

**Project Overview**
**#2131529**
**Project Title:** 1928 Progress 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:** 1928 PROGRESS ST (0436035927000) **Zip Code:** 28306

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:** 1928 PROGRESS ST

**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:** mr5

**Acreage to be Rezoned:** .21

**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:**

We would like to build duplex on this property to be able to continue improving the area and also having affordable living

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

single family homes

**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.:**

two other lots we have duplexes on in the area and it is really increasing the look the upgrade of the area

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

the zoning

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

need to grow and giving affordable living and housing

**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.:**

we have two duplexes already in the area

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

improving the community

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

It already has encourage premature development

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

improve in the area back to how it started nice clean community

**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 beautifies the area and encourages others to clean up their areas

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

provides affordable living and improves the area

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

this area is one of the oldest areas in fayetteville it needs to come back to life

### Primary Contact Information

**Project Owner**

RAYMOND KING  
KING CONSTRUCTION AND DEVELOPMENT COMPANY INC.  
8736 KING ROAD  
FAYETTEVILLE, NC 28306  
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**Indicate which of the following project contacts should be**

**included on this project:** Electrical Contractor 1,General Contractor, Mechanical Contractor 1, Plumbing Contractor 1

**Project Contact - Agent/Representative**

Patricia King  
king construction  
3419 savannah dr  
Fayetteville, NC 28306  
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**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 - Electrical Contractor**

Diane Royal  
Buford Electric  
po box 64333  
fayetteville, NC 28306  
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**NC State Electrical Contractor #1 License Number:** unsure

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

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

**Project Contact - General Contractor**

RAYMOND KING

**NC State General Contractor's License Number:** 46822

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8736 KING ROAD  
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[kingconst2010@gmail.com](mailto:kingconst2010@gmail.com)

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

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

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

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

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

**Project Contact - Mechanical Contractor**

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**Project Contact - Plumbing Contractor**

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