

Project Overview
#1008314

Project Title: Airport Entrance Corridor Overlay
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location
Project Address or PIN:
Zip Code: 28306

- 2959 GILLESPIE ST (0435034978000)
- 2915 GILLESPIE ST (0435043744000)
- 116 AIRPORT RD (0435047522000)
- 0 AIRPORT RD (0435047921000)
- 2901 ORBIE CIR (0435049049000)
- 0 AIRPORT RD (0435049899000)
- 101 AIRPORT RD (0435054007000)
- 2932 DOC BENNETT RD (0435123998000)
- 152 AIRPORT RD (0435131828000)
- 160 AIRPORT RD (0435132815000)
- 166 AIRPORT RD (0435133824000)
- 2923 RETIREMENT CIR (0435134864000)
- 176 AIRPORT RD (0435136863000)
- 2902 DUNEBUGGY LN (0435138871000)
- 144 AIRPORT RD (0435140388000)
- 135 AIRPORT RD (0435141782000)
- 0 AIRPORT RD (0435144419000)
- 165 AIRPORT RD (0435148586000)
- 195 AIRPORT RD (0435236911000)
- 185 AIRPORT RD (0435242118000)
- 221 AIRPORT RD (0435330824000)
- 231 AIRPORT RD (0435332495000)

GIS Verified Data
Property Owner: Parcel

- 2959 GILLESPIE ST: CEDAR CREEK CROSSING WEST LLC
- 2915 GILLESPIE ST: ADVANCED WATER SYSTEMS OF COASTAL CAROLINA, LLC
- 116 AIRPORT RD: ASEMOTA, OSAZE LOVE-EFOSA;LILY, EFOSA IGUNBOR
- 0 AIRPORT RD: DRAUGHON HOLDINGS LLC
- 2901 ORBIE CIR: MCDONALD, VADIS
- 0 AIRPORT RD: DRAUGHON HOLDINGS LLC
- 101 AIRPORT RD: GSP TRANSPORTATION INC
- 2932 DOC BENNETT RD: EATON CORP

Acreage: Parcel

- 2959 GILLESPIE ST: 15.93
- 2915 GILLESPIE ST: 1.84
- 116 AIRPORT RD: 1.27
- 0 AIRPORT RD: 1.39
- 2901 ORBIE CIR: 6.5
- 0 AIRPORT RD: 2.52
- 101 AIRPORT RD: 1.39
- 2932 DOC BENNETT RD: 56.61
- 152 AIRPORT RD: 2.37
- 160 AIRPORT RD: 2.3
- 166 AIRPORT RD: 2.04

- 152 AIRPORT RD: SPIVEY, PHYLLIS
COUNCIL;GOODMAN, RENEE COUNCIL;COUNCIL,
ARTICE LEE JR
- 160 AIRPORT RD: SPIVEY, PHYLLIS
COUNCIL;GOODMAN, RENEE COUNCIL;COUNCIL,
ARTICE LEE JR
- 166 AIRPORT RD: SPIVEY, PHYLLIS
COUNCIL;GOODMAN, RENEE COUNCIL;COUNCIL,
ARTICE LEE JR
- 2923 RETIREMENT CIR: SPIVEY, PHYLLIS
COUNCIL;GOODMAN, RENEE COUNCIL;COUNCIL,
ARTICE LEE JR
- 176 AIRPORT RD: VANCE JOHNSON PLUMBING INC
- 2902 DUNEBUGGY LN: TAR HEEL HOLDINGS LLC
- 144 AIRPORT RD: WARREN, MARK A;WARREN, KIM D
- 135 AIRPORT RD: FULLBLOCK LLC
- 0 AIRPORT RD: WINSTEAD RENTALS LIMITED
PARTNERSHIP
- 165 AIRPORT RD: J&C INDUSTRIAL PARTNERS,
L.L.C.;FEDFAYA INDUSTRIAL PARTNERS, LLC
- 195 AIRPORT RD: WFN INVESTMENT GROUP LLC
- 185 AIRPORT RD: FULLBLOCK LLC
- 221 AIRPORT RD: STATE OF NORTH CAROLINA
- 231 AIRPORT RD: CITY OF FAYETTEVILLE
- 2923 RETIREMENT CIR: 2.64
- 176 AIRPORT RD: 2.75
- 2902 DUNEBUGGY LN: 1.7
- 144 AIRPORT RD: 0.58
- 135 AIRPORT RD: 2.14
- 0 AIRPORT RD: 1
- 165 AIRPORT RD: 8.5
- 195 AIRPORT RD: 2.87
- 185 AIRPORT RD: 4.49
- 221 AIRPORT RD: 6
- 231 AIRPORT RD: 4.36

Zoning District: Zoning District

- 2959 GILLESPIE ST: cnty
- 2915 GILLESPIE ST: cnty
- 116 AIRPORT RD: cnty
- 0 AIRPORT RD: cnty
- 2901 ORBIE CIR: cnty
- 0 AIRPORT RD: HI
- 101 AIRPORT RD: cnty
- 2932 DOC BENNETT RD: cnty
- 152 AIRPORT RD: cnty
- 160 AIRPORT RD: cnty
- 166 AIRPORT RD: cnty
- 2923 RETIREMENT CIR: cnty
- 176 AIRPORT RD: cnty
- 2902 DUNEBUGGY LN: cnty
- 144 AIRPORT RD: cnty
- 135 AIRPORT RD: HI
- 0 AIRPORT RD: cnty
- 165 AIRPORT RD: cnty
- 195 AIRPORT RD: cnty
- 185 AIRPORT RD: cnty
- 221 AIRPORT RD: cnty
- 231 AIRPORT RD: M/A

Fire District:

Subdivision Name:

Airport Overlay District: Airport Overlay District

- 2959 GILLESPIE ST: 1
- 2915 GILLESPIE ST: 1
- 116 AIRPORT RD: 1
- 0 AIRPORT RD: 1

- 2901 ORBIE CIR: 1
- 0 AIRPORT RD: 1
- 101 AIRPORT RD: 1
- 2932 DOC BENNETT RD: 1
- 152 AIRPORT RD: 1
- 160 AIRPORT RD: 1
- 166 AIRPORT RD: 1
- 2923 RETIREMENT CIR: 1
- 176 AIRPORT RD: 1
- 2902 DUNEBUGGYLN: 1
- 144 AIRPORT RD: 1
- 135 AIRPORT RD: 1
- 0 AIRPORT RD: 1
- 165 AIRPORT RD: 1
- 195 AIRPORT RD: 1
- 185 AIRPORT RD: 1
- 221 AIRPORT RD: 1
- 231 AIRPORT RD: 1

Hospital Overlay District:
Cape Fear District:
Haymount Historic District:
100 Year Flood: <100YearFlood>
Watershed:

Coliseum Tourism District:
Downtown Historic District:
Floodway:
500 Year Flood: <500YearFlood>

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: 130

Water Service: Public

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

Residential, commercial, industrial

Previous Amendment Approval Date:

Proposed Zoning District: Airport Entrance Corridor Overlay

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.:

Residential, commercial, and industrial uses

Combination of city and county zoning districts

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.:

Request by Cumberland County to provide consistency with AECO in the County.

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

No

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

Amendment will address request by Cumberland County

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 proposed overlay will not affect any existing structures within the city limits of Fayetteville. The overlay is cohesive with existing zoning regulations within the city limits of Fayetteville.

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

Overlay will have limited affect on development.

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

Overlay will not encourage premature development.

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

Overlay does not address 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.:

Overlay will not affect underlying zoning districts.

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

No affect

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

No affect

Primary Contact Information

Contractor's NC ID#:

Project Owner

Heather Eckhardt
City of Fayetteville
433 Hay St
Fayetteville, NC 28301
P:(910) 4331992
heckhardt@ci.fay.nc.us

Project Contact - Agent/Representative

Heather Eckhardt
City of Fayetteville
433 Hay St
Fayetteville, NC 28301
P:(910) 4331992
heckhardt@ci.fay.nc.us

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: