

Project Overview

#771356

Project Title: N. McPherson Church Rd./Vancouver Drive**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:**

- 238 N MCPHERSON CHURCH RD (0418415152000)
- 469 VANCOUVER DR (0418418223000)

GIS Verified Data**Property Owner: Parcel**

- 238 N MCPHERSON CHURCH RD: SHARLENE R WILLIAMS REVOCABLE TRUST
- 469 VANCOUVER DR: RJPC II LLC

Acreage: Parcel

- 238 N MCPHERSON CHURCH RD: 1.21
- 469 VANCOUVER DR: 0.85

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:****500 Year Flood:****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:** Limited Commercial (LC)**Acreage to be Rezoned:** 1.21**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.:**

Vacant parcel. Was previously an office building that was demolished in 2019.

Both parcel adjacent to it along McPherson Church rd. are LC. The apartments behind it are MR-5.

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.:

It is in the Regional Center (RC) district on the 2040 future land use map which allows large-scale commercial uses.

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

No, just want to get the land in in the correct zoning class for what the future uses could be.

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

There will be goods and/or services offered to the public instead of having an office building that does not offer much benefit to the surrounding community.

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.:

There are restaurants zoned LC and heavy commercial all the way down McPherson Church rd. LC is the most appropriate zoning class for this land.

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

It is in line with everything else on McPherson Church rd.

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

It will not.

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

It will not be a strip center development.

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.:

It will not.

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

It will help the surrounding land values.

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

It will not.

Primary Contact Information

Project Contact - Agent/Representative

Palmer Williams
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Project Owner

Sharlene Williams
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NC State License Number:

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

Project Contact - Primary Point of Contact for Engineer

Lori Epler
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1333 Morganton Rd. , 201
Fayetteville, NC 28305

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Contractor's NC ID#:

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