

## Project Overview

#1654319

**Project Title:** 116 Broadfoot Ave

**Jurisdiction:** City of Fayetteville

**Application Type:** 5.1) Rezoning (Map Amendment)

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

## Project Location

**Project Address or PIN:** 116 BROADFOOT AVE  
(0427956296000)

**Zip Code:** 28305

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

## GIS Verified Data

**Project Address:** 116 BROADFOOT AVE

## General Project Information

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

**Previous Amendment Case #:**

**Acreage to be Rezoned:** 0.35

**Water Service:** Public

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

There is one structure on the property which was originally a single family residence. For the last 35 years that property has been occupied and used by an insurance agency.

**Previous Amendment Approval Date:**

**Proposed Zoning District:** NC

**Is this application related to an annexation?:** No

**Sewer Service:** Public

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

IO, directly across the street is an engineering firm and a law firm. Immediately to the side is a doctor's office which is owned by a member-manager of the LLC requesting rezoning. On the other side is First Citizens Bank.

**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 property is in Haymount, within 200 feet of The Truck Stop brewery / tap room. It is an area of town which is an entertainment zone with many new commercial offerings. Rezoning this property to neighborhood commercial is in line with the development plans for the greater Haymount district.

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

This would require an amendment to the current zoning of the property to allow it to be used for neighborhood commercial purposes.

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

It is in line with the current trend of use of the surrounding 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.:**

The property adjacent is currently zoned community commercial, as well as two buildings adjacent of that property. On the other side of the property exists a bank. There are bars and restaurants in close proximity, as well as a theatre and other similar retail establishments of the same nature as the proposed use of this building.

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

With the growth of the Haymount Community, to include new restaurants and retail spaces, this zoning would allow nearby residents more opportunities to engage in commercial activity and the trading of goods related to everyday living.

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

This amendment is in line with the current trends of growth and redevelopment of the area.

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

It does not. This is a former residence and is not a strip style 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.:**

It does not.

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

None. It may actually increase values of neighboring lands.

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

There will be no change.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Contact - Agent/Representative**

George Regan, Jr.  
Thorp and Clarke, PA  
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Fayetteville, NC 28303  
P:9103234111  
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**Project Owner**

George Regan, Jr.  
Thorp and Clarke, PA  
150 N. McPherson Church Rd., Ste B  
Fayetteville, NC 28303  
P:9103234111  
[kronos@thorpclarke.com](mailto:kronos@thorpclarke.com)

**Property Owner Email:** [stewclinic@aol.com](mailto:stewclinic@aol.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: Attorney