

Town of Spring Lake

BOARD OF COMMISSIONERS

Sofia 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, November 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

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE** – Pastor Saffold
3. **ADDITIONS AND DELETIONS**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF CONSENT ITEMS**
 - a. Draft Minutes of October 27, 2025, Work Session
 - b. Board of Adjustment Application – Reappoint Roshalinto Biagas
 - c. 2025-16; Resolution of the Board of Commissioners of the Town of Spring Lake Adopting the 2026 Meeting Schedule
 - d. 2025-17; Resolution of the Board of Commissioners of the Town of Spring Lake Adopting the 2026 Holiday Schedule
6. **PUBLIC COMMENT (Limit 3 minutes per speaker)**
7. **CLOSED SESSION**
 - a. Pursuant to NCGS §143-318.11 (a)(3) – Attorney-Client Privilege
 - b. Pursuant to NCGS §143-318.11 (a)(4) – Economic Development
8. **PRESENTATIONS**
 - a. Certificates of Appreciation – Commissioner Marvin Lackman
 - b. Yard of the Month, November 2025 – Commissioner Raul Palacios

9. PUBLIC HEARING

- a. **ZON-25-0022:** Rezoning from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels containing a total of 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct.; submitted by Alex Edwards (Applicant) on behalf of Gwendolyn McLean and Lorenzo McLean Jr., and BBC Enterprises (Owners). – Richard Fagan, Planner II, Current Planning Division, Cumberland County Planning & Inspections Dept and David Moon, Deputy Director, Cumberland County Department of Planning & Inspections

10. NEW BUSINESS

- a. **ZON-25-0022:** Rezoning from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels containing a total of 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct.; submitted by Alex Edwards (Applicant) on behalf of Gwendolyn McLean and Lorenzo McLean Jr., and BBC Enterprises (Owners). – Mayor Kia Anthony
- b. Resolution 2025-18; Resolution of the Board of Commissioners of the Town of Spring Lake; Directing the Clerk to Investigate a Petition for Annexation from James & Pennapa Hinnant for the Property Located at 1523 N. Bragg Blvd. Received Under G.S. 160A-31, and Directing Staff to Conduct a Feasibility Study – Mayor Kia Anthony & Town Manager Jon Rorie
- c. Proposal for Audit Services FY 2023, 2024, and 2025 – 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

11. ADJOURNMENT

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

October 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

Others Present:

Carly Autry, Town Clerk
Patricia Hickmon, Program Assistant/Zoning Administrator Officer
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

Pastor Marsh gave the Invocation and led the Pledge of Allegiance.

3. Additions or Deletions

Mayor Pro Tem Cooper requested to delete item 8a. How to File Liens to Collect Town Cost Associated with Code Enforcement under New Business.

4. Approval of Agenda

Action: Motion to approve the October 27, 2025, Work Session agenda with item 8b. being deleted under New Business.

Motion by: Commissioner Lackman

Second by: Mayor Pro Tem Cooper

Vote: Unanimous

5. Approval of Consent Items

Action: Motion to approve the draft minutes of October 13, 2025, Regular Meeting, Minimum Housing Appeals Board Application – Reappoint Katrina Bratcher, Resolution 2025-15 by the Town of Spring Lake

Board of Commissioners Accepting the 2023 Appropriations Act Directed Projects Grant Offer for the Mack Street and Regina Street Sewer Rehabilitation, and Quarterly Reports A1 FY25-26.

Motion by: Commissioner Chadwick

Second by: Commissioner Lackman

Vote: Unanimous

Mayor Anthony thanked staff for making the Quarterly Reports much more legible, noting it was easier to read and appreciating the information provided.

Commissioner Palacios highlighted the Quarterly Report's importance for all stakeholders in the Town. He drew attention to the Police Department update, commending the Police and Fire Departments for responding to a recent incident at FTCC that ended up being a non-event. Commissioner Palacios noted that First Responders put their lives on the line not knowing what they were going into. Commissioner Palacios also pointed out that while it was excellent to see increases and decreases in crime, he expressed concern about average response times. He noted that response times for calls in July, August, and September continued to tick up, indicating slower response times. Commissioner Palacios emphasized this wasn't meant as criticism but to draw attention to the issue, questioning whether it was due to personnel issues or other factors. He stressed that response times can sometimes be life or death situations and wanted to highlight this concern. Commissioner Chadwick stated she agreed with Commissioner Palacios as she had the same concerns.

6. Public Comment

Linett McNeil, provided an update on programs at the Spring Lake Recreation Center. She announced the launch of a new arts program for children, responding to frequent community requests for creative activities. She also discussed the Afterschool Meals and Snack Program, operated in partnership with the State of North Carolina and the USDA, which provides free nutritious meals and snacks to students after school. The program currently serves children at the Spring Lake Recreation Center, Spring Lake Middle School, and across several counties in North Carolina, including Cumberland, Robeson, and Greensboro areas. Ms. McNeil explained that the meals meet USDA nutritional standards and helps address food insecurity, especially since many children go without a meal after school hours. She noted that Spring Lake is considered a food desert, highlighting the importance of these programs. Additionally, she stated that the program includes community feeding initiatives within Spring Lake, with two (2) local sites and partnerships with Manchester and W.T. Brown Elementary schools. In cases of bad weather, meal delivery to homes is also available. She concluded by offering informational materials for anyone interested in learning more about the program.

John Royce, 154 Culpepper Road, Cameron, accompanied by his wife Holly, addressed the Board regarding their plans to open a thrift store at 110 N. Main Street. Mr. Royce explained that after retiring at age 77, he sought to open a quality thrift store with affordable merchandise. After investing over \$5,000 into the location, they discovered the property had been rezoned in 2014 to prohibit their type of business – a change neither they nor the property owner had been aware of. He expressed concern about the financial hardship of relocating and the potential loss of revenue for both the Town and the landlord, who had invested in cleaning and renovating the building. Mr. Royce emphasized the number of vacant downtown

buildings and his hope that their store could help revitalize the area. He compared the Town's potential to downtown Cameron's antique district and Fayetteville's mixed-use areas, noting that more open businesses during community events like First Fridays could attract visitors. Mr. Roye urged the Board to consider updating zoning regulations to encourage new businesses, create jobs, and stimulate local economic growth.

Bettye Sanford, 104 Wapiti Drive, addressed the Board expressing several community concerns. She emphasized the urgent need for more Police Officers in the Town, stating that the Town currently lacks sufficient coverage. She also voiced frustration with the condition of local roads, particularly near the bridge leading to Fort Bragg, where faded lane markings create safety hazards for drivers. She urged that road repairs and repainting be addressed as soon as possible. Additionally, Ms. Sanford raised concerns about emergency response times, noting that residents should not have to wait 30 minutes or more for ambulance service. She shared a past positive experience when emergency responders arrived promptly and stated that the community deserves that same level of service today. Finally, she highlighted the need for improved transportation options for residents without access to reliable transportation.

Nathan Bell, owner of building John Roye is currently renting, addressed the Board regarding challenges he experienced after purchasing the buildings at 110 & 112 N. Main Street. He described difficulties with clearing out the interior, requiring assistance from several team members and others traveling long distances to remove large amounts of junk. Mr. Bell expressed frustration with downtown conditions, including poorly maintained sidewalks and limited parking. He noted that he was required to provide 18 parking spaces for the building but discovered only four (4) were included, forcing him to find additional parking. He also indicated confusion and dissatisfaction with certain Town expectations for downtown property maintenance and access.

7. Presentations

a. Planning & Development per NCCS §160D for Extra-Territorial Jurisdiction (ETJ) – Town Manager Jon Rorie – Mr. Rorie presented an email dated March 4, 2025, regarding a preliminary subdivision plan within the Town of Spring Lake's Municipal Influence Area (MIA) proposing 95 lots and public roads. He explained that although the property was within the MIA, it did not border the Town limits.

Mr. Rorie discussed the concept of Extra-Territorial Jurisdiction (ETJ), where towns may apply zoning and subdivision regulations outside their limits. The proposed development, located along Johnson Farm Road on the outer edge of the MIA, raised the question of whether the Town should maintain sidewalks or roads in an area it would not annex. He strongly recommended against the Town taking over or maintaining streets outside current limits, emphasizing the need to focus on existing infrastructure.

Using maps, he illustrated the MIA and highlighted "donut holes" surrounded by the Town but not part of it, noting that these areas pay no Town taxes yet often expect Town services. He cited McNeil Street as a particular issue where code enforcement cannot be applied because it falls under County jurisdiction.

Mr. Rorie referenced Zoning Ordinance Chapter 42 and state statutes governing ETJ boundaries and municipal fire limits, noting that the Town has not formally adopted either. He stressed that without

official County-approved ETJ boundaries, the Town's authority over zoning and subdivision outside its limits is questionable.

He cited a recent example where a property near Manchester Road and Lillington Highway sought annexation but was ultimately rezoned by the County, demonstrating inconsistencies in ETJ status.

Mr. Rorie concluded by recommending that the Town refrain from approving developments outside its limits until an official ETJ is adopted and approved by the County. He also emphasized that Town-funded fire services should not be provided to non-taxpaying areas outside Town limits, as it places an unfair burden on Town residents.

Mayor Anthony added that there was currently state legislation (House Bill 312) being debated about municipal control over ETJs, noting it was stalled in committee but something to be aware of as they moved forward.

Commissioner Palacios confirmed that the parcel denied months ago was largely rejected because the Town wanted to avoid running water and sewer to it, and that even if the County approved it, the Town still wouldn't have to provide utilities. Mr. Rorie confirmed this was correct. Commissioner Palacios also verified that if the Town didn't annex the property with the proposed streets, the Town wouldn't have to maintain them, which Mr. Rorie also confirmed, stating the Town should not be annexing maintenance liabilities. While acknowledging potential development fees could be collected, the focus should remain on avoiding additional maintenance responsibilities.

Action: Motion to allow staff to create a draft ETJ ahead of meeting with the County or establishing if the Town has one.

Motion by: Mayor Pro Tem Cooper

Second by: Commission Palacios

Vote: Unanimous

(A copy of Mr. Rorie's Presentation is hereby incorporated by reference and made a part of these minutes – see Attachment One.

8. New Business

a. Mayor's Report – Mayor Kia Anthony – First, Mayor Anthony thanked First Baptist Church and Pastor England for inviting her to their Fall event. Second, Mayor Anthony stated she attended the 5th Lake Ribbon Cutting, which is a new development in the Town. Third, Mayor Anthony stated Focus Group 4 met on Wednesday, October 15, 2025, which focuses on Economic Development. Fourth, Mayor Anthony attended a meeting with Congressman David Rouzer with all the Mayors from Cumberland County, which they discussed regional infrastructure. Fifth, Mayor Anthony stated she attended the FAST Stakeholders meeting that focused on a second feasibility study. Sixth, Mayor Anthony stated she attended the Federal Shutdown Briefing held by Cumberland County Chairman Kirk deViere. Seventh, Mayor Anthony stated she did a tour of Lillian Black Elementary with Graduate students from UNC-Chapel Hill that are conducting a feasibility study. Eighth, Mayor Anthony stated the upcoming Lunch with the Mayor is this Wednesday,

October 29, 2025, at Aloha Poke & Sushi at 12 noon. Ninth, Mayor Anthony mentioned Early Voting ends Saturday, November 1, 2025, and Election Day is Tuesday, November 4, 2025, at the Recreation Center. Tenth, Mayor Anthony stated the last First Friday on Main event is on Friday, November 7, 2025. Last, Mayor Anthony reminded everyone to download the Town of Spring Lake App.

b. Board of Commissioners Report – Spring Lake Board of Commissioners – First, Mayor Pro Tem Cooper mentioned Second Harvest will host a food distribution on Thursday, November 6, 2025, at approximately 9:00 am at Mendoza Park. Second, Mayor Pro Tem Cooper stated Focus Group 3, which focuses on safe, vibrant, and health community, will meet on Wednesday, October 29, 2025, which will discuss the Main Street Overlay District and NCGS §160D. Third, Mayor Pro Tem Cooper stated she recently attended an Affordable Housing Seminar at UNC-SOG. Fourth, Mayor Pro Tem Cooper stated regarding the Federal Shutdown, United Way did a really good job updating NC211 for organizations to contact for those who may need assistance. Last, Mayor Pro Tem Cooper stated Ammie McRae Jenkins, who was a close family friend and a tribute to the community, passed away this past weekend. First, Commissioner Lackman stated his last official Town cleanup will be held this Saturday, November 1, 2025. Second, Commissioner Lackman stated the Military and Veterans Affairs Advisory Committee is tomorrow, Tuesday, October 28, 2025, at 6:30 pm, which there is one (1) vacancy. Third, Commissioner Lackman mentioned the Veterans Day event that will be held on Friday, November 7, 2025, at Veterans Park. Fourth, Commissioner Lackman mentioned on Thanksgiving, which is Thursday, November 27, 2025, Operation Turkey will have approximately 1,000 meals to hand out or deliver, if needed. The event will be held in the Town Hall Boardroom. Last, Commissioner Lackman stated there will be a Focus Group 1 meeting, which focuses on safe, reliable, and sustainable water, sewer and stormwater systems, on Thursday, October 30, 2025. Commissioner Palacios reported on the Town's arts initiatives, stated the Town received a Municipal Arts Allocation from the County Arts Council, which funded murals and efforts to increase community pride. A Mini Grant was awarded for an art sculpture to be placed at the round-a-bout and is hopeful it will be placed within the next couple of weeks. Additionally, the Town received a \$4,000 allocation and is seeking public input through a survey on the Town website and Facebook page. About 30 surveys had been completed so far, but hoped to increase participation from citizens, business owners, and those traveling through Town to better represent the community's wishes for the funds. Commissioner Chadwick stated the updates she had were already mentioned and had no others at this time.

c. Manager's Report – Town Manager Jon Rorie – Mr. Rorie emphasized that without water, there is no development. While many things could be discussed, water availability was fundamental. He had been reaching out to PWC for regional water access, but stressed that even if more water became available, the Town still needed to maintain its system. He highlighted the \$80 million repair bill needed for fixing leaking water lines and replacing infrastructure.

d. Town Attorney Report – Town Attorney Michael Porter – Attorney Porter provided an update on the ongoing Spring Lake Property Association (SLPA) matter, noting that progress continues, though not as quickly as desired. He assured the Board that the issue is still actively being addressed, with personnel engaged in the process. He also commended the Board for the recent removal of a structure on Main Street, stating that it was a positive improvement to the area.

9. ADJOURNMENT

Action: There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 7:03 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

DRAFT

ATTACHMENT ONE

MIA/ETJ

Municipal Influence Area/Extraterritorial Jurisdiction

From: Richard Fagan rfagan@cumberlandcountync.gov
Sent: Tuesday, March 4, 2025 10:15 AM
To: Moore, Patricia <pmoore@townofspringlake.com>
Subject: EXTERNALDEV-0014-25 (Blacklock Farms) Preliminary Plan in MIA (Spring Lake)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Patty,

Attached is a submitted preliminary plan that is within the Spring Lake MIA. The subdivision is proposing 95 lots with 7 proposed public roads.

Being within the MIA of Spring Lake, does the Town of Spring Lake anticipate adopting the proposed roads and the dedication of recreation space? It's not about the Town Limits, just an iv. Additionally, would the Town require annexation?

Thank you,

Richard H. Fagan, III
Planner I
Planning & Inspections Department
Cumberland County
910.678.2611
www.cumberlandcountync.gov



From: Scott Brown <sbrown@4dsitesolutions.com>
 Sent: Thursday, October 16, 2025 6:38 AM
 To: Moore, Patricia <p.moore@townofspringlake.com>
 Cc: Richard Fagan <rfagan@cumberlandcountync.gov>
 Subject: EXTERNAL Blalock Farms Subdivision, DEV-0014-25 sidewalk

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

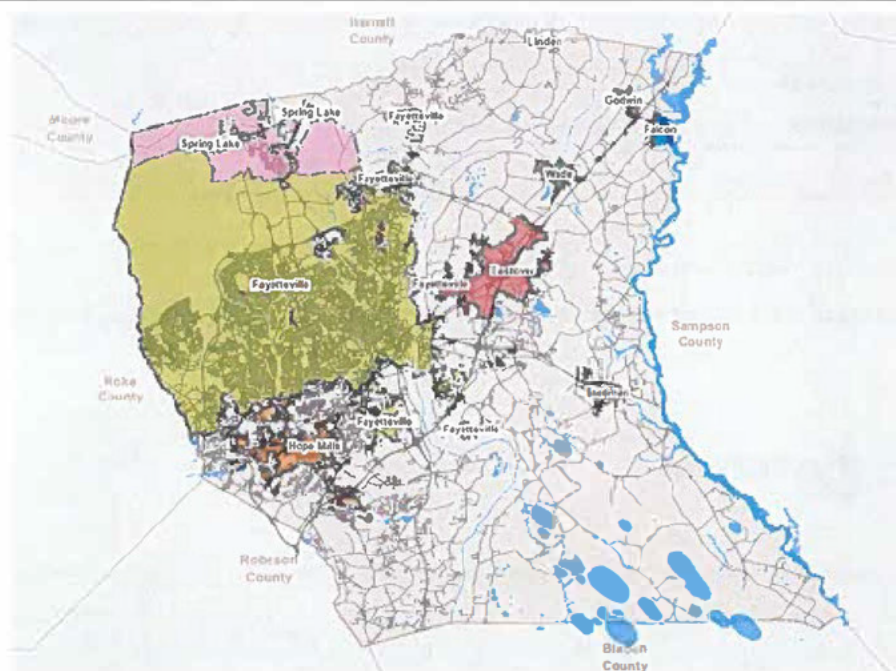
Ms. Moore,

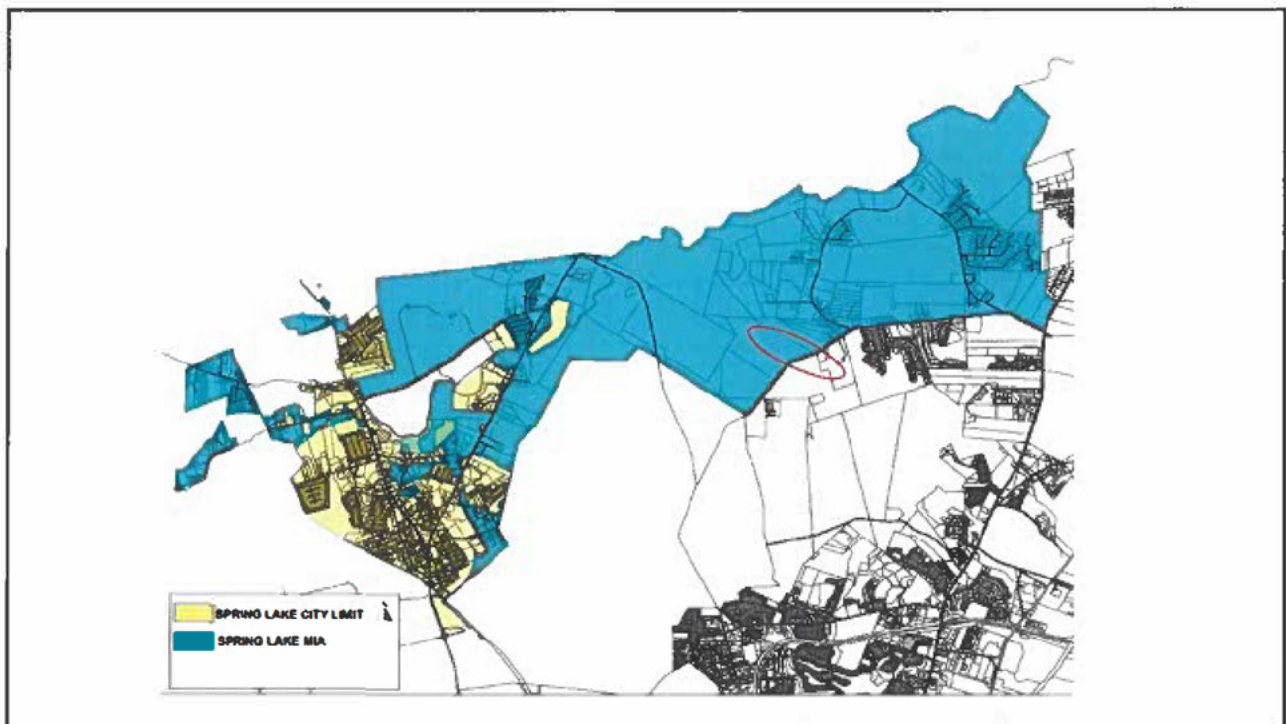
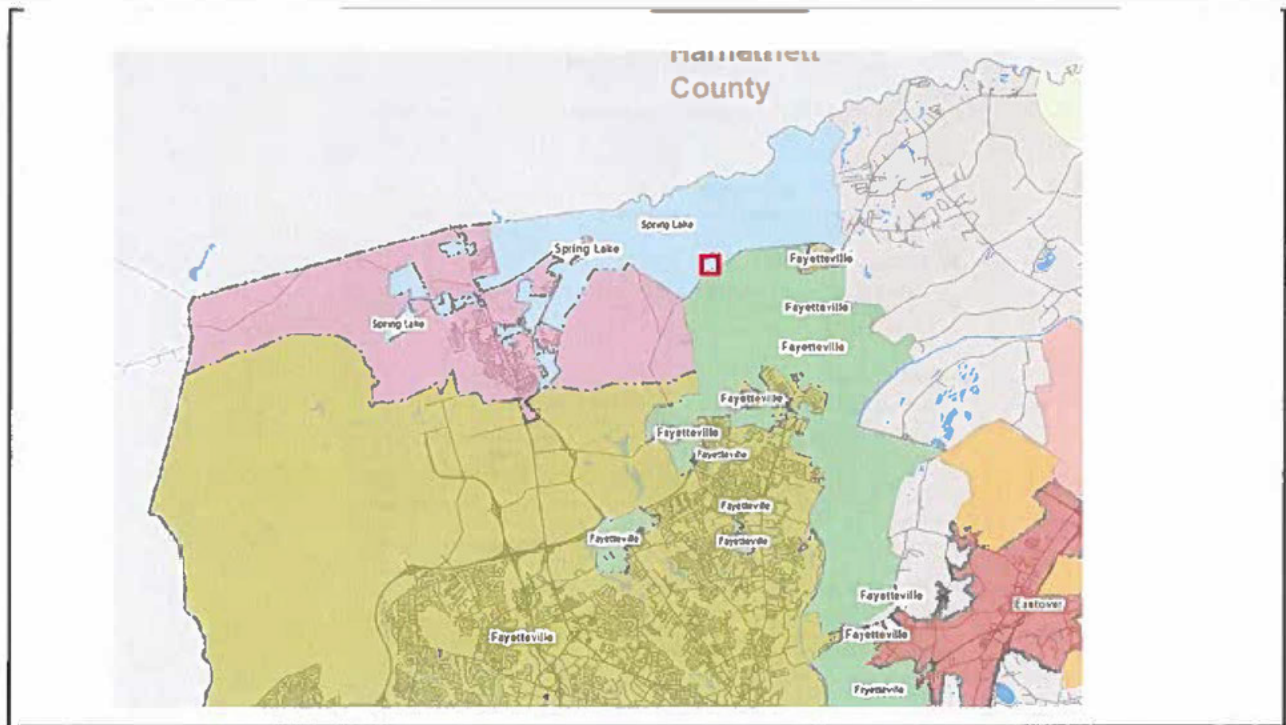
The above project is located along Johnson Farm Road along the outer edge of the Spring Lake MIA. Per the MIA, sidewalks are required on one side of the road. This project is not located near the town city limits. I understand from Richard Fagan that the town decided several months ago that they were not going to take over the streets. We are not annexing the property into the town. Please confirm if the town intends to take over and maintain the sidewalks within the development. The streets are ribbon pavement with ditches, and sidewalk is not conducive in this type of development. Please contact me with any questions.

Thanks,



Scott Brown, PE | Professional Engineer
 office 910-426-6777 | ext 102 | cell 910-689-6731 | fax 910-426-6777
 409 Chicago Drive Suite 112, Fayetteville, NC 28306
 On time, every time. | www.4dsitesolutions.com





Chapter 42 ZONING¹

ARTICLE I. IN GENERAL

Sec. 42-1. Title.

This chapter shall be known and may be cited as the "Zoning Code."
(Code 1978, § 12.83; Code 1995, § 156.001, Ord. of 1-10-1972)

Sec. 42-2. Authority to enact.

The board of commissioners, pursuant to the authority conferred by G.S. Ch. 160A and 160D [Local Planning and Development Regulation], does hereby ordain and enact into law the following [provisions of this chapter].
(Code 1978, § 12.82; Code 1995, § 156.002; Ord. of 1-10-1972, Ord. No. (2021)1, 6-28-2021)

Sec. 42-3. Purpose.

The zoning regulations and districts (conventional and overlay) as herein set forth have been made in accordance with a comprehensive plan and are designed to lessen congestion in the street, to secure safety from fire, panic and other dangers, to promote health and general welfare, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. These regulations have been made with reasonable consideration, among other things, as to the character of each zoning district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the town.
(Code 1978, § 12.81; Code 1995, § 156.003, Ord. of 1-10-1972, Ord. No. (2021)1, 6-28-2021)

Sec. 42-4. Jurisdiction.

On and after the effective date of this chapter, these regulations shall govern the use of all lands lying within the town's planning and development regulation jurisdiction [town of Spring Lake corporate limits and extrajurisdictional jurisdiction (ETJ)].

§ 160D-1128. Fire limits.

(a) **County Fire Limits.** – A county may by ordinance establish and define fire limits in any area within the county and not within a city. The limits may include only business and industrial areas. Within any fire limits, no frame or wooden building or addition thereto may be erected, altered, repaired, or moved, either into the fire limits or from one place to another within the limits, except upon the permit of the inspection department and approval of the State Fire Marshal. The governing board may make additional regulations necessary for the prevention, extinguishment, or mitigation of fires within the fire limits.

(b) **Municipal Fire Limits.** – The governing board of every incorporated city shall pass one or more ordinances establishing and defining fire limits, which shall include the principal business portions of the city and which shall be known as primary fire limits. In addition, the governing board may, in its discretion, establish and define one or more separate areas within the city as secondary fire limits.

(c) **Restrictions Within Municipal Primary Fire Limits.** – Within the primary fire limits of any city, as established and defined by ordinance, no frame or wooden building or structure or addition thereto shall hereafter be erected, altered, repaired, or moved, either into the limits or from one place to another within the limits, except upon the permit of the local inspection department approved by the governing board and by the State Fire Marshal or the State Fire Marshal's designee. The governing board may make additional regulations for the prevention, extinguishment, or mitigation of fires within the primary fire limits.

(d) **Restrictions Within Municipal Secondary Fire Limits.** – Within any secondary fire limits of any city or town, as established and defined by ordinance, no frame or wooden building or structure or addition thereto shall be erected, altered, repaired, or moved, except in accordance with any rules and regulations established by ordinance of the areas.

(e) **Failure to Establish Municipal Primary Fire Limits.** – If the governing board of any city shall fail or refuse to establish and define the primary fire limits of the city as required by law, after having such failure or refusal called to their attention in writing by the State Fire Marshal, the State Fire Marshal shall have the power to establish the limits upon making a determination that they are necessary and in the public interest. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2023-151, s. 11.90.)

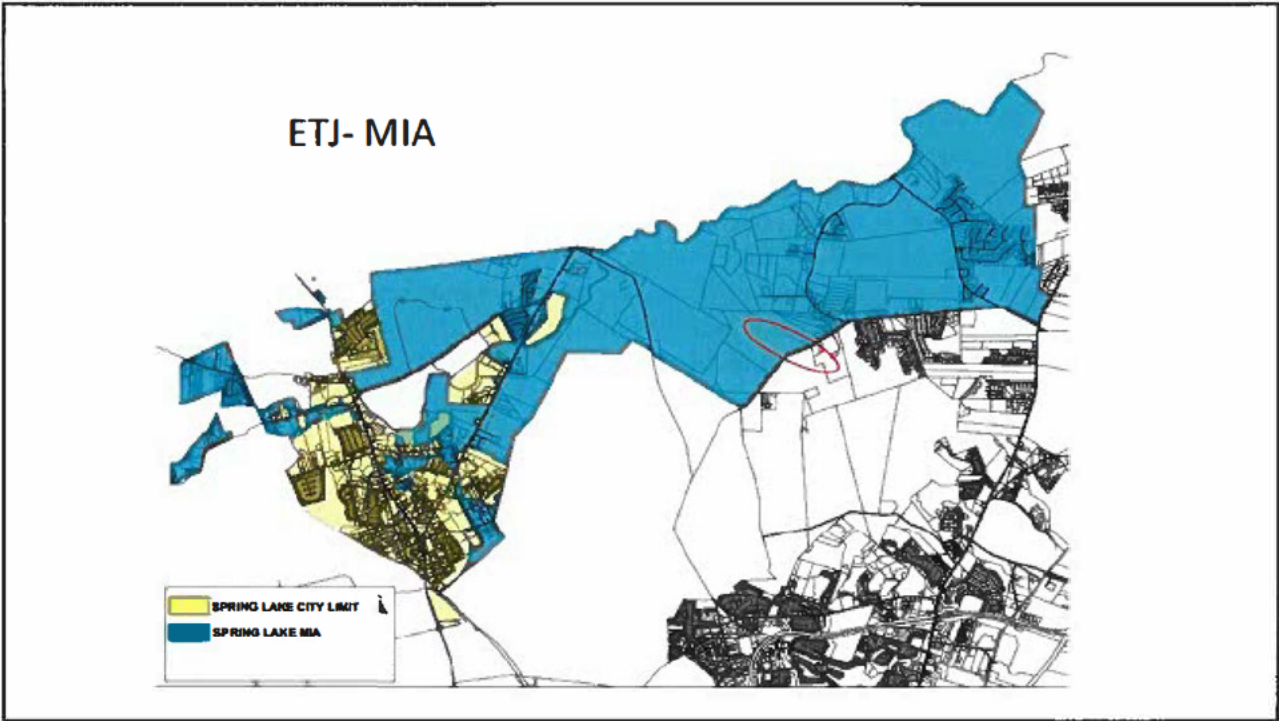
§ 160D-202. Municipal extraterritorial jurisdiction.

(a) **Geographic Scope.** – Any city may exercise the powers granted to cities under this Chapter within a defined area extending not more than one mile beyond its contiguous corporate limits. In addition, a city of 10,000 or more population but less than 25,000 may exercise these powers over an area extending not more than two miles beyond its limits and a city of 25,000 or more population may exercise these powers over an area extending not more than three miles beyond its limits. In determining the population of a city for the purposes of this Chapter, the city council and the board of county commissioners may use the most recent annual estimate of population as certified by the Secretary of the North Carolina Department of Administration. Pursuant to G.S. 160A-58.4, extraterritorial municipal planning and development regulation may be extended only from the primary corporate boundary of a city and not from the boundary of satellite areas of the city.

(b) **Authority in the Extraterritorial Area.** – A city may not exercise any power conferred by this Chapter in its extraterritorial jurisdiction that it is not exercising within its corporate limits. A city may exercise in its extraterritorial area all powers conferred by this Chapter that it is exercising within its corporate limits. If a city fails to extend a particular type of development regulation to the extraterritorial area, the county may elect to exercise that particular type of regulation in the extraterritorial area.

(c) **County Approval of City Jurisdiction.** – Notwithstanding subsection (a) of this section, no city may extend its extraterritorial powers into any area for which the county has adopted and is enforcing county zoning and subdivision regulations. However, the city may do so where the county is not exercising both of these powers, or when the city and the county have agreed upon the area within which each will exercise the powers conferred by this Chapter. No city may extend its extraterritorial powers beyond one mile from its corporate limits without the approval of the board or boards of county commissioners with jurisdiction over the area.

Code Enforcement?





Moore, Patricia
Jonathan Rone

Reply Reply All Forward ...
Tue 10/21/2025 11:26 AM

You replied to this message on 10/21/2025 11:33 AM

SPRING LAKE MIA.pdf
548 KB

Attached is the MIA map that Mrs. Rhonda Webb, the previous retired Town Clerk, provided to me years ago. I understand that MIA was an older term, and the current term is ETJ, which has been updated in the Town's Zoning Ordinance to reflect NCGS 160-D. The Board has not adopted a new map showing ETJ instead of MIA areas. Ms. Autry can find in old minutes when the Town's Board adopted the MIA, which is currently known as the ETJ. To my knowledge, the county has always reached out about developments that are located in the ETJ (MIA) areas, as their GIS Department has it on their GIS mapping system.

Patricia M. Hickmon
Program Assistant/Zoning Administrator Officer
Planning and Zoning Department
Direct Line: (910) 985-1810
Address: 300 Ruth Street
Spring Lake, NC 28390-0617



Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

Consent Agenda

Item Title

Board of Adjustment Application – Reappoint Roshalinto Biagas

Summary/Description

Reappoint Roshalinto Biagas to the Board of Adjustment for a three (3) year term.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Board of Adjustment Application – Reappoint Roshalinto Biagas



All information provided on this application is public information and may be shared with others upon request

The Town of Spring Lake

APPLICATION FOR COMMITTEE OR BOARD

- ☐ Appearance and Sustainability Committee ☐ Minimum Housing Appeals Board
☐ Military and Veterans Affairs Committee ☒ Board of Adjustment

Last Name	First	Middle	Date
BIAGAS	ROSHALINTO	MAGDALAKA	10-23-25
Street Address			County
[REDACTED]			Cumberland
City, State, Zip Code			
Spring Lake, NC 28390			
E-mail			
RBIAGAS0629@GMAIL.COM			
Home Phone			
[REDACTED]			
Cell Phone			
[REDACTED]			
Attending School			
N/A			
Do you live inside the town limits of Spring Lake? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Are you currently serving on a Board/Committee of the Town of Spring Lake? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If so, what is the name(s) of the Board(s)/Committee(s):			
Board of Adjustment			
Please describe your education, training, and military background (both work and/or real world) that relates to your interest in serving in this capacity.			
Master's Degree in Human Services w/ a concentration in executive leadership. Bachelor's degree in Public administration. Contract Installation Manager for the Transition Assistance Program on Fort Bragg. Member of the board of adjustments for 3 years.			

Are you currently employed? ☒ Yes ☐ No

Employer Choctaw Global Services
(Transition Assistance Program)

Employer's Address

Texas where company is located.

Job Title

Contract Installation Manager

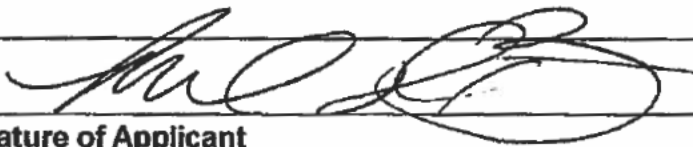
Description of Job duties

List/describe any anticipated conflicts of interest or scheduling challenges you may encounter if appointed:

~~I do~~ N/A

Civic Involvement: Please list the names of all civic organizations in which you are currently involved:

- Fayetteville Junior League
- Children's Church Teacher (ministry) For Family Fellowship
worship center.
- PTA



Signature of Applicant

10-23-25
Date

Board of Commissioners Appointment ☐ Yes ☐ No

Date: _____

Term of Appointment: _____

Signature of Town Clerk: _____



Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

Consent Agenda

Item Title

Resolution 2025-16 Adopting the 2026 Meeting Schedule

Summary/Description

Adopting a meeting schedule brings organizational efficiency, structure, transparency, and compliance benefits to the Board. It enables better planning, coordination, and participation, ultimately enhancing the Board's effectiveness and accountability.

This meeting falls on the Memorial Day Holiday

General practice for the Board to recess the July meetings and cancel the Work Session meeting held in December

The Board has several options:

- Hold the meetings as scheduled.
- Reschedule the meetings to another evening.
- Cancel the meetings.

Should the Board decide to cancel the meetings and items arise that need the Board's attention; the Board can call a Special Meeting.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Resolution 2025-16 Adopting the 2026 Meeting Schedule

RESOLUTION 2025-16

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF SPRING LAKE ADOPTING THE 2026 MEETING SCHEDULE

WHEREAS, GS 143-318.12, GS 160A-71, and Code of Ordinances Chapter 2, Section 2-3(a), Regular Meeting, empowers the Board of Commissioners to establish a schedule of Regular Meetings; and

WHEREAS, it is necessary to establish a meeting schedule for the year 2026 to ensure transparency, efficiency, and effective governance.

NOW, THEREFORE, BE IT RESOLVED by the Town of Spring Lake Board of Commissioners that the following schedule of Regular Meetings is hereby adopted for 2026, all meetings to be held at 6:00 pm at Town Hall, Grady Howard Conference Room, 300 Ruth Street.

Monday, January 12, 2026
Monday, January 26, 2026
Monday, February 9, 2026
Monday, February 23, 2026
Monday, March 9, 2026
Monday, March 23, 2026
Monday, April 13, 2026
Monday, April 27, 2026
Monday, May 15, 2026
~~Monday, May 25, 2026*~~
Monday, June 8, 2026
Monday, June 22, 2026

~~Monday, July 13, 2026**~~
~~Monday, July 27, 2026**~~
Monday, August 10, 2026
Monday, August 24, 2026
Monday, September 14, 2026
Monday, September 28, 2026
Monday, October 12, 2026
Monday, October 26, 2026
Monday, November 9, 2026
Monday, November 23, 2026
Monday, December 14, 2026
~~Monday, December 28, 2026**~~

*This meeting falls on the Memorial Day Holiday

**General practice for the Board to recess the July meetings and cancel the Work Session meeting held in December

ADOPTED this 10th Day of November 2025.

ATTEST:

By: _____
Carly Autry, CMC, NCCMC
Town Clerk

By: _____
Kia Anthony
Mayor



Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

Consent Agenda

Item Title

Resolution 2025-17 Adopting 2026 Holiday Schedule

Summary/Description

The Town should adopt the 2026 Holiday Schedule to boost morale. The 2026 Holiday Schedule as shown in Exhibit A of the attached Resolution mirrors the holiday schedule for employees of the State of North Carolina with the exception of the addition of President's Day and Juneteenth and the omission of one (1) of the three (3) days that State employees receive during the Christmas holiday period. Since Independence Day is on a Saturday, the Holiday will be observed on Friday, July 3, 2026.

* The Personnel Policy Handbook adopted by the Board of Commissioners on Monday, November 25, 2024, includes two (2) floating Holidays. *

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Resolution 2025-17 Adopting 2026 Holiday Schedule

Exhibit A – 2026 Holiday Schedule

RESOLUTION 2025-17

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF SPRING LAKE ADOPTING THE 2026 HOLIDAY SCHEDULE

WHEREAS, the Town of Spring Lake recognizes the importance of establishing a Holiday Schedule that aligns with the State of North Carolina; and

WHEREAS, the State of North Carolina provides a comprehensive and standardized Holiday Schedule that municipalities can follow; and

WHEREAS, the 2026 Holiday Schedule is attached as Exhibit A and are the holidays that will be observed by Town employees during 2026; and

WHEREAS, adopting the 2026 Holiday Schedule promotes consistency and coordination among local municipalities.

NOW, THEREFORE, BE IT RESOLVED by the Town of Spring Lake Board of Commissioners that:

Section 1. The 2026 Holiday Schedule provided by the State of North Carolina is hereby adopted as the official Holiday Schedule for the Town of Spring Lake.

Section 2. All Town departments, offices, and facilities shall observe the designated holidays as outlined in Exhibit A.

Section 3. The Town Clerk is directed to disseminate the adopted 2026 Holiday Schedule to all Town employees and ensure its proper implementation.

Section 4. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 10th Day of November 2025.

ATTEST:

By: _____
Carly Autry, CMC, NCCMC
Town Clerk

By: _____
Kia Anthony
Mayor



TOWN OF SPRING LAKE 2026 HOLIDAY SCHEDULE

Holiday	Observance Date	Day of Week
New Year's Day	January 1, 2026	Thursday
Martin Luther King, Jr. Birthday	January 19, 2026	Monday
President's Day	February 16, 2026	Monday
Good Friday	April 3, 2026	Friday
Memorial Day	May 25, 2026	Monday
Juneteenth	June 19, 2026	Friday
Independence Day**	July 3, 2026	Friday
Labor Day	September 7, 2026	Monday
Veterans Day	November 11, 2026	Wednesday
Thanksgiving	November 26 & 27, 2026	Thursday & Friday
Christmas	December 24 & 25, 2026	Thursday & Friday

Two (2) floating Holidays

****Since Independence Day is on a Saturday, the Holiday will be observed on Friday, July 3, 2026.**



Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

Introductions & Special Presentations

Item Title

Certificates of Appreciation

Presenter

Commissioner Marvin Lackman

Summary/Description

Armand Caron, Charles Derrickson, and the Morrison family (Patrick & Luz Morrison and Kimberly Farmer) have each made significant contributions to improving the appearance of the Town of Spring Lake.

- Armand Caron, Chair of the Military and Veterans Affairs Advisory Committee (MVAAC), has provided strong leadership and hands-on participation in cleanups, directly contributing to a cleaner, more welcoming Town environment.
- Charles Derrickson has been a dedicated volunteer, faithfully attending monthly Town cleanups and taking initiative to remove large amounts of trash and debris each time, demonstrating consistent commitment to the community's beautification.
- Patrick & Luz Morrison and Kimberly Farmer have enhanced the Town's appearance through their ongoing involvement in the Appearance & Sustainability Committee, regular participation in monthly cleanups, and their "Adopt-A-Street" efforts.

Together, their dedication and teamwork have made the Town of Spring Lake noticeably cleaner and more attractive for all residents.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Certificate of Appreciation, Armand Caron

Certificate of Appreciation, Charles Derrickson

Certificate of Appreciation, Patrick & Luz Morrison and Kimberly Farmer

TOWN OF SPRING LAKE

Certificate of Appreciation

Awarded to

Armand Caron

In recognition of his exceptional leadership as Chair of the Military and Veterans Affairs Advisory Committee and his dedicated involvement in the Town's monthly clean-up efforts. Through his guidance and hands-on commitment, Armand has played a key role in improving the appearance of the Town of Spring Lake, making it a cleaner and better community for all.

Dated this 10th Day of November 2025

Kia Anthony, Mayor

TOWN OF SPRING LAKE

Certificate of Appreciation

Awarded to

Charles Derrickson

In recognition of his outstanding dedication and commitment to keeping the Town of Spring Lake beautiful. Charles has been a steadfast volunteer, faithfully participating in every monthly clean-up event since his first, often working tirelessly for hours and hauling truckloads of trash and debris. His consistent efforts and active involvement in Town meetings and committees have made a lasting impact on the appearance and spirit of the Town of Spring Lake.

Dated this 10th Day of November 2025

Kia Anthony, Mayor

TOWN OF SPRING LAKE

Certificate of Appreciation

Awarded to
Patrick & Luz Morrison
and
Kimberly Farmer

In recognition of their outstanding family commitment to enhancing the appearance of the Town of Spring Lake. Through their active participation in the monthly clean-ups, adoption of a street, and service on the Appearance & Sustainability Committee, they have made a significant and lasting impact on keeping the Town of Spring Lake clean and beautiful.

Dated this 10th Day of November 2025

Kia Anthony, Mayor



Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

Introductions & Special Presentations

Item Title

Yard of the Month - November 2025

Presenter

Commissioner Raul Palacios

Summary/Description

Presentation of "Yard of the Month" certificates for November 2025.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Certificates

TOWN OF SPRING LAKE

Community Appearance Commission Certificate of Achievement

Awarded to

Juan & Elizabeth Rivera

**102 Greeley Circle
Deerfield**

***Yard of the Month
November 2025***

*For maintaining property that is well kept, appealing to the eye
and enhances Spring Lake's aesthetics.*

Date this 10th Day of November 2025

Kia Anthony, Mayor

TOWN OF SPRING LAKE

Community Appearance Commission Certificate of Achievement

Awarded to

Robert Tunnell

206 Laketree Blvd.

Laketree

Yard of the Month

November 2025

*For maintaining property that is well kept, appealing to the eye
and enhances Spring Lake's aesthetics.*

Date this 10th Day of November 2025

Kia Anthony, Mayor



Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

Public Hearings

Item Title

ZON-25-0022: Rezoning from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels containing a total of 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct.; submitted by Alex Edwards (Applicant) on behalf of Gwendolyn McLean and Lorenzo McLean Jr., and BBC Enterprises (Owners).

Presenter

Richard Fagan, Planner II, Current Planning Division, Cumberland County Planning & Inspections Dept and David Moon, Deputy Director, Cumberland County Department of Planning & Inspections

Summary/Description

Rezoning from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels containing a total of 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct.; submitted by Alex Edwards (Applicant) on behalf of Gwendolyn McLean and Lorenzo McLean Jr., and BBC Enterprises (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

Transmittal

ZON-25-0022 Staff Report

Copy of Legal Ad and Fayetteville Observer Legal Ad Confirmation

Rawls Howard
Director

David Moon
Deputy Director



Cumberland County Joint Planning Board

November 4th, 2025

MEMO TO: TOWN OF SPRING LAKE

FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD

SUBJECT: **ZON-25-0022:** Rezoning from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels containing a total of 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct.; submitted by Alex Edwards (Applicant) on behalf of Gwendolyn McLean and Lorenzo McLean Jr., and BBC Enterprises (Owners).

ACTION: In Case ZON-25-0022, the Cumberland County Joint Planning Board recommends denial of the rezoning request from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning. The Board found that the request is not consistent with the Spring Lake Area Land Use Plan which calls for "Flex Area 2" at this location. The Board found that the request is not reasonable or in the public interest as the request is not consistent with the downtown Main St. Overlay District.

1. **Scheduled Town Hearing Date for Case ZON-25-0022: November 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 October 21st, 2025, Meeting:

In Case ZON-25-0022, Ms. McLaughlin made a motion, seconded by Mr. Baker, to recommend denial of the rezoning request from C(P) Planned Commercial District and C-3 Heavy Commercial District to R-5/CZ Residential District Conditional Zoning. The request is not consistent with the Spring Lake Area Land Use Plan which calls for "Flex Area 2" at this location. The request is not reasonable or in the public interest as the request is not consistent with the downtown Main St. Overlay District. Unanimous approval.

Attachments: ZON-25-0022 Staff Report
October 21, 2025, JPB Minutes
Copy of Legal Ad and Fayetteville Observer Legal Ad Confirmation
Mailed Notice Certification



CUMBERLAND COUNTY

NORTH CAROLINA

PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-25-0022
Planning Board Meeting: Oct. 21, 2025

Location: 604 N. Main St
Jurisdiction: Town of Spring Lake

REQUEST

Rezoning C(P) and C-3 to R-5/CZ

Applicant requests a rezoning from C(P) Planned Commercial District and C-3 Heavy Commercial District to R-5/CZ Residential District Conditional Zoning for two parcels containing a total of 9.02 +/- acres located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct, as illustrated in Exhibit "A". The intent of the request is for a proposed 204-unit multifamily apartment community as shown on the conditional zoning site plan, which appears in Exhibit "B" (attached) within the Conditions of Approval. Five buildings are proposed, three of which front N. Main St. with each having three stories at a maximum height of 36 ft. Interior buildings will consist of two, four-story apartment buildings with a maximum height of 54 ft.

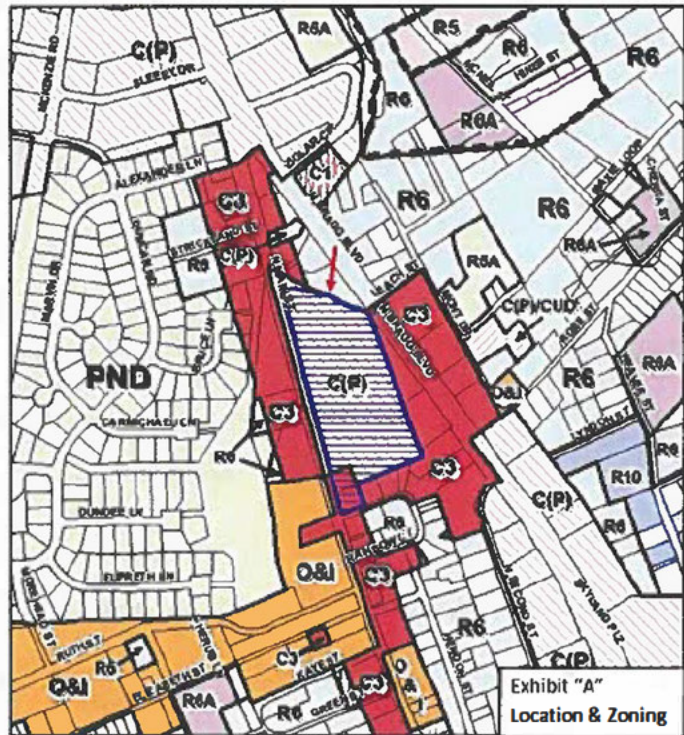
PROPERTY INFORMATION

OWNER/APPLICANT: Lorenzo McLean Jr. and Gwendolyn McLean and BBC Enterprises (Owners); Alex Edwards (Applicant/Agent).

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number(s): 0501684230000 and 0501674645000

SIZE: The parcels contain a total of approximately 9.02 acres. Road frontage along N. Main St approx. 1,152 feet, road frontage along Rainbow Ct is approx. 128 feet, and road frontage along N. Bragg Blvd is approximately 25 feet. The property is approximately 462 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned C(P) Planned Commercial District, C-3 Heavy Commercial District, and within the Main Street Overlay District, which requires all proposed uses and development plans to be consistent with the CB Central Business District. A description of each zoning district is provided in Exhibit "C" (attached).

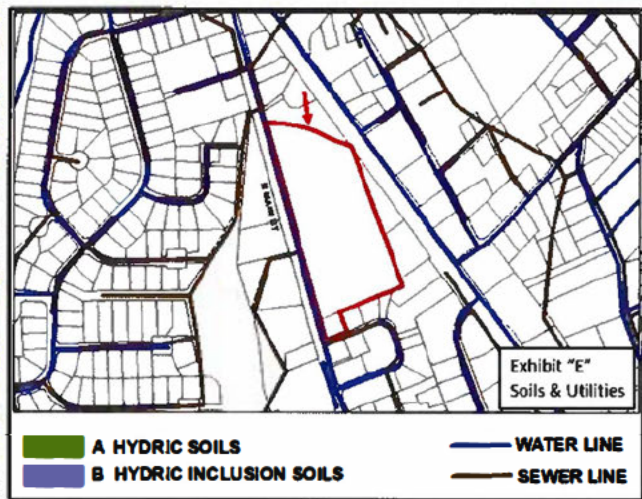


EXISTING LAND USE: The subject parcel is currently wooded lands with a single dwelling unit on the property. Exhibit "D" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "D" illustrates the following:

- **North:** NC HWY 87 (Bragg Blvd), Commercial
- **East:** NC HWY 87 (Bragg Blvd), Commercial
- **West:** N Main St, Commercial, and Manchester Forest Residential Subdivision
- **South:** Rainbow Ct, Commercial, Single-family Residential

- **OTHER SITE CHARACTERISTICS:** The site is not located in a Watershed Protection Area or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "E", illustrates no hydric or hydric inclusion soils.

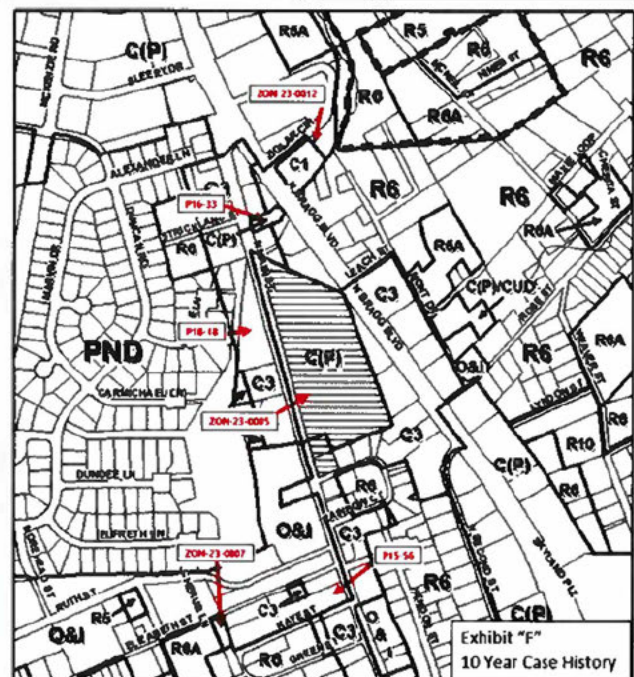


TEN YEAR ZONE CASE HISTORY:

Exhibit "F" denotes the location of the zoning 10-year case history described below.

- ZON-23-0012: R-6 to C-1; Approved.
- ZON-23-0007: O&I(P) to R-6; Approved.
- ZON-23-0005: C(P) & C-3 to R5A/CZ; Denied.
- P18-18: Remove MSOD, R6/C-3 to C-3; Approved.
- P16-33: Removal of MSOD, R6 & C-3 to C-3; Approved MSOD removal & rezoned to C(P).
- P15-56: Removal of MSOD; Approved.

DEVELOPMENT REVIEW: Should the request be approved, the applicant intends to submit a final site plan for an apartment community. Any site plan must be consistent with the Conditional Zoning Site Plan and the Town of Spring Lake's Code of Ordinances.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	C(P) (Existing)	C-3 (Existing)	CB (Existing)	R-5/CZ (Proposed)
Front Yard Setback	50 feet	45 feet	20 feet	25 feet
Side Yard Setback	30 feet	15 feet	0 feet	10 feet (1 & 2-story) /4+ feet per story after 2
Rear Yard Setback	30 feet	20 feet	20 feet	30
Lot Area	2 acres	N/A	N/A	6,000 Sq. Ft. (1 st DU)/ 3,000 Sq. Ft. (2 nd & 3 rd DUs)/ 2,500 Sq. Ft. (4 or more DUs)/ 1,500 Sq. Ft. (Min. Sq ft per each DU above ground floor)
Lot Width	N/A	N/A	N/A	60 feet

DEVELOPMENT POTENTIAL:

Existing Zoning C(P) and C-3	Proposed Zoning R-5/CZ
0 dwelling units	204 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

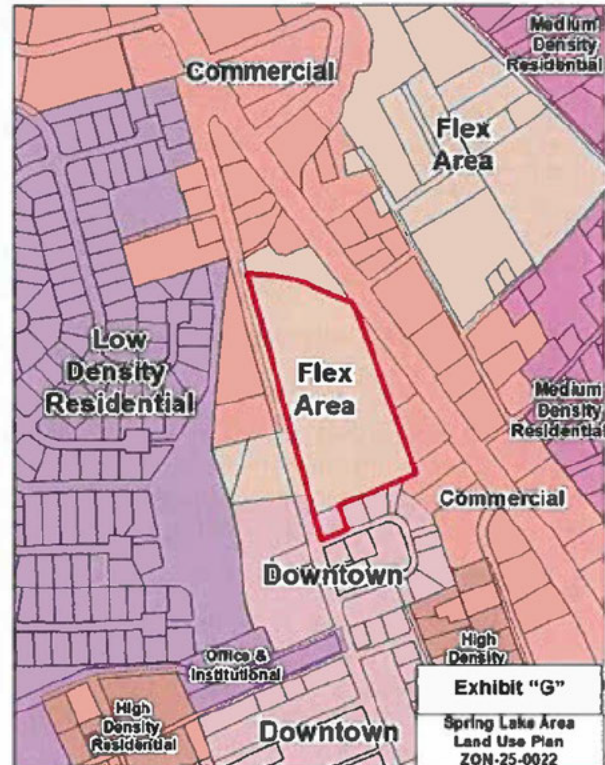
COMPREHENSIVE PLANS:

This property is located within the Spring Lake Area Land Use Plan (2022). The future land use classification of the property is "Flex Area 2" with a small (0.30 +/- acre) portion classified as "Downtown", as shown is Exhibit "G". The associated zoning districts are MXD/CD, CB, C-1, R-5, and R-5A.

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

Flex Area 2 Development Goals:

- Flex Area 2 includes larger parcels which would benefit from intentional development that brings the highest density and best use to that land and to the Town (Spring Lake Area Land Use Plan 2022, p. 37).
- On larger parcels, these sites are suitable for apartment complex development. This usually due to proximity to existing apartments or to commercial areas. In this way, vertical development can act as a buffer between commercial areas and less dense residential areas (Spring Lake Area Land Use Plan 2022, p. 50).
- Also suitable in Flex Area 2 is the Central Business Zoning District, light commercial uses, and multi-family housing. If strategically developed, this area can create a transition between the locally important Main Street corridor and the regionally important Bragg Boulevard corridor, drawing in local and regional travelers (Spring Lake Area Land Use Plan 2022, p. 37)
- Encourage the use of both new and redeveloped housing (Spring Lake Land Use Plan 2022, p. 15)



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Town of Spring Lake Water and Sewer lines are available fronting the property along N. Main St and Rainbow Ct. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "E".

TRANSPORTATION: Pursuant to NC Department of Transportation District 6 Office, N. Main St will be improved to a 4-lane road in the future. Additionally, according to the Fayetteville Area Metropolitan Planning Organization (FAMPO), there are no additional improvement projects planned.

SCHOOLS CAPACITY/ENROLLMENT:

School	Enrollment	Capacity
William T. Brown Elementary	535	666
Spring Lake Middle	499	664
Pine Forest High	1553	712

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no objection to the proposed rezoning.

EMERGENCY SERVICES: At the site of the final site plan, the developer must comply with at State Fire Code driveway and building access standards, which shall be review and determined by the Town of Spring Lake's Fire Chief. Prior to submittal of a final site plan to the Town, the developer shall coordinate with the Town Fire Chief.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The subject property is located approximately 2,291 feet east of Fort Bragg Military Reservation and is located within the Spring Lake Main Street Overlay District. RLUAC has reviewed the request and had no objection the proposed rezoning.

Special Districts			
Fayetteville Regional Airport Overlay:	<input type="checkbox"/>	Averasboro Battlefield Corridor:	<input type="checkbox"/>
Five Mile Distance of Fort Bragg:	<input checked="" type="checkbox"/>	Eastover Commercial Core Overlay District:	<input type="checkbox"/>
Voluntary Agricultural District (VAD):	<input type="checkbox"/>	Spring Lake Main Street Overlay District:	<input checked="" type="checkbox"/>
VAD Half Mile Buffer:	<input type="checkbox"/>	Coliseum Tourism Overlay District:	<input type="checkbox"/>

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

DEVIATIONS: Pursuant to NC General Statutes, conditional zoning can include site-specific development standards that differ from the adopted Zoning Ordinance but should meet the intent of the codes. Exhibit "H" (attached) lists deviations from the Zoning Ordinance that are addressed through other standards recognized in the Conditions of Approval or the Conditional Zoning Site Plan.

KEY CONDITIONS:

1. The owner shall pay a "fee in lieu of on-site open space" in accordance with the Spring Lake Municipal Code §36-71(8) to satisfy the recreation/open space requirement in the total amount of \$40,000. This shall be paid prior to issuance of the first building permit.
2. An architectural rendering of the proposed development, demonstrating conformance with the intent of Main Street Overlay District "Façade Guide" (Section 42-174, Spring Lake Code of Ord.) shall be submitted with the Final Site Plan.
3. At the time of Final Site Plan submittal, a Landscape Plan shall meet the requirements of the Spring Lake Landscaping Ordinance for tree plantings. If unable to comply with the tree planting requirements of the Landscape Ordinance, the Town manager can approve a fee-in-lieu of tree planting based on a rate of \$300.00 per tree. Any such fees collected by the Town shall be used to beautify and landscape Parks and Recreation spaces or other Town properties located within the Town of Spring Lake. This shall be paid prior to issuance of the first building permit for any building.

STAFF RECOMMENDATION

In Case ZON-25-0022, Planning and Inspections staff **recommends approval** of the rezoning request from C(P) Planned Commercial District and C-3 Heavy Commercial District to R-5/CZ Residential District Conditional Zoning. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "Flex Area 2" 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:

Exhibit "B" – Conditions of Approval and Conditional Zoning Site Plan
 General Project Summary
 Zoning District Descriptions
 Deviations
 Notification Mailing List
 Application

EXHIBIT "B"
Conditional Zoning No. ZON-25-0022
Conditions of Approval

General Address: 604 N. Main St	Acres: 9.02 +/-
REID: 0501-68-4230 & 0501-67-4645	Approval Date: TBD
Effective Date: TBD	Issued to: Lorenzo and Gwendolyn McLean Jr., BBC Enterprises (Owners); Alex Edwards (Agent and Applicant)

R-5 Residential/CZ Conditional Zoning District
Ordinance Related Conditions for Residential Use of Property

A. Applicability:

This Conditional Zoning only applies to the property appearing in the Conditional Zoning Site Plan titled "Eleve at Main". This property is rezoned from C(P) Planned Commercial District and C-3 Heavy Commercial District to R-5/CZ Residential Conditional Zoning District for 9.02 +/- acres; located at the Northeast corner of N. Main St and Rainbow Ct.

B. Permitted and Prohibited Uses.

The use of the subject property is limited to the residential multi-family apartment group development as well as the terms and conditions of this Conditions of Approval and the Conditional Zoning Site Plan for ZON-25-0022, as set forth in Exhibit "A" herein.

C. Development Standards.

1. This Conditional Zoning Site Plan is not the Final Site Plan. A final site plan must be submitted to and approved by the Town of Spring Lake, in accordance with the Conditions of Approval and the Town of Spring Lake's Code of Ordinances, prior to any development activity. The Final Site Plan shall be consistent with the intent of the Conditional Zoning Site Plan and the intent of the Town of Spring Lake's Code of Ordinances.
2. Where any conflicts occur between the Conditions of Approval and Conditional Zoning Site Plan herein, with the Town of Spring Lake's Code of Ordinances, the Conditional Zoning Conditions of Approval and Conditional Zoning Site Plan shall supersede.
3. All uses, dimensions, setbacks and other related provisions of the Town of Spring Lake Zoning and Subdivision Ordinances for the R-5/CZ Conditional Zoning must be complied with, as applicable, and as appearing with the conditional zoning site plan 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.
4. The applicant/owner/developer shall pay a "fee in lieu of on-site open space" in accordance with Spring Lake Municipal Code §36-71(8) to satisfy the recreation/open space requirement in the total amount of \$40,000. This shall be paid to the Town of Spring Lake prior to issuance of the first building permit.
5. An architectural rendering (in color) of the proposed development demonstrating conformance with the Main Street Overlay District "Façade Guide" shall be submitted with the Final Site Plan in conformance with Section 42-174 and must be approved by the Town Manager.

6. At the time of Final Site Plan submittal, a Landscape Plan shall demonstrate compliance with the Spring Lake Landscaping Ordinance for tree plantings. If unable to comply with the tree planting requirements of the Landscape Ordinance, the Town manager can approve a fee-in-lieu of tree planting based on a rate of \$300.00 per tree. Any such fees collected by the Town shall be used to beautify and landscape Parks and Recreation spaces or other Town properties located within the Town of Spring Lake. This shall be paid prior to issuance of the first building permit for any building.
7. 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.)

D. Infrastructure and Utilities:

1. **Water and Sewer:** Connection to Town of Spring Lake Public Utility Water and Sewer is required. The Developer/Applicant shall coordinate with Town of Spring Lake to provide public water and sewer service connection.
2. **Fire Chief and Fire Inspections:** At the site of the final site plan the developer must comply with State Fire Code driveway and building access standards, which shall be reviewed and determined by the Town of Spring Lake's Fire Chief. Prior to submittal of a final site plan to the Town, the developer shall coordinate with the Town Fire Chief.
3. **Stormwater and Drainage:**
 - a. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environmental Quality (NCDEQ) sedimentation and erosion control plan(S&E). If any retention/detention basins are required for state approval of this plan, a formal revision application must be filed with Current Planning for review and approval.
 - b. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post- Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environmental Quality. If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy.
 - c. 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 of free and debris. (Spring Lake Stormwater Utility Ord. Sec. 40-407)
 - d. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must demonstrate on the revised plan the placement of a four-foot-high fence with a lockable gate for the security of the stormwater utility structure. The owner/developer is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
 - e. For new development, all utilities, except for 25k or greater electrical lines, must be located underground.

4. Outdoor Lighting:

- a. An outdoor lighting plan shall be submitted with the Final Site Plan and shall illustrate outdoor lighting for all parking areas and pedestrian pathways.
- b. All pedestrian areas, including off-street parking areas are to be lighted with shielded, controlled lighting, and shall complement the proposed development in color and style while being consistent with existing lighting of adjacent or nearby developed nonresidential properties.

5. Roads, Access, and Parking:

a. NCDOT, Connections to SR 1449 (Main St):

- i. Right and left turn lanes with a continuous three lane section between the two(2) connections shall be required.
- ii. Applicable right-of-way dedication will be required for the install of the roadway improvements. The installation of a closed drainage system with curb and gutter may negate any right-of-way dedication requirement (design dependent).
- iii. Right-of-way dedication requires a recorded plat and a North Carolina General Warranty deed with complete metes and bounds description referencing aforesaid plat.
- iv. Typical 100' driveway stem requires at both entrances as measured from the nearest edge of right-of-way.

b. NCDOT, Connection to NC HWY 24/87 (Bragg Boulevard):

- i. If permitted, the driveway would be required to be constructed with concentric radii thereby removing any possibility of right turn movements into the site from the roadway.
 - ii. Any connection NC HWY 24/87 will require roadway improvements if ingress were requested.
 - iii. Egress only movements would be allowed a maximum of 24' width with a 25-30' radii (egress) for this type of development.
- c.** 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.
- d.** 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 NCGS §136-18(5) & §136-93]
- e.** The developer must obtain driveway permits from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit(s) must be provided to the Town of Spring Lake at the time of application for building/zoning permit.
- f.** At the time of final site plan, the proposed gate located at the emergency access abutting NC HWY 24 shall be moved to demonstrate emergency vehicles and fire apparatus have sufficient area to turn and maneuver so as not to impede the flow of traffic along NC HWY 24 and the point emergency access.
- g.** If any NCDOT permits are required, these permits must be obtained and submitted to the Town of Spring Lake prior to any issuance of a building permit or commence of any development activity.

- h. If any right-of-way dedication is required by the 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.
- i. Turn lanes may be required by the NC Department of Transportation (NCDOT) or the Town of Spring Lake applicable.
- j. The final site plan must provide an internal access to any stormwater facility serving the site, to allow the Owner's Association to have the ability to access the stormwater facility.
- k. All designated parking areas shall only be used for operatable motor vehicles for the residents and guests and management staff of this residential community. All motor vehicles shall only park at designate parking stalls approved by the Town as appearing in the final site Plan. No parking is allowed in buffer or landscape areas.
- l. Parking spaces shall not be used for storage or parking of recreational vehicles, boats, watercraft, commercial tractor trailers or for the storage of shipping containers or other materials.
- m. All NCDOT permits must be obtained and submitted to the Town of Spring Lake Inspection Division prior to any issuance of a building permit or commencement of any development activity or change in property usage. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense.
- n. Where sidewalk construction is not feasible due to a change-in-use or redevelopment, the developer shall pay a fee in lieu of sidewalk construction in an amount consistent with the actual cost of installing the sidewalk. The Town Manager shall determine if the sidewalk construction is not feasible as well as the sidewalk installation cost. The monies generated from this section shall be used by the town for sidewalk construction and/or maintenance of sidewalks within the Central Business District. (Sec. 42-174 §2(c)[4] – *Pedestrian Pathways/Sidewalks and Amenities*)
- o. The final site plan shall address and show any/all required roadway improvements as required by the Town of Spring Lake's Code of Ordinances and NC Department of Transportation's comments issued and stated herein.

6. Landscaping:

- a. The final site plan shall include a detailed landscaping plan addressing all code requirements set forth in Article IX – Landscape Requirements and Sec. 42-174. Specifications for the CB Central Business District.
- b. All open space areas and ground cover shall be grass, seeded or sodded, except for areas underneath trees and shrub plantings.
- c. Flowering street trees shall be provided in an amount equivalent to at least one tree for every 20 feet of road frontage and shall be located within the amenity area required, including along any side street. In the event a nonflowering tree is proposed to be planted that would be conducive to the proposed development, an administrative modification from the administrative officer for the alternative tree specimens is mandatory.
- d. All street trees shall be a minimum of two-inch caliper at the time of planning and additional plantings in pots or boxes is strongly encouraged.

7. Development Review Process:

- a. 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.
- b. A detailed phasing schedule shall be submitted with the final site plan showing the proposed phasing labeled and delineated on the final site plan.
- c. Prior to any clearing or grading activity, applicant shall be required to submit a final site plan with the Town of Spring Lake Code of Ordinances and in conformance with the approved Conditional Zoning Site Plan and the Conditional Zoning terms and conditions.
- d. In the event the requirements or conditions from a State or Federal Agency or utility provider creates an inconsistency with the conditional zoning site plan in any manner, a revised conditional zoning site plan must be submitted to the Current Planning Division for review in conformance with the Town of Spring Lake Code of Ordinances and conditions hereto.
- e. Developer must coordinate with the Current Planning Division prior to making any changes to the conditional zoning site plan. Any changes to the conditional zoning site plan must be reviewed by the Current Planning Division to determine if any change is considered an insubstantial or substantial modification.
- f. A final site plan must be submitted to and reviewed by the Cumberland County Current Planning Division, in accordance with the Conditions of Approval and the Town of Spring Lake's Code of Ordinances, prior to any development activity. The Final Site Plan must be approved by the Town and shall be consistent with the intent of the Conditional Zoning Site Plan and the intent of the Town of Spring Lake's Code of Ordinances.

8. Final Site Plan Standards:

- a. A note on the final site plan shall state that all use and development occur consistent with Conditions of Approval for ZON-25-0022.
- b. All buildable lot areas shall comply with the setbacks established in the Conditional Zoning Site Plan (Exhibit "A" attached).
- c. Any/all easements appearing on the Conditional Zoning Site Plan (Exhibit "A") must be reflected on the final site plan and labeled as to the type of easement, reference number for document that requires the easement, and the name of the agency, individual, entity, etc. who holds the easement.
- d. The NC Department of Transportation (NCDOT) driveway permit must be submitted to the Town prior to issuance of any building permit.
- e. The developer should be aware that any addition and/or revision to the final site plan may require an additional review and approval by the Town of Spring Lake Board of Commissioners prior to submission for final site plan approval of any portion of this development.

9. Other Conditions:

- a. A recombination plat must be submitted, reviewed by the Current Planning Division to ensure conformance with the Town of Spring Lake's Code of Ordinances, approved by the Town of Spring Lake, and recorded at the Cumberland County Registrar of Deeds prior to approval of the final site plan for this development.

- b. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
- c. 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 responsible party to ensure full compliance with all applicable Federal, State, and local regulations.
- d. The owner is responsible for maintaining the site clear and free of trash and debris and shall maintaining all landscaping according to the approved landscape plan.
- e. All applications and plan submittals shall be submitted via the County online permitting self-service portal at the following website address:
https://selfservice.co.cumberland.nc.us/EnerGov_Prod/SelfService#/home.
- f. Modification to the Conditional Zoning Site Plan. All substantial modifications, including changes in use and/or increase in density, to approved plans, other than those listed below, shall be reviewed in the same manner as a new project (Sec. 42-359 (d), Code of Ordinances). The Town manager shall decide if a change constitutes a substantial or minor modification.
- g. This conditional zoning applies to a multi-family apartment development intended for rental of residential units. If the ownership of the property changes to a condominium ownership, the condominium shall be formed consistent with Chapter 47C, NC General Statutes. A preliminary plan and final plat shall be required to create any residential lots and to establish common areas owned and maintained by an owner's association. Both the preliminary plan and final plat must be approved by the Town. The developer is required to submit to the Town the following documents through the County on-line customer service portal:
 - i. 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;
 - ii. One copy of the deeds proposed for recordation conveying all common area to the proposed owner's association;
 - iii. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and
 - iv. One copy of the final site plan prior to the submission for final approval.

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

- 10. Expiration. If no development activity occurs within five years from the date of the adoption of this ordinance, the Town may proceed to rezoning the property to another zoning district following the process set forth in NC General Statutes.
- 11. The property owner/applicant of rezoning case ZON-25-0022 agree to all terms and conditions set forth in this Conditional Zoning Conditions of Approval. All subsequent owners shall be subject to the terms and conditions set forth herein.

Property Owner/Agent Acceptance of Conditions

(Print Name) - Gwendolyn McLean

(Signature) - Gwendolyn McLean

Date

(Print Name) - Lorenzo McLean, Jr.

(Signature) - Lorenzo McLean, Jr.

Date

(Print Name) - BBC Enterprises' Authorized Agent

(Signature) - BBC Enterprises' Authorized Agent

Date

Issued by:

Jon Rorie
Spring Lake Town Manager

Date

CONDITIONAL ZONING SITE PLAN - SHEET 01



[illegible]

EXHIBIT "C"
GENERAL PROJECT SUMMARY

Total No. of Apartment Units	204-units
Total No. of 3-story Apartment Buildings, fronting N. Main St: 3 Buildings	Each structure will have 12-units per floor with a unit count per building of 36 units for a total 108 units. The building height will be approx. 36 ft.
Total No. of 4-story Apartment Buildings, interior: 2 Buildings	Each structure will have 12-units per floor with a unit count per building of 48 units for a total of 96 units. The building height will be approx. 54 ft.
Total proposed unit mix:	1 bed/1 bath = 84 units 2 bed/2 bath = 60 units 3 bed/3 bath = 60 units
Total acreage of Open Space:	3.37 Acres
Total acreage of Common Area/Recreation Space	4.04 Acres

EXHIBIT "D"

ZONING DISTRICT DESCRIPTIONS

The C(P) Planned Commercial District intent is to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. To promote the essential design features within this district, plan approval is required. Any site plan shall assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land.

The C-3 Heavy Commercial District is designed primarily for a wide variety of retail and wholesale business, commercial and contract services, commercial recreation and amusement, public assembly and office uses. Since this district has such a wide selection of uses, it will not be expanded without consideration as to its effect on surrounding lands and is limited to those areas of mixed commercial activity which lie adjacent to or at the intersection of major arterials and those areas which exhibit a highly mixed composition of commercial land uses.

The Main Street Overlay District (MSOD) is intended to protect and enhance the traditional downtown main street area by maintaining and stimulating a pedestrian-friendly, vibrant environment while encouraging economic growth that compliments and expands the unique character of the downtown area. Individual structures are encouraged to be multi-story with uses mixed vertically, street level commercial and upper-level office and/or residential. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through motor vehicle dominated or non-pedestrian oriented design or uses. To facilitate the purpose and intent of this overlay district, proposed uses and all development plans shall be consistent with regulations as contained within this chapter for the CB Central Business District.

The CB Central Business District is intended to preserve and enhance the original downtown area as a compact, viable and convenient location for a wide variety of commercial and office uses. Residential uses are permitted only in conjunction with a mixed building or mixed-use development and shall be located to the rear or on the second floor of or above any structure. To preserve the compactness of the area and to lessen congestion the display, sales and storage of goods is conducted entirely within enclosed buildings. The yard requirements are based generally on the pattern of existing development so as to minimize dimensional disparities and to preserve the continued usefulness and essential character of the existing buildings located in the downtown area. In order to promote coordination and the compatible intermixture of residential and commercial development, this district is a planned district and site plan review is required for every development, re-development or change-in-use.

EXHIBIT "H" – DEVIATIONS

<u>Code Section</u>	<u>Deviation</u>
<p>1. Sec. 42-174. Specifications for the CB Central Business District, §2(b)[2] – <i>"The maximum building height shall be 36 feet or a maximum of two stories, whichever is less; except where otherwise specifically approved by the Board of Commissioners through a Conditional District rezoning when it has been determined that a proposed building higher than two stories would not post an obstruction air traffic."</i></p>	<p>Buildings #4 & #5 are both 4-stories and approx. 54 feet in height.</p>
<p>2. Sec. 42-174. Specifications for the CB Central Business District, §2(e)[1] – <i>"...Where on-street parking is provided immediately adjacent to the property to be developed, such parking immediately adjacent and in front of the lot where the proposed/existing structure is located may be counted toward the calculation of the minimum number of required off-street parking."</i></p>	<p>On-street parking exists currently along N. Main St. NCDOT required street improvements will remove all existing on-street parking.</p>
<p>3. Sec. 42-35. Main Street Overlay District § 17 – <i>An overlay zoning district intended to protect and enhance the traditional downtown main street area by maintaining and stimulating a pedestrian-friendly, vibrant environment while encouraging economic growth that compliments and expands the unique character of the downtown area. Individual structures are encouraged to be multi-story with uses mixed vertically, street level commercial and upper-level office and/or residential. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through motor vehicle dominated or non-pedestrian oriented design or uses. To facilitate the purpose and intent of this overlay district, proposed uses and all development plans shall be consistent with the regulations as contained within this chapter for the CB Central Business District.</i></p>	<p>Proposed development is entirely 'Residential', not 'Mixed-use'.</p>
<p>4. Sec. 42-35. CB Central Business District § 7 – <i>"This conventional zoning district is intended to preserve and enhance the original downtown area as a compact, viable and convenient location for a wide variety of commercial and office uses. Residential uses are permitted only in conjunction with a mixed-use building or mixed development and shall be located to the rear or on the second floor of or above any structure. To preserve the compactness of the area and to</i></p>	<p>Proposed development is entirely 'Residential', not 'Mixed-use'.</p>

lessen congestion the display, sales, and storage of goods is conducted entirely within enclosed buildings. The yard requirements are based generally on the pattern of existing development so as to minimize dimensional disparities and to preserve the continued usefulness and essential character of the existing buildings located in the downtown area. In order to promote coordination and the compatible intermixture of residential and commercial development, this district is a planned district and site plan review is required for every development, re-development, or change-in-use.

ATTACHMENT – MAILING LIST

REID, JORDAN COLLEEN
104 BRUCE LN
SPRING LAKE, NC 28390

DOWDY, JOHN W JR
3604 TATTERSOL CT
FAYETTEVILLE, NC 28306

BIRTS-FOWLKES, CARA-LYNN;ALICIA, M
MARKS
3632 RANSOM PL
ALEXANDRIA, VA 22306

BROWN, DONNA L
1011 ROSSER RD
SPRING LAKE, NC 28390

WORTHY, CHARLES W;GWENDSLYN, B
TRUSTEES
6808 ROBINIA RD
CAMP SPRING, MD 20748

WEBB, MYONG
126 RAINBOW CT
SPRING LAKE, NC 28390

GREEN'S TAX SERVICES LLC
33A N JOHNSON ST
ANGIER, NC 27501

WOODS INVESTMENT ENTERPRISE LLC
1264 OBJ RD
DUNN, NC 28334

MCNEILL, WILLIE JAMES LIFE
ESTATE;MCNEILL, BOBBIE P LIFE ESTATE
585 MOORES CHAPEL RD
LILLINGTON, NC 27546

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

JACKSON, GAIL EVETTE
217 DUNCAN ROAD
SPRING LAKE, NC 28390

SKINNER-ENCISO, FERNANDO J
124 STRICKLAND DR
SPRING LAKE, NC 28390

CROCKER, PATRICIA ANN
201 CHESHIRE DR
WARNER ROBINS, GA 31088

DOWDY, JOHN W JR
3604 TATTERSOL CT
FAYETTEVILLE, NC 28306

OGARRA, JAMES P;OGARRA, KENNETH RAY
614 DUNCAN RD
SPRING LAKE, NC 28390

DE LA PAZ, JUANITA
1006 BRAGG BLV 179
SPRING LAKE, NC 28390

YUN, SOON KU;YUN, YOUNG HUI
606 N BRAGG BLVD
SPRING LAKE, NC 28390

DUNBAR, ETHAN N;LOIS, D
319 N SECOND ST
SPRING LAKE, NC 28390

RAB GROUP ABERDEEN LLC
PO BOX 4406
PINEHURST, NC 28374

OGARRA, JAMES P
614 DUNCAN RD
SPRING LAKE, NC 28390

YANCEY, WILLIAM H;YANCEY, CHIN TOK
118 BRUCE LN
SPRING LAKE, NC 28390

HARBOUR, M W;HARBOUR, PATSY S
111 SOUNDVIEW DR
NEWPORT, NC 28570

RHINEHARDT, RONALD
108 BRUCE LN
SPRING LAKE, NC 28390

CONCORDE I LLC
PO BOX 32182
RALEIGH, NC 27622

JONES, WILTON C;W C JONES
INVESTMENT COMPANY
951 S MCPHERSON CHURCH RD #201
FAYETTEVILLE, NC 28303

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

BIRTS FOWLKES, CARA LYNN;MARKS, ALICIA
M;JONES, ELLA DELORIS;WHARTON, ALTHEA
FAYE;FARMER, LENDA VONITA;BIRTS, CAROLYN
YVONNE;MARKS, PAMELA FLAINE
3632 RANSOM PL
ALEXANDRIA, VA 22306

SKIDMORE, JONATHAN
709 ROCKY RUN CT
VIRGINIA BEACH, VA 23462

WIE CONTRACTING AND CONSULTING
SERVICES LLC
1264 OBJ RD
DUNN, NC 28334

MCNEILL, WILLIE JAMES LIFE
ESTATE;MCNEILL, BOBBIE P LIFE ESTATE
585 MOORES CHAPEL RD
LILLINGTON, NC 27546

HENDON, PHILLIP BRANDON;DELLA,
PETTY HENSON
301 HOLLY GLEN DR
CHESAPEAKE, VA 23325

SPRING LAKE ASSEMBLY OF GOD
105 STRICKLAND ST
SPRING LAKE, NC 28390

MCBRIDE, RICHARD BENJAMIN
SR;MCBRIDE, PETRONIA JONES
108 ALEXANDER LN
SPRING LAKE, NC 28390

KRUPPA, THOMAS M;KRUPPA, A
102 BRUCE LN
SPRING LAKE, NC 28390

IGLESIA DE DIOS EL BUEN PASTOR I
510 N. MAIN ST
SPRING LAKE, NC 28390

ELLENWOOD PROPERTIES LLC
518 N BRAGG BLV
SPRING LAKE, NC 28390

JONES, COLON;MCBRIDE,
PETRONIA;CLAYTON,
SHARION;MCMILLAN, CIKY JONES;LEACH,
108 ALEXANDER LN
SPRING LAKE, NC 28390

GARFIELD, GWENDOLYN
101 SHADOWOOD DR
MARTINEZ, GA 30809

ATTIA INVESTMENTS LLC
500 WESTOVER DR # 10937
SANFORD, NC 27330

HENDON, PHILIP BRANDON;HENDON,
DELLA PETTY
504 HENDON ST
SPRING LAKE, NC 28390

RAMSEY PLAZA LLC
3771 RAMSEY ST 10911
FAYETTEVILLE, NC 28301

AK PREMIER PROPERTIES INC
6820 BUTTERMERE DR
FAYETTEVILLE, NC 28314

KANERIA, KISHOR;KANERIA, KUSUM
11222 EMPIRE LAKES DR
RALEIGH, NC 27617

BOFILL, JAMES
445 HALLMARK RD
FAYETTEVILLE, NC 28303

DOWDY, JOHN W JR
3604 TATTERSOL CT
FAYETTEVILLE, NC 28306

VASQUEZ-MATOS, RUBEN;EDUARDA,
GUTIERREZ
118 RAINBOW CT
SPRING LAKE, NC 28390

BELL, RITA MANNING;BELL, WILBERT R
445 SHORELINE DR
FAYETTEVILLE, NC 28311

SAT FRIENDS PROPERTY LLC
624 COOPER BEACH LN
WAKE FOREST, NC 27587

YUN, SOON;YUN, YOUNG H
207 DUNCAN ROAD
SPRING LAKE, NC 28390

ITHIER, RICHARD E, OSCAR I ITHIER
MONTANEZ;ITHIER, TERRIE
114 BRUCE LN
SPRING LAKE, NC 28390

LANHAM, JADON CURTIS
MEREDITH;LANHAM, HEAVEN ANN
215 DUNCAN ROAD
SPRING LAKE, NC 28390

FERGUSON, MICHEL J
504 SANTA FE DR
FAYETTEVILLE, NC 28303

STAR PETROLEUM LLC
508 ALLIANCE CIR
CARY, NC 27519

SHEETS, DELLA HARDISON
997 N BRAGG BLVD
SPRING LAKE, NC 28390

LEACH, EARL
222 HARVARD RD
PEMBERTON, NJ 08068

BBC ENTERPRISES
PO BOX 766
SPRING LAKE, NC 28390

COUSIN HOLDINGS LLC
800 PAMALEE DR
FAYETTEVILLE, NC 28303

MARKS, MICHAEL;MARKS, PAMELA JONES
337 LARCHMONT RD
FAYETTEVILLE, NC 28311

KNUTSON, CARL E JR
2102 BUSINESS CENTER DR STE 130
IRVINE, CA 92612

MARKS, PAMELA ELAINE;WHARTON,
ALTHEA FAYE;BIRTS, CAROLYN
YVONNE;JONES, ELLA DELORIS;FARMER,
337 LARCHMONT RD
FAYETTEVILLE, NC 28311

JONES, THOMAS L
318 HENDON ST
SPRING LAKE, NC 28390

HUSKISSON, CATHY M;JOHNSON, WENDY
L;JOHNSON, DAVID L
6036 WHITE TIP RD
JACKSONVILLE, FL 32258

JACKSON, RONALD;JACKSON, MARIAN R
5000 DOGWOOD TRL
PORTSMOUTH, VA 23703

MCNEILL, GREGORY J;MCNEILL, YVONNE
703 FRANCIS CT
SPRING LAKE, NC 28390

SLATER, JAMES
75 BRAFFORD ESTATES DR
CAMERON, NC 28326

TIANITECH HVAC & APPLIANCES, LLC
5623 DODGE DR
FAYETTEVILLE, NC 28303

FISHER, CHAD MICHAEL
211 DUNCAN ROAD
SPRING LAKE, NC 28390

ASHFIELD, WILLIAM F
112 CARMICHAEL LN
SPRING LAKE, NC 28390

PEPPERS, TIMOTHY;PEPPERS, DONG W
107 CARMICHAEL LN
SPRING LAKE, NC 28390

BROWN, DONNA L
1011 ROSSER RD
SPRING LAKE, NC 28390

BBC ENTERPRISES
PO BOX 766
SPRING LAKE, NC 28390

AK PREMIER PROPERTIES INC
6820 BUTTERMERE DR
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WORTHY, CHARLES W;GWENDSLYN, B
TRUSTEES
6808 ROBINIA RD
CAMP SPRING, MD 20748

JONES, LILLIAN
717 MONT DR
SPRING LAKE, NC 28390

BIRTS-FOWLKES, CARA-LYNN;ALICIA, M
MARKS
3632 RANSOM PL
ALEXANDRIA, VA 22036

MCNEILL, WILLIE JAMES LIFE
ESTATE;MCNEILL, BOBBIE P LIFE ESTATE
585 MOORES CHAPEL RD
LILLINGTON, NC 27546

GREEN TAX SERVICE LLC
33 A N JOHNSON ST
ANGIER, NC 27501

SKIDMORE, JONATHON
37 UTAH PL
ATHENS, OH 45701

TANDON III LLC
PO BOX 2524
FAYETTEVILLE, NC 28302

HARTWICK, CLINTON;HARTWICK, LISA
219 DUNCAN RD
SPRING LAKE, NC 28390

JONES, BENNER III
115 NORTHVIEW DR
FAYETTEVILLE, NC 28303

TOWN OF SPRING LAKE
300 RUTH ST
SPRING LAKE, NC 28390

HART, JAMES E
714 A N MAIN ST
SPRING LAKE, NC 28390

WALLACE, LAKITAS;WALLACE, ANTHONY
D
712 N BRAGG BLV
SPRING LAKE, NC 28390

HINNANT, JAMES;HINNANT, PENNAPA
61 NASSAU LN
SANFORD, NC 27332

HINNANT, JAMES;HINNANT, PENNAPA
801 N MAIN STREET
SPRING LAKE, NC 28390

B & B BUILDING MAINTENANCE LLC
5318 S NC 210 HWY
BUNNLEVEL, NC 28323

AK PREMIER PROPERTIES INC
6820 BUTTERMERE DR
FAYETTEVILLE, NC 28314

NEWSOME, SHIRLEY PARKER TRUSTEE
202 GRANTHAM DR
RAEFORD, NC 28376

DIAZ, ANGEL LUIS;DIAZ, NELSON
317 N SECOND ST
SPRING LAKE, NC 28390

GTH INVESTMENTS INC
PO BOX 1261
FAYETTEVILLE, NC 28302

MORALES, CYNTHIA M MELENDEZ
14186 EASTMOUNT RD
SPRINGHILL, FL 34609

FISHER, KENNETH G; FISHER, PAMELA S
205 DUNCAN ROAD
SPRING LAKE, NC 28390

GREENS TAX SERVICES LLC
33A N JOHNSON ST
ANGIER, NC 27501

LEWIS, YON SUN TRUSTEE
287 JOHN WIL LN
BROADWAY, NC 27505

MCCAULEY & MCDONALD INVESTS IN
PO BOX 361
FAYETTEVILLE, NC 28302

PATTERSON, ZACKERY; PATTERSON, KELLI
MONIQUE
112 BRUCE LANE
SPRING LAKE, NC 28390

FIELDS, ELEANOR LEACH
3413 DALTON ST
COPPERAS COVE, TX 76522

NOE, STEVEN PAGE; KIMBERLY, RENEE
SHERIDAN
292 MOUNT VISTA DR
LILLINGTON, NC 27546

MDN RENTALS LLC
2014 BRAGG BLV
FAYETTEVILLE, NC 28303

OGARRA, JAMES P; OGARRA, JOY PATRICE
614 DUNCAN RD
SPRING LAKE, NC 28390

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

SCOTT, MABEL MCLEAN
6105 WELSHIRE CT
UPPER MARLBORO, MD 20772

FORT SILL NATIONAL BANK
PO BOX 33009
FORT SILL, OK 73503

CLASSIC NETWORK PRIVATE LIMITED
CONSTRUCTION LLC
11222 EMPIRE LAKES DR
RALEIGH, NC 27617

WORTHY REAL ESTATE LLC
6320 LYNETTE CIR
FAYETTEVILLE, NC 28314

MORALES, CYNTHIA M MELENDEZ
14186 EASTMOUNT RD
SPRING HILL, FL 34609

MCCAULEY & MCDONALD INVESTS IN
PO BOX 361
FAYETTEVILLE, NC 28302

GRIMES, YONG
2908 MERRIEFIELD CT
FAYETTEVILLE, NC 28301

BECK, FELICIA
644 RIVERSIDE DR 10D
NEW YORK, NY 10031

KANERIA, KISHOR; KANERIA, KUSUM
11222 EMPIRE LAKES DR
RALEIGH, NC 27617

TIANITECH HVAC & APPLIANCES, LLC
5623 DODGE DR
FAYETTEVILLE, NC 28303

SKINNER-ENCISO, FERNANDO J
124 STRICKLAND DR
SPRING LAKE, NC 28390

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 \$480.00 . (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.

Town of Spring Lake
Revised: 01-25-2013

**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 Alex Edwards
2. Address [REDACTED] Zip Code 20874
3. Telephone: (Home) [REDACTED] (Work) [REDACTED]
4. Location of Property: 604 N. Main St Spring Lake, NC 28390
5. Parcel Identification Number (PIN #) of subject property: 0501-68-4230 & 0501-67-4645
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 8.72 + .3 ^{OPTION} Frontage: 1069.3 ft + 108.25 ft ^{OPTION} Depth: 470.11 ft
7. Water Provider: Town of Spring Lake
8. Septage Provider: Town of Spring Lake
9. Deed Book 12221 & 8785 Page(s) 0868 & 0129 ^{*And option agreement for 3 ac Adjacent} Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry)
10. Existing use of property: Old mobile home park and a single family detached house
11. Proposed use(s) of the property: High density residential multifamily housing

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: C(P) & C-3
TO: (Select one)
X Conditional Zoning District, with an underlying zoning district of R5 / C2
(Article IV)
Mixed Use District/Conditional Zoning District (Article VI)
Planned Neighborhood District/Conditional Zoning District (Article VII)

Town of Spring Lake
Revised: 01-25-2013

**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.)**

In keeping with page 50 of the Spring Lake Land Use Plan (May 24), R5 High density multifamily residential is requested for this parcel (Flex Area 2)

- 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.

Open space - 3.37 ac

Common space - 4.04 ac

Residential - 1.81 ac

of dwelling units - 204

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

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

Match periphery setbacks to adjoining districts

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.

328 spaces (20 handicapped). All spaces will be asphalt. In the Spring Lake Use Plan on page 67, bullet #27 the drafters and community encourage the use of on-street parking to help meet a portion of the parking required for developments in Spring Lake.

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.

Lighted permanent freestanding signs at the main development entrance from Main St are planned. The signs will be an integral part of an entrance structure identifying the development. There will be one sign structure at each entrance with verbiage on front and back of structure. Signage at each entrance will not exceed 32 square feet in area. Signage on buildings, and street signs will be IAW "Article XI Sign Regulations" of the Spring Lake municode.

5. LANDSCAPE AND BUFFER REQUIREMENTS (See. 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.

Small flowering trees planted along Main St and other landscaping throughout shall comport with Article IX requirements

- 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.

6 ft opaque fencing with trees every 50' and shrubs the length of sides and rear yard

6. MISCELLANEOUS:

This project will drive daily traffic onto Main St and will be a boost to the ongoing effort to revitalize the area. The rear of the property is a one-way exit only, to Bragg Blvd so all traffic into the community must enter from the Main street side. This is a huge benefit to the town of Spring Lake and is in keeping with the Land Use Plan. This project addresses critical housing needs and is aligned with town goals in the land use plan (pg 50) for Flex Area 2 which specifically lists R5 (High Density Residential) as a compatible zoning district for Flex Area 2. Pg 100 of the Land Use Plan in the 8th bullet also recommends R5 for the Central Business District. Flex Area 2 contains underdeveloped land within town limits. Concentrating residential growth here represents efficient use of underutilized land which reduces pressure to extend infrastructure into rural areas and allows the town to maximize return on existing public investments (roads, water, sewer). While the land use plan favors mixed-use, this purely residential project reflects Spring Lake's immediate needs, and supports the revitalization intent behind Spring Lake's plan. And by locating a high-density residential neighborhood near downtown Spring Lake, the local population base can be expected to increase, thereby boosting demand for downtown goods and services. This proximity naturally supports local businesses through increased opportunity for foot traffic and everyday economic activity. This project is the embodiment of the sentiments from local landowners and longtime residents who asked the board to approve housing that helps Spring Lake thrive now. The Vision Plan calls for a future where Spring Lake has high-quality housing and a sense of community. High density residential zoning in Flex Area 2 directly supports that goal. Two employees daily (Maint & Leasing), 8 hrs/day.



AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): Lorenzo McLean Jr & Gwendolyn McLean

MAILING ADDRESS: [REDACTED]

Officer's name and title: N/A

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): R5 - Conditional Rezoning
3. That the undersigned has (have) appointed and does (do) appoint Alex Edwards 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.

Owner's Signature/Print Title

Gwendolyn McLean
Owner's Signature/Print Title

Owner's Signature/Print Title

State of North Carolina Maryland
Cumberland County

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this 8th day of May (month), 2025 (year), by Lorenzo McLean Jr (name of person acknowledging) who is personally known to me or who has produced Driver's License (type of identification) as identification.



[Signature]
Signature of Notary Public - State of North Carolina Maryland
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

B. **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.

Lorenzo McLean + Gwendolyn McLean
NAME OF OWNER(S) (PRINT OR TYPE)

[REDACTED] Upper Marlboro, MD
ADDRESS OF OWNER(S)

Lxmjr2144@gmail.com
E-MAIL

[REDACTED] HOME TELEPHONE
[REDACTED] WORK TELEPHONE

Lorenzo McLean Jr. SIGNATURE OF OWNER(S)
Gwendolyn McLean SIGNATURE OF OWNER(S)



AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): BBC ENTERPRISES

MAILING ADDRESS: PO BOX 766 SPRING LAKE, NC 28390

Officer's name and title: WILLIAM WELLS, Owner & President

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): Conditional Rezoning Application
3. That the undersigned has (have) appointed and does (do) appoint Agent 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.

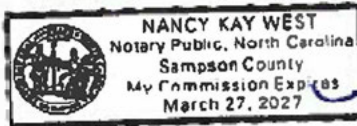
William Wells
Owner's Signature/Print Title

Owner's Signature/Print Title

Owner's Signature/Print Title

State of North Carolina
Cumberland County

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 30th day of May (month), 2025 (year), by William S. Wells, Jr. (name of person acknowledging) who is personally known to me yes produced yes (type of identification) as identification.



Nancy Kay West
Signature of Notary Public - State of North Carolina

(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

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.

William S. Wellons, Jr.

NAME OF OWNER(S) (PRINT OR TYPE)

P.O. Box 766 Spring Lake, NC 28390

ADDRESS OF OWNER(S)

billy@swellonsrealty.com

E-MAIL

910-436-3131

HOME TELEPHONE

WORK TELEPHONE



SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

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

Germanstown, MD 20874
 ADDRESS OF AGENT, ATTORNEY, APPLICANT

239-313-9330
 HOME TELEPHONE

WORK TELEPHONE

harrisonedwards@hotmail.com
 E-MAIL ADDRESS

FAX NUMBER

Alex Edwards
 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 ¹	LESS THAN 5 ACRES	5 TO 50 ACRES	50 TO 100 ACRES	100+ ACRES
CONDITIONAL USE DISTRICTS ² RESIDENTIAL DD/CUD	\$500	\$500	\$500	\$500
CONDITIONAL USE DISTRICTS ² NONRESIDENTIAL PND/CUD MXD/CCUD	\$700	\$800	\$800	\$800

- 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 rezoning is requested and based on recommendations of the Planning Board or Town of Aldermen, 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.

Town of Spring Lake

**** NOTICE OF PUBLIC HEARING ****

BOARD OF COMMISSIONERS (BOC)

Case ZON-25-0022: Rezoning

BOC Hearing Date:	November 10, 2025 (Monday)
Time:	6:00 PM, or shortly thereafter
Meeting Location:	Spring Lake Town Hall, 300 Ruth Street, Spring Lake NC
Meeting Item:	Rezoning, 9.02 +/- Acres C-3 Heavy Commercial and C(P) Planned Commercial District
Subject Site:	To: R-5/CZ Residential District Conditional Zoning 604 N. Main St. and parcel located on the NE Corner of N. Main St and Rainbow Ct (refer to attached location map).

October 29, 2025

Dear Property Owner(s):

The Town of Spring Lake Board of Commissioners will hold a public hearing on Monday, November 10, 2025, beginning at 6:00 P.M. or shortly thereafter, at Spring Lake Town Hall, located at 300 Ruth Street in Spring Lake, NC and will hear the following:

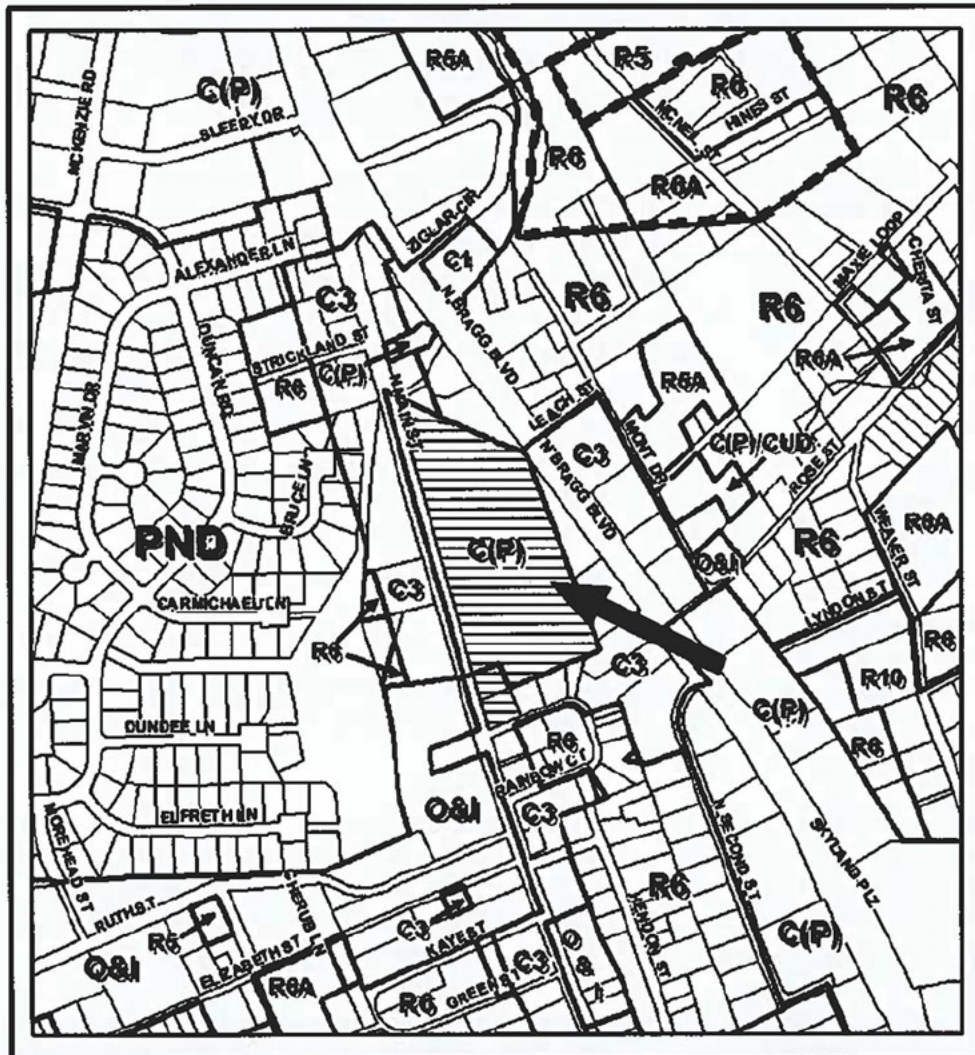
ZON-25-0022: Rezoning from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels containing a total of 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct.; submitted by Alex Edwards (Applicant) on behalf of Gwendolyn McLean and Lorenzo McLean Jr., and BBC Enterprises (Owners).

A site plan map identifying the location of the above referenced property, shown in a cross-hatched pattern, appears on the reverse side of this letter. A copy of the proposed conditional zoning site plan is also attached.

A copy of the rezoning application can be viewed by the public at the Department of Planning and Inspections, Room 103, 130 Gillespie Street, Fayetteville, NC, from 8:00 AM to 4:30 PM weekdays but excluding holidays. If you have questions regarding the Planning Board recommendation or the rezoning application for this case or the upcoming Board of Commissioners meeting, please call the Planning Department at (910) 678-7627.

MAP OF SITE PLAN INSERTED ON PAGE 2 (BACKSIDE)

Town of Spring Lake



REID: 0501-68-4230-000
0501-67-4845-000



(Not to Scale)

**REQUEST REZONING
C(P) AND C-3 TO R-5/CZ**

ACREAGE: 9.02 AC. +/- HEARING: ZON-25-0022



THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

[Send Email Confirmation](#)

ORDER DETAILS

Order Number: LWLM0395810
Order Status: Submitted
Classification: Govt Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 136.75
Payment Type: Account Billed
User ID: L0012804
External User ID: 744350

ACCOUNT INFORMATION

Cumberland County Planning & Inspections
130 Gillespie ST AMANDA OZANICH
Fayetteville, NC 28301-5669
910-678-7600
aozanich@cumberlandcountync.gov
Cumberland County Planning & I
Contract ID:

TRANSACTION REPORT

Date: October 24, 2025 9:33:38 AM EDT
Amount: 136.75

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LWLM03959100

October 30, 2025
Fayetteville Observer
November 6, 2025
Fayetteville Observer

PREVIEW FOR AD NUMBER LWLM03959100

Public Notice

The Town of Spring Lake Board of Commissioners will hold a public hearing on Monday, November 10, 2025, beginning at 6:00 P.M. or shortly thereafter, at the Spring Lake Town Hall, 300 Ruth Street, Spring Lake and will hear the following:

ZON-25-0022: Rezoning from C(P) Planned Comm. Dist. and C-3 Heavy Comm. Dist. to R-5/CZ Res. Dist. Cond. Zon. or a more restrictive zoning dist.; 9.02 +/- ac.; 604 N. Main St, and parcel at NE corner of Rainbow Ct and N. Main St; Alex Edwards (Agent); Gwendolyn and Lorenzo McLean Jr, and BBC Enterprises (Owners/Applicants)

October 30, November 6 2025
LWLM0395910

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Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

New Business

Item Title

ZON-25-0022: Rezoning from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels containing a total of 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct.; submitted by Alex Edwards (Applicant) on behalf of Gwendolyn McLean and Lorenzo McLean Jr., and BBC Enterprises (Owners).

Presenter

Mayor Kia Anthony

Summary/Description

Rezoning from C-3 Heavy Commercial District and C(P) Planned Commercial District to R-5/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels containing a total of 9.02 +/- acres; located at 604 N. Main St and the abutting parcel located at the northeast corner of N. Main St and Rainbow Ct.; submitted by Alex Edwards (Applicant) on behalf of Gwendolyn McLean and Lorenzo McLean Jr., and BBC Enterprises (Owners).

Requested Action

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

ZON-25-0022: Conditions of Approval

TOWN OF SPRING LAKE

Conditional Zoning No. ZON-25-0022 Conditions of Approval

General Address: 604 N. Main St	Acres: 9.02 +/-
REID: 0501-68-4230 & 0501-67-4645	Approval Date: TBD
Effective Date: TBD	Issued to: Lorenzo and Gwendolyn McLean Jr., BBC Enterprises (Owners); Alex Edwards (Agent and Applicant)

R-5 Residential/CZ Conditional Zoning District Ordinance Related Conditions for Residential Use of Property

A. Applicability:

This Conditional Zoning only applies to the property appearing in the Conditional Zoning Site Plan titled "Eleve at Main". This property is rezoned from C(P) Planned Commercial District and C-3 Heavy Commercial District to R-5/CZ Residential Conditional Zoning District for 9.02 +/- acres; located at the Northeast corner of N. Main St and Rainbow Ct.

B. Permitted and Prohibited Uses.

The use of the subject property is limited to the residential multi-family apartment group development as well as the terms and conditions of this Conditions of Approval and the Conditional Zoning Site Plan for ZON-25-0022, as set forth in Exhibit "A" herein.

C. Development Standards.

1. This Conditional Zoning Site Plan is not the Final Site Plan. A final site plan must be submitted to and approved by the Town of Spring Lake, in accordance with the Conditions of Approval and the Town of Spring Lake's Code of Ordinances, prior to any development activity. The Final Site Plan shall be consistent with the intent of the Conditional Zoning Site Plan and the intent of the Town of Spring Lake's Code of Ordinances.
2. Where any conflicts occur between the Conditions of Approval and Conditional Zoning Site Plan herein, with the Town of Spring Lake's Code of Ordinances, the Conditional Zoning Conditions of Approval and Conditional Zoning Site Plan shall supersede.
3. All uses, dimensions, setbacks and other related provisions of the Town of Spring Lake Zoning and Subdivision Ordinances for the R-5/CZ Conditional Zoning must be complied with, as applicable, and as appearing with the conditional zoning site plan 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.
4. The applicant/owner/developer shall pay a "fee in lieu of on-site open space" in accordance with Spring Lake Municipal Code §36-71(8) to satisfy the recreation/open space requirement in the total amount of \$40,000. This shall be paid to the Town of Spring Lake prior to issuance of the first building permit.
5. An architectural rendering (in color) of the proposed development demonstrating conformance with the Main Street Overlay District "Façade Guide" shall be submitted with

TOWN OF SPRING LAKE

the Final Site Plan in conformance with Section 42-174 and must be approved by the Town Manager.

6. At the time of Final Site Plan submittal, a Landscape Plan shall demonstrate compliance with the Spring Lake Landscaping Ordinance for tree plantings. If unable to comply with the tree planting requirements of the Landscape Ordinance, the Town manager can approve a fee-in-lieu of tree planting based on a rate of \$300.00 per tree. Any such fees collected by the Town shall be used to beautify and landscape Parks and Recreation spaces or other Town properties located within the Town of Spring Lake. This shall be paid prior to issuance of the first building permit for any building.
7. 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.)

D. Infrastructure and Utilities:

1. **Water and Sewer:** Connection to Town of Spring Lake Public Utility Water and Sewer is required. The Developer/Applicant shall coordinate with Town of Spring Lake to provide public water and sewer service connection.
2. **Fire Chief and Fire Inspections:** At the site of the final site plan the developer must comply with State Fire Code driveway and building access standards, which shall be review and determined by the Town of Spring Lake's Fire Chief. Prior to submittal of a final site plan to the Town, the developer shall coordinate with the Town Fire Chief.
3. **Stormwater and Drainage:**
 - a. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environmental Quality (NCDEQ) sedimentation and erosion control plan(S&E). If any retention/detention bases are required for state approval of this plan, a formal revision application must be filed with Current Planning for review and approval.
 - b. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post- Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environmental Quality. If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy.
 - c. 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 of free and debris. (Spring Lake Stormwater Utility Ord. Sec. 40-407)
 - d. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must demonstrate on the revised plan the placement of a four-foot-high fence with a lockable gate for the security of the stormwater utility structure. The owner/developer is required to maintain the

TOWN OF SPRING LAKE

detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.

- e. For new development, all utilities, except for 25k or greater electrical lines, must be located underground.

4. Outdoor Lighting:

- a. An outdoor lighting plan shall be submitted with the Final Site Plan and shall illustrate outdoor lighting for all parking areas and pedestrian pathways.
- b. All pedestrian areas, including off-street parking areas are to be lighted with shielded, controlled lighting, and shall complement the proposed development in color and style while being consistent with existing lighting of adjacent or nearby developed nonresidential properties.

5. Roads, Access, and Parking:

a. NCDOT, Connections to SR 1449 (Main St):

- i. Right and left turn lanes with a continuous three lane section between the two (2) connections shall be required.
- ii. Applicable right-of-way dedication will be required for the install of the roadway improvements. The installation of a closed drainage system with curb and gutter may negate any right-of-way dedication requirement (design dependent).
- iii. Right-of-way dedication requires a recorded plat and a North Carolina General Warranty deed with complete metes and bounds description referencing aforesaid plat.
- iv. Typical 100' driveway stem requires at both entrances as measured from the nearest edge of right-of-way.

b. NCDOT, Connection to NC HWY 24/87 (Braga Boulevard):

- i. If permitted, the driveway would be required to be constructed with concentric radii thereby removing any possibility of right turn movements into the site from the roadway.
 - ii. Any connection NC HWY 24/87 will require roadway improvements if ingress were requested.
 - iii. Egress only movements would be allowed a maximum of 24' width with a 25-30' radii (egress) for this type of development.
- c. 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.
 - d. 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 NCGS §136-18(5) & §136-93)
 - e. The developer must obtain driveway permits from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit(s) must be provided to the Town of Spring Lake at the time of application for building/zoning permit.

TOWN OF SPRING LAKE

- f. At the time of final site plan, the proposed gate located at the emergency access abutting NC HWY 24 shall be moved to demonstrate emergency vehicles and fire apparatus have sufficient area to turn and maneuver so as not to impede the flow of traffic along NC HWY 24 and the point emergency access.
- g. If any NCDOT permits are required, these permits must be obtained and submitted to the Town of Spring Lake prior to any issuance of a building permit or commence of any development activity.
- h. If any right-of-way dedication is required by the 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.
- i. Turn lanes may be required by the NC Department of Transportation (NCDOT) or the Town of Spring Lake applicable.
- j. The final site plan must provide an internal access to any stormwater facility serving the site, to allow the Owner's Association to have the ability to access the stormwater facility.
- k. All designated parking areas shall only be used for operatable motor vehicles for the residents and guests and management staff of this residential community. All motor vehicles shall only park at designate parking stalls approved by the Town as appearing in the final site Plan. No parking is allowed in buffer or landscape areas.
- l. Parking spaces shall not be used for storage or parking of recreational vehicles, boats, watercraft, commercial tractor trailers or for the storage of shipping containers or other materials.
- m. All NCDOT permits must be obtained and submitted to the Town of Spring Lake Inspection Division prior to any issuance of a building permit or commencement of any development activity or change in property usage. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense.
- n. Where sidewalk construction is not feasible due to a change-in-use or redevelopment, the developer shall pay a fee in lieu of sidewalk construction in an amount consistent with the actual cost of installing the sidewalk. The Town Manager shall determine if the sidewalk construction is not feasible as well as the sidewalk installation cost. The monies generated from this section shall be used by the town for sidewalk construction and/or maintenance of sidewalks within the Central Business District. (Sec. 42-174 §2(c)(4) – *Pedestrian Pathways/Sidewalks and Amenities*)
- o. The final site plan shall address and show any/all required roadway improvements as required by the Town of Spring Lake's Code of Ordinances and NC Department of Transportation's comments issued and stated herein.

6. Landscaping:

- a. The final site plan shall include a detailed landscaping plan addressing all code requirements set forth in Article IX – Landscape Requirements and Sec. 42-174. Specifications for the CB Central Business District.
- b. All open space areas and ground cover shall be grass, seeded or sodded, except for areas underneath trees and shrub plantings.

TOWN OF SPRING LAKE

- c. Flowering street trees shall be provided in an amount equivalent to at least one tree for every 20 feet of road frontage and shall be located within the amenity area required, including along any side street. In the event a nonflowering tree is proposed to be planted that would be conducive to the proposed development, an administrative modification from the administrative officer for the alternative tree specimens is mandatory.
- d. All street trees shall be a minimum of two-inch caliper at the time of planning and additional plantings in pots or boxes is strongly encouraged.

7. Development Review Process:

- a. 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.
- b. A detailed phasing schedule shall be submitted with the final site plan showing the proposed phasing labeled and delineated on the final site plan.
- c. Prior to any clearing or grading activity, applicant shall be required to submit a final site plan with the Town of Spring Lake Code of Ordinances and in conformance with the approved Conditional Zoning Site Plan and the Conditional Zoning terms and conditions.
- d. In the event the requirements or conditions from a State or Federal Agency or utility provider creates an inconsistency with the conditional zoning site plan in any manner, a revised conditional zoning site plan must be submitted to the Current Planning Division for review in conformance with the Town of Spring Lake Code of Ordinances and conditions hereto.
- e. Developer must coordinate with the Current Planning Division prior to making any changes to the conditional zoning site plan. Any changes to the conditional zoning site plan must be reviewed by the Current Planning Division to determine if any change is considered an insubstantial or substantial modification.
- f. A final site plan must be submitted to and reviewed by the Cumberland County Current Planning Division, in accordance with the Conditions of Approval and the Town of Spring Lake's Code of Ordinances, prior to any development activity. The Final Site Plan must be approved by the Town and shall be consistent with the intent of the Conditional Zoning Site Plan and the intent of the Town of Spring Lake's Code of Ordinances.

8. Final Site Plan Standards:

- a. A note on the final site plan shall state that all use and development occur consistent with Conditions of Approval for ZON-25-0022.
- b. All buildable lot areas shall comply with the setbacks established in the Conditional Zoning Site Plan (Exhibit "A" attached).
- c. Any/all easements appearing on the Conditional Zoning Site Plan (Exhibit "A") must be reflected on the final site plan and labeled as to the type of easement, reference number for document that requires the easement, and the name of the agency, individual, entity, etc. who holds the easement.

TOWN OF SPRING LAKE

- d. The NC Department of Transportation (NCDOT) driveway permit must be submitted to the Town prior to issuance of any building permit.
 - e. The developer should be aware that any addition and/or revision to the final site plan may require an additional review and approval by the Town of Spring Lake Board of Commissioners prior to submission for final site plan approval of any portion of this development.
9. **Other Conditions:**
- a. A recombination plat must be submitted, reviewed by the Current Planning Division to ensure conformance with the Town of Spring Lake's Code of Ordinances, approved by the Town of Spring Lake, and recorded at the Cumberland County Registrar of Deeds prior to approval of the final site plan for this development.
 - b. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
 - c. 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 responsible party to ensure full compliance with all applicable Federal, State, and local regulations.
 - d. The owner is responsible for maintaining the site clear and free of trash and debris and shall maintaining all landscaping according to the approved landscape plan.
 - e. All applications and plan submittals shall be submitted via the County online permitting self-service portal at the following website address:
https://selfservice.co.cumberland.nc.us/EnerGov_Prod/SelfService#/home.
 - f. Modification to the Conditional Zoning Site Plan. All substantial modifications, including changes in use and/or increase in density, to approved plans, other than those listed below, shall be reviewed in the same manner as a new project (Sec. 42-359 (d), Code of Ordinances). The Town manager shall decide if a change constitutes a substantial or minor modification.
 - g. This conditional zoning applies to a multi-family apartment development intended for rental of residential units. If the ownership of the property changes to a condominium ownership, the condominium shall be formed consistent with Chapter 47C, NC General Statutes. A preliminary plan and final plat shall be required to create any residential lots and to establish common areas owned and maintained by an owner's association. Both the preliminary plan and final plat must be approved by the Town. The developer is required to submit to the Town the following documents through the County on-line customer service portal:
 - i. 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;
 - ii. One copy of the deeds proposed for recordation conveying all common area to the proposed owner's association;
 - iii. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and

TOWN OF SPRING LAKE

- iv. One copy of the final site plan prior to the submission for final approval.

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

10. Expiration. If no development activity occurs within five years from the date of the adoption of this ordinance, the Town may proceed to rezoning the property to another zoning district following the process set forth in NC General Statutes.
11. The property owner/applicant of rezoning case ZON-25-0022 agree to all terms and conditions set forth in this Conditional Zoning Conditions of Approval. All subsequent owners shall be subject to the terms and conditions set forth herein.

Property Owner/Agent Acceptance of Conditions

Gwendolyn McLean
(Print Name) - Gwendolyn McLean

Gwendolyn McLean
(Signature) - Gwendolyn McLean

11/01/2025
Date

Lorenzo McLean
(Print Name) - Lorenzo McLean, Jr.

Lorenzo McLean
(Signature) - Lorenzo McLean, Jr.

11/01/2025
Date

Alex Edwards
(Print Name) - BBC Enterprises' Authorized Agent

Alex Edwards
(Signature) - BBC Enterprises' Authorized Agent

31 Oct 2025
Date

Issued by:

Jon Rorie
Spring Lake Town Manager

Date

TOWN OF SPRING LAKE

EXHIBIT "A"
ZON-25-0022: Conditional Zoning Site Plan

TOWN OF SPRING LAKE

CONDITIONAL ZONING SITE PLAN – SHEET 01

TOWN OF SPRING LAKE

CONDITIONAL ZONING SITE PLAN – SHEET 02

[illegible]



Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

New Business

Item Title

~~Resolution~~ 2025-18 Petition Requesting Annexation, 1523 N. Bragg Blvd.

Presenter

Mayor Kia Anthony & Town Manager Jon Rorie

Summary/Description

James & Pennapa Hinnant has petitioned to annex the property located at 1523 N. Bragg Blvd. into the Town of Spring Lake. This property is contiguous to the Town of Spring Lake. Upon receipt of the petition, the Board shall direct the Clerk, by Resolution, to investigate the sufficiency thereof and to certify the result of her investigation. The Board shall also direct staff to conduct a feasibility study.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Petition for Annexation of 1523 N. Bragg Blvd. – James & Pennapa Hinnant
Resolution 2025-18



Petition Requesting Annexation (Contiguous)

Date Received: 10/27/25 Received by: CAutry
 Action by Town Council: _____
 Date Approved or Denied: _____

This form is based on the North Carolina General Statutes governing contiguous voluntary annexations [G.S. 160A-31(a) and (b)].

Who should use this form?

A property owner who is requesting annexation of a contiguous property into the Town of Spring Lake should use this form.

Statement of the Request:

To the Mayor and Board of Commissioners of the Town of Spring Lake, North Carolina:

1. We the undersigned owners of real property respectfully request that the area described in the attached metes and bounds legal description be annexed to the Town of Spring Lake.
2. The area to be annexed is contiguous to the Town of Spring Lake and the boundaries of such territory are shown in the attached metes and bounds legal description and in the attached map.

Project Location:

Street Address: 1523 N Bragg Blvd, Spring Lake, NC 28390

PIN/REID: 0502-44-1222

Lot Area/Acreage: 1.19

Requested zoning district for property after annexation:

Have you obtained a vested right certificate from the Cumberland County Planning Department for any proposed development at this location? ☐ Yes ☐ No If yes, please attach evidence.

Submittal Requirement Checklist:

<input type="checkbox"/>	A metes and bounds legal description of the proposed annexation area is attached.
<input type="checkbox"/>	A deed of the property is attached indicating the deed book and page number.
<input type="checkbox"/>	A map showing the proposed annexation area in relation to the existing Town limits is attached.
<input type="checkbox"/>	Evidence of vested rights obtained from County Planning Department (if applicable).
<input type="checkbox"/>	The area to be annexed is contiguous to the Town limits and a map indicating the boundaries of such territory is attached.

Primary Contact Information & Signatures:

If the property is owned by an individual (or individuals), please fill in the Individual section below. If the property is owned by a Corporation, Limited Liability Corporation (LLC), or Partnership, please fill in the appropriate section below. Be sure to provide names, signatures, and titles for each applicant.

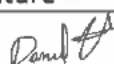
Individuals:

Print Name	Mailing Address	Phone Number	Signature
James Hinnant	[REDACTED]	[REDACTED]	<i>James Hinnant</i> <small>dotloop verified 10/24/25 8:48 AM EDT AIHO-06WQ-GEAY-LVRF</small>
Pennapa Hinnant	[REDACTED]	[REDACTED]	<i>Pennapa Hinnant</i> <small>dotloop verified 10/24/25 8:49 AM EDT QFES-GKSP-TZAN-JVBV</small>

Corporation:

Name of Corporation:			
Print Name & Title	Mailing Address	Phone Number	Signature

Limited Liability Corporation (LLC):

Name of LLC: Tanner Postal Commercial Real Estate, LLC			
Print Name & Title	Mailing Address	Phone Number	Signature
Danny Hernandez/ President- Development	6600 N Military Trl, Ste 302, Boca Raton, FL 33496	561-906-1605	

Partnership:

Name of Partnership:			
Print Name & Title	Mailing Address	Phone Number	Signature

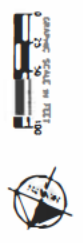
MANCHESTER ROAD & N BRAGG BOULEVARD - ANNEXATION EXHIBIT (FOR REFERENCE ONLY)

DATE: 10/24/2025

Kimley-Horn
INCORPORATED
2025



LEGEND	
	EXISTING PROPERTY LINE
	PARCEL TO BE ANNEXED



2025 10/24/2025 1:07pm by Patrick Hestor

FILED ELECTRONICALLY
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.

FILED Aug 24, 2015
AT 01:58:37 PM
BOOK 09710
START PAGE 0472
END PAGE 0474
INSTRUMENT # 25461
RECORDING \$26.00
EXCISE TAX \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 0502-44-1222 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: The Law Office of Jeffrey E. Radford, P.A., 1300 Bragg Blvd, Suite 1316, Fayetteville, NC 28301 - BOX

This instrument was prepared by: The Law Office of Jeffrey E. Radford, P.A., 1300 Bragg Blvd, Suite 1316, Fayetteville, NC

Brief description for the Index: _____

THIS DEED made this 21 day of August, 2015 by and between

GRANTOR

James Hinnant and wife Pennapa Hinnant
1523 N. Bragg Blvd.
Spring Lake, NC 28390

GRANTEE

James Hinnant, Pennapa Hinnant
Pennapa Hinnant DBA Thai Esan Restaurant
1523 N Bragg Blvd
Spring Lake, NC 28390

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

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

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

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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

A map showing the above described property is recorded in Plat Book 13 page 2.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "The Law Office of Jeffrey E. Radford"

in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Subject to all Easements, Restrictive Covenants and Rights of Way of Record.

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

(Entity Name)
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____

James Hinnant (SEAL)
Print/Type Name: James Hinnant
Pennapa Hinnant (SEAL)
Print/Type Name: Pennapa Hinnant

Print/Type Name: _____

Print/Type Name: _____

State of North Carolina - County or City of Cumberland

I, the undersigned Notary Public of the County or City of Cumberland and State aforesaid, certify that James Hinnant and Pennapa Hinnant personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21 day of August, 2015.

My Commission Expires: October 18, 2015
(Affix Seal)

Tracey Akers
Notary Public
Notary's Printed or Typed Name

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

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

BK 09710 PG0474
Attachment

Beginning at a stake in the western margin of NC Highway 87, the same being the northeast corner of Lot #10, and the southeast corner of Lot # 9 and running thence with the northern margin of the Lot # 10 South 66 degrees 39 minutes West about 488 feet to a point in the middle of McDuffie's Creek; thence in a northerly direction (North 15 degrees 25 minutes East) with said McDuffie's Creek about 107 feet to a stake; thence North degrees 39 minutes East and parallel; with the first line 480.00 feet to a stake in the western margin of NC Highway 87; thence South 19degrees 40 minutes East 107.00 feet with the margin of Highway 87 to the point and place of Beginning and containing 1.19 acres more or less; and being the southern portion of Lot # 9 as shown on a plat recorded in Book of Maps 13, Page 2, Cumberland County Registry.



REC'D 442
APR 15 1967

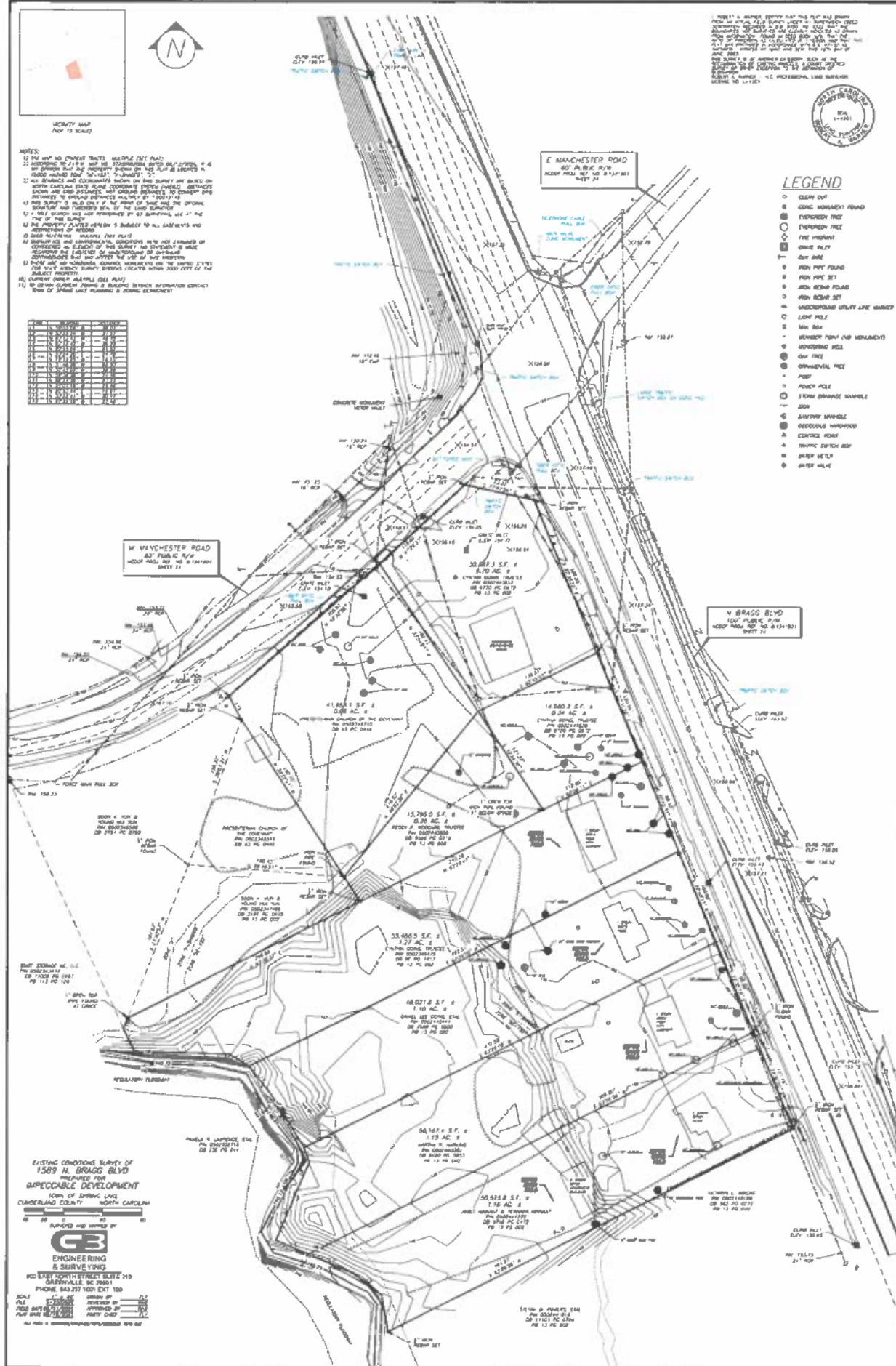
Authors

- [illegible]

[illegible][illegible]

LEGEND

- ① GLASS DIRT
- ② GLASS MONUMENT FOUND
- ③ OVERGROWN FENCE
- ④ OVERGROWN FENCE
- ⑤ FIVE INTERIOR
- ⑥ GRASS PATCH
- ⑦ GIVE DIRT
- ⑧ JOHN PACE FOUND
- ⑨ JOHN PACE SITE
- ⑩ JOHN REICH FOUND
- ⑪ JOHN REICH SITE
- ⑫ SANDPAPERED GRATE LINE MARKER
- ⑬ LEAD PIPE
- ⑭ NEW BOX
- ⑮ MONUMENT FOUND (ON MONUMENT)
- ⑯ MONUMENT HILL
- ⑰ GRASS FENCE
- ⑱ MONUMENTAL FENCE
- ⑲ POST
- ⑳ POWER POLE
- ㉑ 3000 BROWNSIDE SOURCE
- ㉒ ZONE
- ㉓ SANDPAPER SANDPAPER
- ㉔ SANDPAPER SANDPAPER
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RESOLUTION 2025-18

A Resolution of the Board of Commissioners of the Town of Spring Lake, NC; Directing the Clerk to Investigate a Petition for Annexation from James & Pennapa Hinnant for the Property Located at 1523 N. Bragg Blvd. Received Under G.S. 160A-31, and Directing Staff to Conduct a Feasibility Study.

WHEREAS, A petition requesting annexation of an area described in said petition has been received on November 6, 2025, by the Board of Commissioners; and

WHEREAS, North Carolina General Statute 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, Town staff will conduct a feasibility study before further annexation proceedings may take place; and

WHEREAS, the Board of Commissioners of the Town of Spring Lake deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF SPRING LAKE, THAT:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify, as soon as possible, to the Board of Commissioners the result of the investigation.

Section 2. Town Staff is hereby directed to conduct a feasibility study for the petition and report findings, as soon as possible, to the Board of Commissioners.

Adopted this 10th day of November 2025.

Attest:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor



Board of Commissioners Agenda Cover Sheet

Meeting Date

November 10, 2025

Agenda Location

New Business

Item Title

Proposals for Audit Services FY 2023, 2024, and 2025

Presenter

Finance Director James Overton

Summary/Description

The Town received three (3) bids for audit services from Certified Public Accountants for Fiscal Years 2023, 2024, and 2025 from Cherry Bekaert, Carr, Riggs & Ingram, P.L.L.C., and Martin Starnes & Associates, CPAs, P.A. After review, staff recommends that the Board approve awarding the audit contract for the fiscal years ending June 30, 2023, 2024, and 2025 to Carr, Riggs & Ingram, P.L.L.C. (CRI).

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Proposals for Audit Services from:

Cherry Bekaert

Carr, Riggs & Ingram, P.L.L.C. (CRI)

Martin Starnes & Associates, CPAs, P.A.

Town of Spring Lake
 Proposal for Audit Services
 Fiscal Years Ended June 2023, 2024 and 2025

	Cherry Bekaert Raleigh, NC	Martin Starnes Hickory, NC	Carr Riggs & Ingram Goldsboro, NC
Audit Fee FY 2023	\$47,250	\$65,000	\$40,000
Single Audit FY 2023	\$8,000	Included	\$5,000 X 2 = \$10,000
Audit Fee FY 2024	\$49,600	\$71,500	\$44,000
Single Audit FY 2024	8,000	Included	\$5,500 X 2 = \$11,000
Audit Fee FY 2025	\$52,100	\$78,650	\$48,500
Single Audit FY 2025	8,000	Included	\$6,000 X 2 = \$12,000
Total Fee 3 Years	\$172,950	\$215,150	\$165,500
Single Audit Fee Includes	2 Major Programs		2 Major Programs
Major Program = Grant >	\$750,000	\$750,000	\$750,000

Major Programs FY 2023 American Rescue Plan FY 2024 N/A FY 2025 Powell Bill, FEMA

October 7, 2025

Mr. James C. Overton, Finance Director
Town of Spring Lake
300 Ruth Street
Spring Lake, North Carolina, 28390

Dear Mr. Overton:

Cherry Bekaert proudly presents this quote for audit services to the Town of Spring Lake, North Carolina (the "Town"). You will receive committed support from a firm who invests the time to understand your organization and deliver value added professional services. We view each client relationship as a committed partnership, and we will provide the Town with proactive advice that helps you take advantage of every opportunity to succeed. We are available at all times to provide creative, innovative solutions.

We understand and appreciate your desire for professional service providers who are not only highly qualified, but who are also cost-conscious and cost-effective about the work they perform. Accordingly, we have structured our fee based on our strong desire to develop a mutually rewarding, long-term relationship with the Town:

Services	Fee
Audit of FYE June 30, 2023 (Includes Single Audit fee of \$8,000 – includes up to two major programs)	\$55,250
Audit of FYE June 30, 2024 (Includes Single Audit fee of \$8,000 – includes up to two major programs)	\$57,600
Audit of FYE June 30, 2025 (Includes Single Audit fee of \$8,000 – includes up to two major programs)	\$60,100

Actual out-of-pocket expenses, if incurred, will be invoiced at cost and generally include mileage and parking.

Our proposed fee assumes that the Town will require an audit performed in accordance with Uniform Guidance and North Carolina's Single Audit requirements in each of the next three years. If, the Town does not meet the threshold in federal and/or state expenditures for the conduct of a single audit, our fee will be reduced accordingly. Please note that our Single Audit fee includes our auditing up to two programs as major; if additional programs meet the requirements to be audited as major, the fee for each additional major program would be \$6,000. Our proposed fee also assumes the Town will prepare the financial statements.

Let us be **Your Guide Forward** by delivering:

- ▶ Outstanding service qualifications, amplified by our commitment to prioritize your business and provide practical and timely support
- ▶ A high level of partner and director involvement, attentiveness to your needs, continuity of service professionals, and expert consultation on a year-round basis
- ▶ A streamlined and cost-effective service approach
- ▶ Proactive guidance on issues you may not know to even ask about or don't have the time to focus on

We commit to provide timely, quality service delivered by a team of conscientious professionals dedicated to serving your needs. We understand that it is the Town's desire to conduct these audits in order to allow the Town get back on a timeline to submit future audits in a timely manner. We expect to complete each of these audits successively and commence the next year's audit upon successful completion of each prior year's audit, with only minimal time in between for preparing engagement letters and contracts as well as any time needed by the Town to gather and prepare any items necessary for the next year's audit. Please do not hesitate to contact me if you have further questions or need additional information.

With best regards,

Lee Ann Watters

Lee Ann Watters
Director
Cherry Bekaert

Please note: "Cherry Bekaert" is the brand name under which Cherry Bekaert LLP and Cherry Bekaert Advisory LLC provide professional services.

Cherry Bekaert LLP and Cherry Bekaert Advisory LLC practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations and professional standards. Cherry Bekaert LLP is a licensed independent CPA firm that provides attest services to its clients, and Cherry Bekaert Advisory LLC and its subsidiary entities provide tax and business advisory services to their clients. Cherry Bekaert Advisory LLC and its subsidiary entities are not licensed CPA firms.

The entities falling under the Cherry Bekaert brand are independently owned and are not liable for the services provided by any other entity providing services under the Cherry Bekaert brand. Our use of the terms "our Firm" and "we" and "us" and terms of similar import, denote the alternative practice structure of Cherry Bekaert LLP and Cherry Bekaert Advisory LLC.



CARR, RIGGS & INGRAM, P.L.L.C.

Carr, Riggs & Ingram, P.L.L.C.
2805 North Park Drive
Goldsboro, NC 27534

Mailing Address:
PO Box 10588
Goldsboro, NC 27532

919.751.8297
919.778.0575 (fax)
CRladv.com

November 3, 2025

Town of Spring Lake
Honorable Mayor Kia Anthony
and Board of Commissioners
300 Ruth Street
Spring Lake, North Carolina 28390

Re: Professional Services Proposal
Audit Services for fiscal years
June 30, 2023, 2024, and 2025

Dear Mayor and Commissioners:

Carr, Riggs & Ingram, P.L.L.C. (CRI) appreciates the opportunity to propose on audit services for the Town of Spring Lake, North Carolina (Town). We are genuinely excited about the prospect of serving you and establishing a long-term relationship.

We understand the Town is seeking proposals for audit services for the fiscal years of June 30, 2023, 2024, and 2025. In addition, we understand that the Town may be subject to a federal and/or state single audit for one or more of these years. As such, our proposal will outline a fee structure by service. This fee structure includes travel, copying costs and other administrative tasks.

Our governmental audit team, who will be working with you, possesses nearly one hundred years of experience. These team members have performed audits for municipalities, counties, board of education, and special purpose governments.

To ensure a smooth transition and to appropriately plan for the engagement, our team would like to meet with those charged with governance. At the completion of the engagement, we would also like to meet for an exit conference to discuss the results as well as any recommendations. We will provide an audit required communication package which outlines our responsibilities for the audit and the management representation letter.

Service	FY2023 CRI Fee Proposal	FY2024 CRI Fee Proposal	FY2024 CRI Fee Proposal
Perform audit services, as required by North Carolina General Statutes, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the Government Auditing Standards issued by the Comptroller General of the United States, in order to express an opinion on the Town's financial statements for the years ended June 30, 2023, 2024, and 2025.	\$40,000	\$44,000	\$48,500
Report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards; Uniform Guidance 2 CFR Part 200 and the State Single Audit Implementation Act in order to express an opinion on compliance with requirements applicable to each major federal program / state program.	\$5,000 per major program	\$5,500 per major program	\$6,000 per major program
Report on internal control over compliance with the types of compliance requirements described in Uniform Guidance 2 CFR Part 200, the OMB Compliance Supplement, and State Single Audit Implementation Act.	See above major program information	See above major program information	See above major program information
Non-attest services	\$250 per hour	\$250 per hour	\$250 per hour

Once again, we thank the Town for allowing us this opportunity and should you have any questions or need additional information, please do not hesitate to contact us.

Best regards,



Michael C. Jordan, CPA
Partner

MARTIN ♦ STARNES & ASSOCIATES, CPAs, P.A.

"A Professional Association of Certified Public Accountants and Management Consultants"

October 21, 2025

Town of Spring Lake
Attn: James Overton, Finance Director
300 Ruth Street
Spring Lake, NC 28390

Thank you for the opportunity to propose on the audit of the financial statements of the Town of Spring Lake for the years ended June 30, 2023-2025. We appreciate the confidence that you have shown in our firm by asking us to bid on the audit.

It is our understanding that we will be engaged to perform an audit of the financial statements for the Town of Spring Lake, as required by auditing standards generally accepted in the United States of America. We will also audit the Town's compliance with the specific requirements of its major federal and state programs under the guidelines of Title 2 U.S. *Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act (as required) and its compliance with laws and regulations, and the design of its internal control system as required by Generally Accepted Government Auditing Standards (GAGAS "Yellow Book"). Our audit opinion will include an "in relation to" paragraph specifically covering the Schedule of Expenditures of Federal and State Awards (if required).

Our firm is best qualified to perform the audit of the Town of Spring Lake based on our:

- *Experience in auditing governments in North Carolina*
- *Commitment to the governmental industry*
- *Availability to our clients throughout the year*
- *Record of providing non-traditional services to our governmental audit clients*
- *Commitment to continued education and training, specifically in the governmental arena*

For the fiscal year ended June 30, 2024, we were engaged to audit 23 counties, 42 municipalities, and various other governmental entities, totaling approximately 100 total governmental units. Our relationships with these clients, totaling over 1,300 cumulative years, are a testament to our commitment to exceptional service, expertise in governmental accounting, staff stability, strategic internal rotation of staff on ongoing engagements, and our competitive value-based fee structure. If you should require specific client references, please let us know.

Martin Starnes & Associates has been conducting Single Audits and Yellow Book audits since 1992. We began with one municipal audit and have grown the practice to one of the largest government auditing practices in North Carolina. Virtually all of our government clients are subject to the *Government Auditing Standards* contained in the "Yellow Book." Approximately 80% of our government audit hours in 2024 were on engagements under the provisions of the Federal and State Single Audit Acts.

Approximately 85% of our audit practice is dedicated to serving governments in North Carolina. We are focused on serving our government clients and only have one busy season. This structure has minimized our turnover and increased the quality of our audit product through continuity on the engagements.

We are required by auditing standards to maintain our independence, and we can assure the Town that Martin Starnes & Associates takes compliance with the independence standards seriously. We rotate our audit teams and audit partners as a normal course of business due to staff growth. We reinvent the audit process each year during the planning stage to make sure we are addressing the pertinent risk areas of the entity's audit. Therefore, a long audit relationship, if managed properly, is a great benefit to the Town.

Our audit fees for the Town for fiscal year ended June 30, 2023 will include a not to exceed amount of \$65,000, billed at standard hourly rates as follows:

Partner - \$390-440
Senior Manager - \$270-300
Manager - \$260
Senior Accountant - \$150-200
Staff Accountant - \$100-130
Accounting Technician - \$100-110
Administrative - \$100-120

We will submit invoices monthly at actual costs using the hourly rates listed above, up to an initial maximum (not to exceed amount) of \$65,000. If we determine we are unable to complete the audit at a cost of \$65,000, we will discuss with you in advance and may have to amend the audit contract for additional fees. After the initial audit (FY 2023) is completed, we will evaluate our fee structure and aim to provide a fixed fee instead of billing at standard hourly rates for the FY 2024 and FY 2025 audits. However, if we decide we need to continue billing hourly, our not to exceed amounts are estimated to be \$71,500 for FY 2024 and \$78,650 for FY 2025. In addition, our standard hourly rates listed above are subject to annual increases.

We plan to perform the majority of our audit work remotely. If on-site work is performed, travel costs will be billed based on actual mileage expenses (reimbursed at the current IRS rate) and actual hotel expenses, plus a per diem rate to cover meal expenses (currently \$68 per day per person).

The timing of the 2023 audit will be dependent on the 2022 audit being completed and the Town being prepared with all required items from the PBC (prepared by client) list provided, including a balanced trial balance and reconciled general ledger accounts. We will not be able to begin any audit work until early 2026.

The audit services will include the following:

- Submission of the report to the LGC
- Preparation of the Data Collection Form (if a federal single audit is required)
- Presentation to the Town Board of Aldermen

Our not to exceed fee quote above is based on our understanding that drafting of the financial statements will be provided by the Town's Finance Director. For services beyond the scope of the audit engagement, separate fee negotiations will take place. We are available to print final copies of the financial statements at a per copy charge based on actual costs.

Please call me at (828) 327-2727 x324 or email me at amcghinnis@msa.cpa should you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Amber Y. McGhinnis". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Amber Y. McGhinnis, CPA
Senior Manager