

**Planning & Zoning**

433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview**#1288638****Project Title:** Stoney Point 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:****Zip Code:** 28306

- 7376 STONEY POINT RD (9495108581000)
- 7376 STONEY POINT RD (9495109789000)

Is it in Fayetteville? Click this link to the Cumberland County Tax Office GIS system

GIS Verified Data**Property Owner: Parcel****Acreage: Parcel**

- 7376 STONEY POINT RD: BURNS, KAZI HASIBA
- 7376 STONEY POINT RD: BURNS, KAZI HASIBA
- 7376 STONEY POINT RD: 0.95
- 7376 STONEY POINT RD: 7.7

Zoning District: Zoning District**Subdivision Name:**

- 7376 STONEY POINT RD: LC/CZ
- 7376 STONEY POINT RD: SF-10

Fire District:**Airport Overlay District:****Hospital Overlay District:****Coliseum Tourism District:****Cape Fear District:****Downtown Historic District:****Haymount Historic District:****Floodway:****100 Year Flood:** <100YearFlood>**500 Year Flood:** <500YearFlood>**Watershed:****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:** LC - Limited Commercial**Acreage to be Rezoned:** 8.65**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:

The 7.7 acre site is vacant except for a horse shed and a storage shed. The 0.95 acre site has a single family dwelling and an out building related to the dwelling.

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

The adjacent properties are zoned LC, SF-10, and AR. Across the street from the subject property is a convenience store/service station, located on land designated as LC. Further, across the street from the subject property is a pet resort and a few single family dwellings, located on land designated as AR. The adjacent properties are the site of subdivisions and single family homes, located on land designated as SF-10.

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 proposed amendment is consistent with the City's 2040 Comprehensive Plan goals as follows: Goal 1: Focus value and investment around infrastructure and strategic nodes; and Goal 2: Promote compatible economic and commercial development in key identified areas.

Further, the proposed amendment aligns with the City's 2040 Comprehensive Plan policies as follows: LU 1: Encourage growth in areas well served by infrastructure and urban services; and LU 2: Encourage strategic economic development.

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 property is located in a developing area of the City; including, commercial businesses and residential development. This development warrants the need for additional commercial development.

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.:

The subject property is currently zoned LC/CZ, and the surrounding properties are zoned LC, SF-10 and AR.

LC zoning allows for general retail, business and services uses that serve groups of neighborhoods and residential uses on the upper floors of non-residential establishments. SF-10 zoning allows for single-family detached residential development, as well as small-scale multi-family dwellings. SF-10 zoning also allows for complementary uses, such as parks, open space, schools, and places of worship. AR zoning allows for rural uses, including agricultural uses, as well as low-density residential uses.

The uses and zoning near this property are a mix of commercial and residential property which is compatible with the proposed zoning.

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

The proposed amendment will allow the subject property to be developed to serve the needs of the group of neighboring residential and commercial properties.

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

The proposed amendment will not encourage premature development.

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

The proposed amendment will not result in 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 proposed amendment will not create an isolated district unrelated to the adjacent and surrounding zoning districts.

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

The proposed amendment will not result in significant adverse impacts on the property values of surrounding lands.

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

The proposed amendment will not result in significant adverse impacts on the natural environment.

Primary Contact Information**Contractor's NC ID#:****Project Owner**

Kazi Burns

7376 Stoney Point Road

Fayetteville, NC 28306

P: (Phone) 910-580-3118

hasi_burns@live.com

Project Contact - Agent/Representative

Victoria Clarkson

The Charleston Group

201 Hay Street , 2000

Fayetteville, NC 28302

P: (Phone) 910-485-2500

vclarkson@charlestongroup.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:

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:

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:** Attorney

AFFIDAVIT OF OWNERSHIP

1. Hadi Burns being duly sworn, deposes and says:

I, That I am the owner of the property properties located at 7376 Stony Point Road in the City of Fayetteville, a subdivision of the State of North Carolina.

2. I do hereby give permission to The Charleston Group to apply for Conditional Rezoning Rezoning Variance/Special Use (circle one) application to the City of Fayetteville on my behalf for the above referenced property properties.

3. This authority is only granted for the application to be submitted or before May 1, 2024.

[Signature]
Signature of Affiant

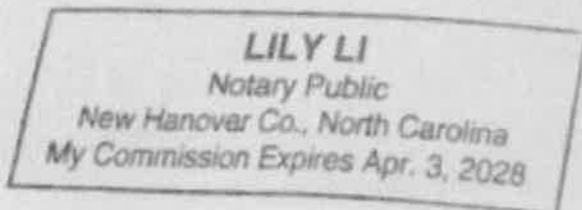
Signature of Affiant

New Hanover
Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 9th day of April

[Signature]
Signature of Notary Public

(Official Seal)



LILY LI, Notary Public
Printed Name of Notary Public

My Commission Expires: April 3,