

**Project Overview****#1928105****Project Title:** Healy Wholesale Co Inc**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:** 28311

- 3829 DISTRIBUTION DR (0429429042000)
- 0 ? DR (0429510930000)
- 3701 DISTRIBUTION DR (0429511745000)

**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may delays and penalties for not doing so.

**GIS Verified Data****Project Address:**

- 3829 DISTRIBUTION DR
- 0 ? DR
- 3701 DISTRIBUTION DR

**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:** LI**Acreage to be Rezoned:** 4.21**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.:**

Property has multiple existing buildings currently being used by Healy Wholesale for beer and wine distribution. Existing buildings will be demolished.

The adjacent property to the SE is a steel fabrication facility, zoned LI. The adjacent property to the NW is another Healy Wholesale property, zoned LI. At the rear of the property is a rail right of way. On the other side of the rail are a building supply company and some church properties, all zoned CC. The property across Distribution Drive is a mobile home estate, zoned SF-6.

**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.:**

Proposed development is consistent with long range plans.

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

No

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

Updating the zoning will allow the property to be redeveloped, so it will function more efficiently and be more attractive.

**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 surrounding properties are already zoned LI, and have a similar use.

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

The amendment would allow the site to be more efficient and better coordinate with neighboring developments.

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

N/A. The amendment would only allow the site to be redeveloped to function more efficiently for its current use.

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

N/A

**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.:**

N/A. Neighboring properties are zoned LI.

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

N/A. Neighboring properties are zoned and used similarly, and the redevelopment will increase the aesthetics of the property.

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

N/A. Proposed design of property will reduce impervious area, and increase vegetation.

## Primary Contact Information

### Project Owner

Mac Healy  
Healy Wholesale Co, Inc.  
4021 Distribution Drive  
Fayetteville, NC 28311  
P:910-977-0287  
[mhealy@healywholesale.com](mailto:mhealy@healywholesale.com)

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

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

### Project Contact - Agent/Representative

Mac Healy  
Healy Wholesale Co, Inc.  
4021 Distribution Drive  
Fayetteville, NC 28311  
P:910-977-0287  
[mhealy@healywholesale.com](mailto:mhealy@healywholesale.com)

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

**Project Contact - Engineer**

Greg Welsh  
OAK Engineering  
4929 Monroe Rd  
Charlotte, NC 28205  
P:7049894046  
[greg@oak.engineering](mailto:greg@oak.engineering)

**NC State General Contractor's 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:**