

**AGENDA
CITY OF FAYETTEVILLE
ZONING COMMISSION
CITY COUNCIL CHAMBERS
1ST FLOOR, CITY HALL
JANUARY 12, 2016**

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CITY OF FAYETTEVILLE
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I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES FROM THE DECEMBER 8, 2015 MEETING

III. PUBLIC HEARINGS

P16-01F: The rezoning of property from SF-10 – Single Family Residential, MR-5 – Mix Residential, OI – Office and Institutional and PND – Planned Neighborhood Development to LC/CZ – Limited Commercial Conditional Zoning District, to be located between 6003 to 6029 Ramsey S, and being the property of Columbia Development.

IV. ADJOURNMENT

Please be advised that the City of Fayetteville Zoning Commission will conclude its meeting at 10:00 p.m. or after all business is completed, whichever comes first. If the Zoning Commission is in the midst of a case at 10:00 p.m., it is our intention to finish that case before adjournment. Cases yet to be heard will be continued to a date certain. Thank you for keeping your comments brief.

**MINUTES
CITY OF FAYETTEVILLE
ZONING COMMISSION
CITY COUNCIL CHAMBERS
DECEMBER 8, 2015 @ 6:30 P.M.**

MEMBERS PRESENT

Jack Cox
Kevin Hight
Benjamin Stout
Joe Humphries
Willis Watt

STAFF PRESENT

David Steinmetz, Zoning Official
Karen Hilton, Planning Manager
Craig Harmon, Senior Planner
Lisa Harper, Assistant City Attorney

I. APPROVAL OF AGENDA

A motion was made by Mr. Jack Cox to approve the agenda. The motion was seconded by Mr. Joseph Humphries. A vote was taken and approved unanimously.

II. MINUTES FOR NOVEMBER 10, 2015

A motion was made by Mr. Jack Cox to approve the minutes of November 10, 2015. Mr. Joseph Humphries seconded the motion. A vote was taken and approved unanimously.

III. PUBLIC HEARINGS

Mr. Kevin Hight began by explaining: The zoning commission is charged with the review of applications for rezoning, conditional rezoning and special use permits. We review according to standards put forth in the unified development ordinance and ultimately make recommendations to the city council. The burden of demonstrating that an application complies with applicable standards is on the applicants. Our job is to listen to the testimony from both sides, be objective and fair at all times. Ultimately our goal is to preserve the character and integrity of our neighborhoods. The findings of tonight's hearings will be voted upon by this commission, and the result and recommendations passed on to the city council. The extent of which any person feels aggrieved or hurt by our recommendation, they have the right to appeal to the city council, within 10 days of the recommendation. With respect to your presentation each side has a total of 15 minutes to present their case either for or against the applicant's request. However, this rule does not apply to Special Use Permits. The clock you see to your left will monitor the amount of time you are using. The time used in responding to questions asked by the commission will not be counted against you. Special Use Permit's process is a Quasi-Judicial process so those testifying will not have a time limit and will be sworn in.

It was noted for the record that no conflicts existed between commission members and the cases to be heard.

P15-37F. The issuing of a Special Use Permit for a crematory in a CC – Community Commercial Zoning District and to be located at 653-657 Hillsboro Street, and being the property of Wiseman Mortuary.

Mr. Harmon presented the case and provided the staff report recommending approval of the Special Use Permit for a crematory in a CC – Community Commercial Zoning District. The vice chairman opened the public hearing.

In Favor:

- Angela McLauren – 6211 Carver Pine Loop Fayetteville NC 28311

In Opposition:

- None

Mr. Kevin Hight questioned if this building would be open to the public and, or used for any sales. Ms. Angela McLauren stated that the building would be open to the public as office space for those who are interested in using the crematory services for their loved ones that have passed. Mr. Jack Cox questioned if someone was interested in their services but not using Wisemans funeral home could they still use there crematory? Angela stated that they do partner with other funeral homes within the City and that they would never turn anyone away when services are needed.

Motion to approve the staff recommendation was made by Jack Cox and seconded by Joseph Humphries. A vote was taken and approved unanimously.

P15-38F. The rezoning of property from SF-10 – Single Family Residential to OI – Office and Institutional Zoning District to be located at 1520 Mazie Loop and 1520 Dixon Drive, and being the property of VFD Real Estate Partners LLC and Theresa Dixon.

Mr. Harmon presented the case and provided the staff report recommending approval of the rezoning of the rezoning to OI – Office and Institutional from SF-10 – Single Family Residential. The chairman opened the public hearing.

In Favor:

- Jimmy Kizer – 115 Broadfoot Ave.
- Dr. Knowles – 333 Cabertom Drive Charleston NC
- Thomas Conway – 824-9 Sage Creek Lane

In Opposition:

- None

Mr. Jimmy Kizer presented plans showing the max amount of parking based on the square footage of the building, buffer plans, along with the development of first building being Village Family Dental's ambulatory center and the second building being Village Family Dental's primary office which will be a 2 story building.

Dr. Knowles spoke in reference to the ambulatory center seeing about 10 patients a day being a low traffic flow for Village Drive. Dr. Knowles stated that he has met with the Homeowners Association of the condominiums and have agreed to communicate with them thru the entire process.

Mr. Conway had questions in regards to the storm water and retention pond but noted that his questions have been answered.

Motion to approve the staff recommendation was made by Kevin Hight and seconded by Willis Watt. A vote was taken and approved unanimously.

P15-39F. The rezoning of property from SF-10 - Single Family Residential to SF-6 Single Family Zoning District to be located at 2756 Rosehill Road, and being the property of Haymount Presbyterian Church Inc.

Mr. Harmon presented the case and provided the staff report recommending approval of the rezoning of property from SF-10 - Single Family Residential to SF-6 Single Family Zoning. The chairman opened the public hearing.

In Favor:

- Chris Pusey - 409 Chicago Dr. Fayetteville NC
- Jerome Brown - 6692 Kings Lynn Loop

In Opposition:

- None

Mr. Pusey went over the plans to have the cul-de-sac taken out and extending the road out onto Rose Hill Road for the development of requested property to match the adjoining property.

Mr. Jerome Brown elder of finance & facilities of Haymount Presbyterian Church stated the church was aware and is fine with the request for rezoning.

V. AJOURNMENT

A motion to adjourn was made by Mr. Cox and seconded by Mr. Watt. A vote was taken and approved unanimously.

P16-01F: The rezoning of property from SF-10 – Single Family Residential, MR-5 – Mix Residential, OI – Office and Institutional and PND – Planned Neighborhood Development to LC/CZ – Limited Commercial Conditional Zoning District, to be located between 6003 to 6029 Ramsey S, and being the property of Columbia Development.

TO: Zoning Commission Members

THRU: Rochelle Small-Toney, Deputy City Manager

FROM: Craig M. Harmon, AICP, CZO - Senior Planner

DATE: January 12, 2016

RE: P16-01F: The rezoning of property from SF-10 – Single Family Residential, MR-5 – Mix Residential, OI – Office and Institutional and PND – Planned Neighborhood Development to LC/CZ – Limited Commercial Conditional Zoning District, to be located between 6003 to 6029 Ramsey Street, and being the property of Columbia Development.

COUNCIL DISTRICT(S): 1

Relationship To Strategic Plan:

Livable Communities
Strong Diverse Economy

Executive Summary:

The site will be developed as a commercial shopping center with a higher end grocery store anchor. The balance of the site will be developed with a combination of retail shops, service and professional businesses, and restaurants.

Background:

Applicant: Columbia Development
Requested Action: SF-10, MR-5, OI and PND to LC/CZ
Property Address: 6003 to 6029 Ramsey Street.
Council District: 1
Status of Property: Vacant & Residential
Size: 16 acres +/-
Adjoining Land Use & Zoning:
North – PND church
South – MR-5 Kings Creek Dr & multi-family residential
West – PND open-space/floodplain & Kings Grant
East – MR-5 & OI several apartment complexes and 2 offices
Letters Mailed: 63

Land Use Plan: Heavy Commercial & Low Density Residential
Ramsey Street Corridor Plan: Multi-Family

2030 Growth Vision Plan: Policy 8.8: EXISTING NEIGHBORHOODS - convenient services designed to be compatible with nearby residential uses may be permitted at an appropriate level of design and scale.

Additional Reviews:

Technical Review Committee (TRC) – A preliminary review was conducted on this site. A full review by the TRC has not been conducted at this time.

RLUAC/Fort Bragg – RLUAC has no issues or concerns with the proposed rezoning listed above. It is identified as suitable for URBAN development on the 2008 and 2009 JLUS maps, and it does not contain any military impacts.

Issues/Analysis:

The applicant for this case wishes to build a shopping center on the west side of Ramsey Street between Shawcroft Road and Kings Creek Drive. A little under half of this property has already been approved for commercial activity as part of the Kings Grant Planned Neighborhood Development (PND). The developer has conducted two meetings with the King's Grant Homeowner's association to get their input and buy in on what would be appropriate to them on this property. As can be seen on the attached site plan, the developers are looking to build a grocery store and several outparcels for a fuel pad and several retail buildings. The size of each retail space and the parking requirements are detailed on the attached site plan which is a condition of this application's approval. As seen on the site plan, there will be several traffic improvements that will be installed, including a right turn lane in the south bound lane of Ramsey Street and a stop light at the corner of Ramsey Street and Kings Creek Drive. Currently this intersection is only for right-in, right-out on the west side of Ramsey. On the east side there is a left-in only.

While the Ramsey Street Corridor Plan calls for multi-family residential on this property, it did not take into account that part of this property was set aside as commercial property during the approval of the Kings Grant PND. As a PND, Kings Grant was required to have a percentage of its total acreage used for commercial activity. This PND section of Kings Grant is separated from the rest of the development by an open space area approximately 190 feet wide. The remaining property that is proposed for this development would have commercial and multi-family almost entirely surrounding it. The only exception to this will be an area of open space. The rezoning of the entire area between Shawcroft and Kings Creek Drive should result in a more viable commercial area. The bulk of this property is currently undeveloped.

Conditions suggested by staff.

1. Limit non wall signage to monument signs only.

Conditions offered by the owner:

The property identified as PIN 0530-88-1694 shall be restricted to prohibit the following uses:

1. The uses and layout included on the attached site plan.
2. Alcoholic beverage package retail sales; however, specialty beer and wine shops shall be allowed
3. Automobile commercial parking enterprises including parking garages
4. Automobile, new and used, and accessory sales
5. Automobile service station; however, a retailer fuel center such as those seen at Kroger or Costco shall be allowed
6. Any nightclubs, bars or lounges
7. Alcohol sales not operated in conjunction with a restaurant; however, alcohol sales in conjunction with a specialty beer or wine shop or a grocery store or other nationally branded concept such as Cost Plus World Market or Total Wine shall be permitted
8. Circus, carnivals, fairs, and sideshows by nonprofit organizations
9. Clubs and other places of entertainment operated as commercial enterprises
10. Laundries; however, a pick up, drop off dry cleaner shall be permitted
11. Launderette; however, a pick up, drop off dry cleaner shall be permitted
12. Motels and motor courts
13. Motorcycle sales
14. Pawnshops and secondhand stores; however high end resale concepts such as Platos Closet, Play it Again Sports, Once Upon a Child, High Cotton Consignments or similar concepts shall be allowed
15. Taxi stand
16. Lodges, fraternal and social organizations
17. Theaters
18. The building at the corner of Shawcroft and Ramsey shall be a multi-tenant building that sits on or near the front set back with parking located internal to the location of the building, as seen in the attached schematic plan accompanying the application. The building shall include a "faux front" rear building elevation. The architectural standards of the building shall be compatible with the anchor tenant building, all subject to final City approval.
19. Vegetative buffers will be placed along the south side of Shawcroft and both sides of the access road from Shawcroft to provide a visual barrier as indicated on the schematic site plan.
20. These restrictions shall not apply to the other PINs included in this application.
21. The remaining properties shall be restricted as shown on the attached conceptual site plan as finally approved by the TRC (the required sidewalks and other circulation elements).

The City staff recommends APPROVAL of the proposed rezoning based on:

1. This property would be buffered for any single family residential by multi-family developments and open space.

2. Part of this property is already zoned for commercial use.
3. The rezoning of the additional property that is not already part of Kings Grant will help make the entire development more viable.
4. All of the conditions listed above that have been offered by the owner..

Budget Impact:

This action may result in an increase in City services that will be offset by the revenue the City will collect in property taxes.

Options:

- 1) Approval of the rezoning to LC/CZ, with the conditions offered by the owner (Recommended).
- 2) Approval of the rezoning with additional conditions added to those already offered by the owner.
- 3) Denial of the rezoning..

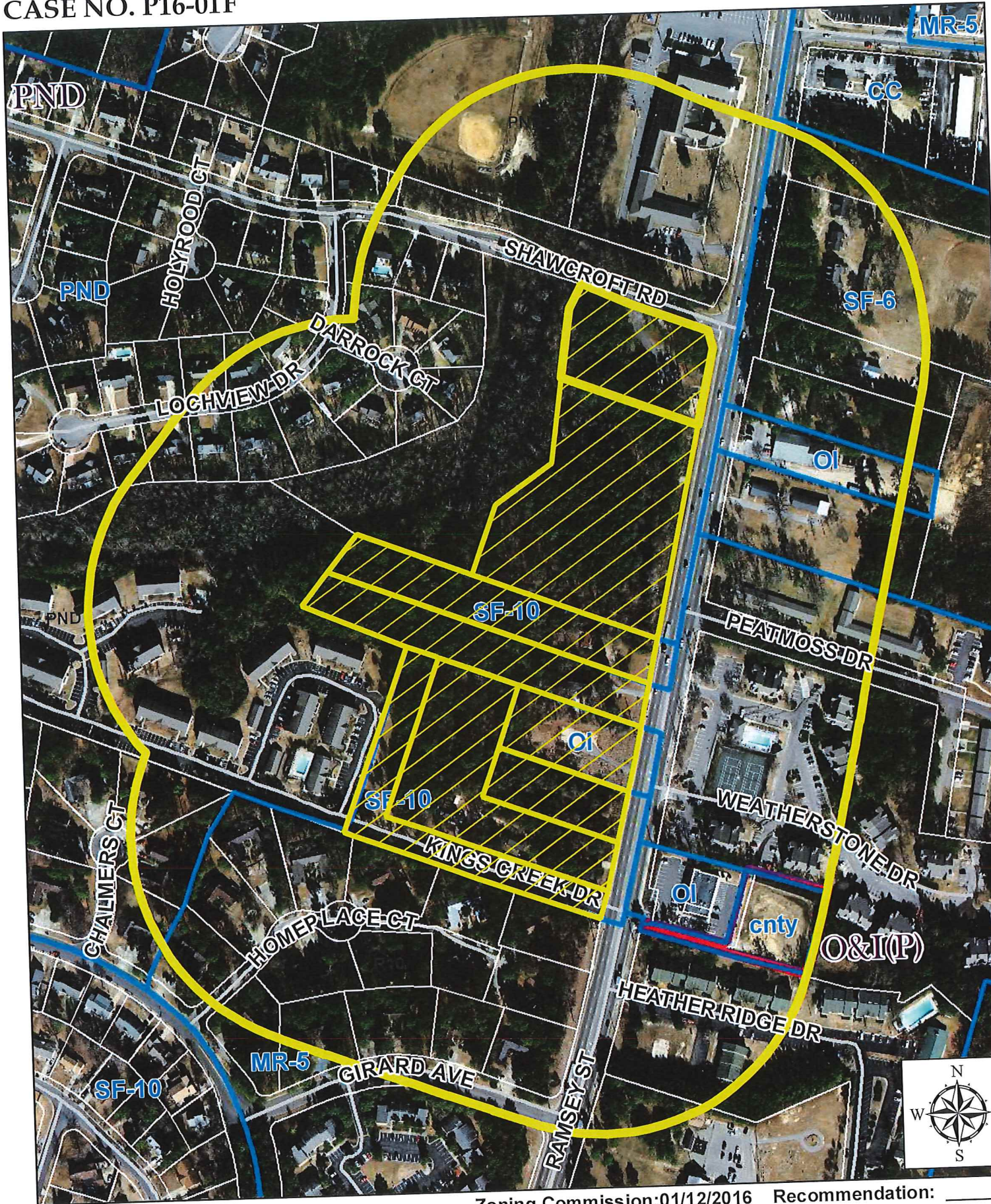
Recommended Action:

Recommendation by City Staff: That the Zoning Commission move to APPROVE the rezoning to LC/CZ Limited Commercial Conditional Zoning District, consistent with the general site plan. And that the Amendment is consistent with applicable plans because: 1) the City's 2030 Growth Vision Plan calls for commercial areas that are compatible with nearby residential uses and 2) that the uses within the LC/CZ district are compatible with the adjacent uses and 3) the proposed zoning is and is in the public interest because the proposed zoning does fit with the character of the area.

Attachments:

Zoning Map
Current Land Use Map
Land Use Plan Map
Application
Site Map
Site Photos

ZONING COMMISSION
CASE NO. P16-01F

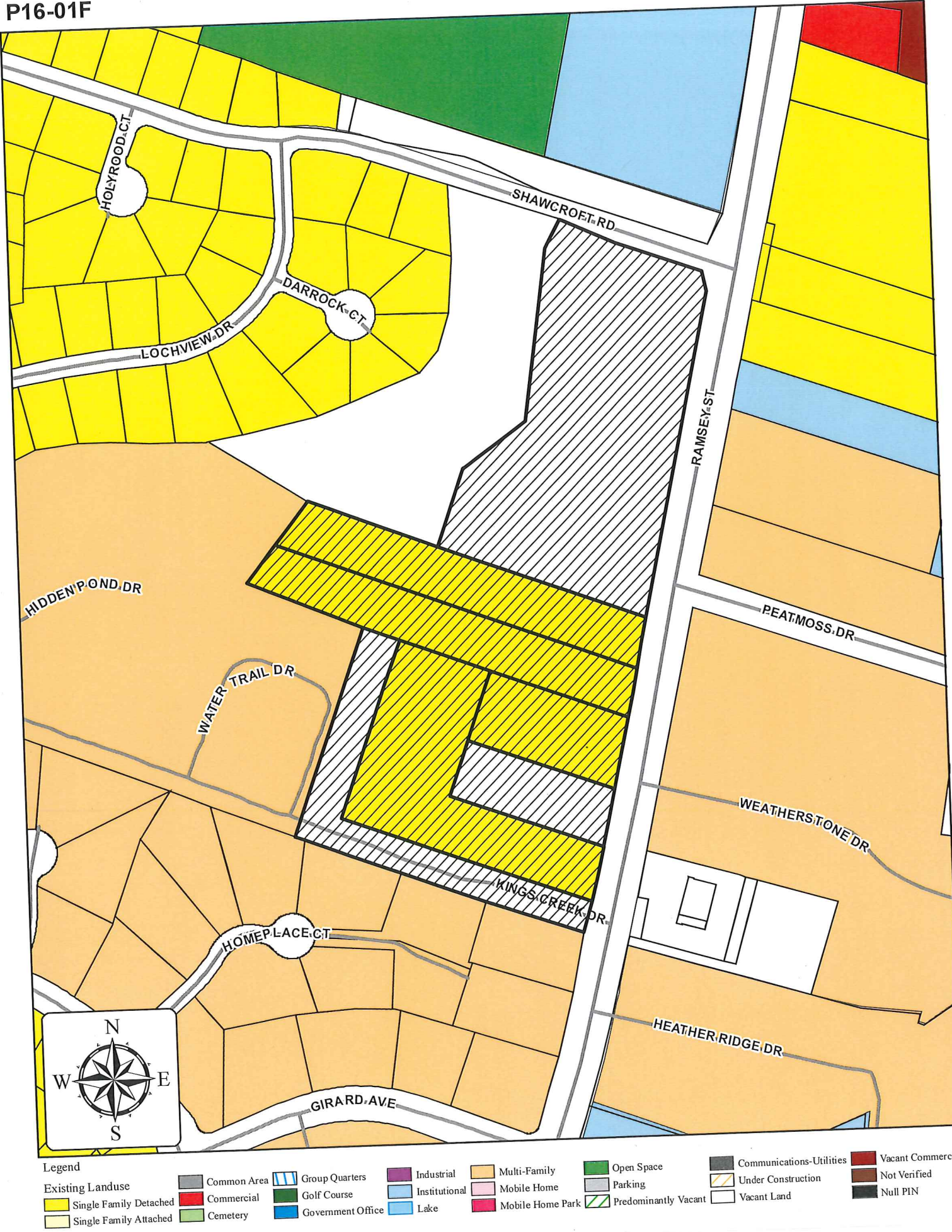


Request: SF-10, OI, MR-5 & PND to LC/CZ
 Location: 6003 to 6029 Ramsey St.
 Acreage: 16 +/-

Zoning Commission: 01/12/2016 Recommendation: _____
 City Council: _____ Final Action: _____
 Pin: 0530-77-8982; 0530-87-0859; 0530-88-0082; 0530-78-828
 0530-78-9323; 0530-88-1694; 0530-77-6890

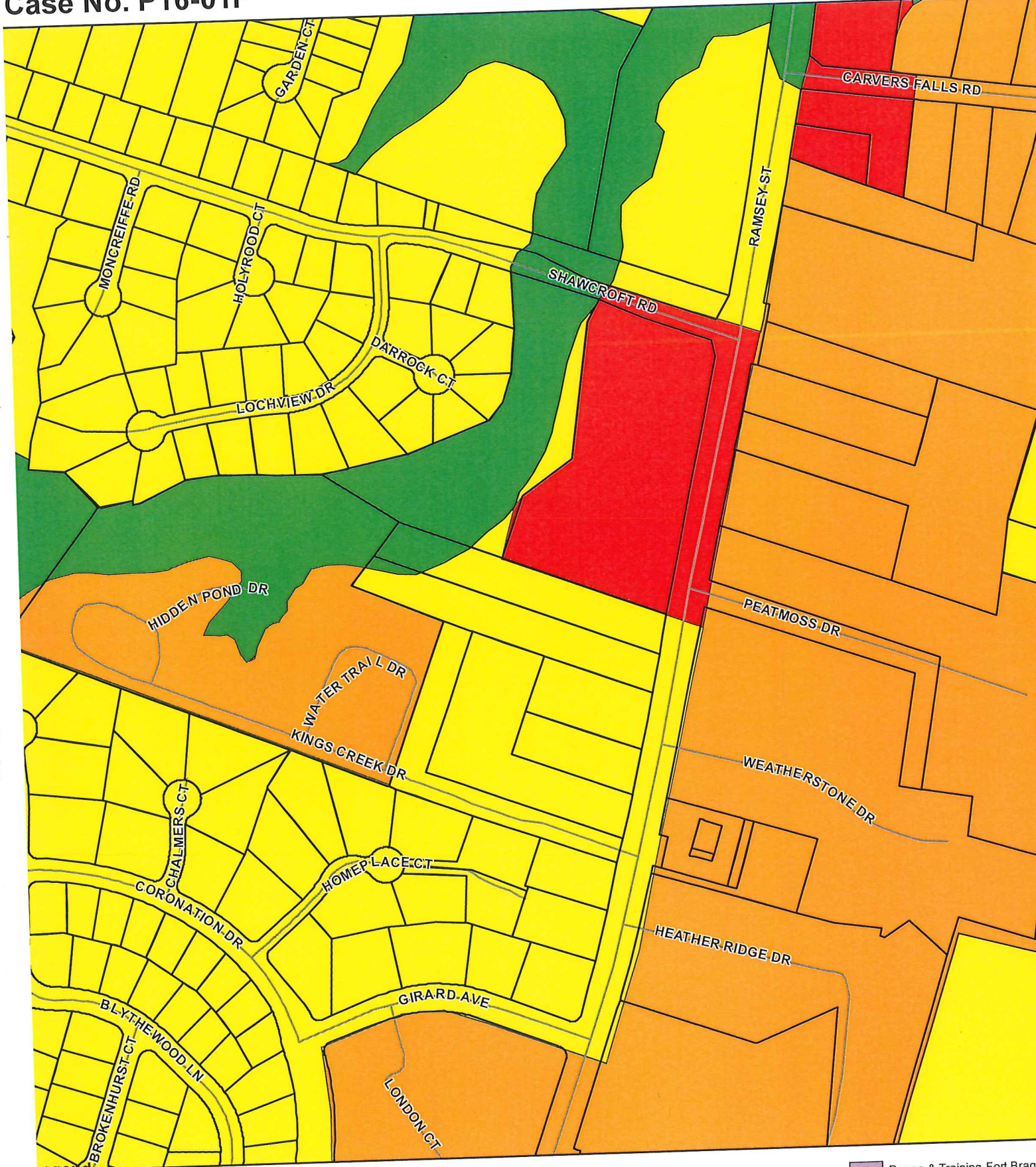
Letters are being sent to all property owners within the circle, the subject property is shown in the hatched pattern

Current Land Use
P16-01F

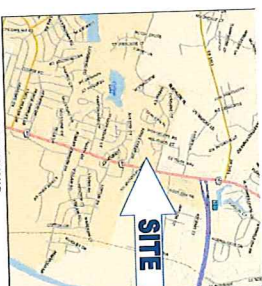


Land Use Plan

Case No. P16-01F



Legend				
TC_region	Downtown	Historical District-Fort Bragg	Office & Institutional	Range & Training-Fort Bragg
par_reg	Farmland	Light Commercial	One Acre Residential Lots	Redevelop/Holding-Fort Bragg
Academic Training-Fort Bragg	Governmental	Light Industrial	Open Space	Suburban Density Residential
Activity Node	Heavy Commercial	Low Density Residential	Policy Directed Heavy Commercial	
Airfield Operations-Fort Bragg	Heavy Industrial	Medium Density Residential	Policy Directed Light Commercial	
Community Activity Node	High Density Residential	Neighborhood Activity Node	Policy Directed Office & Institutional	

BOHLER
ENGINEERING

COPIES: 10000
DELORME STREET ATLAS 2004 PLUS USA
SCALE: 1:2000

[illegible]

PARCEL

PRODUCTS	1979-80	1980-81
GROCER STORES	1,176.42	1,176.42
MEAT	1,176.42	1,176.42
SMALL SHOPS	2,294.42	2,294.42
OUTPOSTS	1,681.42	1,681.42
OUTPOSTS AT	1,086.42	1,086.42
ROADS/STATIONS	6,088.42	6,088.42
CAMPUS AND BUDGET AREA	2,616.42	2,616.42
WATER SUPPLY	1,864.42	1,864.42
TOTAL	18,724.42	18,724.42

GROCERY STORE = 76,000 SF / SMALL SHOPS = 22,100 SF / RETAIL = 6,800 SF (TOTAL = 104,900 SF)

GRIDDERY STORE	
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SMALL SPACES	64 SPACES (A 1771000)
OUTWATER #1	66 SPACES (A 1771000)
TOTAL	130 SPACES (A 1771000)

JURISDICTIONAL

EXISTING ZONING	
-----------------	--

PROPERTY ZONE	1C LIMITED COMMERCIAL
PARKING REQUIRED	17,000 SQUARE FEET, 150% LOT COV. 10% 22,000 SQUARE FEET, 150% LOT COV. 15% 24,000 SQUARE FEET, 150% LOT COV. 14% 26,000 SQUARE FEET, 150% LOT COV. 14%
FRONT BUILDING SETBACK	LESSOR OF 25 FEET OR 30 FEET FROM FRONT CURBLINE
SIDE BUILDING SETBACK	5'
REAR BUILDING SETBACK	15' UNLESS WITHIN FRONT PROPERTY LOT 15'
LANDSCAPE BUFFER	STREET FRONT OF LOT 25' UNLESS LOT 15' STREET FRONT OF LOT 25' UNLESS LOT 15' STREET FRONT OF LOT 25' UNLESS LOT 15'

17 WISE BATH

IN THIS PART	
HAIRCARE	1,600 SF (14.5% OF DECV)
SERIALS AREA	5,800 SF (14.4% OF DECV)
PARK AREAS	1,700 SF (10.3% OF DECV)
TOTAL	28,500 SF (16.5% OF DECV)

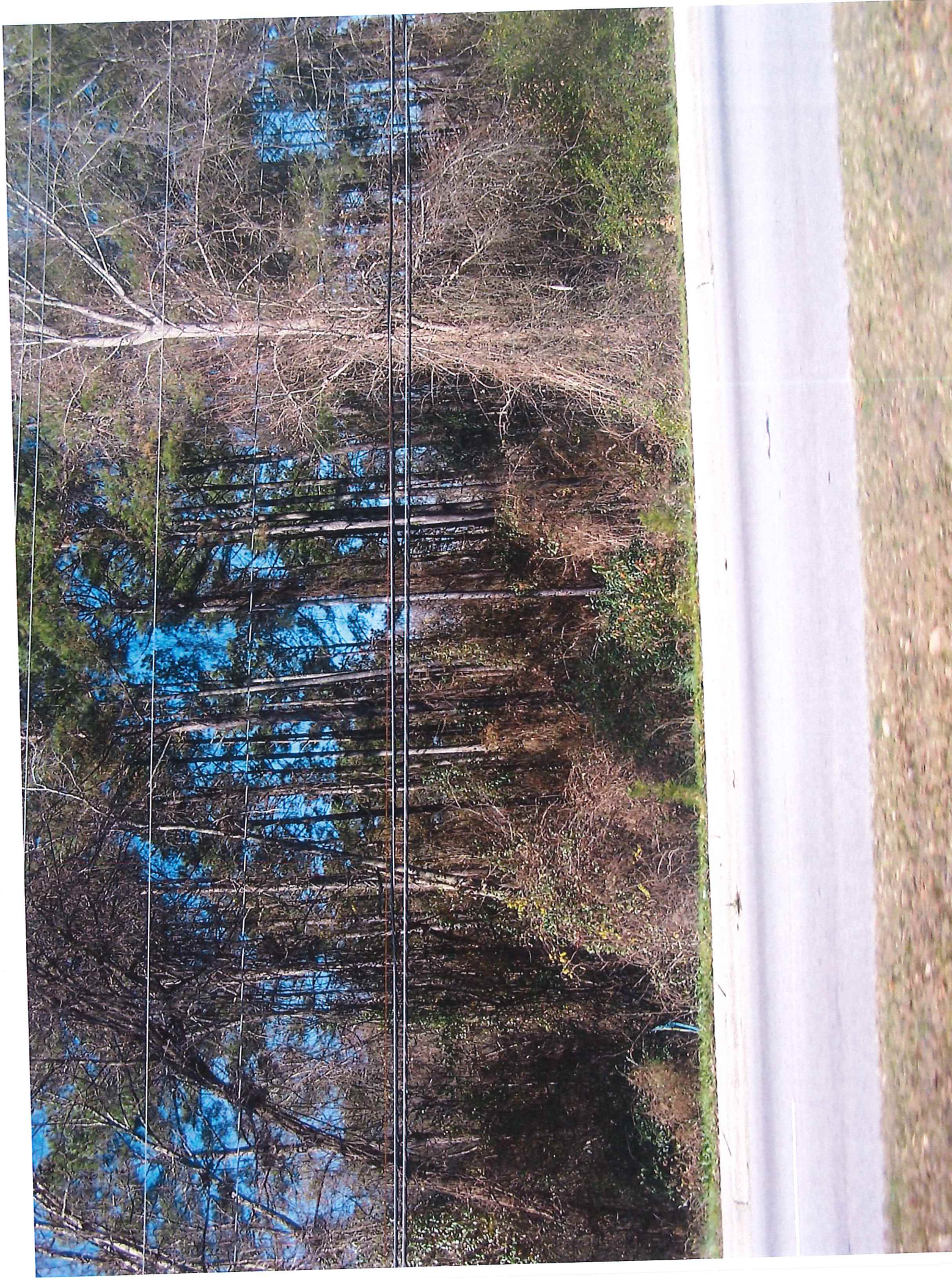
12/16/15

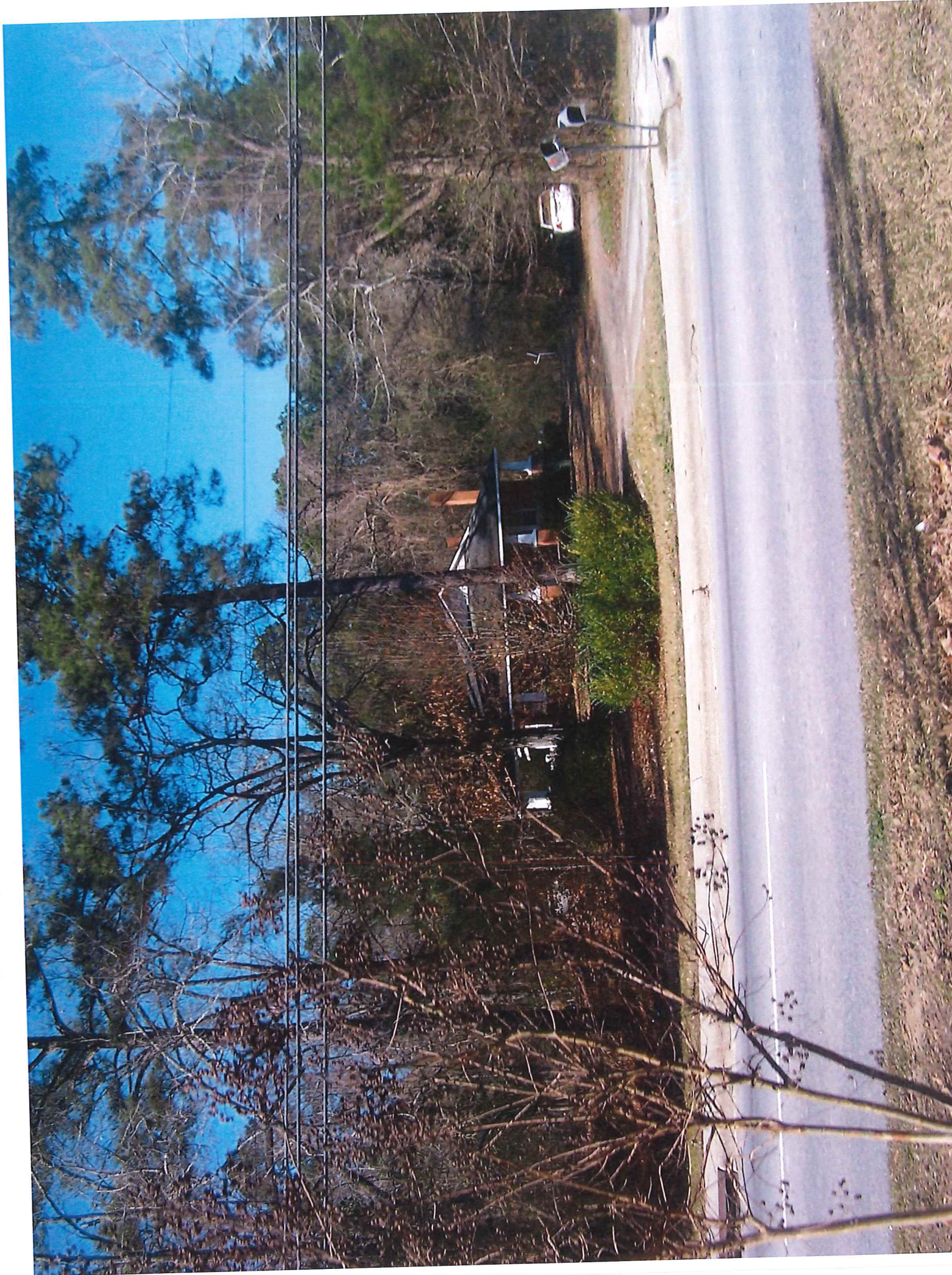




















Conditional Rezoning Application Form

433 Hay Street, Fayetteville, North Carolina 28301
910-433-1612 Fax# 910-433-1776

Submittal Date: 12/8/15 Approval/Denial Date: _____
Fee: \$700.00 Received By: HB

PIU-01F

Notes:

1. A pre-application conference is mandatory prior to submission of an application for a conditional rezoning.
2. Conditional rezonings proposing re-classification from a Conservation (CD) zoning district to a conditional MR-5, OI, NC, LC, CC, MU, DT, LI, or HI zoning district require a neighborhood meeting before an application is submitted.
3. Conditional rezonings proposing reclassification of three acres of land or less from one residential or business zoning district to another more intense residential or business zoning district require a neighborhood meeting before an application is submitted.
4. Only the landowner may submit a conditional rezoning application.
5. Conditions proposed by an applicant shall be included as text, maps, or plans, and shall be submitted with this application form. All conditions must be mutually agreeable by the applicant and the City Council.
6. Proposed conditions may not be less restrictive than the corresponding base zoning district standards.
7. Concurrent submittal of a site plan application (for review by the TRC) that depicts the proposed development is required, and the development depicted in the site plan must remain consistent with the conditional rezoning designation (though minor deviations are allowed).

1. General Project Information

Project Address: <u>SEE ATTACHED</u>	
Tax Parcel Identification Number: <u>SEE ATTACHED → multiple</u>	
Project Name: <u>LOTS AT KING'S CRAFT</u>	
Current Zoning District: <u>SEE ATTACHED</u>	Proposed Conditional Zoning District: <u>LIMITED COMMERCIAL</u>
Lot or Site Acreage: <u>SEE ATTACHED</u>	Was a neighborhood meeting conducted? <input type="checkbox"/> No <input type="checkbox"/> Yes Date: _____
Number of residential units: <u>NA</u>	Amount of nonresidential square footage: <u>TO BE DETERMINED</u>

2. Landowner Information

Landowner name: <u>SEE ATTACHED</u>
As evidenced by deed, recorded in Deed Book _____ Page _____
Cumberland County Registry.

3. Written Description of Request – Answer all the questions under this section (Attach 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.

The site will be developed as a commercial shopping center with a high-end grocery store anchor. The balance of the site will be developed with a combination of retail shops, service and professional businesses and restaurants.

B) Describe the proposed conditions that should be applied.

--

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

--

4. Amendment Justification – Answer all the questions under this section. (Attach additional sheets as needed)

A) The extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.

--

B) Are there changed conditions that require an amendment?

--

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

--

D) 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.

--

Supporting Information for Conditional Rezoning Application Form

1. General Project Information

Project Name: *Shoppes at Kings Grant – Columbia Development*

Proposed Conditional Zoning District: *Limited Commercial*

Project Address and PINs:

- **PIN 0530-77-8982** ✓
Property Address: 6003 Ramsey Street
Fayetteville, NC 28311
Deed Book 6214, Page 667
Current Zoning: *SF-10*
Acreage: 2.67 Acres
- **PIN 0530-87-0859** ✓
Property Address: 6013 Ramsey Street
Fayetteville, NC 28311
Deed Book 6446, Page 6
Current Zoning: *SF-10*
Acreage: 0.9 Acres
- **PIN 0530-88-0082** ✓
Property Address: 6017 Ramsey Street
Fayetteville, NC 28311
Deed Book 7752, Page 256
Current Zoning: *Commercial*
Acreage: 1.05 Acres
- **PIN 0530-78-8283** ✓
Property Address: 6023 Ramsey Street
Fayetteville, NC 28311
Deed Book 9018, Page 830
Current Zoning: *MR5*
Acreage: 1.88 Acres
- **PIN 0530-78-9323** ✓
Property Address: 6029 Ramsey Street
Fayetteville, NC 28311
Deed Book 4480, Page 50
Current Zoning: *SF-10*
Acreage: 1.88 Acres
- **PIN 0530-88-1694** ✓
Property Address: 105 Shawcroft Road
Fayetteville, NC 28311
Deed Book 3300, Page 557
Current Zoning: *PND*
Acreage: 6.13 Acres

- **PIN 0530-77-6890** ✓
 Property Address: NA
 Deed Book 7446, Page 618
 Current Zoning: Commercial
 Acreage: 1.41 Acres

2. Landowner Information

- See above

3. Written Description of Request

a. Describe the proposed use of the rezoned land

The site will be developed as a commercial shopping center with a higher end grocery store anchor. The balance of the site will be developed with a combination of retail shops, service and professional businesses, and restaurants.

b. Describe the proposed conditions that should apply.

The property identified as PIN 0530-88-1694 shall be restricted to prohibit the following uses:

- Alcoholic beverage package retail sales; however, specialty beer and wine shops shall be allowed
- Automobile commercial parking enterprises including parking garages
- Automobile, new and used, and accessory sales
- Automobile service station; however, a retailer fuel center such as those seen at Kroger or Costco shall be allowed
- Any nightclubs, bars or lounges
- Alcohol sales not operated in conjunction with a restaurant; however, alcohol sales in conjunction with a specialty beer or wine shop or a grocery store or other nationally branded concept such as Cost Plus World Market or Total Wine shall be permitted
- Circus, carnivals, fairs, and sideshows by nonprofit organizations
- Clubs and other places of entertainment operated as commercial enterprises
- Laundries; however, a pick up, drop off dry cleaner shall be permitted
- Launderette; however, a pick up, drop off dry cleaner shall be permitted
- Motels and motor courts
- Motorcycle sales
- Pawnshops and secondhand stores; however high end resale concepts such as Platos Closet, Play it Again Sports, Once Upon a Child, High Cotton Consignments or similar concepts shall be allowed
- Taxi stand
- Lodges, fraternal and social organizations
- Theaters

These restrictions shall not apply to the other PINs included in this application.

c. Describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.

Property to the east, directly across Ramsey, is a mixture of O&I, commercial and SF-6.

Property to the west is zoned PND with both multi-family and single family development

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

--

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

--

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

--

H) The extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.

--

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

--

J) The extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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5. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

<input type="checkbox"/>	Pre-application conference completed
<input type="checkbox"/>	Neighborhood meeting description, if applicable
<input type="checkbox"/>	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO district
<input type="checkbox"/>	Site Plan Application Form
<input type="checkbox"/>	Rezoning Application Fee
<input type="checkbox"/>	Site Plan Application Fee
<input type="checkbox"/>	Scaled drawing and vicinity map showing boundaries of property, the general location in relation to major streets, railroad, and/or waterways
<input type="checkbox"/>	Property survey showing existing easements, reservations, and public rights-of-way
<input type="checkbox"/>	A site plan completed in accordance with the Site Plan Application checklist in this Manual
<input type="checkbox"/>	Building elevations, if rezoning involves new construction or changes to an existing building
<input type="checkbox"/>	Transportation analysis, if required
<input type="checkbox"/>	A phasing plan, if proposed

6. Primary Contact Information

Primary Point of Contact Name: <u>GORDON A. ROSE</u>	
Mailing Address: <u>270 DONALDSON STREET</u>	Fax No.: _____
Phone No.: <u>910.722.6510</u>	Email: <u>gora@caa.com</u>
Signature: <u>[Signature]</u>	Date: <u>12/2/15</u>

7. Property Owner Information (if different from the primary point of contact)

Property Owner Contact Name: <u>Jenkins Williamson, Columbia Development</u>	
Mailing Address: <u>1845 St. Julian Place, Columbia, SC 29204</u>	Fax No.: _____
Phone No.: <u>803.782.5646</u>	Email: <u>jenkins@columbiadevelopment.com</u>
Property Owner or Authorized Signature: <u>[Signature]</u>	Date Signed: <u>12/8/15</u>

An application for a Map Amendment must address the following issues:

Consistency with adopted plans, changed conditions requiring amendment, community need, compatibility with existing and proposed uses and zoning, logical development pattern, strip development, unneeded development, spot zoning, property value, environmental concerns, compatibility of permissible uses and existing uses.

Property to the south, across King's Creek Drive, is MR-5

Property to the north, across Shawcroft Road, is a church in a PND zone; across Ramsey to the north is both SF-6 and Commercial.

4. Amendment Justification

- d. *The extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.*

Commercial development in the area is expanding and projects to continue so with the opening of I-295 in the summer of 2016. This development will discourage small, strip-center development.

- e. *Are there changed conditions that require an amendment?*

No

- f. *The extent to which the proposed amendment addresses a demonstrated community need.*

The anchor store in this development will be a high-end grocery store. There are no such stores in this area and there is a demand for it within the neighborhoods of King's Grant, Greystone, etc. Those residents have to drive all the way to Raeford Road to reach a grocery store of equal quality. This development will eliminate that need.

- g. *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 noted in 3.c above, the surrounding uses are a mixture of residential and commercial. The opening of I-295 will promote more commercial development in the area. This development will prevent this land from being developed as separate commercial pieces or strip centers. The access to Ramsey Street will be limited to the existing roads at Shawcroft Road on the north end, King's Creek Drive on the south end and a right-in/right-out access in the center of the development.

- h. *The extent to which the proposed amendment results in a logical and orderly development pattern.*

The surrounding area is already experiencing significant commercial development. This combination of multiple tracts and subsequent development will provide for controlled development of a significant piece of road frontage thereby eliminating the possibility of piece-meal development of the various tracts.

- i. *The extent to which the proposed amendment might encourage premature development.*

None. As noted above, the surrounding area is rapidly developing with commercial space, both to the north and south of the proposed site. The opening of I-295 in the summer of 2016 will spur more development in this area. This development will be done at a high level and will prevent these multiple tracts from being developed individually in separate commercial tracts.

- j. *The extent to which the proposed amendment results in strip-style commercial development.*

None. This development will prevent the multiple tracts from being developed strip-style.

- k. *The extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.*

Commercial zoning already exists along this corridor and on some of the parcels within this proposed development.

- l. *The extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.*

None. This development should increase property values in the area.

- m. *The extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

One of the tracts in this proposed development is currently undeveloped. This tract consists of about 10 acres just south of Shawcroft Road. It is currently classified as commercial within the PND. Only about 6 acres of this 10 acre tract will be developed with the remaining 4 acres left as a buffer between the proposed development and the King's Grant neighborhood to the west. This 4 acre tract will also provide a buffer to the stream that traverses through it. The remainder of the properties are already partially developed with either residences or commercial office space.

Wetlands do exist on the 4-acre tract. The development is being planned to avoid or minimally disturb those wetlands. Permits will have to be obtained from the State of North Carolina (Division of Environmental Quality) and the US Army Corps of Engineers if they are impacted.

Stormwater control measures will be required as a part of the City's stormwater control ordinance.

Erosion & sedimentation control measures will be required by DEQ to control runoff during construction.