

# Town of Spring Lake

## **BOARD OF COMMISSIONERS**

Soña L. Cooper, Mayor Pro Tem  
Robyn Chadwick, Commissioner  
Marvin Lackman, Commissioner  
Raul Palacios, Commissioner  
Adrian Thompson, Commissioner



CHARTERED IN 1951

## **OFFICE OF THE MAYOR**

Kia Anthony, Mayor

## **ADMINISTRATION**

Jon Rorie, Town Manager  
Carly Autry, Town Clerk  
Michael R. Porter, Town Attorney

## Board of Commissioners Regular Meeting Agenda Monday, February 10, 2025 6:00 PM Grady Howard Conference Room

The public may view the live Board of Commissioners Meeting on the Town's YouTube Channel:

[www.townofspringlake.com](http://www.townofspringlake.com)

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE** – Pastor Thomas
3. **ADDITIONS AND DELETIONS**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF CONSENT ITEMS**
  - a. Draft Minutes of January 8, 2025, Special Meeting
  - b. Draft Minutes of January 27, 2025, Work Session Meeting
  - c. BA-13 (Budget Amendment)
6. **PUBLIC COMMENT (Limit 3 minutes per speaker)**
7. **PRESENTATIONS**
  - a. Presidents' Day Proclamation – Mayor Kia Anthony
  - b. ConPlan Process – Tye Vaught, Interim Director/Chief of Staff, Cumberland County Community Development
8. **PUBLIC HEARING**
  - a. **ZON-24-0041:** Rezoning from RR Rural Residential and R-10 Residential District to R6A/CZ Residential District Conditional Zoning or to a More Restrictive Zoning District for a Portion of a Parcel Containing 15.33 +/- Acres; Located North of Odell Road and East of Old Angus Lane, Submitted by Kenneth Smith (Agent) on Behalf of Caelin Farms LLC and Jerry and Jean Smith

(Owners) – Vishva Rathod, Planner III, Cumberland County Department of Planning and Inspection

## **9. NEW BUSINESS**

- a. **ZON-24-0041:** Rezoning from RR Rural Residential and R-10 Residential District to R6A/CZ Residential District Conditional Zoning or to a More Restrictive Zoning District for a Portion of a Parcel Containing 15.33 +/- Acres; Located North of Odell Road and East of Old Angus Lane, Submitted by Kenneth Smith (Agent) on Behalf of Caelin Farms LLC and Jerry and Jean Smith (Owners) – Mayor Kia Anthony
- b. **DEV-0147-24:** Caelin Farms Minor Modification to Phase 3 and Phase 4 – Richard Fagan, Planner I, Cumberland County Planning & Inspections Department
- c. BA-14 (Budget Amendment) – Finance Director James Overton
- d. Mayor’s Report – Mayor Kia Anthony
- e. Board of Commissioners Report – Spring Lake Board of Commissioners
- f. Manager’s Report – Town Manager Jon Rorie
- g. Town Attorney Report – Town Attorney Michael Porter

## **10. CLOSED SESSION**

- a. Pursuant to NCGS §143.318.11(a)(3) – Attorney-Client Privilege and Pursuant to NCGS §143.318.11(a)(4) – Economic Development

## **11. ADJOURNMENT**

Town of Spring Lake  
Special Meeting of the Board of Commissioners  
Spring Lake Town Facility  
2355 Lillington Highway  
Spring Lake, NC 28390

January 8, 2025

MINUTES

6:00 pm

The Spring Lake Board of Commissioners held a Special Meeting at the Spring Lake Town Facility with Mayor Kia Anthony presiding.

**Board Members Present:**

Mayor Pro Tem Soña L. Cooper  
Commissioner Robyn Chadwick  
Commissioner Marvin Lackman  
Commissioner Raul Palacios  
Commissioner Adrian Thompson

**Others Present:**

Carly Autry, Town Clerk  
Captain Justin Bonsignore, Spring Lake Fire Department  
Dominic Brown, Maintenance Technician  
Charles Epps, Street Maintenance/Sanitation Supervisor  
Assistant Fire Chief Jonathan Faircloth, Spring Lake Fire Department  
Elizabeth Gray, HR Manager  
Lakeshia Hardy, Revenue Collection Specialist  
William Heckstall, Maintenance Technician  
Patricia Hickmon, Inspections Supervisor/Zoning Administrator Officer  
Police Chief Errol Jarman, Spring Lake Police Department  
Dameon Johnson, Lead Meter Reader  
Captain Torres Marsh, Spring Lake Fire Department  
James Overton, Finance Director  
Fire Inspector Timothy Patterson, Spring Lake Fire Department  
Renee Robinson, Revenue Supervisor  
Jon Rorie, Town Manager  
Deanna Rosario, Water Resources Manager  
Carol Shafer, Executive Administrative Assistant, Spring Lake Fire Department  
Lieutenant Danny Sutton, Spring Lake Police Department  
Lieutenant Gregory Wilkerson, Spring Lake Police Department  
Fire Chief Jason Williams, Spring Lake Fire Department  
Steve Wing, Building Grounds Director

**1. Call to order**

Mayor Pro Tem Cooper declared a quorum and called the meeting to order.

## **2. Invocation and Pledge of Allegiance**

Commissioner Marvin Lackman led the Invocation and Pledge of Allegiance.

## **3. Open Session – Strategic Planning Policy Session #2**

Town Manager Jon Rorie began the session by reviewing the previous meeting's discussions. He emphasized the importance of identifying what failure looks like for the Town of Spring Lake to better understand how to avoid it.

A participant suggested that failure would involve not maintaining the water system and not addressing ongoing issues.

Another participant expanded on this, stating that failure could mean the Town ceasing to exist, potentially losing its Charter, and stressed the importance of avoiding past mistakes and focusing on future planning.

The discussion then moved to the limitations of time and resources, emphasizing the need to prioritize and focus on the most important issues rather than trying to address everything at once.

Mr. Rorie stated the Town of Spring Lake is a collection of all its constituents, including residents, officials, and staff. He stressed the importance of all parties coming together to address the Town's challenges.

The six (6) focus areas previously identified were reviewed:

- Safe, vibrant, and healthy community
- Revitalization efforts
- Connected, engaged, and diverse community
- Reliable utility services
- Organizational excellence
- Economic development

Mr. Rorie proposed narrowing these down to four (4) focus areas. He presented the results of a ranking exercise conducted by all participants. The overall rankings were as follows:

- Revitalize town infrastructure
- Reliable utility services
- Safe, vibrant, and healthy community
- Tie between organizational excellence and economic development

There was a discussion about the importance of training staff to provide higher levels of service across all focus areas.

Mr. Rorie acknowledged the steep learning curve the Board has experienced over the past three (3) years, emphasizing the constant balance between gaining knowledge and recognizing how much more there is to learn.

To illustrate this point, Mr. Rorie introduced clips from President John F. Kennedy's "Go to the Moon" speech, focusing on the importance of setting clear goals and objectives for the Town. He drew parallels between the challenges faced in the 1960s and those facing the Town of Spring Lake today, and to illustrate the importance of setting specific, measurable, achievable, relevant, and time-bound (SMART) goals.

Mr. Rorie emphasized the responsibility of Town employees to make choices that benefit the community. He discussed various responsibilities, from personal to professional, and stressed the importance of listening to the community and not postponing necessary actions.

Mr. Rorie presented a critical issue regarding water usage. He reported that in December, the Town's water usage was 32 million gallons, which was 12 million gallons over the normal usage of 20 million gallons. This excess usage resulted in an additional cost of \$81,000 for the month. Mr. Rorie used this example to illustrate the financial impact of infrastructure issues and the need for careful planning and decision-making.

Mr. Rorie then presented photographs of various issues in the Town, including illegal dumping and abandoned vehicles. He emphasized the cost of addressing these issues, noting that the Town spent \$1,600.00 in a single day hauling illegal litter to the landfill.

Mr. Rorie provided census data comparing the Town to neighboring communities and the state. Key points included:

- Town of Spring Lake's population (11,660) is the lowest among compared areas and has decreased by 1.4%.
- Only 21% of housing units in the Town of Spring Lake are owner-occupied, compared to much higher percentages in other areas.
- The median value of owner-occupied housing units in the Town of Spring Lake (\$101,000) is significantly lower than in other areas.
- Town of Spring Lake has the highest tax rate in Cumberland County but the lowest property values.
- The poverty rate in the Town of Spring Lake (20%) is higher than in compared areas.

Mr. Rorie projected an \$800,000 revenue shortfall in sales tax distribution for the upcoming year. He discussed the challenges this presents, including the potential need to raise taxes or cut programs.

Mr. Rorie reiterated the Town's core responsibilities: providing drinking water, protecting the environment, and enhancing the quality of life for residents.

Participants were then divided into groups to discuss four (4) focus areas: vibrant utility, safe cities, economic development, and infrastructure. Mr. Rorie emphasized the need to prioritize these areas due to limited resources and the projected revenue shortfall.

### **Focus Area Discussion**

Participants engaged in a discussion about selecting objectives for a focus area related to water and sewer services. Main points of discussion were:

- Providing ongoing maintenance of system infrastructure through rehabilitation and replacement of capital assets based on regular assessments of their condition, and providing a system that is efficient in the use of water.
- There was a discussion about the importance of water and sewer for the growth of the Town.
- Maintain reliable water and sewer services that are accessible and affordable to all citizens and are provided at a high level of customer service and accountability.
- Provide ongoing maintenance of system infrastructure through rehabilitation and replacement of capital assets based on regular assessments of their condition.

Participants discussed the importance of all objectives, emphasizing that the primary goal is to provide clean, drinkable water. They also touched on the affordability aspect, noting that the current rate of \$10.64 per 1,000 gallons is relatively affordable compared to alternatives like bottled water.

### **Training and Personal Development**

During the discussion, several participants expressed appreciation for the training and learning opportunities provided. Key points included:

- Passion for public speaking and how it developed through activism and network marketing.
- Expressing excitement about having different responsibilities and the value of the training received.
- The importance of continuous learning and improvement for both current roles and future opportunities.

### **Infrastructure and Maintenance**

The discussion touched on various aspects of infrastructure and maintenance:

- The importance of ongoing maintenance for water and sewer systems was emphasized.
- Discussion for the need for regular assessments of capital assets' conditions.
- The challenges of limited resources, including manpower, equipment, and funding.

## **Customer Service and Affordability**

Participants discussed the importance of customer service and affordability in relation to water services:

- They emphasized the need for a system that is efficient in water use.
- The affordability of water services was discussed, comparing the current rates to alternatives like bottled water or collecting water from natural sources.
- The current water rates were reasonable given the quality and convenience provided.

Strategic Planning Policy Session #3 is scheduled for Wednesday, February 19, 2025, at 6:00 pm.

### **4. Adjournment**

**Action:** There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 8:17 pm.

ATTEST:

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Carly Autry  
Town Clerk

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Kia Anthony  
Mayor

Town of Spring Lake  
Work Session Meeting of the Board of Commissioners  
Municipal Building  
300 Ruth Street  
Spring Lake, NC 28390

January 27, 2025

**MINUTES**

6:00 pm

The Spring Lake Board of Commissioners held a work session meeting in the Grady Howard Conference Room of the Spring Lake Municipal Building with Mayor Kia Anthony presiding.

**Board Members Present:** Mayor Pro Tem Soña L. Cooper  
Commissioner Robyn Chadwick  
Commissioner Marvin Lackman  
Commissioner Raul Palacios  
Commissioner Adrian Thompson

**Others Present:**

Carly Autry, Town Clerk  
Police Chief Errol Jarman, Spring Lake Police Department  
James Overton, Finance Director  
Michael Porter, Town Attorney  
Jon Rorie, Town Manager  
Lieutenant Danny Sutton, Spring Lake Police Department

**1. Call to order**

Mayor Anthony declared a quorum and called the meeting to order.

**2. Invocation and Pledge of Allegiance**

Co-Pastor Thomas gave the invocation and led the Pledge of Allegiance.

**3. Additions or Deletions**

Mayor Anthony requested to add Pursuant to NCGS §143-318.11(a)(3) – Attorney-Client Privilege to Closed Session.

**4. Approval of Agenda**

**Action:** Motion to approve the January 27, 2025, Work Session agenda with the addition of Pursuant to NCGS §143-318.11(a)(3) – Attorney-Client Privilege to Closed Session.

**Motion by:** Commissioner Palacios

**Second by:** Commissioner Chadwick

**Vote:** Unanimous

**5. Approval of Consent Items**

**Action:** Motion to approve the draft minutes of January 13, 2025, Regular Meeting, Quarterly Reports (2<sup>nd</sup> Quarter), Code Enforcement October 2024 Report, Code Enforcement November 2024 Report, Code

Enforcement December 2024 Report, Community Appearance and Sustainability Committee Application – Reappoint Cynthia Wilt, and Community Appearance and Sustainability Committee Application – Appoint Taryn Townsend.

**Motion by:** Commissioner Thompson

**Second by:** Commissioner Chadwick

**Vote:** Unanimous

Commissioner Palacios commented on the Community Appearance and Sustainability Committee applications, noting that Ms. Wilt currently serves as chairperson and Ms. Townsend is a long-time resident who will be a dedicated addition to the committee. Mayor Anthony commended Ms. Wilt for her continued service and leadership on the committee.

## 6. Public Comment

Bettye Sanford, 104 Wapiti Drive, addressed the Board regarding several community concerns:

- Adding a bowling alley and/or a movie theater to the Town.
- Updating the Recreation Center.
- Attracting nice restaurants like Chick-fil-A to the Town.
- Removing debris and addressing blight, including a fallen tarp at 87 and 210.
- Addressing trash cans left outside homes and multiple cars parked in yards.
- Falling poles on Main Street.
- Removing or fixing up old buildings on Highway 87.
- Addressing a potentially hazardous tree on Chapel Hill Road.

Mr. Rorie offered to speak with Ms. Sanford after the meeting about her concerns.

## 7. Presentations

None

## 8. New Business

a. BA-12 (Budget Amendment) – Finance Director James Overton – Mr. Overton presented Budget Amendment 12:

- \$25,600 from sale of police cars to be put back in Police Department budget.
- \$500 in donations for police Christmas toy distribution.
- \$5,000 from miscellaneous income to be added to legal fees.
- Other minor amendments to move money within departments.

**Action:** Motion to approve BA-12 (Budget Amendment).

**Motion by:** Mayor Pro Tem Cooper

**Second by:** Commissioner Chadwick

**Vote:** Unanimous

Mr. Overton also provided an update on tax collection:

- As of Wednesday, January 15, 2025, 91% of property taxes had been collected.
- \$890,000 was collected by Monday, January 6, 2025, the due date without penalty.
- The Town received a \$1.2 million check from the County for the first two (2) weeks of January.
- Mr. Overton expects collection rate to reach 95-97% by June 2025.
- The collection rate impacts next year's budget calculations.

Mr. Overton reviewed the Litter Control Fee (\$12.00 per household annually):

- \$21,000 collected so far out of \$22,000 budgeted.
- \$20,000 budgeted for litter control expenditures.
- Funds can be used for trash pickup, tipping fees, supplies, etc.

There was discussion about potential uses for the litter control funds and challenges with the limited amount available. Mr. Rorie emphasized budget constraints and the need to prioritize core services given projected revenue losses.

(A copy of the Presentation is hereby incorporated by reference and made a part of these minutes – see Attachment One.)

b. Mayor's Report – Mayor Kia Anthony – First, Mayor Anthony mentioned playground upgrades that are underway at Mendoza Park. Second, Mayor Anthony stated improvements have been made at Hillside Cemetery, including relocating an exposed casket, which pictures were shared during this update. Third, Mayor Anthony stated the Town has entered a new marketing initiative with CGI Digital to create promotional videos, which the video was played during the update. Fourth, Mayor Anthony recognized Apostle Juanita Troy of Evangelical House of God located at 116 S. Mitchley Street, receiving the Order of the Long Leaf Pine award from the Governor. Sixth, Mayor Anthony recognized Mayor Pro Tem Cooper as she was, once again, appointed to the Small Cities Council for the National League of Cities (NLC). Seventh, Mayor Anthony stated there are two (2) vacancies on the Minimal Housing Board that need to be filled. Last, Mayor Anthony stated Lunch with the Mayor will be held Wednesday, January 29, 2025, at noon at Armored Tacos.

c. Board of Commissioners Report – Spring Lake Board of Commissioners – Mayor Pro Tem Cooper publicly thanked the National League of Cities (NLC) Small Cities Council, as it was through her membership, that the Town was able to do the videos with CGI. Commissioner Thompson stated that she and Mayor Anthony attended the Sandhills Family Heritage Association (SFHA) Appreciation Luncheon on Saturday, January 25, 2025, which the Association just celebrated their 23<sup>rd</sup> anniversary of being an organization. Commissioner Lackman's updates are attached in the minutes as **Attachment Two**. First, Commissioner Palacios acknowledged the four (4) Appearance Committee members that were present at the Board meeting. Last, Commissioner Palacios mentioned that Adopt-a-Street program that is currently in the works, which signs have been ordered for two (2) organizations in the Town. Commissioner Chadwick stated no updates at this time.

d. Manager's Report – Town Manager Jon Rorie – Mr. Rorie provided an extensive update on budget and financial challenges facing the Town:

- The budget process will begin February 1, 2025.
- Property tax and sales tax are the main General Fund revenue sources.
- The Town faces a potential \$800,000 to \$1.4 million loss in sales tax revenue.
- Program expansions are not feasible without new revenue or expense cuts.
- Top budget priorities are infrastructure investment and addressing community blight.
- IT service upgrades would cost \$120,000 annually, which is not currently affordable.
- The recreation center debt service costs \$136,000 annually.
- Town of Spring Lake has the lowest value tax digest and highest tax rate in the County.

Mr. Rorie emphasized the need to focus on core services, grow the tax base, and make difficult decisions about programs and spending in the upcoming budget.

e. Town Attorney Report – Town Attorney Michael Porter – Attorney Porter stated all his items were for Closed Session.

## 9. CLOSED SESSION

**Action:** Motion to approve to go into Closed Session pursuant to NCGS §143-318.11(a)(3) – Attorney-Client Privilege and pursuant to NCGS §143-318.11(a)(4) – Economic Development.

**Motion by:** Commissioner Chadwick

**Second by:** Mayor Pro Tem Cooper

**Vote:** Unanimous

**Action:** Motion to approve to come back into Open Session. Action was taken. The Board made a motion to approve Finance Director James Overton to pay the Sales Tax bill to Cumberland County.

**Motion by:** Mayor Pro Tem Cooper

**Second by:** Commissioner Thompson

**Vote:** Unanimous

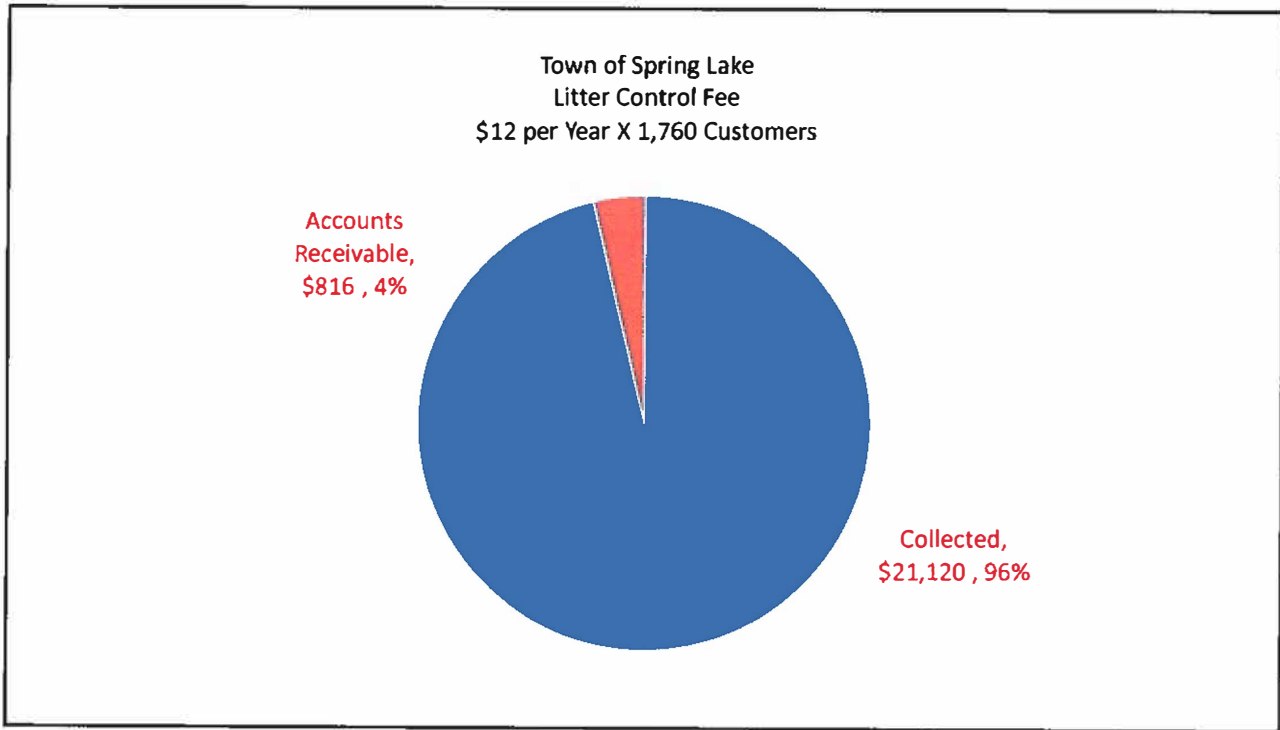
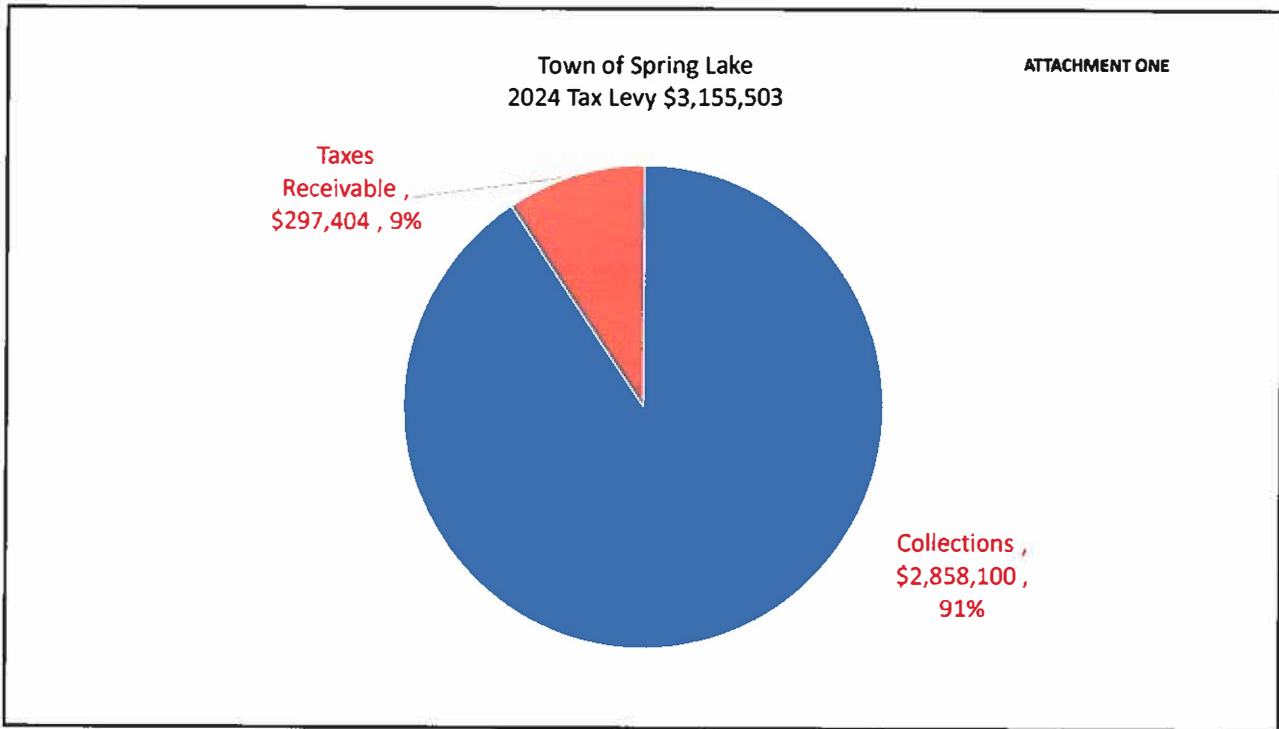
## 10. ADJOURNMENT

**Action:** There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 7:52 pm.

ATTEST:

Carly Autry  
Town Clerk

Kia Anthony  
Mayor



## ATTACHMENT TWO

Only a few things tonight,

**MVAAC meeting** – tomorrow, January 28, 2025 right here in the is room at 6:30 PM. We enjoyed our down time and ready to get back to work. We are building something good here and if you would like to be a part of it, we invite you to come to our meetings and help make things better for our Military and Veteran population.

**Clean Up** – this Saturday, February 01, 2025, we will meet at 8:00 AM at Southwinds Plaza. Last cleanup was cold, but it didn't stop us!

**Military Tribute Banner Program** – We will be rolling it out again this year. Banners will be flown from Armed Forces Day through Veterans Day. Last year we had 32 banners flown on Main St. Those banners can be flown this year, free of charge, just bring the banner back by May 1<sup>st</sup>. If you would like to purchase a banner for yourself or a loved one, you will need a picture in uniform and proof of service. Stay informed for more information.

**Veterans Park Update** – Over the last few years, there have been a number of changes to Veterans Park. The old diseased trees removed, sod laid, sidewalks poured and a gazebo installed and stained. We are on target to showcase this park for our annual Memorial Day event.



# Board of Commissioners Agenda Cover Sheet

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**Meeting Date**

February 10, 2025

**Agenda Location**

~~Consent Agenda~~

**Item Title**

Budget Amendment BA-13

**Summary/Description**

- To reallocate expenditures in various departments.
- To appropriate Stormwater revenues to pay stormwater fees.
- To appropriate additional revenues in Water and Sewer Fund to pay for utilities.

**Requested Action**

Approval

**Funding Source (If Applicable):**

N/A

**Cost:** N/A Yes  No

**Additional Documents to be Included in Agenda Packet**

Budget Amendment BA-13

**Town of Spring Lake  
Budget Amendments  
Fiscal Year Ending**

**BA -13 FY 2025  
30-Jun-25**

**BE IT ORDAINED** by The Governing Board of the Town of Spring Lake, North Carolina, that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2025

Section 1: To amend the revenues and expenditures as follows:

Account Number	Department	Current Budget	Amendment	Amended Budget
60-91-3711-540-00	Credit card convenience fees	\$ 30,000	\$ 30,000	\$ 60,000
62-92-3831-510-00	Storm water fees	12,491	4,500	16,991
	<b>Total Fund Revenues</b>	<b>\$ 42,491</b>	<b>\$ 34,500</b>	<b>\$ 76,991</b>
10-00-4160-310-00	Travel and training	-	1,500	1,500
10-00-4110-120-07	Salaries Longevity	650	100	750
10-00-4110-220-00	Food & Provisions	1,000	(100)	900
10-00-4130-120-02	Salaries Overtime	-	1,000	1,000
10-00-4130-180-02	State Retirement	64,038	(1,000)	63,038
10-00-4160-370-00	Advertising	5,125	(1,500)	3,625
10-00-4260-120-02	Salaries Overtime	-	2,000	2,000
10-00-4260-180-02	State Retirement	23,226	(2,000)	21,226
10-10-4310-120-06	Salaries Part time	25,000	1,000	26,000
10-10-4310-180-02	State Retirement	317,017	(1,000)	316,017
10-10-4310-210-02	Uniforms	41,000	4,000	45,000
10-10-4310-860-00	Non Capital Public Safety	131,723	(4,000)	127,723
10-20-4510-120-02	Salaries Overtime	-	4,000	4,000
10-20-4510-180-02	State Retirement	35,646	(4,000)	31,646
10-60-9100-760-12	Principal Recreation	51,531	282	51,813
10-60-9100-770-12	Interest Recreation	79,719	(282)	79,437
60-91-7140-330-01	Electricity	90,000	30,000	120,000
62-92-7510-490-00	Storm Water Fees	5,420	4,500	9,920
	<b>Total Fund Expenditures</b>	<b>\$ 871,095</b>	<b>\$ 34,500</b>	<b>\$ 905,595</b>
	<b>Revenues Over (under) Expenditures</b>	<b>\$ -</b>		

Justification: To reallocate expenditures in various departments  
 To appropriate storm water revenues to pay storm water fees  
 To appropriate additional revenues in Water and Sewer Fund to pay for utilities

Section 3: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget officer and Finance director for their Direction.

Requested By	James C Overton Finance Director	Date	10-Feb-25
Reviewed By	James C Overton Finance Director	Date	10-Feb-25
Approved By:	Jonathan Rorie Town Manager	Date	10-Feb-25





# Board of Commissioners Agenda Cover Sheet

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**Meeting Date**

February 10, 2025

**Agenda Location**

Introductions & Special Presentations

**Item Title**

Presidents' Day Proclamation

**Presenter**

Mayor Kia Anthony

**Summary/Description**

Presidents' Day, in the United States, holiday (the third Monday in February) popularly recognized as honoring George Washington and Abraham Lincoln. The day is sometimes understood as a celebration of the birthdays and lives of all U.S. Presidents.

**Requested Action**

Informational Only

**Funding Source (If Applicable):**

N/A

**Cost:** N/A Yes  No

**Additional Documents to be Included in Agenda Packet**

Presidents' Day Proclamation



# Presidents' Day

## Town of Spring Lake

**WHEREAS**, Presidents' Day is an annual observance held on the third Monday in February to honor and celebrate the leaders who have served as Presidents of the United States; and

**WHEREAS**, Presidents' Day provides an opportunity to reflect upon the contributions, leadership, and sacrifices made by the Presidents of our great nation, who have played a pivotal role in shaping the course of history; and

**WHEREAS**, the Town of Spring Lake recognizes the significance of Presidents' Day in fostering a sense of national pride, unity, and gratitude for the individuals who have held the highest office in our land; and

**WHEREAS**, Presidents' Day serves as a reminder of the principles upon which our democracy was founded, and the responsibility we all share in upholding those principles; and

**WHEREAS**, Presidents' Day encourages us to engage in civic education, promoting a deeper understanding of our nation's history, and inspiring future generations to actively participate in the democratic process; and

**WHEREAS**, the Town of Spring Lake acknowledges the importance of honoring our past Presidents, who have guided our nation through times of triumph and challenge and have left an indelible mark on our society.

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Town of Spring Lake Board of Commissioners hereby recognizes and observes **Presidents' Day** as a day to honor and pay tribute to the leaders who have served as Presidents of the United States; and

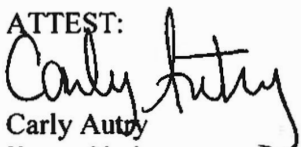
**BE IT FURTHER PROCLAIMED**, that the Town of Spring Lake encourages residents to engage in activities that commemorate Presidents' Day, such as educational programs, community service, and reflection on the values and ideals upon which our nation was built; and

**BE IT FURTHER PROCLAIMED**, that we express our deepest gratitude to the Presidents of the United States for their dedication, commitment, and service to our country, and we encourage all citizens to join us in recognizing their contributions on this special day.

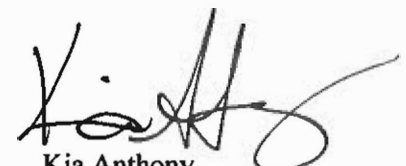
**IN WITNESS WHEREOF**, I, Kia Anthony, Mayor of the Town of Spring Lake, along with the members of the Board of Commissioners, do hereby set forth this Proclamation to be duly recognized and observed by all citizens of the Town.

Given under my hand this 10<sup>th</sup> day of February 2025.

ATTEST:

  
Carly Autry  
Town Clerk



  
Kia Anthony  
Mayor



# Board of Commissioners Agenda Cover Sheet

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**Meeting Date**

February 10, 2025

**Agenda Location**

Introductions & Special Presentations

**Item Title**

ConPlan Process

**Presenter**

Tye Vaught, Interim Director/Chief of Staff, Cumberland County Community Development

**Summary/Description**

To provide information about the various programs offered through CCCD. CCCD will also assess the needs and gaps in the community in order to prepare the Consolidated Plan (5-year strategic plan) and the Annual Action Plan (1-year plan). CCCD welcomes feedback from Cumberland County residents to assist with prioritizing community needs and determining how funding resources should be used to address these needs.

**Requested Action**

Informational Only

**Funding Source (If Applicable):**

N/A

**Cost:** Yes  No

**Additional Documents to be Included in Agenda Packet**

ConPlan Process Informal Agenda

# Cumberland County Community Development Public Meetings

Cumberland County Community Development (CCCD) will be attending a series of Town and other Community meetings within Cumberland County to provide information about the various programs offered through CCCD. CCCD will also assess the needs and gaps in your community in order to prepare the Consolidated Plan (5-year strategic plan) and the Annual Action Plan (1-year plan). CCCD welcomes feedback from Cumberland County residents to assist with prioritizing community needs and determining how funding resources should be used to address these needs.

Presentation Topic: 2025-2030 Consolidated Process

- I. ConPlan Process
  - a. Citizen Participation & Consultation
  - b. Needs Assessment (Analysis)
  - c. Strategic Plan (Driven by Comments, Consult & Analysis)
  - d. Annual Action Plan (Implementation guide/1yr plan)
  - e. CAPER (Annual Performance Report)
  
- II. Community Development Programs
  - a. Housing rehabilitation & Rental rehabilitation
  - b. Other Community-based programs
    - i. Grants (Public Service, Infrastructure, Affordable Housing, Homelessness Prevention)
  - c. Homebuyer Assistance \*

The presentation will be 5 minutes or less by a representative from the Community Development Team.



# Board of Commissioners Agenda Cover Sheet

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**Meeting Date**

February 10, 2025

**Agenda Location**

Public Hearings

**Item Title**

**ZON-24-0041:** Rezoning from RR Rural Residential and R-10 Residential District to R6A/CZ Residential District Conditional Zoning or to a More Restrictive Zoning District for a Portion of a Parcel Containing 15.33 +/- Acres; Located North of Odell Road and East of Old Angus Lane, Submitted by Kenneth Smith (Agent) on Behalf of Caelin Farms LLC and Jerry and Jean Smith (Owners)

**Presenter**

Vishva Rathod, Planner III, Cumberland County Department of Planning and Inspection

**Summary/Description**

Rezoning from RR Rural Residential and R-10 Residential District to R6A/CZ Residential District Conditional Zoning or to a More Restrictive Zoning District for a Portion of a Parcel Containing 15.33 +/- Acres; Located North of Odell Road and East of Old Angus Lane, Submitted by Kenneth Smith (Agent) on Behalf of Caelin Farms LLC and Jerry and Jean Smith (Owners).

**Requested Action**

Other – Conduct Public Hearing

**Funding Source (If Applicable):**

N/A

**Cost:** N/A Yes  No

**Additional Documents to be Included in Agenda Packet**

ZON-24-0041 Staff Report

Copy of Legal Ad and Fayetteville Observer Legal Ad Confirmation

Mailed Notice Certifications

Final Action Letter



# CUMBERLAND COUNTY

NORTH CAROLINA

PLANNING & INSPECTIONS

PLANNING STAFF REPORT  
**REZONING CASE # ZON-24-0041**  
Planning Board Meeting: Jan. 21, 2025

**Location: North of Odell Rd and East of Old Angus Ln.**  
**Jurisdiction: Town of Spring Lake**

**REQUEST** **Rezoning from RR and R10 to R6A/CZ**

Applicant requests a rezoning from R10 and RR Residential District(s) to R6A/CZ Residential Conditional Zoning District for approximately 15.33 +/- acres; located North of Odell Rd and East of Old Angus Ln. The rezoning comprises one parcel, a 15.33-acre portion of a 26.36-acre tract of undeveloped land and is owned by Jerry and Jean Smith. The intent of the property owners is to rezone the 15.33 acres for a potential sale to Caelin Farms, LLC, the developer of Caelin Farms Phases 1 – 3 to the west. The 15.33 acres, as delineated by a legal description, is proposed to be incorporated into the abutting Caelin Farms residential community as Phase 4. Phases 1 through 3 are under development with Phase 1 currently platted and single-family homes constructed or under construction on some lots. A conditional zoning site plan appears as Exhibit "A" of the CZ Conditions of Approval, which is provided in Exhibit "F" of this report.

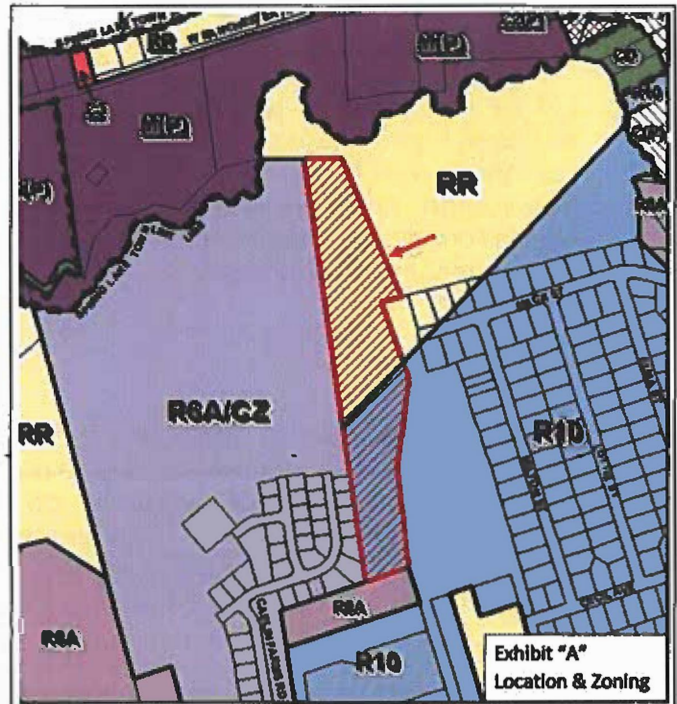
**PROPERTY INFORMATION**

**OWNER/APPLICANT:** Jerry M. Smith and Jean M. Smith (Owners); D. Ralph Huff, III of Caelin Farms, LLC (Applicant)

**ADDRESS/LOCATION:** Located North of Odell Road and East of Old Angus Lane. Refer to Exhibit "A", Location and Zoning Map. Portion of REID number(s): 0502228531000.

**SIZE:** Parcel 0502228531000 has approximately 26.36 acres and 60 feet +/- of street frontage and is 2,904 feet +/- in length at its deepest point.

**EXISTING ZONING:** The subject property is currently zoned RR and R-10 Residential District(s), as shown in Exhibit "A". The RR Rural Residential District is designed for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for low-density residential and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment. The R10 Residential District is a district designed primarily for single-family dwellings on medium-sized lots with area of 10,000 square feet or above.

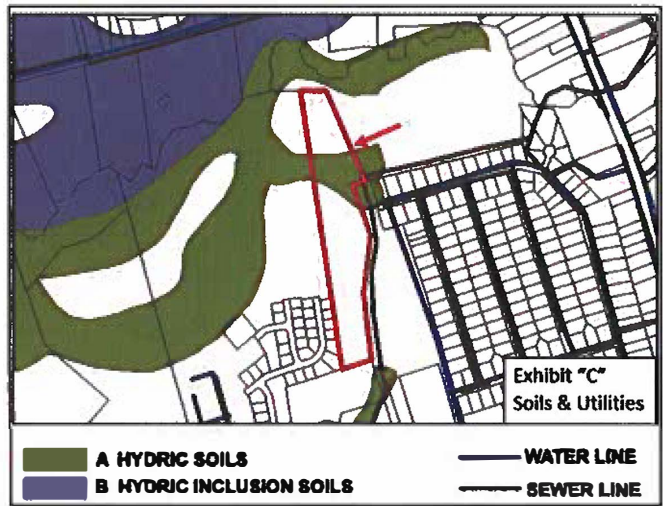


**EXISTING LAND USE:** The subject site consists of undeveloped woodlands.

**SURROUNDING LAND USE:** Exhibit "B" illustrates the following:

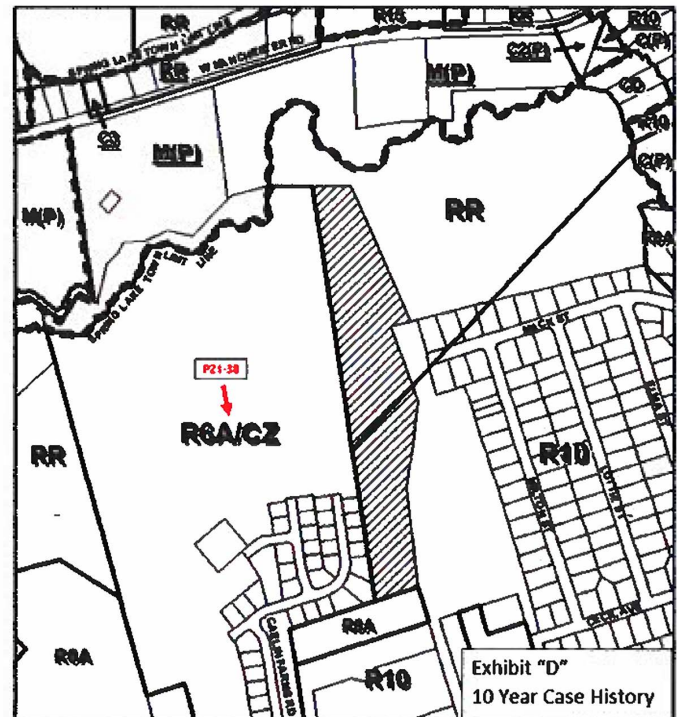
- **North:** Woodlands.
- **East:** Single-family Residential and Woodlands.
- **West:** Caelin Farms residential community; and Woodlands.
- **South:** Single-family Residential and Woodlands.

**OTHER SITE CHARACTERISTICS:** The site is not located in a Watershed Protection Area but is within a Flood Zone Hazard Area, as illustrated in an attachment. The subject property, as delineated in Exhibit "C", illustrates hydric or hydric inclusion soils are present on the northeast corner of the property.



**TEN YEAR ZONE CASE HISTORY:** Exhibit "D" denotes the location of the zoning case history described below.

- P21-88: R6A, RR, and R-10 to R6A/CZ: Known as Caelin Farms Phases 1 -3 Approved and portions of which are plated and homes constructed. Applicant intends to combine Caelin Farms Phae 4 with Phases 1- 3 if ZON-24-0041 rezoning is approved.



**DEVELOPMENT REVIEW:** Should the request be approved, a preliminary plan for any subdivision or site plan for development will need to be submitted for review and approval to the Current Planning Division to ensure conformance with the County Subdivision and Zoning Ordinances.

**DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:**

Minimum Standard	RR (Existing Zoning)	R- 10 (Existing Zoning)	R6A/CZ (Proposed Zoning)
Front Yard Setback	30 feet	30 feet	25 feet
Side Yard Setback	15 feet (1-story)/ 15 (2-story)	10 feet (1-story)/ 15 feet (2-story)	15 feet (1-story)/ 17 feet (2-story)
Rear Yard Setback	35 feet	35 feet	15 feet
Lot Area	20,000 Sq. Ft.	10,000 Sq. Ft.	6,000 sq. ft.
Lot Width	100 feet	75 feet	60 feet

**DEVELOPMENT POTENTIAL:**

Existing Zoning (RR and R-10)	Proposed Zoning (R6A/CZ)
95 dwelling units (RR: 20 units, R-10: 75 units)	28 dwelling units

- Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

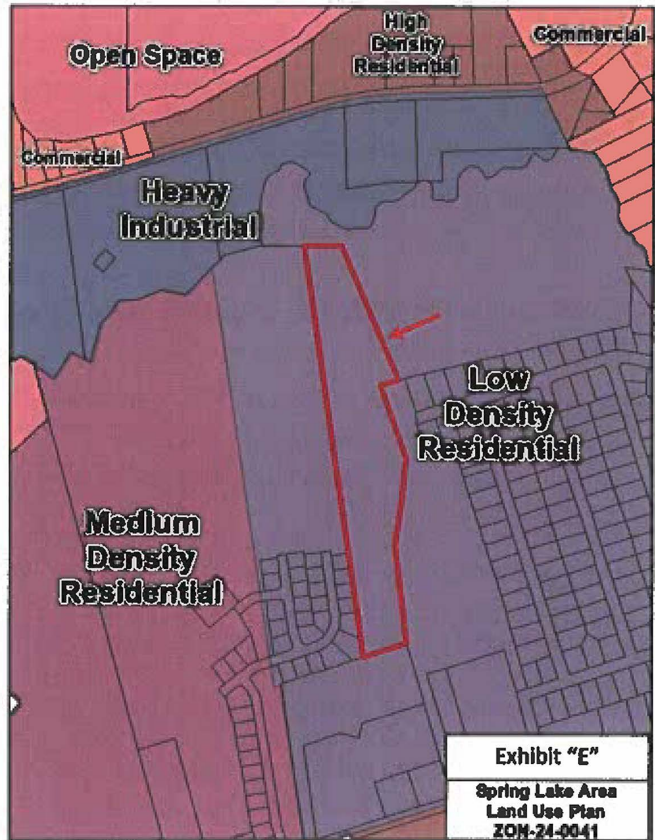
**COMPREHENSIVE PLANS:**

This property is located in the Spring Lake Area Land Use Plan (2022). The future land use classification of the property is "Low Density Residential". The associated zoning districts for Low Density Residential are R-15, R-10, and PND. Although the future land use map calls for the property to be zoned for Low Density Residential, the property's location in conjunction with the completion of previous phases of the project make it a viable location for Medium Density Residential associated zoning districts.

The proposed rezoning request is consistent with the adopted land use plan.

**Future Land Use Classification Development Goals:**

- Some low-density residential areas may be suitable for even greater density or multifamily housing, especially if nearby development has increased over time. (Spring Lake Area Land Use Plan, p. 48).
- To promote denser development close to existing development, including multifamily housing (Spring Lake Area Land Use Plan, p. 48).



**IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES**

**UTILITIES:** Town of Spring Lake water and sewer utilities are abutting and available near the subject parcel.

**SCHOOLS CAPACITY/ENROLLMENT:**

School	Capacity	Enrollment
William T. Brown Elementary	535	666
Spring Lake Middle	499	664
Pine Forest High	1553	1712

**ECONOMIC DEVELOPMENT:** Fayetteville Cumberland County Economic Development Corporation has reviewed the request and has no objection to the proposal.

**EMERGENCY SERVICES:** No comments have been received from the Spring Lake Fire Marshal.

**RLUAC:** Based on the findings expressed in a letter received by the Planning Department from RULAC, date January 2, 2025, RLUAC is in opposition to the zoning map amendment, as submitted, due to the

hazard posed to life and property if additional residential uses are developed within Accident Potential Zone 1 for Pope Airfield. A copy of the RLUAC letter is attached to this Staff Report.

It should be noted that staff's recommendation is based upon prior approvals given to the initial phases of Caelin Farms, prior reviews and recommendations from RLUAC and Planning staff of the abutting, associated rezonings, and Fort Liberty moving the Accident Potential Zone boundary line after the first phases of the development had commenced.

**SPECIAL DISTRICTS/ OVERLAY DISTRICTS:**

Special Districts			
Fayetteville Regional Airport Overlay:	n/a	Averasboro Battlefield Corridor:	n/a
Five Mile Distance of Fort Liberty:	Yes	Eastover Commercial Core Overlay District:	n/a
Voluntary Agricultural District (VAD):	n/a	Spring Lake Main Street Overlay District:	n/a
VAD Half Mile Buffer:	n/a	Coliseum Tourism Overlay District:	n/a

n/a – not applicable

**CONDITIONS OF APPROVAL:** The proposed conditions of approval and conditional zoning site plan are provided in Exhibit "F".

**KEY CONDITIONS:**

1. Mobile homes are prohibited.
2. The Conditional Zoning Site Plan shows a park and recreation area within useable areas of a designated "Open Space" area. If Phase 4 is annexed into and becomes part of the existing Caelin Farms homeowners association together with Phases 1-3, and the Phase 1–3 parks satisfy the minimum recreation requirements of the Spring Lake Zoning Ordinance to accommodate Phases 1-4, the Phase 4 recreation and park area may be eliminated at the discretion of the developer at the time of the Preliminary Subdivision Plan application, and the Phase 4 residents will use the parks located in Caelin Farms Phase 1- 3. If Phase 4 remains a separate homeowners association, the Phase 4 preliminary subdivision plan and plat will provide a park and recreation areas sufficient in area to comply with the Town of Spring Lake zoning ordinance.
3. Access to Phase 4 shall only occur from Phase 1–3 unless otherwise approved by the Town Board of Commissioners.
4. As noted in the Conditional Zoning Conditions of Approval, the developer shall assure that disclosure statements are placed in the homeowners association documents, on the face of the final plan, and within the deed, stating that Caelin Farms Phase 4 is located within the vicinity of a military base and the lots are located within an Accident Potential Zone Area 1.

**STAFF RECOMMENDATION**

In Case ZON-24-0041, Planning and Inspections staff **recommends approval** of the rezoning request from RR Rural Residential District and R-10 Residential District to R6A/CZ Residential District Conditional Zoning. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "Low Density Residential" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

- Attachments:
- Conditions of Approval and Site Plan
  - Notification Mailing List
  - RLUAC Letter
  - Application

**Exhibit "F" Conditions of Approval  
ZON-24-0041 (Caelin Farms Phase 4)**

General Address: North of Odell Road and East of Old Angus Lane	Acres: 15.33 +/-
REID: Portion of 0502228531000	Approval Date: TBD
Effective Date: TBD	Issued to: D. Ralph Huff, III of Caelin Farms, LLC

**R6A Residential/CZ Conditional Zoning District  
Case ZON-24-0041  
Ordinance Related Conditions for Residential Use of Property**

**Applicability:** Applicant requests a rezoning from RR Rural Residential District and R-10 Residential District to R6A/CZ Residential Conditional Zoning District for 15.33 +/- acres; located North of Odell Road and East of Old Angus Lane; submitted by D. Ralph Huff, III of Caelin Farms, LLC (applicant) on behalf of Jerry Smith (owner). This Conditional Zoning only applies to Phase 4 of the Caelin Farms residential development. All zoning conditions application to Caelin Farms Phase 1-3 are addressed under Conditional Zoning P21-38.

**Applicant Initiated Conditions:**

1. The developer has minimized impact to encroachment into the RLUAC Accident Potential Zone by limiting the location of residential lots to the areas illustrated within the Conditional Zoning Site Plan, as shown within Exhibit A". The preliminary subdivision plan and final plat shall comply with the development boundaries illustrated in Exhibit "A". All final plats for recording shall include a disclosure listing all lots that are all located within Accident Potential Zone 1 associated with Runway 05/23 at Pope Field.
2. Access to Caelin Farms Phase 4 shall only occur through Caelin Farms to the west via public streets Tori Drive and Old Angus Lane as dedicated in Phase 1 Plat unless the Town Board of Commissioners approves an access (temporary, emergency, or permanent) through other points of the Phase 4 perimeter at the time of the Preliminary Subdivision Plan application.
3. Any portion of the development that is within the 60-65dB noise area contour associated with Pope Airfield shall provide additional insulation (noise dampening) in the proposed residences to mitigate the noise from military operations. Natural buffers shall be left in place to assist with noise dampening. Additional recommendations per Building Inspections shall be required to meet NC Building Code requirements.
4. The intent of the developer is to have the Phase 4 Caelin Farms lot to annex into the Caelin Farms homeowners' association (HOA). In the event such HOA annexation occurs, the recreation requirements for Phase 4 will be met by the parks located in Caelin Farms Phase 1 to 3, and the developer has the discretion in such case not to provide an HOA park within Phase 4. If Phase 4 remains a separate homeowners association, the Phase 4 preliminary subdivision plan will provide a park and recreation areas sufficient in area to comply with the Town of Spring Lake zoning ordinance.
5. All lots lines shall provide a 15-foot-wide buffer along all wetland boundaries.
6. Existing mobile homes located on the property, if any, shall be removed with the development of the parcel and no additional mobile homes shall be added to the parcels. All Mobile Homes will be removed prior to the any development activity of Phase 4.
7. The project density shall meet the requirements of the Medium Density (6-15 Units/Ac) Town of Spring Lake Land Use Plan. The proposed Development density will not exceed 4 Units/Ac.

8. Wetlands/streams shall be designated as open space and shall not be impacted by development. All wetlands/streams will be recorded as open space with the final plat.
9. The property shall be surveyed by personnel experienced management and monitoring of the red-cockaded woodpecker prior to the removal of any mature pine trees. Survey protocol shall follow procedures detailed at [https://www.fws.gov/ncsandhills/pine\\_tree\\_removal.html](https://www.fws.gov/ncsandhills/pine_tree_removal.html). The results of the survey shall be sent to the US Fish and Wildlife Services Office located in Raleigh, NC.
10. Per state regulations the Land Use Plan shall be updated to reflect any use change as a result of a Conditional Zoning Case. The Land Use plan will be modified to show the new development encroachment area into the Heavy Industry Use as Medium Density Residential Use, and the Wetland/Low Lying areas as Open Space (to be undeveloped).
11. The property owner and applicant of rezoning case ZON-24-0041 agree to all terms and conditions set forth herein in this Conditional Zoning Conditions of Approval and agree that no such terms or conditions constitute a down-zoning as defined by North Carolina General Statutes.

**Pre- Permit Related:**

12. The owner/developer(s) of this site must obtain detailed instructions from the County Current Planning Section in the Historic Courthouse at 130 Gillespie Street on provisions of the Town of Spring Lake Zoning and Subdivision Ordinances regarding the Preliminary Plat and Final Plat submittal requirements.
13. If any right-of-way dedication is required by NCDOT or by the Town of Spring Lake, a recorded plat referenced above shall identify any such right-of-way dedication and sight distance easements.
14. Prior to building permit application, the developer must provide to the Town of Spring Lake documentation of NC Department of Environmental Quality Division of Energy, Mineral and Land Resources' (NCDEQ DEMLR) approval of the Sedimentation and Erosion control plan for this project. NCDEQ DEMLR requires a Sedimentation and Erosion control plan be submitted and approved 30 days prior to land disturbing activities if said land disturbing activity will exceed one acre.
15. Connection to public water and sewer is required, the Spring Lake Public Utility Department must approve water and sewer plans prior to application for any permits. A copy of the Spring Lake Public Utility Department's approval must be provided the Town's Inspection Department at the time of application for building/zoning permits. (Spring Lake Subdivision Ord. Section 36-66 "Water and sewer system")

**Permit-Related:**

16. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application with the Town of Spring Lake Inspection Department.
17. Driveway Approval Required. Construction of any new connection or alteration of any existing street connection may require an approved Driveway Permit or approval from the Town of Spring Lake.
18. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Department of Energy, Minerals and Land Resources, NC Department of Environmental Quality (DEMLR NCDEQ). If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided the Town of Spring Lake Stormwater Administrator (Spring Lake Ord. Article II. Post Construction Stormwater.) (Note: If any retention/detention basins are required for state approval of this plan, three copies of

a revised plan (and \$25/\$50 revision fee) must be submitted and approved by Planning & Inspections.)

**Site-Related:**

19. All uses, dimensions, setbacks and other related provisions of the Town of Spring Lake Zoning and Subdivision Ordinances for the R6A/CZ Conditional Zoning must be complied with, as applicable, and as appearing with the conditional zoning site plan (C1-5) appearing in Exhibit "A". Any conditions set forth herein this ordinance, including Exhibit "A", shall supersede the Zoning Code. If not specifically addressed within this Ordinance, all requirements of the Zoning and Subdivision Codes shall be met.
20. This conditional approval is not approval of any freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in the Town of Spring Lakes Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)
21. In any subdivisions located with the town, sidewalks shall be required on one side of the street, location to be determined by the administrative officer and building inspector. Further, such sidewalks shall be installed in accordance with the town's specifications. (Spring Lake Subdivision Ord. Sec. 36-107)
22. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Spring Lake Stormwater Utility Ord. Sec. 40-407.
23. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground.
24. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must secure the structure with a four-foot-high fence with a lockable gate and is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
25. Any street improvements or plans are required to be constructed to the Town of Spring Lake and NCDOT standards for secondary roads, as applicable. (Spring Lake Chapter 34 Ord. and NC GS§136-18(5) & §136-93)"
26. Turn lanes may be required by the NC Department of Transportation (NCDOT) or the Town of Spring Lake as applicable. [Spring Lake Subdivision Ord. and NCGS.]
27. The subdivision plan must provide an internal access to any stormwater facility serving the site, to allow the HOA to have the ability to access the stormwater facility.

**Plat-Related:**

28. The developer is required to submit to the Current Planning Section either one set of a hard copy or one set of a pdf email copy the following documents through the County on-line customer service portal:
  - a. One copy of proposed covenants, by-laws and articles of incorporation for the proposed development designating responsibility for by the owners' association for the development;

- b. One copy of the deeds proposed for recordation conveying all common area to the proposed owner's association;
- c. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and
- d. One copy of each proposed final plat prior to the submission for final approval – can be a phase of the approved development or the complete development as approved.

These documents must be approved by the Attorney Town of Spring Lake Town Attorney prior to the sale of or submission for final plat approval of any lot or unit within this development. (Spring Lake Subdivision Ord.)

Note: A copy of the recorded deed or deeds conveying all common area to the owners' association as shown on each plat must be provided to the Current Planning prior to submission for approval for recordation of the next succeeding phase/section of this development.

- 29. The street name signs, in compliance with the County Street Sign Specifications, must be installed prior to final plat approval. The developer should contact Location Services for inquiries regarding the County's policy for street sign installation or, if the sign is commissioned from a private source, to schedule an inspection of the street sign(s). The Current Planning Section must receive notice of agreement with the Location Services Section for sign installation or of satisfactory inspection prior to the approval of the final plat. Sec. 4-171, County Code)
- 30. The developer is required to provide an inspection for any private street(s), if any, by a registered engineer or registered surveyor upon completion of construction of the private street(s) and related facilities, including drainage ways. A statement, affixed with the engineer/surveyor's seal, certifying that all private street(s) and related facilities are designed and constructed in accordance with the requirements of Section 2304 C, Private Street, the Town of Spring Lake Ordinance, and that all such facilities are adequate to serve the development, must be submitted to the Current Planning Section prior to final plat approval or release of any construction guarantees as allowed under Section 2502, Final Plat – Guarantees of Improvements, County Subdivision and Development Ordinance.
- 31. All buildable lot areas shall comply with the setbacks established in the Conditional Zoning Site Plan (Exhibit "A" attached).
- 32. Any/All easements must be reflected on the final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
- 33. A 10' x 70' sight distance easement is required at the intersection of all internal road intersections. This easement shall be illustrated on the final plat, unless another standard is required by NCDOT.
- 34. The NC Department of Transportation (NCDOT) stamp must be affixed to the final plat prior to submission for final plat approval by the Current Planning Section.  
  
Note: The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application.
- 35. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the final plat when submitted for final approval. (Section 2503 D, Certificate of Ownership and Dedication, Town of Spring Lake Subdivision and Development Ordinance).
- 36. The developer is reminded that the improvements must be in place or that final plat approval will only be granted in accordance with Section 2502 B, C, or D, Final Plat – Guarantees of Improvements, Town of Spring Lake County Subdivision and Development Ordinance. (Note: Once

the improvements are in place, the developer is responsible for contacting Current Planning to schedule an inspection of the improvements.)

37. The developer's engineer must submit to Cumberland County Planning and Inspection Department and the Town of Spring Lake a sealed document certifying that the streets have been constructed to the NC Department of Transportation (NCDOT) standards for secondary roads.
38. The final plat must be submitted to the Current Planning Section for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.
39. The developer should be aware that any addition and/or revision to this plat may require an additional review and approval by the Planning & Inspections Department prior to submission for final plat approval of any portion of this development.

**Plat-Required Statements:**

40. Because the streets in this development have been approved as "public" streets and the streets do not yet qualify for acceptance by the NC Department of Transportation or adopted by the Town of Spring Lake for maintenance purposes, the following statement is required to be included on the final plat (Section 2504 E, County Subdivision and Development Ordinance and Spring Lake Subdivision Ord. 36-38(g)):

"The streets shown on this plat though labeled as "public" – unless otherwise noted – have not been accepted by the NC Department of Transportation or adopted by the Town of Spring Lake as of the date of this recording. Until such time that the streets are accepted and formally added to the State system or adopted by the Town of Spring Lake, maintenance and liability of the streets are the responsibility of the developer and any future lot owner(s)."

41. Developer shall include a disclosure statement within the Code, Covenants and Restrictions document, deed, and on the final plat that Caelin Farms Phase 4 is within vicinity to a military base and "Lots ## through ## fall within RULAC's Accident Potential Zone 1."

**Advisories:**

42. The applicant is advised to consult an expert on wetlands before proceeding with any development.
43. There may be wetlands located in the project area that are subject to the permit requirements of Section 404 of the Clean Water Act. To avoid a violation of federal and/or state law, it is recommended the developer contact the Office of the Army Corp of Engineers or hire an environmental consultant to identify and delineate any wetlands in the project area prior to construction. A Section 404 permit will be required if the applicant needs to fill wetlands, and the permit must be obtained prior to any construction on this site.
44. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.
45. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.
46. The US Postal Service most likely will require this development to have centralized cluster boxes for postal service to each lot or unit. The developer is advised contact the US Postal Growth Coordinator for the Mid-Carolinas District to determine the appropriate location for the cluster

boxes. If the cluster box location requires changes to the subdivision or site plan, a revised preliminary/plan must be submitted to the Planning & Inspections Department for review and approval.

47. This conditional approval is not to be construed as all-encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.
48. The developer(s) and any future lot owners are responsible for the maintenance and upkeep of the streets until such time the streets are added to the State system by the NC Department of Transportation (NCDOT) or adopted by the Town of Spring Lake for maintenance purposes. The developer is advised to give notice of the street status to any future lot owners in the event the lots are conveyed prior to the NCDOT's acceptance.
49. The developers and owners are responsible for confirming boundaries of the Accident Potential Zone with Fort Liberty or with the Regional Land Use Advisory Commission.

**Other Relevant Conditions:**

50. This conditional approval is contingent upon continued compliance with the Town of Spring Lake's Zoning and Subdivision Ordinances and the conditions set forth herein.



**ATTACHMENT: MAILING LIST**

DAVIS, MONZELL; DAVIS, PATRICIA  
PO BOX 841  
GREINA, FL 32332

LASERIA PROPERTIES LLC  
230 WHIT CT  
ANGIER, NC 27501

BONDS, JUANITA  
1423 MILTON ST  
SPRING LAKE, NC 28390

BENJAMIN STOUT REAL ESTATE SERVICES INC  
222 MAIDEN LANE  
FAYETTEVILLE, NC 28301

HOFFLER, JAMES L; HOFFLER, HELEN F  
1417 MILTON ST  
SPRING LAKE, NC 28390

BENJAMIN STOUT REAL ESTATE SERVICES INC  
222 MAIDEN LN  
FAYETTEVILLE, NC 28301

SMITH, JERRY M; SMITH, JEAN M  
803 CHALYBEATE SPRING RD  
ANGIER, NC 27501

WRIGHT, THERESA; JACQUELYN, V  
3720 SALEM RD  
OXFORD, NC 27565

CARTER, MICKEY R  
214 CECIL AVE  
SPRING LAKE, NC 28390

SANDERS, TRAVIS; SANDERS, SAMANTHA  
220 CECIL AVE  
SPRING LAKE, NC 28390

MORGAN, CHRISTA M  
1427 LOTTIE ST  
SPRING LAKE, NC 28390

WIE CONTRACTING AND CONSULTING SERVICES LLC  
1264 O B J RD  
DUNN, NC 28334

OLINGER, MARY A  
1403 MILTON ST  
SPRING LAKE, NC 28390

LEWIS, JOSEPH WAYNE  
1419 LOTTIE ST  
SPRING LAKE, NC 28390

BROGDON, MATTHEW; BROGDON, DOMINIQUE  
1426 LOTTIE ST  
SPRING LAKE, NC 28390

BROGDON, MATTHEW; BROGDON, DOMINIQUE  
1426 LOTTIE ST  
SPRING LAKE, NC 28390

MCFALL, RUDOLPH; MCFALL, ANN  
1625 MACK ST  
SPRING LAKE, NC 28390

HOLLINGSWORTH, ANTHONY; DONNA  
1421 LOTTIE STREET  
SPRING LAKE, NC 28390

ATKINS, DOROTHY M  
5986 ALLERTON DR  
ROCKFORD, IL 61114

BROWN, WILLIAM H ILBROWN, BARBARA  
PO BOX 125  
SPRING LAKE, NC 28390

PALACIOS, GABRIELA MIA SOTO  
1612 MACK ST  
SPRING LAKE, NC 28390

KIM, YONG SOK; KIM, SUNG MI  
1413 MILTON ST  
SPRING LAKE, NC 28390

PIKE, JOSEFINA FRANCISCO TRUSTEE -  
784 FLYNN MCPHERSON  
RDCAMERON, NC 28326

VILLAGE ON THE LAKE APARTMENTS, L.L.C.  
9900 MAIN ST STE 500  
FAIRFAX, VA 22031

DEANKINO, MICHAEL DEANKINO, TAMARA  
1420 MILTON ST  
SPRING LAKE, NC 28390

JARRETT, SHANIA  
742 OLD ANGUS LANE  
SPRING LAKE, NC 28390

MALONE, HENRY; MALONE, TOYO T  
222 CECIL AVE  
SPRING LAKE, NC 28390

OZUNA, BRANDON  
1412 MILTON ST  
SPRING LAKE, NC 28390

TREADWAY, JASCQUELYNE P  
1408 LOTTIE ST  
SPRING LAKE, NC 28390

ADAMS, DARIUS; ADAMS, ANNA  
1413 LOTTIE ST  
SPRING LAKE, NC 28390

WIE CONTRACTING AND CONSULTING SERVICES LLC  
1264 O B J RD  
DUNN, NC 28334

GUARD, LIEN HA  
1624 MACK ST  
SPRING LAKE, NC 28390

CARRERA, DEYANTRA MODESTA CO-TRUSTEE  
7602 ALAMEDA DR  
FAYETTEVILLE, NC 28304

ESTEVEZ, ALMA; ESTEVEZ, AURELIO  
310 ODELL RD  
SPRING LAKE, NC 28390

WILSON, BILLY E HEIRS  
1617 MACK ST  
SPRING LAKE, NC 28390

TK RE HOLDINGS LLC  
240 HEATHER LANE  
SOUTHERN PINES, NC 28387

LIMITLESS PROPERTY GROUP LLC  
PO BOX 53724  
FAYETTEVILLE, NC 28305

VIZACHERO, ALBERT; VIZACHERO, FRED A  
400 VIRGINIA DR  
SPRING LAKE, NC 28390

BUCHANAN ROOFING & GUTTERING INC  
806 LILLINGTON HWY  
SPRING LAKE, NC 28390

POOLE, ROBERT E II TRUSTEE  
2405 ROBESON ST  
FAYETTEVILLE, NC 28305

TRUINI, LEIGHA; CHACON, KYLE  
812 OLD ANGUS LANE  
SPRING LAKE, NC 28390

WALTERS, BOBBY R  
1423 LOTTIE ST  
SPRING LAKE, NC 28390

BORDERS, DELOIS  
1409 MILTON ST  
SPRING LAKE, NC 28390

WASHINGTON, ROGINA UTLEY  
4122 MCILWAINE DR  
DINWIDDIE, VA 23803

REBE, ELIZABETH ~~ASPER~~ MARK OWEN DOOK  
1094 TAXAHAW RD  
PAGELAND, SC 29728

ESTEVEZ, ALMA; ESTEVEZ, AURELIO  
310 ODELL RD  
SPRING LAKE, NC 28390

CAELIN FARMS LLC  
2919 BREEZEWOOD AVE STE 100  
FAYETTEVILLE, NC 28303

BENJAMIN STOUT REAL ESTATE SERVICES INC  
222 MAIDEN LN  
FAYETTEVILLE, NC 28301

PONDER, HENRY  
1452 MACK ST  
SPRING LAKE, NC 28390

LOCKETT, CHESLEY N  
PO BOX 791  
SPRING LAKE, NC 28390

CLARK, ETHEL T. CLARK, DAVID L  
126 CAVALIER DR  
RAEFORD, NC 28376

NANCE, ZAKIETTA  
1406 LOTTIE ST  
SPRING LAKE, NC 28390

WATSON, DONNELL  
226 CECIL AVE  
SPRING LAKE, NC 28390

AMEDIN, KOSSI AMETEPE  
824 OLD ANGUS LN  
SPRING LAKE, NC 28390

OLIVER, DARION; OLIVER, ASHLEY RAE ANN  
1416 MILTON ST  
SPRING LAKE, NC 28390

WIE CONTRACTING AND CONSULTING SERVICES LLC  
1264 O B J RD  
DUNN, NC 28334

TINDAL, BRANDON  
1416 LOTTIE ST  
SPRING LAKE, NC 28390

FLOYD, JOE JUNIOR; MARY, F  
217 FILLY LN  
RAEFORD, NC 28376

SERRANO, HANELLY H.  
1418 LOTTIE ST  
SPRING LAKE, NC 28390

SPAND, NELLIE PAULINE MCVIKER; MOTHER, JAMES JR  
617 GOODYEAR DR  
SPRING LAKE, NC 28390

PIKE, JOSEFINA FRANCISCO TRUSTEE  
784 FLYNN MCPHERSON RD  
CAMERON, NC 28326

SMITH, KENNETH WAYNE SR  
1084 ELLIOTT FARM RD  
FAYETTEVILLE, NC 28311

LEE, TAMARA  
1409 LOTTIE ST  
SPRING LAKE, NC 28390

SMITH, JERRY M; SMITH, JEAN M  
PO BOX 722  
ANGIER, NC 27501

BENNETT, DEBRA P  
219 CECIL AVE  
SPRING LAKE, NC 28390

SWEENEY, DANIEL LUDWIG; SWEENEY, SHELLY YVETTE  
731 OLD ANGUS LN  
SPRING LAKE, NC 28390

MCAETHUR, SANDRA KAY  
1411 MILTON ST  
SPRING LAKE, NC 28390

CHAFFEE, FREDERIC H JR; LAWRENCE, PAMELA B  
1094 TAXAHAW RD PAGELAND, SC  
29728

DOBBINS, LARRY GENE  
PO BOX 88  
SPRING LAKE, NC 28390

STATE STORAGE NC, LLC  
9450 SW GEMINI DR  
BEAVERTON, OR 97008

HOLMQUIST, THOMAS; HOLMQUIST, NICOLE  
520 BRIDLE LN APT 204  
RALEIGH, NC 27609

SPRING LAKE GREEN ASSOC. LIMITED PARTNERSHIP  
PO BOX 87770  
FAYETTEVILLE, NC 28304

HOGANS, NAPOLEON; HOGANS, SHEILA  
1418 MILTON ST  
SPRING LAKE, NC 28390

LAKETREE INC  
PO BOX 766  
SPRING LAKE, NC 28390

LASERIA PROPERTIES LLC  
230 WHIT CT  
ANGIER, NC 27501

PIKE, JOSEFINA FRANCISCO TRUSTEE  
784 FLYNN MCPHERSON  
RDCAMERON, NC 28326

AGARWAL, JYOTI  
9500 PASATTEMPO DR  
AUSTIN, TX 78717

PIKE, JOSEFINA FRANCISCO TRUSTEE  
784 FLYNN MCPHERSON RD  
CAMERON, NC 28326

LOGAN, RONALD SR; LOGAN, DEETA L  
1415 LOTTIE STREET  
SPRING LAKE, NC 28390

SMITH, KENNETH SR; SMITH, LYNNE  
1084 ELLIOT FARM  
ROADFAYETTEVILLE, NC 28311

LIVINGSTON, TOM JR; LIVINGSTON, CHARLENE  
1406 MILTON ST  
SPRING LAKE, NC 28390

LASERIA PROPERTIES LLC  
230 WHIT CT  
ANGIER, NC 27501

MCLEOD, NORMA  
1421 MILTON ST  
SPRING LAKE, NC 28390

CUMMINGS, BILLY W JR  
215 CECIL AVE  
SPRING LAKE, NC 28390

JONES, R B; JONES, MILDRED  
1428 MILTON ST  
SPRING LAKE, NC 28390

GALVIN, HAROLD F; GALVIN, LINDA T  
1408 LOTTIE ST  
SPRING LAKE, NC 28390

GRAHAM, LEATRICE  
1609 MACK STREET  
SPRING LAKE, NC 28390

SMITH, JERRY M; SMITH, JEAN M  
803 CHALYBEATE SPRING RD  
ANGIER, NC 27501

BAKER, JAMES FREEMAN  
218 CECIL AVE  
SPRING LAKE, NC 28390

TOP HAT RENTALS & PROPERTIES LLC  
1503 N BRAGG BLVD  
SPRING LAKE, NC 28390

ATKINS, MICHAEL TROY  
5986 ALLERTON DR  
ROCKFORD, IL 61114

WILLIAMS, WILLIE; WILLIAMS, HELEN B  
1425 LOTTIE ST  
SPRING LAKE, NC 28390

HARLAN, LESTER JR; HARLAN, LORETTA  
1426 MILTON ST  
SPRING LAKE, NC 28390

MANCHESTER RD PROPERTIES LLC  
PO DRAWER 1867  
FAYETTEVILLE, NC 28302

CAELIN FARMS LLC  
2919 BREEZEWOOD AVE STE 100  
FAYETTEVILLE, NC 28303

CASTLE RISING PROPERTIES LLC  
PO BOX 87426  
FAYETTEVILLE, NC 28304

BENJAMIN STOUT REAL ESTATE SERVICES INC  
222 MAIDEN LANE  
FAYETTEVILLE, NC 28301

COLEMAN, NATHANIEL P  
227 CECIL AVE  
SPRING LAKE, NC 28390

LEROY, JAMES A  
1430 LOTTIE ST  
SPRING LAKE, NC 28390

BENJAMIN STOUT REAL ESTATE SERVICES INC  
222 MAIDEN LANE  
FAYETTEVILLE, NC 28301

LASERIA PROPERTIES LLC  
230 WHIT CT  
ANGIER, NC 27501

CAELIN FARMS LLC  
2919 BREEZEWOOD AVE STE 100  
FAYETTEVILLE, NC 28303

MILLER, ROGER LYN  
1616 MACK STREET  
SPRING LAKE, NC 28390

CLARK, DAVID L  
126 CAVALIER DR  
RAEFORD, NC 28376

FULLER, MARLE  
1605 MACK ST  
SPRING LAKE, NC 28390

SMITH, JERRY; SMITH, JEAN M  
803 CHALYBEATE SPRING RD  
ANGIER, NC 27501

BYLO, DAVID; BYLO, RUTH ANN  
2723 DALY AVE  
SPRING LAKE, NC 28390

VILLAGE ON THE LAKE APARTMENTS, L.L.C.  
9900 MAIN ST STE 500  
FAIRFAX, VA 22031

FLYTHE, FLOYD; FLYTHE, YONG NAN  
1405 LOTTIE ST  
SPRING LAKE, NC 28390

DAVIS, SHIRLEY M  
1410 MILTON ST  
SPRING LAKE, NC 28390

DORSEY, RODRIGUES; DORSEY, PATRICIANOZZA  
221 CECIL AVE  
SPRING LAKE, NC 28390

BRADLEY KRISTIAN; BRADLEY, AUBREY  
1428 LOTTIE STREET  
SPRING LAKE, NC 28390

BOLDEN, BARBARA  
1411 LOTTIE ST  
SPRING LAKE, NC 28390

FLORES, RICARDO; GARCIA, LESLY YAMILET  
1419 MILTON ST  
SPRING LAKE, NC 28390

WIK CONTRACTING AND CONSULTING SERVICES LLO  
1264 O B J RD  
DUNN, NC 28334

BARKLEY, CRAIG SR  
738 OLD ANGUS LANE  
SPRING LAKE, NC 28390

LASERIA PROPERTIES LLC  
230 WHIT CT  
ANGIER, NC 27501

SFR3-008 LLC  
500 WESTOVER DR #14104  
SANFORD, NC 27330

WALKER, MARIELA C  
1557 MACK ST  
SPRING LAKE, NC 28390

SMITH, RICHELE  
1608 MACK ST  
SPRING LAKE, NC 28390

ATTACHMENT: RLUAC LETTER OF OBJECTION

# RLUAC

Regional Land Use Advisory Commission

## TOWN OF SPRING LAKE COURTESY REVIEW

Case: ZON-24-0041 (RR and R10 to Conditional R6A)

Location: North side of Odell Road between Louise Street and Tori Drive

PIN#: 0502-22-8531

January 2, 2025

Following a review of the above referenced zoning map amendment petition by the RLUAC Land Use Committee, it has been determined that:

- A portion of the parcel is identified as Critical to Protect in the Fort Liberty Compatible Use Rating System due to its location within Accident Potential Zone 1 associated with Runway 05/23 at Pope Field.
- The site plan submitted by the applicant proposes 10 residential lots within Accident Potential Zone 1 in the portion of the development subject to the conditional zoning map amendment.
- A proposed modification of the previously approved Caelin Farms subdivision plan that is dependent on this zoning map amendment would add 7 additional lots within Accident Potential Zone 1 in the area of the previously approved development.
- Department of Defense compatible use planning guidance for Aircraft Accident Potential Zones recommends that residential uses of any type not be developed within Accident Potential Zone 1 (see DoD Instruction 4165.57).

Based on the above stated findings, RLUAC submits this letter in opposition to the zoning map amendment, as submitted, due to the hazard posed to life and property if additional residential uses are developed within Accident Potential Zone 1. Furthermore, we caution that development of any type that concentrates population in proximity to a military airfield runway poses an additional degree of hazard, whether within or outside of a defined Accident Potential Zone, due to the continuum of risk that extends beyond those defined boundaries.

Pope Field is a vital national security asset and its viability as a military airfield is a critical component of the operational and training missions of Fort Liberty. Degradation of its utility and function through incompatible development decreases its military value and increases the hazards

that the neighboring civilian host communities are exposed to. Incremental changes toward a less compatible land use pattern will, over time, impact operations at Pope Field, potentially requiring alterations in current operations to limit risk. This, in turn, can impact the types of missions assigned to Fort Liberty.

The Town of Spring Lake has been a strong partner with Fort Liberty in working to maintain a compatible environment that sustains the mission and viability of critical military assets like Pope Field. While RLUAC's findings and recommendations are non-binding on the Town, their consideration and incorporation into your review of this case will help to improve compatibility outcomes for our region as a whole by protecting Fort Liberty's critical military training and operational missions.

Thank you for allowing RLUAC to review this case.

Vagn K. Hansen II, AICP, Executive Director  
Fort Liberty Regional Land Use Advisory Commission

ATTACHMENT: APPLICATION



**Town of Spring Lake**  
*Planning & Inspections Department*

CASE #: _____
PLANNING BOARD
MEETING DATE: _____
DATE APPLICATION
SUBMITTED: _____
RECEIPT #: _____
RECEIVED BY: _____

**APPLICATION FOR  
CONDITIONAL USE DISTRICT & PERMIT  
REZONING REQUEST  
TOWN OF SPRING LAKE ZONING CODE**

Upon receipt of this application (petition), the County Planning Staff will present to the Planning Board the application at a hearing. In accordance with state law and board's policy, a notice of the hearing will be mailed to the owners of the adjacent and surrounding properties, which may be affected by the proposed Conditional Use.

The Planning Board will make a recommendation to the Spring Lake Board of Aldermen concerning the request. The Board of Aldermen will schedule a public hearing and make a final decision on the matter. Generally, the Board will hold a public hearing four weeks following the meeting of the Planning Board. The Conditional Use District and Permit shall not be made effective until the request is heard and received approval by the Board of Aldermen.

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

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

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

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

**TO THE BOARD OF ALDERMEN, TOWN OF SPRING LAKE, NORTH CAROLINA  
THROUGH THE CUMBERLAND COUNTY JOINT PLANNING BOARD:**

I (We), the undersigned, hereby submit this application, and petition the Town Board to amend and to change the zoning map of the Town of Spring Lake as provided for under the provisions of the Spring Lake Zoning Code. In support of this petition, as hereinafter requested, the following facts are submitted:

1. Applicant/Agent D. Ralph Huff, III - member/manager - Cashin Farms, LLC. (applicant/agent) & Jerry M. Smith (landowner)  
CF LLC: 2919 Brewstered Ave. Ste 100 Fayetteville, NC 28303
2. Address: Jerry Smith: 803 Chalybeate Springs Rd Angier, NC 27501 Zip Code 28303 & 27501
3. Telephone: (Home) [REDACTED] (Work) [REDACTED]
4. Location of Property: Northeast of the end of Old Angus Lane and West of Mack Street

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5. Parcel Identification Number (PIN #) of subject property: 0502228531  
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 15.33 acres (Jerry Smith) Frontage: 183 LF (Jerry Smith) Depth: -1200 LF
7. Water Provider: Town of Spring Lake
8. Septage Provider: Town of Spring Lake
9. Deed Book DB 3334 (Jerry Smith) , Page(s) PG 201 (Jerry Smith) , Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
10. Existing use of property: roads
11. Proposed use(s) of the property: 28 additional single family lots

**NOTE:** Be specific and list all intended uses or in the alternative, list the uses to be excluded.

12. It is requested that the foregoing property be rezoned FROM: RR & R10  
TO: (Select one)  
 Conditional Zoning District, with an underlying zoning district of R6A CZ (the same as previous CF LLC)  
(Article IV)  
 Mixed Use District/Conditional Zoning District (Article VI)  
 Planned Neighborhood District/Conditional Zoning District (Article VII)  
 Density Development/Conditional Zoning District, at the \_\_\_\_\_ Density (Article VIII)

**APPLICATION FOR  
CONDITIONAL USE PERMIT**

**1. PROPOSED USE(S):**

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

To connect both Phase 3 of the Caelin Farms subdivision as well as this proposed Phase 4 to Spring Lake's existing gravity sanitary sewer outfall within parcel PIN: 0502228531 as well as to include the 15.33 acres of more land for a total of 28 lots in phase 4 and a reduction of 42 lots in phase 3 (70 single family lots total between phases 3 & 4). Phase 3 can not currently receive gravity sanitary sewer due to topography challenges, so bringing in this new 15.33 acres of land for Phase 4 will allow for Phase 3 to be developed - all of this 15.33 acres of land for Phase 4 is to be recombined with PIN:0502127579 after conditional rezoning approval.

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

28 single family lots are proposed within phase 4 with a total acreage of 15.33 acres for a density of ~1.83 lots per acre. 49.61 acres of open space will be provided once the 15.33 acres are recombined & this phase 4 will utilize Caelin Farm subdivision's existing 3.02 acres of recreational space that was platted in phase 1.

**2. DIMENSIONAL REQUIREMENTS: (Sec. 42-192):**

Reference either the dimensional requirements of the district or list the proposed setbacks.

FRONT = 25', SIDE = 17' (2 STORY) OR 15' (1 STORY), REAR = 15', CORNER LOTS = 25'  
& CASE P21-38 R6A-CZ CONDITION #3 REQUIRES A 15' WETLANDS BUFFER FOR ALL BUILT UPON AREAS

**3. OFF-STREET PARKING AND LOADING (Sec. 42-260 *et. seq.*):**

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

N/A - residential subdivision for single family lots so no off street parking or loading requirements

**4. SIGN REQUIREMENTS (Sec. 42-288 *et. seq.*):**

Reference the district sign dimensional regulations. The site plan must reflect any areas for proposed freestanding signs.

N/A - no sign is proposed for this last phase

5. **LANDSCAPE AND BUFFER REQUIREMENTS (Sec. 42-223 et. seq.):**

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

The wetlands as delineated are to remain with a 15' wetlands buffer from all built upon areas

- B. Indicate the type of buffering and approximate location, width and setback from the property lines—all required buffering must be included on the site plan.

The wetlands as delineated are to remain with a 15' wetlands buffer from all built upon areas which shall serve as a buffer between this proposed development & adjoining parcels

6. **MISCELLANEOUS:**

List any information related to this petition, such as: the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

N/A - This is a residential subdivision

7. **SITE PLAN REQUIREMENTS:**

The application must include a site plan drawn to the specifications of Sec. 42-167. If the proposed uses involve development subject to the Town's Subdivision Regulations, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Regulations, the site plan shall be of sufficient detail to allow the County Planning Staff, Town Staff and the Planning Board to analyze the proposed uses and arrangement of uses on the site. It shall also include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

8. STATEMENT OF ACKNOWLEDGMENT:

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

It is the responsibility of the petitioner (personally or by agent) to submit to the County Planning Staff a valid request, not incompatible with existing neighborhood zoning patterns.

In order for the Planning Board to offer a favorable recommendation and for the Board of Aldermen to approve any Conditional Use District and Permit they must find from the evidence presented at their respective hearing that:

- A. The use will not materially endanger the public health or safety if located according to the plan submitted and recommended;
- B. The use meets all required conditions and specifications;
- C. The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity; and
- D. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and in general conformity with Town's most recent Land Use Plan and adopted planning policies.

I further understand I must voluntarily agree to all conditions for the Conditional Use Permit. The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct. JERRY M. SMITH

*Jerry M. Smith*

NAME OF OWNER(S) (PRINT OR TYPE)

803 CHALYBENTE SPRINGS ROAD, ANGLER, NC 27501

JERRYMONTANSMITH@GMAIL.COM

E-MAIL

[REDACTED]

HOME TELEPHONE

N/A

WORK TELEPHONE

*Jerry M. Smith*

SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

~~D. [Signature]~~

D. Ralph Huff

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

2919 BREEZEWOOD AVE - SUITE 100 FAYETTEVILLE, NC 28703

ADDRESS OF AGENT, ATTORNEY, APPLICANT

[Redacted]

N/A

HOME TELEPHONE

WORK TELEPHONE

DR.HUFF@HUFFFAMILYOFFICE.COM

N/A

E-MAIL ADDRESS

FAX NUMBER

[Signature]

SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

- **ALL** record property owners must sign this petition.
- The contents of this application, upon submission, become "public record."

**TOWN OF SPRING LAKE  
CONDITIONAL USE DISTRICT AND PERMIT FEE SCHEDULE**

REQUESTED ZONING DISTRICTS	LESS THAN 5 ACRES	5 TO 50 ACRES	50 TO 100 ACRES	100+ ACRES
CONDITIONAL USE DISTRICTS RESIDENTIAL DD/CUD	\$500	\$500	\$500	\$500
CONDITIONAL USE DISTRICTS NON-RESIDENTIAL PND/CUD MXD/CUD	\$700	\$800	\$900	\$900

- 1 If more than one zoning district is requested in the same application, the highest fee for the district requested will apply.
- 2 If a general zoning is requested and based on recommendations of the Planning Board or Town of Alderboro, the applicant desires to submit a Conditional Use District application, the original application fee will be credited towards the Conditional Use District and Permit application fee.

ATTACHMENT: LETTER OF AUTHORIZATION



AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): Jerry M. Smith - land owner

MAILING ADDRESS: 803 Chalybeate Springs Road Angier, NC 27501

Officer's name and title: \_\_\_\_\_

- 1. That I am (we are) owner's and record title holder(s) of the following described property legal description, to with:
- 2. That this property constitutes the property for which a request for (type of Application Approval Requested): \_\_\_\_\_
- 3. That the undersigned has (have) appointed and does (do) appoint Kenneth Smith Jr. & D. Ralph Huff III as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent (s) signature as representing my agreement of all terms and conditions of the approval process;
- 4. That this affidavit has been executed to induce Cumberland County, North Carolina and act on the foregoing request;
- 5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

Jerry M. Smith  
Owner's Signature

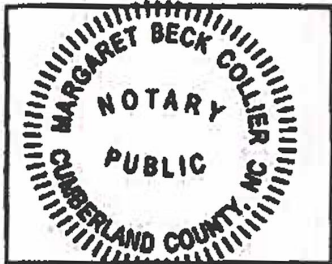
\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

[Handwritten Signature]

State of North Carolina  
Cumberland County

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 20 day of December (month), 2024 (year), by Margaret Beck Collier (name of person acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.



Margaret Beck Collier  
Signature of Notary Public - State of North Carolina  
(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)

## Priscilla Whitney

---

**From:** Fayetteville Legals <legals@fayobserver.com>  
**Sent:** Monday, January 27, 2025 12:08 PM  
**To:** Priscilla Whitney  
**Subject:** Thank you for placing your order with us.

CAUTION: This email originated from outside of the County. Do not open attachments, click on links, or reply unless you trust the sender or are expecting it.

### THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Fayetteville Observer's online Classifieds [HERE](#) to place your legal notices in the future.

**Changes and/or cancellations may not be honored up to 2 business days prior to your first publication date.**

#### Job Details

Order Number:  
**LWLM0229147**

External Number:  
**10977406**

Classification:  
Public Notices

Package:  
General Package

Additional Options:  
1 Affidavit \$5.00

Total payment:  
\$120.94

#### Account Details

Amanda Ozanich  
130 Gillespie ST ATTN: Amanda Ozanich  
Fayetteville, NC ♦ 28301-5669  
910-678-7600  
aozanich@cumberlandcountync.gov  
Cumberland County Planning and  
Inspections

#### Schedule for ad number LWLM02291470

**Fri Jan 31, 2025**  
**Fayetteville Observer**  
*All Zones*

**Fri Feb 7, 2025**  
**Fayetteville Observer**  
*All Zones*

**Public Hearing Notice**  
The Town of Spring Lake Board of Commissioners will meet at 6:00 P. M. on Monday, February 10, 2025, located at the Spring Lake Town Hall, 300 Ruth Street, Spring Lake, NC to hear the following:

**ZON-24-0041: Rezoning from RR Rural Res. and R10 Res. Dist. to R6ACZ Res. Dist. Cond. Zon. or a more restrictive zoning dist. for 15.33 +/- ac; north of Odell Rd and east of Old Angus Ln; D. Ralph Huff, III for Caelin Farms LLC; Jerry and Jean Smith (Owners).**

**January 31, February 7 2025  
LWLM0229147**



# CUMBERLAND COUNTY

NORTH CAROLINA

## Cumberland County Joint Planning Board

NORTH CAROLINA

AFFIDAVIT: JPB


CUMBERLAND COUNTY

CASE NO. ZON-24-0041

### OWNER(S)' AND MAILED NOTICE CERTIFICATION

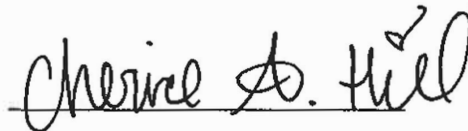
Priscilla Whitney, appearing before the undersigned notary certifies that:

1. The notice was prepared in accordance with the North Carolina General Statutes to property owners pending Cumberland County Joint Planning Board cases.
2. A "Public Meeting Notice" (hereinafter, "Notice") was prepared by the Current Planning Division Staff for the above-referenced case, and a copy of which is attached hereto and incorporated by reference as if fully set forth.
3. Staff certifies that the mailing list attached hereto and incorporated by reference as if fully set forth, contain 120 names and complete mailing addresses, consists of, at a minimum, the current tax record owner(s) of the subject property/properties, all owners of all abutting properties, and all property owners within lineal feet (600/1100) of the subject property as it appears on the current Cumberland County property tax records.
4. Staff also certifies that the tax record property owner(s) have actual Notice of the request for the zoning map amendment signified by the record property owner(s)' signature on the application for the rezoning of these tract(s).
5. Staff further certifies that the Notice was inserted in a properly addressed envelope with postage prepaid and mailed through the United States Postal Service on or about January 6, 2025, which is at least ten but not more than 25 days prior to the meeting on the referenced case, and that the Notice was so mailed to each, and every individual as shown on the previously described mailing list.

  
 Priscilla Whitney  
 Permit Specialist  
 Planning & Inspection Department

Sworn to and subscribed before me this 6<sup>th</sup> day of January 2025.

**CHÉRICE A HILL**  
 Notary Public, North Carolina  
 Cumberland County  
 My Commission Expires  
 November 21, 2028

  
 Notary Public

My commission expires



### Planning & Inspections Department

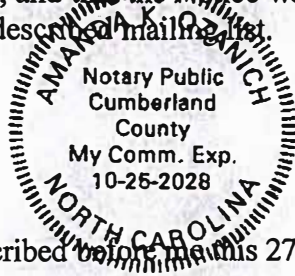
NORTH CAROLINA  
CUMBERLAND COUNTY

AFFIDAVIT: **SPRING LAKE BOC**  
CASE NO. **ZON-24-0041**

#### OWNER(S)' AND MAILED NOTICE CERTIFICATION

Priscilla Whitney, appearing before the undersigned notary certifies that:

1. The notice was prepared in accordance with the North Carolina General Statutes to property owners pending Cumberland County Joint Planning Board cases.
2. A "Public Hearing Notice" (hereinafter, "Notice") was prepared by the Current Planning Division Staff for the above-referenced case, and a copy of which is attached hereto and incorporated by reference as if fully set forth.
3. Staff certifies that the mailing list attached hereto and incorporated by reference as if fully set forth, contain 120 names and complete mailing addresses, consists of, at a minimum, the current tax record owner(s) of the subject property/properties, all owners of all abutting properties, and all property owners within lineal feet (600/1100) of the subject property as it appears on the current Cumberland County property tax records.
4. Staff also certifies that the tax record property owner(s) have actual Notice of the request for the zoning map amendment signified by the record property owner(s)' signature on the application for the rezoning of these tract(s).
5. Staff further certifies that the Notice was inserted in a properly addressed envelope and mailed through the Cumberland County process with the United States Postal Service on or about January 27, 2025, which is at least ten but not more than 25 days prior to the hearing on the referenced case, and that the Notice was so mailed to each, and every individual as shown on the previously described mailing list.



*Priscilla Whitney*  
Priscilla Whitney  
Current Planning Permit Specialist  
Planning & Inspections Department

Sworn to and subscribed before me on this 27<sup>th</sup> day of January 2025.

*Charles K. G. A.*  
Notary Public

My commission expires: \_\_\_\_\_



February 3, 2025

MEMO TO: TOWN OF SPRING LAKE

FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD

SUBJECT: ZON-21-0041: REZONING FROM RR RURAL RESIDENTIAL AND R-10 RESIDENTIAL DISTRICT TO R6A/CZ RESIDENTIAL DISTRICT CONDITIONAL ZONING OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PORTION OF A PARCEL CONTAINING 15.33 +/- ACRES; LOCATED NORTH OF ODELL ROAD AND EAST OF OLD ANGUS LANE, SUBMITTED BY KENNETH SMITH (AGENT) ON BEHALF OF CAELIN FARMS LLC AND JERRY AND JEAN SMITH (OWNERS).

ACTION: In Case ZON-24-0041, the Cumberland County Joint Planning Board recommends approval of the rezoning request from RR Rural Residential and R-10 Residential District to R6A/CZ Residential District Conditional Zoning. Approval of the request is reasonable and in the public interest as the district requested is in harmony with the surrounding existing land uses and zoning.

1. **Scheduled Town Hearing Date for Case ZON-24-0041: February 10th, 2025.**
2. **Public Notification: Copy of Legal Ad, the Fayetteville Observer Legal Ad Confirmation, and a copy of the Mailed Notice Certification**

**Cumberland County Joint Planning Board Draft Minutes of January 21, 2025, Meeting:**

In Case ZON-24-0041, Planning and Inspections staff recommends approval of the rezoning request from RR Rural Residential District and R-10 Residential District to R6A/CZ Residential District Conditional Zoning. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "Low Density Residential" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

**In Case ZON-24-0041, Mr. Mobley made a motion, seconded by Mr. Crumpler to recommend approval of the rezoning request from RR Rural Residential District and R-10 Residential District to R6A/CZ Residential District Conditional Zoning. Unanimous Approval.**

Attachments: ZON-24-0041 Staff Report  
Copy of Legal Ad and Fayetteville Observer Legal Ad Confirmation  
Mailed Notice Certification



# Board of Commissioners Agenda Cover Sheet

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**Meeting Date**

February 10, 2025

**Agenda Location**

New Business

**Item Title**

**ZON-21-0041:** Rezoning from RR Rural Residential and R-10 Residential District to R6A/CZ Residential District Conditional Zoning or to a More Restrictive Zoning District for a Portion of a Parcel Containing 15.33 +/- Acres; Located North of Odell Road and East of Old Angus Lane, Submitted by Kenneth Smith (Agent) on Behalf of Caelin Farms LLC and Jerry and Jean Smith (Owners)

**Presenter**

Mayor Kia Anthony

**Summary/Description**

Rezoning from RR Rural Residential and R-10 Residential District to R6A/CZ Residential District Conditional Zoning or to a More Restrictive Zoning District for a Portion of a Parcel Containing 15.33 +/- Acres; Located North of Odell Road and East of Old Angus Lane, Submitted by Kenneth Smith (Agent) on Behalf of Caelin Farms LLC and Jerry and Jean Smith (Owners).

**Requested Action**

Approval/Denial

**Funding Source (If Applicable):**

N/A

**Cost:** N/A Yes  No

**Additional Documents to be Included in Agenda Packet**

None



# Board of Commissioners Agenda Cover Sheet

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**Meeting Date**

February 10, 2025

**Agenda Location**

New Business

**Item Title**

**DEV-0147-24:** Caelin Farms Minor Modification to Phase 3 and Phase 4

**Presenter**

Richard Fagan, Planner I, Cumberland County Planning & Inspections Department

**Summary/Description**

Preliminary subdivision plan for the Minor Modification of Phase 3 and the addition of Phase 4 to the previously approved Caelin Farms Phases 1 through 3. Under this condition of approval, Phase 3 is reducing its total lot count and decreasing the length of its proposed street. The addition of Phase 4 is being added to the overall development due to a wetland's delineation reducing the development area of Phase 3 and a redesign of the proposed sewer outfall that was required due to its findings and design issues.

**Requested Action**

Approval/Denial

**Funding Source (If Applicable):**

N/A

**Cost:** N/A Yes  No

**Additional Documents to be Included in Agenda Packet**

DEV-0147-24 Application

DEV-0147-24 Preliminary Plat

DEV-0147-24 Conditions of Approval

**SUBDIVISION, GROUP DEVELOPMENT AND SITE PLAN  
APPLICATION**

**CASE NUMBER ASSIGNED:**

Check Applicable	Description	Dated Held	FEE AMOUNT
<input checked="" type="checkbox"/>	Pre-Submittal Sketch Meeting Held and Comments issued, with written response letter provided with changes for formal resubmittal prepared by Engineer of Record or Surveyor.	12/9/2024	
	<b>TYPE REVIEW</b>	<b>DATE SUBMITTED</b>	<b>FEE AMOUNT</b>
<input checked="" type="checkbox"/>	<b>SUBDIVISION (PRELIMINARY PLAN)</b> <input checked="" type="checkbox"/> Subdivision with Improvements, one or more identified below (3) <input type="checkbox"/> Subdivision without improvements (4) <input type="checkbox"/> Variable Lot Line <input checked="" type="checkbox"/> Rec area provided in lieu of Rec Payment. <i>(PH 1 &amp; PH 4)</i>	12/19/2024	5 LOTS OR LESS: \$100 GREATER THAN 5 LOTS: \$250
<input type="checkbox"/>	<b>SUBDIVISION (FINAL PLAT)***</b> <input type="checkbox"/> Subdivision with Improvements, one or more identified below (3) <input type="checkbox"/> Subdivision without improvements (4) <input type="checkbox"/> Variable Lot Line <input type="checkbox"/> Claiming Vested Rights Zero Lot Line Status <input type="checkbox"/> Rec area provided in lieu of Rec Payment.		\$100 (EACH PHASE)
<input type="checkbox"/>	GROUP DEVELOPMENT PERMIT SITE PLAN		5 UNITS OR LESS: \$50 GREATER THAN 5 UNITS: \$200
<input type="checkbox"/>	NON-RESIDENTIAL SITE PLAN		\$150
	<b>WATERSHED</b>		
<input type="checkbox"/>	<input type="radio"/> LOW DENSITY WATERSHED PROTECTION PERMIT (2)		\$50
	<input type="radio"/> HIGH DENSITY DEVELOPMENT PERMIT (2)		\$150
<input type="checkbox"/>	EXTENSION/ADDITION		\$50
<input type="checkbox"/>	REVISION (1)		\$50
<input type="checkbox"/>	PARKS & OPEN SPACE FEE		CALCULATED AT FINAL PLAT

- (1) Written letter with explanation of changes from previous approval cloud all changes on new submission.
- (2) Please contact the watershed review officer for further separate application and submission requirements, if site is located in the watershed.
- (3) Subdivision with either one or more Improvements required per Subdivision Code or proposed: water/sewer utility extensions per Section 2306 1 b, required hydrants per Section 2306 B, and Fire Code, private streets (Class A/B/C) public streets, sidewalks, retention infrastructure/retention pond, clubhouse, recreational facilities, and required recreational areas (see Section 2308 A), clubhouse, off street parking with US Postal Kiosks, sidewalks, etc)
- (4) Subdivision without above improvements; proposing only on site well and septic, in accordance with Section 2303 Sub Section B, requires that lots not served by public water and/or sewer systems shall be large enough and of such physical character to meet County Environmental Health's minimum standards for on-site water and/or sewer systems.



Name of Development: Caclin Farms Phase 4

Parcel Identification Number(s): 0502228531

Number of Lots/Units to be Approved: 28 lots

Use of Property (Be Specific): residential subdivision - final phase

Utility Provider Water (existing or proposed): Well  PWC  Other (Specify) Town of Spring Lake

Utility Provider Sewer (existing or proposed): Septic  PWC  Other (Specify) Town of Spring Lake

APPLICANT MUST SUBMIT APPLICATION & ASSOCIATED PLAN IN ACCORDANCE WITH SUBMITTAL CHECKLIST, ZONING ORDINANCE AND SUBDIVISION ORDINANCE WHERE APPLICABLE.

**"FOR ANY QUESTIONS, CALL PROJECT MANAGER OR 910-678-7627"**

NOTE: THE APPLICANT IS RESPONSIBLE FOR ENSURING EASEMENTS WHICH MAY EXIST ON THE SUBJECT PROPERTY ARE "ACCOUNTED FOR AND SHOWN ON THE PLAN, NOT ENCUMBERED AND THAT NO PART OF THIS DEVELOPMENT IS VIOLATING THE RIGHTS OF THE EASEMENT HOLDER."

NOTE: AS OF 02/20/2023, SINGLE FAMILY SUBDIVISIONS WITH ZERO LOT LINE ARE NO LONGER ACCEPTED, UNLESS VESTING RIGHTS CAN BE DETERMINED AT THE TIME OF APPLICATION SUBMISSION.

**\*\*\*Notice:**

A FINAL PLAT APPLICATION SHALL NOT BE APPROVED OR RELEASED TO A PLAT REVIEW OFFICER UNTIL THE DEVELOPER HAS SATISFIED THE FOLLOWING SITE INSPECTIONS:

1. CODE ENFORCEMENT SITE INSPECTION FOR COMPLIANCE WITH AN APPROVED PRELIMINARY PLAT OR SITE PLAN. \*
2. FIRE MARSHAL SITE INSPECTION FOR INFRASTRUCTURE COMPLIANCE WITH FIRE CODE. \*
3. PROJECT ENGINEER FOR DEVELOPER HAS SUBMITTED A CERTIFIED LETTER STATING THAT ALL UTILITIES AND ROADS COMPLY WITH THE COUNTY, NCDOT, AND STATE FIRE CODES.

(\*) APPLICANT IS RESPONSIBLE FOR CONTACTING CURRENT PLANNING SENIOR ADMINISTRATIVE SUPPORT AT 910-678-7627, 5 DAYS IN ADVANCE, TO SCHEDULE A SITE INSPECTION BY THE CODE ENFORCEMENT OR THE FIRE MARSHAL.

ENSURE FIRE PROTECTION WATER SUPPLY REQUIREMENTS ARE MET IN ACCORDANCE WITH SECTION 507 OF THE 2018 NC FIRE CODE ADVANCE COORDINATION AND CONTACT IS REQUIRED AT PRELIMINARY PLAN AND SITE PLAN SUBMITTAL AND AFTER APPROVAL IS ISSUED. SUBMIT BUILDING PLANS TO SCALE FOR ANY NEW CONSTRUCTION AND/OR BUILDING RENOVATION. SUBMIT PLANS FOR ANY PERMITS REQUIRED IN SECTION 105 OF THE 2018 NC FIRE CODE. ENSURE ALL FIRE DEPARTMENT ACCESS REQUIREMENTS ARE MET IN ACCORDANCE WITH SECTION 503 OF THE 2018 NC FIRE CODE. FOR QUESTIONS OR ASSISTANCE WITH KNOX BOX PURCHASE FOR EMERGENCY ACCESS ROADS, CONTACT THE FIRE MARSHAL'S OFFICE FOR QUESTIONS CONTACT THE FIRE MARSHAL'S OFFICE AT (910) 321-6737. THE APPLICANT IS ADVISED TO CONTACT AND COORDINATE WITH THE FIRE DEPARTMENT. CONSTRUCTION PLAN MAY BE REQUIRED FOR REVIEW BY THE FIRE MARSHAL.



STREET SIGNS. ALL STREETS WITHIN A DEVELOPMENT SHALL BE MARKED WITH A STREET NAME SIGN OF A DESIGN SPECIFICATION AND LOCATION IN ACCORDANCE WITH THE CUMBERLAND COUNTY STREET SIGN SPECIFICATIONS MANUAL AND APPROVED BY THE PLANNING & INSPECTIONS DEPARTMENT. THAT STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.

NOTE : THE DEVELOPER IS RESPONSIBLE FOR CONTACTING OTIERIA GREEN, FOR STREET NAMING AT 910-678-7665 INFORMING IF APPLICANT IS INSTALLING OR REQUESTING THE COUNTY TO INSTALL STREET NAME SIGNS; AND IF DEVELOPER INSTALLS THE SIGNS, IT MUST BE TO SAME SPECIFICATIONS. ADDITIONALLY, IF THE COUNTY IS INSTALLING THE STREET NAME SIGN, A FEE WILL BE REQUIRED (PLEASE CONTACT OTIERIA GREEN TO FILL OUT WORK ORDER ON BEHALF OF THE APPLICANT AND APPLICANT WILL BE BILLED). ONCE THE STREET NAME SIGNS ARE INSTALLED BY THE APPLICANT, A REQUEST BY THE APPLICANT MUST BE MADE TO OTIERIA GREEN TO SCHEDULE AN INSPECTION OF SAID SIGN(S) AND NOTICE OF A SATISFACTORY INSPECTION MUST BE RECEIVED BY CURRENT PLANNING ASSIGNED PROJECT MANAGER HANDLING CASE PRIOR TO THE APPROVAL OF THE FINAL PLAT.

Do you wish the County to install street signs at a fee if required? YES  NO   
\*IF YES, PLEASE CONTACT OTIERIA GREEN AT 910-678-7665.

Signature: Jerry M. Smith D. Ralph Huff, III Date: 12-28-24 12-28-24

Jerry M. Smith - land owner D. Ralph Huff, III - member/manager Caclin Farms, LLC - applicant/agent/developer

**NAMÉ OF DEVELOPER(S)/OWNER(S)**

Jerry M. Smith - [redacted] & D. Ralph Huff, III/ Caclin Farms, LLC. 2919 Brezewood Ave. Suite 100 Fayetteville, NC 28303

**ADDRESS OF DEVELOPER(S)/OWNER(S)**

Jerry M. Smith - [redacted] jerrymortonsmith@gmail.com & D. Ralph Huff, III/ Caclin Farms, LLC. [redacted] drhuff@hufffamilyoffice.com

**CONTACT INFORMATION (PHONE & EMAIL)**

Applicant & Agent: D. Ralph Huff, III/ Caclin Farms, LLC.  
Agent/Applicant's Engineer: Kenneth Smith Jr., PE PLS - Smith Site Consultants, PLLC.

**NAMÉ OF AGENT, APPLICANT**

Applicant & Agent: D. Ralph Huff, III/ Caclin Farms, LLC. 2919 Brezewood Ave. Suite 100 Fayetteville, NC 28303  
Agent/Applicant's Engineer: Kenneth Smith Jr., PE PLS - Smith Site Consultants, PLLC. 121 Dulanto Drive Linden, NC 28356

**ADDRESS OF AGENT, APPLICANT**

Applicant & Agent: D. Ralph Huff, III/ Caclin Farms, LLC. [redacted] drhuff@hufffamilyoffice.com  
Applicant/Agent's Engineer: Kenneth Smith Jr., PE PLS - Smith Site Consultants, PLLC. [redacted] smithsiteconsultants@gmail.com

**CONTACT INFORMATION (PHONE & EMAIL)**

Jerry M. Smith  
**SIGNATURE(S) OF OWNER(S)**

**SIGNATURE(S) OF OWNER(S)**

D. Ralph Huff, III  
**SIGNATURE OF AGENT, APPLICANT**



AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): Jerry M. Smith - land owner

MAILING ADDRESS: [Redacted] Angier, NC 27501

Officer's name and title: \_\_\_\_\_

- 1. That I am (we are) owner's and record title holder(s) of the following described property legal description, to with:
- 2. That this property constitutes the property for which a request for (type of Application Approval Requested): \_\_\_\_\_
- 3. That the undersigned has (have) appointed and does (do) appoint Kenneth Smith Jr. & D. Ralph Huff III as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent (s) signature as representing my agreement of all terms and conditions of the approval process;
- 4. That this affidavit has been executed to induce Cumberland County, North Carolina and act on the foregoing request;
- 5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

Jerry M. Smith  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

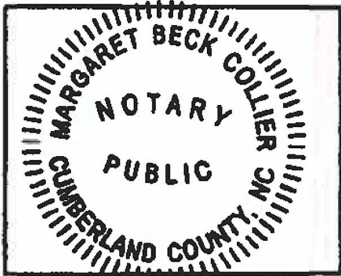
\_\_\_\_\_  
Owner's Signature

[Handwritten Signature]

State of North Carolina

Cumberland County

The foregoing instrument was acknowledged before me by means of ✓ physical presence or \_\_\_\_\_ online notarization, this 20 day of December (month), 2024 (year), by Margaret Beck Collier (name of person acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.



Margaret Beck Collier  
Signature of Notary Public - State of North Carolina  
(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)





<b>Planning and Inspections Department Action:</b>	
<b>Case Number: DEV-0147-24</b>	
<b>Project Name: Caelin Farms Minor Modification to Phase 3 and Phase 4</b>	
<b>X</b>	<b>Approved Conditionally</b>
	<b>Denied</b>

<b>Approval Effective Date: February 10, 2025</b>
<b>Approval Expiration Date: February 10, 2027</b>
<b>Approval Authority: Town of Spring Lake</b>

**Type of Request:** Preliminary subdivision plan for the Minor Modification of Phase 3 and the addition of Phase 4 to the previously approved Caelin Farms Phases 1 through 3. Under this conditions of approval, Phase 3 is reducing its total lot count and decreasing the length of its proposed street. The addition of Phase 4 is being added to the overall development due to a wetland's delineation reducing the development area of Phase 3 and a redesign of the proposed sewer outfall that was required due to its findings and design issues.

