

Project Overview**#682484****Project Title:** SAMS TOWING**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 3404 CUMBERLAND RD (0426007605000)**GIS Verified Data****Property Owner: Parcel**

- 3404 CUMBERLAND RD: KOUASSI, KODJO SAM

Acreage: Parcel

- 3404 CUMBERLAND RD: 0.47

Zoning District:**Subdivision Name:****Fire District:****Airport Overlay District:****Hospital Overlay District:****Coliseum Tourism District:****Cape Fear District:****Downtown Historic District:****Haymount Historic District:****Floodway:****100 Year Flood:****500 Year Flood:****Watershed:****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:** COMMUNITY COMMERCIAL/3404 CUMBERLAND ROAD**Acreage to be Rezoned:** .47**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.:**

TOWING, STORAGE, AUTO REPAIR

everything around this business is commercial businesses, across the street is nothing.

1008 SQ FOOT STRUCTURE CONTAINING 4 OFFICES WITH LARGE WAITING AREA

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.:**

This business will provide employment to the citizens of Fayetteville; while assisting the city with the towing and storing of vehicles

from accidents, and repossessions.

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

Yes, the business needs to be in the city in order for us to be on the city's towing rotation.

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

There is a need for cars to be towed in the City of Fayetteville and surrounding areas. My business will be here to address those needs and provide professional services.

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.:

There are existing auto repair businesses in this area and if the city gets to that point where there will be parking violations and the vehicles need to be towed, my business will be available to meet that need.

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

As the city becomes larger and larger there will be a need for towing, especially when the baseball field starts bringing in large amounts of business, there will be a need for towing and storage.

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

As the need for towing grows, there will be a need for businesses that can also store and do minor repairs on vehicles.

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

As the City of Fayetteville grows, the need for towing and storage will also grow.

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.:

This proposal is not an isolated zoning district.

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

Majority of the surroundings contains businesses.

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

It is my vision that my wrecker service will not impact the environment negatively because the cars that I tow the ones that cannot be repaired, the insurance company will come and get them and those that are not taken will be given to Cohen Green or Pick and Pull.

Primary Contact Information

Project Contact - Agent/Representative

KODJO samgarage392@gmail.com
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Project Owner

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NC State License Number:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Contractor's NC ID#:

Indicate which of the following project contacts should be included on this project: