

Project Overview

#2155412

Project Title: 3100 Tallywood Dr
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 3100 TALLYWOOD DR
(0427021446000) **Zip Code:** 28303

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city.
If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 3100 TALLYWOOD DR

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: 7.23

Water Service: Public

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

Site is wooded and vacant. There is an unusable structure in the middle of the land the owner plans to demolish.

Previous Amendment Approval Date:

Proposed Zoning District: MR5

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.:

Current zoning designation of the subject property is MR5CZ with the conditional zoning to allow a 76,140 SF 56 apartment unit for the aging and elderly. The existing uses of lands adjacent to and across the street from the subject site are both commercial and residential. There is a Publix Shopping Center across the street, apartments adjacent, and residential adjacent.

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 proposed amendment keeps the same base zoning that is consistent with the comprehensive plan for residential in this area.

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

We want to drop the conditional zoning as the developer who applied for it will not be able to complete the project.

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

There is a need for additional housing in this area with the expansion of Fayetteville's population and the local development including the new medical school and overall expansion of Cape Fear Valley Hospital.

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.:

It is compatible with the surrounding MR5 and SF10 zonings and the commercial zoning across the street. This is only a request to remove the conditional zoning amendment.

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

The current conditions on the zoning is not conducive to the residential demand in the area. We would like to support the need for residential development in the area.

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

The surrounding area is already developed residential and commercial. This is in line with the existing surrounding development.

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

It does 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.:

It does not.

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

The proposed amendment does not have adverse impact on the property values of surrounding lands.

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

The proposed amendment does not result in significantly adverse impacts on the natural environment.

Primary Contact Information

Project Owner

Joo Lee
DJYL Properties LLC
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lejobi11888@gmail.com

Project Contact - Agent/Representative

Joe Godwin
Godwin Engineering
1403 NC 50 S
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Indicate which of the following project contacts should be included on this project: Developer,Engineer,Other

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

Project Contact - Developer

Joo Lee
DJYL Properties LLC
2911 Bragg Blvd
Fayetteville, NC 28303
P:9103642795
lejobi11888@gmail.com

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

Project Contact - Engineer

Joe Godwin

Godwin Engineering

1403 NC 50 S

Benson, NC 27504

P:9192750644

joe@godwinengineering.com

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:

Other

Rishi Shah

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