

**Project Overview**

#1070101

**Project Title:** 4d SIGNS**Jurisdiction:** City of Fayetteville**Application Type:** 5.2) Conditional Rezoning**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 328 PERSON ST (0437739203000) **Zip Code:** 28301**GIS Verified Data****Property Owner: Parcel**

- 328 PERSON ST: KIMBRELLS INVESTMENT CO INC

**Acreage: Parcel**

- 328 PERSON ST: 0.92

**Zoning District: Zoning District**

- 328 PERSON ST: CC

**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:** <100YearFlood>**500 Year Flood:** <500YearFlood>**Watershed:****General Project Information****Proposed Conditional Zoning District:** DT/CZ - Conditional  
Downtown**Lot or Site Acreage to be rezoned:** 1.93**Was a neighborhood meeting conducted?:** No**Date of Neighborhood Meeting:****Number of Residential Units:** 0**Nonresidential Square Footage:** 26388**Landowner Information****Landowner Name:** 328 PERSON ST LLC**Deed Book and Page Number:** 011507 & 00299**Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).**

**A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:**

This project solely proposes interior renovations for the existing building to serve as a commercial signs' design and manufacturing business. The front area will consist of display and

**B) Describe the proposed conditions that should be applied.:**

The scope of improvements to the facilities are only interior, and shall be minimal consisting of non-load bearing partitions needed for space layout and planning. The proposed conditions shall include light industrial to be allowed at this site for the use of CNC machines and table saws for light manufacturing/ assembly of

sales areas, whereas the back of house area will consist of CNC commercial signs. machinery and saws for crafting and assembling signage.

The hours of operation shall be from 9am-5pm, six days a week (Monday-Saturday).

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

The current zoning classification of the property is DT2. There are no proposed modifications to the exterior/ appearance of the building.

The adjacent properties are also classified as DT2.

Uses of properties adjacent to the property are as follows:

- Across the street: Offices for professional services, restaurants, a motel.
- To the west: food services business, office/ professional services.
- To the east: vacant lot, professional services.

**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.:**

4D Signs is a Design company aiming at providing design and assembly services.

The property is consistent of 2 existing connected buildings: a ~19,000 sqft Masonry building, and a smaller ~7,400 sqft pre engineered metal building.

There will be minimal changes proposed to the footprint and facades of the building, except for egress doors that might need to be added.

The larger masonry building will consist of a business occupancy, and storage needed to support the business occupancy. The business portion of the building will be the primary portion facing Person Street.

Regarding property height and measurements, lot coverage, setbacks, front elevation fenestration, these are all in compliance with the DT-2 district requirements.

The only exception is the attached PEMB building which will serve as a shop serving the business.

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

No changed conditions impacting the building, other than the attached PEMB serving as a shop/ assembly area serving the business.

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

The business is intended to enrich the community providing a new business along Person Street, and providing new jobs to the local community. It is not intended to perform with manufacturing as its primary function/ occupancy.

**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.:**

Per descriptions, the primary use of this tenant will be for Business. Manufacturing will support the Business and Storage occupancies, which will be the primary occupancies.

Minimum impact will take place on the building envelope.

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

The Front elevation will serve as a Business front, similar to adjacent law firms and business on Person Street, with ample parking existing. It is expected for potential customers to interact and enter through the Front elevation facing Person Street.

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

The amendment will likely not encourage premature development as it will not impact the elevations/ footprint of the existing building.

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

N/A, existing building not impacted from footprint/ elevations perspective

**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.:**

Will not result in that due to the front elevation intended to serve as a Business front similar to adjacent properties on Person Street.

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

Will not result on values of adjacent properties due to the business occupancy being the primary occupancy facing Person Street.

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

Will not result in adverse impacts, limited CNC machinery to be used that does not have any known adverse environmental impacts.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Nael Aziz

1 Ackerman Ave suit No.4, Clifton, NJ 07011

Clifton, NJ 28301

P:9084252371

[4dsign2020@gmail.com](mailto:4dsign2020@gmail.com)

**Project Contact - Agent/Representative**

Nael Aziz

1 Ackerman Ave suit No.4, Clifton, NJ 07011

Clifton, NJ 28301

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[4dsign2020@gmail.com](mailto:4dsign2020@gmail.com)

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

**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's #3 License Number:**

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

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

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

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

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

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

**AFFIDAVIT OF OWNERSHIP**

I, Ryan Stenberg, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 328 Person St in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to 4D Sign Express, Inc. to submit a Conditional Rezoning/Rezoning/Variance/Special Use/Annexation (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on October 19th, 2023.

  
Signature of Affiant

\_\_\_\_\_  
Signature of Affiant

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Please see attached California Jurat  
\_\_\_\_\_  
Signature of Notary Public

(Official Seal)

\_\_\_\_\_, Notary Public  
Printed Name of Notary Public

My Commission Expires: \_\_\_\_\_



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

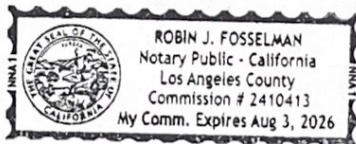
\_\_\_\_\_  
Signature of Document Signer No. 1\_\_\_\_\_  
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 19th day of October, 2023,  
by Date Month Year(1) Ryan Stenberg(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.Signature Robin J. Fosselman  
Signature of Notary Public

Seal  
Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

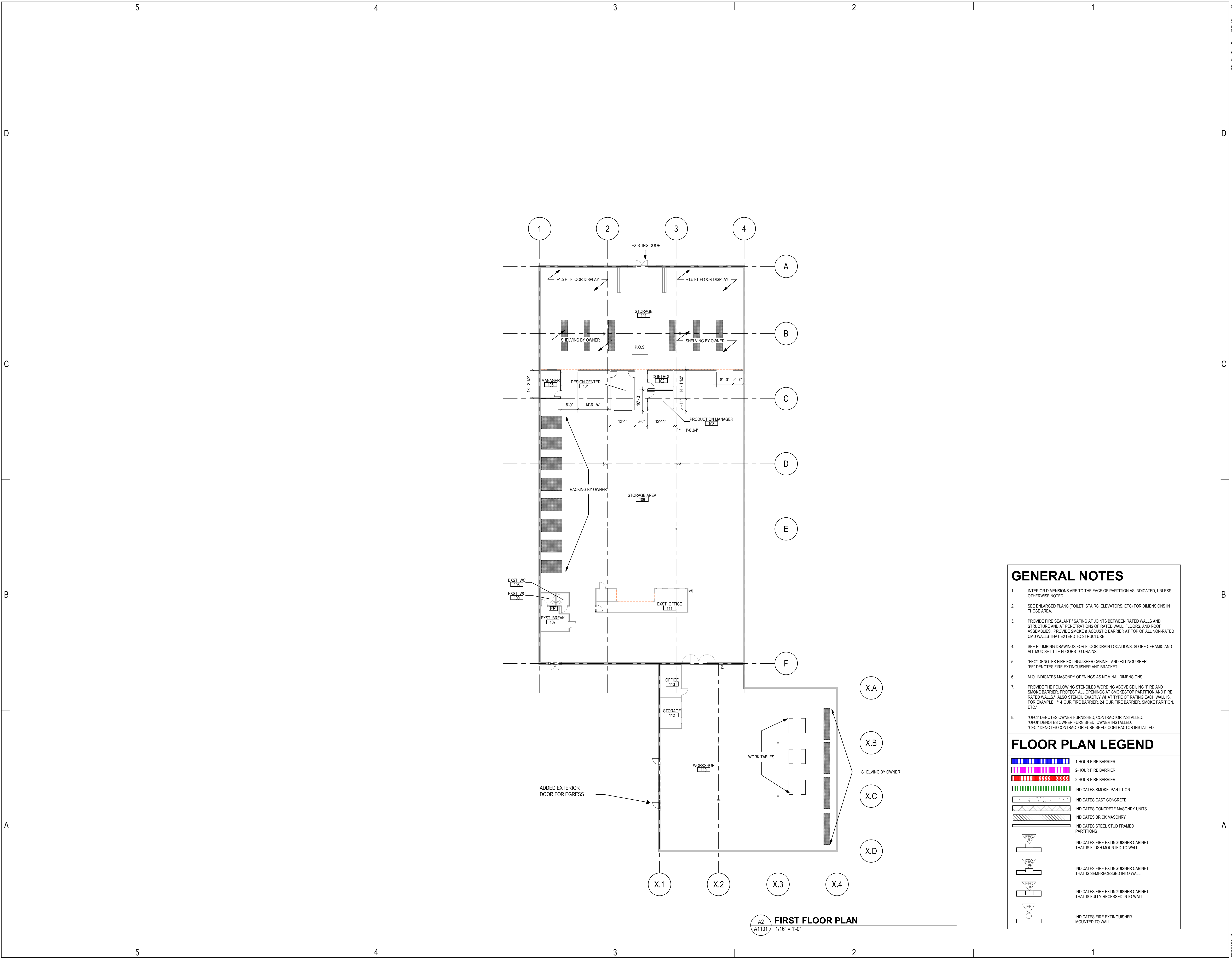
**Description of Attached Document**Title or Type of Document: Affidavit of Ownership Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_



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## GENERAL NOTES

- INTERIOR DIMENSIONS ARE TO THE FACE OF PARTITION AS INDICATED, UNLESS OTHERWISE NOTED.
- SEE ENLARGED PLANS (TOILET, STAIRS, ELEVATORS, ETC) FOR DIMENSIONS IN THOSE AREA.
- PROVIDE FIRE SEALANT / SAFING AT JOINTS BETWEEN RATED WALLS AND STRUCTURE AND AT PENETRATIONS OF RATED WALL, FLOORS, AND ROOF ASSEMBLIES. PROVIDE SMOKE & ACOUSTIC BARRIER AT TOP OF ALL NON-RATED CMU WALLS THAT EXTEND TO STRUCTURE.
- SEE PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS. SLOPE CERAMIC AND ALL MUD SET TILE FLOORS TO DRAINS.
- "FEC" DENOTES FIRE EXTINGUISHER CABINET AND EXTINGUISHER  
"FE" DENOTES FIRE EXTINGUISHER AND BRACKET.
- M.O. INDICATES MASONRY OPENINGS AS NOMINAL DIMENSIONS
- PROVIDE THE FOLLOWING STENCILED WORDING ABOVE CEILING "FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS AT SMOKE/STOP PARTITION AND FIRE RATED WALLS." ALSO STENCIL EXACTLY WHAT TYPE OF RATING EACH WALL IS, FOR EXAMPLE: "1-HOUR FIRE BARRIER, 2-HOUR FIRE BARRIER, SMOKE PARTITION, ETC."
- "OF" DENOTES OWNER FURNISHED, CONTRACTOR INSTALLED.  
"OF" DENOTES OWNER FURNISHED, OWNER INSTALLED.  
"CF" DENOTES CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.

## FLOOR PLAN LEGEND

	1-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER
	3-HOUR FIRE BARRIER
	INDICATES SMOKE PARTITION
	INDICATES CAST CONCRETE
	INDICATES CONCRETE MASONRY UNITS
	INDICATES BRICK MASONRY
	INDICATES STEEL STUD FRAMED PARTITIONS
	INDICATES FIRE EXTINGUISHER CABINET THAT IS FLUSH MOUNTED TO WALL
	INDICATES FIRE EXTINGUISHER CABINET THAT IS SEMI-RECESSED INTO WALL
	INDICATES FIRE EXTINGUISHER CABINET THAT IS FULLY-RECESSED INTO WALL
	INDICATES FIRE EXTINGUISHER MOUNTED TO WALL