

Project Overview
#970439
Project Title: Bailey Lake LEF

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: 28304

- 0 GRAHAM RD (0406037174000)
- 6677 BAILEY LAKE RD (0406131181000)

GIS Verified Data
Property Owner: Parcel

- 0 GRAHAM RD: LEF LLC;J & K GENERAL CONTRACTOR INC
- 6677 BAILEY LAKE RD: LEF LLC;J & K GENERAL CONTRACTOR INC

Acreage: Parcel

- 0 GRAHAM RD: 3.61
- 6677 BAILEY LAKE RD: 0.2

Zoning District: Zoning District

- 0 GRAHAM RD: SF-10
- 6677 BAILEY LAKE RD: SF-10

Subdivision Name:
Fire District:
Airport Overlay District:
Hospital Overlay District:
Coliseum Tourism District:
Cape Fear District:
Downtown Historic District:
Haymount Historic District:
Floodway: FloodWay

- 0 GRAHAM RD: AE

100 Year Flood: <100YearFlood>

500 Year Flood: <500YearFlood>

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: MR5

Acreage to be Rezoned: 5.56

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:

Land is currently vacant.

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

The older house shown on the smaller tract is abandoned and will

All surrounding properties are currently zoned SF-10. To the west, east, and south are single family subdivisions. To the north is

be taken down.

a fire station.

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 zoning would be consistent with the area and provide the best use of the property for this particular area.

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

No

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

Housing is much needed and would help to satisfy that need.

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.:

Property would allow for more units than the current zoning but the long range goal is to make the project a private community.

This proposed zoning would allow for the best and most productive use of the property.

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

Project would be completely private and gated and would ensure safety.

Housing in this area and across the city/county is much needed and would provide amenities for those living in this development that would not be available if single family housing were implemented.

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

None. Surrounding area is developed already.

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

None

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 proposed zoning would not abut any other properties with the same zoning but would not devalue any of the surrounding properties.

There are other properties with the proposed zoning close by.

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

None. Would help increase land values.

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

None. All measures would be taken to keep development as natural as possible.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Louis Frangos

LEF LLC

3057 N Main St

Hope Mills, NC 28348

P:910-322-1496

Project Contact - Agent/Representative

Gary Futch
Grant Murray RE
150 N McPherson Church Rd
Fayetteville, NC 28303
P:910-829-1617
gary@grantmurrayre.com

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

NC State General Contractor's License Number:

Project Contact - Primary Point of Contact for the Surveyor

Michael Adams
MAPS Surveying Inc.
1306 Fort Bragg Road
Fayetteville, NC 28305
P:910-484-6432
maps@mapssurveying.com

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

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