

Project Overview**#876288****Project Title:** Old Raeford Rd Estates**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:****Zip Code:** 28,304

- 1631 FERNDOLL DR (9486266471000)
- 7818 RAEFORD RD (9486265449000)
- 1620 FERNDOLL DR (9486267506000)
- 1611 FERNDOLL DR (9486269516000)
- 0 HAZELWOOD AVE (9486360554000)

GIS Verified Data**Property Owner: Parcel****Acreage: Parcel**

- 1631 FERNDOLL DR: GILLIS DEVELOPMENT CORP INC
- 7818 RAEFORD RD: GILLIS, JOSEPH
- 1620 FERNDOLL DR: GILLIS, JOSEPH H
- 1611 FERNDOLL DR: GILLIS, JOSEPH H; GILLIS, BETTY H
- 0 HAZELWOOD AVE: GILLIS, JOSEPH H; GILLIS, BETTY H

- 1631 FERNDOLL DR: 2.1
- 7818 RAEFORD RD: 0.94
- 1620 FERNDOLL DR: 0.3
- 1611 FERNDOLL DR: 0.58
- 0 HAZELWOOD AVE: 0.48

Zoning District:**Subdivision Name:****Fire District:****Airport Overlay District:****Hospital Overlay District:****Coliseum Tourism District:****Cape Fear District:****Downtown Historic District:****Haymount Historic District:****Floodway:****100 Year Flood:****500 Year Flood:****Watershed:****General Project Information****Has the land been the subject of a map amendment application in the last five years?:** Yes**Previous Amendment Approval Date:** 06/29/2021**Previous Amendment Case #:** P21-34**Proposed Zoning District:** COMMUNITY COMMERCIAL**Acreage to be Rezoned:** 4.40**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:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

Parcel 9486265449000 has a vacant home, all other parcels are

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.:**

It is consistent with commercial development all around.

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

We request to rezone all 5 parcels to CC.

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

We feel a great need of commercial land which will serve all citizens around and nearby.

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.:

All the surrounding next and across from this parcel are various commercial uses.

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

The proposed amendment is much needed to accommodate the services needed and lacking in this area.

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

Most of all other surrounding properties are developed commercially.

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

Proposed amendment is in keeping with surrounding properties.

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.:

Proposed amendment does not create an isolated zoning district.

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

Proposed amendment will enhance the values of all surrounding properties.

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

Proposed amendment will not have an adverse impact on environment.

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

Joseph Gillis

7818 Raeford road
Fayetteville, NC 28304
P:910-309-2001
mr.jhgillis@gmail.com

Project Contact - Agent/Representative

Joseph Gillis

7818 Raeford road
Fayetteville, NC 28304
P:910-309-2001

mr.jhgillis@gmail.com

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: