

**Project Overview****#1665760****Project Title:** Lynn Vick**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 439 MOORE ST (0437478289000)**Zip Code:** 28301**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 439 MOORE ST**General Project Information****Has the land been the subject of a map amendment application in the last five years?:** No**Previous Amendment Case #:****Acreage to be Rezoned:** .20**Water Service:** Public**A) Please describe all existing uses of the land and existing structures on the site, if any:**

The structure on site is a nine room facility that had been used as a doctors office. The structure has a reception area, staff office, three bathrooms, storage room and three offices. There are no other structures on the site besides an empty lot adjacent to the building.

**Previous Amendment Approval Date:****Proposed Zoning District:** ONI**Is this application related to an annexation?:** No**Sewer Service:** Public**B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

I am requesting that this property be zoned for Office and Institutional use ONI. Adjacent to this property on the left is an empty lot then a two story boarding house. Across the street is an empty lot owned by the Church and adjacent to the lot is a house that has been empty for over two years. Adjacent to the property on the right is a Church that has been there for over five years ,florist and car garage that have been there for over 20 years. Across the street is a electrical parts company thats been there for over 30 years and cleaners that has been there for over 10 years.

**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.:**

Over the last five years, this area has been removing all abandoned housing and trying to focus on decreasing the crime in the area. This pulmonary clinic will be an asset to the area and provide jobs and medical assistance in the area of occupational and environmental diseases. The clinic is surrounded by at least five other businesses and a major church in the area. This facility will be well maintained, which will be a needed

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

No there are no changed conditions that require an amendment.

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

This community over the last five years has worked very hard on cleaning up the neighborhood, tearing down abandoned houses, removing drug houses and overall bringing in a shelter and cleaners to enhance the neighborhood. This pulmonary clinic would enhance the neighborhood with a well kept building, yard and fence will be maintained, and the type of business would draw clients that would not cause problems for the neighborhood but could bring Business to the neighborhood.

**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.:**

ONI is the appropriate Zoning for this pulmonary clinic because the area is saturated with many businesses in fact over nine businesses such as a trucking company, nonprofit agency ,cleaners, electrical company, garage, florist, two churches and a shelter. The culture of the neighborhood is has a business environment, and this Pulmonary Clinic will be an asset to the growth and culture for uplifting this neighborhood.

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

The developmental pattern that has started in this neighborhood has shifted more to businesses versus low income housing. As houses have been torn down more businesses have moved to the neighborhood so the pulmonary clinic to me

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

This amendment will not encourage premature development.

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

Strip style development would not be beneficial for that type of development because there is no thru traffic because the road has been closed.

**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.:**

Changing this Property to ONI I feel will not create an isolated district because all the adjacent properties are businesses in fact over nine there is only one residential property close to this property.

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

The impact of the property values of surrounding land would only increase because of the type of business that would be in this building. If this property was residential, there would always be the problems of upkeep disturbances and the culture of the neighborhood . The pulmonary clinic will enhance the neighborhood in so many ways and complement the surrounding businesses..

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

There should not be any significant impact on the natural environment because there are no chemicals, medical supplies that are disposed of in special ways. The clinic only provides services and treatment for pneumonia, asthma and environmental diseases.

## Primary Contact Information

**Contractor's NC ID#:**

**Project Owner**

Lynn Vick

1858 Broadell Drive  
Fayetteville, NC 28301  
P:910-964-3689  
[Lynnrwick@gmail.com](mailto:Lynnrwick@gmail.com)

**Property Owner Email:** [lynnrwick@gmail.com](mailto:lynnrwick@gmail.com)

**Project Contact - Agent/Representative**

Lynn Vick

1858 Broadell Drive  
Fayetteville, NC 28301  
P:910-964-3689  
[Lynnrwick@gmail.com](mailto:Lynnrwick@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 #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:**

**other 1**

Lynn Vick

1858 Broadell Drive  
Fayetteville, NC 28301  
P:910-964-3689  
[Lynnrwick@gmail.com](mailto:Lynnrwick@gmail.com)