

Planning & Zoning

433 Hay Street Fayetteville, NC 28301 910-433-1612

www.fayettevillenc.gov

Project Overview #1106528

Subdivision Name:

Airport Overlay District:

Project Title: Kays Unique Creations, LLC

Jurisdiction: City of Fayetteville

Application Type: 5.2) Conditional Rezoning State: NC

Workflow: Staff Review County: Cumberland

Project Location

Project Address or PIN: 1708 BRAGG BLVD Zip Code: 28303

(0428703150000)

GIS Verified Data

Property Owner: Parcel Acreage: Parcel

1708 BRAGG BLVD: DAVIS-AMOS, LINDA KAY
 1708 BRAGG BLVD: 0.22

Zoning District: Zoning District

1708 BRAGG BLVD: SF-6

Fire District:

Hospital Overlay District: Cape Fear District: Downtown Historic District:

Havmount Historic District: Floodway:

100 Year Flood: <100YearFlood> 500 Year Flood: <500YearFlood>

Watershed:

General Project Information

Proposed Conditional Zoning District: LC/CZ - Conditional Lot or Site Acreage to be rezoned: 0.23

Limited Commercial

Was a neighborhood meeting conducted?: No Date of Neighborhood Meeting:

Number of Residential Units:

Nonresidential Square Footage:

Landowner Information

Landowner Name: Linda Davis Amos Deed Book and Page Number: Deed Book,10532; Page 10

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.:

Office space to meet with clients for event planning. No actual events to occur at site.

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

Conditions allowing for the use of the property as office use for business. Conditions as identified in site plan to include, but not limited to: 12 ft. driveway, 1 handicap parking space; handicap accessibility to bathroom; handicap entrance ramp and parking

Site Improvements: Handicap accessible entry to the property, handicap accessible parking and handicap accessible bathroom.

Hours of operation: 12 noon - 7 p.m.

Structure will retain its residential character and appearance.

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

Existing properties adjacent to and across the street from the site are SF6 and appear to be residential. Notwithstanding, there are a number of commercial properties zoned O&I in close proximity.

areas and set backs as identified.

Shrubbery in lieu of fencing

Reasonable signage consistent with business use

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 amendment is consistent with good land use practices and planned future growth. Traffic and noise on Bragg Blvd. and development have created a need for a change in zoning designations and future land use such that the current land use plan should be revised to reflect the presence of a buffer zone to lessen the harmful impact of Bragg Blvd. upon residential areas.

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

Traffic and noise on Bragg Blvd. and development have created a changed condition such that a buffer zone is needed to lessen the harmful impact of Bragg Blvd. upon residential areas.

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

There is a demonstrated community need for a residential buffer area due to traffic, noise and development along Bragg Blvd.

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.:

As a result of the hereinabove described changes and/or issues resulted from Bragg Blvd., it is necessary to allow for office use, retaining a residential character, to better serve the residential areas along Bragg Blvd

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

As shown above, the proposed change allows for a logical and orderly development pattern.

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

The proposed change in zoning does not encourage premature development.

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

The proposed change in zoning would not encourage 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.:

Many properties in very close proximity to the subject property are zoned O&I and MR5. Also, there are a number of business uses along Bragg Blvd, such that the requested zoning does not result in improper isolated zoning district unrelated to adjacent and surrounding land use.

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

The investment in the proposed property is expected to increase property values in surrounding properties.

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

The proposed change in zoning would not result in any significant impact on the natural environment.

Primary Contact Information

Contractor's NC ID#:

Project Contact - Agent/Representative

Thomas Neville Yarborough Winters & Neville, P.A. 115 East Russell Street Fayetteville, NC 28314 P:9104334433 F:910-433-2233 jtneville@ywnlaw.com

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:

Project Owner

Linda Davis Amos

Kay's Unique Creations, LLC

917 Bashlot Place

Fayetteville, NC 28303

P:910-261-4003

kaysuniquecreations12@gmail.com

Project Contact - Primary Point of Contact for the Attorney

Thomas Neville

Yarborough Winters & Neville, P.A.

115 East Russell Street Fayetteville, NC 28314

P:9104334433

F:910-433-2233

jtneville@ywnlaw.com

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:

Indicate which of the following project contacts should be

included on this project: Attorney

AFFIDAVIT OF OWNERSHIP

I, <u>Li</u>	nda Kay	y Davis	-Amos, b	eing dul	y sworn,	deposes	s and sag	ys:				
1.	That	I	am	the	owner	of	the	prope	rty/prop	erties	locate	ed at
<u>1708 Br</u>	agg Bo	ulevard	, in the C	ity of F	ayetteville	e, a pol	itical su	bdivis	ion of tl	ne State o	f North	ı
Carolin	ıa.											
2	. 1	I do he	reby give	e permi	ission to <u>l</u>	J. Thon	nas Nev	ille of	Yarboro	ough Win	ters &	-
Neville, P	<u>.A.</u> to s	submit	aCondit	ional Re	ezoning/F	Rezonir	ng/Varia	nce/Sp	pecial U	se (circle	one)	
applicatio	n to the	City o	of Fayette	eville or	n my beha	lf for t	ne abov	e refer	enced p	oroperty/p	roperti	es.
3	. ′	This	authorit	y	is or	nly g	ranted f	or	the	applicati	on	to be
submitted	d on <u>17</u>	08 Bra	gg Boule	vard, Fa	yetteville,	NC 20	<u> 303.</u>					
					\	gnatur	vla of Affi	Lant ,	y E	Jaus	An	
					Si	ignatur	e of Affi	ant				

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the

, 2023.

, Notary

(Official Seal)

DARLENE F. ISOM
Notary Public, North Carolina
Cumberland County
My Commission Expires
April 06, 2024

Signature of Notary Public

Public Printed Name of Notary Public

My Commission Expires:_

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		special approved: Special approved: (Local Jurischeiter, Department of Insurance, OSC, DPI, DHHS	planing flater regardners (GARE 2921) 1 WATERCLOSET, O'RRAL, I LAVATORY, o DRINKING FOLNTAIN use waterloved usual leastons slower tals dealing forestin and female for	SPECIAL INSPECTIONS REQUIRED: Ves. No.	Pidd Test (provide copy of test (pper) pid Prosupptive Reating capacity 2000 pif Pile size, hyse, and capacity	Lateral design Certes) - Earthquake Wind Sed Bearing Copusition	VX - Sumplified Equi scal, Compression	omat Franc da R. Cee Sparid n	Adeitation SS 19 Me 1613/5/2) A B Treat Presumptive History	A B	Wind Base Streets (for MWPRS) Vx "	Wind Loads Basic Wind Speed mph (ASCE-7)	86 PM	Live Loads: Roof	Staw (IS)		!	let or purking area total \$19.51SF of purking spaces of accounties spaces provide	wocassible publique	Units Provided total accessible Units provided	Units Required Type A Units Provided Type B Units Remarked Type B		accessible dwallfur unin	The square fronting of man true mean true. The square fronting of man stroke comparingst (40%4). Note any code exceptions or table notes that may have been unliked regarding to	Location of does equipped with held-reen devices Location of emergency coope windows (1929)	Leaders of dates with pure backwar (1008-1.10) Leaders of dates with shipped agrass locks and the amount of Aday (1008-1.9) Leaders of dates with shipped agrass locks and the amount of Aday (1008-1.9) Leaders of dates with shapped agrass locks (1008-1.9)	Maximum calculated excepted food capturity each coil door can accretioned to be Actual receptual food for each coil door. A sensely adjunctive that indicating what a fire rated flow coiling and or roof of	Common puth of travel declarace (1014.) d. 10(3/8) Deed and length (1018.t) Clear poit width for each poil door	Occupancy hyper for each area at it relates to eccupant had calculaten (Table) Occupant loads for each area For account model determined 10166	Assumed and real property line locations Exterior wall opening area with cospect to distance to assumed property lines (*) Exactly structures within 35° of the proposed healthing	LIFE SAFETY PLAN REQUIREMENTS Life Safety Plan Sheet #	Paris Hardware, No Yes	N N	Emergency Lighting: No Yes Edi Signs: No Yes	the safety system REQUIREMENTS	Separation Service Barner Separation Towart Separation Insulated Use Separation* Indicate section member pennithing radiation	Industry apporting beans and pieces Shaft Endowners - Exit Shaft Endowners - Other Cornslet Separation On Separation Party Flore Wall	Exterior with Need East West South Interior with and published Proof Countries Individual supporting bearing and priving Read Country about the Countries of	rated penetration design # for rated prior required provided (we	and short Pdesign a fee rated assembly dasagn a fee	building alarment five constraint of statute (feet) rating sketal 2

