

Project Overview

#1506184

Project Title: 822 hope mills rd

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 822 HOPE MILLS RD
(0416175053000)

Zip Code: 28304

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

GIS Verified Data

Project Address: 822 HOPE MILLS RD

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Approval Date:

Previous Amendment Case #:

Proposed Zoning District: LC

Acreage to be Rezoned: .8

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.:

Used car dealership. Metal building with three offices, show room, clean up bay and garage area with lifts. Automotive repairs.

Upon purchase it was zoned commercial. With out our knowledge it was changed to NC (neighborhood commercial). Would like it to be changed to LC (limited commercial). Across Ponderosa Drive is a consulting business. Next door has been many businesses but currently a barber shop/beauty salon. Across the street is a billiards sales store and an elementary school. Also a fire station across street.

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.:

For rental income purposes.

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

Yes. Rental income purposes

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

Automotive repair center

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.:

Currently a used car dealership. There is a repair shop, Cumberland Motor Works less than .2 of a mile currently operational. Again for rental income purposes.

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

Currently a used car dealership doing minor automotive repairs. Building was built to continue this type of business. Showroom, offices, garage with lifts. Again repair shop less than .2 mile from our locatin

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

Not applicable. Building is already built.

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

Not applicable. Single business

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.:

Not applicable.

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

These type of businesses already exist in this area. No adverse impact with change

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

Building already meets EPA guidelines. No negative impact on the environment would result from zoning change

Primary Contact Information

Contractor's NC ID#:

Project Owner

Wayne Johnson
Wayness Wheels
822 hope Mills Rd
Fayetteville , NC 28304
P:9104249191
Cars@wayneswheelsnc.com

Project Contact - Agent/Representative

Wayne Johnson
Wayness Wheels
822 hope Mills Rd
Fayetteville , NC 28304
P:9104249191
Cars@wayneswheelsnc.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's 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 Mechanical Contractor's #1 License Number:
NC State Mechanical Contractor's #2 License Number:
NC State Mechanical 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: