

**Project Overview****#1812999**

**Project Title:** TART - HILLSBORO ST  
**Application Type:** 5.1) Rezoning (Map Amendment)  
**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

**Project Location**

**Project Address or PIN:** 433 HILLSBORO ST  
(0437475212000)

**Zip Code:** 28301

**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)

**GIS Verified Data**

**Project Address:** 433 HILLSBORO ST

**General Project Information**

**Has the land been the subject of a map amendment application in the last five years?:** No

**Previous Amendment Case #:**

**Acreage to be Rezoned:** 0.11

**Water Service:** Public

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

BEING USED AS A GARAGE AND VEHICLE DEALERSHIP

**Previous Amendment Approval Date:**

**Proposed Zoning District:** LC

**Is this application related to an annexation?:** No

**Sewer Service:** Public

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

CC TO THE SOUTH

MR5 AND LC TO THE NORTH

LC TO THE EAST

**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 CONSISTENT WITH THE COMPREHENSIVE PLAN.

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

YES, THE OWNER HAS OWNED THIS PROPERTY FOR 49 YEARS IR WAS ALWAYS USED FOR COMMERCIAL USES. WE SUSPECT THE ZONING WAS CHANGED AT THE ADOPTION OF THE NEW UDO ZONING DESIGNATIONS IN 2016+/- UNBEKNOWNST TO THE OWNER.

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

THERE IS AN EXISTING BUSINESS THAT IS NONCONFORMING PROVIDING SERVICES TO THE 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.:**

THE ADJOINING PROPERTY AND THAT ACROSS THE STREET ARE COMMERCIAL USES.

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

THERE IS NO NEW DEVELOPMENT. THIS IS CORRECTING A NONCONFORMITY THE CITY IS RESPONSIBLE FOR.

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

TO NO EXTENT.

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

TO NO EXTENT.

**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.:**

TO NO EXTENT.

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

TO NO EXTENT

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

THIS IS NOT AN ENVIRONMENTALLY SENSITIVE AREA.

**Primary Contact Information**

**Project Owner**

SHELBY TART  
TART & TART INVESTMENTS  
4470 GOLDBORO ROAD  
WADE, NC 28395  
P:910.303.3000  
[LEPLER@LKANDA.COM](mailto:LEPLER@LKANDA.COM)

**Project Contact - Agent/Representative**

LORIEPLER  
Larry King & Assoc.  
1333 Morganton Road, Fayetteville  
Fayetteville, NC 28305  
P:9104834300  
[LEPLER@LKANDA.COM](mailto:LEPLER@LKANDA.COM)

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

**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 Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

**NC State General Contractor's License Number:**

**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Mechanical Contractor #3 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**