

**Project Overview**

#1717701

**Project Title:** 3546 BRADDY RD**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 3546 BRADDY RD (9484789568000) **Zip Code:** 28306**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 3546 BRADDY RD**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:** SF15**Acreage to be Rezoned:** 1.15**Is this application related to an annexation?:** No**Water Service:** Private**Sewer Service:** Private**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.:**

ONE EXISTING STRUCTURE

TO THE WEST AND NORTH IS AR AND IS BEING USED AS RESIDENTIAL. TO THE SOUTH IS AR AND NC AND IS BEING USED AS RESIDENTIAL. TO THE EAST (ACROSS THE STREET) IS AR AND IS BEING USED FOR RESIDENTIAL.

DEVELOPER/BUILDER WOULD LIKE TO SUBDIVIDE THE LOT AND ADD TWO LOTS AND HOUSES.

**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 BUILDER INTENDS TO BUILD SINGLE FAMILY HOMES IN 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 NEED FOR AFFORDABLE HOUSING GREAT

**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.:**

MANY OF THE LOTS IN THIS NEIGHBORHOOD ARE 1/3 THE SIZE OF THIS PROPERTY. REDUCING THE LOT SIZES AND CRATING THREE HOMES WHERE THERE NOW IS ONE WILL MAKE THIS PROPERTY MORE COMPATIBLE WITH THOSE IN THE NEIGHBORHOOD.

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

THE PROPOSED CHANGE WILL FOLLOW THE EXISTING PATTERN OF THE NEIGHBORHOOD.

**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 WHATSOEVER.

**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. THERE ARE A GREAT NUMBER OF LOTS IN THE IMMEDIATE VICINITY ZONED SF15.

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

TO NO EXTENT. IT MAY INCREASE THE VALUES OF SURROUNDING PROPERTIES.

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

THERE ARE NO SENSITIVE NATURAL ELEMENTS PRESENT.

#### Primary Contact Information

**Contractor's NC ID#:**

**Project Contact - Agent/Representative**

LORIEPLER  
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**Project Owner**

JOSEPH WHITLEY  
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**Property Owner Email:**

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :**

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

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical 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: