

Planning & Zoning

433 Hay Street Fayetteville, NC 28301 910-433-1612

www.fayettevillenc.gov

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 **Zip Code: 28311**

(0429159291000)

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 Case #:

Acreage to be Rezoned: 2.36

Water Service: Public

A) Please describe all existing uses of the land and existing

structures on the site, if any:

SITE IS VACANT.

CURRENTLY BEING USED FOR A TRUCK DRIVING LOT

Previous Amendment Approval Date:

Proposed Zoning District: LI

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.:

NORTH - GAS STATION/CONVENIENCE STORE

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.

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- 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 Project Contact - Agent/Representative

ROBERT (BOB) SWEENEY, JR EVERHART LLC 2730 ROZZELLES FERRY ROAD

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LORIEPLER

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Indicate which of the following project contacts should be included on this project:

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 Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

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 #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Other

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