

Project Overview**#1638022****Project Title:** 2721/2717 Ramsey St and 106 Northwest Ave
Fayetteville NC 28301**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:****Zip Code:** 28301

- 2721 RAMSEY ST (0438695890000)
- 2717 RAMSEY ST (0438695780000)
- 106 NORTHWEST AVE (0438695780000)

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

GIS Verified Data**Project Address:**

- 2721 RAMSEY ST
- 2717 RAMSEY ST
- 106 NORTHWEST AVE

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:** MR5**Acreage to be Rezoned:** 0.68**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:**

There are two single family buildings on 2717 Ramsey St, and 2721 Ramsey St is vacant land.

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

These two parcels are zoned SF6. Adjacent zonings include SF6, CC, NCCZ, MR5, SF10, and OI.

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 Future Land Use Plan includes high density residential zoning within the area, our rezone to MR5 will align with these plans.

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

No.

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

This rezone helps to address the shortfall of homes needed in Fayetteville, NC.

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 rezone will allow for additional residential housing that will start to move this area towards the cities future growth plans.

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

This rezone is keeping with the city's proposed uses of this area and helps the city close the gap between the number of homes needed and those presently available.

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

The need for housing in Fayetteville has outpaced what has been constructed over the last several years. Rather than being a premature development, this project is a portion of a remedy for developments that have been delayed or postponed.

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

This is a rezone of an existing parcel and should have no contribution to additional strip-style commercial development.

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 requested rezoning is for the same type usage of the property presently. The only differentiation is for the rezone to MR5.

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

There should only be positive impacts to the surrounding lands. The rezone will increase the values of adjacent properties through reinvestment in existing infrastructure.

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

These rezone plans are not substantial enough to have adverse impacts on the natural environment.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Darrin Collins
Cresfund Investments, LLC
324 Mason St
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Property Owner Email: admin@cresfund.com

Project Contact - Agent/Representative

Darrin Collins
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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:

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:

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