

Project Overview

#2238051

Project Title: PROPOSED 4 UNIT TOWN HOUSE 5210 ARBOR RD FAYETTEVILLE NC

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 5210 ARBOR RD (0530630070000)

Zip Code: 28311

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: 5210 ARBOR 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: SF-6

Acreage to be Rezoned: .44

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:

The subject property is currently a vacant, undeveloped parcel of land with no existing structures or improvements. The site is presently unused and contains natural vegetation. No active residential, commercial, industrial, or institutional uses currently exist on the property.

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

The subject property is zoned **SF-10** and is adjacent to **SF-10**, **MR-5 (Multi-Residential)**, and **Light Commercial** zoning districts, with surrounding uses consisting of single-family residential, multifamily

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 rezoning is consistent with the Comprehensive Plan by supporting compatible residential development, encouraging efficient land use, and providing a transition between nearby residential, multifamily, and light commercial uses.

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

The proposed amendment is requested to better utilize the property while remaining compatible with the surrounding zoning and existing land uses.

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

The proposed amendment addresses the community's need for additional residential housing by allowing development that is compatible with the surrounding area and existing infrastructure.

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 **SF-6** zoning is compatible with the surrounding single-family, multifamily, and light commercial uses and provides an appropriate transition between the existing zoning districts while supporting orderly residential development.

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

The proposed amendment promotes a logical and orderly development pattern by aligning the property's zoning with surrounding development and supporting compatible residential growth.

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

The proposed amendment is not expected to encourage premature development, as the property is located in an area with existing development and available public infrastructure.

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

The proposed amendment will not result in strip-style commercial development, as it is intended solely for residential use.

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 will not create an isolated zoning district, as it is compatible with and surrounded by existing residential, multifamily, and light commercial zoning districts.

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

The proposed amendment is not expected to have any significant adverse impact on the property values of surrounding lands, as the proposed

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

The proposed amendment is not expected to result in any significant adverse impacts on the natural environment, as development will be subject to all applicable environmental and stormwater regulations.

Primary Contact Information

Project Owner

ARLAND NGUEFACK

5210 ARBOR RD
fayetteville, NC 28311
P:2405292540
nguefackleo@gmail.com

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

Project Contact - Agent/Representative

Kevin Cole

7038 Rockridge Ln
Fayetteville, FL 28306
P:3057487291
kevincoledesigns@gmail.com

Project Contact - Architect

Kevin Cole

7038 Rockridge Ln
Fayetteville, FL 28306

P:3057487291

kevincoledesigns@gmail.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 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:

NC State General Contractor's License Number: