

Project Overview

#1789185

Project Title: Bowles Farm**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 MORGANTON RD
(0408149306000)**Zip Code:** 28303**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 0 MORGANTON RD**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:** AR, CC/CZ, NC**Acreage to be Rezoned:** 18**Is this application related to an annexation?:** Yes**Water Service:** Public**Sewer Service:** Public**A) Please describe all existing uses of the land and existing structures on the site, if any:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

partially vacant to east and partially to the north, and a school to the far north. City Recreation Center to the far east.

SF 10 suburban Residential, Neighborhood Commercial'

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.:**

It merely extends an existing commercial node as the publicized LUP is not parcel specific. It does meet criteria for a commercial node.

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

Yes, the commercial demand in the area due to an influx in population has put added demand for additional commercial.

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

There is a void in certain convenience commercial, warehouse, distribution and warehouse sales, multifamily housing, mixed use establishments and personal service establishments with the existing and proposed increased residential development in this area. Being at Morganton/Bonanza area places this parcel very accessible to Bonanza, Yadkin and Skibo Roads, and thus is perfect wholesale and retail sales as well as uses engaged partly, or in total in warehousing and distribution..

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.:

Most proposed uses in the area are commercial in nature being this area is essentially a community center with some high density and suburban residential. The proposed uses of this application are compatible with both of those categories, and even more so with added buffering and lateral access. all uses allowed in these proposed districts are both compatible and appropriate given the overall long range use proposal for the area.

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

Again, this request is consistent/compatible with existing zoning which is adjacent to each portion of the request, both in requested districts as well as specific requested uses of the conditional zoning portion of the request and promotes an orderly development pattern between suburban and medium density single family residential, and a commercial node.

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

For the most part, the area is almost completely developed to the north, south, east and west.

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

It doesn't, especially when considering the mixed use, warehouse and distribution portions

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.:

None

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

Although its my contention that property values have no place in a rezoning portion of land development, nevertheless this would only enhance the property values.

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

It doesn't. The only environmentally sensitive portion of the request is being significantly downzoned to AR

Primary Contact Information

Contractor's NC ID#:

Project Owner

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Project Contact - Agent/Representative

Property Owner Email: tom@franklinjohnsoncommercial.com

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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: n/a

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number: n/a

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: