



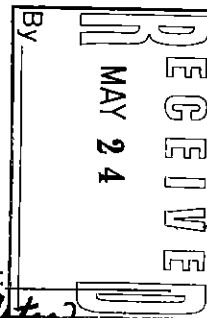
433 Hay Street, Fayetteville, North Carolina 28301
910-433-1612 Fax # 910-433-1776

Case #: P18-21F

Map Amendment Application Form

Submittal Date: 5/24/18 Approval/Denial Date:

Fee: \$700.00 Received By: Kelvin Estep



Notes:

1. A pre-application conference is mandatory prior to submission of an application for a map amendment.
2. Map amendment applications proposing re-classification from a Conservation (CD) zoning district to MR-5, OI, NC, LC, CC, MU, DT, LI, or HI require neighborhood meetings to be conducted prior to application submittal.
3. A map amendment application should be consistent with the comprehensive plan.
4. The City Council may not apply conditions of approval to a map amendment application.
5. All allowed uses within a proposed zoning district must be considered when considering a map amendment application, not just the particular use that the applicant is desiring to place on the property.
6. Applications seeking to "single out" a lot or site and applying for an exceptional zoning district designation may constitute illegal "spot zoning".

1. General Project Information

Project Address: <u>2005 HOPE MILLS Rd</u>	
Tax Parcel Identification Number: <u>0416-12-4622</u>	
Project Name: <u>JMB</u>	
Current Zoning District: <u>RESIDENTIAL</u>	Proposed Zoning District: <u>O.I.</u>
Does an overlay district apply to this site? ☐ Yes ☒ No If so, which one(s)? <u></u>	
Has the land been the subject of a map amendment application in the last five years? ☐ Yes ☒ No When? <u></u> Case #? <u></u>	
Amount of land to be rezoned (in acres): <u>.24</u>	Is this application related to an annexation? ☐ Yes ☒ No
Existing/proposed water service: ☒ Public ☐ Private	Existing/proposed sewer service: ☒ Public ☐ Private

A) Please describe all existing uses of the land and existing structures on the site, if any (attach additional sheets if necessary).

Vacant residential

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

uses in area ?

2. Amendment Justification – Answer all the questions under this section. Attach additional sheets as necessary.

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.

Hope Mill Rd. plan?
②

B) Are there changed conditions that require an amendment?

Various non residential uses in area

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

Hope Mills road is not good for residences as multi uses charging to non-residential

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.

multi adjacent properties are used for non residential

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

continues the O₃I which is adjacent

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

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

O₃I limits the types of uses that can go there

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.

N/A

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

DBI is the natural progression of zoning next to residential

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

~~N/A~~ Rezoning will not have negative impact on adjacent

3. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

- ☒ Pre-application conference completed
- ☒ Map Amendment Application Form
- ☐ Copy of an approved Certificate of Appropriateness (COA) if located within the HLO-
- ☒ Rezoning Application Fee
- ☐ Site Plan Application Fee
- ☒ A copy of the recorded deed, or a written legal description if application is for a portion of a larger tract
- ☐ Sealed drawing showing all existing structures, site features, and setbacks.
- ☐ Elevations required if rezoning involves new construction or changes to an existing building
- ☐ Transportation analysis, if required

4. Primary Contact Information

Primary Point of Contact Name: JEFFREY M. BRYANT

Mailing Address: 2659 LAKEVIEW DR, FAY, NC 28306

Fax No.: 910-424-4691

Phone No.: 910-229-6514

Email: JMBCONTRACTORS@aol.com

Signature: Jeffrey M. Bryant

Date: 5-24-2018

5. Property Owner Information (if different from the primary point of contact)

Property Owner Contact Name:

Mailing Address:

SAME AS ABOVE

Phone No.:

Email:

Property Owner or Authorized Signature:

Date Signed: