

Project Overview**#1693496****Project Title:** 5324 Raeford Road**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 5324 RAEFORD RD
(0407809767000)**Zip Code:** 28304**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 5324 RAEFORD RD**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:** LC**Acreage to be Rezoned:** .43**Is this application related to an annexation?:** No**Water Service:** Public**Sewer Service:** Private**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.:**

Residential

Limited Commercial

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.:**

Would like to use as an office space

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

none

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

none

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.:

none

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

none

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

none

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

yes

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.:

none

Primary Contact Information

Contractor's NC ID#:

Project Owner

Emelia Noa

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Fayetteville , NC 28311

P:9105278036

Emelia.d.noa@gmail.com

Project Contact - Agent/Representative

Emelia Noa

Property Owner Email: equatorfortunepartners@gmail.com

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P:9105278036

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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:

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:

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

NC State Plumbing Contractor #2 License Number:

other 1

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