

### Project Overview

**Project Title:** Gilliam - MAP AMENDMENT

**Application Type:** 5.1) Rezoning (Map Amendment)

**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville

**State:** NC

**County:** Cumberland

### Project Location

**Project Address or PIN:** 322 RUSSELL ST (Unverified)

### GIS Verified Data

**Property Owner:**

**Zoning District:**

**Acreage:**

**Subdivision Name:**

### 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:** 0.118

**Water Service:** Public

**A) Please describe all existing uses of the land and existing structures on the site, if any:** The land is unimproved.

**Previous Amendment Approval Date:**

**Proposed Zoning District:** Mixed Residential (MR-5)

**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.:** The land adjacent to the proposed rezoning and to its South is zoned MR5.  
The land adjacent to the proposed rezoning and to its West is zoned MR5.  
The land adjacent to the proposed rezoning and to its Northwest is zoned CC.  
The land across the street from the subject site is split zoned CC and HI.

### Amendment Justification - Answer all questions under 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 2010 plan to downtown use; the 2030 growth plan of urban; and the Downtown Renaissance Plan

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:** The proposed amendment allows for residential use of the rezoned property which is a stated goal for the development of downtown property.

**B) Are there changed conditions that require an amendment? :** No.

**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 closest improvements to the proposed rezoning are single family homes. the proposed rezoning provides for a transitional use between the existing residential

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:** The proposed rezoning provides for a transitional use between the existing residential and commercial zoning and straightens the existing zoning lines.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:** The proposed amendment decreases the chances of a strip-style commercial development.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:** The proposed amendment does not adversely impact the property values of the surrounding lands.

and commercial zoning and straightens the existing zoning lines.

**F) State the extent to which the proposed amendment might encourage premature development.:** The proposed amendment does not encourage premature 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 extends the existing MR5 zoning and straightens the existing zoning lines which does not create an isolated zoning district and is related to adjacent zoning districts.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:** The proposed amendment does not significantly adversely impact the natural environment.

### Primary Contact Information

**Project Contact - Agent/Representative**

J. Duane Gilliam, Jr.  
Gilliam Law Firm  
PO Box 53555  
Fayetteville, NC 28305  
P:910-818-8899  
[duane@gilliamlawfirm.com](mailto:duane@gilliamlawfirm.com)

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

**Property Owner**

J. Duane Gilliam, Jr.  
322 Russell Street, LLC  
PO Box 53555  
Fayetteville, NC 28305  
P:910-818-8899  
[duane@gilliamlawfirm.com](mailto:duane@gilliamlawfirm.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. :**