

Project Overview**#819165**

Project Title: Rapha Ministries Family Center, Inc
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 2604 SOUTHERN AVE
(0426709965000)

Zip Code: 28,306

GIS Verified Data

Property Owner: Parcel
• 2604 SOUTHERN AVE: RAPHA MINISTRIES FAMILY CENTER INC

Acreage: Parcel
• 2604 SOUTHERN AVE: 2.87

Zoning District:

Subdivision Name:

Fire District:

Airport Overlay District: Airport Overlay District
• 2604 SOUTHERN AVE: 1

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: CC

Acreage to be Rezoned: 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.:

One (1) Single Family Dwelling - SF-6

This parcel is zoned SF-g. The adjacent property is LI and CC. Across the Street is Sf -6 and C

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 Sf-6 Parcel belong to Rapha Ministries Family Center, Inc. and owner is desiring to obtain same CC zoning as the existing Rapha Ministries Family Center, Inc.

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

Not to our knowledge.

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

Needed for Religious Ministry Expansion.

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.:

The connecting parcels of land adjacent to the SF-6 parcel is zoned CC and LI.

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

The Rezoning classification from SF-6 to CC would be consistent with the major portion of the CC property at that location.

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

It will encourage development for a community development center.

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

It does not.

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 does not.

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

It does not. Rather, it would enhance the advancement of Ministry Projects consistent with Rapha Ministries Community Vision.

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

It does not.

Primary Contact Information

Project Contact - Agent/Representative

Alfonza McAllister
Rapha Ministries Family Center
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Fayetteville, NC 28303
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Project Owner

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5624 Sheraton Drive
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Project Contact - Primary Point of Contact for the Contractor

Jim Graves & Inc.
Jim Graves & Associates, Inc.
143 MEADOWCROFT DR
FAYETTEVILLE, NC 28311
P:19104828100
jgandainc@aol.com

NC State License Number: 45378

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: Contractor