

Project Overview
#1345353
Project Title: Office Building

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: 28314

- 6966 NEXUS CT (9496579924000)
- 6962 NEXUS CT (9496579996000)

 Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)
GIS Verified Data
Property Owner: Parcel

- 6966 NEXUS CT: MCNL ENTERPRISES, LLC
- 6962 NEXUS CT: MCNL ENTERPRISES, LLC

Acreage: Parcel

- 6966 NEXUS CT: 0.4
- 6962 NEXUS CT: 0.39

Zoning District: Zoning District

- 6966 NEXUS CT: OI
- 6962 NEXUS CT: OI

Subdivision Name:
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: Limited Commercial

Acreage to be Rezoned: 1

Is this application related to an annexation?: No

Water Service: Public

Sewer Service: Public

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

vacant land

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

professional office building, school building

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 should be fully consistent with our planned building

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

No

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

Building will be built according to the community need

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.:

Proposed amendment is fully compatible with the existing surrounding land uses

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

Yes

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

No

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

No

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.:

No

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

No

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

No

Primary Contact Information

Contractor's NC ID#:

Project Owner

Tejwant Chandi
MCNL Enterprise, LLC
148 Golf Club Drive
Elizabeth City, NC 27909
P:2523391633
tejwantchandi@gmail.com

Project Contact - Agent/Representative

Tejwant Chandi
MCNL Enterprise, LLC
148 Golf Club Drive
Elizabeth City, NC 27909
P:2523391633
tejwantchandi@gmail.com

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:

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: