

Project Overview

#1116531

Project Title: Carolina Power & Signalization - Building Expansion**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:****Zip Code:** 28312

- 1416 MIDDLE RIVER LOOP (0447683174000)
- 1446 MIDDLE RIVER LOOP (0447673767000)
- 1476 MIDDLE RIVER RD (0447672620000)

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

- 1416 MIDDLE RIVER LOOP: FULCHER REAL ESTATE LLC
- 1446 MIDDLE RIVER LOOP: GODWIN, LARRY R; GODWIN, REBA T
- 1476 MIDDLE RIVER RD: GODWIN, LARRY R; GODWIN, REBA T

- 1416 MIDDLE RIVER LOOP: 10.59
- 1446 MIDDLE RIVER LOOP: 1.5
- 1476 MIDDLE RIVER RD: 1.75

Zoning District: Zoning District**Subdivision Name:**

- 1416 MIDDLE RIVER LOOP: cnty
- 1446 MIDDLE RIVER LOOP: cnty
- 1476 MIDDLE RIVER RD: cnty

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****Has the land been the subject of a map amendment application in the last five years?:** No**Previous Amendment Approval Date:****Previous Amendment Case #:****Proposed Zoning District:** Heavy Industrial (HI)**Acreage to be Rezoned:** 13.84**Is this application related to an annexation?:** Yes**Water Service:** Public**Sewer Service:** Public**A) Please describe all existing uses of the land and existing** **B) Please describe the zoning district designation and**

structures on the site, if any:

Carolina Power & Signalization is a business that serves as an electrical contractor with an existing office building and outdoor storage of line-trucks and various equipment for working on the projects of electrical/power providers such as Duke Energy, FayPWC, SREMC, LREMC and many others.

existing uses of lands adjacent to and across the street from the subject site.:

All parcels are currently zoned M(P) - Industrial district within Cumberland County's jurisdiction. The existing business operates on the parcels which the applicant seeks to annex and the intent is to rezone these parcels into a compatible district of the same nature within the city's limits. Heavy Industrial (HI) appears to be the most logical choice and it has been initially discussed and favored with City staff. The existing use of the lands are for an electrical contractor's office with outdoor storage and the intent is to continue this use with a future building expansion and future connection to FayPWC's sanitary sewer as well.

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 site is consistent with all long range planning documents as this general vicinity has been industrial in nature for many decades, is already zoned industrial and the proposed rezoning will help keep the use of the land congruent with that as well as the other, surrounding parcels.

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

The applicant seeks to annex into the city for a future connection to FayPWC sanitary sewer and thus this condition of annexation requires the city rezoning due to the interagency agreement between the City of Fayetteville and FayPWC for service.

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

The community will be better served as this will allow for Carolina Power & Signalization to adequately serve this region of North Carolina and the electrical/power utility providers, by expanding their own business. They currently employ over 1100 individuals and with this annexation and rezoning, they can connect to FayPWC's sanitary sewer which will allow them to expand their buildings' and hire more employees. This also serves to increase the City of Fayetteville's tax base.

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 parcels are already zoned M(P) industrial under Cumberland County's jurisdiction. And the adjoining parcels that surround these three are also industrial and being used in a similar nature for various industrial purposes along Middle River Loop & River Road. According to the City's UDO - Use Table Matrix - an electrical contractor with outdoor storage is permitted within the Heavy Industrial (HI) district. Again, the existing business and the proposed/continued use of the parcels will be for an electrical contractor with outdoor storage.

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

The proposed rezoning is in keeping with the same, recent rezoning for the Kubota Tractor dealership which is of an industrial nature and also required an annexation/rezoning for FayPWC's sanitary sewer. Plus, Cumberland County has all these parcels already zoned M(P) industrial.

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

This area is already completely developed for industrial use and therefore it will not encourage premature development as the land has been used for industrial uses since the 1960's from what can be gathered when looking at the GIS' historical imagery as well as the deeds of record which were for various industrial businesses to operate there.

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

The proposed rezoning will keep this area operating just the same as it always has and will only result in the city annexing the parcels with a like-kind/compatible zoning district.

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 will not result in an island as the majority of the surrounding parcels are also industrially zoned with the city's Heavy Industrial (HI) district or the county's M(P) Industrial District.

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

The proposed rezoning will not result in any adverse impacts to adjacent parcels' values but rather will make them more valuable due to them being annexed, rezoned industrial and sanitary sewer eventually extended. This would only serve to benefit adjoining land owners.

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

The existing parcels are already completely built out with buildings and gravel or asphalt parking areas, so therefore any further development will not alter the environment. Furthermore, all extents of these parcels have been or will be required to be landscaped with trees, shrubs and bushes to beautify the site and help screen areas from adjacent parcels and streets.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Garret Fulcher
Fulcher Real Estate, LLC.
1416 Middle River Loop Road
Fayetteville, NC 28312
P:9103235589
g.fulcher@ncpower.net

Project Contact - Agent/Representative

Kenneth Smith
Smith Site Consultants, PLLC.
121 Bulittle Drive
Linden, NC 28356
P:9103915923
smithsiteconsultants@gmail.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: