



Map Amendment Application Form

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

Submittal Date: 12/8/17 Approval/Denial Date: _____
Fee: \$700.00 Received By: WD

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

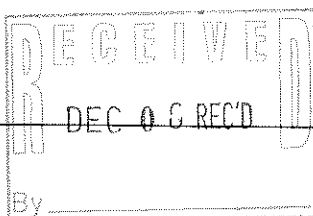
Project Address:	HOKE LOOP ROAD, FAYETTEVILLE, NC		
Tax Parcel Identification Number:	9476-57-2873 (PORTION OF)		
Project Name:	HOKE LOOP LANDING		
Current Zoning District:	AR	Proposed Zoning District:	LC
Does an overlay district apply to this site?	☐ Yes	☒ No	If so, which one(s)? <u>N/A</u>
Has the land been the subject of a map amendment application in the last five years?	☐ Yes	☒ No	When? <u>N/A</u> Case #? <u>N/A</u>
Amount of land to be rezoned (in acres):	<u>12.15</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).

Property is currently vacant.

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

All lands on the south, west and north of the subject tract are currently zoned AR and vacant. The land across the street (Hoke Loop Road) and to the east is vacant and zoned LC and OI.



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.

The 2030 Land Use Plan calls for Urban Area at this location.

B) Are there changed conditions that require an amendment?

No

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

The western side of town is growing quickly. New residences require convenient and quality retail and professional establishments.

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.

Fronting Raeferd Road and located at a signalized intersection, this property is more suitable for non-residential uses.

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

To a great extent.

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

To no extent.

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

To no extent.

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.

To no extent.

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

To no extent.

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.

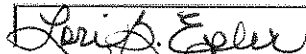
To no extent.

3. Submittal Requirement Checklist

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

☒	Pre-application conference completed
☒	Map Amendment Application Form
N/A	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
☒	Rezoning Application Fee
N/A	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
N/A	Elevations required if rezoning involves new construction or changes to an existing building
N/A	Transportation analysis, if required

4. Primary Contact Information

Primary Point of Contact Name:	Lori S. Epler, Larry King & Associates, R.L.S., P.A.		
Mailing Address:	PO Box 53787, Fayetteville, NC 28305	Fax No.:	910.483.4052
Phone No.:	910.483.4300	Email:	LEpler@LKandA.com
Signature:		Date:	12/08/2017

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

Property Owner Contact Name:	Palmer Williams and/or R.J. Williams		
Mailing Address:	PO Box 53646, Fayetteville, NC 28305	Fax No.:	910.864.0938
Phone No.:	910.864.1125	Email:	pwilliams@c-sprop.com;; rjwilliams@c-sprop.com
Property Owner or Authorized Signature:			Date Signed: