

Project Overview

Project Title: 1047 Southern Ave	Jurisdiction: City of Fayetteville
Application Type: 5.1) Rezoning (Map Amendment)	State: NC
Workflow: Staff Review	County: Cumberland

Project Location

Project Address or PIN: 1047 SOUTHERN AVE (0436-26-1730-)

GIS Verified Data

Property Owner: Parcel <ul style="list-style-type: none">1047 SOUTHERN AVE: SALVATION ARMY	Acreage: Parcel <ul style="list-style-type: none">1047 SOUTHERN AVE: 0.67000000000000004
Zoning District: Zoning District <ul style="list-style-type: none">1047 SOUTHERN AVE: SF-6	Subdivision Name: Parcel <ul style="list-style-type: none">1047 SOUTHERN AVE: DAVID W AYER

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: .68	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: The land and building have been used for a social services office.	B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.: There are many different zoning designations from HI to residential ,There is LC and NC too.

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 desired commercial designation is LC which will allow for many commercial uses which will fit into this area.

B) Are there changed conditions that require an amendment? : The parcel and it's building have been split down the center with two different zonings

C) State the extent to which the proposed amendment addresses a demonstrated community need.: The community could use jobs. Businesses create job opportunities.

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 proposed amendment is compatible with the existing uses because there is already this zoning in the immediate area.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.: Again, there is already this type of zoning in the immediate area.

F) State the extent to which the proposed amendment might encourage premature development.: I do not believe this amendment will encourage premature development in this area.

G) State the extent to which the proposed amendment results in strip-style commercial development.: It does not result in strip style 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.: It does not create isolated zoning.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.: It will not adversely affect surrounding property values.

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

Primary Contact Information

Project Contact - Agent/Representative

Susan Evans
Grant Murray Real Estate LLC
150 N. McPherson Church Rd.
Fayetteville, NC 28303
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susan@grantmurrayre.com

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

Property Owner

Major Tim Grider
The Salvation Army
220 East Russell Street
Fayetteville, NC 28301
P:910-835-6561
tim.grider@uss.salvationarmy.org

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. :