



**SAMPSON COUNTY
BOARD OF COMMISSIONERS
MEETING AGENDA
July 9, 2020 – Recessed Meeting**

*This meeting is to be held during the unprecedented event of the COVID-19 pandemic.
Because the State and the County remain under a State of Emergency,
the meeting will be conducted via Zoom and broadcast via Facebook Live.*

6:00 pm Re-Convene Meeting

Invocation and Pledge of Allegiance

- | | | |
|--------------|--|----------------|
| Tab 1 | Planning and Zoning Matters (public hearing conducted on July 6) | 1 - 8 |
| a. | R20-000002: Request to Rezone 254.6 Acres at I-40 and Preacher Henry Road from HCO-Highway Corridor Overlay to RA-Residential Agriculture | 9 - 20 |
| b. | R20-000003: Request to Rezone 17.85 Acres Between I-40 and William R. King Road from HCO-Highway Corridor Overlay to C-Commercial (3.0 acres) and RA-Residential Agriculture (14.85 acres) | 21 - 30 |
| c. | R20-000004: Request to Rezone 79.81 Acres Between I-40 and William R. King Road from HCO-Highway Corridor Overlay to C-Commercial (4.5 acres) and RA-Residential Agriculture (75.31 acres) | 31 - 42 |
| Tab 2 | CDBG Matters (public hearing conducted on July 6) | 43 - 47 |
| a. | Community Development Needs, Intent to Apply for CDBG-NR Funding | |
| Tab 3 | Naming of Private Road (public hearing conducted on July 6) | 48 - 49 |
| a. | Naming of Private Road | |
| Tab 4 | Other Action Items | |
| a. | Adopt Resolution Designating County Manager as Signatory for Local Government Opinion Forms related to ABC Permit Applications | 50 - 54 |

Adjournment

**SAMPSON COUNTY
BOARD OF COMMISSIONERS**

ITEM ABSTRACT

ITEM NO. 1 (a-c)

Meeting Date: July 9, 2020	<input type="checkbox"/> Information Only	<input type="checkbox"/> Public Comment
	<input type="checkbox"/> Report/Presentation	<input type="checkbox"/> Closed Session
	<input checked="" type="checkbox"/> Action Item	<input checked="" type="checkbox"/> Planning/Zoning
	<input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Water District Issue

SUBJECT: Planning Issues

DEPARTMENT: Inspections and Planning Department

PUBLIC HEARING: Public hearings were duly held on July 6

CONTACT PERSON: Anita Lane, Planning Director

PURPOSE: To consider action on planning matters as recommended by Planning Board

ATTACHMENTS: Planning Staff Memorandum and Minutes; Maps

BACKGROUND and RECOMMENDED MOTIONS

- a. R20-000002: Request to Rezone 254.6 Acres Between I-40 and Preacher Henry Road
The Board has duly held a public hearing in which the Planning Director presented the findings of fact regarding the request by ITAC 443, LLC to rezone approximately 254.6 acres from HCO-Highway Corridor to RA-Residential Agriculture. The Planning Board recommends the approval of the rezoning request, finding the request is consistent with the goals and objectives of the Sampson County Land Use Plan and other long-range planning documents due to the fact this property is located in an area that is already zoned RA- Residential Agriculture. The Chairman should call upon the Clerk to read any additional comments which have been submitted since the hearing, then consider any offered motion.

Recommended motion: to approve the rezoning request R20-000002, accepting the findings of fact and adopting the following zoning consistency statement: Whereas, in accordance with the provisions of North Carolina General Statute 153A-341, the Sampson County Board of Commissioners does hereby find and determine that the recommendation of the ordinance amendment R20-000002 is consistent with the goals and objectives of the Sampson County Land Use Plan and other long range planning documents due to the fact that this property is located in an area that is already zoned RA-Residential Agriculture.

- b. R20-000003: Request to Rezone 17.85 Acres Between I-40 and William R. King Road
The Board has duly held a public hearing in which the Planning Director presented the findings of fact regarding the request by R. Gerald Warren to rezone approximately 17.85 acres from HCO-Highway Corridor. The request is to rezone 3 acres as C-Commercial and the remaining 14.85 acres as RA-Residential Agriculture. The Planning Board recommends the approval of the rezoning request, finding the request is consistent with the goals and objectives of the Sampson County Land Use Plan and other long-range planning documents due to the fact the request for Commercial is adjacent to I-40 and the

remaining is currently being farmed. The Chairman should call upon the Clerk to read any additional comments which have been submitted since the hearing, then consider any offered motion.

Recommended motion: to approve the rezoning request R20-000003, accepting the findings of fact and adopting the following zoning consistency statement: Whereas, in accordance with the provisions of North Carolina General Statute 153A-341, the Sampson County Board of Commissioners does hereby find and determine that the recommendation of the ordinance amendment R20-000003 is consistent with the goals and objectives of the Sampson County Land Use Plan and other long range planning documents due to the fact the request for Commercial is adjacent to I-40 and the remaining is currently being farmed.

c. R20-000004: Request to Rezone 79.81 Acres Between I-40 and William R. King Road

The Board has duly held a public hearing in which the Planning Director presented the findings of fact regarding the request by R. Gerald Warren to rezone approximately 79.81 acres from HCO-Highway Corridor. The request is to rezone 4.5 acres as C-Commercial and the remaining 75.31 acres as RA-Residential Agriculture . The Planning Board recommends the approval of the rezoning request, finding the request is consistent with the goals and objectives of the Sampson County Land Use Plan and other long-range planning documents due to the fact the request for Commercial is adjacent to I-40 and the remaining is currently being farmed. The Chairman should call upon the Clerk to read any additional comments which have been submitted since the hearing, then consider any offered motion.

Recommended motion: to approve the rezoning request R20-000004, accepting the findings of fact and adopting the following zoning consistency statement: Whereas, in accordance with the provisions of North Carolina General Statute 153A-341, the Sampson County Board of Commissioners does hereby find and determine that the recommendation of the ordinance amendment R20-000004 is consistent with the goals and objectives of the Sampson County Land Use Plan and other long range planning documents due to the fact the request for Commercial is adjacent to I-40 and the remaining is currently being farmed.



Sampson County Inspections & Planning Department

405 County Complex Rd. Suite 110
Clinton, North Carolina 28328

To: Ed Causey, County Manager
From: Anita H. Lane, Senior Planner
Subject: June 15, 2020 Sampson County Planning Board Meeting
Sampson County Board of Commissioners Meeting July 6, 2020-Agenda Items
Date: June 18, 2020

The following request were addressed and unanimously recommended for approval by the Sampson County Planning Board at their June 15, 2020 meeting.

R20-000002-A rezoning request by ITAC 443, LLC to rezone approximately 254.6 acres between I-40 and Preacher Henry Road from HCO-Highway Corridor Overlay to RA-Residential Agriculture. (See Attached Map)

Staff has prepared the following findings of fact for consideration.

1. Victoria Templeton has signed the rezoning application as Vice President of ITAC 443, LLC.
2. The rezoning request will consist of 5 adjoining parcels that total approximately 254.6 acres. Attached is a recent survey map recorded in map book 104 page 53 in the Sampson County Register of Deeds showing the intent to recombine all five parcels.
3. The property is currently located in the HCO-Highway Corridor Overlay District.
4. The property is located between I-40 and Preacher Henry Road, Faison, N.C.
5. The property immediately to the North, South, East and West are currently in the RA-Residential Agriculture District and HCO-Highway Corridor Overlay District, with the exception of one parcel located to the South that is zoned C-Commercial.
6. All adjacent property owners within 100' have been notified by mail and the property has been posted.

Zoning Consistency Statement:

Whereas, in accordance with the provisions of North Carolina General Statute 153A-341, the Sampson County Planning Board does hereby find and determine that the recommendations of the ordinance amendment R20-000002 is consistent with the goals and objectives of the Sampson County Land Use Plan and other long range planning documents due to the fact this property is located in an area that is already zoned RA-Residential Agriculture.



R20-000003-A rezoning request by Warren Farming Company to rezone approximately 17.85 acres located between I-40 and William R King Road, Newton Grove, N.C. (See Attached Map)

Staff has prepared the following findings of fact for consideration.

1. R. Gerald Warren has signed the rezoning application as President of Warren Farming Company.
2. The rezoning request will consist of approximately 17.85 acres.
3. The property is currently located in the HCO-Highway Corridor Overlay District.
4. The request is to rezone approximately 3.0 acres alongside I-40 to C-Commercial and the remainder of approximately 14.85 acres to RA-Residential Agriculture.
5. The property immediately to the North, South, East and West are currently in the HCO-Highway Corridor Overlay District and just outside of that is zoned RA-Residential Agriculture.
6. All adjacent property owners within 100' have been notified by mail and the property has been posted.

Zoning Consistency Statement:

Whereas, in accordance with the provisions of North Carolina General Statute 153A-341, the Sampson County Planning Board does hereby find and determine that the recommendations of the ordinance R20-000003 is consistent with the goals and objectives of the Sampson County Land Use Plan and other long range planning documents due to the fact the request for Commercial is adjacent to I-40 and the remaining is currently being farmed.



R20-000004- A rezoning request by Warren Farming Company to rezone approximately 79.81 acres located between I-40 and William R King Road, Newton Grove, N.C. (See Attached Map)

Staff has prepared the following findings of fact for consideration.

1. R. Gerald Warren has signed the rezoning application as President of Warren Farming Company.
2. The rezoning request will consist of approximately 79.81 acres.
3. The property is currently located in the HCO-Highway Corridor Overlay District.
4. The request is to rezone approximately 4.5 acres long I-40 to C-Commercial and the remainder of approximately 75.31 acres to RA-Residential Agriculture.
5. The property immediately to the North, South, East and West are currently in the HCO-Highway Corridor Overlay District and just outside of that is zoned RA-Residential Agriculture.
6. All adjacent property owners within 100' have been notified by mail and the property has been posted.

Zoning Consistency Statement:

Whereas, in accordance with the provisions of North Carolina General Statute 153A-341, the Sampson County Planning Board does hereby find and determine that the recommendations of the ordinance amendment R20-00004 is consistent with the goals and objectives of the Sampson County Land Use Plan and other long range planning documents due to the fact that the request for Commercial is adjacent to I-40 and the remainder is currently being farmed.

Sampson County Inspections & Planning Department

405 County Complex Rd. STE 110
Clinton, North Carolina 28328
(910) 592-0146 (T) (910) 596-0773 (F)



Minutes of the Sampson County Planning and Zoning Board

<u>Meeting Date</u>	<u>Members Present</u>	<u>Members Absent</u>
June 15, 2020	Nancy Blackman Marilyn Brooks Houston Crumpler III Steve Parker	Jay Darden

County Attorney Joel Starling, Senior Planner Anita H. Lane and Planner Michelle Lance were also present.

Marilyn Brooks gave the invocation.

Minutes Approved

Upon a motion by Houston Crumpler III and seconded by Marilyn Brooks, the minutes of the May 18, 2020 meeting were approved as presented to the board.

Ayes: Unanimous

New Business

Rezoning Applications

R20-000002- A rezoning request by ITAC 443, LLC to rezone approximately 254.6 acres situated between I-40 and Preacher Henry Road from HCO- Highway Corridor Overlay to RA- Residential Agricultural. (*Exhibit's 1*)

Senior Planner Anita Lane informed the Board that staff had reviewed the request and prepared the following findings of fact for consideration by the Planning Board:

1. Victoria Templeton has signed the rezoning application as Vice President of ITAC 443, LLC.
2. The rezoning request consists of 5 adjoining parcels that total approximately 254.6 acres and provided a recent survey map recorded in map book 104 page 53 in the Sampson County Register of Deeds showing the intent to recombine all five parcels.
3. The property is located in the HCO-Highway Corridor Overlay District.
4. The property is located between I-40 and Preacher Henry Road, Faison, NC.

Sampson County Inspections & Planning Department

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Clinton, North Carolina 28328

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5. The property immediately to the North, South, East and West are currently in the RA-Residential Agricultural District and the HCO-Highway Corridor Overlay District., with the exception of one parcel located to the south that is zoned C-Commercial.
6. All adjacent property owners within 100' have been notified by mail and the property has been posted.

After Board discussion, Houston Crumpler III moved to recommend approval of R20-000002 to the Sampson County Board of Commissioners based on the following zoning consistency statement:

Whereas, in accordance with the provisions of the North Carolina Statue 153A-341 the Sampson County Planning Board does hereby find and determine that the recommendations of the ordinance amendment R20-000002 is consistent with the goals and objectives of the Sampson County Land Use Plan and the other long range planning documents due to the fact the property is located adjacent to Interstate I-40.

The motion was seconded by Nancy Blackman and unanimously recommended for approval by the Board.

Ayes: Unanimous

R20-000003- A rezoning request by Warren Farming Company to rezone approximately 17.85 acres located between I-40 and William R King Road, Newton Grove, NC from HCO-Highway Corridor Overlay to 3.0 acres of C-Commercial and 14.85 acres to RA-Residential Agricultural. (*Exhibit's II*)

Senior Planner Anita Lane informed the Board that staff had reviewed the request and prepared the following findings of fact for consideration by the Planning Board:

1. R. Gerald Warren has signed the rezoning application as President of Warren Farming Company.
2. The rezoning request will consist of approximately 17.85 acres.
3. The property is currently located in the HCO-Highway Corridor Overlay District.
4. The request is to rezone approximately 3.0 acres along I-40 to C-Commercial and the remainder of approximately 14.85 acres to RA-Residential Agricultural.
5. The property immediately to the North, South, East and West are currently in the HCO-Highway Corridor Overlay District and just outside of that is zoned RA-Residential Agricultural.
6. All adjacent property owners within 100' have been notified by mail and the property has been posted.

After Board discussion, Houston Crumpler III moved to recommend approval of R20-000003 to the Sampson County Board of Commissioners based on the following zoning consistency statement:

Whereas, in accordance with the provisions of the North Carolina Statue 153A-341 the Sampson County Planning Board does hereby find and determine that the recommendations of the ordinance amendment R20-000003 is consistent with the goals and objectives of the Sampson County Land Use Plan and the other long range planning documents due to the fact the request for Commercial is adjacent to Interstate I-40 and the rest in currently being farmed.

Sampson County Inspections & Planning Department

405 County Complex Rd. STE 110

Clinton, North Carolina 28328

(910) 592-0146 (T) (910) 596-0773 (F)

The motion was seconded by Nancy Blackman and unanimously recommended for approval by the Board.

Ayes: Unanimous

R20-000004- A rezoning request by Warren Farming Company to rezone approximately 79.81 acres located between I-40 and William R King Road, Newton Grove, NC from HCO-Highway Corridor Overlay to 4.50 acres C-Commercial and 75.31 to RA-Residential Agricultural. (*Exhibit'sIII*)

Senior Planner Anita Lane informed the Board that staff had reviewed the request and prepared the following findings of fact for consideration by the Planning Board:

1. R. Gerald Warren has signed the rezoning application as President of Warren Farming Company.
2. The rezoning request will consist of approximately 79.81 acres.
3. The property is currently located in the HCO-Highway Corridor Overlay District.
4. The request is to rezone approximately 4.50 acres along I-40 to C-Commercial and the remainder of approximately 75.31 acres to RA-Residential Agricultural.
5. The property immediately to the North, South, East and West are currently in the HCO-Highway Corridor Overlay District and just outside of that is RA-Residential Agricultural.
6. All adjacent property owners within 100' have been notified by mail and the property has been posted.

After Board discussion, Houston Crumpler III moved to recommend approval of R20-000004 to the Sampson County Board of Commissioners based on the following zoning consistency statement:

Whereas, in accordance with the provisions of the North Carolina Statue 153A-341 the Sampson County Planning Board does hereby find and determine that the recommendations of the ordinance amendment R20-000004 is consistent with the goals and objectives of the Sampson County Land Use Plan and the other long range planning documents due to the fact the request for Commercial is adjacent to Interstate I-40 and the rest in currently being farmed.

The motion was seconded by Nancy Blackman and unanimously recommended for approval by the Board.

There being no further business the meeting was adjourned by Chair Steve Parker at 6:25 p.m.

Steve Parker, Chairman

Anita H. Lane, Secretary

SAMPSON COUNTY
REZONING APPLICATION
 INSPECTIONS AND PLANNING DEPARTMENT



Applications are considered complete when all of the items listed below are provided to the Inspections and Planning Department, located at 405 County Complex Road in Clinton. Incomplete applications will not be accepted. Submitted applications will be processed for consideration at the first available Planning Board meeting. These meetings are typically held on the third Monday of each month at 6:00 pm in the County Auditorium (435 Rowan Road), and the deadline for submission is generally the 25th of the month prior to the meeting. This deadline is subject to change, however, given holiday and other office closures. Planning Board recommendations are then forwarded to the Sampson County Board of Commissioners for public hearing and consideration. Regular meetings of the Sampson County Board of Commissioners are typically held on the first Monday of each month at 6 pm in the County Auditorium.

A. APPLICANT/OWNER INFORMATION

Applicant Contact Information:

Name: Brad Sutton
 Mailing address: 3619 Curbin St Raleigh NC 27612
 Telephone: 919-427-5244
 Email: easterturfmaint@yahoo.com

Owner Contact Information (if different from applicant):

Name: ITAC 443 LLL
 Mailing address: 121 N Columbia Street Chapel Hill NC 27514
 Telephone: 919-945-2400
 Email: vtemplerton@vtemplerton.com

Professional Representative Information (i.e. Attorney, Engineer, etc.)

Name: _____
 Firm: _____
 Mailing address: _____
 Telephone: _____
 Email: _____

B. PROPERTY INFORMATION

1. Present zoning classification of parcel(s): HCO - Highway Corridor Overlay
2. Parcel ID #: 5 parcels listed below Deed Book: 2057 Page: 472
3. Current use(s) of the property: Agriculture / Forestry
4. Requested Zoning Classification(s): R.A.
5. Describe the purpose of the Rezoning Request: Farm Shop/office/and Living Quarters Need to construct

PIN #s
 13012761601 13026588004
 13040116003 13026588002
 13040116002

C. SUPPLEMENTAL INFORMATION

1. The filing fee for this application is \$200.
2. Application Withdrawal
 - This application may only be withdrawn by written request from the applicant or property owner. If such request is received prior to submission of the Planning and Zoning Board public hearing to the newspaper, filing fees may be refunded. Filing fees will not be refunded after submission of public hearing notice to the newspaper.
 - After submission of public hearing notice to the newspaper, an application may only be withdrawn by action of the Planning and Zoning Board or County Board of Commissioners at the public hearing.

D. SIGNATURES

I, Broad Sutton, the undersigned applicant, do hereby certify that to the best of my knowledge and belief all information supplied in and with this application is true and accurate.

Applicant Signature: Broad Sutton Date: 4-23-2020

Applicant Signature: _____ Date: _____

* Vivian Umphlett ITAC Vice President Date: 4-27-2020

Property Owner Signature: _____ Date: _____

E. TIMELINE OF EVENTS (OFFICE USE ONLY)

The following timeline exhibit to the Rezoning Process:

Steps for Rezoning Application	Date Completed	Staff Initial
Completed Application Received		
Public Notice Issued to Newspaper (1)		
Public Notice Issued to Newspaper (2)		
Written Notice Mailed to Adjacent Property Owners		
Property Posted		
Planning Board Makes Recommendation		
County Commissioners Decision		
Applicant Notified		

State of North Carolina
Department of the Secretary of State

Limited Liability Company
ARTICLES OF ORGANIZATION

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: ITAC 443, LLC
(See Item 1 of the Instructions for appropriate entity designation)
2. The name and address of each person executing these articles of organization is as follows: (State whether each person is executing these articles of organization in the capacity of a member, organizer or both by checking all applicable boxes.) **Note: This document must be signed by all persons listed.**

Name	Business Address	Capacity
<u>Investors Title Accommodation Corporation</u>	<u>121 North Columbia Street, Chapel Hill, NC 27514</u>	<input checked="" type="checkbox"/> Member <input checked="" type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer

3. The name of the initial registered agent is: Investors Title Exchange Corporation

4. The street address and county of the initial registered agent office of the limited liability company is:

Number and Street: 121 North Columbia Street
City: Chapel Hill State: NC Zip Code: 27514 County: Orange

5. The mailing address, if different from the street address, of the initial registered agent office is:

Number and Street: _____
City: _____ State: NC Zip Code: _____ County: _____

6. Principal office information: (Select either a or b.)

a. The limited liability company has a principal office.

The principal office telephone number: 919-968-2200

The street address and county of the principal office of the limited liability company is:

Number and Street: 121 North Columbia Street
City: Chapel Hill State: NC Zip Code: 27514 County: Orange

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

b. The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. **(Optional):** Listing of Company Officials (See instructions on the importance of listing the company officials in the creation document.

Name	Title	Business Address

9. **(Optional):** Please provide a business e-mail address: _____
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.

10. These articles will be effective upon filing, unless a future date is specified:

This is the 17th day of October, 2019.

Investors Title Accommodation Corporation

Victoria Templeton
Signature

Victoria Templeton, Vice President
Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

Signature

Signature

Type and Print Name and Title

Type and Print Name and Title

NOTE:

1. Filing fee is \$125. This document must be filed with the Secretary of State.

SAMPSON CO. PLANNING DEPARTMENT
ZONING REQUEST
Z
FOR MORE INFORMATION
910-592-0146

05/24/2020

ITAC 443, LLC-Rezone to RA-Preacher Henry Road



ITAC 443, LLC - Location I-40 - Rezone Request to RA-Residential Agriculture

05/24/2020

FILED Mar 30, 2020
AT 04:11:23 PM
BOOK 02057
START PAGE 0472
END PAGE 0475
INSTRUMENT # 01659
EXCISE TAX \$985.00

PREPARED BY: HOWARD & CARR, PLLC ATTORNEYS AT LAW - POST OFFICE BOX 81 - CLINTON, N.C. 28329 - (910) 592-1942

This instrument was prepared by Alison G. Carr, a licensed North Carolina attorney. Delinquent taxes, if any, will be paid by the closing attorney to the Sampson County Tax Collector upon disbursement of closing proceeds (NCGS 161-31 (a))

PINS: 13026588002, 13040116003, 13012761601
13026588004, 13040116002 8

Revenue Stamps: \$985.00

STATE OF NORTH CAROLINA
COUNTY OF SAMPSON

SPECIAL WARRANTY DEED

THIS DEED, made this 19th day of March, 2020, by MARGARET D. COLEMAN and husband, DAN L. COLEMAN, DOUGLAS M. DAUGHTRY and wife, BRENDA P. DAUGHTRY, DUSTY T. DAUGHTRY (Unmarried), and TIMOTHY V. DAUGHTRY and wife, JOLYNNE H. DAUGHTRY, Grantors; to ITAC 443, LLC, a North Carolina limited liability company, 3121 North Columbia Street, Chapel Hill, North Carolina 27514, Grantee;

WITNESSETH:

The Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby grant, bargain, sell and convey to Grantee, its successors and assigns, in fee simple, all of those lots or parcels of real estate lying and being in Piney Grove Township, Sampson County, North Carolina and more particularly described as follows:

BEING all of that tract or parcel of land containing **249.55 acres**, more or less, and being more particularly described on that survey map entitled, "Recombination Boundary Survey Map for NBS Properties, LLC," prepared by Millard T. Owen, III, Professional Land Surveyor, under date of March 10, 2020, and recorded in Map Book 104 at Page 53 of the Sampson County Registry.

For title reference, see the following: Deed Book 877 at Page 122 (as to PIN: 13026588002); Deed Book 1633 at Page 349 (as to PIN: 13012761601); Deed Book 600 at Page 311 (as to PIN: 13026588004); and Deed Book 1131 at Page 947 (as to PINs: 13040116002 and 13040116003). Eugene Mack Daughtry died intestate on April 2, 2016, a

The preparer of this instrument has made no examination of title.

submitted electronically by "Manning Fulton & Skinner, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the sampson county Register of Deeds.

citizen and resident of Sampson County, North Carolina, survived by his four children, Margaret D. Coleman, Douglas M. Daughtry, Dusty T. Daughtry, and Timothy V. Daughtry, who together constitute all of his heirs at law (see File No. 16 E 164 in the Office of the Clerk of Superior Court of Sampson County, North Carolina).

[The property herein conveyed does not include the primary residence of the Grantors.]

TO HAVE AND TO HOLD the above described real estate, together with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple forever, subject to current year *ad valorem* property taxes for Sampson County, which shall be prorated upon transfer of title and subject also to highway and public utility easements of record (the "Permitted Exceptions").

And the said Grantors covenant with said Grantee, and its successors and assigns, that they have done nothing to impair such title as Grantors received, and they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, or on account of them, other than the Permitted Exceptions.


IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

 (SEAL)
Margaret D. Coleman

 (SEAL)
Dan L. Coleman

 (SEAL)
Douglas M. Daughtry

 (SEAL)
Brenda P. Daughtry

 (SEAL)
Dusty T. Daughtry

 (SEAL)
Timothy V. Daughtry

 (SEAL)
Jolyne H. Daughtry

The preparer of this instrument has made no examination of title.

PREPARED BY: HOWARD & CARR, PLLC ATTORNEYS AT LAW • POST OFFICE BOX 81 • CLINTON, N.C. 28329 • (910) 592-1942

STATE OF NORTH CAROLINA

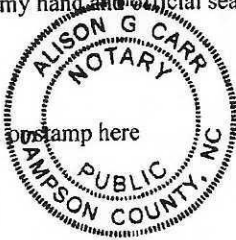
COUNTY OF SAMPSON

I, a Notary Public of the County and State aforesaid do hereby certify that **MARGARET D. COLEMAN and husband, DAN L. COLEMAN**, (the "Signatory") personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein. I certify that (i) I have personal knowledge of the identity of the Signatory; or (ii) I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of a driver's license or _____; or (iii) a credible witness has sworn to the identity of the Signatory.

The Signatory acknowledged to me the voluntary execution of the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp this 19th day of March, 2020.

Affix notary seal or stamp here



Alison G. Carr
Notary Public Official Signature
Printed or typed name: Alison G. Carr
My commission expires: 10/18/22

STATE OF NORTH CAROLINA

COUNTY OF SAMPSON

I, a Notary Public of the County and State aforesaid do hereby certify that **DOUGLAS M. DAUGHTRY and wife, BRENDA P. DAUGHTRY**, (the "Signatory") personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein. I certify that (i) I have personal knowledge of the identity of the Signatory; or (ii) I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of a driver's license or _____; or (iii) a credible witness has sworn to the identity of the Signatory.

The Signatory acknowledged to me the voluntary execution of the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp this 19th day of March, 2020.

Affix notary seal or stamp here



Alison G. Carr
Notary Public Official Signature
Printed or typed name: Alison G. Carr
My commission expires: 10/18/22

The preparer of this instrument has made no examination of title.

PREPARED BY: HOWARD & CARR, PLLC ATTORNEYS AT LAW - POST OFFICE BOX 81 - CLINTON, N.C. 28329 - (910) 592-1942

STATE OF NORTH CAROLINA

COUNTY OF SAMPSON

I, a Notary Public of the County and State aforesaid do hereby certify that **DUSTY T. DAUGHTRY**, (the "Signatory") personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein. I certify that (i) I have personal knowledge of the identity of the Signatory; or (ii) I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of a driver's license or _____; or (iii) a credible witness has sworn to the identity of the Signatory.

The Signatory acknowledged to me the voluntary execution of the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp this 19th day of March, 2020.

Affix notary seal or stamp here



Alison G. Carr

Notary Public Official Signature

Printed or typed name: Alison G. Carr

My commission expires: 10/13/22

STATE OF NORTH CAROLINA

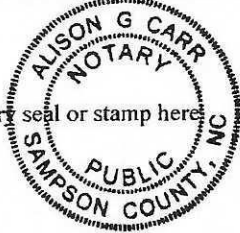
COUNTY OF SAMPSON

I, a Notary Public of the County and State aforesaid do hereby certify that **TIMOTHY V. DAUGHTRY and wife, JOLYNNE H. DAUGHTRY**, (the "Signatory") personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein. I certify that (i) I have personal knowledge of the identity of the Signatory; or (ii) I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of a driver's license or _____; or (iii) a credible witness has sworn to the identity of the Signatory.

The Signatory acknowledged to me the voluntary execution of the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp this 19th day of March, 2020.

Affix notary seal or stamp here



Alison G. Carr

Notary Public Official Signature

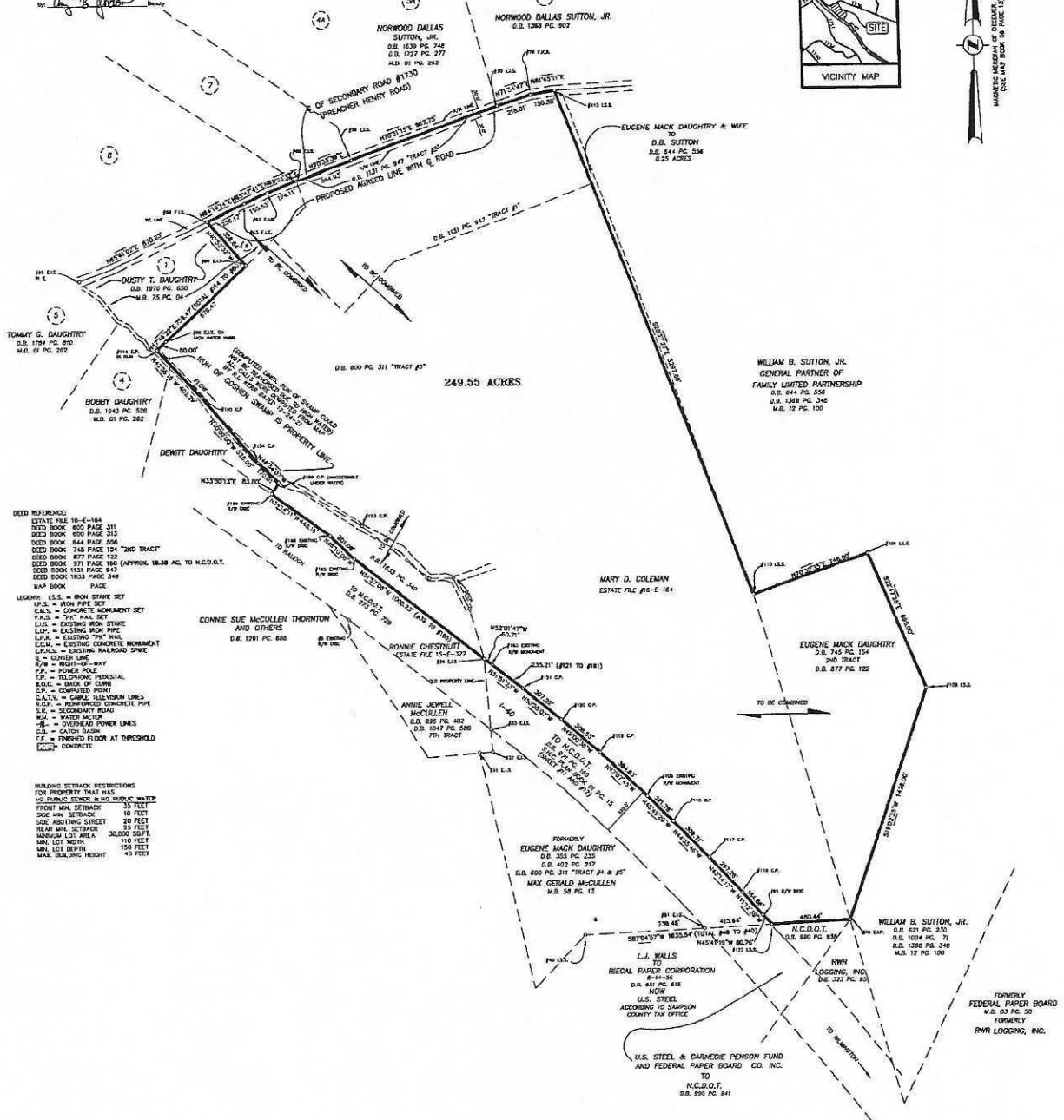
Printed or typed name: Alison G. Carr

My commission expires: 10/13/22

The preparer of this instrument has made no examination of title.

PREPARED BY: HOWARD & CARR, PLLC ATTORNEYS AT LAW - POST OFFICE BOX 81 - CLINTON, N.C. 28329 - (910) 592-1942

Filed for registration on the 14th day of March 20 20
 at 11:53 A.M. and registered in the office
 of the Register of Deeds of Sampson County on the 15th day of
 March 20 20 2020. Page No. 22



DEED REFERENCES:
 ESTATE FILE 15-4-184
 DEED BOOK 600 PAGE 311
 DEED BOOK 600 PAGE 312
 DEED BOOK 644 PAGE 506
 DEED BOOK 745 PAGE 154 "2ND TRACT"
 DEED BOOK 877 PAGE 122
 DEED BOOK 971 PAGE 160 (APPROX. 18.38 AC. TO N.C.D.O.T.)
 DEED BOOK 1131 PAGE 847
 DEED BOOK 1523 PAGE 348

LEGEND:
 L.S. = IRON STAKE SET
 C.M.S. = CONCRETE MONUMENT SET
 F.M.S. = "7/8" IRON SET
 E.L.S. = EXISTING IRON STAKE
 E.L.P. = EXISTING IRON PIPE
 E.P.A. = EXISTING "7/8" NAL
 E.C.M. = EXISTING CONCRETE MONUMENT
 E.L.S. = EXISTING RAILROAD SPUR
 S = COVER LINE
 R/W = RIGHT-OF-WAY
 P.P. = POWER POLE
 T.P. = TELEPHONE POSTAL
 B.C.S. = BACK OF CURB
 C.P. = COMBINED IRON
 C.A.T.V. = CABLE TELEVISION LINES
 R.C.P. = REINFORCED CONCRETE PIPE
 L.S. = SECONDARY ROAD
 M.S. = POWER METER
 P.S. = OVERHEAD POWER LINES
 C.L. = CANTER LINES
 F.F. = FINISHED FLOOR AT THRESHOLD
 CONCRETE

BUILDING SETBACK RESTRICTIONS FOR PROPERTY THAT HAS NO SUBDIVISION RECORD:
 FRONT YARD SETBACK 30 FEET
 SIDE YARD SETBACK 10 FEET
 SIDE YARD SETBACK 20 FEET
 REAR YARD SETBACK 30.00 FEET
 MINIMUM LOT AREA 30,000 SQ. FT.
 MIN. LOT WIDTH 150 FEET
 MIN. LOT DEPTH 150 FEET
 MAX. BUILDING HEIGHT 40 FEET

LEGEND:
 L.S. = IRON STAKE SET
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 F.M.S. = "7/8" IRON SET
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 MINIMUM LOT AREA 30,000 SQ. FT.
 MIN. LOT WIDTH 150 FEET
 MIN. LOT DEPTH 150 FEET
 MAX. BUILDING HEIGHT 40 FEET

Witnesses:
 Mary D. Coleman 2/17/2020
 Brad Sutton 3-17-2020
 Douglas Mack (Sutton) 7-19-20
 Thomas R. H. 2-17-2020
 David J. 3/19/20

THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND PLATTED, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED TO DETERMINE THE EXACT JURISDICTION OF THE COUNTY OF SAMPSON AND THAT I HEREBY ADD THE PLAN OF SUBDIVISION WHICH MAY BE CORRECTED, AMENDED, SUPPLEMENTED, REVISED, AND EXTENDED BY ORDER OF THE COURT OF COMMON PLEAS, AND THAT I HEREBY ADD THE PLAN OF SUBDIVISION WHICH MAY BE CORRECTED, AMENDED, SUPPLEMENTED, REVISED, AND EXTENDED BY ORDER OF THE COURT OF COMMON PLEAS, AND THAT I HEREBY ADD THE PLAN OF SUBDIVISION WHICH MAY BE CORRECTED, AMENDED, SUPPLEMENTED, REVISED, AND EXTENDED BY ORDER OF THE COURT OF COMMON PLEAS.



CONTACT PERSON
 BRAD SUTTON
 3518 CORBIN STREET
 RALEIGH, NORTH CAROLINA 27612
 PHONE: (919) 427-5249

- NOTES:**
- THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COUNTY-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SURVEYING.
 - ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
 - TAX PARCEL ID NUMBER: 1304018002, 1302781828, 1304018001, 1302558000, & 1302558000.
 - THIS LOT MAY BE SUBJECT TO EASEMENTS AND UNRECORDED RESTRICTIONS.
 - COMPARISON OF RECORDS, IF ANY, NOT SPECIFICALLY DESCRIBED HEREIN.
 - IF AN INSTRUMENT LISTED ON SAMPSON COUNTY ROAD SYSTEM LIST PROVIDED BY CURS STARTING ON 2-28-07 OF THE N.C.D.O.T.
 - EDWARD BA = REBORNIA-HOROLINE
 - THIS PLAT DOES NOT CONVEY THIS TRACT OF LAND WITHOUT LEGAL RECORDED DOCUMENTS.
 - THIS TRACT OF LAND IS CURRENTLY OWNED BY MARY D. COLEMAN ACCORDING TO SAMPSON COUNTY O.S.

OWEN SURVEYING, INCORPORATED (FIRM # C-900) 212 LISBON STREET
 PHONE: (910) 590-3232 / FAX 592-3394 CLINTON, N.C. 28328-4115
 TOLL FREE: (800) 826-8495 (910) 108-4277
 MARCH, 2020 SCALE: 1 INCH = 300 FEET

I, WILLARD T. OWEN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. (SEE NOTE FOR RECORDED DEED DESCRIPTION) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED. ALL AREAS WERE FIELDED BY USING THE B.M.D. METHOD UNLESS OTHERWISE NOTED. I ALSO CERTIFY TO HAVE BEEN A WITNESS AT ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL HAS _____ DAY OF _____ 2020.



Willard T. Owen
 PROFESSIONAL LAND SURVEYOR L-1498

STATE OF NORTH CAROLINA
 COUNTY OF SAMPSON
 I, _____ REVIEW OFFICER OF SAMPSON COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE 3-17-2020
 _____ REVIEW OFFICER
 The first plat is exempt from the Sampson County Subdivision Ordinance. Its approval is required. RECOMBINATION OVER 10 ACRES.
 _____ NO SIGNATURE REQUIRED
 _____ Adjudicator

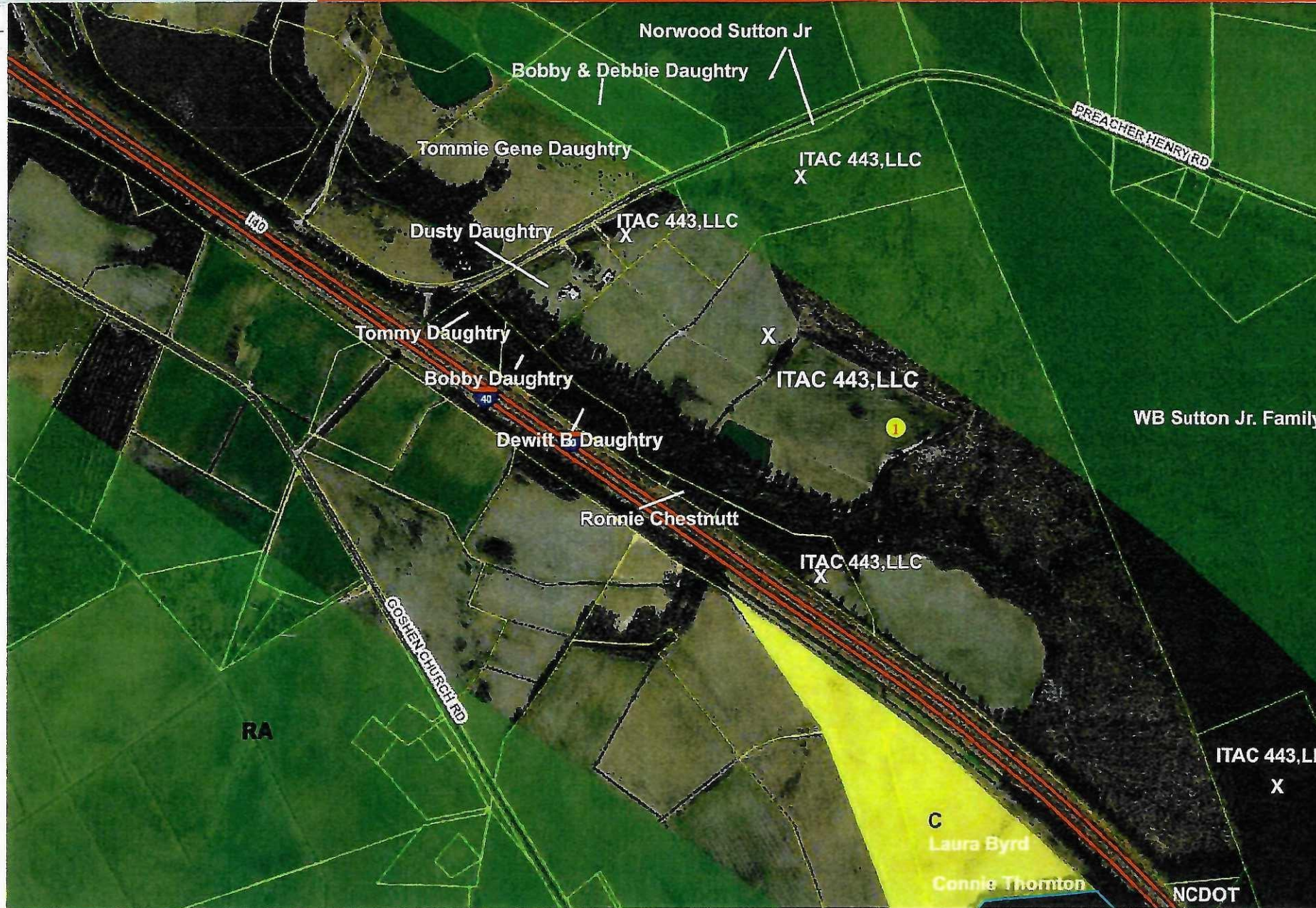
MAP BOOK 104 PAGE 53

1	STREET	018-1-1	RECOMBINATION BOUNDARY SURVEY MAP	NBS PROPERTIES, LLC PINEY GROVE TOWNSHIP, SAMPSON COUNTY, NORTH CAROLINA	DATE: MARCH, 2020 SCALE: 1" = 300'	OWEN SURVEYING, INC. 212 LISBON STREET CLINTON, N.C. 28328-4115 PHONE: (910) 590-3232	DATE: 3/17/2020	DWG NO: 910-1
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ITAC 443, LLC - Rezone



Search



SAMPSON COUNTY
REZONING APPLICATION
 INSPECTIONS AND PLANNING DEPARTMENT



Applications are considered complete when all of the items listed below are provided to the Inspections and Planning Department, located at 405 County Complex Road in Clinton. Incomplete applications will not be accepted. Submitted applications will be processed for consideration at the first available Planning Board meeting. These meetings are typically held on the third Monday of each month at 6:00 pm in the County Auditorium (435 Rowan Road), and the deadline for submission is generally the 25th of the month prior to the meeting. This deadline is subject to change, however, given holiday and other office closures. Planning Board recommendations are then forwarded to the Sampson County Board of Commissioners for public hearing and consideration. Regular meetings of the Sampson County Board of Commissioners are typically held on the first Monday of each month at 6 pm in the County Auditorium.

A. APPLICANT/OWNER INFORMATION

Applicant Contact Information:

Name: Warren Farming Company
 Mailing address: PO Box 229 Newton Grove NC 28366
 Telephone: 910-237-9791
 Email: _____

Owner Contact Information (if different from applicant):

Name: Same
 Mailing address: _____
 Telephone: _____
 Email: _____

Professional Representative Information (i.e. Attorney, Engineer, etc.)

Name: Scotty Shivar
 Firm: SCOTT OUTDOOR LLC
 Mailing address: PO Box 974 Snow Hill NC 28580
 Telephone: 252-468-6969
 Email: scottyshivar@gmail.com

B. PROPERTY INFORMATION

1. Present zoning classification of parcel(s): HCD - Highway Corridor Overlay 17.85
2. Parcel ID #: 11047679001 Deed Book: 1961 Page: 935
3. Current use(s) of the property: Farming
4. Requested Zoning Classification(s): C 3.DAC RA 14.85
5. Describe the purpose of the Rezoning Request:

C. SUPPLEMENTAL INFORMATION

1. The filing fee for this application is **\$200**.
2. Application Withdrawal:
 - This application may only be withdrawn by written request from the applicant or property owner. If such request is received prior to submission of the Planning and Zoning Board public hearing to the newspaper, filing fees may be refunded. Filing fees will not be refunded after submission of public hearing notice to the newspaper.
 - After submission of public hearing notice to the newspaper, an application may only be withdrawn by action of the Planning and Zoning Board or County Board of Commissioners at the public hearing.

D. SIGNATURES

I, Warren Farming Co.
R. Gerald Warren, the undersigned applicant, do hereby certify that to the best of my knowledge and belief all information supplied in and with this application is true and accurate.

R. Gerald Warren _____ 5-7-20
 Applicant Signature Date

 Applicant Signature Date

 Property Owner Signature Date

 Property Owner Signature Date

E. TIMELINE OF EVENTS (OFFICE USE ONLY)

The following timeline exhibits the Rezoning Process:

Steps for Rezoning Application	Date Completed	Staff Initial
Completed Application Received		
Public Notice Issued to Newspaper (1)		
Public Notice Issued to Newspaper (2)		
Written Notice Mailed to Adjacent Property Owners		
Property Posted		
Planning Board Makes Recommendation		
County Commissioners Decision		
Applicant Notified		

- File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name

Warren Farming Company

Information

SosId: 0158013

Status: Current-Active

Date Formed: 12/22/1980

Citizenship: Domestic

Fiscal Month: December

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Warren, R Gerald

Addresses

Principal Office

596 Blake Road
Newton Grove, NC 28366

Reg Office

596 Blake Road
Newton Grove, NC 28366

Mailing

PO Box 223
Newton Grove, NC 28366-0223

Reg Mailing

PO Box 223
Newton Grove, NC 28366

Officers

President

R. Gerald Warren
PO Box 223
Newton Grove NC 28366

1961
0935

FILED
SAMPSON COUNTY
ELEANOR N. BRADSHAW
REGISTER OF DEEDS

BK:01961 PG:0935

Sampson County 12-06-2016
NORTH CAROLINA
Excise Tax \$68.00

FILED Dec 06, 2016
AT 03:58:22 pm
BOOK 01961
START PAGE 0935
END PAGE 0936
INSTRUMENT # 06359

THIS INSTRUMENT WAS PREPARED BY WARRICK, BRADSHAW, AND LOCKAMY, P. A., NORTH CAROLINA LICENSED ATTORNEYS, 609 COLLEGE STREET (P. O. BOX 1216) CLINTON, NC 2329 (28329) DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

County PIN 11047679001

Excise Tax \$68.00

Recording \$26.00

NORTH CAROLINA GENERAL WARRANTY DEED

STATE OF NORTH CAROLINA

COUNTY OF SAMPSON

THIS DEED, made this _____ day of _____ 2016, by **HONEY-BELL, INCORPORATED, A NORTH CAROLINA CORPORATION**, party of the first part, to **WARREN FARMING COMPANY, A NORTH CAROLINA CORPORATION, P. O. Box 223, Newton Grove, NC 28366**, party of the second part;

WITNESSETH:

That the said party of the first part, in consideration of Ten Dollars (\$10.00) and other valuable consideration to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey unto the said party of the second part, its successors and assigns, all that lot or parcel of land lying and being in **Newton Grove Township, Sampson County, North Carolina**, and being more particularly described as follows:

BEING 17.85 acres, more or less, designated as Lot 3 on that map entitled "Survey for J. Bennett Warren Heirs", prepared by Owen Surveying, Inc., dated November, 1993, and recorded in Map Book 26 at Page 80 of the Sampson County Registry, reference to which being hereby made for a more complete description by metes and bounds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and its successors and assigns forever.

1961 And the party of the first part for itself and its successors and assigns does
0936 covenant that it is seized of said premises and has the right to convey the same in fee simple; that the same is free and clear from encumbrances, and that it will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has caused this instrument to be signed by its duly authorized officer, the day and year first above written.

HONEY-BELL, INCORPORATED

BY: Warren Joe Bell

STATE OF NORTH CAROLINA

COUNTY OF SAMPSON

I, Kristen Holly Bullard, a Notary Public of Sampson County North Carolina, certify that Warren Joe Bell personally came before me this day and acknowledged that he is President of **Honey-Bell, Incorporated, a North Carolina corporation**, and that he, as President, being authorized to do so, executed the foregoing on behalf of the company. Witness my hand and official stamp or seal, this 30th day of November, 2016.

My commission expires: 9/27/2021

Kristen Holly Bullard
NOTARY PUBLIC





17.85
- 3.0 C

14.85 RA

17.8

1:463

Search



<u>PIN</u> 11047679001	<u>GEO PIN</u> 2503513758	<u>GIS APN</u> 2503000070
<u>CALC ACRES</u> 18.8170913677635	<u>CREATEDBY</u>	<u>MODIFIEDBY</u> ODESSEY\RSiwiec
<u>PIN 1</u> 11047679001	<u>OWNER</u> WARREN FARMING COMPANY	<u>ACREAGE</u> 17.85
<u>TWP CODE</u> 11	<u>APN</u> 2503-51-3758	<u>TAX CODE</u> F18
<u>BK PG</u> 1961/935	<u>CONSIDERATION</u> 34000	<u>DATE RECORDED</u> 12/6/2016 12:00:00 AM
<u>MAP SHEET</u> K4 0 39A	<u>SITE ADDRESS</u> WILLIAM R KING RD OFF	<u>SEG TYPE</u> CROPLAND WOODLAND
<u>APPR SEG VALUE</u> \$12,746 \$21,383	<u>LAND TAX DEFERRED</u> 24210	<u>USE DESC</u>
<u>ASSESSED VALUE</u> 9919	<u>TOTAL TAX VALUE</u> 9919	<u>PARCEL CLASS</u> AGRICULTURE
<u>STYLE</u>	<u>YEAR BUILT</u>	<u>HEAT</u>
<u>SYSTEM</u>	<u>ROOF</u>	<u>FOUNDATION</u>
<u>BEDROOMS</u>	<u>FULL BATH</u>	<u>SHAPE Length</u> 5284.35036577149
<u>SHAPE Area</u> 819669.221290826	<u>OBJECTID</u> 41002	<u>OWNER ADDRESS</u> PO BOX 223
<u>OWNER CITY</u> NEWTON GROVE	<u>OWNER STATE</u> NC	<u>OWNER ZIP</u> 28366
<u>APPRAISED</u>	<u>CONSTRUCTION</u>	<u>STORY HEIGHT</u>
<u>LIVING AREA</u>	<u>TOTAL ROOMS</u>	<u>HALF BATH</u>
<u>DEED</u> 19610935		

We are continually editing our maps to improve accuracy of position and information. This information should not be relied upon by anyone as a determination of the location, ownership, or market value of property. Always refer to the recorded deed for all legal purposes. Use of this web site indicates your acceptance of these terms.



SAMPSON CO. PLANNING DEPARTMENT
ZONING REQUEST
Z
FOR MORE INFORMATION
910-592-0140

Warren Farming Company-I-40 Rezone to C-Commercial

05/24/2020



05/24/2020

Warren Farming Company-2nd Location; William R. King Rd. Rezone to RA

Warren Farming Company-Rezone



Sampson County Planning Department

SAMPSON COUNTY
REZONING APPLICATION
INSPECTIONS AND PLANNING DEPARTMENT



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A. APPLICANT/OWNER INFORMATION

Applicant Contact Information:

Name: Warren Farming Company
Mailing address: Po Box 223 Newton Grove NC 28366
Telephone: 910-237-9791
Email: _____

Owner Contact Information (if different from applicant):

Name: Sam
Mailing address: _____
Telephone: _____
Email: _____

Professional Representative Information (i.e. Attorney, Engineer, etc.)

Name: Scotty Shivar
Firm: Scotty Outdoor
Mailing address: Po Box 974 Snow Hill NC 28580
Telephone: 252-468-6969
Email: scottyshivar@gmail.com

B. PROPERTY INFORMATION

1. Present zoning classification of parcel(s): HCD - Highway Corridor 79.81 AC
2. Parcel ID #: 11006300009 Deed Book: 1317 Page: 599
3. Current use(s) of the property: Farming
4. Requested Zoning Classification(s): C-4.5 + 75.31 RA
5. Describe the purpose of the Rezoning Request:

C. SUPPLEMENTAL INFORMATION

1. The filing fee for this application is \$200.
2. Application Withdrawal:
 - This application may only be withdrawn by written request from the applicant or property owner. If such request is received prior to submission of the Planning and Zoning Board public hearing to the newspaper, filing fees may be refunded. Filing fees will not be refunded after submission of public hearing notice to the newspaper.
 - After submission of public hearing notice to the newspaper, an application may only be withdrawn by action of the Planning and Zoning Board or County Board of Commissioners at the public hearing.

D. SIGNATURES

Warren Farming Co.

I R. Gerald Warren, the undersigned applicant, do hereby certify that to the best of my knowledge and belief all information supplied in and with this application is true and accurate.

R. Gerald Warren - President
Applicant Signature

5-7-2020
Date

Applicant Signature

Date

Property Owner Signature

Date

Property Owner Signature

Date

E. TIMELINE OF EVENTS (OFFICE USE ONLY)

The following timeline exhibits the Rezoning Process:

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County Commissioners Decision		
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Business Corporation

Legal Name

Warren Farming Company

Information

SosId: 0158013

Status: Current-Active

Date Formed: 12/22/1980

Citizenship: Domestic

Fiscal Month: December

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: Warren, R Gerald

Addresses

Principal Office

596 Blake Road
Newton Grove, NC 28366

Reg Office

596 Blake Road
Newton Grove, NC 28366

Mailing

PO Box 223
Newton Grove, NC 28366-0223

Reg Mailing

PO Box 223
Newton Grove, NC 28366

Officers

President

R. Gerald Warren
PO Box 223
Newton Grove NC 28366

281

SAMPSON COUNTY NC 02/12/1999
\$260.00
Real Estate Excise Tax
Excise Tax



Filed for registration on the 12th day of February, 1998
at 5:23 o'clock P.M. and registered in the office of the Register
of Deeds of Sampson County on the 12th day of February
1999 In Book No. 1317 Page No. 599
MAE H. TROUBLEFIELD
Register of Deeds
By: *Jules L. Paison* Deputy
VOL 1317 PAGE 599

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19 _____
by _____

Mail after recording to Warren Farming Company,
This instrument was prepared by BENJAMIN R. WARRICK, ATTORNEY AT LAW, P.O. BOX 1416, CLINTON,
N.C. 28329.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of February, 1999, by and between

GRANTOR	GRANTEE
PATSY W. MCPHERSON and husband, DALLAS W. MCPHERSON and MARY B. BELL and husband, MORRIS L. BELL	WARREN FARMING COMPANY, a N.C. Corporation

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

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain 7/8 interest in all that certain lot or parcel of land situated in Newton Grove Township, Sampson County, North Carolina and more particularly described as follows:

SEE ATTACHED SCHEDULE A.

SCHEDULE "A"

Lying and being in Newton Grove Township, Sampson County, North Carolina and being all of Lot 2 of the J.B. Warren Farm Division, containing 86 acres more or less, all according to a Map and Survey by W. J. Lambert, Registered Land Surveyor, dated October 10, 1956, and as recorded in Map Book 4, at Page 7, in the Office of the Register of Deeds of Sampson County.

SAVING AND EXCEPTING from the above description the following lands:

Parcel A - So much of the above Lot 2 as is contained within the right way of Interstate Hwy. 40 and all of the Lot 2 lying South of Interstate Hwy. 40.

Parcel B - **BEGINNING** at a point in the center line of State Road 1711 (William R. King Road), a joint corner with Lot 1 of this division and Mac Luther Blackmon, Jr., and runs thence the center line of State Road 1711 (William R. King Road), South 26 degrees 56 minutes 11 seconds East, 99.57 feet and South 33 degrees 34 minutes 42 seconds East, 66.56 feet to a stake; thence South 77 degrees 40 minutes 47 seconds West, 333.59 feet to an iron stake; thence North 35 degrees 58 minutes 30 seconds West, 67.72 feet to an iron stake; thence North 19 degrees 19 minutes 07 seconds West, 193.36 feet to an iron stake in the Southern line of Lot 1 of the J.B. Warren Farm Division; thence with the line of Lot 1, South 84 degrees 21 minutes 56 seconds East, 233 feet to an iron stake; thence again with Lot 1, North 86 degrees 18 minutes 05 seconds East, 72 feet to a stake; thence again with Lot 1, South 85 degrees 16 minutes 08 seconds East, 44.16 feet to the point of **BEGINNING**, containing 1.53 acres more or less and being that tract of land conveyed to Kenneth Ray Barefoot and wife Miranda Graham Barefoot by Deed dated June 18, 1990, and as recorded in Book 1110, Page 795 in the Office of the Register of Deeds of Sampson County.

The property hereinabove described was acquired by Grantor by instrument recorded in _____
A map showing the above described property is recorded in Plat Book _____ Page _____

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

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

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

(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

Patsy W. McPherson (SEAL)
PATSY W. MCPHERSON

Dallas W. McPherson (SEAL)
DALLAS W. MCPHERSON

Mary B. Bell (SEAL)
MARY B. BELL

Morris L. Bell (SEAL)
MORRIS L. BELL



NORTH CAROLINA, Sampson County.
I, Dana H. Thornton, a Notary Public of the County
aforesaid, certify that PATSY W. MCPHERSON and husband, DALLAS W.
MCPHERSON, Grantors, personally appeared before me this day and acknowledged the
execution of the foregoing instrument. Witness my hand and official stamp or seal, this
12th day of February, 1999.

My commission expires: 4-2-2002 Dana H. Thornton Notary Public



NORTH CAROLINA, Sampson County.
I, Dana H. Thornton, a Notary Public of the County
aforesaid, certify that MARY B. BELL and husband, MORRIS L. BELL, Grantors,
personally appeared before me this day and acknowledged the execution of the foregoing
instrument. Witness my hand and official stamp or seal, this 12th day of February, 1999.

My commission expires: 4-2-2002 Dana H. Thornton Notary Public

SEAL-STAMP

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me
this day and acknowledged that he/she is the Secretary of _____, a North Carolina corporation, and
that by authority duly given and as the act of the corporation, the foregoing instrument was
signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its
Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

The foregoing certificate(s) of Dana H. Thornton, Sampson Co., NC
certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

Register of Deeds for Sampson County
MAE H. TROUBLEFIELD
By Julia C. Faison, Deputy

Benjamin R. Warrick

2-24-99



79.81 Total AC
C-4.5 AC
RA 75.31

1:463

Search



<u>PIN</u> 11006300004	<u>GEO PIN</u> 2503423337	<u>GIS APN</u> 2503000066
<u>CALC ACRES</u> 67.1994386378114	<u>CREATEDBY</u>	<u>MODIFIEDBY</u> ODESSEY\lthomas2
<u>PIN 1</u> 11006300004	<u>OWNER</u> WARREN FARMING COMPANY	<u>ACREAGE</u> 79.81
<u>TWP CODE</u> 11	<u>APN</u> 2503-#066	<u>TAX CODE</u> F18
<u>BK PG</u> 1317/599	<u>CONSIDERATION</u> 130000	<u>DATE RECORDED</u> 2/12/1999 12:00:00 AM
<u>MAP SHEET</u> K 4 0 43	<u>SITE ADDRESS</u> WILLIAM R KING RD	<u>SEG TYPE</u> CROPLAND WOODLAND WASTELND
<u>APPR SEG VALUE</u> \$189,456 \$25,242 \$136	<u>LAND TAX DEFERRED</u> 155050	<u>USE DESC</u>
<u>ASSESSED VALUE</u> 59784	<u>TOTAL TAX VALUE</u> 59784	<u>PARCEL CLASS</u> AGRICULTURE
<u>STYLE</u>	<u>YEAR BUILT</u>	<u>HEAT</u>
<u>SYSTEM</u>	<u>ROOF</u>	<u>FOUNDATION</u>
<u>BEDROOMS</u>	<u>FULL BATH</u>	<u>SHAPE Length</u> 9210.29908614566
<u>SHAPE Area</u> 2927195.83824999	<u>OBJECTID</u> 41001	<u>OWNER ADDRESS</u> PO BOX 223
<u>OWNER CITY</u> NEWTON GROVE	<u>OWNER STATE</u> NC	<u>OWNER ZIP</u> 28366
<u>APPRAISED</u>	<u>CONSTRUCTION</u>	<u>STORY HEIGHT</u>
<u>LIVING AREA</u>	<u>TOTAL ROOMS</u>	<u>HALF BATH</u>
<u>DEED</u> 13170599		

We are continually editing our maps to improve accuracy of position and information. This information should not be relied upon by anyone as a determination of the location, ownership, or market value of property. Always refer to the recorded deed for all legal purposes. Use of this web site indicates your acceptance of these terms.



Sampson2
Printed May 21, 2020
See Below for Disclaimer



- Parcels (Yellow)
- Centerlines
- Sampson County
- NC Counties
- Primary Roads
 - I
 - US
 - NC
- Municipal Limits



SAMPSON CO. PLANNING DEPARTMENT
ZONING REQUEST
Z
FOR MORE INFORMATION
010-302-0140

Warren Farming Company-I-40 Rezone to C-Commercial

05/24/2020



Warren Farming Company-2nd Location;William R. King Rd. Rezone to RA

Warren Farming Company-Rezone



Sampson County Planning Department

**SAMPSON COUNTY
BOARD OF COMMISSIONERS**

ITEM ABSTRACT

ITEM NO. 2 (a)

Meeting Date: July 9, 2020	<input type="checkbox"/>	Information Only	<input type="checkbox"/>	Public Comment
	<input type="checkbox"/>	Report/Presentation	<input type="checkbox"/>	Closed Session
	<input checked="" type="checkbox"/>	Action Item	<input type="checkbox"/>	Planning/Zoning
	<input type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Water District Issue

SUBJECT: Community Development Needs, Intent to Apply for CDBG-NR Funding

DEPARTMENT: Finance/Housing

PUBLIC HEARING: Public hearings were held on June 11 and July 6

CONTACT PERSON(S): David Clack, Finance Officer

PURPOSE: To authorize submission of a CDBG application and execution of associated documents

ATTACHMENTS: Resolution and Citizen Participation Plan

BACKGROUND:

We have duly held two public hearings to receive public input on the County's community development needs and the potential for the County to apply for CDBG - NR (Neighborhood Redevelopment) funding from the State. Sampson County anticipates submitting this CDBG application on July 27, 2020, and two public hearings were required prior to submission of an application.

The Chairman should call upon the Clerk to read any additional comments which have been submitted since the July hearing, then consider any offered motion.

RECOMMENDED ACTION OR MOTION:

Adopt the resolution authorizing submission of the CDBG-NR grant application and authorize execution of grant documents, including Citizen Participation Plan



**RESOLUTION REGARDING SAMPSON COUNTY'S
APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE 2020
CDBG-NR PROJECT**

WHEREAS, the Sampson County Board of Commissioners has previously indicated its desire to assist in community development efforts for housing within the County; and

WHEREAS, the Commissioners have held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit LMI families with housing needs; and

WHEREAS, the Commissioners wish the County to pursue a formal application for Community Development Block Grant funding to benefit LMI families with housing needs; and

WHEREAS, the Commissioners certify it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the County of Sampson that the County is authorized to submit a formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant to benefit LMI families with housing needs.

Adopted this the ___ day of _____, 20___ in Clinton, North Carolina.

Clark H. Wooten, Chairman

ATTEST:

Susan J. Holder, Clerk to the Board

CITIZEN PARTICIPATION PLAN

This plan describes how Sampson County will involve citizens in the planning, implementation and assessment of the Community Development Block Grant (CDBG) program. The funds must be used for projects which benefit low and moderate-income persons and aids in the elimination and prevention of slums and blight. The program is intended to assist governments in understanding neighborhood improvement programs. The regulations give ultimate responsibility for the design and implementation of the program to local elected officials and require that citizens be given an opportunity to serve in a key advisory role to these elected officials.

SCOPE OF CITIZEN PARTICIPATION

Citizens will be involved in all stages of the CDBG program, including program implementation, assessment of performance and design of changes in the Citizen Participation Plan. There will be three (3) general mechanisms for their involvement:

1. To serve as an advisory committee to the project;
2. To attend or hold public hearings or community meetings; and
3. To provide individual citizen efforts in the form of comments, complaints or inquiries submitted directly to the Program Administrators or designated County official.

PROGRAM IMPLEMENTATION

Citizen participation in program implementation will occur primarily through consultation with the County. The County will be asked to review and comment on specific guidelines for approved projects. They will also meet to review any program amendments, budget revisions and program modifications. All such changes will be discussed with the County and their comments considered prior to taking action. If program amendments require approval from the North Carolina Department of Commerce, a public hearing shall be held specifically on the amendment. Citizens may also be involved in implementation of projects specifically requiring citizen participation, such as self-help projects. Their roles will be defined as the project develops. Technical assistance will be available as needed.

PROGRAM ASSESSMENT

As a part of the orientation to the program offered at the public hearing, citizens will be invited to submit comments on all aspects of program performance through the program year. Comments should be submitted in writing to the County Manager. He or she will respond in writing within ten (10) days. If the response is unsatisfactory, the complainant should write directly to the Chairman. He or she shall respond within ten (10) days.

If the citizen is still dissatisfied, he/she should write to the NC Department of Commerce, Rural Economic Development Division/State CDBG Program, 4346 Mail Service Center, Raleigh, NC 27699-4346, Attention: Citizen Participation Matter. Program staff will also be available during normal business hours to respond to any citizen inquiries or complaints at 919-814-4663

VIRTUAL HEARINGS

During a declaration of a state of emergency by the Governor or General Assembly, and if a local unit of general government is concerned about significant public health risks that may result from holding an in-person public hearings, the local unit of general government may undertake a virtual public hearing (alone, or in concert with an in-person hearing) if:

- It allows questions in real time, with answers coming directly from the elected representatives to all “attendees.” Therefore, members of the public must be entitled to participate and address the governing body during any telephonic or video-conference meeting.
- The governing body must post a written notice that gives the public a way to participate remotely, such as a toll-free dial-in number, and that includes an electronic copy of any agenda packet that officials will consider at the meeting.
- As with an in-person hearing, the grantee must select a virtual hearing method or platform that provides accessibility for persons with disabilities and limited English proficiency (LEP) to the greatest extent possible. These accommodations must be free to these populations.
- A governing body must provide the public with access to a recording of any telephonic or videoconference meeting.
- The local unit of government must document its efforts and the reason for them.
- Additional specific communication requirements and requirements for conducting remote meetings can be found in Article 1A of Chapter 166A and Article 33C of Chapter 143 of the General Statutes.

TECHNICAL ASSISTANCE

Technical Assistance will be provided to citizen organizations and groups of low/moderate income persons or target area residents upon request to Sampson County. Such assistance will support citizen efforts to develop proposals, define policy and organize for the implementation of the program. It is expected that such assistance will be provided directly to the County in response to their request. Assistance could be provided in the form of local presentations, informational handouts, research of a specific issue, or other short-term efforts.

PUBLIC INFORMATION

Sampson County will also undertake public information efforts to promote citizen participation. These efforts will include the following:

1. Public Notice of all Public Hearings will be published in the non-legal section of the local newspaper at least ten (10) days before the scheduled hearing. These notices will indicate the date, time, location and topics to be considered.
2. Orientation Information will be provided at the first public hearing. The Program Administrator(s) will make a presentation which covers: (a) the total amount of CDBG funds available and the competitive basis for award; (b) the range of eligible activities; (c) the planning process and the schedule of meetings and hearings; (d) the role of citizens in the program and (e) a summary of other program requirements, such as the environmental policies, fair housing provisions and contracting procedures.
3. A Public File containing program documentation will be available for review at the County Administration Building during normal business hours. Included will be copies of the Application, Environmental Review Record, the Citizen Participation Plan and the Annual Performance Report. Other program documents are also available for citizen review on request at the County Administration Building consistent with applicable State and local laws regarding personal privacy and obligations of confidentiality.
4. Public Hearings an interpreter will be provided for all non-English speaking individuals and/or deaf individuals.

ADOPTED, this the _____ day of _____, 20____.

*Chairman
Sampson County*

*Attest: Clerk to the Board
Sampson County*

**SAMPSON COUNTY
BOARD OF COMMISSIONERS**

ITEM ABSTRACT

ITEM NO. 3 (a)

Meeting Date: July 9, 2020	<input type="checkbox"/> Information Only	<input type="checkbox"/> Public Comment
	<input type="checkbox"/> Report/Presentation	<input type="checkbox"/> Closed Session
	<input checked="" type="checkbox"/> Action Item	<input type="checkbox"/> Planning/Zoning
	<input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Water District Issue

SUBJECT: Naming of Private Road

DEPARTMENT: Emergency Management (Addressing)/Administration

PUBLIC HEARING: Public hearing was duly held on July 6

CONTACT PERSON(S): Susan J. Holder, Assistant County Manager

PURPOSE: To consider the naming of certain private roads

ATTACHMENTS: Memo

BACKGROUND:
We have held a public hearing to receive comments on the recommendations of the Road Naming Committee with regard to the names of certain private roads:

PVT 1639 549 Camp Lane

The Chairman should call upon the Clerk to read any additional comments which have been submitted since the July hearing, then consider any offered motion.

RECOMMENDED ACTION OR MOTION:

Motion to name the private road as requested

NORTH CAROLINA'S
SAMPSON COUNTY
OFFICE OF EMERGENCY SERVICES

MEMORANDUM:

TO: Ms. Susan Holder, Assistant County Manager

FROM:  Ronald Bass, Emergency Management

DATE: May 29, 2020

SUBJECT: Private Road Name/Public Hearing Request

The Road Naming Committee members have reviewed road name suggestions for the following pending private road. The Committee's recommendation has been listed below:

PVT 1639 549

Camp Ln

This is being forwarded for your review and if you concur, please place this on the Board's agenda for consideration at a public hearing.

Please review and advise.



107 Underwood Street | Clinton, NC 28328
OFFICE: (910) 592-8996 | FAX: (910) 592-5383

**SAMPSON COUNTY
BOARD OF COMMISSIONERS**

ITEM ABSTRACT

ITEM NO. 4 (a)

Meeting Date:	July 9, 2020	<input type="checkbox"/>	Information Only	<input type="checkbox"/>	Public Comment
		<input type="checkbox"/>	Report/Presentation	<input type="checkbox"/>	Closed Session
		<input checked="" type="checkbox"/>	Action Item	<input type="checkbox"/>	Planning/Zoning
		<input type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Water District Issue
		<input type="checkbox"/>		<input type="checkbox"/>	

SUBJECT: Adopt Resolution Designating County Manager as Signatory for Local Government Opinion Forms related to ABC Permit Applications

DEPARTMENT: Administration

PUBLIC HEARING: No

CONTACT PERSON(S): Susan Holder, Assistant County Manager
Joel Starling, County Attorney

PURPOSE: To consider adoption of a resolution which designates, by position, the person authorized to sign the Local Government Opinion forms requested by the ABC Commission for any permit application

ATTACHMENTS: Resolution

BACKGROUND:

The owners of First Miracle Vine & Wine winery, a small business located in Ingold, recently requested a Local Government Opinion form as part of their application to the ABC Commission for a retail permit for their winery. As owners, they are responsible for proving to the ABC Commission proof of all mandatory compliance with applicable building codes and fire codes for the permit. Once they have obtained that, a Local Government Opinion must accompany their permit application, duly signed by an authorized County official. The ABC Commission requires that the County have a resolution on file identifying that designated official. The attached resolution designates the County Manager by position as that designated official. A copy of a blank LGO is attached as an example.

Note: the County Attorney has reviewed the ABC Commission regulations with regard to issuance of retail permits in a dry county, and can offer comments regarding the regulations which allow the winery to obtain a retail permit for the retail sale of fortified wine in the manufacturer's original container for consumption off the premises.

RECOMMENDED ACTION OR MOTION:

Adopt the resolution designating the County Manager as the signatory for Local Government Opinion forms

RESOLUTION OF THE COUNTY OF SAMPSON REGARDING THE DESIGNATION OF AN OFFICIAL TO MAKE RECOMMENDATIONS TO THE NORTH CAROLINA ALCOHOLIC BEVERAGE CONTROL COMMISSION ON ABC PERMIT APPLICATIONS.

WHEREAS G.S.18B-904(f) authorizes a governing body to designate an official, by name or by position, to make recommendations concerning the suitability of persons or locations for ABC permits; and WHEREAS the County of Sampson wishes to notify the NC ABC Commission of its designation as required by G.S.18B-904(f);

BE IT THEREFORE RESOLVED that the County Manager by virtue of position is hereby designated to notify the North Carolina Alcoholic Beverage Control Commission of the recommendations of the County of Sampson regarding the suitability of persons and locations for ABC permits within its jurisdiction.

BE IT FURTHER RESOLVED THAT notices to the County of Sampson should be mailed or delivered to the official designated above at the following address:

Office of the County Manager
County of Sampson
406 County Complex Road
Clinton, North Carolina 28328
Phone: (910) 592-6308

ADOPTED this the 9th day of July, 2020.

Chairman, Sampson County Board of Commissioners

Sworn to and subscribed before me this the _____ day of _____, 20____.

Clerk to the Board

**NORTH CAROLINA
ALCOHOLIC BEVERAGE CONTROL COMMISSION**

4307 Mail Service Center
Raleigh, NC 27699-4307
(919)779-0700 FAX: (919)662-3583

**LOCAL GOVERNMENT OPINION
for ALCOHOLIC BEVERAGE PERMITS**

APPLICANT SHOULD COMPLETE THIS SECTION ONLY

Applicant's Name _____
Corporate or LLC Name *(if applicable)* _____
Trade Name of Business _____
Former Trade Name *(if any)* _____
Business Address _____
City/State _____
Date of Birth _____
NC Driver's License # _____
Last 4 of Social Security # _____

TYPE OF ABC PERMIT(S) BEING APPLIED FOR:

_____ On Premise
Indicate Type *(if any)*

_____ Off Premise
Indicate Type *(if any)*

REMAINDER OF FORM FOR OFFICIAL USE ONLY

Date Form 001 Mailed or Delivered _____
Designated Official's Name _____
Title _____
City/County _____
Address _____
Contact Telephone # _____

NOTICE: The Alcoholic Beverage Control Commission shall give notice of a permit application to the Governing body of a city or county prior to issuing a retail ABC permit. Designated Officials are expected to process this form within 15 days of receipt. The applicant will be required to provide proof of mandatory compliance with all applicable building and fire codes. The Inspection/Zoning Compliance form (Form 002) is for this purpose and will be completed by the appropriate local agencies.

FACTORS IN ISSUING A PERMIT: Pursuant to N.C.G.S. 18B-901(c), before issuing a permit, the ABC Commission shall be satisfied the applicant is a suitable person and that the location is a suitable place.

PLEASE INDICATE YOUR ANSWER TO THE FOLLOWING:

Do you approve of the applicant and location for the ABC permit?

YES _____ Applicant _____
Location _____ NO _____ Applicant _____
Location _____

Disapprovals: Pursuant to N.C.G.S. 18B-901 (b), to be considered by the ABC Commission, the objections shall state the facts upon which it is based. If you have indicated disapproval by answering "NO", please explain your reason(s) based on the factors outlined in N.C.G.S. 18B-901(c) on the attached page. Use extra sheets if additional space is required and attach all records and/or documents used to arrive at your decision. The mere indication of "NO" without an explanation is an insufficient basis for rejection and cannot be considered by the Commission.

Signature of Designated Official Date

Title of Designated Official

State of North Carolina
_____ County

_____ Being duly sworn says that the contents of the foregoing Local Government Opinion are true to his/her own knowledge, except as to matters stated on information and belief, and as to those matter(s) he/she believes them to be true.

Sworn to and subscribed before me this:

Day Month Year

(Notary Public's Signature)

18B-901(c) Factors in Issuing Permit

Before issuing a permit, the Commission shall be satisfied that the applicant is a suitable person to hold an ABC permit and that the location is a suitable place to hold the permit for which the applicant has applied. To be a suitable place, the local governing body shall return a Zoning and Compliance Form to the Commission on a form provided by the Commission to show the establishment is in compliance with all applicable building and fire codes and, if applicable, has been notified that it is located in an Urban Redevelopment Area as defined by Article 22 of Chapter 160A of the General Statutes and as required by G.S. 18B-904(e)(2). Other factors the Commission shall consider in determining whether the applicant and the business location are suitable are all of the following:

- (1) The reputation, character, and criminal record of the applicant.
- (2) The number of places already holding ABC permits within the neighborhood.
- (3) Parking facilities and traffic conditions in the neighborhood.
- (4) Kinds of businesses already in the neighborhood.
- (5) Whether the establishment is located within 50 feet of a church, public school, or any nonpublic school as defined by Part 1 or Part 2 of Article 39 of Chapter 115C of the General Statutes.
- (6) Zoning laws.
- (7) The recommendations of the local governing body.
- (8) Any other evidence that would tend to show whether the applicant would comply with the ABC laws.
- (9) Whether the operation of the applicant's business at that location would be detrimental to the neighborhood, including evidence admissible under G.S. 150B-29(a) of any of the following:
 - a. Past revocations, suspensions, and violations of ABC laws by prior permittees related to or associated with the applicant, or a business with which the applicant is associated, within the immediate preceding 12-month period at this location.
 - b. Evidence of illegal drug activity on or about the licensed premises.
 - c. Evidence of fighting, disorderly conduct, and other dangerous activities on or about the licensed premises.