

**Project Overview**

#1717664

**Project Title:** Ponderosa LO:34**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 5414 YADKIN RD (0408667440000) **Zip Code:** 28303**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 5414 YADKIN 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:** .3**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.:**

Currently the building is zoned O/I and has a large parking area in the front and back. Free standing building.

Zoning on Yadkin road is somewhat mixed, there are O/I units and LC or Comercial units that are close. The future use of the Area I believe to be moving to CC or Comercial

**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.:**

I believe the future use case (Plan) for Yadkin road to be moving to the CC or Comercial zoning, Moving from O/I to LC is a limited step and hopefully will be approved.

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

No

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

Yadkin road has grown over the years, Newer buildings are zoned differently than the old zoning for 5414 Yadkin road, by re zoning the building to LC there will be more permitted use cases that can serve the growing needs of the community while remaining unobtrusive.

**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.:**

Directly Across the street is a differently zoned building, just down the street a bit is a LC or CC zoned building, the request to change the zoning to LC is in line with Fayettevilles plans for future use.

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

Time has changed, when first zoned the O/I was appropriate but over time Yadkin road has grown and changed, this request to move to a LC zoning is minimal to impact of the area while keeping with the growing needs of the community and will serve the people of the area.

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

With Fayettevilles plan for Yadkin road, this change will be a step in the right direction and possibly encourage other businesses to rezone to the higher standard as well,

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

This change will not implant a strip-style development being the building structure is free standing and will not be altered.

**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 should not cause an isolated zoning district being that there are a Variety of zoning on the street and in fact the change will be more inline with the Zoning 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 will not be a negative impact to the property values We believe the change will improve property values

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

Being that there will be no change to the building or parking area and the use cases of LC are gennerally not going to effect the natural environment.

### Primary Contact Information

**Contractor's NC ID#:**

**Project Owner**

Phillip Fehler

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**Project Contact - Agent/Representative**

**Property Owner Email:** [phillipfehler@gmail.com](mailto:phillipfehler@gmail.com)

Phillip Fehler

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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. :

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: