

**Project Overview****#842644**

**Project Title:** 1320 Fort Bragg Road  
**Application Type:** 5.1) Rezoning (Map Amendment)  
**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

**Project Location**

**Project Address or PIN:** 1320 FORT BRAGG RD  
(0427961368000)

**Zip Code:** 28,305

**GIS Verified Data**

**Property Owner: Parcel**  
• 1320 FORT BRAGG RD: KARMA HOLDINGS LLC

**Acreage: Parcel**  
• 1320 FORT BRAGG RD: 0.18

**Zoning District:**  
**Fire District:**  
**Hospital Overlay District:**  
**Cape Fear District:**  
**Haymount Historic District:**  
**100 Year Flood:**  
**Watershed:**

**Subdivision Name:**  
**Airport Overlay District:**  
**Coliseum Tourism District:**  
**Downtown Historic District:**  
**Floodway:**  
**500 Year Flood:**

**General Project Information**

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

**Previous Amendment Case #:**

**Acreage to be Rezoned:** 0.178

**Water Service:** Public

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

Existing dwelling with carport and drive already on site

**Previous Amendment Approval Date:**

**Proposed Zoning District:** OI

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

**Sewer Service:** Public

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

The adjacent properties are zoned primarily OI and MR5

The property across the street is zoned OI

**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.:**

It is consistent with the comprehensive plan because this area is mixed medium density and OI

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

Would like to use it as an office

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

The adjacent properties are also OI so this would fit into the community

**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 adjacent properties are also OI. The intent is to use as a small office like the adjacent properties.

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

The adjacent properties are also zoned OI so it will continue the same zoning.

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

There are adjacent properties with the same zoning so this will not encourage premature development. This OI zoning fits with the neighborhood.

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

This is an exiting dwelling that is being asked to rezoned to OI and the dwelling will be used. It will not encourage strip-style commercial development.

**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.:**

the adjacent and surrounding properties are mixed OI and MR5 already. We are asking this property be rezoned to OI which fits into the current zoning.

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

The surrounding properties have similar uses which will not impact the property values

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

There will be no impact to the natural environment by rezoning to OI for a small office

**Primary Contact Information**

**Project Contact - Agent/Representative**

Cynthia Smith  
Moorman, Kizer & Reitzel, Inc.  
115 Broadfoot Avenue  
Fayetteville, NC 28306  
P:910-484-5191  
[csmith@mkrinc.com](mailto:csmith@mkrinc.com)

**Project Owner**

Vivek Tandon  
Karma Holdings LLC  
2501-A Bragg Blvd  
Fayetteville, NC 28303  
P:910-670-1072  
[vivekt@trinityncsc.com](mailto:vivekt@trinityncsc.com)

**NC State License Number:**

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

**Project Contact - Primary Point of Contact for Engineer**

Jimmy Kizer  
Moorman, Kizer & Reitzel, Inc.  
115 Broadfoot Avenue  
Fayetteville, NC 28305  
P:910-484-5191  
[jkizerjr@mkrinc.com](mailto:jkizerjr@mkrinc.com)

Contractor's NC ID#:

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