

Project Overview

#2190022

Project Title: Steel Fab VA, Inc.

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 (0429534492000)

Zip Code: 28301

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 0 ? DR

General Project Information

Has the land been the subject of a map amendment application in the last five years?: Yes

Previous Amendment Approval Date: 08/11/2025

Previous Amendment Case #: 25-4814

Proposed Zoning District: HI

Acreage to be Rezoned: 123.48

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:

Property is vacant - no structures

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

North: HI - City, HI - Barnhill Contracting

West: HI - SteelFab of VA, Inc. (Vacant), CC & SF6 Mobile Home Park

South: Country Club Drive

East: Rose Lake/Cross Creek (CD is in between the Creek/Lake & Property to be rezoned)

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 proposed amendment is consistent with the development patterns that are taking place in the area. The pre-existing plant that will be replaced with this construction is situated at the end of Distribution Drive, and a majority of the surrounding area to the north and west are already zoned HI.

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

Steelfab plans to build the new construction on this property which require it to be rezoned to HI

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

The developer already owns a steel manufacturing plant at the end of the road this project is located on, and they noticed a need for expansion due to high demand in this area

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.:

A significant portion of the surrounding land is currently being used for industrial purposes, whether that be manufacturing or storage. The zoning is compatible with the significant amount of HI zoning in the surrounding areas.

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

The adjoining properties are similarly zoned and have similar uses; therefore, this is a logical and orderly development plan.

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

The surrounding areas already have existing uses and businesses on them. The addition of this plant would not encourage premature development.

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

The amendment would not result in strip style uses because the surrounding properties have existing tenants with active businesses and other uses already on them

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.:

The surrounding properties have similar zoning and businesses so this would not result in the creation of an isolated zoning district.

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

No significant adverse impacts are anticipated, the surrounding areas have existing businesses and uses that should not be affected by the construction of this plant.

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

The property owner follows all environmental regulations so no impacts are anticipated.

Primary Contact Information

Project Owner

Rob Burlington
SteelFab
5105 Bur Oak Circle, 100
Raleigh, NC 27312
P:9196129419
rburlington@steelfab-inc.com

Project Contact - Agent/Representative

Cynthia Smith
Moorman, Kizer & Reitzel, Inc.
115 Broadfoot Avenue
Fayetteville, NC 28306
P:910-484-5191
csmith@mkrinc.com

Indicate which of the following project contacts should be included on this project: Other

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 Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

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 #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Other

Andrea Akkus

SteelFab of VA, Inc.

4909 Western Blvd, 100

Raleigh, NC 27606

P:919-719-9471

aakkus@steelfab-inc.com