Project Overview   #843287

Project Title: Raeford rezoning

Application Type: 5.1) Rezoning (Map Amendment)

Workflow: Staff Review

Jurisdiction: City of Fayetteville

State: NC

County: Cumberland

Project Location

Project Address or PIN: 6985 RAEFORD RD (Unverified)

Zip Code: 28,304

GIS Verified Data

Property Owner:

Zoning District:

Fire District:

Hospital Overlay District:

Cape Fear District:

Haymount Historic District:

100 Year Flood:

Watershed:

Acreage:

Subdivision Name:

Airport Overlay District:

Coliseum Tourism District:

Downtown Historic District:

Floodway:

500 Year Flood:

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Case #:

Acreage to be Rezoned: 1.2

Water Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:
This is raw land with no bulidings on it.

Previous Amendment Approval Date:

Proposed Zoning District: commercial for drive thru fast food restaurants

Is this application related to an annexation?: No

Sewer Service: Public

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:
This is currently zoned neighborhood commercial. There is a Burger King on the adjacent corner. We would like the same commercial that they currently have.

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.:
We believe the zoning we are seeking is consistent with the overall objective and keeping with the existing business structure that currently are contained within this area. Presently as zoned we are precluded from using this a resturant that would have a drive thru

and are limted as to the number of seating.

B) Are there changed conditions that require an amendment? :
I do not believe so.

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

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.:
Seeking a consistent rezoning the same as the adjacent business next door has.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:
Simply wanting to use the property for the same thing as the adjacent businees are all ready opreating under.

F) State the extent to which the proposed amendment might encourage premature development.:
None that I can see.

G) State the extent to which the proposed amendment results in strip-style commercial development.:
Not appicable.

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 would make the area more consistent with what is always there.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:
None know.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:
None known

Primary Contact Information

Project Contact - Agent/Representative
Michael Sweat
FSNBna
PO Box 33009
Fort Sill , OK 73503
P:5804838436
michael.sweat@fsnb.com

Project Owner
Michael Sweat
FSNBna
PO Box 33009
Fort Sill , OK 73503
P:5804838436
michael.sweat@fsnb.com

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: