

**Project Overview****#843507****Project Title:** 2400 HOPE MILLS RD Community Commercial (CC)**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 2400 HOPE MILLS RD  
(0405997179000)**Zip Code:** 28,304**GIS Verified Data****Property Owner: Parcel**

- 2400 HOPE MILLS RD: LEF LLC

**Acreage: Parcel**

- 2400 HOPE MILLS RD: 2.22

**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:** Community Commercial**Acreage to be Rezoned:** 2.22**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:**

Property was previously used as a YMCA. It has a 2,700 sqft building with pool on 2.22 acres of land.

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

Currently zoned SF-10. Even though it had been a YMCA for years. This property sits between SF-6 (Traylor Park) and Land that is currently zoned CC and several acres of CC Land across the street.

**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.:**

Hope Mills Rd Area has been transitioning to community commercial, This parcel has been operating as community commercial for years. Owner seeks rezoning to follow current zoning requirements.

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

The property is currently zoned SF-10 but has been a YMCA for Years. Current Owner would like to repurpose the property to a Salon.

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

There are several low-income families in the immediate area that would benefit from having a salon at 2400 Hope Mills Rd.

**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.:**

Since it has been a YMCA in the past and adjoining properties are CC and SF-6. CC zoning will improve the area and is great for the existing use.

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

Since it has been a YMCA in the past and adjoining properties are CC and SF-6. CC zoning will improve the area and is great for the existing use.

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

Development will be the same

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

It will not

**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.:**

TBD

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

I believe it will improve the area.

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

I believe it will improve the area

**Primary Contact Information**

**Project Contact - Agent/Representative**

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**Project Owner**

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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:**