



Map Amendment Application Form

433 Hay Street, Fayetteville, North Carolina 28301
 910-433-1612 Fax # 910-433-1776

Submittal Date: 3/14/17 Approval/Denial Date: _____

Fee: \$700.00 Received By: Karen Estep

Notes:

1. A pre-application conference is mandatory prior to submission of an application for a map amendment.
2. Map amendment applications proposing re-classification from a Conservation (CD) zoning district to MR-5, OI, NC, LC, CC, MU, DT, LI, or HI require neighborhood meetings to be conducted prior to application submittal.
3. A map amendment application should be consistent with the comprehensive plan.
4. The City Council may not apply conditions of approval to a map amendment application.
5. All allowed uses within a proposed zoning district must be considered when considering a map amendment application, not just the particular use that the applicant is desiring to place on the property.
6. Applications seeking to "single out" a lot or site and applying for an exceptional zoning district designation may constitute illegal "spot zoning".

1. General Project Information

Project Address: <u>1428, 1432, 1436 Pamaloe Dr.</u>	
Tax Parcel Identification Number: <u>1428-0428.09-16-0570-1432-0428.09-16-1575-1436-0428.09-16-2660</u>	
Project Name: <u>Sheds Display</u>	
Current Zoning District: <u>SF10</u>	Proposed Zoning District: <u>CC or LC</u>
Does an overlay district apply to this site? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, which one(s)? _____	
Has the land been the subject of a map amendment application in the last five years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No When? _____ Case #? _____	
Amount of land to be rezoned (in acres): <u>1.5 ACRES</u>	Is this application related to an annexation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing/proposed water service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Existing/proposed sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

A) Please describe all existing uses of the land and existing structures on the site, if any (attach additional sheets if necessary).

NO STRUCTURES ON SITE (VACATE LAND)

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

Commercial office building / OANDI, Limited Commercial, NC,

2. Amendment Justification – Answer all the questions under this section. Attach additional sheets as necessary.

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.

Not sure of the long range planning for area.

B) Are there changed conditions that require an amendment?

No: Just want to sale and Display Sheds on land

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

If more people would purchase sheds. And use them there would be less open storage in residential yards.

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.

It is 401 bypass the main street in town. The street is so busy the appropriate use is commercial it's the main street in the entire city

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

The only direction for commercial development in towards this land. All other land the opposite direction as been developed.

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

It would bring in more tax income to City of Fayetteville and provide storage for local home owners

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

It does not, it would just make use of 3 vacant lots + Increase tax base

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.

Although the vacate land is residential on 401 Bypass. The stores around it is Dollar General, Radio Station, office complex, Gas Station. Less than 0.6 miles. Another 3 Gas stations + car lot.

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

NONE: the Road is a 5 LANE FREE way with Center Lane for turning. It is 401 Bypass. Less than a 1/4 of mile from Cross Creek mall. HOWEVER it would possible increase tax dollars. to the City.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

NONE: CURRENT location ARE 3 vacate lots. on 401 bypass.

3. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

- Pre-application conference completed
- Map Amendment Application Form
- Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
- Rezoning Application Fee
- Site Plan Application fee
- A copy of the recorded deed, or a written legal description if application is for a portion of a larger tract
- Scaled drawing showing all existing structures, site features, and setbacks
- Elevations required if rezoning involves new construction or changes to an existing building
- Transportation analysis, if required

4. Primary Contact Information

Primary Point of Contact Name: ARNEIL Bobbitt

Mailing Address: 300 Trinity Gardens Lane, Linden Fax No.: 910.980.0098

Phone No.: 910.551.3232 Email: mybiggestinvestmentarnell@msn.com

Signature: Arnell Bobbitt Date: _____

5. Property Owner Information (if different from the primary point of contact)

Property Owner Contact Name: Arnell Bobbitt

Mailing Address: Same Information Fax No.: _____

Phone No.: _____ Email: _____

Property Owner or Authorized Signature: _____ Date Signed: _____