

Project Overview**#1810404**

Project Title: BLACK AND DECKER ZONING
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location**Project Address or PIN:** 0425754360000**Zip Code:** 28348

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

GIS Verified Data**Project Address:****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:** 2.55**Water Service:** Public**A) Please describe all existing uses of the land and existing structures on the site, if any:**

VACANT

Previous Amendment Approval Date:**Proposed Zoning District:** LI**Is this application related to an annexation?:** Yes**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.:**

ADJACENT: COUNTY R10 AND MP

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 SOUTHWEST CUMBERLAND FUTURE LAND USE PLAN CALLS FOR LIGHT INDUSTRIAL AT THIS LOCATION.

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

YES, ANNEXATION.

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

INDUSTRIAL USES PROVIDE JOBS, MATERIALS AND SERVICES. THERE IS A COMMUNITY NEED FOR ALL OF THE ABOVE.

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 OVER TEN INDUSTRIAL SITES IN THE IMMEDIATE VICINITY.

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

THIS PROPERTY IS NEAR THE AIRPORT AND AN INDUSTRIAL CORRIDER.

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.:

THE ONLY VALUES IT COULD IMPACT ARE THE TWO RESIDENTIAL LOTS TO THE EASE. THEY ARE LARGE LOTS AND THE REAR LINES ABOUT THIS PARCEL. A BUFFER WILL BE UTILIZED AS PER THE ORDINANCE.

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

THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.

Primary Contact Information

Contractor's NC ID#:

Project Owner

BRIAN ARMSTRONG
CRA COMMERCIAL DEVELOPMENT
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BRIANA@C-SPROP.COM

Property Owner Email: BrianA@c-sprop.com

Project Contact - Agent/Representative

LORIEPLER
Larry King & Assoc.
1333 Morganton Road, Fayetteville
Fayetteville, NC 28305
P:9104834300
LEPLER@LKANDA.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 #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: