

Project Overview**#811151****Project Title:** HOKE LOOP & RAEFORD**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 0 HOKE LOOP RD (9476572873000) **Zip Code:** 28,304**GIS Verified Data****Property Owner: Parcel**

- 0 HOKE LOOP RD: SYCAMORE CORNER LLC

Acreage: Parcel

- 0 HOKE LOOP RD: 20.56

Zoning District:**Subdivision Name:****Fire District:****Airport Overlay District:****Hospital Overlay District:****Coliseum Tourism District:****Cape Fear District:****Downtown Historic District:****Haymount Historic District:****Floodway: FloodWay**

- 0 HOKE LOOP RD: AE

100 Year Flood:**500 Year Flood:****Watershed:****General Project Information****Has the land been the subject of a map amendment application in the last five years?:** No**Previous Amendment Approval Date:****Previous Amendment Case #:****Proposed Zoning District:** LC**Acreage to be Rezoned:** 1.94**Is this application related to an annexation?:** No**Water Service:** Public**Sewer Service:** Public**A) Please describe all existing uses of the land and existing structures on the site, if any:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

VACANT

LC

AR

CD

SF15

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 FUTURE LAND USE PLAN CALLS FOR NEIGHBORHOOD MIXED USE AT THIS LOCATION. LIGHT COMMERCIAL ZONING IS VERY MUCH IN KEEPING WITH THAT USE.

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

NO

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

THIS LOCATION IS CONDUCIVE TO LC ZONING TO A GREAT EXTENT. THE ADJACENT PROPERTY IS CURRENTLY ZONED LC AND IT IS A GOOD TRANSITION FROM THE BUSINESS OF RAEFORD ROAD AND THE NEIGHBORHOODS TO THE NORTH AND SOUTH.

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.:

SEE THE PREVIOUS ANSWER.

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

LC IS A GOOD TRANSITIONAL ZONING BETWEEN THE TRAFFIC ON RAEFORD AND THE HOUSES TO THE NORTH. THOSE HOMES NEED SERVICES AVAILABLE TO THEM WITHOUT HAVING TO ENTER RAEFORD ROAD TRAFFIC.

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

TO NO EXTENT

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

TO NO EXTENT

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.:

TO NO EXTENT

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

TO NO EXTENT. THIS OWNER OWNS THE SURROUNDING LAND.

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

WETLANDS AND THE STREAM ARE BEING PRESERVED WITHIN THE CORP OF ENGINEERS GUIDELINES.

Primary Contact Information

Project Contact - Agent/Representative

LORIEPLER
Larry King & Assoc.
1333 Morganton Road, Fayetteville
Fayetteville, NC 28305
P:9104834300
LEPLER@LKANDA.COM

Project Owner

PALMER WILLIAMS

2709 THORNGROVE CT
FAYETTEVILLE, NC 28303
P:910.864.1125
PWILLIAMS@C-SPROP.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. :

Project Contact - Primary Point of Contact for the Developer
PALMER WILLIAMS

2709 THORNGROVE CT
FAYETTEVILLE, NC 28303
P:910.864.1125

Project Contact - Primary Point of Contact for the Surveyor

LORIEPLER

Larry King & Assoc.

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Contractor's NC ID#:

Indicate which of the following project contacts should be included on this project: Developer, Surveyor