

Project Overview #1322349

Project Title: Carvers Falls	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 ? DR (0530996236000) **Zip Code:** 28311

Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)

GIS Verified Data

Property Owner: Parcel • 0 ? DR: TG VENTURES LLC	Acreage: Parcel • 0 ? DR: 3.32
Zoning District: Zoning District • 0 ? DR: SF-10	Subdivision Name:
Fire District:	Airport Overlay District:
Hospital Overlay District:	Coliseum Tourism District:
Cape Fear District: Cape Fear District • 0 ? DR: 0	Downtown Historic District:
Haymount Historic District:	Floodway:
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?: Yes	Previous Amendment Approval Date: 08/14/2023
Previous Amendment Case #: P23-21	Proposed Zoning District: Single Family Residential 10
Acreage to be Rezoned: 3.32	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: There are no current uses of land to include no current structures on land.	B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.: The land directly across the street is multi-family housing. The land to the left and right of this parcel is single family housing.

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.:

We are planning to build single family homes.

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

It is currently zoned as multifamily and we are wanting to zone it to single family.

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

The need for more single family housing.

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.:

Due to the land to the right and left of this property also being single family, we plan on extending this land to single family housing to match the surrounding zones.

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

As stated before the other land surrounding the property is single family housing creating uniformity in the area.

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.:

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.:

This rezoning would be harmonious to adjacent zonings.

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

The rezoning should have no negative impact on surrounding property values.

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

There will be no negative impacts and all development will be permitted through the proper regulatory agencies.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Greg Caulder
TG Ventures LLC
9820 US Hwy 301 North
Lumberton, NC 28360
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Project Contact - Agent/Representative

Greg Caulder
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9820 US Hwy 301 North
Lumberton, NC 28360
P:9108024959
gmconstruction3@gmail.com

Project Contact - Primary Point of Contact for the Developer

Greg Caulder
TG Ventures LLC
9820 US Hwy 301 North
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P:9108024959
gmconstruction3@gmail.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. :

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:

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: Developer