**Location (REID & Address):** 0502-22-8531 (portion of) | North of Odell Rd and East of Old Angus Ln.

**Acreage:** 15.33 AC

**Zoning:** R6A/CZ

**Special District, MIA, or Overlay:** N/A

**Owners/Agent/Applicant:** Jerry Smith & Jean Smith / Kenneth Smith / D. Ralph Huff, III, of Caelin Farms, LLC

This is to inform you that the Spring Lake Board of Commissioners met on Monday, February 10<sup>th</sup>, 2025, and **APPROVED** the request of a Phase 4 and Minor Modification of Phase 3 for the previously approved Caelin Farms development, comprising a 15.33 +/-ac parcel, zoned R6A Residential District/ Conditional Zoning District located North of Odell Rd and East of Old Angus Ln. This approval is granted by the Governing Board for the Town of Spring Lake based on the contents of the application, submitted sit plan attached herein as "Exhibit "A", and the following conditions approved with the above case and case No. ZON-24-0041 as presented at the public hearing dated reference above:

**Applicant Initiated Conditions Case ZON-24-0041:**

1. The developer has minimized impact to encroachment into the RLUAC Accident Potential Zone by limiting the location of residential lots to the areas illustrated within the Conditional Zoning Site Plan, as shown within Exhibit A". The preliminary subdivision plan and final plat shall comply with the development boundaries illustrated in Exhibit "A". All final plats for recording shall include a disclosure listing all lots that are all located within Accident Potential Zone 1 associated with Runway 05/23 at Pope Field.
2. Access to Caelin Farms Phase 4 shall only occur through Caelin Farms to the west via public streets Tori Drive and Old Angus Lane as dedicated in Phase 1 Plat unless the Town Board of Commissioners approves an access (temporary, emergency, or permanent) through other points of the Phase 4 perimeter at the time of the Preliminary Subdivision Plan application.
3. Any portion of the development that is within the 60-65dB noise area contour associated with Pope Airfield shall provide additional insulation (noise dampening) in the proposed residences to mitigate the noise from military operations. Natural buffers shall be left in place to assist with noise dampening. Additional recommendations per Building Inspections shall be required to meet NC Building Code requirements.
4. The intent of the developer is to have the Phase 4 Caelin Farms lot to annex into the Caelin Farms homeowners' association (HOA). In the event such HOA annexation occurs, the recreation requirements for Phase 4 will be met by the parks located in Caelin Farms Phase 1 to 3, and the developer has the discretion in such case not to provide an HOA park within Phase 4. If Phase 4 remains a separate homeowners association, the Phase 4 preliminary subdivision plan will provide a park and recreation areas sufficient in area to comply with the Town of Spring Lake zoning ordinance.
5. All lots lines shall provide a 15-foot-wide buffer along all wetland boundaries.

6. Existing mobile homes located on the property, if any, shall be removed with the development of the parcel and no additional mobile homes shall be added to the parcels. All Mobile Homes will be removed prior to the any development activity of Phase 4.
7. The project density shall meet the requirements of the Medium Density (6-15 Units/Ac) Town of Spring Lake Land Use Plan. The proposed Development density will not exceed 4 Units/Ac.
8. Wetlands/streams shall be designated as open space and shall not be impacted by development. All wetlands/streams will be recorded as open space with the final plat.
9. The property shall be surveyed by personnel experienced management and monitoring of the red-cockaded woodpecker prior to the removal of any mature pine trees. Survey protocol shall follow procedures detailed at [https://www.fws.gov/ncsandhills/pine\\_tree\\_removal.html](https://www.fws.gov/ncsandhills/pine_tree_removal.html). The results of the survey shall be sent to the US Fish and Wildlife Services Office located in Raleigh, NC.
10. Per state regulations the Land Use Plan shall be updated to reflect any use change as a result of a Conditional Zoning Case. The Land Use plan will be modified to show the new development encroachment area into the Heavy Industry Use as Medium Density Residential Use, and the Wetland/Low Lying areas as Open Space (to be undeveloped).
11. The property owner and applicant of rezoning case ZON-24-0041 agree to all terms and conditions set forth herein in this Conditional Zoning Conditions of Approval and agree that no such terms or conditions constitute a down-zoning as defined by North Carolina General Statutes.

**Pre- Permit Related:**

12. The owner/developer(s) of this site must obtain detailed instructions from the County Current Planning Section in the Historic Courthouse at 130 Gillespie Street on provisions of the Town of Spring Lake Zoning and Subdivision Ordinances regarding the Preliminary Plat and Final Plat submittal requirements.
13. If any right-of-way dedication is required by NCDOT or by the Town of Spring Lake, a recorded plat referenced above shall identify any such right-of-way dedication and sight distance easements.
14. Prior to building permit application, the developer must provide to the Town of Spring Lake documentation of NC Department of Environmental Quality Division of Energy, Mineral and Land Resources' (NCDEQ DEMLR) approval of the Sedimentation and Erosion control plan for this project. NCDEQ DEMLR requires a Sedimentation and Erosion control plan be submitted and approved 30 days prior to land disturbing activities if said land disturbing activity will exceed one acre.
15. Connection to public water and sewer is required, the Spring Lake Public Utility Department must approve water and sewer plans prior to application for any permits. A copy of the Spring Lake Public Utility Department's approval must be provided the Town's Inspection Department at the time of application for building/zoning permits. (Spring Lake Subdivision Ord. Section 36-66 "Water and sewer system")

**Permit-Related:**

16. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application with the Town of Spring Lake Inspection Department.
17. Driveway Approval Required. Construction of any new connection or alteration of any existing street connection may require an approved Driveway Permit or approval from the Town of Spring Lake.
18. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Department of Energy, Minerals and Land Resources, NC Department of Environmental Quality (DEMLR NCDEQ). If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided the Town of Spring Lake Stormwater Administrator (Spring Lake Ord. Article II. Post Construction Stormwater.) (Note: If any retention/detention basins are required for state approval of this plan, three copies of a revised plan (and \$25/\$50 revision fee) must be submitted and approved by Planning & Inspections.)

**Site-Related:**

19. All uses, dimensions, setbacks and other related provisions of the Town of Spring Lake Zoning and Subdivision Ordinances for the R6A/CZ Conditional Zoning must be complied with, as applicable, and as appearing with the conditional zoning site plan (C1-5) appearing in Exhibit "A". Any conditions set forth herein this ordinance, including Exhibit "A", shall supersede the Zoning Code. If not specifically addressed within this Ordinance, all requirements of the Zoning and Subdivision Codes shall be met.
20. This conditional approval is not approval of any freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in the Town of Spring Lakes Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)
21. In any subdivisions located with the town, sidewalks shall be required on one side of the street, location to be determined by the administrative officer and building inspector. Further, such sidewalks shall be installed in accordance with the town's specifications. (Spring Lake Subdivision Ord. Sec. 36-107)
22. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Spring Lake Stormwater Utility Ord. Sec. 40-407.
23. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground.
24. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must secure the structure with a four-foot-high fence with a lockable gate and is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
25. Any street improvements or plans are required to be constructed to the Town of Spring Lake and NCDOT standards for secondary roads, as applicable. (Spring Lake Chapter 34 Ord. and NC GS§136-18(5) & §136-93)"
26. Turn lanes may be required by the NC Department of Transportation (NCDOT) or the Town of Spring Lake as applicable. (Spring Lake Subdivision Ord. and NCGS.)
27. The subdivision plan must provide an internal access to any stormwater facility serving the site, to allow the HOA to have the ability to access the stormwater facility.

**Plat-Related:**

28. The developer is required to submit to the Current Planning Section either one set of a hard copy or one set of a pdf email copy the following documents through the County on-line customer service portal:
  - a. One copy of proposed covenants, by-laws and articles of incorporation for the proposed development designating responsibility for by the owners' association for the development;
  - b. One copy of the deeds proposed for recordation conveying all common area to the proposed owner's association;
  - c. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and
  - d. One copy of each proposed final plat prior to the submission for final approval – can be a phase of the approved development or the complete development as approved.

These documents must be approved by the Town of Spring Lake Town Attorney prior to the sale of or submission for final plat approval of any lot or unit within this development. (Spring Lake Subdivision Ord.)

Note: A copy of the recorded deed or deeds conveying all common area to the owners' association as shown on each plat must be provided to the Current Planning prior to submission for approval for recordation of the next succeeding phase/section of this development.

29. The street name signs, in compliance with the County Street Sign Specifications, must be installed prior to final plat approval. The developer should contact Location Services for inquiries regarding the County's policy for street sign installation or, if the sign is commissioned from a private source, to schedule an inspection of the street sign(s). The Current Planning Section must receive notice of agreement with the Location Services Section for sign installation or of satisfactory inspection prior to the approval of the final plat. Sec. 4-171, County Code)

30. The developer is required to provide an inspection for any private street(s), if any, by a registered engineer or registered surveyor upon completion of construction of the private street(s) and related facilities, including drainage ways. A statement, affixed with the engineer/surveyor's seal, certifying that all private street(s) and related facilities are designed and constructed in accordance with the requirements of Section 34-84 (b), Subdivisions Street, the Town of Spring Lake Ordinance, and that all such facilities are adequate to serve the development, must be submitted to the Current Planning Section prior to final plat approval or release of any construction guarantees as allowed under Section 2502, Final Plat – Guarantees of Improvements, County Subdivision and Development Ordinance and the Town of Spring Lake Ordinance Chapter 34.
31. All buildable lot areas shall comply with the setbacks established in the Conditional Zoning Site Plan (Exhibit "A" attached).
32. Any/All easements must be reflected on the final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
33. A 10' x 70' sight distance easement is required at the intersection of all internal road intersections. This easement shall be illustrated on the final plat, unless another standard is required by NCDOT.
34. The NC Department of Transportation (NCDOT) stamp must be affixed to the final plat prior to submission for final plat approval by the Current Planning Section.  
  
Note: The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application.
35. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the final plat when submitted for final approval. (Section 2503 D, Certificate of Ownership and Dedication, Town of Spring Lake Subdivision and Development Ordinance).
36. The developer is reminded that the improvements must be in place or that final plat approval will only be granted in accordance with Section 36-107 Final Plat – Guarantees of Improvements, Town of Spring Lake Subdivision Ordinance. (Note: Once the improvements are in place, the developer is responsible for contacting Current Planning to schedule an inspection of the improvements.)
37. The developer's engineer must submit to Cumberland County Planning and Inspection Department and the Town of Spring Lake a sealed document certifying that the streets have been constructed to the NC Department of Transportation (NCDOT) standards for secondary roads.
38. The final plat must be submitted to the Current Planning Section for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.
39. The developer should be aware that any addition and/or revision to this plat may require an additional review and approval by the Planning & Inspections Department prior to submission for final plat approval of any portion of this development.

**Plat-Required Statements:**

40. Because the streets in this development have been approved as "public" streets and the streets do not yet qualify for acceptance by the NC Department of Transportation or adopted by the Town of Spring Lake for maintenance purposes, the following statement is required to be included on the final plat (Section 2504 E, County Subdivision and Development Ordinance and Spring Lake Subdivision Ord. 36-38(g)):  
  
"The streets shown on this plat though labeled as "public" – unless otherwise noted – have not been accepted by the NC Department of Transportation or adopted by the Town of Spring Lake as of the date of this recording. Until such time that the streets are accepted and formally added to the State system or adopted by the Town of Spring Lake, maintenance and liability of the streets are the responsibility of the developer and any future lot owner(s)."
41. Developer shall include a disclosure statement within the Code, Covenants and Restrictions document, deed, and on the final plat that Caelin Farms Phase 4 is within vicinity to a military base and "Lots ## through ## fall within RULAC's Accident Potential Zone 1."

42. Developer shall include a disclosure statement within the Code, Covenants and Restrictions document, deed, and on the final plat stating, "Lots 96 through 101 and Lots 110 & 111 are affected by the 100-year and 500-year flood zone as of the date of this recording."

**Advisories:**

43. The applicant is advised to consult an expert on wetlands before proceeding with any development.
44. There may be wetlands located in the project area that are subject to the permit requirements of Section 404 of the Clean Water Act. To avoid a violation of federal and/or state law, it is recommended the developer contact the Office of the Army Corp of Engineers or hire an environmental consultant to identify and delineate any wetlands in the project area prior to construction. A Section 404 permit will be required if the applicant needs to fill wetlands, and the permit must be obtained prior to any construction on this site.
45. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.
46. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.
47. The US Postal Service most likely will require this development to have centralized cluster boxes for postal service to each lot or unit. The developer is advised contact the US Postal Growth Coordinator for the Mid-Carolinas District to determine the appropriate location for the cluster boxes. If the cluster box location requires changes to the subdivision or site plan, a revised preliminary/plan must be submitted to the Planning & Inspections Department for review and approval.
48. This conditional approval is not to be construed as all-encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.
49. The developer(s) and any future lot owners are responsible for the maintenance and upkeep of the streets until such time the streets are added to the State system by the NC Department of Transportation (NCDOT) or adopted by the Town of Spring Lake for maintenance purposes. The developer is advised to give notice of the street status to any future lot owners in the event the lots are conveyed prior to the NCDOT's acceptance.
50. The developers and owners are responsible for confirming boundaries of the Accident Potential Zone with Fort Liberty or with the Regional Land Use Advisory Commission.

**Other Relevant Conditions:**

51. This conditional approval is contingent upon continued compliance with the Town of Spring Lake's Zoning and Subdivision Ordinances and the conditions set forth herein.
52. A recombination plat will be required to be submitted and recorded prior to approval of the final plat.

**\*\* CERTIFICATION OF PRELIMINARY PLAN APPROVAL \*\***  
**CUMBERLAND COUNTY N.C. PLANNING & INSPECTIONS DEPARTMENT**  
**ON BEHALF OF THE TOWN OF SPRING LAKE**

This preliminary plan is conditionally approved by the Town of Spring Lake Board of Commissioners on February 10<sup>th</sup>, 2025, and is subject to conditions set forth in the official Conditions of Approval Letter.

Effective Date: 2/10/2025

Expiration Date: 2/10/2027

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Town of Spring Lake – Zoning Administrator

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Project Number: DEV-0147-24

Project Name: Caelin Farms, Minor Modification to Phase 3 and Addition of Phase 4

Approval Type: Preliminary Subdivision Plan

REID No.(s): 0502-22-8531 (Portion)

Zoning: R6A/CZ      Overlay: N/A      MIA: N/A

**Attention:** The combination of this approved preliminary plan and the Conditions of Approval Letter constitutes formal development approval.



# Board of Commissioners Agenda Cover Sheet

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**Meeting Date**

February 10, 2025

**Agenda Location**

New Business

**Item Title**

Budget Amendment BA-14

**Presenter**

Finance Director James Overton

**Summary/Description**

- To appropriate reimbursements from FEMA for Hurricane Florence to pay for repairs and improvements to the Wastewater Treatment Plant.

**Requested Action**

Approval

**Funding Source (If Applicable):**

N/A

**Cost:** N/A Yes  No

**Additional Documents to be Included in Agenda Packet**

Budget Amendment BA-14

**Town of Spring Lake  
Budget Amendments  
Fiscal Year Ending**

**BA -14 FY 2025  
30-Jun-25**

**BE IT ORDAINED** by The Governing Board of the Town of Spring Lake, North Carolina, that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2025

Section 1: To amend the revenues and expenditures as follows:

<b>Account Number</b>	<b>Department</b>	<b>Current Budget</b>	<b>Amendment</b>	<b>Amended Budget</b>
60-91-3839-852-00	FEMA Hurricane Florence	\$ 24,400	\$ 434,000	\$ 458,400
	<b>Total Fund Revenues</b>	<b>\$ 24,400</b>	<b>\$ 434,000</b>	<b>\$ 458,400</b>
60-91-7140-500-00	Capital outlay	147,400	434,000	581,400
	<b>Total Fund Expenditures</b>	<b>\$ 147,400</b>	<b>\$ 434,000</b>	<b>\$ 581,400</b>
	Revenues Over (under) Expenditures		<u>\$ -</u>	

Justification: To appropriate reimbursements from FEMA for Hurricane Florence to pay for repairs and improvements to the Waste Water Treatment Plant

Section 3: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget officer and Finance director for their Direction.

Requested By	James C Overton Finance Director	Date	10-Feb-25
Reviewed By	James C Overton Finance Director	Date	10-Feb-25
Approved By:	Jonathan Rorie Town Manager	Date	10-Feb-25

**ADOPTED** this 10th day of February 2025 by the Spring Lake Board of Commissioners

\_\_\_\_\_  
Town of Spring Lake Mayor

\_\_\_\_\_  
Town of Spring Lake Clerk