



P19-13F

5.1) Rezoning (Map Amendment)

City of Fayetteville

433 Hay St | Fayetteville, NC 28301

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Project Overview

Project Title: Annexation of Kings Grant park area
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 0 ? N/A (0531-50-7205-)

GIS Verified Data

Property Owner: Parcel
0 ? N/A: KINGS GRANT HOMEOWNERS ASSOC INC
Zoning District: Zoning District
0 ? N/A: SF-10

Acreage: Parcel
0 ? N/A: 5.1299999999999999
Subdivision Name: Parcel
0 ? N/A: NOT APPLICABLE

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: 5.13

Water Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any: This land is currently used as Kings Grant HOA community park. It has a swing set, wooden play ground with climbing wall and slides, three small wooden foot bridges over the wetlands, and a partially built 22x30 pavilion (frame, rafters and wooden roof); no cement has been poured, awaiting approval to finish.

Previous Amendment Approval Date:

Proposed Zoning District: Residential

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.: The zoning district designation is residential and there are houses built adjacent to the park and across the street.

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 comprehensive plan and long range planning as it will rezone and annex the entire Kings Grant HOA community park into city residential property. As it is now, the KGHOA park property adjacent to the road is in the city jurisdiction while the rest of the KGHOA park property is in the county. This amendment will also allow for all requests for future improvements to be through one entity. As for now, future plans are to finish the Pavilion, build a drivable entrance up to the pavilion and steps with a walking trail from the road to the pavilion.

B) Are there changed conditions that require an amendment? : Requesting annexation of the property from County to City requires the request for a rezoning change.

C) State the extent to which the proposed amendment addresses a demonstrated community need.: The proposed amendment addresses a demonstrated Kings Grant community need. The Kings Grant HOA community park is for the use of the

Kings Grant residents, their children and guests to enjoy family quality time. They can walk the trails, play on the playground, have picnics, sit and read a book, or just enjoy the environment. Every house in KG is zoned city residential, it's a KGHOA community owned park, therefore, it should be rezoned as city residential.

**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.:** As stated in previous comment, this land belongs to and is part of the Kings Grant HOA which is an HOA for Kings Grant homeowners who all live in the surrounding residential homes. A portion of the land requested to be rezoned is already in the city, is listed as residential, and abuts the street which runs through the residential area. This land is already used as a residential Kings Grant community park.

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:** This request for rezoning will bring a property which is taxed and used as a community park into the jurisdiction of the city instead of a property which is currently divided under both the city and county.

**F) State the extent to which the proposed amendment might encourage premature development.:** I don't foresee the proposed amendment encouraging any premature development. Future development; when plans would later be submitted and if approved by the city, would be to finish constructing the current unfinished pavilion, steps and a trail to the pavilion and a drivable entrance to the pavilion for those who need assistance.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:** The proposed amendment will not result in any strip-style commercial development. The only use of this land would continue to be as the Kings Grant residential community park.

**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 proposed amendment would never become 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.:** The proposed amendment won't adversely impact any property values. The land requested for rezoning/annexation has been used as a KGHOA park for many years. KGHOA community park is very nice, benefits the community, helps improve property values and also helps to attract prospective buyers/families into the Kings Grant neighborhood and city of Fayetteville.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:** The proposed amendment should not cause any significant adverse impacts on the natural environment. The community park has been in place for a long time and rezoning doesn't change or move anything. The park/land to be rezoned is already a mostly wooded area to which we have walking trails which traverses throughout the woods. We have small foot bridges which are built over the wetland. Projected future plans call for very little impacts/changes to the natural environment.

## Primary Contact Information

### Project Contact - Agent/Representative

HAROLD BELL  
King Grant Homeowners Association  
PO Box 9008  
Fayetteville, NC 28311  
P:9103222597  
[hbell10546@aol.com](mailto:hbell10546@aol.com)

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

### Project Contact - Primary Point of Contact for the Contractor

Travis Eckhart  
Veterans Flooring Group, Inc  
3840 Cumberland Road  
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### Property Owner

HAROLD BELL  
King Grant Homeowners Association  
PO Box 9008  
Fayetteville, NC 28311  
P:9103222597  
[hbell10546@aol.com](mailto:hbell10546@aol.com)

**NC State License Number:**

**As an unlicensed contractor, I am aware that I cannot enter**

into a contract that the total amount of the project exceeds  
\$30,000. :