

## Project Overview

#1877899

**Project Title:** 2002 Hope Mills Rd

**Jurisdiction:** City of Fayetteville

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

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

## Project Location

**Project Address or PIN:** 2002 HOPE MILLS RD  
(0416122757000)

**Zip Code:** 28304

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

## GIS Verified Data

**Project Address:** 2002 HOPE MILLS RD

## 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:** .24

**Water Service:** Public

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

N/A

**Previous Amendment Approval Date:**

**Proposed Zoning District:** COMMERCIAL USE

**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.:**

requesting for land to be zoned for commercial use. To the left of the property a hair salon is located as well as office use. Down the entire street business usage. To the right is residential.

**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 will continue to provide business opportunities along Hope Mills Rd as most of Hope Mills Rd is being utilized in a commercial scale

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

no

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

provide a ethnic convenient store as there is none near

**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.:**

Majority of the area to the left and right are in commercial use

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

Commercial usage aligns with the business development off on Hope Mills Rd

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

with the commercial changes happening it would not be a premature development

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

It would align with the other business in the area as majority of the area is commercial

**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.:**

The proposed amendment does not result in the creation of an isolated zoning district, as the adjacent lots to the left are already zoned for commercial use. Converting this residential lot to commercial use would create continuity with the surrounding zoning pattern and support a more cohesive land use along this section of the street.

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

Property value would increase to the businesses nearby

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

Currently no adverse impact will be made

**Primary Contact Information**

**Project Owner**

Isauro Ramirez

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Fayetteville, NC 28304  
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Indicate which of the following project contacts should be included on this project:

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:

**Project Contact - Agent/Representative**

Zelidee Hernandez

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Fayetteville, NC 28304  
P:8325923850  
[zelideehernandezrealty@gmail.com](mailto:zelideehernandezrealty@gmail.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: