

Project Overview

#1805918

Project Title: Steel Fab VA, Inc. Addition

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN:

Zip Code: 28301

- 4407 DISTRIBUTION DR (0429430099000)
- 0 ? DR (0429339313000)
- 0 ? DR (0429343711000)
- 0 SHAW MILL RD (0429257544000)
- 0 ? DR (0429348520000)

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

GIS Verified Data

Project Address:

- 4407 DISTRIBUTION DR
- 0 ? DR
- 0 ? DR
- 0 SHAW MILL RD
- 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: HI

Acreage to be Rezoned: 79.39

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:

The owners of the site have a lot that is currently being used for storage for a steel fabrication plant at the end of Distribution Drive where it meets Country Club Drive. The current owners of the plant are interested in expanding their operations in Fayetteville and have purchased the 6 lots in question to allow for a new plant to be constructed. The developer has proposed a 233,800 Sq Ft building to be constructed with ample room for the industrial operations to occur around the front and sides of the plant. It is anticipated that the plant will have normal working hours.

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

To the South there lies an 80 railroad right of way. Across the right of way consists of several zones including CC, SF6, LI, and LC along Murchison Road. To the East on the same side of Distribution Drive as the site lies more CC and LI zoning being used for a mixture of businesses. To the East on the opposite side of Distribution Drive is a mobile home park. Directly across Distribution Drive on the South end of the site is a 123-acre tract of land zoned MR5 that is currently being used for fill dirt for another developer. To the East along Shaw Mill Road is zoned HI and is currently used as storage for another contracting company. Across Shaw Mill Road is zoned a combination of LI, LC, HI, and SF6; and consists of a storage area for a gas company, and other industrial businesses surrounding a single-family subdivision.

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 proposed amendment is consistent with the development patterns that are taking place in the area around the site. The pre-existing plant that will be replaced with this construction is situated at the end of Distribution drive, and a majority of the surrounding area to the Northeast is already zoned HI.

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

The 6 lots are now owned by a singular entity and consistent zoning is crucial for their development to proceed.

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

The developer already owns a steel manufacturing plant at the end of the road this project is located on, and they have noticed a need for expansion due to high demand in this area.

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.:

A significant portion of the surrounding land is currently being used for industrial purposes, whether that be manufacturing, or storage. This zoning is compatible with the significant amount of HI zoning in the surrounding areas.

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

The adjoining properties are similarly zoned and have similar uses; therefore, this is a logical and orderly development plan.

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

The surrounding areas already have existing uses and businesses on them. The addition of this plant would not encourage premature development.

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

This amendment would not result in strip style development because the surrounding properties have existing tenants with active businesses and other uses already on them.

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 surrounding properties have similar zoning and businesses so this would not result in the creation of 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.:

No significant adverse impacts are anticipated, the surrounding areas have existing businesses and uses that should not be affected by the construction of this plant.

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

The property owner follows all environmental regulations so no significant adverse impacts are anticipated.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Rob Burlington
SteelFab
5105 Bur Oak Circle, 100
Raleigh, NC 27312
P:9196129419
rburlington@steelfab-inc.com

Property Owner Email:

Project Contact - Agent/Representative

Cynthia Smith
Moorman, Kizer & Reitzel, Inc.
115 Broadfoot Avenue
Fayetteville, NC 28306
P:910-484-5191
csmith@mkrinc.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:

other 1

Jimmy Kizer
Moorman, Kizer & Reitzel, Inc.
115 Broadfoot Avenue
Fayetteville, NC 28305
P:910-484-5191
jkizerjr@mkrinc.com

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