFG, BRIC, Gary Sinise Foundation	\$ 11,137.50
2025 Jan	46.25	NC Governor's Highway Safety Grant	\$ 6,667.50
2025 Feb	19.5	PARTF	\$ 2,842.50
2025 March	15.5	PARTF, BRIC, and Resilient Coastal Communities	\$ 1,860.00
2025 April	24.75	PARTF, Arts Mural	\$ 2,983.75
2025 May	43.75	SVPP, Park Intern Advisor for Cumberland Community Foundation and NC Council for the Arts	\$ 6,562.50
2025 June	25.25	SS4A Agreement, SVPP, Park Intern Advisor	\$ 3,787.50
Subtotal for Months Billed			\$ 49,603.75*
Total Amount of Amended Contract			\$ 60,000.00
Remaining Balance Available			<b>\$ 10,396.25</b>



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**ambipar**   
**WITT O'BRIEN'S**

Below is an update of the grants the town has been awarded, applied for or are in process of application.

## GRANTS AWARDED:

### *1 US Department of Transportation, Safe Streets and Roads For All (SS4A)*

April 2024 - **\$96,000** for an Action Plan Grant with a \$24,000 in-kind match. (Labor for Public Works, Planning, Accounting and other staff associated with the project. WOB hours also allowable.)

- Action Plan to identify the most significant roadway safety concerns in Hope Mills to inform the implementation of projects and strategies to address roadway safety issues.
- Grant agreement draft 4.0 submitted for review by NCDOT on 6-24-2025.

### *2 Firehouse Subs Foundation*

- Grant completed.
- **30 Ballistic Vests awarded for \$18,603.00.**

## GRANTS DENIED:

### *1. The Cannon Foundation*

- Submitted Nov 25, 2024 and notified not awarded in June.
- Requested **\$23,680** of the total purchase price of \$43,680 for a 2025 Ford Explorer to be used as a Command Vehicle for the Fire Department.

## GRANTS SUBMITTED:

### *1 Assistance to Firefighter Grant*

- Submitted Dec 20, 2024
- Anticipated Funding Selection Date: No later than *April 30, 2025 (No new information on website but Field Representative informed they are still under review)*
- Requested **\$32,239.85** for a Micro-grant (under \$75,000) for equipment: 7 AED units and 3 sets of Manikins for Training, 5% match.

### *2 Gary Sinise Foundation*

- Submitted Dec 30, 2024
- Expected response between April and June.
- Requested **\$95,708.80**
- Joint application for Police and Fire Departments for 30 Body Armor Vests and Water Rescue Boats

### *3 Governor's Highway Safety Program*

- Submitted Jan 31, 2025
- Expected response between June and August 2025.
- Requested **\$193,878**
- Addition of two dedicated traffic/DWI enforcement Police Officers for one year at full expense.
  - Year 1 - 0% local match required.



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**WITT ÓBRIEN'S**

- Year 2 - 15% local match required. (Reapply.)
- Year 3 - 30% local match required. (Reapply.)
- Year 4 - 50% local match required. (Reapply.)

#### 4 *Parks and Recreation Trust Fund (PARTF)*

- Complete Phase II of Heritage Park
- Total Project Cost: \$1,184,032.50 - Requested **\$500,000\***
- Submitted May 1, 2025
- Expected award announcement mid August.

#### 5 *Park Intern Projects Cumberland County Community Foundation*

- P&R Intern Hailey Whitter applied for a Sensory Garden to be incorporated into Phase 2 of Heritage Park.
- \$25,335 request submitted on July 22, 2025. No match.
- Expected award announcement in September 2025 with checks distributed in October 2025.

## 2025 APPROPRIATIONS REQUEST:

### 1 *Community Development Fund - Economic Development Initiative (EDI)*

*Department of Housing and Urban Development (HUD) (submitted April 24, 2025)*

- Senator Rouzer FY 2026 Appropriations Community Project Funding Request for **\$500,000\*** to match Phase II of the Heritage Park Master Plan.
- Total Project Cost: \$1,184,032.50
- Expected response not currently scheduled.

## GRANTS IN PROCESS:

### 1 *Formerly BRIC Now HMGP*

- BRIC cancelled 4/5/25. New opportunity Hazard Mitigation Grant Program (HMGP) due Oct 31, 2025.
- East Patterson embankment redesign project.

### 2 *AAA – Traffic Safety*

- Requesting \$11,704.94 for a solar powered SpeedAlert Radar Message Sign with trailer to combat distracted driving with a focus on cell phone use while driving.
- Due December 15, 2025

### 3 *T- Mobile Arts Mural*

- \$22,346.46 mural project for Parks & Recreation building.
- Due Sept 30, 2025.
- Late November 2025 for announcement.



**TAB 13**



**AGENDA FORM**

**TO:** Chancer McLaughlin, Town Manager  
**FROM:** Drew Holland, Finance Director  
**SUBJECT:** General Fund Budget Amendment for operations

**BACKGROUND INFORMATION:** Budget Amendment needed to cover additional costs in the General Fund associated with Administrative Contract Services for Grant Administration (approved by the board February 3, 2025) and the formation of the Strategic Plan (approved by the board December 16, 2024); Police Department needs for insurance and fuel for new vehicle additions to the fleet; and Parks & Recreation maintenance on the Chapel (approved by the board March 3, 2025).

**STAFF RECOMMENDATION, IF APPLICABLE:**

Approval

**RECOMMENDED ACTION/MOTION:** Approve budget amendment #36 for \$150,000 to cover associated costs. Funds to be allocated from Fund Balance.

**FISCAL IMPACT:**

\_\_\_\_\_ Currently Budgeted  Requires budget amendment \_\_\_\_\_ No fiscal impact.

**ATTACHMENTS:**

BA #36

This agenda form has been reviewed by:	Initial & Date
Town Manager	
Finance Director	DH 7/24/25
Town Attorney	
Department Head (s)	
Town Clerk	

**Town of Hope Mills, North Carolina**  
**Budget Ordinance Amendment**  
*Fiscal Year 2024-2025*  
**Amendment #36**

BE IT ORDAINED by the Board of Commissioners of the Town of Hope Mills, North Carolina, that the following amendment be made to the general fund budget ordinance for the fiscal year ending June 30, 2025:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

<u>Account</u>		<u>Increase</u>	<u>Decrease</u>
Contract Services	10-410-1270	60,000	-
Insurance	10-510-1000	31,000	-
Fuel	10-510-3501	50,000	-
Chapel	10-620-7301	9,000	-
		150,000	\$ -

This will result in a net increase of \$150,000 in the appropriations of the General Fund. To provide the additional revenue for the above, the following revenues will be increased.

<u>Account</u>		<u>Decrease</u>	<u>Increase</u>
Approp from Fund Balance	10-3990	-	150,000
		\$ -	\$ 150,000

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Board of Commissioners, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 4th day of August 2025.

\_\_\_\_\_  
 Jessie Bellflowers, Mayor

Attest:

\_\_\_\_\_  
 Ashley Wyatt, Town Clerk

**TAB 14**



**AGENDA FORM**

**TO:** Chancer McLaughlin, Town Manager

**FROM:** Drew Holland, Finance Director

**SUBJECT:** Police use of asset forfeiture funds

**BACKGROUND INFORMATION:** Police are requesting to use asset forfeiture funds to cover the following expenses: Refurbish civil unrest equipment, moving conex boxes and bike patrol equipment for \$15,700.

**STAFF RECOMMENDATION, IF APPLICABLE:**

Approval

**RECOMMENDED ACTION/MOTION:** Approve budget amendment #1 for \$15,700 to cover associated costs. Funds to be allocated from the Drug Forfeiture Account.

**FISCAL IMPACT:**

\_\_\_\_\_ Currently Budgeted   X   Requires budget amendment \_\_\_\_\_ No fiscal impact.

**ATTACHMENTS:**

BA #1

This agenda form has been reviewed by:	Initial & Date
Town Manager	
Finance Director	DH 7/17/25
Town Attorney	
Department Head (s)	
Town Clerk	

**Town of Hope Mills, North Carolina**  
**Budget Ordinance Amendment**  
***Fiscal Year 2025-2026***  
***Amendment #1***

BE IT ORDAINED by the Board of Commissioners of the Town of Hope Mills, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

<u>Account</u>		<u>Increase</u>	<u>Decrease</u>
Special Police Supplies	10-510-6516	15,700	-
		\$ 15,700	\$ -
		\$ 15,700	\$ -

This will result in a net increase of \$15,700 in the appropriations of the General Fund. To provide the additional revenue for the above, the following revenues will be increased.

<u>Account</u>		<u>Decrease</u>	<u>Increase</u>
Drug Forfeiture Funds	10-3346	-	15,700
		\$ -	15,700
		\$ -	15,700

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Board of Commissioners, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 4th day of August 2025.

\_\_\_\_\_  
 Jessie Bellflowers, Mayor

Attest:

\_\_\_\_\_  
 Ashley Wyatt, Town Clerk

**TAB 15**

# Print

## Board Application Form - Submission #160

Date Submitted: 6/9/2025

Please complete the online form below.

### Personal Information

Select up to Two of the Boards, Commissions, or Committees you are applying for:

- Board of Adjustment
- Prime Movers
- Veteran Affairs Committee
- Parks and Recreation Advisory Committee
- Cultural Arts Committee
- Historic Preservation Committee
- Homelessness Advisory Committee
- Appearance Commission

Name:\*

Kristen Walkinshaw

Home Address:\*

402 Culloden Place

**Do you live in the Hope Mills  
Town limits\***



Yes



No

**Home Phone Number:\***

4802298323

**Occupation:\***

Billing Rep

**Email Address:**

kristengw@gmail.com

**Education**

**High School:**

Dobson High School

**College:**

Northern Ariizona University

**Trade or Business School:**

**Organization Membership Information**

**Are you currently serving on other Boards, Commissions, or Committees?\***



Yes



No

**If yes, which:**

---

**Have you served on a Board, Commission, or Committee before?\***

- Yes
- No

**If yes, which:**

---

**Please list organization memberships and positions held:**

2024 Cumberland County Citizen Academy graduate; 2025 participate Fayetteville Police Citizen Academy; Crew 32 Committe Member; BSA Troop 853 Committe Member Mesa Ax

**Please List Areas of Special Interest**

Reading, Movies, Civic government, spening family time

**Please Enter Basic Resume Information Below**

2021- Present; Billing Re, Digitech, Fayetteville NC 2011-2023 Senior Appeals Rep Remote

**Acknowledgement and Certification**

\*

I affirm that I understand this application may be