

Project Overview

#1798036

Project Title: 5236 MURCHISON ROAD**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 5236 MURCHISON RD
(0429159291000)**Zip Code:** 28311**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 5236 MURCHISON 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:** LI**Acreage to be Rezoned:** 2.36**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.:**

SITE IS VACANT.

NORTH - GAS STATION/CONVENIENCE STORE

CURRENTLY BEING USED FOR A TRUCK DRIVING LOT

EAST - RAILROAD AND STEELFAB

SOUTH - APPLIANCE SALES

WEST ACROSS STREET - VACANT/CHURCH

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.:**

THE 2040 LAND USE PLAN CALLS FOR EMPLOYMENT CENTER AT THIS LOCATION. THE PROPOSED ZONING IS CONSISTENT WITH THAT.

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

YES, THE SITE IS CURRENTLY USED FOR TRAINING CDL DRIVERS.

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

THERE IS A COMMUNITY NEED FOR VOCATIONAL TRAINING.

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.:

THERE ARE MANY INDUSTRIAL USES SURROUNDING THIS PROPERTY CURRENTLY,

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

IT IS LOGICAL AND ORDERLY THAT SHOULD THIS PROPERTY BE REZONED IT IS ZONED LIKE SURROUNDING USES.

ALSO, IT IS DIRECTLY ADJACENT TO THE RAILROAD.

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

TO NO EXTENT.

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

TO NO EXTENT.

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.:

TO NO EXTENT.

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

TO NO EXTENT.

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

THIS IS NOT AN ENVIRONMENTALLY SIGNIFICANT AREA.

Primary Contact Information

Project Owner

ROBERT (BOB) SWEENEY, JR
EVERHART LLC
2730 ROZZELLES FERRY ROAD
CHARLOTTE, NC 28208
P:704-365-2152
BOB@RJSPROPERTIES.COM

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

LORIEPLER
Larry King & Assoc.
1333 Morganton Road, Fayetteville
Fayetteville, NC 28305
P:9104834300
LEPLER@LKANDA.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:

Other

DAVE CHANDLER
RJS PROPERTIES INC
2730 ROZZELLES FERRY RD, A
CHARLOTTE, NC 28208
P:704-365-2152
DAVE.CHANDLER@RJSPROPERTIES.COM