



STAFF REPORT

REZONING CASE# ZNG-001-26

Planning Board Meeting: 02/17/2026

Hope Mills Board Meeting: 03/16/2026

Address: 0 Round Stone Ct. Empty lot at the northeast corner of Fairhaven Trl & Muscat Rd.

ZONING REQUEST: Initially Zone to R7.5 Residential

The Town of Hope Mills staff received an application to initially zone 2.44 +/- acres of land to the R7.5 Residential District, parcel identification number 0403-85-7431. The subject property is adjacent to developed residential properties, as well as undeveloped land. To the west of the subject property, you will find the Sheffield Farms subdivision, while to the east, you will find undeveloped land, and south, single-family homes. The Plan Review staff worked diligently with the applicant to facilitate the submission of this initial zoning request. The location of the subject property is illustrated in Exhibit "A."

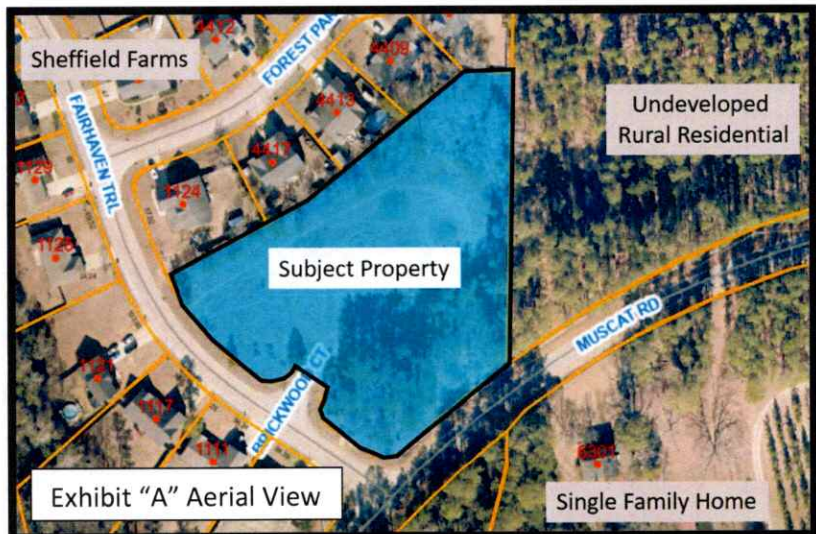
SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Lori Epler dba Larry King & Associates, RLS, Pa (applicant), on behalf of Edward Barham dba Barham Builders, Inc.(owners)

ADDRESS/LOCATION:

0 Round Stone Ct. The empty lot at the northeast corner of Fairhaven Trl & Muscat Rd. REID 0403857431000. For additional information on the site location, refer to Exhibit "A."

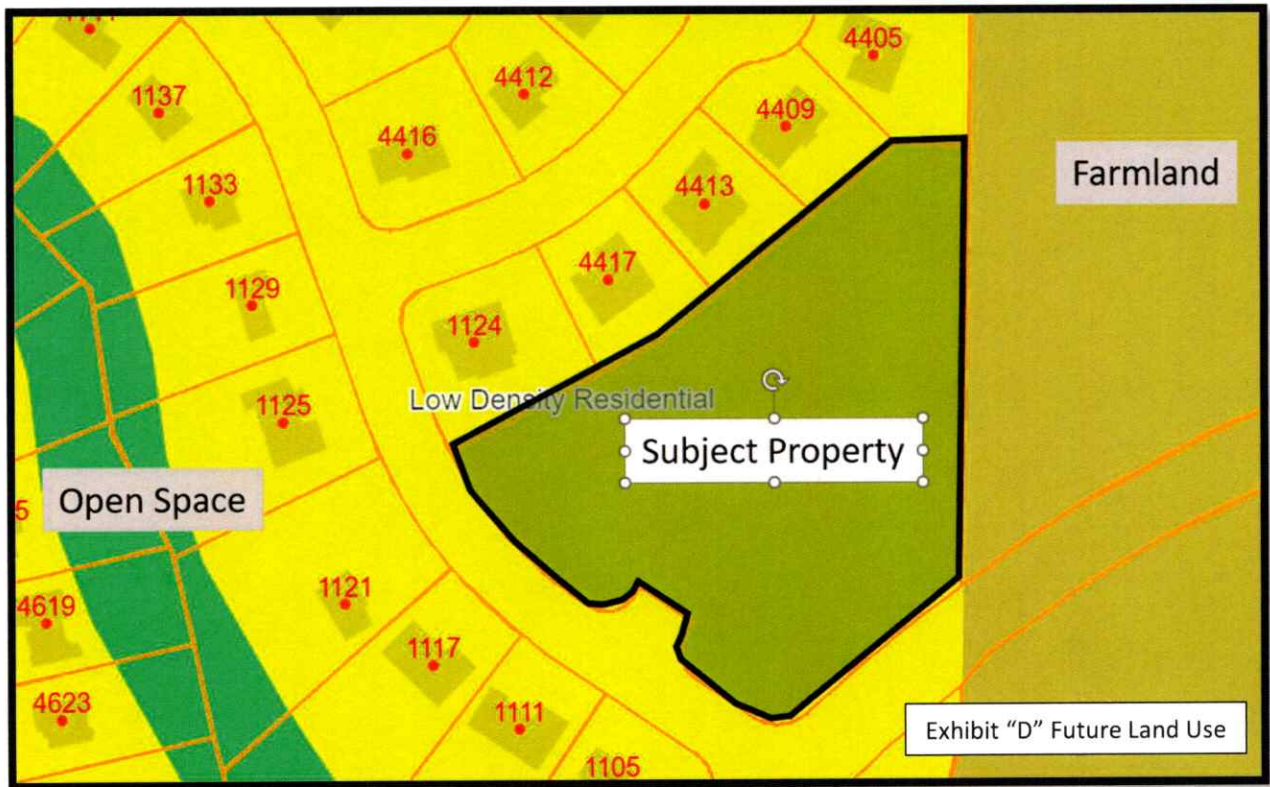
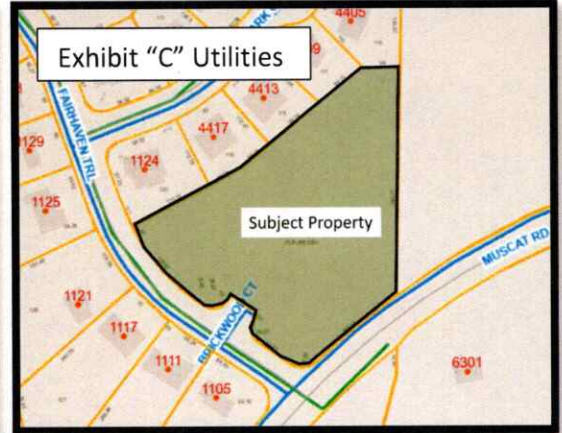


SIZE: As stated above, the subject property is 2.44 +/- acres in size.

EXISTING ZONING: The subject property is currently zoned R10 Residential District from previously being in Cumberland County's jurisdiction.

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.



DEVELOPMENT REVIEW: Site plan approval is required before development.

COMPREHENSIVE DEVELOPMENT PLANS: This site is located within the Cumberland County Future Land Use Plan (2025), 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	7,500+ SF	7,500+ SF
Lot Width	75+ ft	75+ ft

IMPACTS ON AREA FACILITIES

UTILITIES: No comment received.

STORMWATER: No comment received.

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

SPECIAL OVERLAY DISTRICTS: Not in an overlay district.

FIRE MARSHAL: No comment received.

PUBLIC WORKS: No comment.

INSPECTIONS: No comment received.

PARKS & REC: No comment received.

Health Department: No comment received.

Cumberland County: No comment.

FCEDC: Has no issue with this action.

RLUAC: No comment.

NCDOT: Property to be serviced from Brickwood Court (non-state maintained) with no direct access to SR 1119 (Muscat Rd).

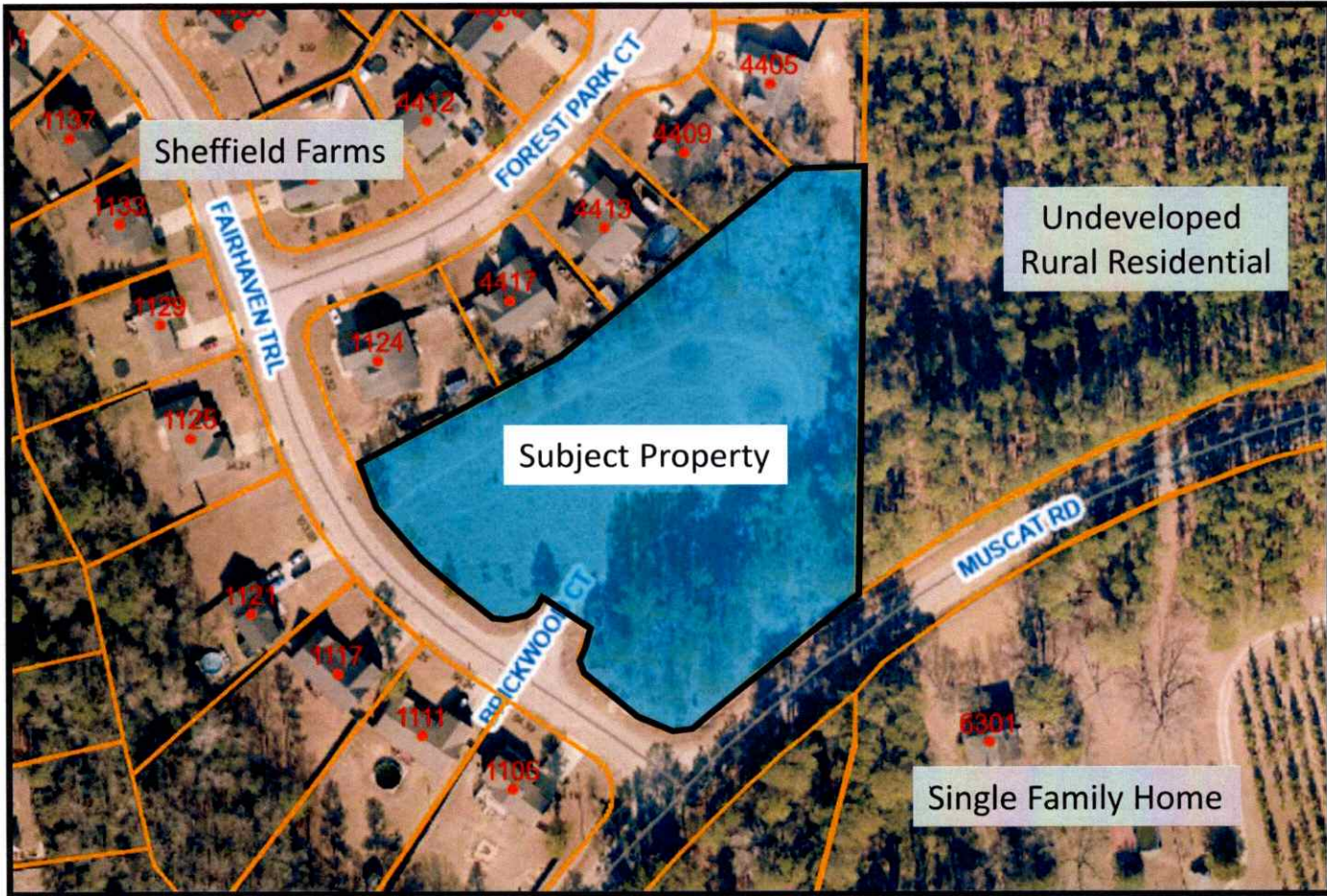
If platted – a 5' No Access easement should be placed along the road frontage of SR 1119 (Muscat Rd).

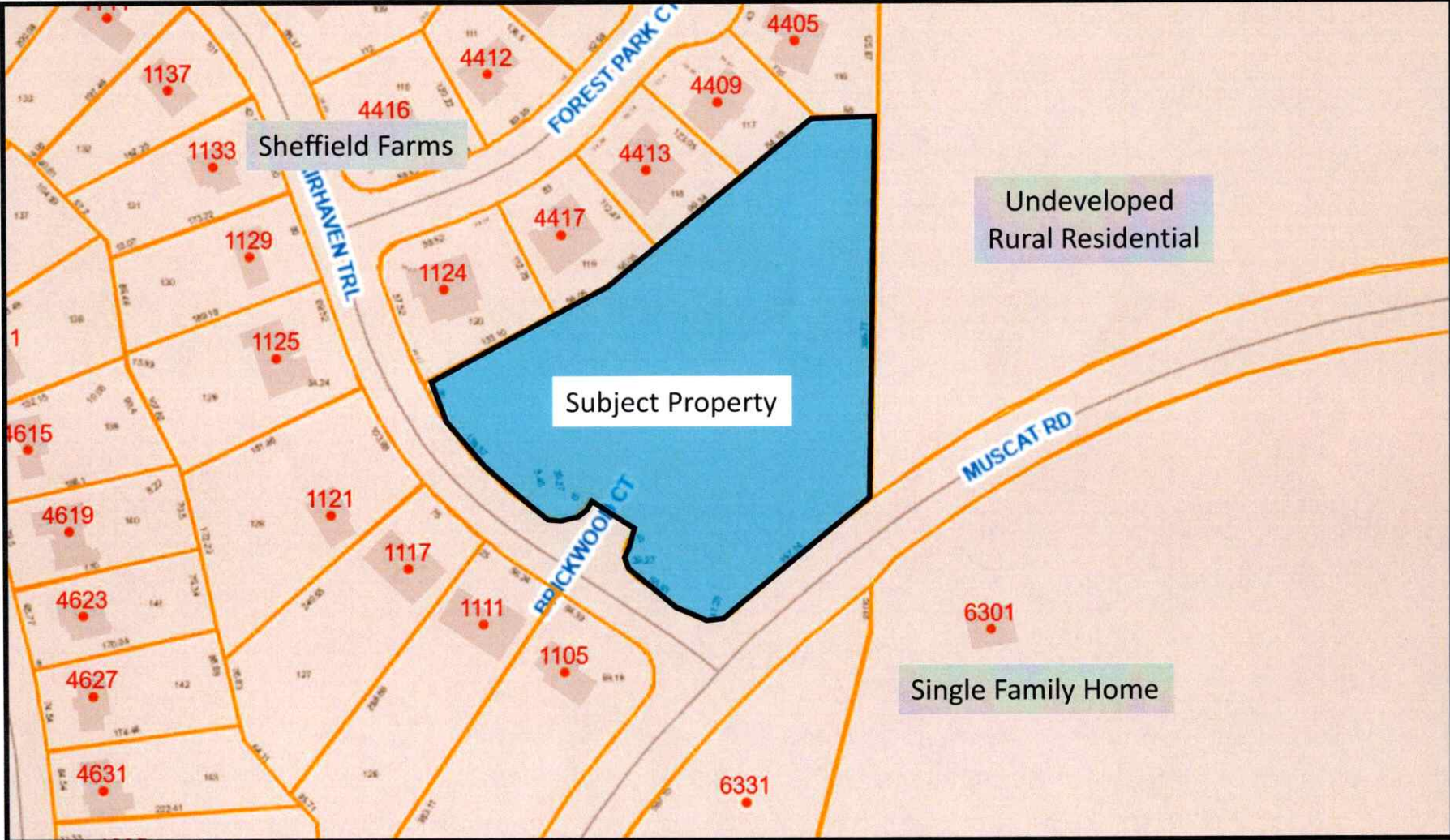
FAMPO: No comment received.

Cumberland County Schools: No comment received.

STAFF RECOMMENDATION

The Town of Hope Mills' Planning staff recommends approval of the initial zoning request to R7.5 Residential District, as it is consistent with the 2025 Cumberland County Future Land Use Plan, which calls for Low-Density Residential. The proposed zoning is a strategic fit with the Town's ongoing and future economic growth and development goals. It is also appropriate, given the existing and anticipated nearby land uses, making the request both reasonable and beneficial to the public.





Sheffield Farms

Subject Property

Undeveloped Rural Residential

Single Family Home



Town of Hope Mills

Planning Department

CASE NO.: ZNG-001-26

ZONING BOARD
MEETING DATE: 2/17/26

DATE APPLICATION
SUBMITTED: 1/21/26

RECEIPT NO.: REC-2886A

RECEIVED BY: CAW

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 \$ 700.00.
(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 Cumberland County R10 to Hope Mills R10

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:
0 Brickwood Court

3. Parcel Identification Number (PIN #) of property: 0403-85-7431
(also known as Tax ID Number or Property Tax ID)

4. Acreage: 2.44 Frontage: 345' Depth: 385'

5. Water Provider: Well: _____ PWC: x

6. Septage Provider: Septic Tank _____ PWC x Other (name) _____

7. Deed Book 11569, Page(s) 0394 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 SUBDIVISION

10. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No x
If yes, where? _____

11. Has a violation been issued on this property? Yes _____ No x

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.

Edward Barham dba Barham Builders, Inc

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

5406 Ulloa Place, Wilmington, NC 28412

Complete mailing address of property owner(s)

910-465-4530

Telephone number

Alternative telephone number

ebarham36@gmail.com

E-mail address

Fax number

Lori Epler dba Larry King & Associates, RLS, PA

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

PO Box 53787 Fayetteville, NC 28305

Complete mailing address of agent, attorney, or applicant

910-483-4300

Telephone number

Alternative telephone number

lepler@lkanda.com

E-mail address

Fax number

Owner's signature



Owner's signature

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

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

FILED	Sep 12, 2022
AT	01:45:01 PM
BOOK	11569
START PAGE	0394
END PAGE	0395
INSTRUMENT #	36748
RECORDING	\$26.00
EXCISE TAX	\$59.00

NORTH CAROLINA GENERAL WARRANTY DEED

R-14644-22

Excise Tax:	\$59.00
Parcel ID:	0403-85-7431
Mail/Box to:	Jennifer Kirby Fincher, PLLC, 324 N. McPherson Church Rd, Fayetteville, NC 28303
Prepared by:	Jennifer Kirby Fincher, PLLC, 324 N. McPherson Church Rd, Fayetteville, NC 28303
Brief description for the index:	2.44 Acres on West Side of Muscat Road (SR 1119)/ a portion of Sheffield Farms North

THIS GENERAL WARRANTY DEED ("Deed") is made on the 8th day of September, 2022, by and between:

GRANTOR	GRANTEE
GRRF, LLP PO Box 41935 Fayetteville, NC 28309	Barham Builders, Inc. 5406 Ulloa Place Wilmington, NC 28412

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

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"):

Being all of that 2.44 Acre (106,132 sq. ft.) Tract as shown as a "Future Development" tract adjacent to and South of Lots 116 through 120, in a subdivision known as Sheffield Farms North, Section Two, according to a plat of the same being duly recorded in Book of Plats 118, Page 93, Cumberland County.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 6373 Page 685.

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 118 Page 93.

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:

restrictions, easements and rights-of-way of record; ad valorem property taxes for the current year.

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

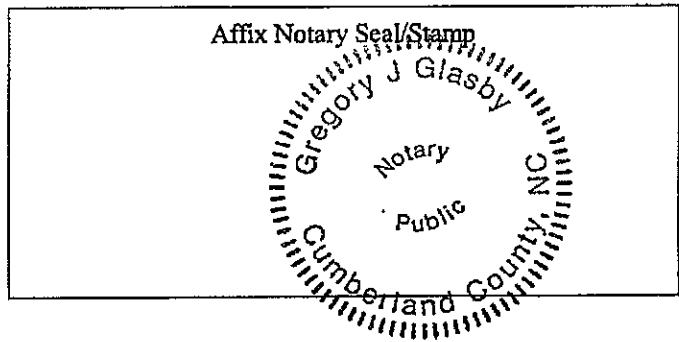
Name: _____
Name: _____
Name: _____
Name: _____

GRRF, LLP
Entity Name
By: Charles A Gore
Name: Charles A Gore
Title: General Partner

By: _____
Name: _____
Title: _____

STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

I, Gregory J Glasby, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 8 day of September, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Charles A Gore as General Partner of GRRF, LLP



[Signature]
Notary Public (Official Signature)
My commission expires: 11/23/25



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

Receipt Number: R00028864

Cashier Name: Vonda Johnson

Terminal Number: 5

Receipt Date: 12/2/2025 12:10:45 PM

Tran. Code: 103650 - Zoning Permits/Applications

Name: EDWARD BARHAM (INITIAL ZONING-BOBBY THOMP)

\$700.00

Zoning Permits/Applications \$700.00

Total Amount Applied: \$700.00

Amount: \$700.00

Total Payment Received: \$700.00

Change: \$0.00

Payment Method: Credit Card Payor: EDWARD BARHAM (INITIAL Reference:

GL Distribution:	Account Number	Account Name	Amount
	10-3650	ZONING PERMITS	700.00
		Total Distribution Amount:	700.00



STAFF REPORT

DATE: December 11, 2025

CASE# N/A

Planning Board Meeting: N/A

Hope Mills Board Meeting: January 20, 2026

Address: 0 Round Stone Court

REQUEST

The attached memo outlines a staff request to begin the initial zoning process for one lot under consideration for annexation.

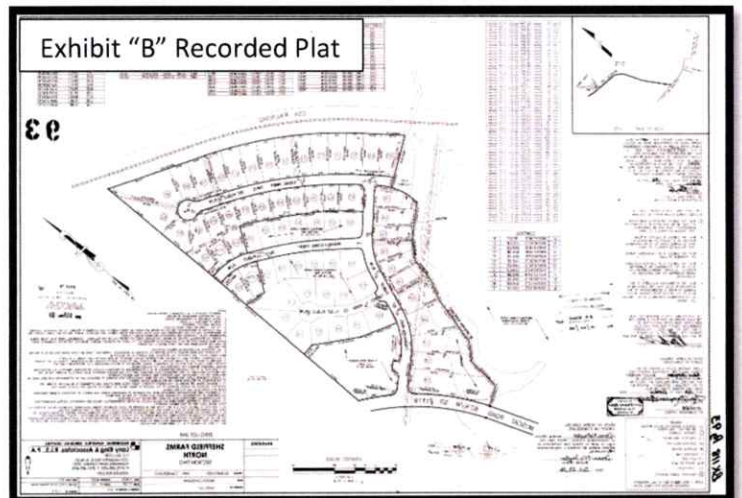
BACKGROUND

At the Board meeting, held on January 5, 2026, the Hope Mills Board of Commissioners moved to set the public Hearing for the Resolution R2026-001 for January 20, 2026. The resolution is tied to the annexation petition A2025-11 for the consideration of the noncontiguous annexation of 2.44 +/- acres of land located at 0 Round Stone Court. The parcel in question is tied to PIN 0403-85-7431. Plan review staff has worked diligently with the proposed developers to facilitate the submission of this annexation. The location of the subject property is illustrated in Exhibit "A."



STAFF RECOMMENDATION/REQUEST

Please refer to the attached memorandum from the Town of Hope Mills Plan Review staff, outlining recommendations from Planning, Fire, Police, Public Works, Stormwater and Inspections. Planning staff is requesting authorization to begin the initial zoning process to designate the development under the R7.5 Residential District. The recorded plat is illustrated in Exhibit "B."





PLAN REVIEW MEMORANDUM

DATE: December 11, 2025

TO: Chancer F. McLaughlin – Town Manager

FROM: Stephen F. Dollinger – Police Chief
Don Sisko – Public Works Director
Elisabeth Brown – Stormwater Administrator
Emily Weidner – Planning/Economic Development Director
Matt Cain – Fire Chief
Robert Carter – Fire Marshal
Kenny Tatum – Chief Building Official
Lamarco – Parks & Recreation Director

SUBJECT: Bobby Thompson's Corner Annexation
REQUEST: Annexation
REID: 0403857431000
SIZE: 2.44 +/- acres
LOCATION: 0 Round Stone Ct

POLICE DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections

PUBLIC WORKS DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections.

STORMWATER DEPARTMENT:

Recommendation: **APPROVAL**
Comments: Stormwater Management permit application required for development.

PLANNING AND ZONING DEPARTMENT:

Recommendation: **APPROVAL**
Comments: Planning staff is requesting approval to begin the initial zoning process to designate the site under the R7.5 Residential District

FIRE DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections. Hydrants may be required if there are none within 500'. Also, be aware of the roads for fire apparatus access.

INSPECTIONS DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections. Must meet all applicable NC State Building Codes.

PARKS & RECREATION DEPARTMENT:

Recommendation: **APPROVAL**
Comments: No objections.



Town of Hope Mills Voluntary Annexation Packet

VOLUNTARY ANNEXATION SUBMITTAL REQUIREMENTS:

Only complete submittals will be processed. The following items are required to be submitted to the Town of Hope Mills in order for your application to be deemed complete:

- Original Petition Form Signed by ALL Owners of the property
- Legal description of the area to be annexed in both hard and digital (Word) format
- A complete copy of the last deed of record for each parcel of property to be annexed
- 1 paper copy and 1 digital copy of the ***filed** annexation plat prepared by a registered land surveyor including the following information:
 - Title block:
Annexation Map for Town of Hope Mills
Annexation File # _____
 - Vicinity map showing location of property in relation to the primary corporate town limits, (indicate where corporate limits are adjacent to the property or the location of the closest point of the primary Town Limits)
 - Surveyors' certificate
 - Plat book and page numbers

CHECK PAYABLE TO TOWN OF HOPE MILLS IN THE AMOUNT OF \$500.00 FOR VOLUNTARY ANNEXATION FEE MUST BE SUBMITTED.

* (Per the Secretary of State's Office, said plat must be signed by a surveyor but **is not required to be sent through any approval process**. Per GS 47-30 paragraph g. and j. "The provisions of this section shall not apply to boundary plats of State lines, county lines, **areas annexed by municipalities**, nor to plats of municipal boundaries, whether or not required by law to be recorded.")

Town of Hope Mills

5770 Rockfish Road • Hope Mills, NC 28348 • (910) 424-4555 • (910) 424-4902 fax

For Town Clerk Use:

Annexation # _____



Town of Hope Mills Voluntary Annexation Petition

To the Board of Commissioners of the Town of Hope Mills:

We, the undersigned, being of all the owners of the real property described herein, respectfully request that the area described herein be annexed to the Town of Hope Mills pursuant to the provisions of G.S. 160A-31.

The area to be annexed is contiguous non-contiguous to the existing Town Limits of Hope Mills and the boundaries of such territory are as indicated below and on the attached map and description.

Property Information:

If only part of a parcel is included, then write "Part" after the Cumberland County Parcel Identification Number and Real Estate Identification Number (s).

Cumberland County Parcel Identification Number (s):

040-38-57431

Cumberland County Real Estate Identification Number (s):

REID: 0403857431000

Acreage of Annexation Area: 2.44 Acres

Existing Population: 0

Number of existing residential dwelling units: 0

Do you declare vested rights*? yes no

*We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate "yes" and attach proof.)

Property Owner(s):

Address:

Signature:

Date:

All property owners must sign this petition including husband and wife if jointly owned

Barham Builders, Inc

5406 Ulloa Place, Wilmington, NC 28412

8-24-25

*Vested Right – Means the right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan. A vested right shall be deemed established with respect to any property upon valid approval, or conditional approval, of a site specific development plan or phased development plan, following notice and public hearing by the county with jurisdiction over the property.

Town of Hope Mills

5770 Rockfish Road • Hope Mills, NC 28348 • (910) 424-4555 • (910) 424-4902 fax

LARRY KING & ASSOCIATES, R.L.S., P.A.
1333 MORGANTON ROAD, SUITE 201
FAYETTEVILLE, NC 28305
PHONE: (910) 483-4300 FAX: (910) 483-4052
N.C. Firm Lic. C-0887

August 22, 2025

LEGAL DESCRIPTION

BOBBY THOMPSON CORNER

LYING in Rockfish Township, near Hope Mills, Cumberland County and North Carolina this subject property being bounded on the north by Lots 116 – 120 Sheffield Farms North, Section Two as described and recorded in Plat Book 118, Page 93, Cumberland County Registry; bounded on the east by property conveyed to John McNeill Ray, Jr. and Robert Neal Ray as described and recorded in Deed Book 9887, Page 305, Cumberland County Registry; bounded on the south by the northern right of way margin of Muscat Road (S.R. 1119) and bounded on the west by the eastern right of way margin of Fairhaven Trail and being more particularly described as follows:

COMMENCING from a control corner "J as shown on the aforementioned plat of Sheffield Farms North, said control being a nail in the radius of the cul-de-sac of Forest Park Court, thence South 44 degrees 09 minutes 43 seconds East for a distance of 160.00 feet to an iron rebar, said rebar being the westernmost corner of the aforementioned Lot 116 Sheffield Farms North, Section One, said corner also being the **TRUE POINT AND PLACE OF BEGINNING**;

THENCE and with a rear line of said Lot 116 South 89 degrees 12 minutes 30 seconds East for a distance of 58.00 feet to an iron rebar, said rebar being the southernmost boundary corner of said Lot 116 and lying in the western boundary line of the aforementioned Ray property;

THENCE and with the boundary of said Ray property, South 00 degrees 47 minutes 30 seconds West for a distance of 345.77 feet to an iron rebar, said rebar being lying in the aforementioned margin of Muscat Road and being the southwestern boundary corner of said Ray property;

THENCE and with said margin of Muscat Road and with a curve to the left having a radius of 1178.00 feet and an arc length of 157.14 feet and being subtended by a bearing of South 50 degrees 27 minutes 44 seconds West and a chord length of 157.03 feet to an iron rebar, said rebar being the point of curvature of a curve at the intersection of said Muscat Road and the aforementioned Fairhaven Trail;

THENCE and with said margin of said Fairhaven Trail the following bearings and distances:

With a curve to the right having a radius of 35.00 feet and an arc length of 47.25 feet and being subtended by a bearing of South 85 degrees 19 minutes 03 seconds West and a chord length of 43.73 feet to an iron rebar, said rebar being the point of curvature of a curve at the intersection of said Muscat Road and the aforementioned Fairhaven Trail;

North 56 degrees 00 minutes 21 seconds West for a distance of 55.83 feet to an iron rebar;

With a curve to the right having a radius of 25.00 feet and an arc length of 39.27 feet and being subtended by a bearing of North 11 degrees 00 minutes 21 seconds West and a chord length of 35.36 feet to an iron rebar;

North 33 degrees 59 minutes 39 seconds East for a distance of 10.00 feet to an iron rebar;

North 56 degrees 00 minutes 21 seconds West for a distance of 50.00 feet to an iron rebar;

South 33 degrees 59 minutes 39 seconds West for a distance of 10.00 feet to an iron rebar;

With a curve to the right having a radius of 25.00 feet and an arc length of 39.27 feet and being subtended by a bearing of South 78 degrees 59 minutes 39 seconds West and a chord length of 35.36 feet to an iron rebar;

North 56 degrees 00 minutes 21 seconds West for a distance of 5.45 feet to an iron rebar;

With a curve to the right having a radius of 325.00 feet and an arc length of 160.19 feet and being subtended by a bearing of North 41 degrees 53 minutes 06 seconds West and a chord length of 160.19 feet to an iron rebar, said rebar being the southwestern corner of the aforementioned Lot 120;

THENCE and with a rear line of said Lots 121 and 121--119 North 62 degrees 14 minutes 08 seconds East for a distance of 189.15 feet to an iron rebar, said rebar being the southernmost boundary corner of said Lot 119;

THENCE and with a rear line of said Lots 119, 118 and 117 North 50 degrees 04 minutes 42 seconds East for a distance of 239.54 feet to an iron rebar, the **TRUE POINT AND PLACE OF BEGINNING**;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.44 acres (108,132 square feet).

This description prepared by Larry King & Associates, R.L.S., P.A. on this 22nd day of July, 2025 under the supervision of W. Larry King, a Professional Land Surveyor.

W. Larry King, L-1339

"Not a Certified Document – This document originally issued and sealed by W. Larry King, L-1339 on July 31st, 2025. This document shall not be considered a certified document";

FILED Sep 12, 2022
 AT 01:45:01 PM
 BOOK 11569
 START PAGE 0394
 END PAGE 0395
 INSTRUMENT # 36748
 RECORDING \$26.00
 EXCISE TAX \$59.00

NORTH CAROLINA GENERAL WARRANTY DEED

R-14644-22

Excise Tax:	\$59.00
Parcel ID:	0403-85-7431
Mail/Box to:	Jennifer Kirby Fincher, PLLC, 324 N. McPherson Church Rd, Fayetteville, NC 28303
Prepared by:	Jennifer Kirby Fincher, PLLC, 324 N. McPherson Church Rd, Fayetteville, NC 28303
Brief description for the index:	2.44 Acres on West Side of Muscat Road (SR 1119)/ a portion of Sheffield Farms North

THIS GENERAL WARRANTY DEED ("Deed") is made on the 8th day of September, 2022, by and between:

GRANTOR	GRANTEE
GRRF, LLP PO Box 41935 Fayetteville, NC 28309	Barham Builders, Inc. 5406 Ulloa Place Wilmington, NC 28412

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

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"):

Being all of that 2.44 Acre (106,132 sq. ft.) Tract as shown as a "Future Development" tract adjacent to and South of Lots 116 through 120, in a subdivision known as Sheffield Farms North, Section Two, according to a plat of the same being duly recorded in Book of Plats 118, Page 93, Cumberland County.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 6373 Page 685.

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 118 Page 93.

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:

restrictions, easements and rights-of-way of record; ad valorem property taxes for the current year.

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

Name: _____

Name: _____

Name: _____

Name: _____

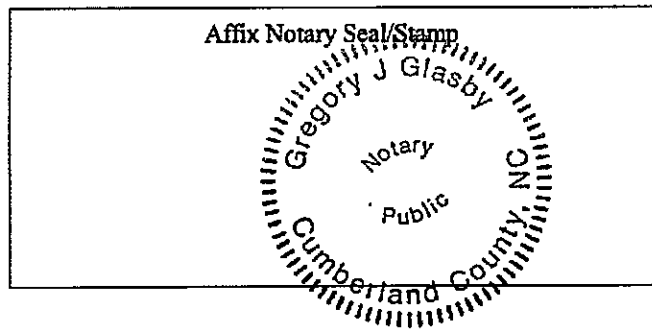
GRRF, LLP
Entity Name

By: Charles A Gore
Name: Charles A Gore
Title: General Partner

By: _____
Name: _____
Title: _____

STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

I, Gregory J Glasby, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 8 day of September, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Charles A Gore as General Partner of GRRF, LLP



[Signature]
Notary Public (Official Signature)
My commission expires: 11/23/25



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

Receipt Number: R00028863

Cashier Name: Vonda Johnson
 Terminal Number: 5

Receipt Date: 12/2/2025 12:09:12 PM

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

Name: EDWARD BARHAM (ANNEXATION-BOBBY THOMPSON) \$500.00

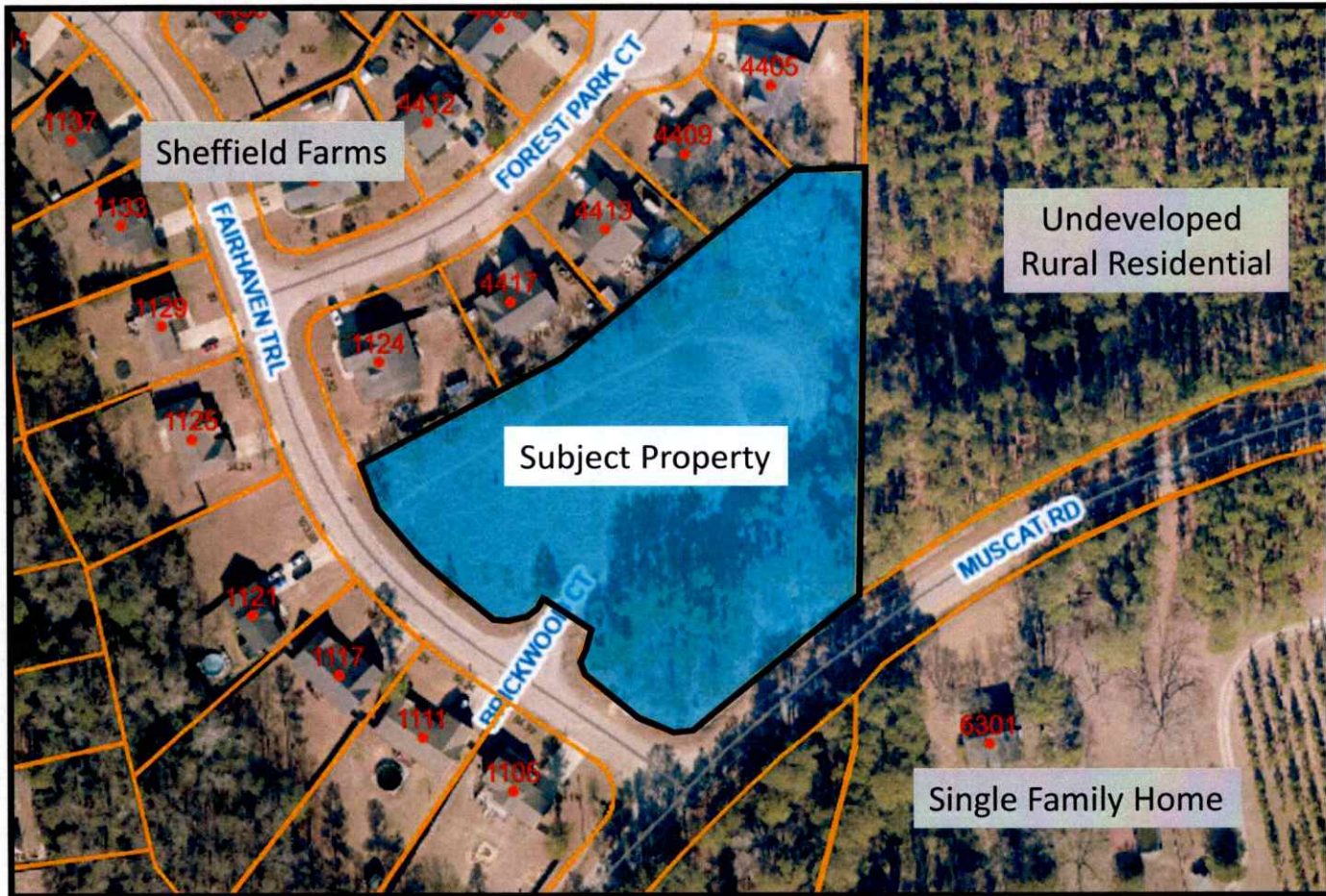
Total Amount Applied: \$500.00
 Amount: \$500.00

Total Payment Received: \$500.00

Change: \$0.00

Payment Method: Credit Card Payor: EDWARD BARHAM (ANNEX Reference:

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



Sheffield Farms

Subject Property

Undeveloped Rural Residential

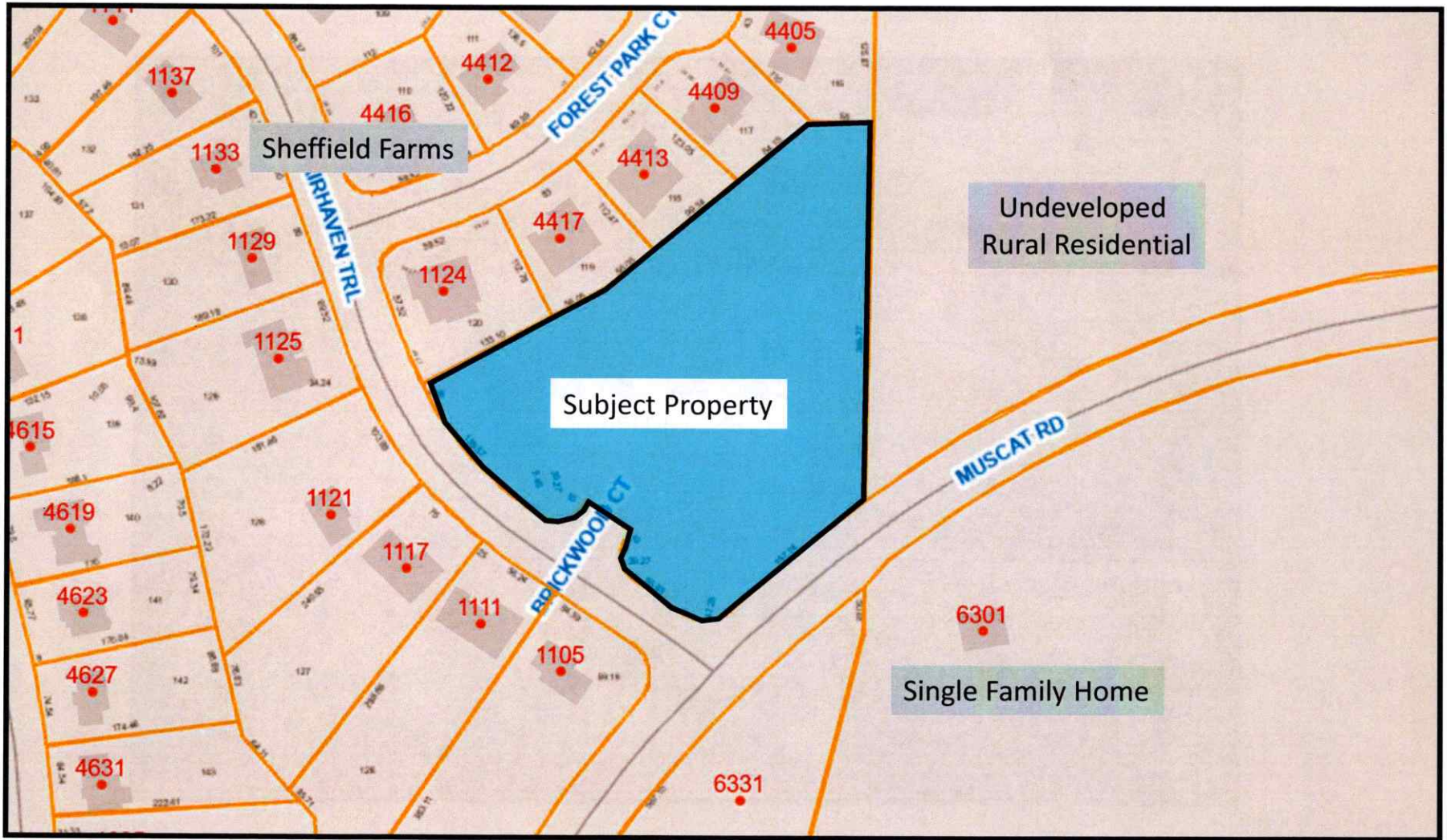
Single Family Home

FAIRHAVEN TRL

FOREST PARK CT

BRICKWOOD CT

MUSCAT RD



Sheffield Farms

Undeveloped Rural Residential

Subject Property

Single Family Home

Jessie Bellflowers
Mayor

Chancer F. McLaughlin
Town Manager



Hope Page
Mayor Pro-Tem

Emily Weidner
Director

January 30, 2026

Barham Builders Inc. Barham Builders Inc.
5406 Ulloa Place
Wilmington, NC 28412

Dear Barham Builders Inc. Barham Builders Inc.,

The Joint Planning Board of Cumberland County will hold a public meeting on February 17, 2026, 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-001-26: *Initial Zoning of 2.44 +/- acres to R7.5 Residential District, located at 0 Round Stone Court. Empty lot at the northeast corner of Fairhaven Trail and Muscat Road. REID 0403857431000, submitted by Larry King & Associates (applicant) on behalf of Barham Builders, Inc (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.

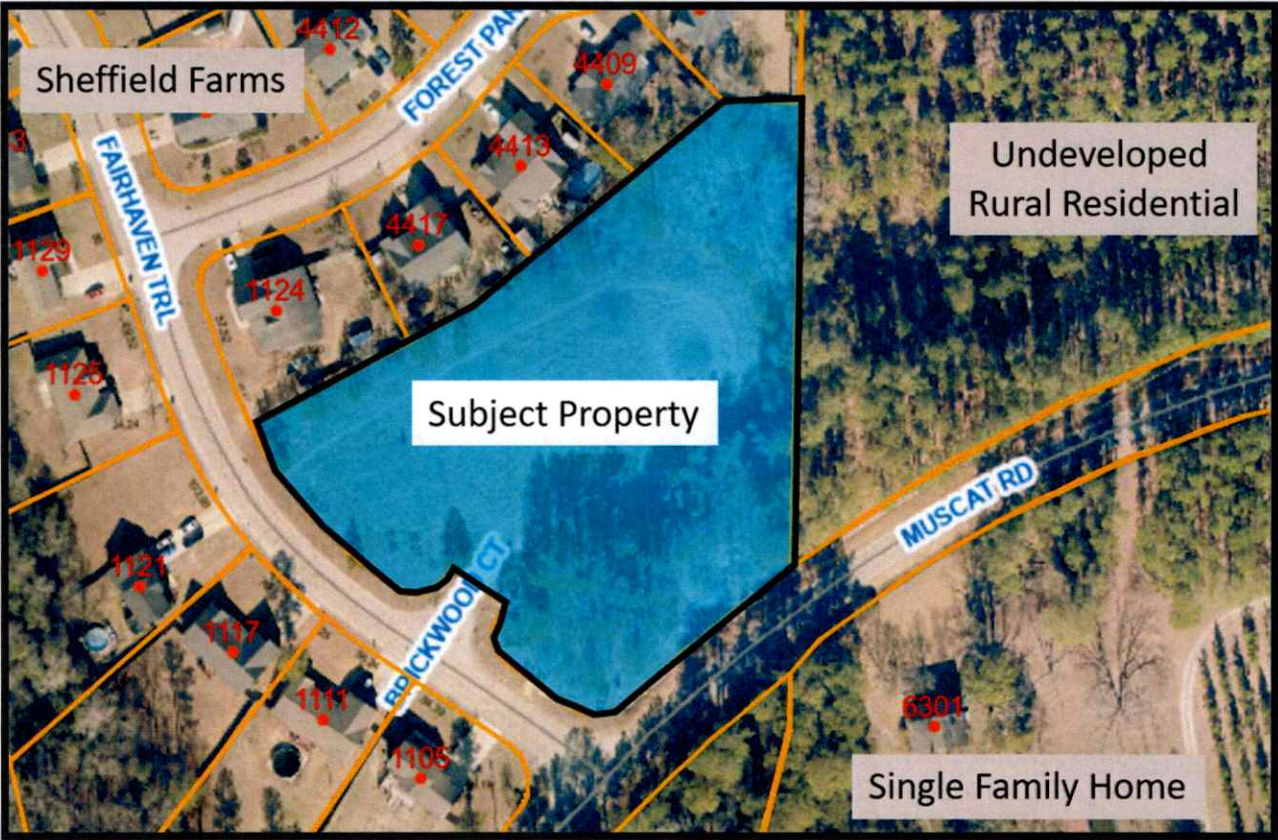
A copy of the zoning application can be viewed by the public at the Hope Mills Town Hall, 5770 Rockfish Road, Hope Mills, NC, from 8:00 am to 4:30 pm weekdays, but excluding holidays. Further information can also be found at: <https://www.townofhopemills.com/527/Pending-Public-Hearing-Items>. If you 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,

Emily Weidner
Planning & Economic Development
Services Director

cc: Adjacent Property Owners

Request: To Initially Zone property to R7.5 Residential
Case: ZNG-001-26
Acreeage: 2.44 +/- acres



Owner	Street	City	State	Zip
Barham Builders Inc.	5406 Ulloa Place	Wilmington	NC	28412
Van Lal Cung & Asia Rhea Cung	1105 Fairhaven Trail	Hope Mills	NC	28348
Janna Lewis Brooks	1111 Fairhaven Trail	Hope Mills	NC	28348
Aaron & Holly Hansen	1117 Fairhaven Trail	Hope Mills	NC	28348
Tammy J Jones	1121 Fairhaven Trail	Hope Mills	NC	28348
Wilian Lorenzo-De Leon	1124 Fairhaven Trail	Hope Mills	NC	28348
Demarrius A Campbell	4417 Forest Park Court	Hope Mills	NC	28348
Larry B & Julie E Melvin	4413 Forest Park Court	Hope Mills	NC	28348
David Paul & Christina A Nix	4409 Forest Park Court	Hope Mills	NC	28348
Horace Don-Kelton Hayes	4405 Forest Park Court	Hope Mills	NC	28348
John Mcneill Ray, Jr & Robert Neal	6301 Muscat Road	Hope Mills	NC	28348
Directed Trust Company FBO Grateful Deeds RPT; Directed Trust Company FBO J2M2 Operations Retirement Trust	1565 N May Street	Southern Pines	NC	28387