

**Project Overview****#1649997****Project Title:** Southern Alternative**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 211 RANKIN ST (0437532039000)**Zip Code:** 78702**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 211 RANKIN ST**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:** DT2**Acreage to be Rezoned:** .24**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:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

N/A

DT2 Across The Street (Gym)

DT2 To The Right Of Property (Newspaper Delivery)

**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 requesting a rezone of the property located at 211 Rankin street, from H1 to DT2 to allow for usage to accommodate more clients seeking to lease our property. The rezone is consistent with the city's long-term growth and development objectives as outlined in the comprehensive plan and related planning documents. There is DT2 located all around this property and with the projected Rail Yard Food Hall arriving across the tracks, this is the perfect opportunity to allow further DT2 in the area to revitalize it. There is no known H1 in the area that would disrupt this and it would add to the growing community.

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

The original zoning plan no longer aligns with current needs. More smaller businesses are moving to downtown in hopes of revitalization. Tattoo shops, Retail Spaces, Art Galleries and businesses alike are seeking properties that can help grow their revenue and contribute to the city.

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

The proposed amendment to rezone the property at 211 Rankin Street addresses a demonstrated community need for additional DT2 space in the area. With the projection of the Rail Yard Food Hall down over the track, this is a perfect time to grow this area. Over the past five years, the businesses in the surrounding area have increasingly rezoned to DT2. The proposed zoning change would allow for more business opportunity in the area, which will align with surrounding businesses and directly respond to this need by providing accessible services to the growing population.

**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 proposed amendment to rezone the property at 211 Rankin Street is highly compatible with the surrounding land uses. The area is primarily characterized by DT2 zones to the north and east, with commercial development along 415 West Russell Street across the railroad tracks. The zoning change will allow for a mixed-use development, which aligns with the growing trend of integrating retail, residential, and commercial uses in the area. This will support a balanced development approach, enhancing the convenience of local services while maintaining the areas residential character

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

n/a

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

n/a

**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

**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**

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**Project Contact - Agent/Representative**

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**Property Owner Email:**

**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:**