

Project Overview **#2116319**

Project Title: U-Haul of Fayetteville	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: 28306
<ul style="list-style-type: none"> • 230 W MOUNTAIN DR (0426909378000) • 0 W MOUNTAIN DR (0426907043000) 	

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address:

- 230 W MOUNTAIN DR
- 0 W MOUNTAIN DR

General Project Information

<p>Has the land been the subject of a map amendment application in the last five years?: No</p> <p>Previous Amendment Case #:</p> <p>Acreage to be Rezoned: 6.01</p> <p>Water Service: Public</p> <p>A) Please describe all existing uses of the land and existing structures on the site, if any: Undeveloped - N/A</p>	<p>Previous Amendment Approval Date:</p> <p>Proposed Zoning District: CC</p> <p>Is this application related to an annexation?: Yes</p> <p>Sewer Service: Public</p> <p>B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.: Contiguous to the NE, there is LI city-zoned land that is developed into a U-Haul Moving and Storage Store with uses of self-storage, U-Haul truck share, retail sales, and RV storage. All other contiguous land is within the county.</p>
---	---

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 site will be developed for additional U-Haul self-storage and RV storage. These uses are already existing on abutting land.

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

We are not aware of any changed conditions that will require an amendment.

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

There is a demonstrated need within the community for additional storage, this is evidenced by our existing site where we are currently turning away customers due to lack of storage.

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 mentioned before, our existing abutting site already has the requested uses established so this is in line with existing uses.

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

This land is contiguous to land that has already been annexed into the city and has been developed for similar uses.

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

This proposed amendment will not encourage premature development as the surrounding sites have all been developed already.

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

Our proposed use is for self-storage and RV storage - this will not operate as a 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 CC zoning designation is appropriate for this site as it makes for an excellent buffer between residential uses and commercial / industrial uses. It fits the development of the area.

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

There are no known adverse impacts to the property values of surrounding lands. We intend to raise property values by developing.

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

The site will meet all environmental requirements and will not result in adverse impacts.

Primary Contact Information

Project Owner

Kristi Hammond
Patriot Hauling LLC
2804 Sand Trap Lane
Hope Mills, NC 28348
P:910-551-2469
patriothauling.llc@gmail.com

Project Contact - Agent/Representative

Stephany Sheekey
Amerco Real Estate Company
2727 N Central Ave
Phoenix, AZ 85004
P:6027352082
stephany_sheekey@uhaul.com

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

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 Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

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 #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number: