



Board of Adjustment

Members:

Linda Amos- Chair
Marva Lucas-Moore- Vice Chair
Vickie Mullins
Kenneth Turner
Donald Brooks

Alternates:

Jovan Bowser
Gary Silverman
Brenez Orozco
Veronica Mitchell-Rozier

TENTATIVE AGENDA
DECEMBER 19, 2024
6:00 PM

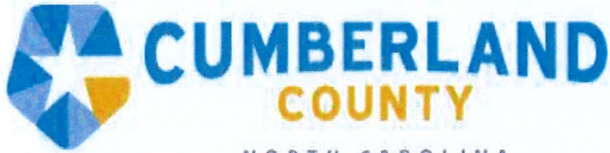
A meeting of the Cumberland County Board of Adjustment is to be held on Thursday, DECEMBER 19, 2024, at 6:00 p.m. in Hearing Room #3 of the Historic Courthouse at 130 Gillespie Street, Fayetteville, North Carolina. The agenda is as follows:

1. INVOCATION & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SWEAR IN STAFF
4. ADMINISTERING OATH TO NEW BOA MEMBERS: D. Brooks, Regular Member; V. Mitchell-Rozier, Alternate
5. ADJUSTMENTS TO THE AGENDA
6. APPROVAL OF THE AUGUST 15 & SEPTEMBER 19, 2024, MINUTES
7. ABSTENTIONS BY BOARD MEMBERS/BOARD MEMBER DISCLOSURES (SITE VISITS AND/OR PERSONAL AFFILIATIONS)
8. PUBLIC HEARING DEFERRALS/WITHDRAWALS
9. POLICY STATEMENT REGARDING APPEAL PROCESS
10. PUBLIC HEARING(S):

BOA-2024-0018: Variance from Section 1104 District Dimensional Provisions, County Zoning Ordinance, to request reduction in M(P) Planned Industrial District rear and side yard setbacks for a proposed subdivision on a lot containing 4.15 +/- acres, located at 2405 Wilmington Highway; submitted by Mike Adams (agent) on behalf of Waste Container Repair Services Inc (Owner).

11. DISCUSSION/UPDATE(S): 2025 Board of Adjustment Meeting Schedule to approve.
12. ADJOURNMENT

Purposely Left Blank



NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
VARIANCE CASE # BOA-2024-0018
Board of Adjustment Meeting: Dec. 19, 2024

Location: 2405 Wilmington Hwy
Jurisdiction: County

SUMMARY OF THE REQUEST **Variance – Side Yard District Dimension Provisions**

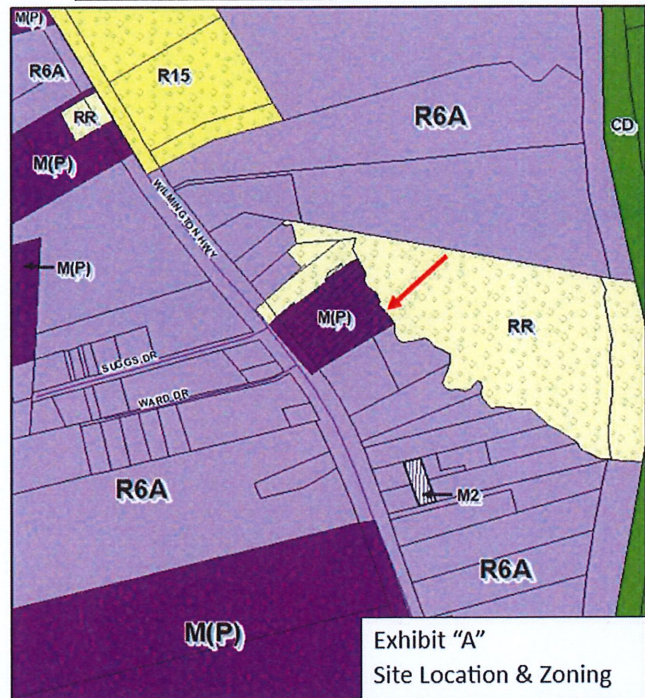
The property owner requests four variances from Section 1104 District Dimension Provision, Cumberland County Zoning Ordinance, to allow three existing buildings to encroach the minimum side or rear yard setback lines. Assigned a zoning district of M(P) Planned Industrial District, the minimum side yard setback standard applicable to the owner's parcel is fifty (50) feet. Location of the subject property is shown in Exhibit "A".

All three buildings presently occur on a single parcel containing 4.15 +/- acres. The property owner desires to split the parcel into two smaller lots. One of the proposed two lots will hold two buildings on 2.53 +/- acres, while other new lot one building on 1.63 +/- acres. If the variance is approved by the Board of Adjustment, the property owner's intent is to sell one of the newly created lots to another business.

A side yard setback variance is requested for the proposed southern lot line of the northern lot. For the southern proposed lot, a side yard setback variance is requested for the proposed northern lot line and for the proposed eastern rear lot line. Clarification for the four variance requests is described in the next section.

The variance request does not place any building closer to an existing residential lot or residential district.

- Exhibits
- A. Site Location/Zoning
 - B. Variance Breakdown
 - C. Four Variance Request Locations
 - D. Variance Site Plan (attached)
 - E. Existing and Surrounding Uses
 - F. Future Land Use Map
 - G. District Dimension Provisions, Section 1104
 - H. Section 1605. Variance
 - I. Applicant's Justification Response
- Attachment: Notification List; Application

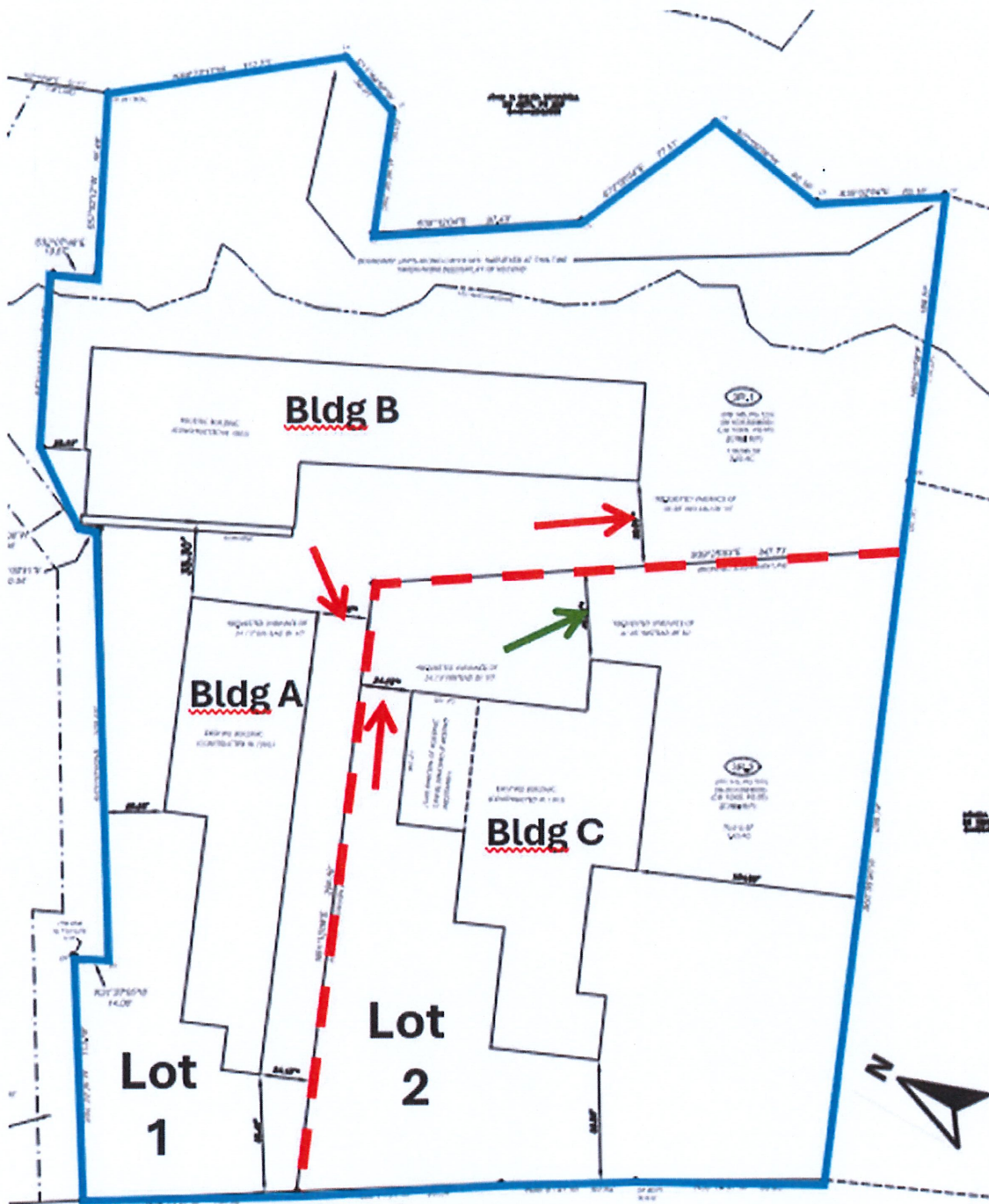


Explanation of the Four Variance Requests

Each of the four variance requests are described in the table below (Exhibit "B"), and the location of each variance situation is illustrated within Exhibit "C", which works in conjunction with Exhibit "B" information.

Exhibit "B": Breakdown of the Four Variances Requested						
Building	Proposed Lot #	Building Gross Sq. Ft.	Min. Side Yard Setback Standard	Min. Rear Yard Setback Standard	Proposed Setback Distance	Setback Encroachment
A	1	13439	50 ft	n/a	24.13 ft	25.87 ft
B	1	16956	50 ft	n/a	39.86 ft	10.14 ft
C	2	10280	50 ft	n/a	24.13 ft	25.87 ft
C	2		n/a	50 ft	41.95 ft	8.05 ft

Exhibit "C"
Location of the Four Requested Variances



Blue Line – Existing parcel boundary
Red Line – Proposed new lot line
Red arrow – Side yard setback Variance location
Green arrow – Rear yard setback variance location

PROPERTY INFORMATION

OWNER/APPLICANT: Waste Container Repair Services, Inc (Owner); Mike Adams (Agent)

ADDRESS/LOCATION: 2405 Wilmington Hwy. REID: 0445343661000

SIZE: 4.15 +/- acres

ROAD FRONTAGE: Road frontage along Wilmington Hwy is 348.53 +/- linear feet.

DEPTH: The depth of the subject property is 522 +/- feet at its deepest point.

EXISTING LAND USE: Three buildings occur on the subject property presently, each constructed for commercial, industrial or warehousing purposes. The currently site layout and use appears in Exhibits "D" (site plan, attached) and "E" (existing use and surrounding uses.)

SURROUNDING LAND USE: Uses in the surrounding area and adjacent properties are a mixture of commercial and residential developments and undeveloped wooded lands. Surrounding uses are shown on Exhibit "E".

North: Undeveloped wooded lands.

East: Single-family homes, wooded lands, and the Cape Fear River.

West: Industrial vacant land, wooded lands, and single-family homes.

South: Wooded lands and single-family homes.

SPECIAL DISTRICTS: The subject property is located within the Airport Overlay District. The variance request will not conflict with any Airport Overlay District standards or vision.



OTHER SITE CHARACTERISTICS: The property is not located within a watershed. The back portion of the property is located within the 100-year floodplain.

MINIMUM YARD SETBACKS: The existing buildings do encroach into at least one of the required setbacks in the M(P) zoning district.

- Front- 100 feet
- Side- 50 feet
- Rear- 50 feet

Comprehensive Plan

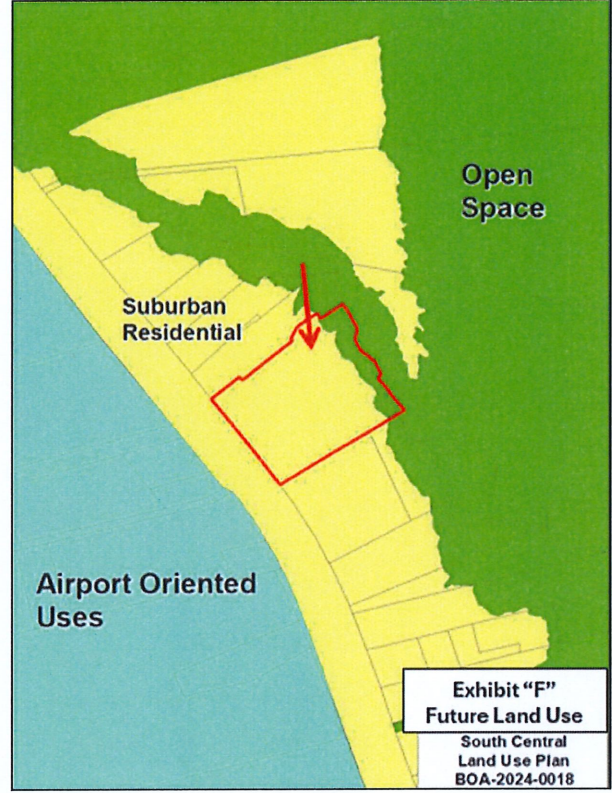
The subject property is located in the South Central Land Use Plan (2015) Area. While the property is zoned M(P) Planned Industrial District, its land use category is split between Suburban Density Residential and Open Space. The latter cover a small portion of the eastern edge of the parcel. Exhibit "F" provides the Future Land Use Map.

South Central Land Use Plan (2015) Policies/Goals or Recommendations

Industrial/Manufacturing Goal (Pg. 97)

Provide areas for clean high-tech industries and manufacturing where infrastructure is adequate, that does not impact the environment or natural areas, utilizes existing vacant structures when feasible, complements existing industrial development, and is in harmony with surrounding development. Objectives:

- Promote incentives for industries to locate in existing vacant structures within designated and zoned industrial areas.
- *Promote the use of existing buildings* by reducing permitting and bonding fees.
- *Support efforts to retain and expand existing industries.*
- Identify sites that are unique in size and location that provide special opportunities for industrial development within the Study Area, County, and Region.



Recommendations: (Pg. 103)

ENCOURAGE THE REUSE OF VACANT COMMERCIAL AND INDUSTRIAL SITES

Since there are vacant manufacturing/industrial facilities and other commercial structures within the Study Area, consideration should be given to the reuse or conversion of these facilities to a usable structure. The marketing for the reuse of these structures is viable to the economic development of the County and Study Area. An inventory and database of these vacant structures should be conducted and maintained as well as incentives developed to encourage investment in these structures.

IMPACTS ON LOCAL INFRASTRUCTURE

TRAFFIC: The subject parcel is located on Wilmington Hwy. Wilmington Hwy is identified as a Local Road by NCDOT functional classification map. No roadway construction improvements are known to be planned in front of the subject site.

UTILITIES: Public water lines are available near the subject property, but public sewer lines do not exist. It is the applicant's responsibility to determine if this utility provider will serve their development.

FINDINGS:

1. A need for a variance comes from the property owner's desire of a lot-split, which causes the non-conformity with the minimum setback standards.
2. The variance request does not place any building closer to an existing residential home and will not create an impact on abutting or nearby properties. Each lot contains an existing driveway.
3. With the minimum setback standards set forth within Section 1104 District Dimension Provisions, in the M(P) zoning district, the buildings are already non-conforming to the front and side yard setbacks prior to splitting the parcel into two lots.

4. However, constructed in 1957, 1965, and 1969, the three buildings were in place before the County's first Zoning Ordinance was adopted in 1980 circa. A Zoning District was not assigned to the subject property at the time the buildings were constructed. The existing non-conforming situations with the current parcel and the location of the current buildings were not created by the current property owner.
5. The South Central Land Use Plan (2015) has policy stating for following: Support efforts to retain and expand existing industries and promote the use of existing buildings by reducing permitting and bonding fees.
6. The Variance reducing the setback standards for the M(P) zoning district is found to only apply to the existing structures on the property as they are currently. Any alterations to the buildings' footprints, additions, replacement of buildings, or construction of new structures will not be granted the same setback reductions and must seek a new Variance approval if there is any encroachment into the setbacks.
7. Staff finds concern with the possible precedent it would create if a Variance from setback standards was approved to allow for existing buildings, which are already non-conforming to current setback standards, to become further non-conforming with the proposed two-lot subdivision. This may create a standard that if a property owner desired to subdivide their property and create non-conforming structures due to the setbacks, the property owner would only need to apply for a Variance to achieve that.

APPLICABLE CODES

Section 1104 District Dimension Provisions (Exhibit "G")
Section 1605, Variance (Exhibit "H")

FINDINGS OF FACT

Criteria that must be addressed for evaluation of a variance application originate from Section 36-157 of the Spring Lake Code and are listed below.

1. Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

Applicant's justification responses to the criteria within the Application are provided. (Exhibit "I").

MOTION

The BOA is requested to take action/motion based on the four variance criteria from Section 1605 Variance of the Cumberland County Zoning Ordinance. Its decision is final, and the BOA has the authority to approve, deny, or approve with conditions.

EXHIBIT "D" VARIANCE SITE PLAN

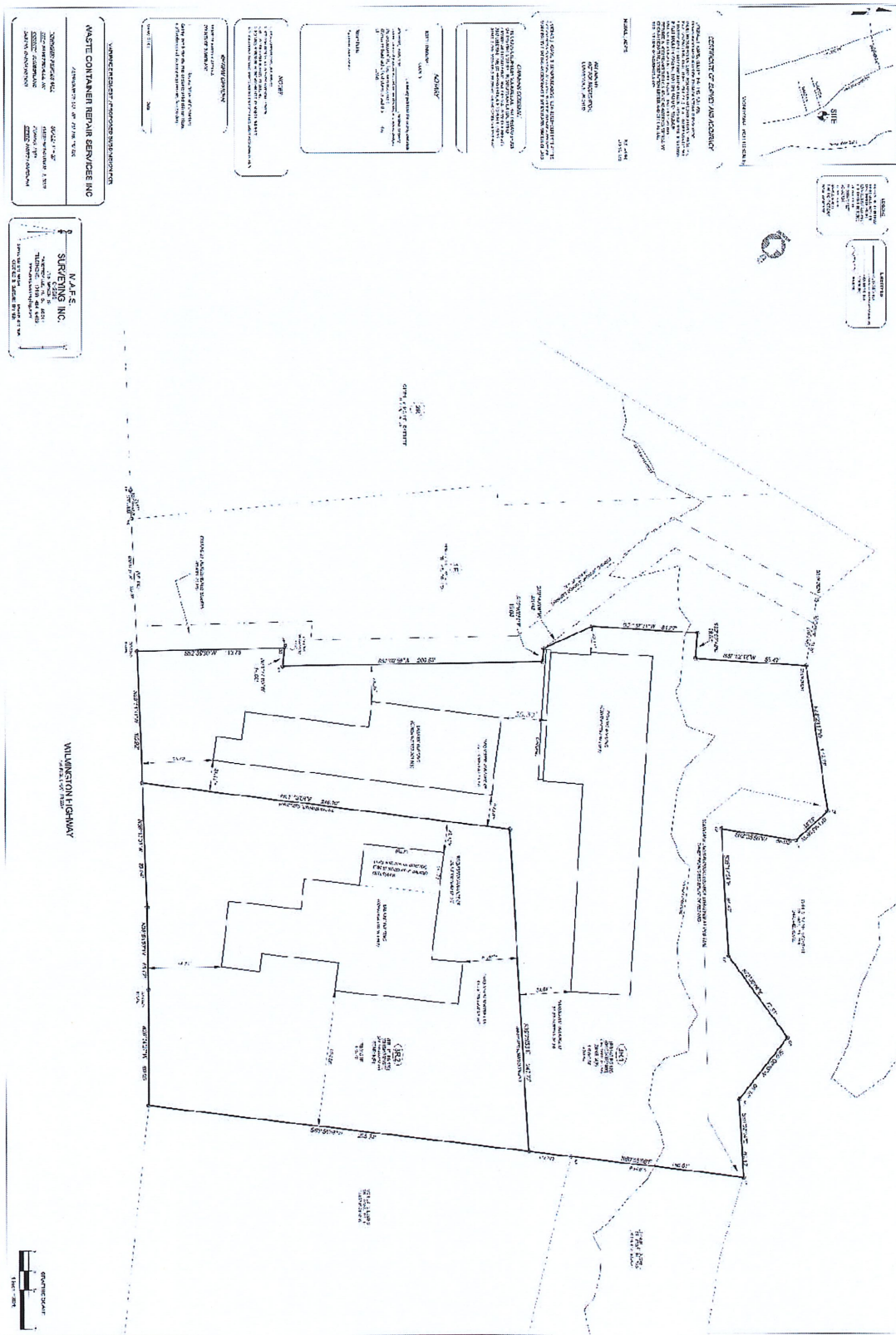


EXHIBIT "G"
SECTION 1104. DISTRICT DIMENSIONAL PROVISIONS

- The provisions on the following pages shall be complied with except where specifically exempted by Section 1103.

(Section 1104, District Dimensional Provisions – Continued)¹

MINIMUM YARD SETBACK REGULATIONS²

<u>DISTRICT</u>	<u>FRONT YARD</u> (feet)		<u>SIDE YARD</u> (feet)	<u>REAR YARD</u> (feet)
	<u>Measured from R/W Line</u>	<u>Measured from Street Centerline</u>		
CD	50	80	50	50
O&I(P)	35	65	15	20
C1(P)	45	75	15	20
C2(P)	50	80	30	30
C(P)	50	80	30	30
M1(P)	50	80	30	30
M(P)	100	130	50	50

¹ Exception: See Section 1103 for special exceptions to this chart.

² All signs are regulated by Article XIII.
 (Amd. 02-19-08)

EXHIBIT "H"
VARIANCE ZONING CODES

SECTION 1605. VARIANCE.

When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the Board of Adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following: (Amd. 02-01-21)

A. Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. (Amd. 02-01-21)

B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability. (Amd. 02-01-21)

C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

D. The requested variance is consistent with the spirit, purpose and intent of the regulation, such that public safety is secured, and substantial justice is achieved. (Amd. 02-01-21)

Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any variance granted becomes null and void if not exercised within the time specified in such approvals, or if no date is specified, within one calendar year from the date of such approval. No change in permitted uses may be authorized by a variance. The Board of Adjustment is also not authorized to grant variances to any use approved in a Conditional Zoning district or to the specific conditions or other performance criteria imposed upon such use. If the board denies a variance request, the board shall enter the reason for its action in the minutes of the meeting at which the action is taken. In the event of a denial, the Board of Adjustment shall not consider resubmission of the application for the same variance request on the same property without a substantial material change concerning the property and the application. (Amd. 02-01-21)

EXHIBIT "I"
APPLICANT'S JUSTIFICATION RESPONSES

APPLICANT'S RESPONSE TO THE FOUR VARIANCE HARDSHIP CRITERIA
Section 1605, County Zoning Ordinance

(Instructions: applicant will respond to each of the four hardship criteria listed below and submit the report with the Variance Application.)

SECTION 1605. VARIANCE.

When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the Board of Adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following:

A. Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Applicant's Response: Property cannot be subdivided to maximize potential use of property without a variance for setbacks

B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

Applicant's Response: Current Buildings were existing. Under current zoning guidelines these buildings would not be allowed to be placed in their current locations.

C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

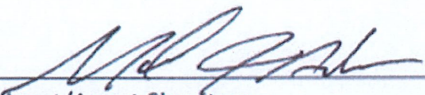
Applicant's Response: Property Conditions were pre-existing to purchase. Applicant's desire is to maximize property's potential

D. The requested variance is consistent with the spirit, purpose and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

Applicant's Response: Variance will not endanger public safety and is in the best allowed uses of property

Michael J. Adams
Applicant/Agent Name (Print)

11-11-24
Date


Applicant/Agent Signature

ORDER DETAILS

Order Number:
LWLM0201716
External Order #:
10827165
Order Status:
Approved
Classification:
Public Notices
Package:
General Package
Total payment:
115.94
Payment Type:
Account Billed
User ID:
L0012804
External User ID:
744350

PREVIEW FOR AD NUMBER LWLM02017160

**PUBLIC HEARING
NOTICE**

The Cumberland County Board of Adjustment will meet at 6:00 p.m. on Thursday, December 19, 2024, at the Old Court House Building, 130 Gillespie Street, Fayetteville, NC to hear the following:

BOA-2024-0018: Variance from Sec. 1104 Dist. Dimensional Provisions, Subdivision Ord., reduction in M(P) Planned Ind. Dis. rear and side yard setbacks; 4.15 +/- ac; 2405 Wilmington Hwy; Mike Adams (agent), Waste Container Repair Services Inc (Owner).
December 6, 13 2024
LWLM0201716

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date
December 2, 2024 3:17:20 PM EST
Amount:
115.94

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LWLM02017160

December 6, 2024
Fayetteville Observer
December 13, 2024
Fayetteville Observer

ATTACHMENT: NOTIFICATION LIST

ALGARIN, CARMEN L	2461 WILMINGTON HWY	FAYETTEVILLE, NC 28306
FOLGER, FRANCES;FRANCES, PRICE	2362 WILMINGTON HWY	FAYETTEVILLE, NC 28306
WASTE CONTAINER REPAIR SERVICES, INC.	1414 ACACIA DR	FAYETTEVILLE, NC 28314
STEBBINS, MONICA	2441 WILMINGTON HWY	FAYETTEVILLE, NC 28306
FOLGER, FRANCIS	2362 WILMINGTON HWY	FAYETTEVILLE, NC 28306
MCCASKILL, JOHN EARL;MCCASKILL, SYLVIA W	3288 GLENMORE DR	HOPE MILLS, NC 28348
FOLGER, FRANCES PRICE	2362 WILMINGTON HWY	FAYETTEVILLE, NC 28306
FOLGER, FRANCES P	2362 WILMINGTON HWY	FAYETTEVILLE, NC 28306
TURNER, JOHNNY RAY;TURNER, MARY MAGDALENE	2375 WILMINGTON HIGHWAY	FAYETTEVILLE, NC 28306

ATTACHMENT: APPLICATION



County of Cumberland
BOARD OF ADJUSTMENT

CASE #: _____
CUMBERLAND COUNTY BOA MEETING DATE: _____
DATE APPLICATION SUBMITTED: _____
RECEIPT #: _____
RECEIVED BY: _____

APPLICATION FOR
VARIANCE REQUEST

The Cumberland County Board of Adjustment meetings are held on the third Thursday of each month in the Historic Courthouse, 130 Gillespie Street – Hearing Room 3. The Planning and Inspections Department will advertise the public hearing and a notice will be mailed or delivered to surrounding residents or property owners that may be affected by the proposed Variance request.

The Board of Adjustment is a quasi-judicial review board and all persons wishing to appear before this Board should be prepared to give sworn testimony on relevant facts. Applicants for Variances are encouraged to read Section 1605 "Variance" of the Zoning Ordinance to establish whether or not their case merits further consideration by the board (see next page).

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

1. A copy of the recorded deed and/or plat, or an accurate written legal description of only the area to be considered;
2. A copy of a detailed site plan drawn to an engineer scale; and
3. Cash or check payable to "Cumberland County" in the amount of \$ 250 (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 of Adjustment meeting according to the board's meeting schedule. Also, the application fee is nonrefundable.

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

**EXCERPT FROM
THE CUMBERLAND COUNTY ZONING ORDINANCE**

(PENDING ADOPTION)

Section 1605 VARIANCE

The Board of Adjustment may authorize in specific cases such variances from the terms of this Ordinance upon request of a property owner or his authorized agent and may require any evidence necessary to make determination of the case. Before the board may grant any Variance, the board must find that all of the following conditions exist for an individual case:

- A. Unnecessary hardship would result from the strict application of the ordinance.
- B. There are conditions peculiar to the property, such as location, size, or topography.
- C. The special circumstances are not the result of the actions of the applicant.
- D. The requested variance will be consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

In granting a variance, the board may attach and the record shall reflect such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable. The record shall also state in detail any exceptional difficulty or unnecessary hardship upon which the appeal was based and which the Board finds to exist.

Any variance granted becomes null and void if not exercised within the time specified in such approvals, or if no date is specified, within one calendar year from the date of such approval. The Board of Adjustment is not authorized to grant variances to a Special Use Permit or to a Conditional Zoning Permit allowed in Conditional Zoning Districts or to the specific conditions or other performance criteria imposed upon such uses.

BOARD OF ADJUSTMENT

LOCATION OF PROPERTY: 2405/2421 Wilmington Hwy
OWNER: Waste Container Repair Services Inc
ADDRESS: 2405 Wilmington Hwy Fay. NC ZIP CODE: 28306
TELEPHONE: HOME 910-257-4474 WORK 910-257-4474
AGENT: MAPS Surveying Inc (Mike Adams)
ADDRESS: 216 Mason St Fay NC 28301
TELEPHONE: HOME WORK 910-484-6432
E-MAIL: Maps@mapssurveying.com

APPLICATION FOR A VARIANCE
As required by the Zoning Ordinance

- A. Parcel Identification Number (PIN #) of subject property: 0445343661000
B. Acreage: 4.15 Frontage: 348.53 Depth: 522
C. Water Provider: PWC
D. Septage Provider: Septic
E. Deed Book 10939, Page(s) 55, Cumberland County
F. Existing and/or proposed use of property: Fabrication/Repair - 2421
Vacant - No use - 2405
G. Section and provision of the Zoning Ordinance or Code from which a Variance is requested: Section 1104 - District Dimensional Provisions
H. Nature and extent of hardship involved in strict application of the Zoning Ordinance or Code: Existing Buildings do not meet current setbacks enough for Division of Property.
Owner wishes to maintain 2421 Wilmington Hwy for his Fabrication/Repair Business.
A proposed Buyer would like to purchase 2405 Wilmington Hwy for a trash pickup service and use the existing buildings as truck storage. Current Buildings do not have enough distance to allow for separation with current zoning and setback requirements.

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.

Waste Container Repair Services Inc
NAME OF OWNER(S) (PRINT OR TYPE)

2405 Old Wilmington Hwy Fayetteville NC 28306
ADDRESS OF OWNER(S)

wcrs705@gmail.com
E-MAIL

910-257-4474
HOME TELEPHONE #

910-257-4474
WORK TELEPHONE #

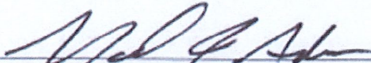
MAPS Surveying Inc (Mike Adams)
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

216 Mason St Fayetteville NC 28306
ADDRESS OF AGENT, ATTORNEY, APPLICANT

910-484-6432
HOME TELEPHONE #

910-484-6432
WORK TELEPHONE #


SIGNATURE OF OWNER(S)


SIGNATURE OF AGENT, ATTORNEY
OR APPLICANT

SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

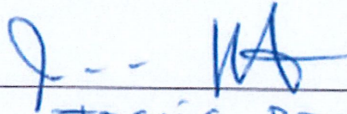
STATEMENT OF ACKNOWLEDGEMENT

Regarding appearance before the Board of Adjustment, the undersigned owner(s), agents, or their assigns, by virtue of their signature(s) to this application, hereby acknowledge the following:

- That although appearance before the Board is not required, it is strongly encouraged;
- The Board will hear any and all arguments for and against this matter before them and such relevant facts will be given under sworn testimony;
- At the public hearing the Board has the authority to issue a final approval or denial decision on this request, or defer the request for additional information to be provided;
- If the petitioner or the representative of this application does not appear personally before the Board, whether there is opposition or not, the Board has full authority to consider the case and defer, approve, or deny the case.
- If the Board's action is to deny the matter before them, the course of appeal to their decision will be that of Cumberland County Superior Court. (Affected parties of the Board's decision have 30 days from proper notification which to serve notice of appeal).

Signed acknowledgement that the Planning and Inspections Staff has explained the application process and procedures regarding this request and the public hearing procedure stated above.

SIGNATURE OF OWNER(S)



PRINTED NAME OF OWNER(S)

JESUS BENITEZ

DATE

NOV 8, 2024

Only expressly authorized agents or assigns may sign this acknowledgement in lieu of the tax record owners' signatures.

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): Waste Container Repair Services Inc

MAILING ADDRESS: 2405 Wilmington Hwy Fayetteville NC 28306

Officer's name and title: Jesus Benitez

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): Variance
3. That the undersigned has (have) appointed and does (do) appoint MAPS Surveying Inc 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 rep[resenting 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.

[Signature]
Owner's Signature

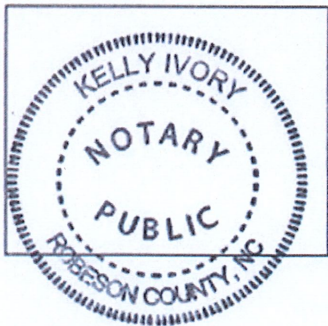
Owner's Signature

Owner's Signature

State of North Carolina

Cumberland County

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 8th day of November (month), 2024 (year), by Kelly Ivory (name of person acknowledging) who is personally known to me or who has produced NCDL (type of identification) as identification.



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



Board of Adjustment

2025

DEADLINE / MEETING SCHEDULE

APPLICATION DEADLINES	MEETING DATES (3 rd Thursday)
Monday, December 09, 2024	January 16, 2025
Tuesday, January 14	February 20, 2025
Tuesday, February 11	March 20, 2025
Tuesday, March 11	April 17, 2025
Friday, April 11	May 15, 2025
Tuesday, May 13	June 19, 2025
Tuesday, June 10	July 17, 2025
Tuesday, July 15	August 21, 2025
Tuesday, August 12	September 18, 2025
Friday, September 12	October 16, 2025
Tuesday, October 14	November 20, 2025
Tuesday, November 11	December 18, 2025
Friday, December 5	January 15, 2026

Note: Generally, the deadlines are set to 24 working days ahead of the meeting. Scheduling may be adjusted by the County to accommodate holiday closures and to ensure ample case review times by staff and the applicant.