

Project Overview
#1183689

Project Title: Summerhill Road (Lots 21 and 22)
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 SUMMER HILL RD (0409214573000)
- 0 SUMMER HILL RD (0409215651000)

Zip Code: 28303

GIS Verified Data

Property Owner: Parcel

- 0 SUMMER HILL RD: RESCUE REHAB RESALE LLC
- 0 SUMMER HILL RD: RESCUE REHAB RESALE LLC

Acreage: Parcel

- 0 SUMMER HILL RD: 0
- 0 SUMMER HILL RD: 0

Zoning District: Zoning District

- 0 SUMMER HILL RD: CC
- 0 SUMMER HILL RD: CC

Subdivision Name:

Fire District:
Hospital Overlay District:
Cape Fear District:
Haymount Historic District:
100 Year Flood: <100YearFlood>
Watershed:

Airport Overlay District:
Coliseum Tourism District:
Downtown Historic District:
Floodway:
500 Year Flood: <500YearFlood>

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: 0.67
Water Service: Public
A) Please describe all existing uses of the land and existing structures on the site, if any:
 N/A

Previous Amendment Approval Date:
Proposed Zoning District: SF10
Is this application related to an annexation?: No
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.:
 To the northeast of the site is a military surplus store and a gas station, both with their main entrance fronting Yadkin road. The lots adjacent to and across the street from the site along Summerhill road are all single family residential lots.

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 2040 Comprehensive plan shows this site to be Low Density Residential which is what will be proposed for the site.

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

No

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

It will properly utilize lots according to their intended use in the 2040 Comprehensive 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.:

It integrates seamlessly with the adjoining residential uses and aligns with the 2040 Comprehensive Plan.

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

It coincides with the development already built along Summerhill Road which is Low Density Residential.

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

The surrounding areas are already developed.

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

N/A

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.:

It does not, the proposed zoning matches zoning adjacent to it along Summerhill Road

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

N/A

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

N/A

Primary Contact Information

Contractor's NC ID#:

Project Owner

Jimmy Puczyłowski
Rescue Rehab Resale, LLC
PO Box 25640
Fayetteville, NC 28314
P:910-424-0455
regency@regencync.com

Project Contact - Agent/Representative

Jeremy Sparrow
Longitude Planning Group, PLLC
164 NW Broad Street
Southern Pines, NC 28387
P:734-47-1917
jsparrow@longitudeplanninggroup.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 General Contractor's License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

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