

**Project Overview** **#910372**

**Project Title:** F&F Investments of Fayetteville  
**Application Type:** 5.1) Rezoning (Map Amendment)  
**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

**Project Location**

**Project Address or PIN:** 9487353248000 (Unverified) **Zip Code:** 28314

**GIS Verified Data**

<b>Property Owner:</b>	<b>Acreage:</b>
<b>Zoning District:</b>	<b>Subdivision Name:</b>
<b>Fire District:</b>	<b>Airport Overlay District:</b>
<b>Hospital Overlay District:</b>	<b>Coliseum Tourism District:</b>
<b>Cape Fear District:</b>	<b>Downtown Historic District:</b>
<b>Haymount Historic District:</b>	<b>Floodway:</b>
<b>100 Year Flood:</b>	<b>500 Year Flood:</b>
<b>Watershed:</b>	

**General Project Information**

<b>Has the land been the subject of a map amendment application in the last five years?:</b> No	<b>Previous Amendment Approval Date:</b>
<b>Previous Amendment Case #:</b>	<b>Proposed Zoning District:</b> NC
<b>Acreage to be Rezoned:</b> 0.53	<b>Is this application related to an annexation?:</b> No
<b>Water Service:</b> Public	<b>Sewer Service:</b> Public
<b>A) Please describe all existing uses of the land and existing structures on the site, if any:</b> Vacant land currently zoned SF-6 Requesting the front portion along Cliffdale Rd to be rezoned	<b>B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:</b> Property to the west and south is SF-6 Property to the east across Branchwood Circle is NC Property to the north across Cliffdale Rd is SF-6

**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.:**  
 Consistent with the commercial zoning already in place on the south side of Cliffdale.  
 Properties along the south side of Cliffdale are zoned commercial with residential located immediately behind them.

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

no

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

With the addition of over 200 proposed units in the immediate area of this property, this would help address the commercial needs for the additional units under construction.

**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.:**

Its an extension of the currently zoned commercial properties along the south side of Cliffdale

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

Continues the commercial development along the south side of Cliffdale with residential homes located behind it.

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

None. Most of area is currently already developed or is under review for additional residential units

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

Doesnt result in strip style commercial development. Its a continuation of the existing zonings already established along Cliffdale Rd.

**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.:**

Does not create an isolated zoning district

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

No adverse affects.

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

All development measures needed for construction that may affect the natural environment will be regulated and require approval of a professional engineers design through various state and county agencies

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Louis Frangos  
F&F Investments of Fayetteville LLC  
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**Project Contact - Agent/Representative**

Michael Adams  
MAPS Surveying Inc.  
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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 \$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: