

Project Overview**#1596412****Project Title:** 7-11 1056458**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Zoning Commission Hearing**County:** Cumberland**Project Location****Project Address or PIN:****Zip Code:** 28311

- 549 STACYWEAVER DR (0530028255000)
- 0 ? DR (0530120415000)

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data**Project Address:**

- 549 STACYWEAVER DR
- 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:** LC**Acreage to be Rezoned:** 2.1**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:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

Small commercial building to be removed.

Adjacent zoning is SF10 and across the street is LC & OI.

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.:

Proposed development of new convenience store with fuel sales to encompass REID: 0530028255000 & a portion of 0530120415000. They are both currently zoned SF10, and City staff recommended rezone to allow for this use.

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

No

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

Proposed development of new construction of convenience store with fuel sales to encompass REID: 0530028255000 & a portion of 0530120415000.

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.:

REID: 0530022660000

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

The existing parcel west is zoning LC and the rezone of this parcel will tie in with the zoning around.

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

Rezone of REID 0530028255000 will allow for more services to be provided to the nearby residential communities of the City.

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

N/A

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.:

N/A: The zoning districts abutting the above property are north is SF-10, south is zoning OL, east is SF-10 and west is LC.

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

N/A

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

N/A

Primary Contact Information

Contractor's NC ID#:

Project Owner

Patrick Budronis

1646 W. Snow Ave, Suite 63

Tampa, FL 33606

P:813.495.6536

pbudronis@encore-re.com

Property Owner Email:

Project Contact - Agent/Representative

Ashley Ballard

Deaco Group

402 Burl Moore Rd

Ennis, TX 75119

P:8175841911

ashley@deacogroup.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: