

**Project Overview** **#1174421**

<b>Project Title:</b> DEMUS	<b>Jurisdiction:</b> City of Fayetteville
<b>Application Type:</b> 5.1) Rezoning (Map Amendment)	<b>State:</b> NC
<b>Workflow:</b> Staff Review	<b>County:</b> Cumberland

**Project Location**

**Project Address or PIN:** 1319 CAMDEN RD (0436163935000) **Zip Code:** 28306

**GIS Verified Data**

<b>Property Owner: Parcel</b>	<b>Acreage: Parcel</b>
<ul style="list-style-type: none"> <li>1319 CAMDEN RD: DEMUS, DARREN;DEMUS, LAADAH</li> </ul>	<ul style="list-style-type: none"> <li>1319 CAMDEN RD: 0.54</li> </ul>
<b>Zoning District: Zoning District</b>	<b>Subdivision Name:</b>
<ul style="list-style-type: none"> <li>1319 CAMDEN RD: SF-6</li> </ul>	
<b>Fire District:</b>	<b>Airport Overlay District: Airport Overlay District</b>
	<ul style="list-style-type: none"> <li>1319 CAMDEN RD: 1</li> </ul>
<b>Hospital Overlay District:</b>	<b>Coliseum Tourism District:</b>
<b>Cape Fear District:</b>	<b>Downtown Historic District:</b>
<b>Haymount Historic District:</b>	<b>Floodway:</b>
<b>100 Year Flood:</b> <100YearFlood>	<b>500 Year Flood:</b> <500YearFlood>
<b>Watershed:</b>	

**General Project Information**

<b>Has the land been the subject of a map amendment application in the last five years?:</b> No	<b>Previous Amendment Approval Date:</b>
<b>Previous Amendment Case #:</b>	<b>Proposed Zoning District:</b> MR-5
<b>Acreage to be Rezoned:</b> 0.54	<b>Is this application related to an annexation?:</b> No
<b>Water Service:</b> Public	<b>Sewer Service:</b> Public
<b>A) Please describe all existing uses of the land and existing structures on the site, if any:</b>	<b>B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:</b>
VACANT	TO BOTH SIDES THE ZONING DISTRICT IS SF6. ONE PARCEL IS VACANT THE OTHER IS A CEMETERY.
	BEHIND IS CC. CURRENTLY SIMMONS MASONRY SERVICE
	ACROSS THE STREET IS ENTIRELY MR5. CURRENTLY THE LOCATION OF A CHURCH AND SINGLE FAMILY HOMES

**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 COMPREHENSIVE LAND US PLAN CALLS FOR MEDIUM DENSITY IN THIS LOCATION. THE ZONING REQUESTED IS IN FULL COMPLIANCE WITH THAT RECOMMENDATION.

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

NO

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

THIS LOCATION IS VERY CONDUCIVE TO MULTI FAMILY AND THE IS A DIRE NEED FOR AFFORDABLE HOUSING.

**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.:**

THE AREA IS A COMBINATION OF SINGLE FAMILY ATTACHED AND DETACHED HOMES, INDUSTRIAL/COMMERCIAL AND CHURCHES. THIS LOCATION IS IDEAL FOR A SMALL MULTI-UNIT BUILDING.

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

THIS IS AMENDMENT IS LOGICAL AS THIS PROPERTY IS SERVED BY PUBLIC TRANSPORTATION AND IS LOCATED IN A MIXED USE AREA.

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

IN NO WAY WILL THIS AMENDMENT ENCOURAGE PREMATURE DEVELOPMENT.

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

NONE

**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.:**

IN NO WAY DOES THIS AMENDMENT CREATE AN ISOLATED ZONING DISTRICT. THE LAND ACROSS THE STREET IS ZONED THE SAME.

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

NONE. IT SHOULD INCREASE THE VALUES.

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

THERE ARE NO IMPACTS ON THE NATURAL ENVIRONMENT. THIS AREA IS NOT ENVIRONMENTALLY SENSITIVE.

## Primary Contact Information

**Contractor's NC ID#:**

**Project Owner**

DARREN DEMUS

1319 CAMDEN RD

FAYETTEVILLE, NC 28306

P:910.922.6364

[DARENDEMUS@AOL.COM](mailto:DARENDEMUS@AOL.COM)

**Project Contact - Agent/Representative**

LORIEPLER

Larry King & Assoc.

1333 Morganton Road, Fayetteville

Fayetteville, NC 28305

P:9104834300

[LEPLER@LKANDA.COM](mailto:LEPLER@LKANDA.COM)

**Project Contact - Primary Point of Contact for the Developer**

JIM GRAVES

143 MEADOWCROFT DR  
FAYETTEVILLE, NC 28311

P:910.237.5267

[JGANDAINC@AOL.COM](mailto:JGANDAINC@AOL.COM)

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :**

**NC State General Contractor's License Number:**

**NC State Electrical Contractor #1 License Number:**

**NC State Mechanical Contractor's #1 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**Indicate which of the following project contacts should be included on this project:** Developer

FILED Sep 16, 2022  
AT 01:20:33 PM  
BOOK 11573  
START PAGE 0624  
END PAGE 0626  
INSTRUMENT # 37454  
RECORDING \$26.00  
EXCISE TAX \$16.00

**NORTH CAROLINA GENERAL WARRANTY DEED  
PREPARED WITHOUT TITLE EXAMINATION**

**Excise Tax: \$ 16.00**

Parcel Identifier No. 0436-16-3935 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: The Law Office of K. D. White

This instrument was prepared by: The Real Estate Law Firm, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 7th day of Septe,mber, 2022, by and between

GRANTOR	GRANTEE
Thaddeus Paul Downing, Trustee of Harold Dean Downing Trust created on May 23, 2018 46507 Whitney Road New London NC 28127	Darren Demus and spouse, LaAdah Demus 1319 Camden Road Fayetteville, NC 28306

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

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context. WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Fayetteville, Cross Creek Township, Cumberland County, North Carolina and more particularly described as follows:

See Exhibit "A"

Parcel ID: 0436-16-3935

Property Address: 1319 Camden Road, Fayetteville, NC 28306

The property hereinabove described was acquired by Grantor by instrument recorded in Book 10311 page 878.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

Submitted electronically by "The Law Office of K.D. White, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

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

Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.  
Subject to ad valorem taxes which are a lien but not yet due and payable.

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

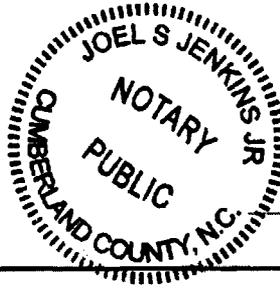
Harold Dean Downing Trust created on May 23, 2018  
(Entity Name)

By: [Signature]  
Print/Type Name & Title: Thaddeus Paul Downing, Trustee

State of North Carolina – County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that Thaddeus Paul Downing, personally appeared before me this day and acknowledged that he is the Trustee of Harold Dean Downing Trust created on May 23, 2018 and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 17th day of September, 2022.

My Commission Expires: 3-5-2026



[Signature]  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are 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 \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant – Register of Deeds

## EXHIBIT "A"

**BEGINNING** at a stake in the Eastern margin of Camden Road (40 foot right-of-way), the same being the Northwest corner of the lot conveyed to Reece Butler by Deed recorded in Book 468, Page 156, Cumberland County Registry, and subsequently conveyed to Linkous by Deed recorded in Book 2493, Page 175, Cumberland County Registry, and running thence with the Eastern margin of Camden Road North 22 degrees 55 minutes East 279.15 feet to a stake, the same being the Westernmost corner of the Holt Morgan Cemetery as shown on a plat thereof recorded in Plat Book 8, Page 89; thence with the Western line of said cemetery South 15 degrees East a distance of 320.94 feet to a stake in the Western line of Lot 64 of Puritan Weaving Company as shown on a plat thereof recorded in Plat Book 8, Page 89, Cumberland County Registry, the same being also the Northeast corner of Linkous lot herein above referred to; thence with Linkous' Northern line North 74 degrees 35 minutes West 198.80 feet to the place and point of **BEGINNING**, and being a actual survey of the two tracts conveyed to the Grantor herein by Deed from J. Floyd Ammons, Commissioner, as will appear of record in Book 2385, page 813, Cumberland County, North Carolina, Registry.

Parcel ID: 0436-16-3935

Property Address: 1319 Camden Road, Fayetteville, NC 28306

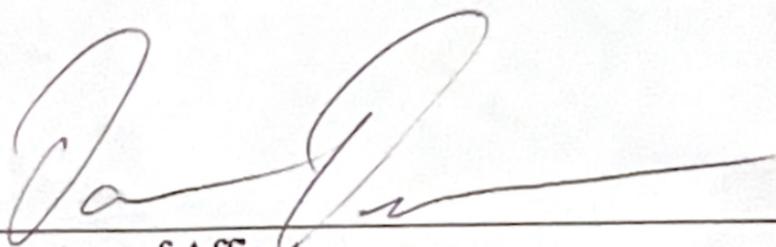
**AFFIDAVIT OF OWNERSHIP**

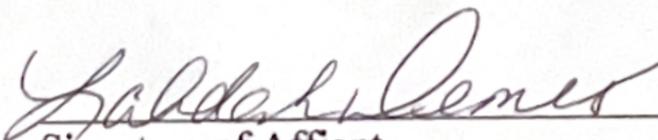
I, DARREN AND LAADAH DEMUS, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 1319 CAMDEN ROAD in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to LORI S. EPLER to submit a Conditional Rezoning/Rezoning/Variance/Special Use (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

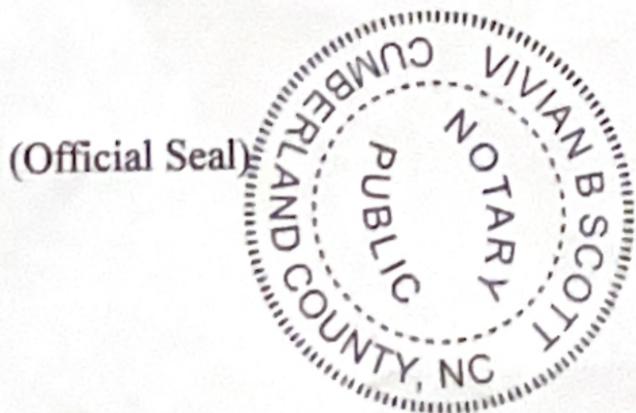
3. This authority is only granted for the application to be submitted on NOVEMBER 14, 2023.

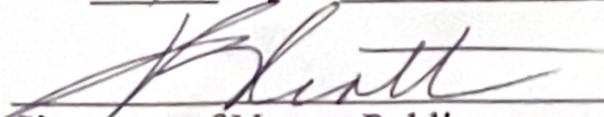
  
\_\_\_\_\_  
Signature of Affiant

  
\_\_\_\_\_  
Signature of Affiant

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 14 day of November, 2023



  
\_\_\_\_\_  
Signature of Notary Public

VIVIAN B SCOTT, Notary Public  
Printed Name of Notary Public

My Commission Expires: 6-26-25