

Project Overview

#1642923

Project Title: 2026 progress street
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN:
• 2022 PROGRESS ST (0436032534000)
• 2026 PROGRESS ST (0436031348000)

Zip Code: 28306

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data

Project Address:
• 2022 PROGRESS ST
• 2026 PROGRESS ST

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: .21

Water Service: Public

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

this land has been abandoned for years and the houses are being torn down in this area, we would like rezoning for MR 5 so that we could build a duplex have affordable housing in the area and nice new building

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.:

run down housing a lot of the surrounding homes are been torn down or just not livable. we hope to get rezoning in order to build affordable housing and improve the community , build this part of the city back up again

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 community needs affordable housing the amendment would allow for easily building of small multi family homes, in an area that needs this growth

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

There are no change conditions but existing zoning limits growth in an area that needs renovation

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

The community needs affordable housing the amendment would allow this, it would allow multi family housing in an area that really needs 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.:

The existing area has MR5 zoning to the road and side not directly adjacent but close. Lots are narrow and hard to build in the current zoning

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

as neighborhoods die they must be rebuilt placing duplexes in an area where there has been no growth will bring families in raise the property values and bring back the neighborhoods this zoning is consistent with residences and revitalization

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

I don't think it would encourage premature development as it enhances the options for development The two co exist

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

It does not as area is residential and will be built as such we are trying to add duplexes to this older struggling community and not commercial development

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.:

This zoning will be isolated at this time on this block but is existing on the street behind and one block over already

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

property values will be increases with only positive impacts

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

only positive impacts as this vacant lot has been an eye sore for the community for years and continues to grow up, a house was removed years ago and has been vacant since

Primary Contact Information

Contractor's NC ID#:

Project Owner

RAYMOND KING
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Property Owner Email: kingconst2010@gmail.com

Project Contact - Agent/Representative

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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 - General Contractor

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Electrical Contractor

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Project Contact - Electrical Contractor #3

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Mechanical Contractor

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Project Contact - Mechanical Contractor #3

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Plumbing Contractor

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Indicate which of the following project contacts should be included on this project: General Contractor

NC State General Contractor's License Number: 46822

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number: 46822

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number: 46822

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number: