



STAFF REPORT

REZONING CASE# ZNG-013-25

Planning Board Meeting: 12/16/2025

Hope Mills Board Meeting: 01/20/2026

Address: 0 Legion Rd. Empty lot at the Southwest Corner of Brower Trail and Legion Rd.

ZONING REQUEST: Rezone from R15 to R7.5

The Town of Hope Mills staff received an application to rezone 0.68 +/- acres of land from the R15 Residential District to the R7.5 Residential District, parcel identification number 0414-74-9173. The subject property is adjacent to developed residential properties. Towards the front, left, and rear of the property, there is the Clifton Forge subdivision. Across the street from the subject property, there is the Brookridge subdivision. The Plan Review staff worked diligently with the applicant to facilitate the submission of this rezoning request. The location of the subject property is illustrated in Exhibit "A."

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Maps Surveying (applicant),
on behalf of Sewak, LLC
(owners)

ADDRESS/LOCATION:

0 Legion Rd. The empty lot at the Southwest Corner of Brower Trail and Legion Rd. REID
0414749173000. For additional Information on the site location, refer to Exhibit "A"

SIZE: As stated above, the subject property is 0.68 +/- acres in size.

EXISTING ZONING: The subject property is currently zoned R15 Residential District.

EXISTING LAND USE: This property is currently undeveloped/unoccupied.

OTHER SITE CHARACTERISTICS: Exhibit "B" provides the current zoning of the subject property and surrounding properties. Exhibit "C" provides the location of water and sewer availability. Exhibit "D" provides the future land use.



Exhibit "A" Aerial View

Exhibit "B" Zoning

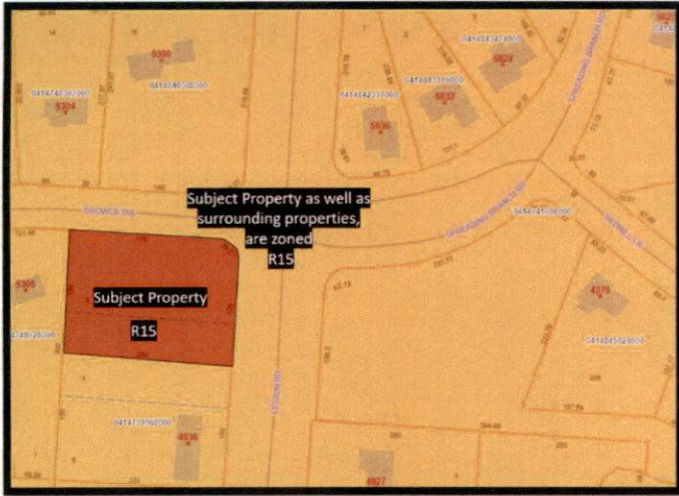


Exhibit "C" Utilities

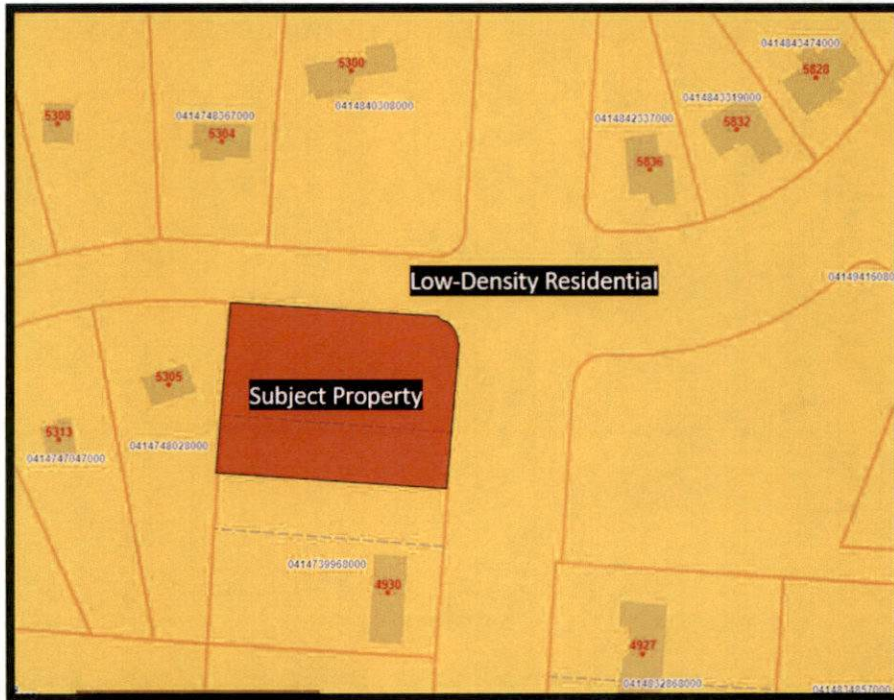
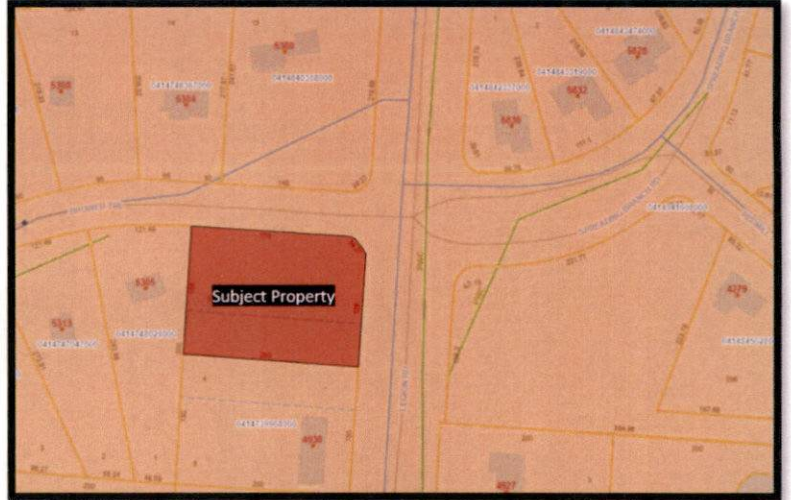


Exhibit "D" Future Land Use

DEVELOPMENT REVIEW: Site plan approval is required before development.

COMPREHENSIVE DEVELOPMENT PLANS: This site is located within the Southwest Cumberland Land Use Plan area (2013), and is predominantly designated as "Low-Density Residential". Please refer to Exhibit "D" for additional information.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	30 feet	30 feet
Side Yard Setback	10/15 feet	10/15 feet
Rear Yard Setback	35 feet	35 feet
Lot Area	N/A	N/A
Lot Width	N/A	N/A

IMPACTS ON AREA FACILITIES

UTILITIES: Water and sewer are available for connection and will be provided by PWC.

STORMWATER: No comment on rezoning.

PLAN REVIEW COMMENTS: The Town of Hope Mills Plan Review team has no objections to this request.

SPECIAL OVERLAY DISTRICTS: Not in overlay district.

FIRE MARSHAL: Need to make sure there is a fire hydrant within 500' of the residences.

PUBLIC WORKS: No comment.

INSPECTIONS: Must meet all applicable NC building codes.

PARKS & REC: No comment.

Health Department: This site will not be required to have well and septic permits if connected to PWC water and sewer.

Cumberland County: No comment.

FCEDC: Has no issue with this action.

RLUAC: No comment.

FAMPO: The subject property sits on Legion Road and is identified as a minor arterial in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Legion Road has a 2021 AADT of 4,500 and a road capacity of 11,500. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Legion Road.

Cumberland County Schools:

School Name	Enrollment	Capacity
Ed V Baldwin Elementary	546	638
South View Middle	608	847
South View High	1,418	1,871

STAFF RECOMMENDATION

The Town of Hope Mills' Planning staff recommends approval of the rezoning request from R15 Residential District to R7.5 Residential District, as it is consistent with the 2013 Southwest Cumberland Land Use Plan, which calls for Low-Density Residential. The proposed zoning is a strategic fit with the Town's ongoing and future goals for economic growth and development. It is also appropriate, given the existing and anticipated nearby land uses, making the request both reasonable and beneficial to the public.



Town of Hope Mills

Planning Department

CASE NO.: ZN6-013-25

ZONING BOARD
MEETING DATE: 12/16/25

DATE APPLICATION
SUBMITTED: 12/2/25

RECEIPT NO.: 00028862

RECEIVED BY: XJR

APPLICATION FOR (CHECK ONE):
 INITIAL ZONING OR REZONING
HOPE MILLS ZONING ORDINANCE

The following items are to be submitted with this completed application:

1. A digital and hard copy of the recorded deed and/or plat;
2. If portion(s) of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered for the rezoning; and
3. A check made payable to "Town of Hope Mills" in the amount of \$ 500.
(updated fee schedule can be found on the Town website)

Rezoning & Initial Zoning Procedure:

1. Complete application submitted by the applicant.
2. Notification to surrounding property owners.
3. Cumberland County Joint Planning Board hearing.
4. Re-notification of interested parties and adjacent property owners; public hearing advertisement in the newspaper.
5. Hope Mills Board of Commissioners' public hearing (approximately two to four weeks after Planning Board public hearing)
6. If approved by the Hope Mills Commissioners, rezoning/initial zoning of the property/properties becomes effective immediately.

The Town Planning Staff may advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning/initial zoning process. For questions, call (910) 424-4555. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to/on the application may cause the case to be delayed and re-scheduled for the next available Board meeting according to the Board's meeting schedule. Also, the application fee is *nonrefundable* once processing of the application has begun.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE TOWN OF HOPE MILLS BOARD OF COMMISSIONERS, HOPE MILLS, NORTH CAROLINA:

I (We), the undersigned, hereby submit this application, and petition the Hope Mills Board of Commissioners to amend and to change the zoning map of the Town of Hope Mills as provided for under the provisions of the Hope Mills Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning/Initial Zoning from R15 to R7.5
If the area is a portion of an existing parcel, a written metes and bounds description of only that portion to be considered for rezoning, including the exact acreage must accompany this application along with a copy of the recorded deed and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.
2. Address/location of property to be Rezoned/Initially Zoned: Legion Rd / Brewer Trail (no address)
3. Parcel Identification Number (PIN #) of property: 0414749173000
(also known as Tax ID Number or Property Tax ID)
4. Acreage: 0.68 Frontage: 200 Depth: 150
5. Water Provider: Well: _____ PWC:
6. Septage Provider: Septic Tank _____ PWC Other (name) _____
7. Deed Book 12337, Page(s) 298 Cumberland County Register of Deeds. (Attach copy of deed of subject property as it appears in Registry).
8. Existing use(s) of property: Vacant
9. Proposed use(s) of the property: Single Family Housing
10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No
If yes, where? _____
11. Has a violation been issued on this property? Yes _____ No

The Planning Staff is available for advice on completing this application; however, they are not available for completion of the application.

The undersigned hereby acknowledge that the Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Sewak LLC
Property owner(s)' name (print or type)

2101 Della Ct Apex NC 27502
Complete mailing address of property owner(s)

917-371-7175
Telephone number

Alternative telephone number

Sanjay.khazanchi@gmail.com
E-mail address

N/A
Fax number

MAPS Surveying Inc
Agent, attorney, or applicant (other than property owner) (print or type)

216 Mason St Fayetteville NC 28301
Complete mailing address of agent, attorney, or applicant

910-484-6432
Telephone number

Alternative telephone number

maps@mapssurveying.com
E-mail address

N/A
Fax number

S. Khazanchi
Owner's signature

[Signature]
Agent, attorney, or applicant's signature (other than property owner)

Owner's signature

Upon submission, the contents of this application becomes "public record" and is available for review and/or copies upon request.



Town of Hope Mills
 5770 Rockfish Road
 Hope Mills, NC 28348

Receipt Number: R00028862

Cashier Name: Vonda Johnson

Terminal Number: 5

Receipt Date: 12/2/2025 10:42:13 AM

Tran. Code: 103650 - Zoning Permits/Applications
 Zoning Permits/Applications \$500.00

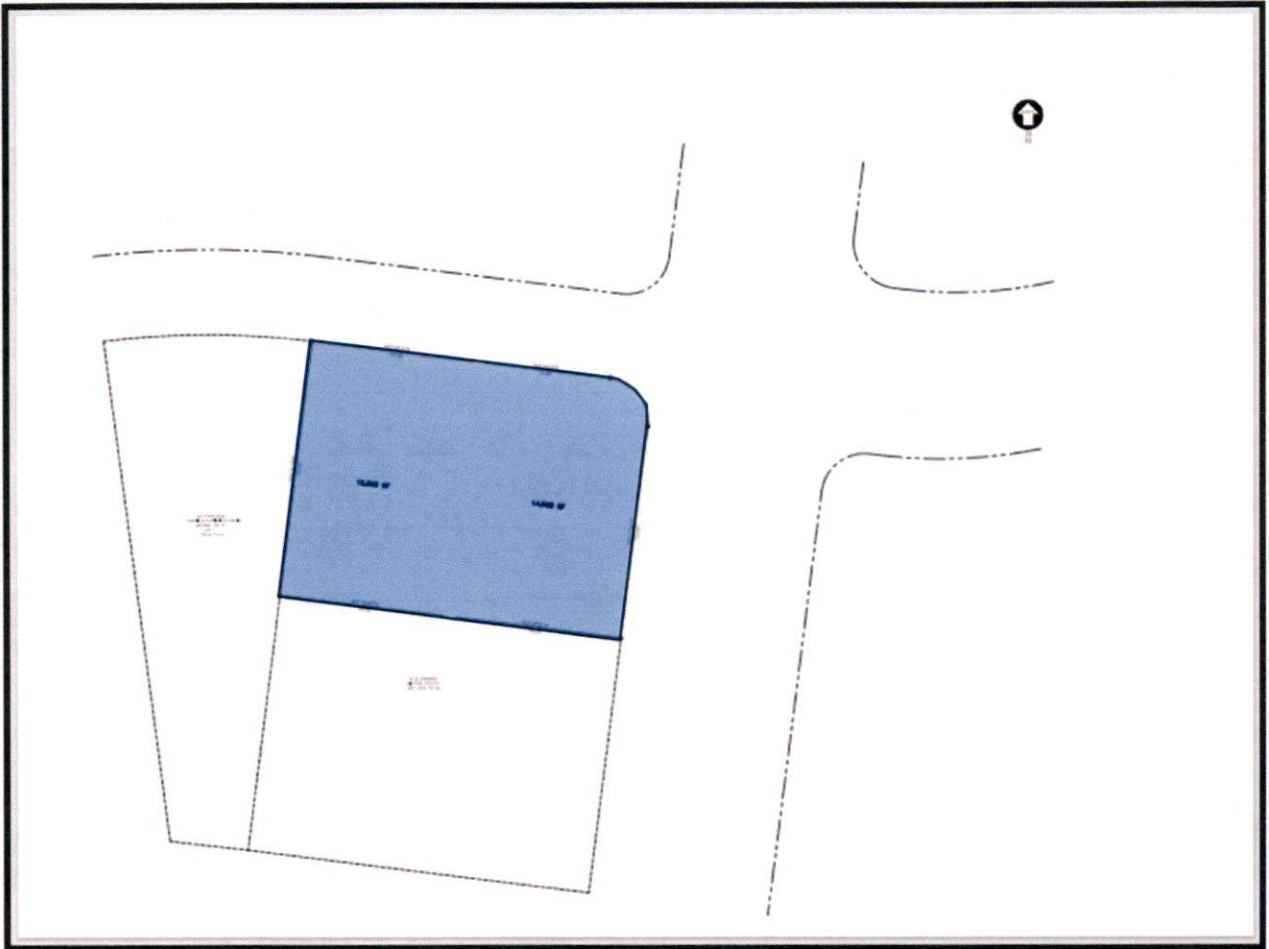
Name: MICHAEL ADAMS-REZONING-PARCEL #04147491730 \$500.00

Total Amount Applied:	\$500.00
Amount:	\$500.00
Total Payment Received:	\$500.00
Change:	\$0.00

Payment Method: Credit Card Payor: MICHAEL ADAMS-REZONIN Reference:

GL Distribution:	Account Number	Account Name	Amount
	10-3650	ZONING PERMITS	500.00
		Total Distribution Amount:	500.00





FILED Sep 23, 2025
AT 04:39:36 PM
BOOK 12337
START PAGE 0298
END PAGE 0300
INSTRUMENT # 29887
RECORDING \$26.00
EXCISE TAX \$40.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 40.00

Parcel Identifier No. 0414749173 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Justin Taylor Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor Attorney at Law, PLLC Return to: Single Source

Brief description for the Index: 0 LEGION RD File At-12337-252

THIS DEED made this 17 day of September, 2025, by and between

GRANTOR	GRANTEE
RICHARD E. CARPENTER, unmarried 1231 MARTINDALE DR FAYETTEVILLE, NC 28304	SEWAK LLC 2101 DELLA COURT APEX, NC 27502

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 HOPE MILLS Township, CUMBERLAND County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

submitted electronically by "Single Source Real Estate Services"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

EXHIBIT "A"

BEING ALL OF LOT 3, AND THE NORTHERN HALF OF LOT 4 IN BLOCK F IN SUBDIVISION OF PROPERTY BELONGING TO ROCKFISH MEBANE VARN MILLS, INC. AS PREPARED BY JOHN F. DAVIS, JR., REGISTERED SURVEYOR IN 1962, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE WESTERN MARGIN OF LEGION DRIVE, SAID BEGINNING POINT BEING A POINT OF CURVATURE IN THE WESTERN MARGIN OF LEGION DRIVE AS IT LEADS INTO THE SOUTHERN MARGIN OF A SIXTY FOOT UNMANED STREET, SAID STREET BEING LOCATED BETWEEN THE CEMETARY AND ROCKFISH CREEK, AND RUNNING THENCE WITH THE WESTERN MARGIN OF LEGION DRIVE, SOUTH 7 DEGREES 11 MINUTES 30 SECONDS WEST 125 FEET TO A NEW IRON PIPE IN THE MIDDLE OF THE EASTERN LINE OF LOT 4; THENCE A NEW LINE, NORTH 82 DEGREES 48 MINUTES 30 SECONDS WEST 200 FEET TO A NEW IRON PIPE IN THE MIDDLE OF THE WESTERN LINE OF LOT 4; THENCE WITH THE WESTERN LINE OF THE TRACT OF WHICH THIS IS A PART, NORTH 7 DEGREES 11 MINUTES 30 SECONDS EAST 150 FEET TO AN IRON PIPE IN THE SOUTHERN MARGIN OF SAID UNNAMED STREET; THENCE AS SAID MARGIN, SOUTH 82 DEGREES 48 MINUTES 30 SECONDS EAST 175 FEET TO THE POINT OF CURVATURE OF SAID MARGIN; THENCE AN ARC DISTANCE 39.27 FEET WITH A RADIUS OF 25 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.69 ACRES, MORE OR LESS AND BEING THE NORTHERN HALF OF THE LANDS CONVEYED TO JAMES A. GRAY IN BOOK 2226, PAGE 537 OF THE CUMBERLAND COUNTY REGISTRY, NORTH CAROLINA.

PIN: 0414-74-9173

Property Address: Legion Road, Hope Mills, NC 28348

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Hope Page
Mayor Pro-Tem

Emily Weidner
Director

December 3, 2025

Sewak LLC
2101 Della Ct.
Apex, NC 27502

Dear Sewak, LLC,

The Joint Planning Board of Cumberland County will hold a public meeting on December 16, 2025, beginning at 6:00 p.m. or shortly thereafter, in Court Room 3 on the 2nd floor of the Old Historic Court House Building, located at 130 Gillespie Street, Fayetteville, NC, and will consider the following:

Case ZNG-013-25: Rezoning of 0.68 +/- acres from R15 Residential District to R7.5 Residential District, located at 0 Legion Rd. Empty lot at the Southwest corner of Brower Trail and Legion Rd. REID 0414749173000, submitted by Maps Surveying Inc. (applicant) on behalf of Sewak LLC (owners).

Persons who wish to speak at this public meeting before the Joint Planning Board must sign up prior to the commencement of the meeting. A sign-up sheet will be available 15 minutes before the start of the JPB meeting.

A copy of the zoning application can be viewed by the public at the Hope Mills Town Hall, 5770 Rockfish Road, Hope Mills, NC, from 8:00 am to 4:30 pm weekdays, but excluding holidays. Further information can also be found at: <https://www.townofhopemills.com/527/Pending-Public-Hearing-Items>. If you have questions regarding the proposed rezoning application or the upcoming Joint Planning Board meeting, please call the Town Planning staff at (910) 424-4555.

Sincerely,

Xavier J. Robinson
Town of Hope Mills Town Planner

Cc: Adjacent Property Owners

Town Hall Town of Hope Mills | 5770 Rockfish Road | Hope Mills, NC 28348
Phone: 910.426.4103 | Fax: 910.429.3386
www.townofhopemills.com

Owner	Street	City	State	Zip
Sewak LLC	2101 Della Ct.	Apex	NC	27502
Karrie/Christian Greive	5305 Brower Trl.	Hope Mills	NC	28348
Raphael/Myraida Mercado	5304 Brower Trl.	Hope Mills	NC	28348
Neil/Adelaida Freckleton	5300 Brower Trl.	Hope Mills	NC	28348
Michael Kelley	4930 Legion Rd.	Hope Mills	NC	28348
Robert Stafford	246 Valleyfield Ln.	Southern Pines	NC	28387
Andre/Camella Barnes	5836 Spreading Branch Rd.	Hope Mills	NC	28348
Hope Mills Methodist Church	4955 Legion Rd.	Hope Mills	NC	28348