



**Planning & Zoning**

433 Hay Street  
 Fayetteville, NC 28301  
 910-433-1612  
 www.fayettevillenc.gov

<b>Project Overview</b>	<b>#956813</b>
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<b>Project Title:</b> Circle K - Stoney Point Road	<b>Jurisdiction:</b> City of Fayetteville
<b>Application Type:</b> 5.1) Rezoning (Map Amendment)	<b>State:</b> NC
<b>Workflow:</b> Staff Review	<b>County:</b> Cumberland

<b>Project Location</b>
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<b>Project Address or PIN:</b>	<b>Zip Code:</b> 28306
<ul style="list-style-type: none"> <li>• 8205 STONEY POINT RD (9485651707000)</li> <li>• 0 ROCKFISH RD (9485557246000)</li> </ul>	

<b>GIS Verified Data</b>
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<b>Property Owner: Parcel</b>	<b>Acreage: Parcel</b>
<ul style="list-style-type: none"> <li>• 8205 STONEY POINT RD: CANADY, DENNIS E</li> <li>• 0 ROCKFISH RD: GILLIS, JOHN D;GILLIS, ROBERT LEWIS;GILLIS, JAMES WRIGHT</li> </ul>	<ul style="list-style-type: none"> <li>• 8205 STONEY POINT RD: 2.79</li> <li>• 0 ROCKFISH RD: 24.35</li> </ul>

<b>Zoning District: Zoning District</b>	<b>Subdivision Name:</b>
<ul style="list-style-type: none"> <li>• 8205 STONEY POINT RD: AR</li> <li>• 0 ROCKFISH RD: AR</li> </ul>	

<b>Fire District:</b>	<b>Airport Overlay District:</b>
<b>Hospital Overlay District:</b>	<b>Coliseum Tourism District:</b>
<b>Cape Fear District:</b>	<b>Downtown Historic District:</b>
<b>Haymount Historic District:</b>	<b>Floodway:</b>
<b>100 Year Flood:</b> <100YearFlood>	<b>500 Year Flood:</b> <500YearFlood>
<b>Watershed:</b>	

<b>General Project Information</b>
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<b>Has the land been the subject of a map amendment application in the last five years?:</b> No	<b>Previous Amendment Approval Date:</b>
<b>Previous Amendment Case #:</b>	<b>Proposed Zoning District:</b> LC
<b>Acreage to be Rezoned:</b> 4.5	<b>Is this application related to an annexation?:</b> No
<b>Water Service:</b> Public	<b>Sewer Service:</b> Public

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

Parcel 9485-65-1707 has an existing residential structure and detached accessory building. Parcel 9485-55-7246, a contiguous parcel, is vacant with no existing structure.

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

All parcels are currently zoned AR. To the immediate north and west, adjacent parcels are also zoned AR. To the east and across Stoney Point Road is also zoned AR. To the South, the adjacent parcels are zoned CC and have located thereon residential structures.

**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.:**

This amendment is consistent with good land use practices and planned future growth. The Fayetteville Outer Loop Corridor has created a need for a change in zoning designations and future land use such that the current land use plan should be revised to reflect the presence of the Outer Loop Corridor.

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

The construction of the Fayetteville Outer Loop Corridor has created a changed condition such that this amendment is necessary.

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

Due to the anticipated rapid growth in this area, due to the planned changes to Stoney Point Road and creation of an intersection and new roadway at this location and the advent of the I-295 corridor, a broader range of commercial uses is necessary to accommodate the needs of this developing area.

**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.:**

As a result of the hereinabove described changes in this area due to the I-295 Corridor, it is necessary to allow for commercial development in close proximity to the Corridor to provide local commercial goods and services to better serve the the residential growth.

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

As shown above, the proposed change allows for a logical and orderly development pattern.

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

The proposed change in zoning does not encourage premature development.

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

The proposed change in zoning would not encourage strip-style 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.:**

The adjacent property is zoned CC and another property diagonally across the intersection is zoned CC. The proposed change will establish the appropriate zoning for this property as a result of the construction of the Fayetteville Outer Loop Corridor. In all likelihood, the immediate surrounding property will also be rezoned to commercial. It will not result in an improper isolated zoning district unrelated to adjacent and surrounding land use.

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

The investment in the proposed development is expected to increase property values in surrounding lands.

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

The proposed change in zoning would not result in any significant adverse impact on the natural environment.

**Primary Contact Information****Contractor's NC ID#:****Project Owner**

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**Project Contact - Agent/Representative**

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**Project Contact - Primary Point of Contact for the Attorney**

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**Project Contact - Primary Point of Contact for Engineer**

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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 \$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:** Attorney,Engineer