



P18-32F

Map Amendment Application Form

433 Hay Street, Fayetteville, North Carolina 28301

910-433-1612 Fax # 910-433-1776

Submittal Date: 8-14-18 Approval/Denial Date: _____

Fee: \$700.00 Received By: Waived

Notes:

1. A pre-application conference is mandatory prior to submission of an application for a map amendment.
2. Map amendment applications proposing re-classification from a Conservation (CD) zoning district to MR-5, OI, NC, LC, CC, MU, DT, LI, or HI require neighborhood meetings to be conducted prior to application submittal.
3. A map amendment application should be consistent with the comprehensive plan.
4. The City Council may not apply conditions of approval to a map amendment application.
5. All allowed uses within a proposed zoning district must be considered when considering a map amendment application, not just the particular use that the applicant is desiring to place on the property.
6. Applications seeking to "single out" a lot or site and applying for an exceptional zoning district designation may constitute illegal "spot zoning".

1. General Project Information

Project Address:	<u>ELLIOT BRIDGE RD + RS 401</u>		
Tax Parcel Identification Number:	<u>SEE EXHIBIT B</u>	☒ EXHIBIT B is the Proposed Annexation Map prepared by City.	
Project Name:	<u>ELLIOT FARM</u>		
Current Zoning District:	<u>MXDCE - COUNTY</u>	Proposed Zoning District:	<u>MU/CZ</u>
Does an overlay district apply to this site?	☐ Yes ☒ No	If so, which one(s)?	
Has the land been the subject of a map amendment application in the last five years?	☐ Yes ☒ No	When?	Case #?
Amount of land to be rezoned (in acres):	<u>253+/-</u>	Is this application related to an annexation?	☒ Yes ☐ No
Existing/proposed water service:	☒ Public ☐ Private	Existing/proposed sewer service:	☒ Public ☐ Private

A) Please describe all existing uses of the land and existing structures on the site, if any (attach additional sheets if necessary).

RAW LAND

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

ALL PARCELS CURRENTLY IN THE COUNTY. RESIDENTIAL (SINGLE FAMILY) TO THE SOUTH AND WEST. COMMERCIAL TO THE NORTH AND EAST.

2. Amendment Justification – Answer all the questions under this section. Attach additional sheets as necessary.

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.

PROPOSED ZONING FURTHER ENHANCES TRANSITIONAL AREA BETWEEN EXISTING RESIDENTIAL AND COMMERCIAL USES WHICH IS HIGHLY DESIRABLE IN LAND USE PLANNING

B) Are there changed conditions that require an amendment?

IN ORDER TO GET PWC SEWER FOR THE PROJECT THE PROPERTY IS TO BE ANNEXED

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

THE PROJECT IS IN THE CITY OF FAYETTEVILLE MUNICIPAL INFLUENCE AREA AND IS EXPERIENCING GROWTH

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.

AMENDMENT IS IN KEEPING WITH THE MIXED USES OF THE SURROUNDING AREA

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

AMENDMENT WILL BE CONIGUOUS TO EXISTING RESIDENTIAL AND WILL TRANSITION TO COMMERCIAL ALONG MAJOR ROADWAYS

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

N/A

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

N/A

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.

COMPATIBLE WITH SURROUNDING USES

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

COMPATIBLE WITH SURROUNDING USES
SO NO ADVERSE IMPACT

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

NONE AS PROJECT WILL COMPLY
WITH CITY ORDINANCES

3. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

- | | |
|-------------------------------------|---|
| ☐ | Pre-application conference completed |
| ☒ | Map Amendment Application Form |
| ☐ | Copy of an approved Certificate of Appropriateness (COA) if located within the HLO |
| ☐ | Rezoning Application Fee |
| ☐ | Site Plan Application fee |
| ☐ | A copy of the recorded deed, or a written legal description if application is for a portion of a larger tract |
| ☐ | Scaled drawing showing all existing structures, site features, and setbacks |
| ☐ | Elevations required if rezoning involves new construction or changes to an existing building |
| ☐ | Transportation analysis, if required |

4. Primary Contact Information

Primary Point of Contact Name: DOHN B. BROADWELL, JR.

Mailing Address: P.O. BOX 53587 FAY NC Fax No.: 910 484 2036

Phone No.: 910 484 5193 Email: DBBWEEL@GMAIL.COM

Signature: D. A. Broadwell, Jr. Date: AUGUST 13, 2018

5. Property Owner Information (if different from the primary point of contact)

Property Owner Contact Name: BROADWELL LAND COMPANY

Mailing Address: P.O. BOX 53587 FAY NC Fax No.: 910 484 2036

Phone No.: 910 484 5193 Email: DBBWEEL@GMAIL.COM

Property Owner or Authorized Signature: D. A. Broadwell, Jr. Date Signed: AUGUST 13, 2018



VICINITY MAP (N.T.S.)

ANNEXATION AREA

○ EIP

Curve Table

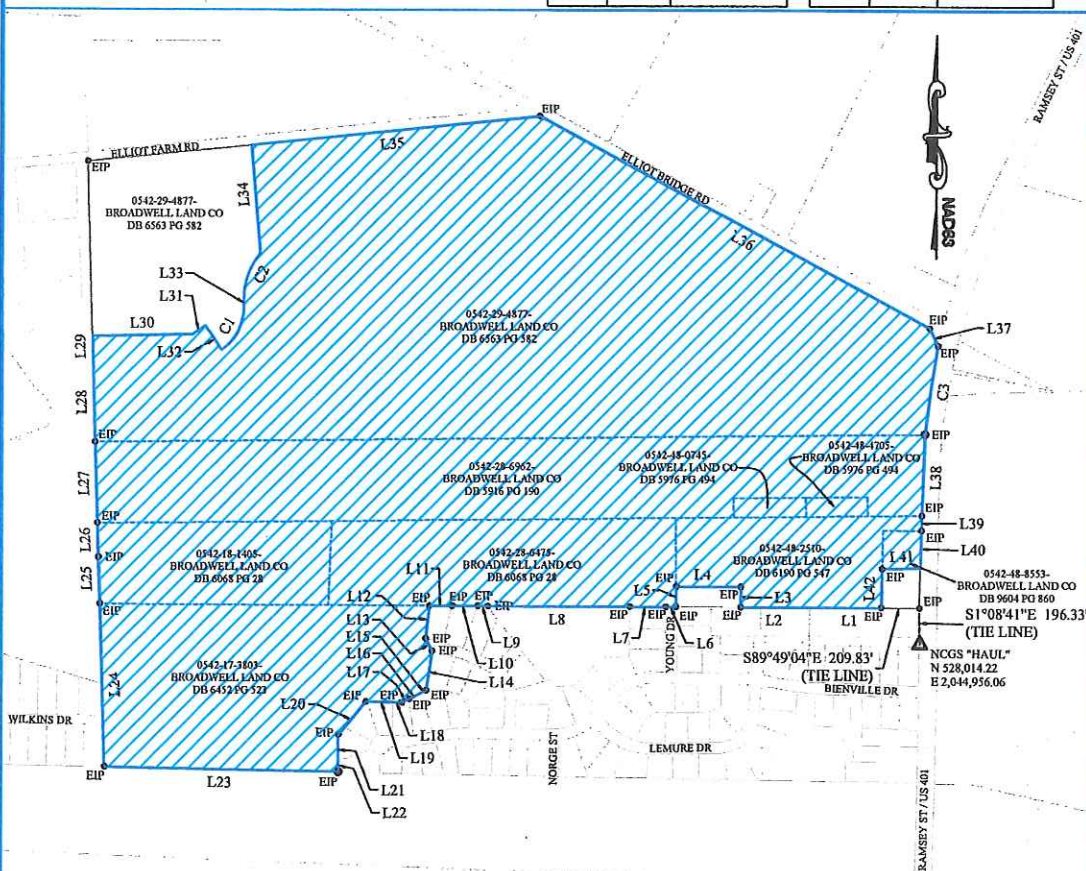
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	278.75	275.00	58.08	N27° 39' 06"E	266.97
C2	277.67	375.00	42.42	N19° 49' 30"E	271.37
C3	486.90	7800.00	3.58	S8° 14' 08"W	486.82

Parcel Line Table

Line #	Length	Direction
L1	390.16	N89° 52' 50"W
L2	378.64	N89° 58' 57"W
L3	109.89	N0° 08' 15"E
L4	349.73	N89° 53' 12"W
L5	109.81	S0° 07' 40"W
L6	60.12	S89° 57' 40"W
L7	199.97	N89° 49' 32"W
L8	772.36	N89° 46' 52"W
L9	53.56	N89° 32' 42"W
L10	140.28	N89° 50' 05"W
L11	125.46	N89° 53' 00"W
L12	179.82	S6° 29' 52"W
L13	74.63	S28° 28' 48"E
L14	216.27	S8° 47' 01"W
L15	27.46	S63° 27' 20"W
L16	75.39	S63° 46' 53"W
L17	44.56	S63° 22' 49"W
L18	48.95	N87° 56' 48"W
L19	147.98	N88° 51' 18"W
L20	234.77	S40° 02' 17"W
L21	142.10	S0° 24' 34"W

Parcel Line Table

Line #	Length	Direction
L22	58.73	S0° 27' 42"W
L23	1279.58	N88° 58' 27"W
L24	882.75	N1° 40' 38"W
L25	252.13	N2° 10' 28"W
L26	185.61	N1° 18' 03"W
L27	439.39	N1° 46' 47"W
L28	444.30	N1° 38' 07"W
L29	127.89	N1° 38' 28"W
L30	550.01	N88° 36' 46"E
L31	85.39	N56° 41' 26"E
L32	157.36	S33° 18' 34"E
L33	32.86	N1° 23' 14"W
L34	588.61	N4° 56' 47"W
L35	1580.12	N84° 12' 14"E
L36	2424.31	S61° 48' 08"E
L37	105.69	S25° 24' 51"E
L38	438.94	S2° 05' 23"W
L39	79.98	S1° 15' 39"W
L40	203.37	S1° 24' 51"W
L41	210.19	S88° 27' 29"W
L42	209.83	S1° 21' 26"W



Fayetteville
North Carolina

CIVIL ENGINEERING DIVISION
433 HAY STREET
FAYETTEVILLE, NC 28301
(910) 433-1656

**PROPOSED ANNEXATION
BROADWELL LAND CO PROPERTY
ELLIOT BRIDGE RD & US 401
± 253.51 ACRES**

DATE 5/14/2018 DRAWN BY CSA
SCALE 1" = 800' CK'D BY CSA

EXHIBIT B

THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.