

**Project Overview**

**#1521257**

**Project Title:** Indus Interlock and Paving Tile

**Jurisdiction:** City of Fayetteville

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

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

**Project Location**

**Project Address or PIN:** 0 S REILLY RD (9497225630000)

**Zip Code:** 28314

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

**GIS Verified Data**

**Project Address:** 0 S REILLY RD

**General Project Information**

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

**Previous Amendment Approval Date:**

**Previous Amendment Case #:**

**Proposed Zoning District:** HI

**Acreage to be Rezoned:** 5.21

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

**Water Service:** Public

**Sewer Service:** Public

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

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

There is no current structures on site and the land is currently not in use

The property adjacent to this plot is commercial ready mix plant.

**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.:**

My plan is to zone the property to industrial or semi industrial to manufacture paving blocks. This location is beneficial to us due to two concrete plants being located across the street.

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

There are currently no changed conditions at this time since this area is already commercial and there are currently two concrete manufacturing locations within 400 feet of this location.

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

The community need is to provide a family owned business to the community that will offer all concrete development needs all in one location. The community will benefit from lower prices and keep sales in the community of Fayetteville and Cumberland County. Consumers will not need to reach out to bigger city's for their patio and driveway needs. This paving tile has variety that can be used

through side walks, patios, drive ways, and other home and business needs. These tiles can be built custom per customer by shape and color.

**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.:**

This is the appropriate site due to there being two concrete business on the other side of the street. All business can work together to help and better serve the community together and build a stronger community.

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

The development is orderly due to the same type of businesses will be close to one other and we will be able to communicate and get business from each other through communication and working as a team.

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

At this time I do not see any premature development in this area due to this new rezoning at this time.

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

This location would not be a strip-style commercial due to this being a manufacture building and not a strip mall.

**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.:**

This area is not a isolated zoning area. This area has different commercial building providing different skills and needs.

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

There would not be any adverse impacts on the property due to there are no use of hazardous materials being used. Only water and concrete.

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

There are no adverse concerns for the natural environment

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Jacob Joby

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[onestopshop2070@gmail.com](mailto:onestopshop2070@gmail.com)

**Project Contact - Agent/Representative**

Jonah Blankenship  
Blankenship Construction  
3244 Yarborough Rd  
Hope Mills, NC 28348  
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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 \$40,000. :**

**NC State General Contractor's License Number:**

**Electrical Contractor**

Red Electrician  
Red Electrician  
2070 Strickland Bridge Rd., 2070 Strickland Bridge Rd  
Fayetteville, NC 28304

P:910-977-6372  
[onestopshop2070@gmail.com](mailto:onestopshop2070@gmail.com)

**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:**

**Project Contact - Mechanical Contractor #3**

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**NC State Mechanical Contractor #3 License Number:**

**Plumbing Contractor**

Jonah Blankenship  
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3244 Yarborough Rd  
Hope Mills, NC 28348  
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**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:**

**other 1**

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