

**Project Overview**
**#1157027**
**Project Title:** Greenwood Homes

**Jurisdiction:** City of Fayetteville

**Application Type:** 5.1) Rezoning (Map Amendment)

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

**Project Location**
**Project Address or PIN:** 1040 STAMPER RD  
 (0428335880000)

**Zip Code:** 28303

**GIS Verified Data**
**Property Owner: Parcel**

- 1040 STAMPER RD: ROCKFISH RUN LAND AND DEVELOPMENT LLC

**Acreage: Parcel**

- 1040 STAMPER RD: 0.25

**Zoning District: Zoning District**

- 1040 STAMPER RD: SF-10

**Subdivision Name:**
**Fire District:**
**Airport Overlay District:**
**Hospital Overlay District:**
**Coliseum Tourism District:**
**Cape Fear District:**
**Downtown Historic District:**
**Haymount Historic District:**
**Floodway:**
**100 Year Flood:** <100YearFlood>

**500 Year Flood:** <500YearFlood>

**Watershed:**
**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:** SF6

**Acreage to be Rezoned:** 0.25

**Is this application related to an annexation?:** No

**Water Service:** Public

**Sewer Service:** Public

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

Vacant lot

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

SF6 Multi family properties

**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.:**

Multiple rentals in area

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

No

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

Special use fits with same housing currently in the area

**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.:**

appropriate for rentals

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

Coincides with other properties in the area

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

Will encourage availability of affordable housing

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

Coincides with other properties in the area

**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.:**

to build duplex apartment

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

it would help values because in filled new construction

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

due to size of lot this would have no impact on natural environment in surrounding area

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Tim Evans  
Rockfish Run Land and Development, LLC.  
4239 Cameron Rd.  
Fayetteville, NC 28306  
P:9104230682  
[tim@longleafproperties.com](mailto:tim@longleafproperties.com)

**Project Contact - Agent/Representative**

Tim Evans  
Rockfish Run Land and Development, LLC.  
4239 Cameron Rd.  
Fayetteville, NC 28306  
P:9104230682  
[tim@longleafproperties.com](mailto:tim@longleafproperties.com)

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

Tim Evans  
Rockfish Run Land and Development, LLC.  
4239 Cameron Rd.  
Fayetteville, NC 28306  
P:9104230682  
[tim@longleafproperties.com](mailto:tim@longleafproperties.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

COPY

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$16.00

Parcel Identifier No. 0428-33-5880 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: William E. Clark PLLC, 2850 Village Drive, Suite 204, Fayetteville, NC 28304

This instrument was prepared by: William E. Clark

Brief description for the Index: Lot 2 Greenwood Homes, Blk C, Sec. 3, PB 16, PG 13

THIS DEED made this 28 day of September, 2021, by and between

GRANTOR

GRANTEE

PEDRO EMILIANO OSORNIO and spouse,  
KELLY OSORNIO

PO Box 306  
Fayetteville, NC 28302

ROCKFISH RUN, LAND AND DEVELOPMENT LLC,  
a North Carolina limited liability company

Mailing address: 4239 Cameron 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 or parcel of land situated in the City of Fayetteville, Cumberland County, North Carolina and more particularly described as follows:

PIN: 042833-5880

BEING all of Lot 2, Block "C", Greenwood Homes Subdivision, Section III, as shown on plat of the same duly recorded in Plat Book 16, Page 13, Cumberland County, North Carolina Registry.

Property Address: 1040 Stamper Road, Fayetteville, NC 28303.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6367, Page 52, Cumberland County. All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 16, Page 13, Cumberland County.

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.

Kelly Osornio joins in this conveyance solely for the purpose of releasing any interest she now has or may hereafter acquire by virtue of her marriage to Pedro Emiliano Osornio.

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:

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

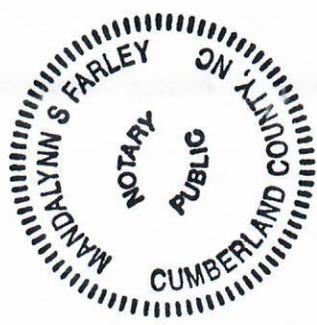
_____	(Entity Name)	<u>Pedro Emiliano Osornio</u> (SEAL)
By: _____		Name: <u>Pedro Emiliano Osornio</u>
Print/Type Name & Title: _____		<u>Kelly Osornio</u> (SEAL)
By: _____		Name: _____
Print/Type Name & Title: _____		(SEAL)
By: _____		Name: _____
Print/Type Name & Title: _____		(SEAL)

State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County of Cumberland and State aforesaid, certify that Pedro Emiliano Osornio and Kelly Osornio personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of September, 20  .

My Commission Expires: 9-9-2022  
(Affix Seal)

Mandalynn S Farley  
Mandalynn S Farley Notary Public  
Notary's Printed or Typed Name



**AFFIDAVIT OF OWNERSHIP**

I, Timothy B. Evans, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 1040 Stampur Rd. in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to Rockfish Run Land Development, LLC 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.

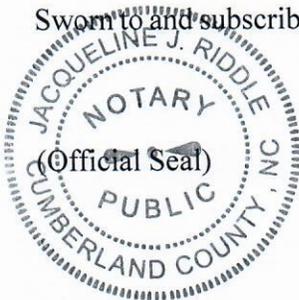
3. This authority is only granted for the application to be submitted on Nov. 9 - 2023.

Timothy B. Evans  
Signature of Affiant

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

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 9th day of Nov., 2023



Jacqueline J. Riddle  
Signature of Notary Public

Jacqueline J. Riddle, Notary Public  
Printed Name of Notary Public

My Commission Expires: 3-1-28