

Project Overview **#905788**

Project Title: Curate Essentials	Jurisdiction: City of Fayetteville
Application Type: 5.1) Rezoning (Map Amendment)	State: NC
Workflow: Staff Review	County: Cumberland

Project Location

Project Address or PIN: 1302 FORT BRAGG ROAD (Unverified)	Zip Code: 28305
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GIS Verified Data

Property Owner:	Acreage:
Zoning District:	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:	500 Year Flood:
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: Office Institution
Acreage to be Rezoned: 1	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: Currently zoned Office Institution want to rezone to mercantile/retail	B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.: Currently zoned Office Institution want to rezone to mercantile/retail Across the street are offices on both sides of the building. Across the other street is Fire station and convenience store and laundry service.

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.:

We are not making any changes to the existing building or anything else that will affect the current footprint of the property

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

Not that I know of

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

We are an herbal apothecary serving the community through herbal education, preventative health care products (all natural balms, salves, bath and body), and classes.

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.:

We are currently zoned OI but other businesses along the street are retail

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

To allow us to be retail, we are able to offer the community affordable, preventable health care products and learn about herbalism in the form of plant care, tea blending, etc. We are not changing anything in regards to the building or exterior space so changing the zoning does not change anything about the logic or development pattern.

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

I can't think of anything

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

It will not

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.:

It does not

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

It will not

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

It will not

Primary Contact Information

Contractor's NC ID#:

Project Owner

Leslie Pearson
Curate Essentials
1302 Fort Bragg Road
Fayetteville, NC 28305
P: 9104940690
leslie@curateessentials.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

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's #3 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 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: