

**Project Overview**

#1779844

**Project Title:** SIVER PINE**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 0 ? DR (0408865476000)**Zip Code:** 28303**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 0 ? DR**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:** MR5**Acreage to be Rezoned:** 5.7**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:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

VACANT

SF10

SF6

**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 LAND USE PLAN CALLS FOR LOW DENSITY AT THIS LOCATION. 25 UNITS ON 5.7 ACRES WILL QUALIFY AS LOW DENSITY. BECAUSE OF EASEMENTS ON THE PROPERTY AND TOPOGRAPHY, THAT IS THE MAXIMUM NUMBER OF UNITS POSSIBLE.

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

THIS PROPERTY PREVIOUSLY WAS A SEWAGE TREATMENT PLANT. THE CHANGES TO PROPERTY RIGHTS BY THE UDO (REMOVAL OF MULTIFAMILY FROM R10) MAKE THIS REZONING NECESSARY FOR MAXIMIZING THE USE OF THE PROPERTY.

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

THE PROPOSED DEVELOPMENT IS AN AFFORDABLE HOUSING PROJECT TO PROVIDE MUCH NEEDED HOUSING AND MAKE USE OF A COMPLICATED PARCEL.

**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.:**

THIS ZONING WILL ALLOW THE OWNER TO MAKE LOGICAL USE OF PROPERTY THAT IS ENCUMBERED BY SEVERE TOPOGRAPHY IN THE REAR ALONG THE CREEK, BY WETLANDS AND NUMEROUS EASEMENTS FOR UTILITIES.

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

THIS PROJECT WILL SERVE AS A TRANSITION AREA FROM THE COMMERCIAL AREA ALONG YADKIN ROAD TO THE SINGLE FAMILY TO THE WEST.

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

TO NO EXTENT. ALL PROPERTIES SURROUNDING IT ARE DEVELOPED OR NOT SUITABLE FOR DEVELOPMENT.

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

THIS IS NOT 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.:**

MR5 IS A TRANSITION DISTRICT BETWEEN COMMERCIAL AND SINGLE FAMILY HOUSING.

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

TO NO EXTENT. MANY LOTS IN THE ADJOINING NEIGHBORHOOD DO NOT MEET THE MINIMUM LOT SIZE IN THE SF10 ZONING.

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

WETLANDS AND TOPOGRAPHICALLY SENSITIVE AREAS WILL BE CONSERVED AND NOT IMPACTED.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

CAROLYN ARMSTRONG  
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**Property Owner Email:** [BrianA@c-sprop.com](mailto:BrianA@c-sprop.com)

**Project Contact - Agent/Representative**

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**Project Contact - Primary Point of Contact for the Developer**

ERIN DOUGLAS

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[ErinD@c-sprop.com](mailto:ErinD@c-sprop.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 #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: Developer