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BUILDING CODE SUMMARY

KAYS UNIQUE CREATIONS

WHITE HOUSE BUILDING ASSOCIATES

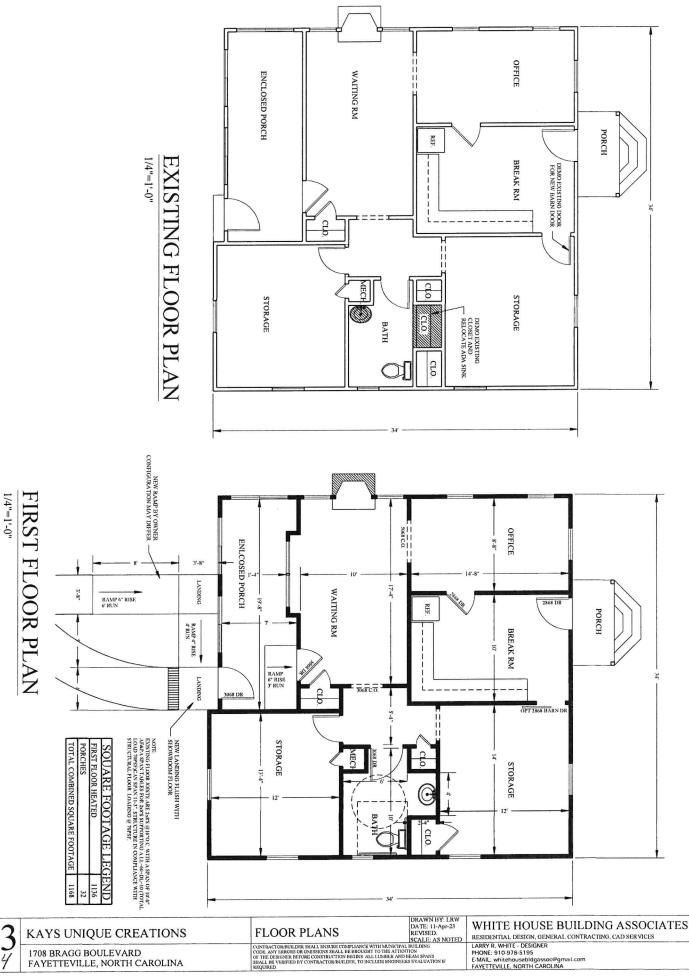
FLOOR PLAN ELEVATIONS SITE PLAN

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RESIDENTIAL DESIGN, GENERAL CONTRACTING, CAD SERVICES
LARRY R. WHITE - DESIGNER
PHONE: 910-978-5199
FAMAL: whitehouseblidgassoc@gmail.com
FAYETTEVILLE, NORTH CAROLINA

1708 BRAGG BOULEVARD FAYETTEVILLE, NORTH CAROLINA

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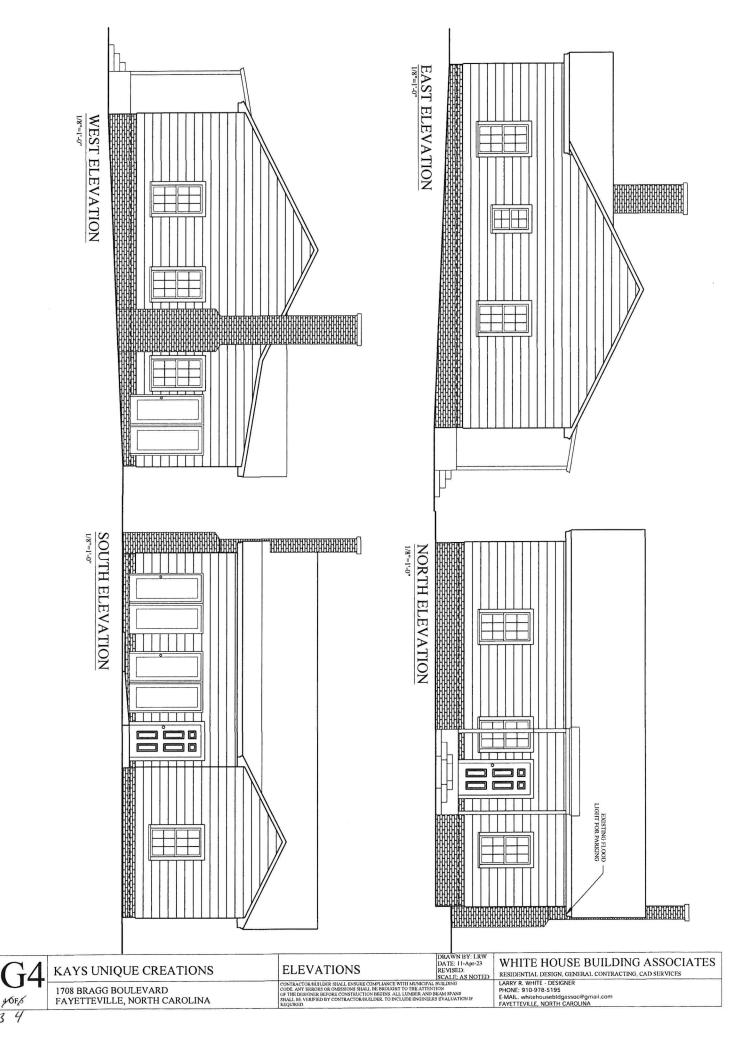


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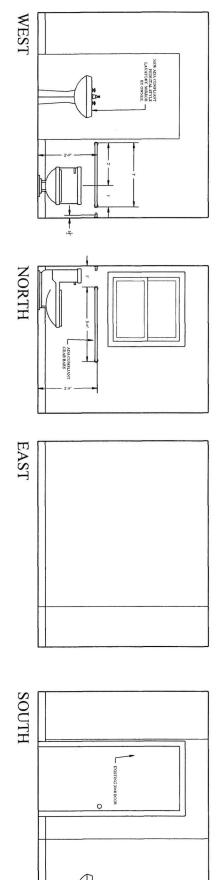
KAYS UNIQUE CREATIONS

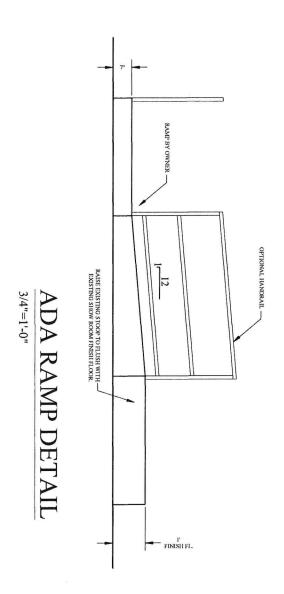
W THE THUDSE BUILDING ASSOCI
RESIDENTIAL DESIGN, GENERAL CONTRACTING, CAD SERVICES
LARRY R. WHITE - DESIGNER
PHONE: 910-978-5195
E-MAIL, whitehouseblidgassoc@gmail.com
FAYETTEVILLE, NORTH CAROLINA

1708 BRAGG BOULEVARD FAYETTEVILLE, NORTH CAROLINA



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3/4"=1'-0" ADA BATHROOM DETAILS



RESIDENTIAL DESIGN, GENERAL CONTRACTING, CAD SERVICES
LARRY R. WHITE - DESIGNER
PHONE: 910-978-5195
FAMIL: whitehouseblidgassoc@gmail.com
FAYETTEVILLE, NORTH CAROLINA

DETAILS

| DRAWN BY, LRW DATE: 11-Apr-23 REVISED: SCALE: AS NOTED CODE ANY BROOKS OR OANSIONS SIALL BE BROUGHT TO THE ATTESTION OF THE DESIGNES BEFORE CONSTRUCTION BEFORE ALL LIMINER AND BRAM SPANS SHALL BE REVISED: STALL LIMINER AND BRAM SPANS SHALL BE REVISED BY THE DESIGNES BEFORE CONSTRUCTION BEFORE ALL LIMINER AND BRAM SPANS SHALL BE REVISED BY THE PROPERTY OF THE PROPERTY O

BK10532 P60010

FILED CUMBERLAND COUNTY NO J. LEE WARREN, JR. REGISTER OF DEEDS Jun 28, 2019 FILED AT 12:02:35 pm 10532 BOOK 0010 START PAGE 0012 END PAGE 19567 INSTRUMENT # RECORDING \$26.00 \$100.00 **EXCISE TAX**

Prepared By and Return To: Attorney Steve Bunce Bex-

File # 48166-19

Revenue Stamps \$100.00

Tax Pin Number: 0428-70-3150

NORTH CAROLINA CUMBERLAND COUNTY **GENERAL WARRANTY DEED**

THIS DEED made and entered into this 24th day of June, 2019, by and between **Mountain View International Group, LP, a Georgia Domestic Limited Partnership,** hereinafter called "Grantor," whose mailing address is 2140 S Dupont Hwy, Camden, GA 30046 and **Linda Kay Davis-Amos**, whose mailing address is 917 Bashlot Pl., Fayetteville, NC 28303, hereinafter called "Grantee".

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

The Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple (with the exceptions hereinafter stated, if any), all the certain tract or parcel of land situated in the City of Fayetteville in Cross Creek Township, Cumberland County, North Carolina, and more particularly described as follows:

BEGINNING at the northeastern intersection of Fort Bragg Boulevard and Cape Fear Avenue, and running thence with the latter North 9 degrees 15 minutes East 130 feet; thence South 81 degrees 45 minutes East 75 feet; thence South 9 degrees 15 minutes West 130 feet to Fort Bragg Boulevard; thence with it North 81 degrees 45 minutes West 75 feet to the POINT OF BEGINNING.

Being the same property conveyed to Mountain View International Group, LP by deed recorded in Book 10455, Page 775
This property does not include the primary residence of the Grantor(s).

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated, if any.

Title to the property hereinabove described is subject to the following exceptions:

- a. County and/or Municipal Zoning Ordinances, Rules and Regulations.
- b. Restrictive Covenants, Easements and Rights of Way of Record.
- c. County Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

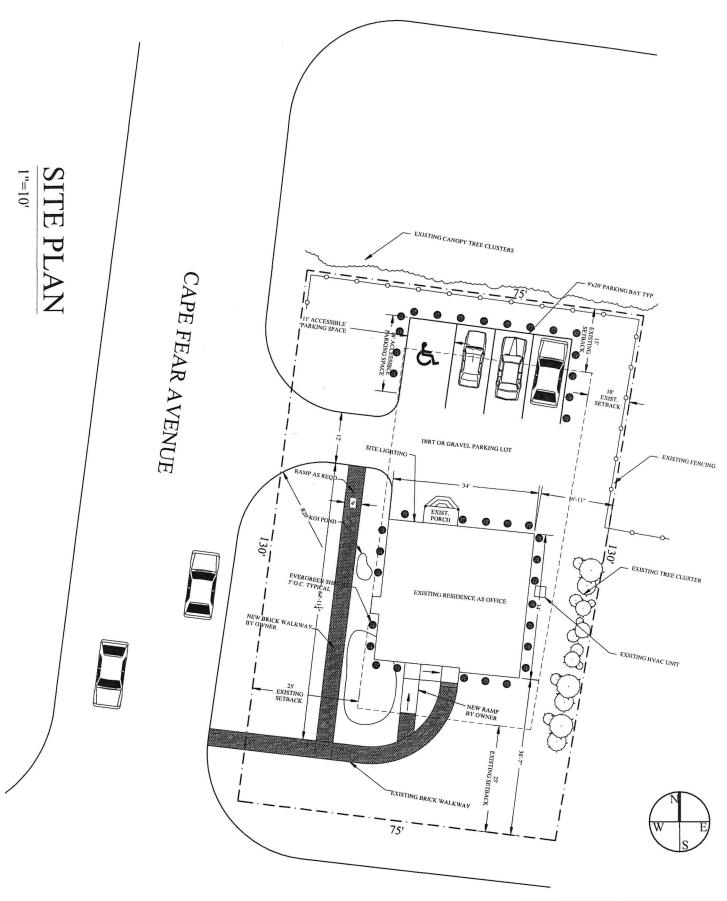
Mountain View International Group, LP

By, Kelly Kirkpatrick, General Partner

BK10532 PG0012

STATE OF	CITY ONTO		
COUNTY OF	CITY PROVINCE / COUNTRY		
each acknowledg	ing to me that he or s	ng person(s) personally a the signed the foregoing f Mountain View Intern	
Date: 2 5 JUN 20	119		
	X	DANGNEW	W
	N	otary Public Signature	JEFFERY A. BROWN TORONTO NOTARY PUBLIC 800 BATHURST ST. SUITE 402 TORONTO, ONTARIO, MSR 3MB TEL: (418) 333-4158
	P	rinted Name of Notary P	Public
My Commission I	ONTSU.	PUBLIC FOR DE RAYAYER ALLE ON MS1784B	

(N.P. SEAL)



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KAYS UNIQUE CREATIONS 1708 BRAGG BOULEVARD FAYETTEVILLE, NORTH CAROLINA

WHITE HOUSE BUILDING ASSOCIATES

RESIDENTIAL DESIGN, GENERAL CONTRACTING, CAD SERVICES
LARRY R. WHITE · DESIGNER
PHONE: 910-978-5195
E-MAIL: whitehouseblidgasoc@gmail.com
FAYETTEVILLE, NORTH CAROLINA

DRAWN BY: LRW
DATE: 11-Apr-23
REVISED.

CONTRACTOR/BUILDER SHALL ENSURE COMPILANCE WITH MUNICIPAL RULLIPING
OF THE DESIGNAR REFORE CONSTRUCTION REGION ALL LUMBER AND BEAM SYNAL
STRALL BE VERDED by CONTRACTOR/BUILDER, TO BCLUDE ENGINEERS BY ALLIATION IF
REQUIRED.