

# City Council



## P24-37

*November 25, 2024*



**Owner:** Kodjo Sam Kouassi

**Applicant:** Kodjo Sam Kouassi

**Request:** Rezoning from **R6A** to **HI**

**Location:** 3424 Cumberland Road

**Acreage:** 2.47 ±

**District:** 5

**REID #:** 0426015026000







**Aerial Notification**

Case #: P24-37

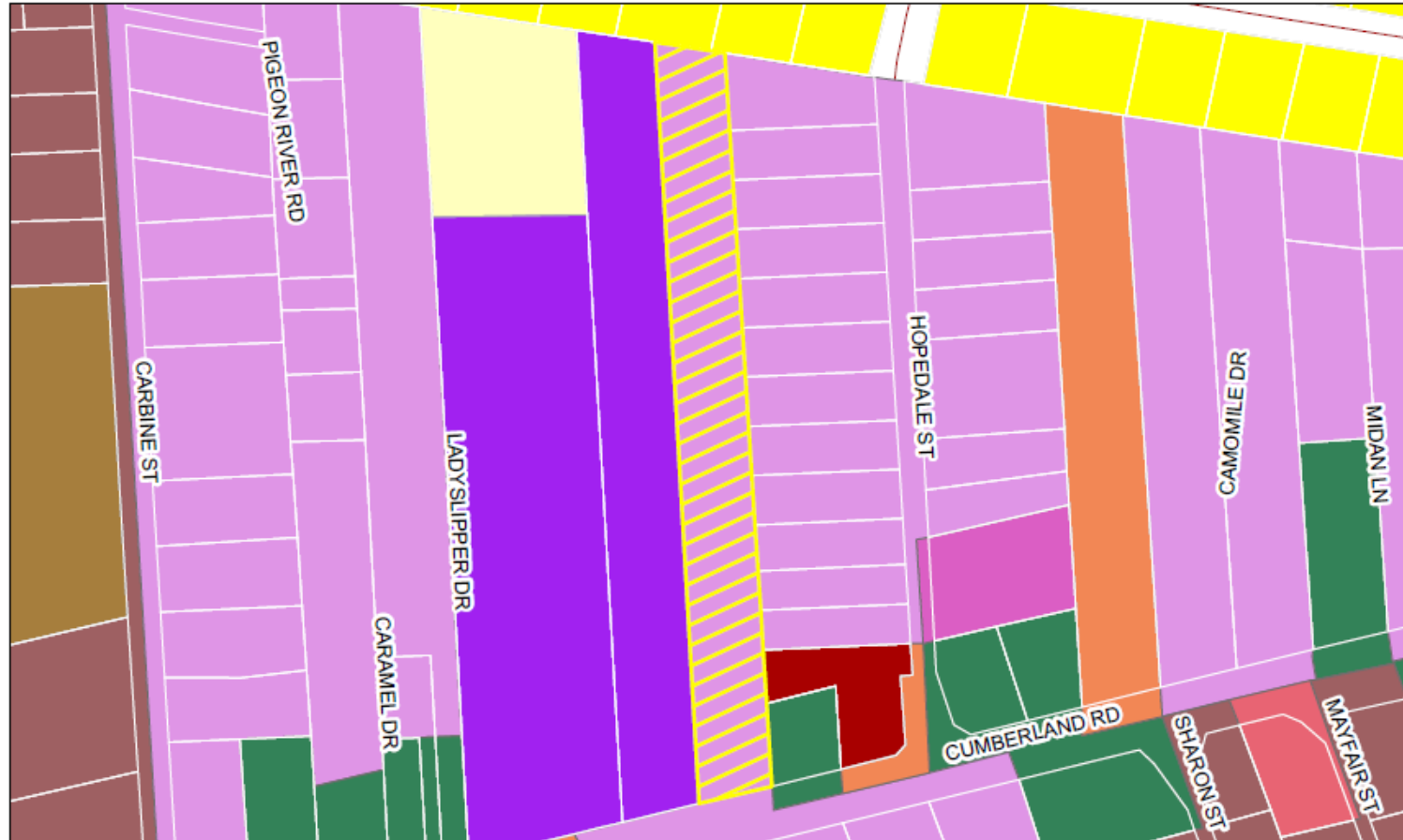
Request: Rezoning from R6A to HI

Location: 3424 CUMBERLAND RD  
REID: 0426015026000

 P24-37 Buffer  
 P24-37

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.












