

**Project Overview**
**#1127547**

**Project Title:** Head Start Childcare Facility Replacement  
**Application Type:** 5.1) Rezoning (Map Amendment)  
**Workflow:** Staff Review

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

**Project Location**

**Project Address or PIN:** 328 DEEP CREEK RD  
 (0447302240000)

**Zip Code:** 28314

**GIS Verified Data**
**Property Owner: Parcel**

- 328 DEEP CREEK RD: CUMBERLAND COMMUNITY ACTION PROGRAM INC

**Acreage: Parcel**

- 328 DEEP CREEK RD: 4.03

**Zoning District: Zoning District**

- 328 DEEP CREEK RD: HI

**Subdivision Name:**
**Fire District:**
**Airport Overlay District: Airport Overlay District**

- 328 DEEP CREEK RD: 1

**Hospital Overlay District:**
**Cape Fear District: Cape Fear District**

- 328 DEEP CREEK RD: 0

**Coliseum Tourism District:**
**Downtown Historic District:**
**Haymount Historic District:**

**100 Year Flood:** <100YearFlood>

**Floodway:**

**500 Year Flood:** <500YearFlood>

**Watershed:**
**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:** 4.03

**Water Service:** Private

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

The property is currently used as a daycare. It contains five modular structures with associated sidewalks, parking and playgrounds.

**Previous Amendment Approval Date:**

**Proposed Zoning District:** Community Commercial (CC)

**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 current zoning district is HI (Heavy Industrial) with adjacent zones of CC (Community Commercial) and LC (Limited Commercial) and zoning of SF-6 (Single Family) across the street.

CC and LC parcels are vacant with no current uses. The SF-6 parcels across the street are vacant with abutting residential housing properties.

**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 present use of the site is a day care. The long-range plan is to remove the existing structures and replace to two new buildings. Therefore, the existing and new uses for the property will be the same.

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

It is the understanding that the current zoning designation does not allow a daycare use although the daycare was allowed to be constructed originally. The amendment change will allow the continued use of the property for child daycare and bring the property into the present UDO conformity.

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

The current use of the property will be maintained with the proposed use. The current facility is being updated with new structures, walkways, etc. and will continue to provide the needs of the community with respect to child care.

**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 existing and nearby uses are a mix of residential, commercial, and retail. The continued use of the site as a daycare will support the needs of the area for child care services.

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

The child care development proposed is a replacement of the current development. Therefore, the use will not change. It will be constructed in an efficient and orderly manner that will enhance the area.

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

There currently exist a daycare on site. Therefore, it should not affect the area and by over development.

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

The daycare is existing. The new structures, site improvements and landscaping proposed with not create strip 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 zoning is compatible with adjacent zoning and the present use of the site.

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

No adverse impacts are anticipated. The proposed use of the site and the current use will be the same.

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

Any proposed development shall be in compliance with all regulations and requirements. The site shall be developed in the same general footprint of the current structures they replace.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Daniel Barney  
Cumberland Community Action Program, INC. a NC Corporation  
316 Green St  
Fayetteville, NC 28301

P:9103542826  
[daniel.barney@actionpathways.ngo](mailto:daniel.barney@actionpathways.ngo)

**Project Contact - Primary Point of Contact for the  
Landscape Architect**

Del Crawford  
Crawford Design Company (General)  
116 N. Cool Spring St  
Fayetteville, NC 28301  
P:910-221-0033  
[admin@crawforddsn.com](mailto:admin@crawforddsn.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:**

**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: Landscape Architect**