

Project Overview

#681931

Project Title: 3424 cumberland rd/towing

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 3424 CUMBERLAND RD
(0426015026000)

Zip Code: 28306

Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)

GIS Verified Data

Business Name:

Project Address: 3424 CUMBERLAND RD

Downtown Historic District:

Haymount Historic District:

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Approval Date:

Previous Amendment Case #:

Proposed Zoning District: HI

Acreage to be Rezoned: 2.47

Is this application related to an annexation?: Yes

Water Service: Public

Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

will be used for towing, prefab building

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

R6A commercial and residential

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:

The proposal is adjacent with additional properties

B) Are there changed conditions that require an amendment? :

No

C) State the extent to which the proposed amendment addresses a demonstrated community need.:

To help the growing demand for towing services

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:

there is already commercial business in the area

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:

see previous answer

F) State the extent to which the proposed amendment might encourage premature development.:

it wont

G) State the extent to which the proposed amendment results in strip-style commercial development.:

it doesn't

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:

it does not

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:

it isn't expected to decrease property value

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:

it will not have effect the natural environment

Primary Contact Information

Contractor's NC ID#:

Project Owner

kodjo kouassi
sams towing
3404 cumberland rd, no
fayetteville, NC 28306
P:9107471119
samsgarage392@gmail.com

Project Contact - Agent/Representative

David Holmes
Sams Towing
3404 Cumberland rd
Fayetteville, NC 28306
P:910-682-8001
samsgarage392@gmail.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number: NA

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

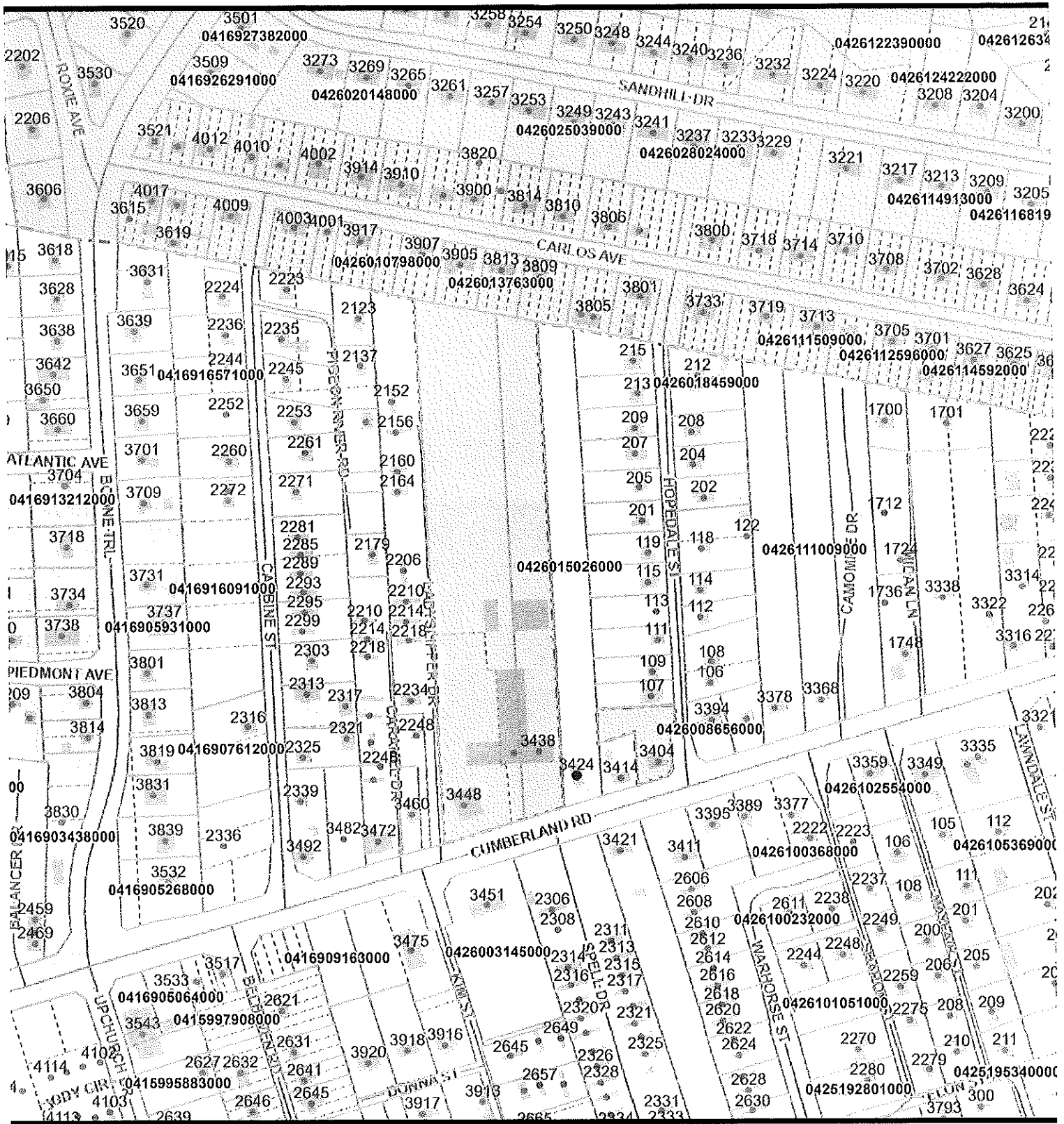
NC State Mechanical Contractor: NA

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Indicate which of the following project contacts should be

included on this project:

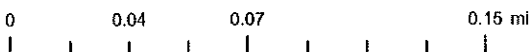


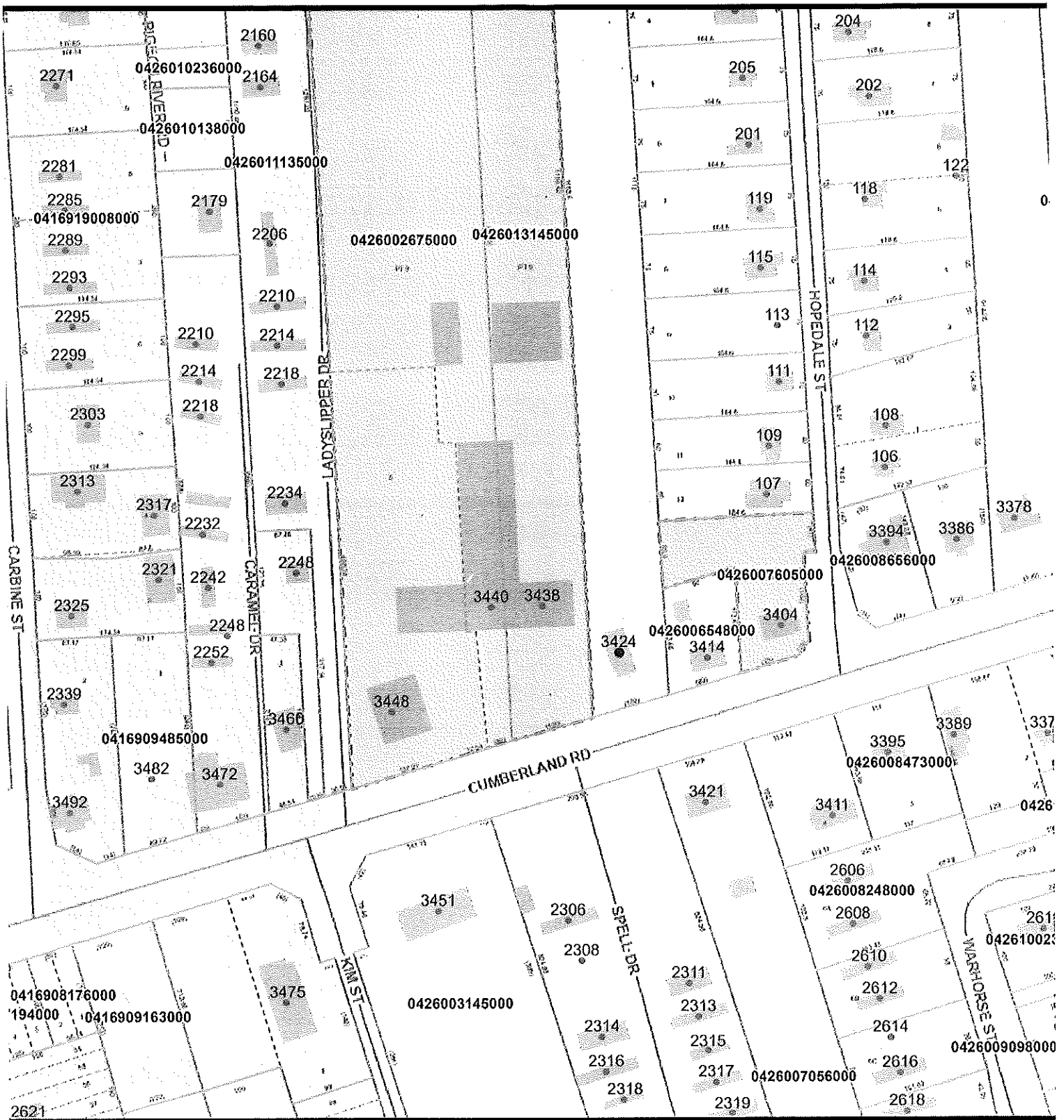
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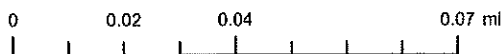
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• Addresses	Parcel Lines	City Limits
▭ Parcels	Parcel Line	▭ Fayetteville
	Lot Line	▭ Streets





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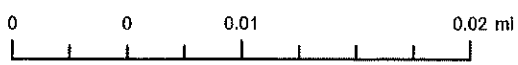
●	Addresses	Parcel Lines	City Limits
▭	Parcels	Parcel Line	Fayetteville
---		Lot Line	Streets



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Addresses	Parcel Lines	City Limits
●	—	▣
○	- - -	▣
□	· · ·	▣
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		▣



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$230.00
Parcel ID:	
Mail/Box to:	The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Prepared by:	The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Brief description for the index:	Lot 10 Ellington Pines County of Cumberland State of North Carolina

THIS GENERAL WARRANTY DEED ("Deed") is made on the 18 day of July, 20 24, by and between:

GRANTOR	GRANTEE
Carrie Lynn McBride Moody and Timothy Brandon Holst, Co-Trustees of The Charles La-Fate McBride Trust created on August 17, 2018 670 Hollow Bridge Road Autryville, NC 28318	Kodjo Sam Kouassi 3424 Cumberland Road Fayetteville, NC 28306

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

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

BEGINNING at a stake in the Northern margin of the public road leading from Fayetteville to Cumberland Mills, at a point 900 feet Easterly from John Sandrock's corner, the Southeast corner of Lot Number 9, and running thence North 1163.6 feet to a stake in the middle of the fire lane, the Northeast corner of Lot Number 9; thence with the middle of the fire lane South 76 degrees 19 minutes East 100 feet to a stake; thence South 1116 feet to a stake in the Northern margin of the aforesaid public road; thence with the Northern margin of said road South 76 degrees 31 minutes West 100 feet to the beginning, being Lot Number 10 in the Plat of ELLINGTON PINES, as recorded in Book of Maps No. 11, Page 15 in the Office of the Register of Deeds for Cumberland County, North Carolina known as and described in a Deed dated April 9, 1948, from C. G. Strickland and wife, Nevada Greene Strickland, of record in Book 519, Page 255, Cumberland County Registry, North Carolina.

BEING THE SAME PREMISES (Parcel 9) conveyed unto Carrie Lynn McBride Moody, Trustee of the Charles La-Fate McBride Trust created on August 17, 2018 recorded August 21, 2018 in the Office of the Register of Deeds for Cumberland County, North

Carolina in Book 10364 at Page 758.

WITH THE EXCEPTION of that certain parcel of land conveyed to the Department of Transportation, an agency of the State of North Carolina, by Deed recorded in Book 5368, Page 0734 of the Cumberland County North Carolina Registry and particularly described as follows:

BEGINNING at the Southeastern property corner of the former Grantor; thence Westerly along the Southern property line of the former Grantor to the Southwestern property corner of the prior Grantor; thence Northerly along the Western property line of the former Grantor to a point 41.34 feet Northerly of and normal to Survey Line-L; thence Easterly in a straight line to a point 41.34 feet Northerly of and normal to Survey Line-L, on the Eastern property line of the former Grantor; thence Southerly along the Eastern property line of the former Grantor to the point of BEGINNING; Along with a temporary Construction Easement contained in Deed.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 10364 Page 0758.

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

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

Carrie Lynn McBride Moody, Co-Trustee of The Charles La-Fate McBride Trust created on August 17, 2018

BY: Carrie Lynn McBride Moody

STATE OF Alabama NORTH CAROLINA
COUNTY OF Lauderdale

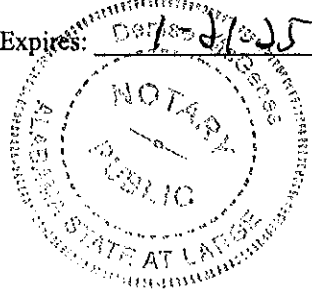
I, a Notary Public, do hereby certify that Carrie Lynn McBride Moody, Co-Trustee of The Charles La-Fate McBride Trust created on August 17, 2018 personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 18th day of July, 2024.

Denise McBehee

Printed Name: Denise McBehee

My Commission Expires: 1-21-25



Timothy Brandon Holst, Co-Trustee of The Charles La-Fate McBride Trust created on August 17, 2018

BY: Timothy Brandon Holst

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

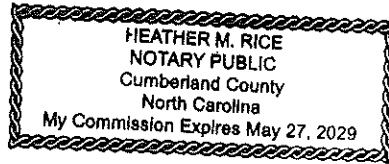
I, a Notary Public, do hereby certify that Timothy Brandon Holst, Co-Trustee of The Charles La-Fate McBride Trust created on August 17, 2018 personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 22 day of July, 2021.

Heather M. Rice

Printed Name: Heather M. Rice

My Commission Expires: 5/27/29





**Petition Requesting Annexation
(Contiguous)**

Date Received: _____ Received by: _____
 Action by City Council: _____
 Date Approved or Denied: _____

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

Who should use this form?

A property owner who is requesting annexation of a contiguous property into the City of Fayetteville should use this form.

Statement of the Request:

To the Mayor and City Council of the City of Fayetteville, North Carolina:

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

Project Location:

Street Address: <u>3424 Cumberland Rd</u>
PIN/REID: <u>0426015026</u>
Lot Area/Acreage: <u>2.47</u>
Requested zoning district for property after annexation: <u>City of Fayetteville</u>
Have you obtained a vested right certificate from the Cumberland County Planning Department for any proposed development at this location? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please attach evidence.

Submittal Requirement Checklist:

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

Primary Contact Information & Signatures:

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

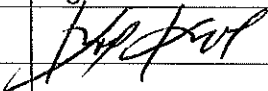
Individuals:

Print Name	Mailing Address	Phone Number	Signature

Corporation:

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

Limited Liability Corporation (LLC):

Name of LLC: Sam's LLC			
Print Name & Title	Mailing Address	Phone Number	Signature
Kodjo Kouassi owner	3163 Legoin Rd Fayetteville, NC	910-229-1110	

Partnership:

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

Property Summary

Tax Year: 2024

REID	0426015026000	PIN	0426-01-5026	Property Owner	MOODY, CARRIE LYNN MCBRIDE TRUSTEE
Location Address	3424 CUMBERLAND RD	Property Description	ELLINGTON PINES SE:01 PL:0011-0015	Owner's Mailing Address	670 HOLLOW BRIDGE RD AUTRYVILLE NC 28318

Administrative Data	
Plat Book & Page	0011-0015
Old Map #	
Market Area	2451
Township	NONE
Planning Jurisdiction	COUNTY
City	
Fire District	0021-FIRE-SERV-DIST
Spec District	RECREATION
Land Class	R101-RES
History REID 1	
History REID 2	
Acreage	2.47
Permit Date	
Permit #	

Transfer Information	
Deed Date	8/21/2018
Deed Book	010364
Deed Page	00758
Revenue Stamps	
Package Sale Date	8/21/2018
Package Sale Price	
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	1,332
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$47,400
Total Appraised Building Value	\$73,630
Total Appraised Misc Improvements Value	\$5,626
Total Cost Value	\$126,656
Total Sales Comp Value	\$92,500
Total Appraised Value - Valued By Sales Comparison	\$92,500
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$92,500

Building Summary

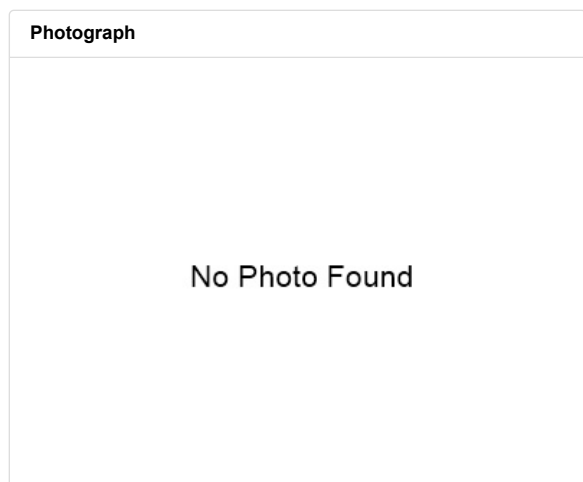
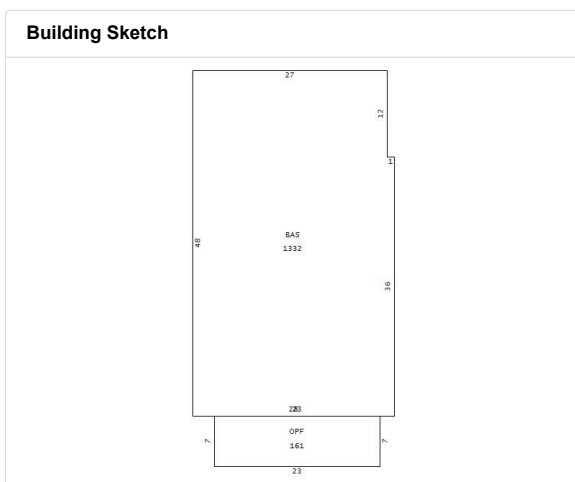
Card 1 3424 CUMBERLAND RD

Building Details	
Bldg Type	R1-SINGLE-FAMILY-RES
Units	0
Living Area (SQFT)	1332
Number of Stories	1.00
Style	000001-STYLE
Foundation	G-PIERS-W/CNTFWL
Frame	CONSTANT
Exterior	09-CONCRT-BLK/STUCCO
Const Type	
Heating	M-07&S-01
Air Cond	AC-Y
Baths (Full)	0
Baths (Half)	1
Extra Fixtures	0
Total Plumbing Fixtures	2
Bedrooms	0
Floor	08-PINE-SOFT-WOOD
Roof Cover	03-COMP SHINGLE
Roof Type	02-GABLE
Main Body (SQFT)	1332

Building Description			
Year Built	1945	Effective Year	1980
Additions	1	Remodeled	2003
Interior Adj	FIREPLACES (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	335 92%
Percent Complete	100
Total Adjusted Replacement Cost New	\$76,718
Physical Depreciation (% Bad)	A 26%
Depreciated Value	\$56,771
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$56,771
Market Area Factor	1
Building Value	\$73,630
Misc Improvements Value	\$5,626
Total Improvement Value	\$79,256
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area
1.00	OPEN PORCH FIN	OPF	161



Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	35x40	DIMENSIONS	SHELTER	\$6.44		2013	20	0	0		\$5,626
Total Misc Improvements Value Assessed: \$5,626											

Land Summary

Land Class: R101-RES		Deeded Acres: 2.47		Calculated Acres: 2.32			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
R6A		0100-RESIDENTIAL-LOT	2.00 BY THE UNIT PRICE	\$12,000			\$18,000
R6A		2096-RURAL-ACREAGE	1.47 BY THE ACRE PRICE	\$20,000			\$29,400
Total Land Value Assessed: \$47,400							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	MOODY, CARRIE LYNN MCBRIDE TRUSTEE	WD-WARRANTY DEED	100	0		010364	00758	8/21/2018
1 Back	MCBRIDE, CHARLES LAFATE/ MCBRIDE, VIRGINIA	WD-WARRANTY DEED	100	100	\$50,000	006777	00240	1/28/2005
2 Back	N C DEPT OF TRANSPORTATION	RW-RIGHT OF WAY DEED	100	0		005368	00734	11/28/2000
3 Back	HALL, CLYDE E	WD-WARRANTY DEED	100	0		004898	00667	7/15/1998
4 Back	HALL, CLYDE EDWARD	WD-WARRANTY DEED	100	150	\$75,000	004431	00634	1/19/1996
5 Back	ANDERSON, JANICE TAYLOR	WD-WARRANTY DEED	100	0		003958	00555	5/20/1993
6 Back	TAYLOR, CLARA	DE-DEED	100	0		000537	00136	7/1/1984

Notes Summary

Building Card	Date	Line	Notes
No Data			

Sales of Comparable Properties

Feature	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comp				
REID	0426015026000	0426119424000	0426112596000	0416918580000	0426213578000	04151:				
PIN	0426-01-5026	0426-11-9424	0426-11-2596	0416-91-8580	0426-21-3578	0415-1				
Address	3424 CUMBERLAND	3517 CARLOS	3705 CARLOS	2245 CARBINE	2160 REDSTONE	2247 V				
Proximity	N/A	0	0	0	0	0				
Market Area	2451	2451	2451	2451	2451	2429				
Sales Price	N/A	\$53,000	\$54,500	\$51,500	\$55,000	\$83,00				
Price/SFLA										
Price Source		Revenue Stamp	Revenue Stamp	Revenue Stamp	Revenue Stamp	Reven				
Book/Page		09940/00027	09660/00657	08868/00547	09458/00561	09423.				
	Description	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description	+(-) \$ Adj	
Sale Date		9/7/2016	0	6/3/2015	0	4/3/2012	0	6/27/2014	0	5/2/20
Market Area Type	RES-SF	RES-SF	0	RES-SF	0	RES-SF	0	RES-SF	0	RES-S
Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Si
Land Value	\$47,400	\$12,000	0	\$12,000	0	\$12,000	0	\$12,000	0	\$14,00
Style	000001-STYLE	000002-STYLE	0	000002-STYLE	0	000002-STYLE	0	000002-STYLE	0	00000: STYLE
Building Type	R1-SINGLE-FAMILY-RES	R1-SINGLE-FAMILY-RES		R1-SINGLE-FAMILY-RES		R1-SINGLE-FAMILY-RES		R1-SINGLE-FAMILY-RES		R1-SINGL FAMIL RES
No. of Stories	1	1	0	1	0	1	0	1	0	1
Grade	335-C-	335-C-	0	265-D+	0	335-C-	0	350-C	0	350-C
Exterior Wall	09-CONCRT-BLK/STUCCO	11-BRICK-VENEER	0	05-DELUX-WOOD-SIDING	0	11-BRICK-VENEER	0	11-BRICK-VENEER	0	11-BRI VENEI
Frame	CONSTANT	CONSTANT	0	CONSTANT	0	CONSTANT	0	CONSTANT	0	CONS
Effective Year	1980	1975		1967		1968		1962		1980
Year Built/ Remod.	-- / 2003	-- / 2000		-- / 2015		1968 / --		1962 / --		1980 /
Depreciation		INFERIOR	0	INFERIOR	0	INFERIOR	0	INFERIOR	0	SUPEI
Bedroom	0	3		4		3		2		3
Bathroom	F - 0, H - 1, EF - 0	F - 2, H - 0, EF - 0	0	F - 2, H - 0, EF - 0	0	F - 1, H - 1, EF - 1	0	F - 1, H - 1, EF - 0	0	F - 1, H EF - 0
SFLA	1332	1200	0	1207	0	1350	0	1107	0	1348
Basement			0		0		0		0	
Econ/Funct Utility	0		0		0		0		0	
Heating/Cooling	M-07&S-01,AC-Y	M-07&S-02,AC-Y	0	M-07&S-02,AC-Y	0	M-07&S-01,AC-Y	0	M-07&S-01,AC-Y	0	M-07&S-01,A
Garage/Carport Attached			0		0		0	GRF(324)	0	
Porch	OPF(161)		0		0		0		0	
Additions		CPF(267), UTU(45)	0		0		0		0	EAC(2 UTU(5
Fireplace	1 01-FIREPLACES		0		0		0		0	1 01-F LACE
Misc Imprv Value	\$5,626SHL:1400	\$1,286PTC:160 SHL:180 STP:20 UTF:150	0	\$1,527PTC:144 STP:16 UTF:96 UTF:80	0	\$103STP:24	0	\$4,614STP:328 STP:24 UTF:320	0	
Built-ins			0		0		0		0	
Net Adj. (total)			0		0		0		0	
Gross %			70		88		92		112	
Net %			0%		0%		0%		0%	
Adj Sales Price			53000		54500		51500		55000	
Net Adj (total) Override			0		0		0		0	

Feature	Subject	Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comp
Weight Factor		0.3	0	0.25	0	0.2	0	0.15	0	0.1
Indicated Value	\$92,500									
Indicated Value Override	0									
Note	Subject MRA: 91921, Weighted Estimate: 94341, Adjusted Sale Prices: (0426112596000, 06/03/2015) 102276, (0426213578000, 06/27/2014) 88026, (0416918580000, 04/03/2012) 90343, (0426119409/07/2016) 91256, (0415181916000, 05/02/2014) 96925. Values used for Indicated Value calculation: 90343, 91256, 91921.									