

Project Overview
#764686
Project Title: 6765 Ramsey Street

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location
Project Address or PIN: 6765 RAMSEY ST (0541199007000)

GIS Verified Data
Property Owner: Parcel

- 6765 RAMSEY ST: SRW COMMERCIAL DEVELOPMENT LLC

Acreage: Parcel

- 6765 RAMSEY ST: 15.29

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: CC - Community Commercial

Acreage to be Rezoned: 15.29

Is this application related to an annexation?: Yes

Water Service: Public

Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

The subject site consists of one parcel of land totaling approximately 15.3 acres. The vast majority of the site is undeveloped with only a telecommunications tower currently existing within the southern portion of the property.

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

The subject site located within the unincorporated area of the County and is currently zoned C(P) Planned Commercial District. The C(P) district allows for a variety of commercial uses including retail establishments, restaurants, offices, and service-oriented businesses. This commercial zoning district is located both to the south and east of the site. Also east of the site is land zoned M(P) Planned Industrial District. Businesses in the area include and automobile repair shop (directly abutting the site to the south), Dollar General, and the Goodyear Tire & Rubber Plant. Residential zoning is located to the north and west of the site and

contains the Springfield subdivision. A church is located east of the site within the existing commercial zoning.

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.:

The 2040 Comprehensive Plan recommends the site be developed as an employment center. This classification promotes the development of highway commercial businesses that are generally permitted in the proposed CC zoning district. In addition, larger industrial uses or business parks would be appropriate within the employment center classification.

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

The subject site is being proposed to be annexed into the City of Fayetteville and needs to be rezoned to a Fayetteville zoning district.

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

The annexation and rezoning of the site will allow for public utilities to be extended to the property in order to serve a commercial development. The City's Comprehensive Plan has identified as a future employment center.

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.:

The property is already zoned for commercial purposes. As the site is also being proposed to be annex into the City, this proposal is simply to apply a city zoning district to the property. The CC district is comparable to existing county zoning and will allow the site to be development with similar commercial uses already permitted under the current zoning. The site also abuts existing commercial and industrial zoning, and the area has been designated as an employment center by City's Comprehensive Plan.

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

The proposed zoning would allow for commercial development on the site which is consistent with the existing zoning and City's Comprehensive Plan.

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

The proposed zoning district would allow for the type of development recommended by the Comprehensive Plan. The site is also located within the Fayetteville Municipal Influence Area which anticipates that the surrounding area will be annexed and served by city utilities.

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

The specific development proposal is not known at this time. If the site is annexed and rezoned, it will be subject to standards of the City's Unified Development Ordinance.

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 CC district would provide for similar commercial development permitted in the adjacent C(P) district.

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

The proposed zoning would allow for similar commercial development that is already permitted under the current county zoning. No adverse impacts to the property values of surrounding lands are expected.

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

All applicable development and environmental permits will be obtained prior to any construction. The proposed annexation and rezoning will allow for any development of the site to be served by public utilities. No adverse impacts on the natural environment are expected.

Primary Contact Information

Project Contact - Agent/Representative

Brad Schuler
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Project Owner

Palmer 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. :

Contractor's NC ID#:

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