

Project Overview

#2223966

Project Title: Sweetwater Drive**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:** 28311

- 0439-49-4376 (Unverified)
- 0439-49-5387 (Unverified)
- 0439-49-6388 (Unverified)

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data**Project Address:****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:** Limited Commercial**Acreage to be Rezoned:** 1.61**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.:**

Property is currently vacant. Previous buildings, pools, etc. have been removed.

The property to the west (owned by the same entity) is zoned LC.

The property to the north and east is zoned CC (Walmart)

The property to the south, across Sweetwater Drive, is zoned SF-6 but is used as a stormwater control measure.

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.:

Adjoining used are commercial in nature. By rezoning these tracts to LC, it will allow the owner to provide parking for their current businesses (located to the west).

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

No

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

It will allow the owner to provide adequate parking for their adjoining businesses.

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.:

Zoning to the west is LC; zoning to the north and east is CC; zoning to the south is zoned SF-6 but is used as a stormwater control measure for a commercial development. This rezoning would make the properties compatible with the surrounding zoning classifications and uses.

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

This rezoning will allow the owner to provided needed parking facilities for their existing businesses.

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

This will not encourage premature development. Once the parking lot is constructed, there will no room for any further development on these properties. There is a current need for adequate parking.

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

Not applicable.

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.:

See above. This rezoning would be compatible with the surrounding zoning districts.

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

No adverse impacts. The parcels are currently vacant.

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

None. A Stormwater Control Measure (SCM) will be constructed to control and treat stormwater runoff from the proposed improvements. No SCM currently exists on the property.

Primary Contact Information

Project Owner

Kendra Earwood

5 Dowd Circle, Suite A
Pinehurst, NC 28374
P:910-295-2609

Kendra_earwood@myspeechconnections.com

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

Project Contact - Agent/Representative

Ned Garber
Rubicon Group
565 Gillespie Street
Fayetteville, NC 28301
P:910-323-1101
nedgarber@rubiconnc.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 Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

Project Contact - General Contractor

Ned Garber

Rubicon Group

565 Gillespie Street

Fayetteville, NC 28301

P:910-323-1101

nedgarber@rubiconnc.com

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:

Project Contact - Engineer

Gordon Rose

Gradient, PLLC

230 Donaldson Street, 500A

Fayetteville, NC 28301

P:9108247731

grose@gradientnc.com

NC State General Contractor's License Number: L.2846