

Project Overview**#745081**

Project Title: NC Fayetteville Dunn
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 ? DR (0447961856000)
- 606 N PLYMOUTH ST (0447958702000)
- 602 N PLYMOUTH ST (0447865061000)
- 600 N PLYMOUTH ST (0447758819000)

GIS Verified Data**Property Owner: Parcel**

- 0 ? DR: AOM II LLC;WHISMAN, MARIE H HEIRS
- 606 N PLYMOUTH ST: AOM II LLC
- 602 N PLYMOUTH ST: AOM II LLC
- 600 N PLYMOUTH ST: AOM II LLC

Acreage: Parcel

- 0 ? DR: 57.97
- 606 N PLYMOUTH ST: 106.5
- 602 N PLYMOUTH ST: 1
- 600 N PLYMOUTH ST: 0.58

Zoning District:**Fire District:****Hospital Overlay District:****Cape Fear District: Cape Fear District**

- 600 N PLYMOUTH ST: 0

Haymount Historic District:**100 Year Flood:****Watershed:****Subdivision Name:****Airport Overlay District:****Coliseum Tourism District:****Downtown Historic District:****Floodway:****500 Year Flood:****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: 82.06

Water Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

The area to be annexed and rezoned is all of the property known as PIN 0447-96-1856 and a portion of the property known as PIN 0447-95-8702. The area in question to be rezoned is currently

Previous Amendment Approval Date:

Proposed Zoning District: Heavy Industrial

Is this application related to an annexation?: Yes

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.:

The property located directly across Dunn Road from the subject parcel is 1005 and 1030 Dunn Road. The property is in the city

undeveloped. There are no structures currently located on the property in question.

limits and zoned as HI - Heavy Industrial

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.:

This property is currently located in the limits of Cumberland County and not the City of Fayetteville and is therefore shown on the Future Land Use Map as Rural. However the proposed request is consistent with the Comprehensive Plan if annexed into the City of Fayetteville. All of the property west of this site located along Dunn Road has been annexed into the city and is shown on the Future Land Use Map as EC - Industrial/Employment. The property directly across Dunn Road is already classified as a HI Zoning district and the property immediately west of that parcel is currently zoned as a LI Zoning district. The expansion of the HI zoning district across Dunn Road is a natural expansion of the city's limits and HI zoning district.

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

Industrial development has progressed east along Dunn Road around the I-95 corridor.

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

The additional developments in the proposed Heavy Industrial zoning district will provide additional jobs for the community and revenue for the City of Fayetteville. The proposal will promote the continued growth of the community.

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.:

As mentioned the industrial zoning districts have progressed east along Dunn Road and the I-95 corridor. The existing adjacent parcels to the north (across Dunn Road) are already zoned as Heavy Industrial and this proposal will provide a continuous boundary for that Heavy Industrial district.

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

Heavy Industrial zoning districts exist currently directly across Dunn Road and this proposal would provide a continuous boundary for the Heavy Industrial district to continue along Dunn Road.

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

The proposed annexation and zone change should not, in our opinion, promote any premature development in this area. Existing industrial zoning and uses are already in place directly across Dunn Road from the proposal in question. This would merely be a natural expansion of the industrial development area along Dunn Road.

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

This proposal does not result in any type of strip-style commercial development. The proposal provides a natural expansion of industrial use area along the Dunn Road and I-95 corridor.

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.:

This proposal does not create an isolated zoning district. It does however provide a natural expansion of the existing Heavy Industrial zoning district in this area.

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

The proposed amendment would provide a positive impact on surrounding land values as it would provide an expansion to the industrial zoning/use areas along Dunn Road and allow for the growth of the area. Growth and development in an area generally provides a positive impact on surrounding lands

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

Review of National Wetlands Inventory mapping shows that there no areas located within the project boundary shown on the wetlands inventory maps. The proposed development would also provide a forty (40) foot landscape buffer along Dunn Road and a twenty (20)

landscape buffer along N. Plymouth Street. The proposed development for this requested amendment would also limit the disturbed area and limits of construction as much as possible and utilize any existing vegetation where possible (subject to final engineering and storm water design).

Primary Contact Information

Project Contact - Agent/Representative

Brandy Zackery
Arnold Consulting Engineering Services, Inc.
P.O. Box 1338, Bowling Green
Bowling Green, KY 42102
P:2707809445
bzackery@a-ces.com

NC State License Number:

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

Project Contact - Primary Point of Contact for Engineer

Brandy Zackery
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P.O. Box 1338, Bowling Green
Bowling Green, KY 42102
P:2707809445
bzackery@a-ces.com

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

Project Owner

Marie, Heirs Whisman
AOM II, LLC
P.O. Box 361
Fayetteville, NC 28302
P:864-603-1760
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Project Contact - Primary Point of Contact for the Developer

Ryan Krall
NC Fayetteville Dunn, LLC
201 Riverplace, Suite 400
Greenville, SC 29601
P:864-603-1760
rkrall@realtylinkdev.com

Contractor's NC ID#: