

01-09-18

Mtg



Map Amendment Application Form

433 Hay Street, Fayetteville, North Carolina 28301

Submittal Date: 11-13-17 Approval/Denial Date: _____

Fee: \$700.00 Received By: Karen Estep

910-433-1612 Fax # 910-433-1776 ~~111-33F~~ **P18-02F** Kge

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

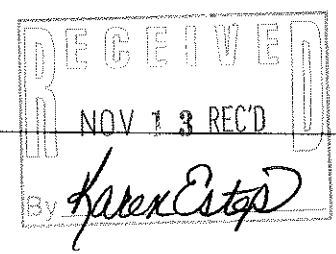
Project Address:	<u>417 EAST MOUNTAIN DR. Fayetteville NC 28306</u>		
Tax Parcel Identification Number:	<u>0435-39-0586</u>		
Project Name:	<u>Wesleyan Pentecostal Church</u>		
Current Zoning District:	<u>OI</u>	Proposed Zoning District:	<u>CC</u>
Does an overlay district apply to this site?	☒ Yes	☐ No	If so, which one(s)? <u>CROWN OVERLAY DISTRICT</u>
Has the land been the subject of a map amendment application in the last five years?	☐ Yes	☒ No	When? _____ Case #? _____
Amount of land to be rezoned (in acres):	<u>5.47 ACS</u>	Is this application related to an annexation?	☐ Yes ☒ No
Existing/proposed water service:	☒ Public ☐ Private	Existing/proposed sewer service:	☐ Public ☒ Private

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

LAND HAS A CHURCH, 2 SHEDS +
A House that is parsonage for church pastor

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

NORTHEAST + West IS ALL CC NOW +
SOUTH WEST IS MA



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.

Would Be Consistent WITH THE 2030 Vision Plan

B) Are there changed conditions that require an amendment?

Commercial Growth IN the Area

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

Would Be More Consistent WITH The
Crown Overlay Plan

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.

Because IT Would Be More Consistent
WITH The Crown Overlay Plan

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

Would Be More Consistent WITH
The Commercial growth IN the Area + More Consistent
TO Crown Overlay

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

Commercial Property IS ALREADY ALL AROUND
Property

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

ALREADY Commercial AROUND Property

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.

SHOULD NOT CREATE AN ISOLATED ZONING BECAUSE OF THE GROWN OVERLAY DISTRICT

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

MOST LAND AROUND PROPOSED LAND IS ALREADY COMMERCIAL

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.

SHOULD NOT IMPACT ENVIRONMENT

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:	ERNEST LAVERN HAYDEN JR		
Mailing Address:	417 EAST MAIN DR. FAY NC 28306	Fax No.:	
Phone No.:	910-627-6879	Email:	LAVERN357417(A)@NC.IT.COM
Signature:	Ernest L Hayden Jr	Date:	11-1-17

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

Property Owner Contact Name:	Wesleyan Pentecostal Church		
Mailing Address:	417 EAST MAIN DR. FAY NC 28306	Fax No.:	
Phone No.:	910-483-8375	Email:	
Property Owner or Authorized Signature:	Ernest L Hayden Jr PASTOR	Date Signed:	11-1-17