

## 04.1) Map Amendment Submittal Requirements

An application for Map Amendment must address the following issues:

Consistency with adopted plans, changed conditions requiring amendment, community need, compatibility with existing and proposed uses and zoning, logical development pattern, strip development, unneeded development, spot zoning, property value, environmental concerns, compatibility of permissible uses and existing uses.

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**Signed and notarized copy of the Affidavit of Ownership.**

Please download the affidavit of ownership form below, sign and notarize it, then upload a copy during step 2 of the submittal process.

[↓ Download Affidavit of Ownership Form](#)

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Pre-application conference completed. If you have not completed a pre-application conference, please call 910-433-1612.

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Copy of an approved Certificate of Appropriateness (COA) if located within the Historic Landmark Overlay District (HLO).

**Comments**

Larae Tucker Deacogroup 5/21/24 11:20 AM	N/A
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A copy of the recorded deed, or a written legal description if the application is for a portion of a larger tract.

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Scaled drawing showing all existing structures, site features, and setbacks.

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Elevations required if rezoning involves new construction or changes to an existing building.

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Transportation analysis, if required.

**AFFIDAVIT OF OWNERSHIP**

I, Amy Burkhard, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at REID: 9497959572000 in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to Larae Deagen to submit a 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 on a portion of REID 9497959572000

  
\_\_\_\_\_  
Signature of Affiant

\_\_\_\_\_  
Signature of Affiant

Cumberland County, North Carolina

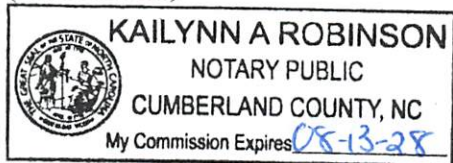
Sworn to and subscribed before me this day on the 31<sup>st</sup> day of May, 2024.

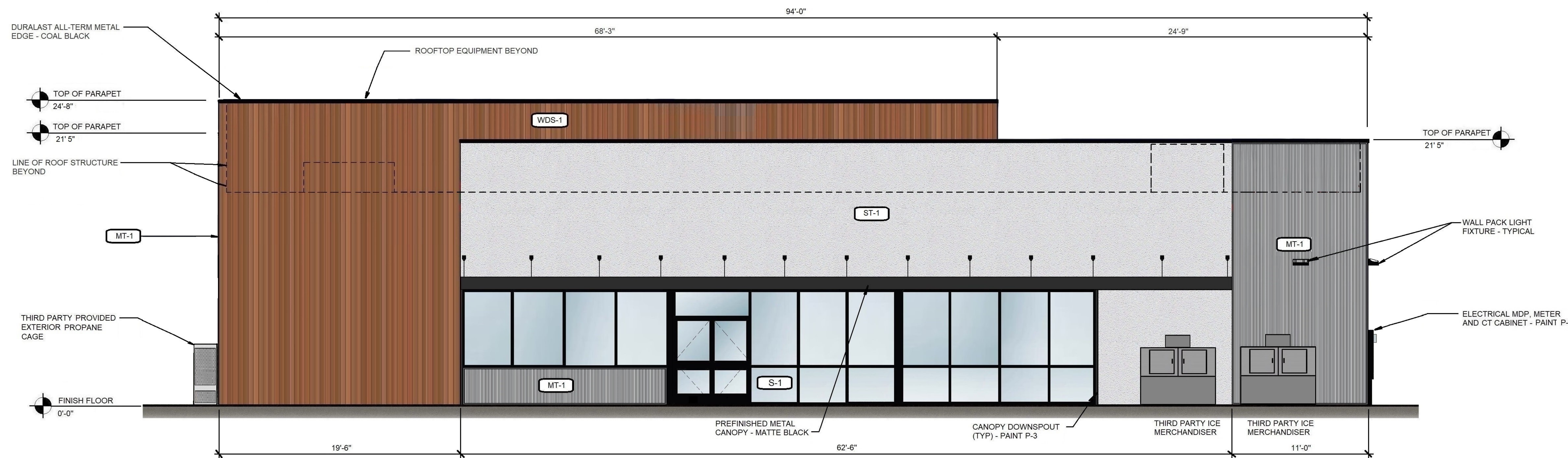
  
\_\_\_\_\_  
Signature of Notary Public

Kaitlynn A. Robinson, Notary Public  
Printed Name of Notary Public

My Commission Expires: 08-13-2028

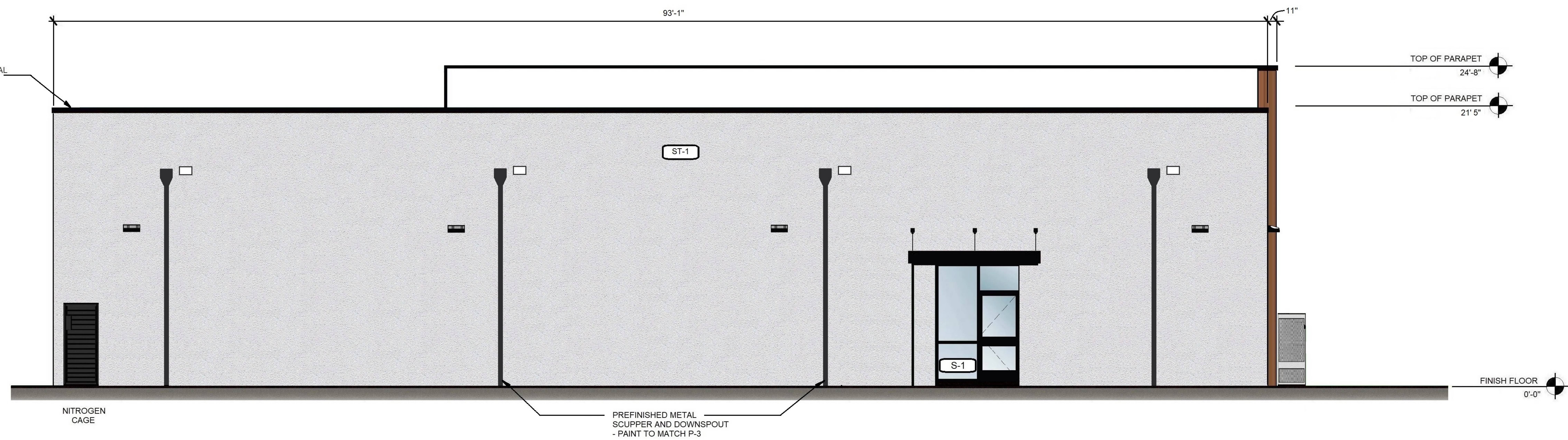
(Official Seal)



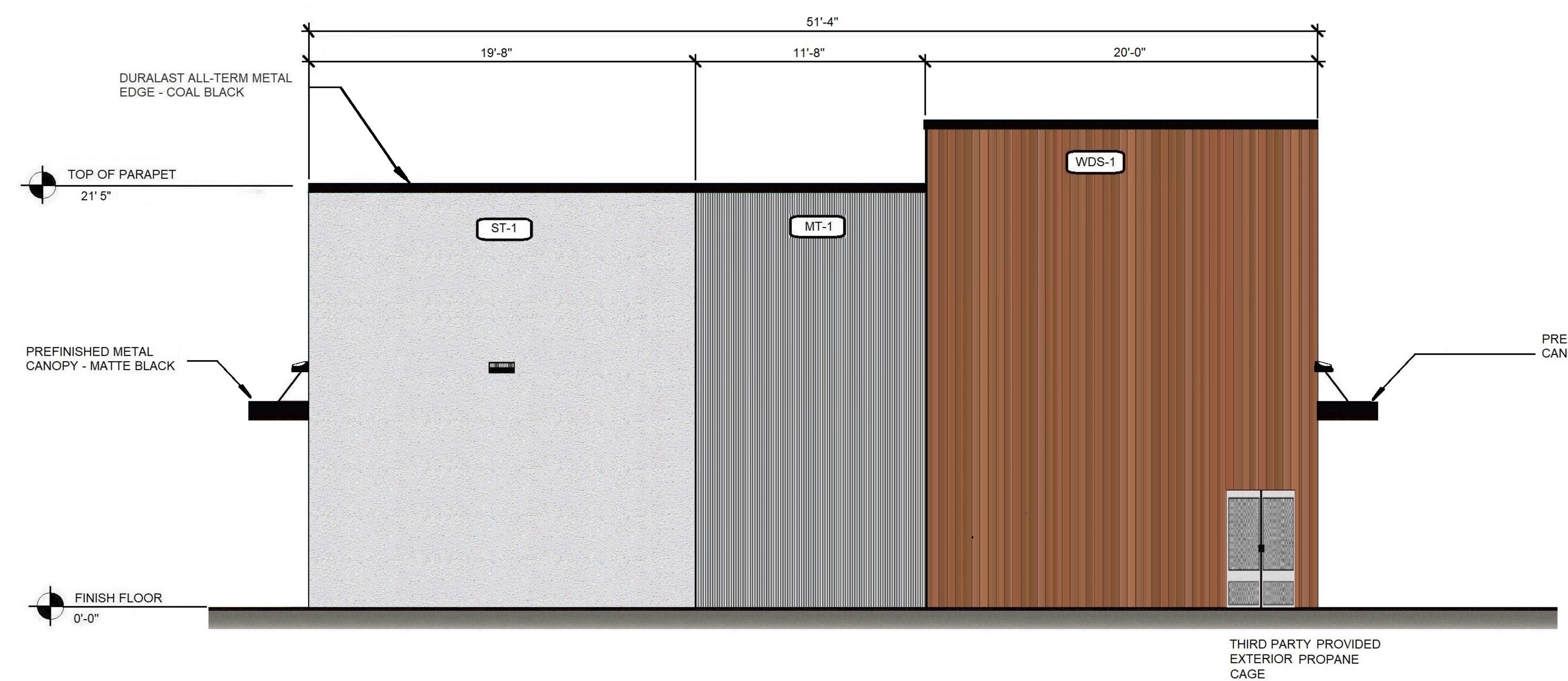


4 FRONT ELEVATION  
3/16" = 1'-0"

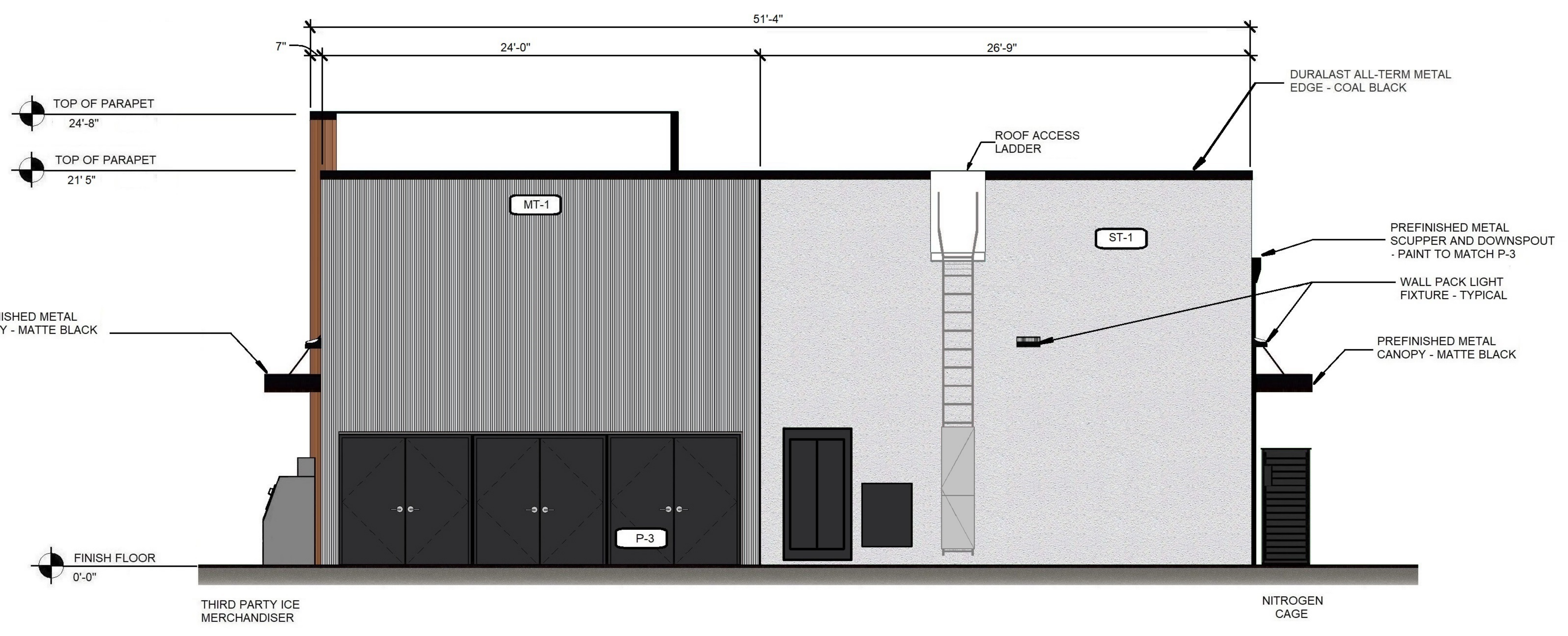
FINISH	MATERIAL	PATTERN
S-1	ALUMINUM STOREFRONT - KAWNEER 451T VG - #29 BLACK FINISH	
ST-1	STUCCO - TWILIGHT GRAY	
C-1	MAPES LUMISHADE CANOPY - MATTE BLACK BAKED ENAMEL WITH REAR GUTTER CONNECTIONS	
MT-1	PAC-CLAD 22 GAGE 1" CORRUGATED METAL WALL PANELS - SILVER	
WDS-1	NICHIHA FIBER CEMENT PANEL - VINTAGE WOOD - CEDAR (AWP3030 - FOR VERTICAL INSTALLATION)	
P-3	EXTERIOR HM DOORS, FRAMES, AND TRASH ENCLOSURE GATE - SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"	
M-1	8"x16" SMOOTH FACE CMU - PAINT TO MATCH ST-1	



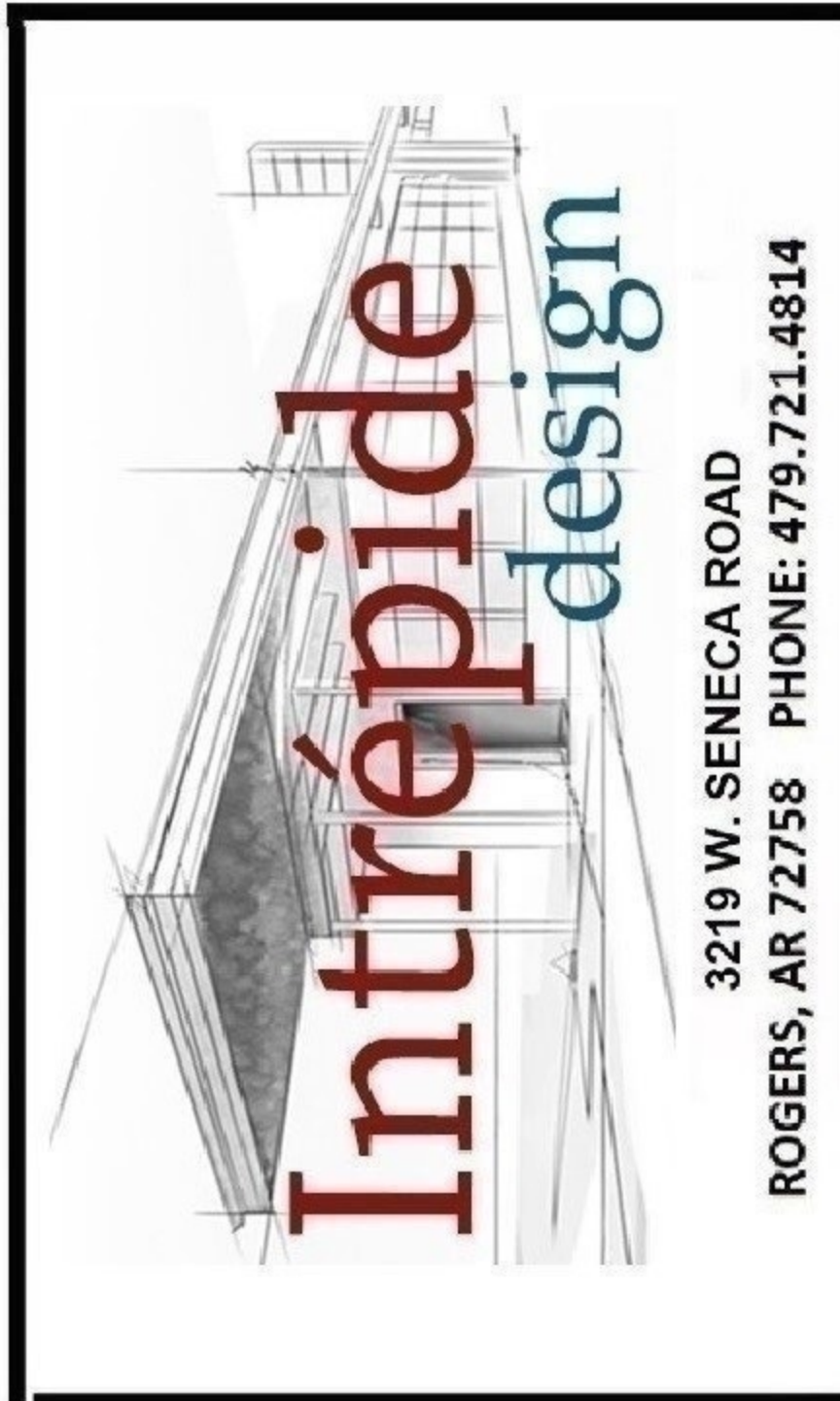
3 REAR ELEVATION  
3/16" = 1'-0"



2 LEFT ELEVATION  
3/16" = 1'-0"



1 RIGHT ELEVATION  
3/16" = 1'-0"



Seal:  
THIS DRAWING IS FOR REVIEW AND REFERENCE ONLY - NOT FOR CONSTRUCTION

Consultants:  
  
Submissions:  
DATE: PHASE

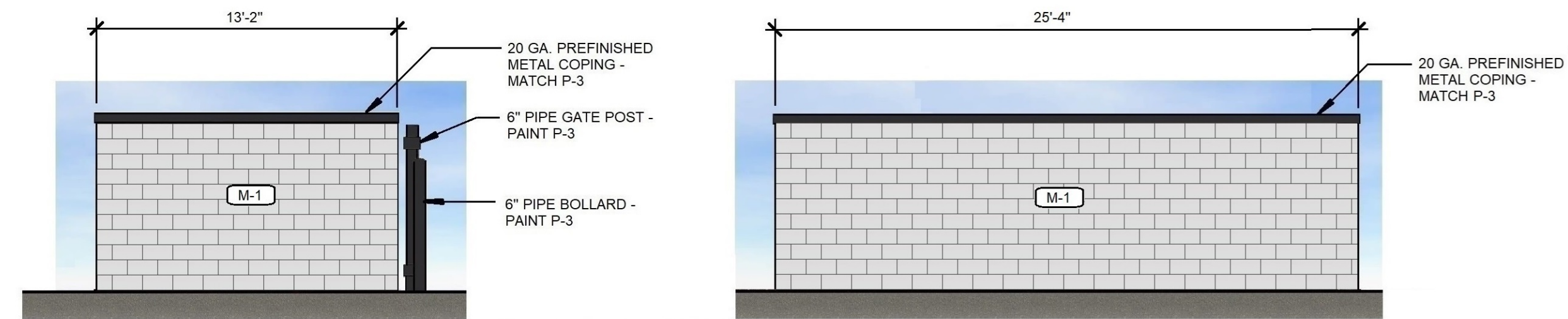
7-ELEVEN, INC  
3200 HAKENBERRY ROAD  
IRVING, TX 75063  
7-ELEVEN STORE #1055610  
515 BUNCE ROAD  
FAYETTEVILLE, NC



Job Number:  
Drawn By: KAC  
Checked By: KAC  
Proto Date:  
Document Date: 04.05.24  
Sheet Name:

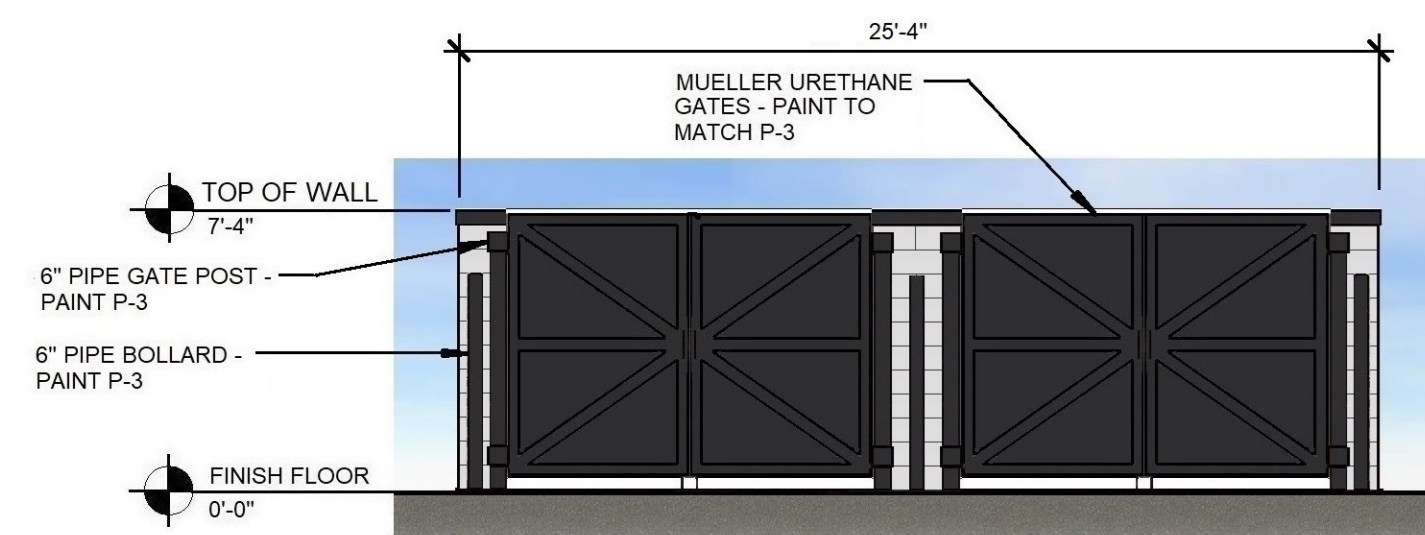
REVIEW BOARD ELEVATIONS

Sheet Number:  
ARB-1



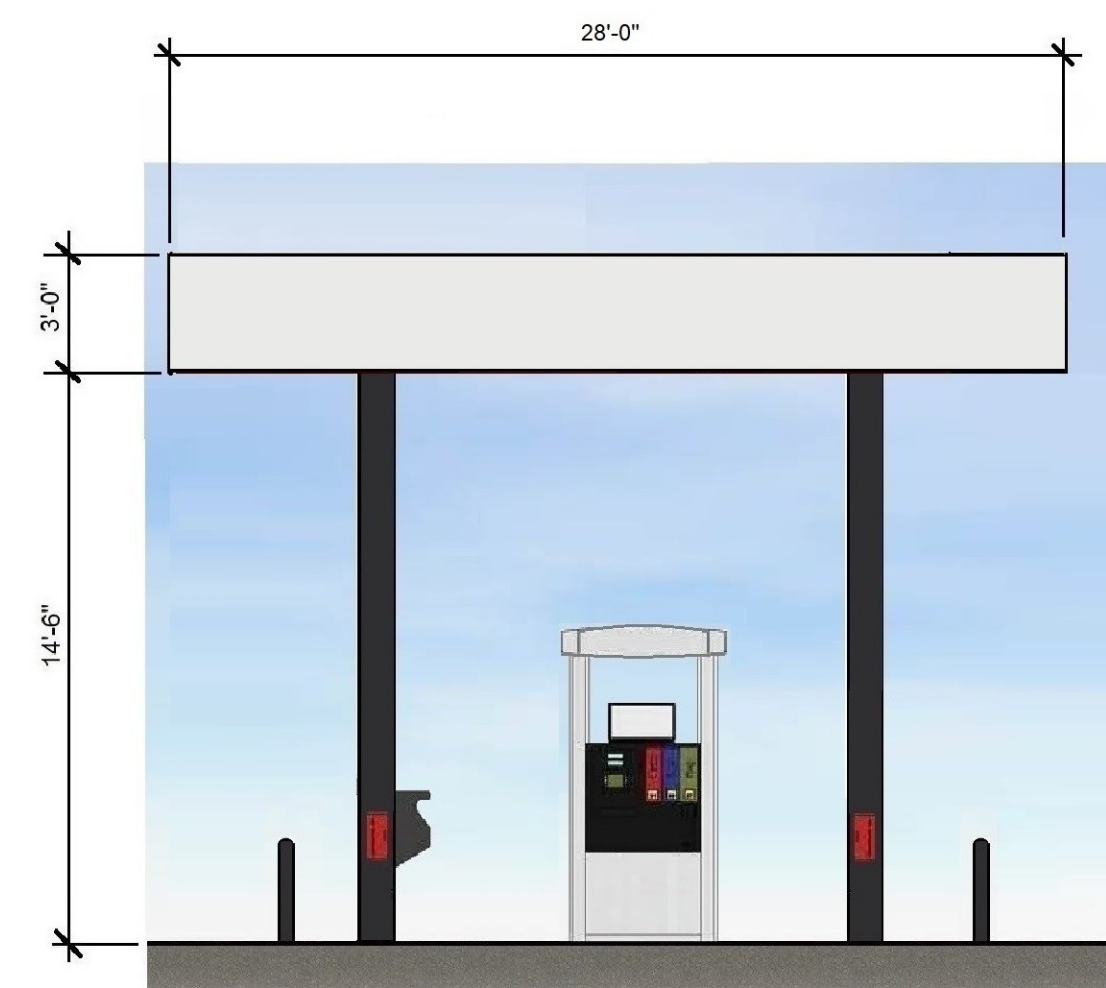
SIDE VIEW

REAR VIEW



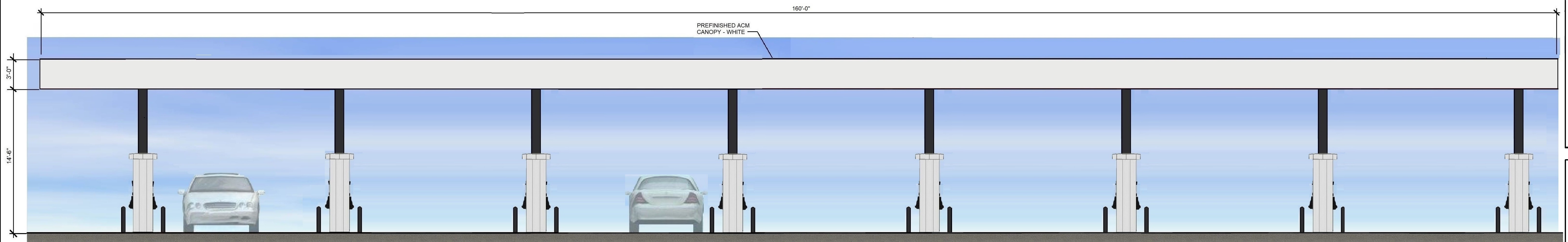
FRONT VIEW

1 DUMPSTER ENCLOSURE  
3/16" = 1'-0"

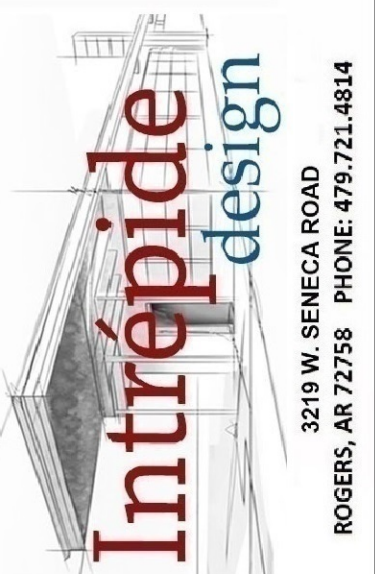


2 CANOPY ELEVATION - SHORT SIDE  
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
FINISH	MATERIAL	PATTERN
S-1	ALUMINUM STOREFRONT - KAWNEER 451T VG - #29 BLACK FINISH	
ST-1	STUCCO - TWILIGHT GRAY	
C-1	MAPES LUMISHADE CANOPY - MATTE BLACK BAKED ENAMEL WITH REAR GUTTER CONNECTIONS	
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M-1	8"x16" SMOOTH FACE CMU - PAINT TO MATCH ST-1	



3 CANOPY ELEVATION - LONG SIDE  
3/16" = 1'-0"



Seal:  
THIS DRAWING IS FOR REVIEW AND REFERENCE ONLY - NOT FOR CONSTRUCTION

Consultants:

Submissions:

DATE: PHASE \_\_\_\_\_  
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**7-ELEVEN, INC**  
 3200 HAKENBERRY ROAD  
 IRVING, TX 75063  
**7-ELEVEN STORE #1055610**  
 515 BOUNCE ROAD  
 FAYETTEVILLE, NC



Job Number: 23034  
 Drawn By: KAC  
 Checked By: KAC  
 Proto Date:  
 Document Date: 04.05.24

TITLE:  
**REVIEW BOARD ELEVATIONS**

SHEET:  
**RBE - 2**

# Statement of Fees

**Project:** 7-11 42625 Rezone

**Project Number:** 1353257

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

**Workflow:** Staff Review

**Owner:** Deacogroup

**Contact:** Larae Tucker

**Phone:** 2146015495

**Case Manager:** Demetrios Moutos

**A/P #:** P24-31

**Subdivision or Site Plan Case Number:**

**Remit To:** City of Fayetteville  
Attn: Craig Harmon  
433 Hay St  
Fayetteville, NC 28301

**Paid Fees:** \$1,000.00

**Unpaid Fees:** \$0.00

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## Planning & Zoning

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Fee Type	Review	OrderID	Assigned		Rate	Unit	Qty	Fee Total	Paid	Balance
	Fee		By	Entered						
Map Amendment Fee	Yes	<u>157213</u>	System	5/31/24	\$1,000.00	\$	1.00	\$1,000.00	\$1,000.00	\$0.00

**Total:** \$1,000.00



**Project Overview**
**#1353257**
**Project Title:** 7-11 42625 Rezone

**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 ? DR (9497959572000)

**Zip Code:** 28314

 Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)
**GIS Verified Data**
**Property Owner: Parcel**

- 0 ? DR: BUNCE, JUDITH KNOWLES;BUNCE, JOHN O;HOMEPLACE HOLDINGS LLC

**Acreage: Parcel**

- 0 ? DR: 13.5

**Zoning District: Zoning District**

- 0 ? DR: SF-10

**Subdivision Name:**
**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

**Acreage to be Rezoned:** 1.35

**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:**

vacant land

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

The zoning districts abutting the above property are north is SF-10, south is zoning LC, east is SF-10 and west is 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.:**

Proposed development of new convenience store with fuel sales to encompass REID: 9497953806000 & 9497959572000. One is currently zoned LC, which allows the proposed use, and City staff recommended rezone of 9497953806000 to allow for this use.

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

No

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

Proposed development of new construction of convenience store with fuel sales to encompass REID: 9497953806000 & 9497959572000.

**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.:**

REID: 9497953806000 & 9497959572000

Note from City staff: The current zoning of these properties are LC (Limited Commercial) and SF-10 (Single Family 10), per 30-4.A.2 of the Citys Ordinance convenience store with gas sale is allowed use in the LC zoning district. This commercial use is not permitted in SF-10 and this portion will need to be rezoned to allow for this use.

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

The existing parcel south is zoning LC and the rezone of this parcel will tie in with the zoning around.

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

Rezone of REID 9497953806000 will allow for more services to be provided to the nearby residential communities of the City.

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

N/A

**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.:**

N/A: The zoning districts abutting the above property are north is SF-10, south is zoning LC, east is SF-10 and west is SF-10.

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

N/A

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

N/A

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Patrick Budronis

1646 W. Snow Ave, Suite 63

Tampa, FL 33606

P:813.495.6536

[pbudronis@encore-re.com](mailto:pbudronis@encore-re.com)

**Project Contact - Agent/Representative**

Ashley Ballard

Deaco Group

402 Burl Moore Rd

Ennis, TX 75119

P:8175841911



[ashley@deacogroup.com](mailto:ashley@deacogroup.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:**

### SITE NOTES:

1. PROPOSED COMMERCIAL ENTRANCE LOCATIONS ARE SUBJECT TO CITY AND NCDOT APPROVAL AND MAY REQUIRE A TIA TO BE PREPARED BY A TRAFFIC ENGINEER. FURTHER INVESTIGATION INTO THE PROPOSED ENTRANCE LOCATIONS IS RECOMMENDED PRIOR TO PROCEEDING WITH SITE DESIGN DRAWINGS.
2. A CONVENIENCE STORE WITH FUEL IS A PERMITTED USE WITHIN THE LC ZONING DISTRICT, A PORTION OF THE PARCEL TO BE ACQUIRED WILL NEED TO BE REZONED FROM SF10 TO LC.
3. THIS PLAN ASSUMES THAT THE PROPOSED STORMWATER MITIGATION REQUIREMENTS WILL BE ACHIEVED ON-SITE AND THAT AN ADEQUATE OUTFALL IN LOCATED IMMEDIATELY ADJACENT TO THE PARCEL BOUNDARY.
4. PROPERTY LINES ARE BASED OFF OF THE COUNTY GIS AND SHOULD BE VIEWED AS APPROXIMATE. ONCE SURVEY INFORMATION IS AVAILABLE THE SITE LAYOUT SHOULD BE REEVALUATED.

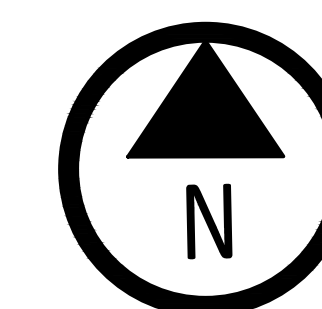
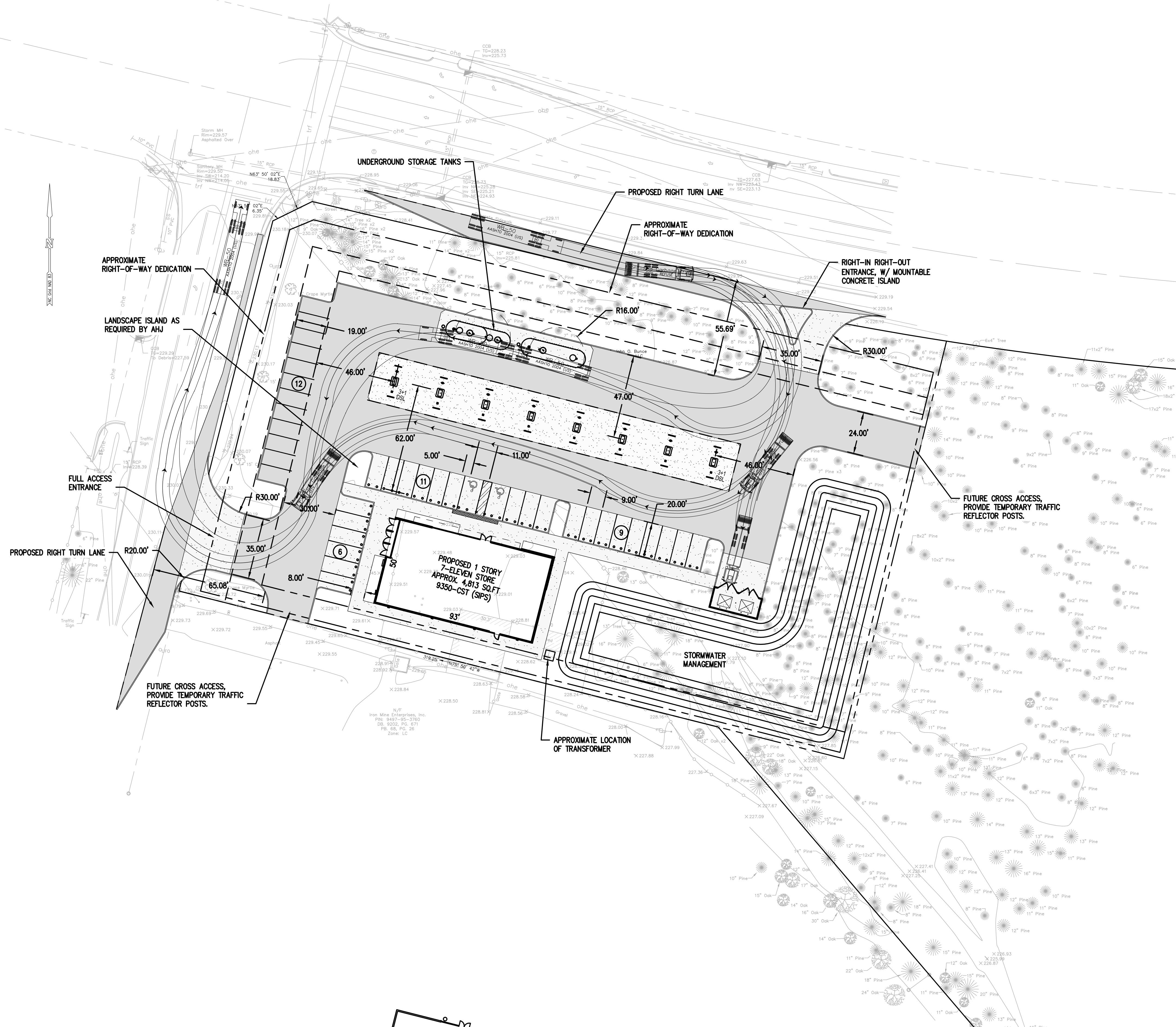
### SITE SUMMARY

**7-ELEVEN SITE**  
 TOTAL PARCEL AREA = 2.15 AC.±  
 PROPOSED ZONING = LC

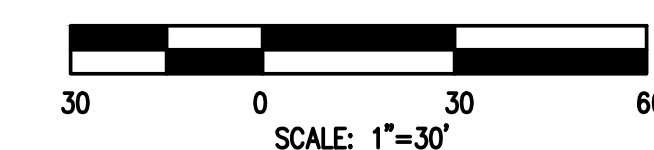
**PARKING CALCULATIONS**  
 REQUIRED = 19 SPACES (1/250SF)  
 PROPOSED = 38 SPACES

**BUILDING SETBACKS**  
 FRONT = 25'  
 SIDE(WEST) = 25'  
 SIDE (EAST) = 3'  
 REAR = 20'

**LANDSCAPE BUFFERS**  
 FRONT = 15'  
 SIDE(WEST) = 15'  
 SIDE (EAST) = 3'  
 REAR = 15'

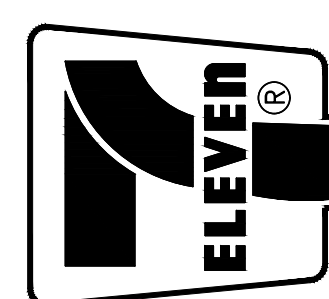


DRAWING SCALE



REV.	DESCRIPTION	DATE
1	REVISED PER SIR FINDINGS	05/15/23
2	REVISED PER NCDOT COMMENTS	10/27/23
3	REVISED PER NCDOT COMMENTS	01/04/24
4	ADDED SURVEY INFORMATION	03/06/24
5	RELOCATED DUMPSTER	03/02/24
6	REVISED BUILDING FOOTPRINT	04/08/24
7		
8		
9		
10		
11		

DEVELOPMENT SERVICES GROUP  
 1210 PROGRESSIVE DR.  
 CHESAPEAKE, VA 23320  
 PH: 757-472-2719  
 EMAIL: GFRANKS@DSGVA.COM



PROJECT NAME/LOCATION ID  
**CLIFFDALE RD. 7-ELEVEN**  
 SHEET TITLE  
**CONCEPTUAL SITE PLAN**  
 PROJECT LOCATION  
 515 BUNCE RD.,  
 FAYETTEVILLE, NC