

Project Overview
#962652

Project Title: Horne Brothers Commercial
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN:

- 1682 MIDDLE RIVER LOOP (0447464759000)
- 1662 MIDDLE RIVER LOOP (0447466947000)

Zip Code: 28312

GIS Verified Data

Property Owner: Parcel

- 1682 MIDDLE RIVER LOOP: HORNE, CHARLES F
- 1662 MIDDLE RIVER LOOP: HORNE, BILLY D; HORNE, FAY J

Acreage: Parcel

- 1682 MIDDLE RIVER LOOP: 1.38
- 1662 MIDDLE RIVER LOOP: 3.3

Zoning District: Zoning District

- 1682 MIDDLE RIVER LOOP: cnty
- 1662 MIDDLE RIVER LOOP: cnty

Subdivision Name:

Fire District:

Airport Overlay District:

Hospital Overlay District:

Coliseum Tourism District:

Cape Fear District: Cape Fear District

Downtown Historic District:

- 1662 MIDDLE RIVER LOOP: 0

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: HI

Acreage to be Rezoned: 4.68

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 structures on the site, if any:

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

Existing Telecommunications contractor; usage will stay the same after rezoning

Property to the east is Godwin Properties, LLC. (city zoning HI); to the south is Fayetteville Community Church (city zoning SF10); to the north is Carolina Sun Investments, LLC. (county zoning M(P));

to the west is Fulcher Investments, LLC. & Starr Family Group, LLC. (county zoning C(P)).

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.:

It is keeping in current use of the adjoining properties

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

Property owner would like to connect to PWC sewer

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

This amendment keeps with the current community usage and stays with the current property usage

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 surrounding properties have similar uses and zoning

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

This amendment keeps property in the existing use. Property owner is currently zoned in county zoning and is annexing in to city to connect to sewer and water services. The adjacent properties are similar in use

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

The proposed usage is the current usage therefore it will not encourage premature development

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

This property runs daily operations for a telecommunications contractor and is keeping the existing buildings and not adding. Therefore will not result in strip 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.:

HI zoning is on adjacent properties therefore will not result in isolated zoning

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

This zoning meets current zoning in the area and should not result in adverse impacts

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

Site meets all environmental requirements and will not result in adverse impacts

Primary Contact Information

Contractor's NC ID#:

Project Owner

Charles Horne
Horne Brothers Communications, Inc.
1662 Middle River Loop
Fayetteville, NC 28312
P:910-758-8525
charleshorne@hbc-inc.com

Project Contact - Agent/Representative

Cynthia Smith
Moorman, Kizer & Reitzel, Inc.

115 Broadfoot Avenue
Fayetteville, NC 28306
P:910-484-5191
csmith@mkrinc.com

Project Contact - Primary Point of Contact for Engineer

Jimmy Kizer
Moorman, Kizer & Reitzel, Inc.
115 Broadfoot Avenue
Fayetteville, NC 28305
P:910-484-5191
jkizerjr@mkrinc.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:

Project Contact - Primary Point of Contact for the Surveyor

Thomas Gooden
Moorman, Kizer & Reitzel, Inc.
115 Broadfoot Avenue
Fayetteville, NC 28305
P:910-484-5191
tgooden@mkrinc.com

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, Surveyor