

**Project Overview**
**#967882**
**Project Title:** Royalty Auto Spa

**Jurisdiction:** City of Fayetteville

**Application Type:** 5.2) Conditional Rezoning

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

**Project Location**
**Project Address or PIN:** 616 PERSON ST (0437929325000) **Zip Code:** 28301

**GIS Verified Data**
**Property Owner: Parcel**

- 616 PERSON ST: AOM II LLC

**Acreage: Parcel**

- 616 PERSON ST: 1.57

**Zoning District: Zoning District**

- 616 PERSON ST: HI

**Subdivision Name:**
**Fire District:**
**Airport Overlay District:**
**Hospital Overlay District:**
**Coliseum Tourism District:**
**Cape Fear District:**
**Downtown Historic District:**
**Haymount Historic District:**
**Floodway:**
**100 Year Flood:** <100YearFlood>

**500 Year Flood:** <500YearFlood>

**Watershed:**
**General Project Information**
**Proposed Conditional Zoning District:** HI/CZ - Conditional Heavy Industrial

**Lot or Site Acreage to be rezoned:** 1.57

**Was a neighborhood meeting conducted?:** No

**Date of Neighborhood Meeting:**
**Number of Residential Units:** 0

**Nonresidential Square Footage:** 7275

**Landowner Information**
**Landowner Name:** AOM II LLC

**Deed Book and Page Number:** 10228-0176

**Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).**

**A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:**

Automotive Restoration, Window tinting, Protection Film Services and Automotive Protection

**B) Describe the proposed conditions that should be applied.:**

Car Wash and Auto Detailing

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

The proposed Conditional Re-zoning of HI to HI/CZ. Properties to the east and west of Zoned HI and LC to the north across.

**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 property will be conditionally re-zoned to HI/CZ to allow Car Washing and Detailing. At the time this business no longer exists the property will return to HI

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

???

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

There is alot of business population in downtown that will be able utilize the offered services.

**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 amendment is compatible with existing and proposed uses in this area. There are similar businesses in the surrounding area and will not cause any impact to any other of the surrounding business/uses.

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

This proposed amendment is logical/orderly development due to the simlarity of the adjacent uses.

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

It is a conditional re-zoning of the current HI zoning to allow Car Washing and Detailing as a permitted use. This property will re-vert to HI and will not encourage premature development.

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

???

**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 conditional re-zoning will not result in an isolated zoning district. The property across street is zoned LC which has a permitted use of Car Washing and Detailing.

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

The amendent will not result in adverse impacts on the property values of the surrounding lands.

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

No impacts to envionment.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Ty Maggard  
Royalty Auto Spa  
616 Person St  
Fayetteville, NC 28301

P:910-476-2784  
tymaggard1@gamil.com

**Project Contact - Agent/Representative**

E.C, (Ned) Garber, III

565 Gillespie Street  
Fayetteville, NC 28301  
P:910-323-1101  
F:910-323-9228  
nedgarber@rubiconnc.com

**Project Contact - Primary Point of Contact for Engineer**

E.C, (Ned) Garber, III

565 Gillespie Street  
Fayetteville, NC 28301  
P:910-323-1101  
F:910-323-9228  
nedgarber@rubiconnc.com

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :**

**NC State General Contractor's License Number:**

**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Mechanical Contractor's #3 License Number:**

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 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:** Engineer