

Meeting Date: 6-8-18

Map Amendment Application Form

Case #
P18-19F

433 Hay Street, Fayetteville, North Carolina 28301
910-433-1612 Fax # 910-433-1776

Submittal Date: 4-5-18 Approval/Denial Date: _____

Fee: \$700.00 Received By: K. Estep

Notes:

1. A pre-application conference is mandatory prior to submission of an application for a map amendment.
2. Map amendment applications proposing re-classification from a Conservation (CD) zoning district to MR-5, OI, NC, LC, CC, MU, DT, LI, or HI require neighborhood meetings to be conducted prior to application submittal.
3. A map amendment application should be consistent with the comprehensive plan.
4. The City Council may not apply conditions of approval to a map amendment application.
5. All allowed uses within a proposed zoning district must be considered when considering a map amendment application, not just the particular use that the applicant is desiring to place on the property.
6. Applications seeking to "single out" a lot or site and applying for an exceptional zoning district designation may constitute illegal "spot zoning".

1. General Project Information

Project Address:	108 Wiley Street, Fayetteville, NC		
Tax Parcel Identification Number:	0438-50-6242		
Project Name:	Fayetteville Metropolitan Housing Authority - 108 Wiley Street		
Current Zoning District:	Mixed Residential 5	Proposed Zoning District:	Community Commercial
Does an overlay district apply to this site?	☐ Yes ☒ No	If so, which one(s)?	N/A
Has the land been the subject of a map amendment application in the last five years?	☐ Yes ☒ No	When?	N/A
Amount of land to be rezoned (in acres):	0.17	Is this application related to an annexation?	☐ Yes ☒ No
Existing/proposed water service:	☒ Public ☐ Private	Existing/proposed sewer service:	☒ Public ☐ Private

A) Please describe all existing uses of the land and existing structures on the site, if any (attach additional sheets if necessary).

- A) Fayetteville Metropolitan Housing Authority Maintenance Offices and warehouse facilities.
- B) Exterior open-air vehicular storage.

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

- A) Property to North of Subject Site: Zoned MR5; Use: Martin Luther King Blvd.
- B) Property to East of Subject Site: Zoned CC; Use: FMHA Maintenance Offices.
- C) Property to South of Subject Site: Zoned MR5; Use: Wiley Street, then Vacant parcel.
- D) Property to West of Subject Site: Zoned MR5; Use: Single Family Residential; (2) of (3) parcels owned by Fayetteville Metropolitan Housing Authority.

2. Amendment Justification – Answer all the questions under this section. Attach additional sheets as necessary.

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.

The owner's property to be redeveloped to the East is currently zoned CC and appears to be in line with the City's comprehensive plan.

B) Are there changed conditions that require an amendment?

Subject property is scheduled for redevelopment and an amendment is required for this parcel to be consistent with the adjacent parcel to the East.

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

The proposed amendment will permit development of this parcel and the adjacent owner's parcel. The facility to be constructed will serve as the Fayetteville Metropolitan Housing Authority's multi-family management office and support facility for the HOPE VI development along Old Wilmington Road and the new Cross Creek Pointe redevelopment along Grove Street

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 proposed amendment is compatible and consistent with the uses and development along the Ramsey Street corridor.

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

The proposed amendment combines the CC Zoning with the existing jointly developed parcel to the east of the referenced parcel.

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

It is not anticipated that the proposed amendment will encourage premature development.

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

It is not anticipated that the proposed amendment will result in strip-style commercial development.

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 proposed amendment does not create a spot zoning condition. The proposed amendment will extend the CC Zoning to the East of the subject property and unify the zoning of the developed parcels.

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

It is not anticipated that the proposed amendment will have an adverse impact on current property values surrounding the subject property.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

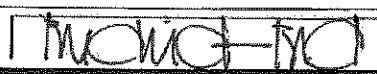
It is not anticipated that the proposed amendment will result in adverse impacts on the natural environment.

3. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

☒	Pre-application conference completed
☒	Map Amendment Application Form
☐	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO (Not applicable)
☒	Rezoning Application Fee
☐	Site Plan Application fee (Not applicable at this time)
☒	A copy of the recorded deed, or a written legal description if application is for a portion of a larger tract
☒	Scaled drawing showing all existing structures, site features, and setbacks
☐	Elevations required if rezoning involves new construction or changes to an existing building (Not applicable at this time)
☐	Transportation analysis, if required (Not applicable at this time)

4. Primary Contact Information

Primary Point of Contact Name:	Fredrick Ford, Assoc. AIA, LEED AP - Stogner Architecture, PA		
Mailing Address:	615 East Broad Ave. Rockingham, NC 28379	Fax No.:	910-895-1111
Phone No.:	910-895-6874	Email:	fford@stognerarchitecture.com
Signature:		Date:	3-28-18

5. Property Owner Information (if different from the primary point of contact)

Property Owner Contact Name:	Dawn Drigger, Executive Director Fayetteville Metro HA		
Mailing Address:	PO Drawer 2349, 1000 Ramsey St. Fay, NC 28302	Fax No.:	910-484-8733
Phone No.:		Email:	ddriggers@fmhanc.org
Property Owner or Authorized Signature:		Date Signed:	3-29-18

NORTH CAROLINA

BOOK 2346 PAGE 635

WARRANTY DEED

CUMBERLAND COUNTY

THIS DEED, made this day of September , 1972
by ISSAC BRODIE and wife, ALICE BERNICE BRODIE

herein called Grantor,

to FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY

herein called Grantee,

all of said State and County,

WITNESSETH THAT: Grantor, for ten dollars and other valuable considerations hereby acknowledged as paid and received, has bargained and sold, and by these presents does grant, bargain, sell and convey to Grantee, his heirs, successors and assigns, certain land described as follows:

NORTH CAROLINA

CUMBERLAND COUNTY

TOWNSHIP OF CROSS CREEK:

BEGINNING at an iron pipe in the Northern margin of Wiley Street, said iron pipe being South 89 degrees 30 minutes West 293.29 from the Southern end of a sight line easement granted to the North Carolina State Highway Commission at the intersection of Ramsey Street, said iron pipe is also the Southwestern corner of the tract of land conveyed by Bessie N. Hill, widow, to the Housing Authority of the City of Fayetteville, North Carolina by deed dated April 21, 1971 and recorded in Book 2256, Page 534, Cumberland County Registry and running thence with the Northern margin of Wiley Street South 89 degrees 30 minutes West 50.00 feet to a concrete monument; thence North 00 degrees 39 minutes East 150.01 feet to an iron pipe; thence North 89 degrees 30 minutes East 47.00 feet to an iron pipe, the Northwestern corner of the above mentioned tract described in Book 2256, Page 534, Cumberland County Registry, thence with the Western margin of said tract South 00 degrees 30 minutes East 149.98 feet to the beginning and being the same property described in deed from E. C. Hill and wife, Bessie N. Hill to Issac Brodie and wife, Alice Bernice Brodie, recorded in Book 941, Page 415, Cumberland County Registry.

CUMBERLAND
COUNTY

034883

STATE OF
NORTH
CAROLINA

SEP 26 72



Real Estate
Excise Tax

07.00

RB. 10716

