

## Project Overview

#1098886

**Project Title:** North Street Rezoning  
**Application Type:** 5.1) Rezoning (Map Amendment)  
**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

## Project Location

**Project Address or PIN:**

- 1009 NORTH ST (0438700243000)
- 1015 NORTH ST (0438700340000)
- 0 NORTH ST (0438609391000)

**Zip Code:** 28301

## GIS Verified Data

**Property Owner: Parcel**

- 1009 NORTH ST: DRA LLC
- 1015 NORTH ST: DRA LLC
- 0 NORTH ST: DRA LLC

**Acreage: Parcel**

- 1009 NORTH ST: 0.35
- 1015 NORTH ST: 0.53
- 0 NORTH ST: 0.54

**Zoning District: Zoning District**

- 1009 NORTH ST: MR-5
- 1015 NORTH ST: MR-5
- 0 NORTH ST: MR-5

**Subdivision Name:**

**Fire District:**

**Hospital Overlay District:**

**Cape Fear District: Cape Fear District**

- 1009 NORTH ST: 0
- 1015 NORTH ST: 0
- 0 NORTH ST: 0

**Airport Overlay District:**

**Coliseum Tourism District:**

**Downtown Historic District:**

**Haymount Historic District:**

**100 Year Flood:** <100YearFlood>

**Watershed:**

**Floodway:**

**500 Year Flood:** <500YearFlood>

## 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:** 0.895

**Water Service:** Public

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

**Previous Amendment Approval Date:**

**Proposed Zoning District:** HI

**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**

- Site is vacant

**from the subject site.:**

- MR5, and HI, All adjacent parcels are used for outside storage for Fayblock, or are vacant. Parcels across the street are also vacant.

**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.:**

- Consistent with Long Range Plan, It conforms to existing uses in the area. The Long Range Plan shows this area as "High Suitability" for Industrial Suitability.

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

- expansion of existing storage

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

- Helps a viable existing, established business grow in volume and also increase the City's tax base.

**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.:**

- As previously stated, the only surrounding uses are either vacant, or those carried on by this applicant. Also, rail tracks are 110 feet away.

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

- As previously stated, the Long Range Plan calls for this development pattern in this particular area. It is orderly, as it extends the existing industry into an area of similar, vacant nature.

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

- It won't, development of this type already exist surrounding this location.

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

- It doesn't

**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.:**

- It doesn't

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

- It will not decrease property values adjacent to this; in fact it will increase their value.

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

- No adverse impact as all goods stored are dry, with no leaking of fluids, no traffic is generated, and there is no noise manifested from this use.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**  
Kristen Allen

DRA, LLC  
130 Builders Blvd.  
Fayetteville, NC 28301  
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[tom@franklinjohnsoncommercial.com](mailto:tom@franklinjohnsoncommercial.com)

**Project Contact - Agent/Representative**

Thomas Lloyd  
Franklin Johnson Commercial Real Estate  
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**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :**

**NC State General Contractor's License Number:**

- NC State Mechanical Contractor's #1 License Number:**
- NC State Mechanical Contractor's #2 License Number:**
- NC State Mechanical Contractor's #3 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 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:**