

**Project Overview****#1106528**

**Project Title:** Kays Unique Creations, LLC  
**Application Type:** 5.2) Conditional Rezoning  
**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

**Project Location**

**Project Address or PIN:** 1708 BRAGG BLVD  
(0428703150000)

**Zip Code:** 28303

**GIS Verified Data**

**Property Owner: Parcel**  
• 1708 BRAGG BLVD: DAVIS-AMOS, LINDA KAY

**Acreage: Parcel**  
• 1708 BRAGG BLVD: 0.22

**Zoning District: Zoning District**  
• 1708 BRAGG BLVD: SF-6

**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:** LC/CZ - Conditional  
Limited Commercial

**Lot or Site Acreage to be rezoned:** 0.23

**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.

areas and set backs as identified.

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

Shrubbery in lieu of fencing

Reasonable signage consistent with business use

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.

**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](mailto: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](mailto: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](mailto: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, Linda Kay Davis-Amos, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 1708 Bragg Boulevard, in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to J. Thomas Neville of Yarborough Winters & Neville, P.A. to submit a Conditional Rezoning/Rezoning/Variance/Special Use (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on 1708 Bragg Boulevard, Fayetteville, NC 20303.

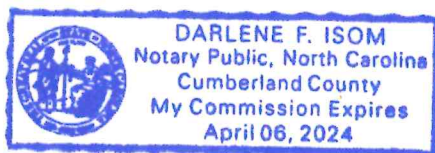
  
Signature of Affiant

\_\_\_\_\_  
Signature of Affiant

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 29<sup>th</sup> day of August, 2023.

(Official Seal)



  
Signature of Notary Public

DARLENE F. ISOM, Notary  
Public Printed Name of Notary Public

My Commission Expires: 4/6/24

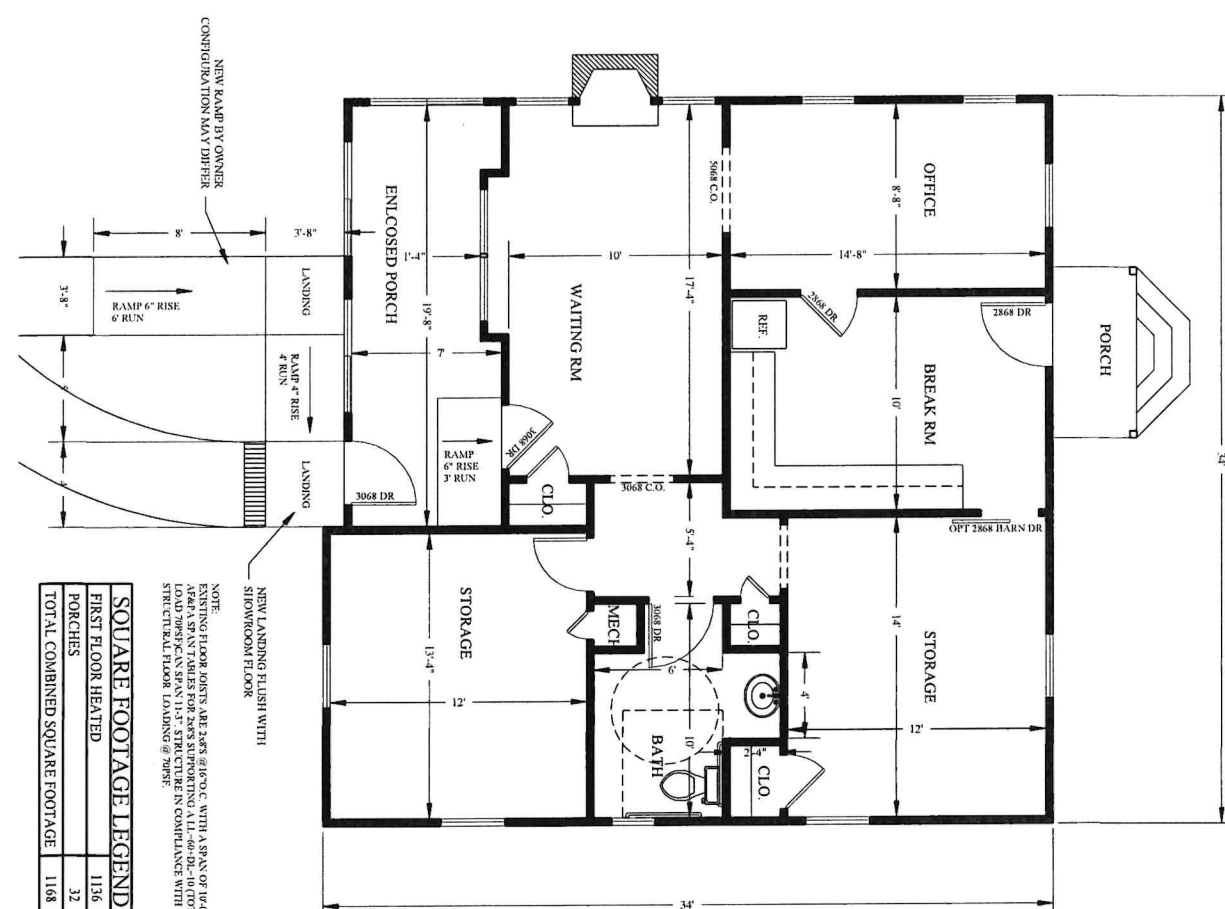
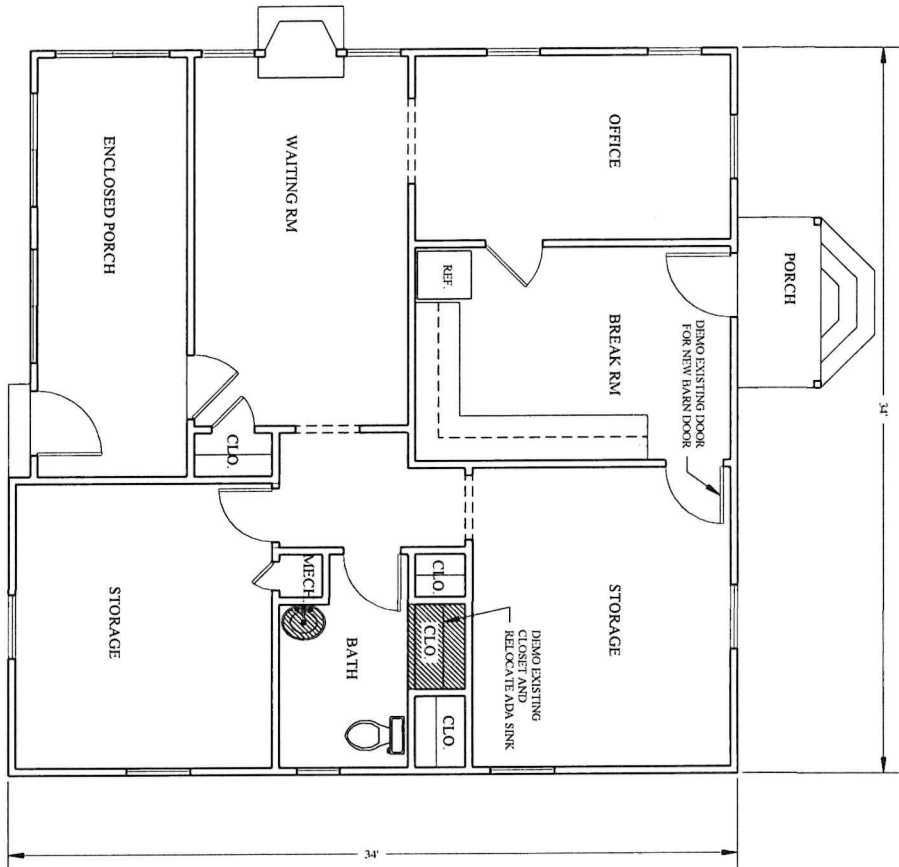
Clos to The entire Building

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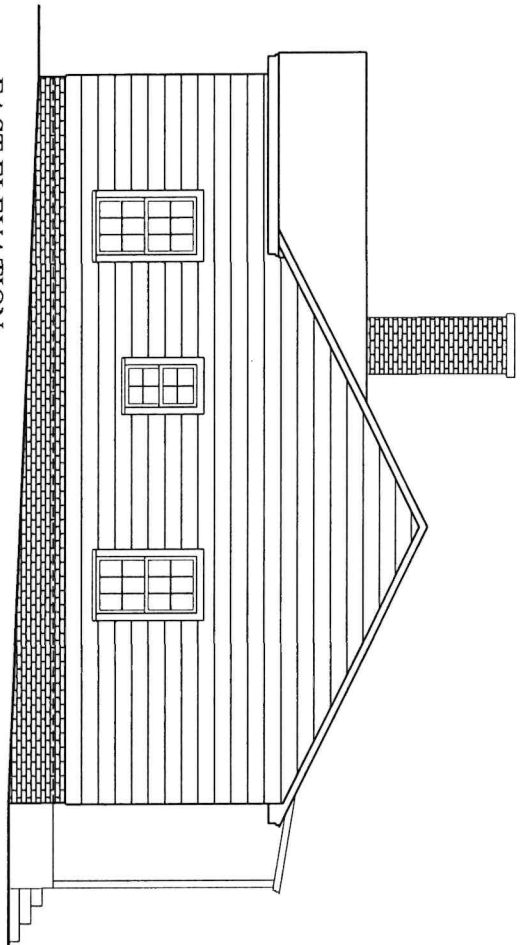
<b>G1</b> 1 OF 4	<b>KAYS UNIQUE CREATIONS</b>  1708 BRAGG BOULEVARD FAYETTEVILLE, NORTH CAROLINA	<b>CODE SUMMARY</b>  CONTRACTOR/BUILDER SHALL INSURE COMPLIANCE WITH ALL CODE. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE OF THE DESIGNER. RECORDS CONSTRUCTION LOGS, ALL LUMBER SHALL BE VERIFIED BY CONTRACTOR/BUILDER, TO INCLUDE E REQUIRED.
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DATE: 11-Apr-23	WHITE HOUSE BLDG
REVISED:	RESIDENTIAL DESIGN, GENERAL CONTRACTOR
SCALE: AS NOTED	LARRY R. WHITE - DESIGNER
SCIPAL BUILDING	PHONE: 910-978-5195
ATTENTION	E-MAIL: whitehousebldgassoc@gmail.com
AND BEAM SPANS	FAYETTEVILLE, NORTH CAROLINA
ENGINEERS EVALUATION IF	

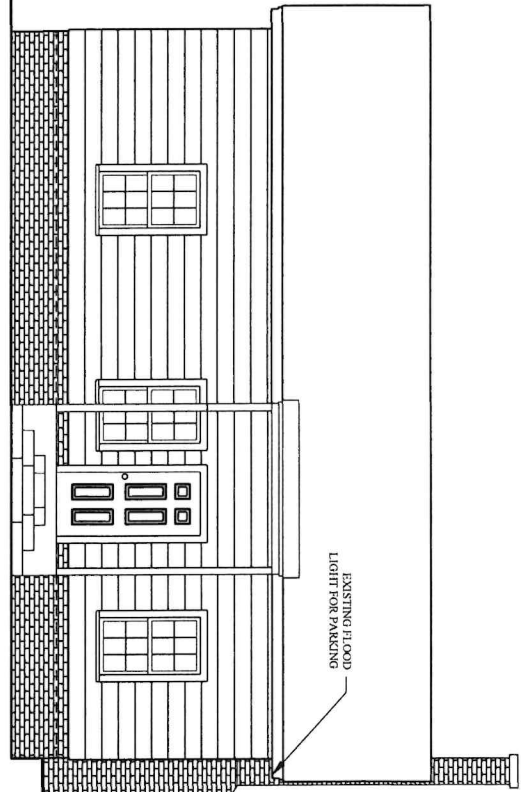
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TING, CAD SERVICES



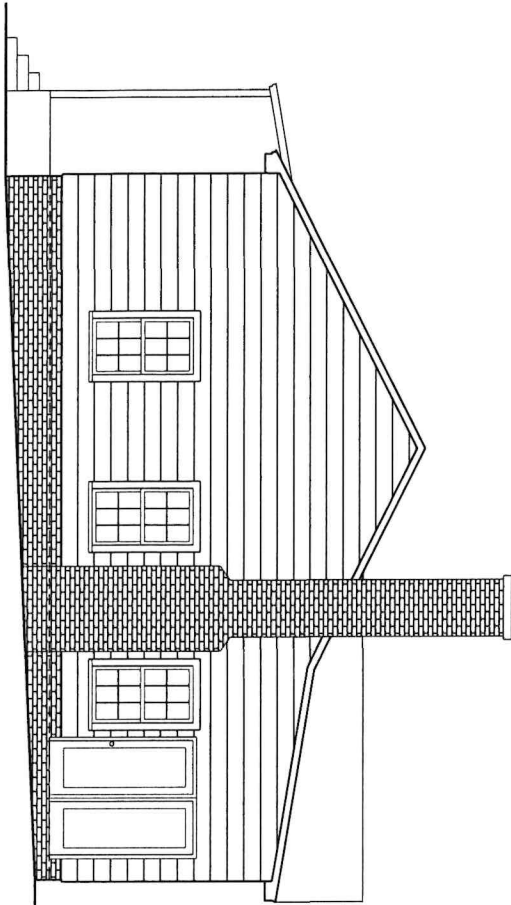
EAST ELEVATION  
1/8"=1'-0"



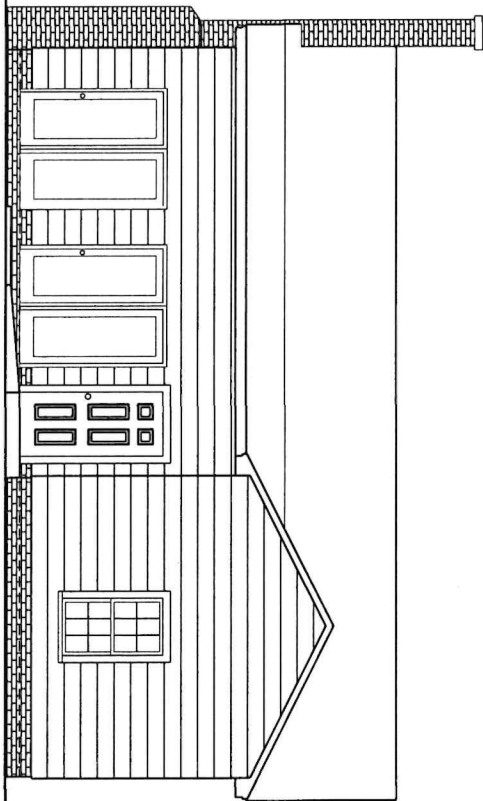
NORTH ELEVATION  
1/8"=1'-0"



WEST ELEVATION  
1/8"=1'-0"



SOUTH ELEVATION  
1/8"=1'-0"



G4

KAYS UNIQUE CREATIONS

1708 BRAGG BOULEVARD  
FAYETTEVILLE, NORTH CAROLINA

ELEVATIONS

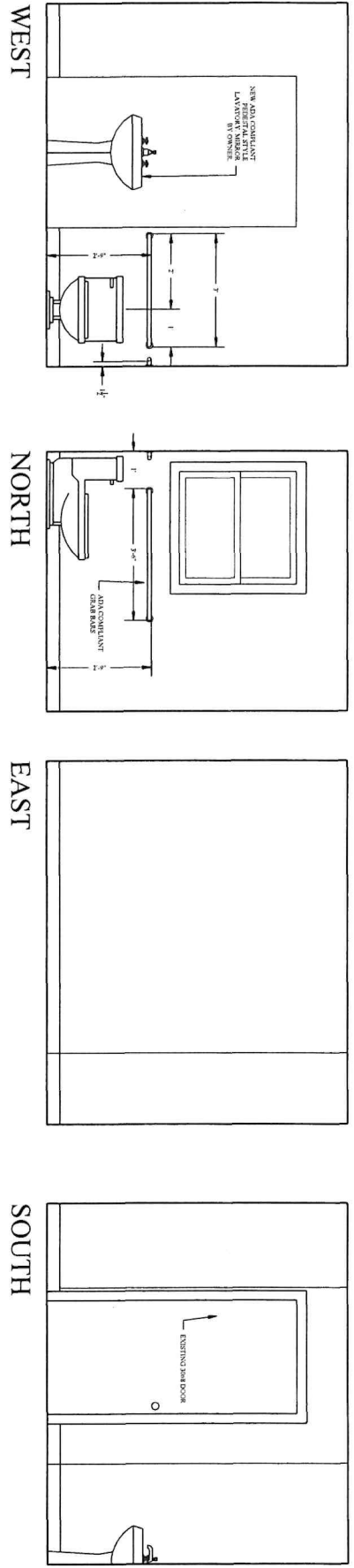
CONTRACTOR/BUILDER SHALL ENSURE COMPLIANCE WITH MUNICIPAL BUILDING CODE. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE CONSTRUCTION BEGINS. ALL LUMBER AND BEAM SPANS SHALL BE VERIFIED BY CONTRACTOR/BUILDER. TO INCLUDE ENGINEER'S EVALUATION IF REQUIRED.

DRAWN BY: LRW  
DATE: 11-Apr-23  
REVISED:  
SCALE: AS NOTED

WHITE HOUSE BUILDING ASSOCIATES

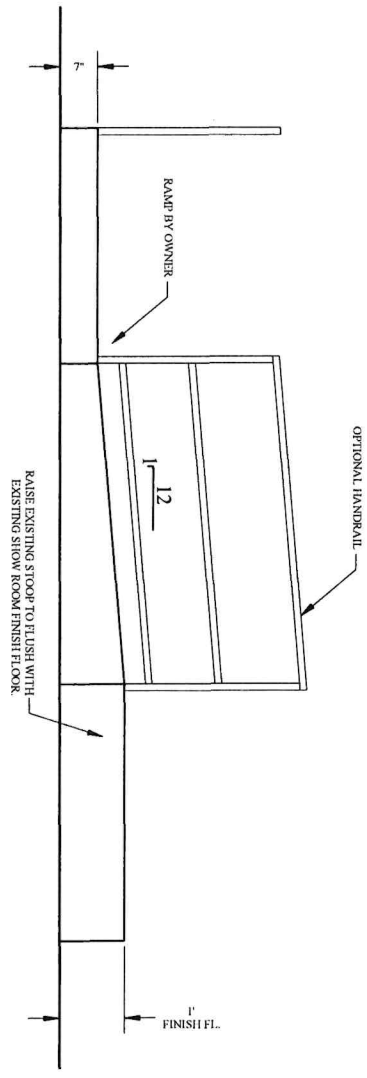
RESIDENTIAL DESIGN, GENERAL CONTRACTING, CAD SERVICES

LARRY R. WHITE - DESIGNER  
PHONE: 910-978-5195  
E-MAIL: whitehousebldgassoc@gmail.com  
FAYETTEVILLE, NORTH CAROLINA



# ADA BATHROOM DETAILS

3/4"=1'-0"



## ADA RAMP DETAIL

3/4"=1'-0"

BK10532 PG0010

FILED  
CUMBERLAND COUNTY NC  
J. LEE WARREN, JR.  
REGISTER OF DEEDS  
FILED Jun 28, 2019  
AT 12:02:35 pm  
BOOK 10532  
START PAGE 0010  
END PAGE 0012  
INSTRUMENT # 19567  
RECORDING \$26.00  
EXCISE TAX \$100.00  
BLF

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.

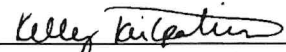
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

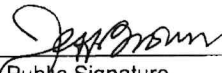
Mountain View International Group, LP

  
\_\_\_\_\_  
By, Kelly Kirkpatrick, General Partner

STATE OF TORONTO, ONTARIO, CANADA  
CITY / PROVINCE / COUNTRY  
COUNTY OF \_\_\_\_\_

I, certify that the following person(s) personally appeared before me this day  
each acknowledging to me that he or she signed the foregoing document:  
Kelly Kirkpatrick, General Partner of Mountain View International Group, LP

Date: 25 JUN 2019

x   
Notary Public Signature

JEFFERY A. BROWN  
TORONTO NOTARY PUBLIC  
800 BATHURST ST. SUITE 402  
TORONTO, ONTARIO, M5R 3M8  
TEL: (416) 939-4158

\_\_\_\_\_  
Printed Name of Notary Public

NOTARY PUBLIC FOR  
ONTARIO  
NO EXPIRATION DATE #S17842

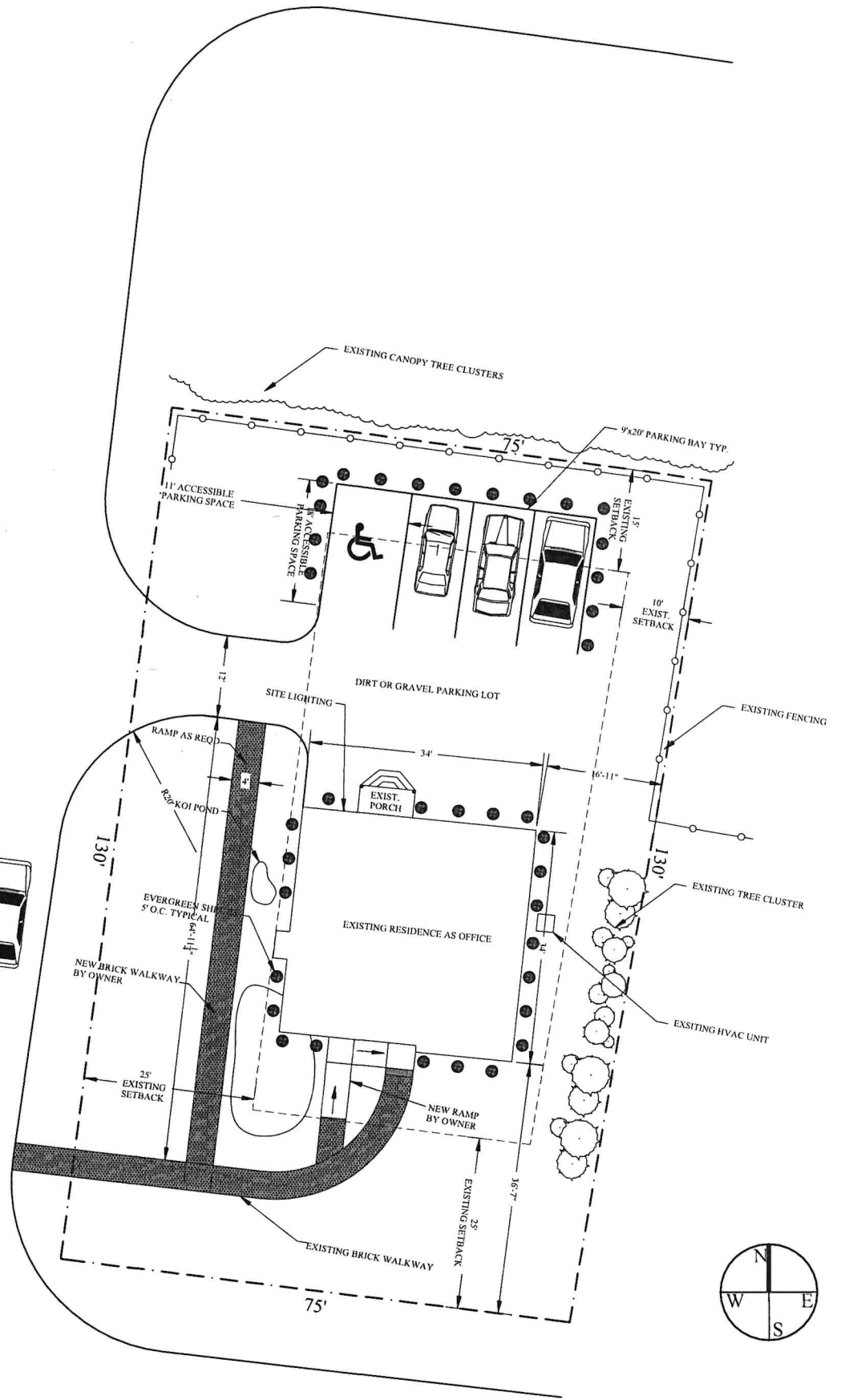
My Commission Expires: \_\_\_\_\_

(N.P. SEAL)

1"=10'

# SITE PLAN

CAPE FEAR AVENUE



01  
1 OF 4

KAYS UNIQUE CREATIONS  
1708 BRAGG BOULEVARD  
FAYETTEVILLE, NORTH CAROLINA

## SITE PLAN

CONTRACTOR/BUILDER SHALL ENSURE COMPLIANCE WITH MUNICIPAL BUILDING CODE. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE CONSTRUCTION BEGINS. ALL LUMBER AND BEAM SPANS SHALL BE VERIFIED BY CONTRACTOR/BUILDER, TO INCLUDE ENGINEER'S EVALUATION IF REQUIRED.

DRAWN BY: LRW  
DATE: 11-Apr-23  
REVISED:  
SCALE: AS NOTED

## WHITE HOUSE BUILDING ASSOCIATES

RESIDENTIAL DESIGN, GENERAL CONTRACTING, CAD SERVICES

LARRY R. WHITE - DESIGNER  
PHONE: 910-978-5195  
E-MAIL: whitehousebldgassoc@gmail.com  
FAYETTEVILLE, NORTH CAROLINA