

P18-29F

Map Amendment Application Form

433 Hay Street, Fayetteville, North Carolina 28301

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

Submittal Date: 7.30.18 Approval/Denial Date: _____

Fee: \$700.00 Received By: Karen Estep

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: 12238 Hope Mills Rd. Fayetteville, NC 28304

Tax Parcel Identification Number: 0416-00-4376

Project Name: 12238 Hope Mills Rd.

Current Zoning District: SF10

Proposed Zoning District: LC

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): 1.25 AC 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).

Residential single family home

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

Residential on either side
Commercial across the street

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.

Commercial

B) Are there changed conditions that require an amendment?

NO

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

The city's long range plan calls for property to be commercial.

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.

Businesses in close proximity to property

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

The city's long range plan calls for property to be commercial

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

Other businesses along this stretch of Hope Mills Rd.

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

Existing structure on property

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.

The city's long term plan is for this area to be commercial

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

No evidence it would harm property values

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.

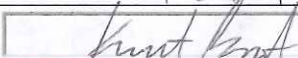
Building already exists on property

3. Submittal Requirement Checklist

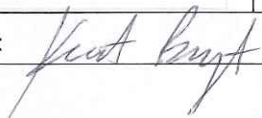
(Submittals should include 2 copies of listed items, unless otherwise stated.)

☒	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: Kristopher Kurt Bryant	
Mailing Address: 12130-1A Hope Mills Rd. Fay, NC 28354	Fax No.: 910-425-0792
Phone No.: 910-574-2621	Email: kbryantbuit@aol.com
Signature: 	Date: 7-27-18

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

Property Owner Contact Name: SAME	
Mailing Address:	Fax No.:
Phone No.:	Email:
Property Owner or Authorized Signature: 	Date Signed: 7-27-18