

Project Overview

#1191539

Project Title: Vacant Land Stoney Point Rd.

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 9485-66-7168 & 9485-75-0853
(Unverified)

Zip Code: 28306

GIS Verified Data

Property Owner:

Acreage:

Zoning District:

Subdivision Name:

Fire District:

Airport Overlay District:

Hospital Overlay District:

Coliseum Tourism District:

Cape Fear District:

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?: No

Previous Amendment Approval Date:

Previous Amendment Case #:

Proposed Zoning District: Community Commercial

Acreage to be Rezoned: 9.7

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:

Currently Vacant Raw Land.

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

Adjacent to & across the street is Commercially Zoning as Community 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.:

Meets the 2030 Land Use Plan.

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

NONE

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

Future Development will Meet the Demand of Commercial Conveniences.

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.:

Existing Land is compatible with surrounding Properties.

Zoning Classification CC.

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

Abutting Land including adjacent land is currently zoned CC.

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

Premature Development is Not the Case here.

Planning ahead of the Roadway Improvement of 295 includes the stoney point rd on-off ramp.

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

NCDOT Roadway Improvements allow for Commercial Development in the future four way intersection to include along linear property runs of Stony Point Rd / On-Off Ramp to 295.

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.:

Isolated Zoning is Not present in this case.

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

Surrounding Properties currently Zoning CC.

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

Minimal Impact on the Enviroment next to NCDOT Roadway Improvement impact.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Mark Candler
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Project Contact - Agent/Representative

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Project Contact - General Contractor

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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: 99318

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 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: General Contractor