

Project Overview

#1752279

Project Title: ROSE LAKE TRACT
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location**Project Address or PIN:** 0 ? DR (0429534492000)**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 Case #:**Acreage to be Rezoned:** 123.48**Water Service:** Public

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

VACANT LAND

NO STRUCTURES

Previous Amendment Approval Date:**Proposed Zoning District:** LI/CD**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.:

NORTH: HI - CITY, HI - BARNHILL CONTRACTING

WEST: LI - STEELFAB OF VIRGINIA, HI - VACANT, SF6 & CC - MOBILE HOME PARK

SOUTH: COUNTRY CLUB DRIVE

EAST: SF10 - OLD ROSE LAKE LAKE BED AND TWO HOMES

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 OWNER WISHES TO REZONE THE PORTION OF THE PROPERTY OUTSIDE THE FLOOD PLANE TO LI. THE AREA IN THE FLOOD PLANE IS REQUESTED TO BE CD.

THE LAND USE PLAN CALLS FOR INDUSTRIAL/EMPLOYMENT FOR THIS AREA SO THE REQUESTED ZONING IS IN COMPLETE COMPLIANCE WITH THAT PLAN.

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

NO

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

THERE IS A DEMONSTRATED COMMUNITY NEED FOR MORE INDUSTRIAL PROPERTY. GIVEN IT'S LOCATION AND SURROUNDING USES, THIS PARCEL IS IDEAL FOR THIS ZONING.

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.:

SEE PREVIOUS ANSWER.

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

DUE TO THE LOCATION AND THE USE OF SURROUNDING PROPERTIES, THIS IS THE MOST LOGICAL USE OF THE PROPERTY.

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

THIS PROPOSED USE WILL IN NO WAY ENCOURAGE PREMATURE DEVELOPMENT.

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

TO NO EXTENT.

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.:

THE REQUESTED ZONING IS PREVALENT IN THIS AREA.

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

GIVEN THE EXISTING ZONING AND USES OF SURROUNDING LANDS, THERE WILL BE NO ADVERSE EFFECTS ON SURROUNDING LAND VALUES.

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

THE REQUESTED ZONING DISTRICT WILL PRESERVE THE NATURAL ENVIRONMENT IN THAT THE OWNER HAS REQUEST PROPERTY CURRENTLY ZONED MR5 WITHIN THE FLOOD ZONE BE ZONED CD.

Primary Contact Information

Contractor's NC ID#:

Project Owner

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PELICAN PROPERTY HOLDINGS, LLC
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Project Contact - Agent/Representative

LORIEPLER

Larry King & Assoc.

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Project Contact - Primary Point of Contact for the Developer

GEORGE ARMSTRON

CJR PROPERTY HOLDINGS, LLC

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Project Contact - General Contractor

JOE RIDDLE

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Property Owner Email: PWILLIAMS@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: 12345

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, General Contractor