

**Project Overview**

#851926

**Project Title:** HOOKER TRACTS**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:****Zip Code:** 28,303

- 3709 MORGANTON RD (0417590018000)
- 0 ? DR (0417489851000)

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

- 3709 MORGANTON RD: HARRELL, DIANE TRUSTEE; HARRELL, DIANE TRUSTEE
- 0 ? DR: HARRELL, DIANE TRUSTEE; HARRELL, DIANE TRUSTEE

- 3709 MORGANTON RD: 1.09
- 0 ? DR: 0.32

**Zoning District:****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:****500 Year Flood:****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:** CC**Acreage to be Rezoned:** 0.64**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:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

CURRENTLY VACANT

COMMERCIAL TO THE WEST.

RESIDENTIAL TO THE EAST.

**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.:**

A PORTION OF THESE TRACTS ARE ALREADY CC. THIS REQUEST IS FOR CONTINUITY. THE FAYETTEVILLE FUTURE LAND USE PLAN CALLS FOR "REGIONAL CENTER" AT THIS LOCATION.

**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 PROPERTY IS IN A HIGHLY SOUGHT AFTER LOCATION FOR UPSCALE RETAIL SERVICES. IN THE CURRENT CONFIGURATION OF THE PROPERTY IT HAS PROVEN TO BE VERY DIFFICULT TO MAKE USE OF THE TRACTS. THE OWNER WOULD LIKE MARKET THIS LOCATION TO DESIRABLE TENANTS.

**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 REQUEST IS COMPLETELY COMPATIBLE WITH THE REMAINDER OF THE PARCELS.

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

THE REQUEST, IF GRANTED, WOULD BE COMPLETELY LOGICAL AND ORDERLY DUE TO ITS LOCATION.

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

TO NO EXTENT WILL IT ENCOURAGE PREMATURE DEVELOPMENT.

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

TO NO EXTENT DOES THIS RESULT IN 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 OI DESIGNATION EXISTING IS AN ISOLATED ZONING DISTRICT AS IT IS. PORTIONS OF THESE PROPERTIES ARE ALREADY ZONED CC. THIS AMENDMENT WOULD PROVIDE MORE CONTINUITY.

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

THE PROPERTY VALUES SHOULD NOT BE AFFECTED.

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

THERE ARE NO ENVIRONMENTALLY SIGNIFICANT FEATURES ON THIS PROPERTY.

#### Primary Contact Information

##### 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 Owner

DIANE HARRELL, TRUSTEE  
TRINA THOMPSON RIDDLE 2020 TRUST  
PO BOX 53729  
FAYETTEVILLE, NC 28305  
P:910-864-3135  
F:910-555-5555  
[RIDDLECOMMERCIAL@AOL.COM](mailto:RIDDLECOMMERCIAL@AOL.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 the Developer**  
JOSEPH RIDDLE, III  
RIDDLE COMMERCIAL PROPERTIES  
PO BOX 53729

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**Contractor's NC ID#:**

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