



\*Case # P18-26F

# Map Amendment Application Form



433 Hay Street, Fayetteville, North Carolina 28301  
910-433-1612 Fax # 910-433-1776

Submittal Date: 6-29-18 Approval/Denial Date:

Fee: \$700.00 Received By: Karen Estep

**Notes:**

1. A pre-application conference is mandatory prior to submission of an application for a map amendment.
2. Map amendment applications proposing re-classification from a Conservation (CD) zoning district to MR-5, OI, NC, LC, CC, MU, DT, LI, or HI require neighborhood meetings to be conducted prior to application submittal.
3. A map amendment application should be consistent with the comprehensive plan.
4. The City Council may not apply conditions of approval to a map amendment application.
5. All allowed uses within a proposed zoning district must be considered when considering a map amendment application, not just the particular use that the applicant is desiring to place on the property.
6. Applications seeking to "single out" a lot or site and applying for an exceptional zoning district designation may constitute illegal "spot zoning".

### 1. General Project Information

Project Address:	<u>2101, 2103, 2105 MURCHISON ROAD, FAYETTEVILLE, N.C. 28301</u>		
Tax Parcel Identification Number:	<u>0428-85-5420, 0428-85-4488, 0428-85-5382</u>		
Project Name:			
Current Zoning District:	<u>RESIDENTIAL</u>	Proposed Zoning District:	<u>COMMERCIAL</u>
Does an overlay district apply to this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If so, which one(s)?
Has the land been the subject of a map amendment application in the last five years?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	When? <input type="text"/> Case #? <input type="text"/>
Amount of land to be rezoned (in acres):	<u>1.5</u>	Is this application related to an annexation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing/proposed water service:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Existing/proposed sewer service:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

A) Please describe all existing uses of the land and existing structures on the site, if any (attach additional sheets if necessary).

RESIDENTIAL RENTAL.

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

CONVENIENCE STORE IS ACROSS THE STREET.

2. Amendment Justification – Answer all the questions under this section. Attach additional sheets as necessary.

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

THE PROPERTIES ARE PLANNED TO BE REZONED AS RESIDENTIAL

B) Are there changed conditions that require an amendment?

NO.

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

THERE IS A NEED FOR MORE BUSINESSES TO OPERATE 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.

THE ~~PROPERTIES~~ ARE EVENTUALLY PLANNED TO BE REZONED AS COMMERCIAL.  
PROPERTIES

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

THE LOCATION OF THE PROPERTY FRONTAGE IS ON HIGHWAY 87/210;  
A BUSY ROAD.

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

THERE ARE FEW PLACES IN THE AREA DEVELOP + PROMOTE BUSINESSES.

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

THE LOCATION.

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.

NONE

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

NONE

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

NONE

**3. Submittal Requirement Checklist**  
(Submittals should include 2 copies of listed items, unless otherwise stated.)

- Pre-application conference completed
- Map Amendment Application Form
- Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
- Rezoning Application Fee
- Site Plan Application fee
- A copy of the recorded deed, or a written legal description if application is for a portion of a larger tract
- Scaled drawing showing all existing structures, site features, and setbacks
- Elevations required if rezoning involves new construction or changes to an existing building
- Transportation analysis, if required

**4. Primary Contact Information**

Primary Point of Contact Name: THELBERT TORREY

Mailing Address: 1913 ERNEST ST. FAYETTEVILLE, N.C. 28301 Fax No.: \_\_\_\_\_

Phone No.: 910-224-6742 Email: \_\_\_\_\_

Signature: Theibert Torrey Date: 6-26-2018

**5. Property Owner Information (if different from the primary point of contact)**

Property Owner Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner or Authorized Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_