

Project Overview

#1662246

Project Title: Yeadon Domes**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 0 NO ADDRESS (0435351120000) **Zip Code:** 28306**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 0 NO ADDRESS**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:** 11.80**Water Service:** Public**A) Please describe all existing uses of the land and existing structures on the site, if any:**

Existing property is vacant and wooded

Previous Amendment Approval Date:**Proposed Zoning District:** LI**Is this application related to an annexation?:** Yes**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.:**

Property is currently zoning in the county as M(P)CU. We would like to Annex in to City and rezone it to LI. This goes along with the LI zoning designation of the property to the south PIN 0435-34-4689 that it will be recombined with for the Yeadon Domes Project.

To the north is County Zoned M(P) and is vacant, To west is County Zoned M(P)CU and is vacant, to the east is City Zoned MA property, is vacant and owned by the City and next to this property is the Fayetteville Airport, to the south is City Zoned LI property and is vacant, to the south is County Zoned M(P) property with buildings and parking owned by Boyd Consulting, Inc. and Averitt Properties, Inc. Also to the south is the private road Aviation Parkway City Zoned LI. The properties on Aviation Parkway to the south are City Zoned LI.

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:

The proposed amendment is consistent with the development patterns that are taking place in the area around the site. The surrounding properties are currently zoned in the City and the County for industrial development or are part of the City of Fayetteville Airport property. The site has been targeted for economic development and industrial uses. The proposed amendment is required as part of the annexation process to translate the existing County industrial zoning to match with the associated City industrial zoning categories.

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

No, the anticipated project fits within the translated City industrial zoning categories for a manufacturing facility.

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

The proposed project is a specialized manufacturing facility that has been recruited to locate in our community. The economic development impacts associated with the anticipated jobs creation and material investment will address desired goals for positive growth in 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.:

Please see previous comments for reference. The site is surrounded by existing industrial sites and undeveloped land that has been earmarked for industrial development. The current site is zoned industrial in the County, and the requested amendment is to translate the existing County industrial zoning to the corresponding City industrial zoning category as part of the site annexation process. This would be an appropriate change considering the surrounding existing development in the area and the proposed use for the site.

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

The current site is zoned for industrial uses in the County, and the existing development pattern of the area consists of industrial type uses. The translation of the County industrial zoning to the appropriate City zoning category supports the extension of a logical and orderly development pattern in an area that has been identified for continued industrial growth.

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

The translation of the County industrial zoning into the corresponding City industrial zoning would not result in or encourage premature development in the area.

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

The proposed project is a specialized manufacturing facility and will not result in or encourage strip style 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.:

There would not be any isolated zoning created by this amendment. The site is currently surrounded by existing industrially zoned properties, and the translation from the County to the corresponding City industrial zoning category would not create an isolated zoning district.

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

There would not be any adverse impacts on the value of the surrounding property. The proposed specialized manufacturing facility is an industrial use that would match the existing uses in the area.

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

Any development on the site will have to comply with all applicable City, State and Federal environmental regulations. Applicable permits will be obtained for erosion control and stormwater. There are no known adverse environmental impacts that would arise from the development of the site.

Primary Contact Information

Contractor's NC ID#:

Project Contact - Agent/Representative

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

Project Contact - Primary Point of Contact for the Developer

Matthew Mejia
Yeadon Domes
575 SE 9th Street, 20
Minneapolis, MN 55414
P:651-775-5035
mattm@yeadondomes.com

Project Contact - General Contractor

Trent Cloninger
Denver Construction Company
4501 N. NC-16
Denver, NC 28037
P:704-489-0232
trent@denverconstruction.com

Indicate which of the following project contacts should be included on this project: Developer, Engineer, General Contractor

Project Owner

Corey Breece
Rogers and Breece, Inc.
500 Ramsey Street
Fayetteville, NC 28301
P:910-483-2191
neil@grantmurrayre.com

Property Owner Email:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's License Number: 52022

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

other 1

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