

Project Overview
#1143379
Project Title: Cumberland County Transitional Shelter Facility

Jurisdiction: City of Fayetteville

Application Type: 5.2) Conditional Rezoning

State: NC

Workflow: Staff Review

County: Cumberland

Project Location
Project Address or PIN:
Zip Code: 28301

- 0 PLUMMERS LN (0437849540000)
- 352 HAWLEY LN (0437848464000)
- 348 HAWLEY LN (0437848347000)
- 344 HAWLEY LN (0437848219000)

GIS Verified Data
Property Owner: Parcel

- 0 PLUMMERS LN: KELLY, HELEN HEIRS
- 352 HAWLEY LN: CARPENTER, MICHAEL J
- 348 HAWLEY LN: CUMBERLAND COUNTY BOARD OF EDUCATION
- 344 HAWLEY LN: CUMBERLAND COUNTY BD OF ED

Acreage: Parcel

- 0 PLUMMERS LN: 0.25
- 352 HAWLEY LN: 0.5
- 348 HAWLEY LN: 0.47
- 344 HAWLEY LN: 0.64

Zoning District: Zoning District

- 0 PLUMMERS LN: MR-5
- 352 HAWLEY LN: MR-5
- 348 HAWLEY LN: MR-5
- 344 HAWLEY LN: MR-5

Subdivision Name:
Fire District:
Airport Overlay District:
Hospital Overlay District:
Coliseum Tourism District:
Cape Fear District:
Downtown Historic District:
Haymount Historic District:
Floodway:
100 Year Flood: <100YearFlood>

500 Year Flood: <500YearFlood>

Watershed:
General Project Information
Proposed Conditional Zoning District: DT/CZ - Conditional Downtown

Lot or Site Acreage to be rezoned: 1.86

Was a neighborhood meeting conducted?: No

Date of Neighborhood Meeting:
Number of Residential Units: 0

Nonresidential Square Footage: 0

Landowner Information

Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:

Cumberland County would like to construct a transitional housing facility to include services on land adjacent to an existing Cumberland County Schools Facility that is currently used by FTCC for vocational training. A new building is planned along with the associated parking, access, utility and landscaping improvements.

The proposed facility would be used to temporarily house homeless citizens and provide them with services and assistance to help them to transition back to a stable quality of life. The facility will be used 24/7, with a larger staff being present during weekly and daily working hours to assist residents. The facility will house staff at all times to help monitor and minimize the movement of residents during non-working hours.

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

The existing properties are zoned MR-5, and have been acquired by Cumberland County or were previously owned by the County or school system. Some of the property is used by the school for a parking lot and open space for the school facility. The remainder of the property contains single family homes or vacant lot.

Around the site to the north across Plummers Lane are MR-5 zoned vacant lots owned by the City of Fayetteville, to the South and east is the school facility which is zoned DT-2. To the west across Hawley Lane are MR-5 and LC zoned parcels owned by the City of Fayetteville. Extending further away from the site are additional DT-2 zoned parcels that contain single family homes or vacant lots. There is also some additional MR-5 zoned land with single family homes or are vacant lots and CC zoned parcels with associated commercial use.

B) Describe the proposed conditions that should be applied.:

The existing site is currently zoned MR-5, with the adjacent property Zoned DT-2. It is desired to zone the parcels to DT-2 to match the existing school property which the new proposed facility will coordinate training activities with. The DT-2 setbacks have a maximum street front yard setback of 20', but due to the nature of the facility, the desire to provide nice street yard landscaping, and to better match the existing school facility, it is requested that maximum setbacks be increased to 70'.

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 community. The proposed amendment will permit the remaining county owned property to be combined and allow for the construction of a facility that will address a current need in the community.

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

Yes, it is requested that the front yard setback be increased to allow a building to be sited further back from the right of way

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

There as an urgent community need for additional services to support the transition of homeless citizens. This proposed amendment will allow for the construction of a new facility adjacent to existing resources.

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 would accomodate the construction of an additional governmental facility that would leverage that training place at the existing school facility so it would be compatible with the existing uses.

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

the proposed amendment will support the extension of existing governmental institutions in the immediate area, and would be an orderly and logical developmental pattern.

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

The proposed amendment would not result in or encourage premature development in the area

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

The proposed amendment would not result in a strip style center since the zoning would match the adjacent zoning.

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 zoning amendment would fit the existing surrounding uses, which include DT-2, LC, CC and MR-5 uses.

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

The proposed amendment is not anticipated to have adverse impacts on the surrounding property values since all of the adjacent properties are owned by governmental bodies.

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

None

Primary Contact Information

Contractor's NC ID#:

Project Owner

Jermaine Walker
County of Cumberland
130 Gillespie Street, 214
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Project Contact - Agent/Representative

Cynthia Smith
Moorman, Kizer & Reitzel, Inc.
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Project Contact - Primary Point of Contact for Engineer

Jimmy Kizer
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As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 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 Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

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