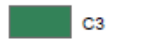




### Zoning

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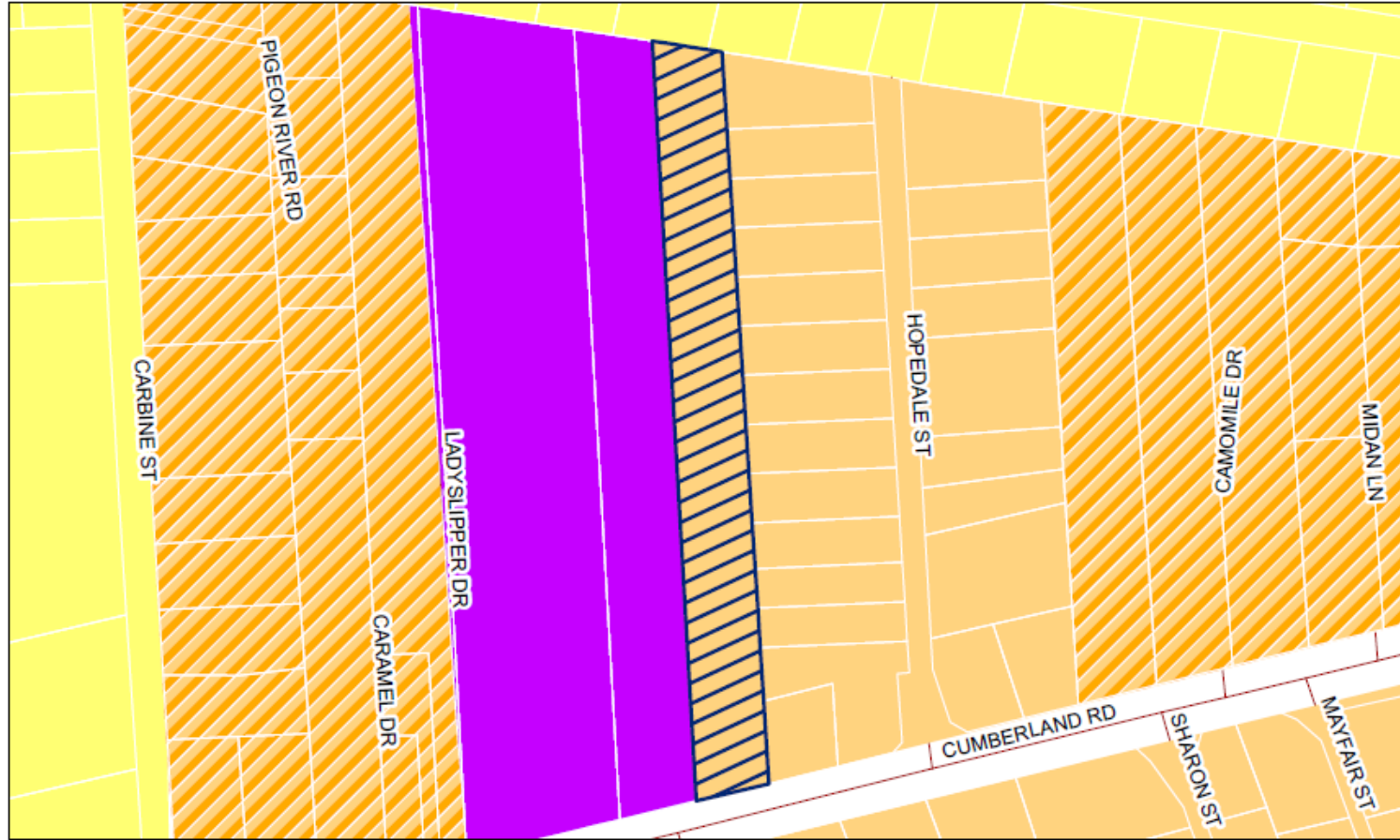
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 P24-37	 SF-6 - Single-Family Residential 6	 R10
 CC - Community Commercial	 SF-10 - Single-Family Residential 10	 R8
 HI - Heavy Industrial	 C2P	 R6A
	 C3	 R6ACU
	 CP	

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### Future Land Use

Case #: P24-37

Request: Rezoning from R6A to HI

Location: 3424 CUMBERLAND RD  
REID: 0426015026000



P24-37



LDR - LOW DENSITY



MDR - MEDIUM DENSITY



NIR - NEIGHBORHOOD IMPROVEMENT



EC - EMPLOYMENT CENTER

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**North**



**East**



**South**



**West**



- History:
  - Property transfer from Carrie Lynn McBride Moody and Timothy Brandon Holst, Co-Trustees of the Charles La-Fate McBride Trust, to Kodjo Sam Kouassi.
  - Lot 10 in Ellington Pines, Cumberland County, transferred via General Warranty Deed.
  - Deed includes exceptions for a parcel previously conveyed to the Department of Transportation.
- Surrounding Area:
  - Primarily single-family residences with some intense commercial uses.
  - Adjacent to mixed-use auto storage, tire sales, and mechanic shops.
  - Nearby: B's All About Children Childcare Center, antique thrift store, Boys and Girls Clubs of Cumberland County.
  - Property at 3404 Cumberland Road, owned by Mr. Kouassi, rezoned to Community Commercial (CC) in 2022.



- **Rezoning Request**

- Request to rezone from Residential 6 (R6A) to Heavy Industrial (HI).
- HI district accommodates large-scale industrial activities with significant exterior movement of vehicles and materials.

- **Land Use Plan Analysis**

- Future Land Use Map: Medium Density Residential & Employment Center.
- Aligns with:
  - **Goal #1:** Focus value around infrastructure.
  - **Goal #4:** Foster safe, stable neighborhoods.
- Strategic Compatible Growth Policies:
  - Encourage growth in areas with adequate infrastructure.
  - Target redevelopment of underutilized areas.

- **Rezoning Justification:**
  - The request to rezone 3424 Cumberland Road from Residential 6 (R6A) to Heavy Industrial (HI) aligns with Fayetteville's strategic growth plans.
  - Although the Future Land Use Map suggests Medium Density Residential and Employment Center uses, HI zoning fits the area's existing commercial and industrial character.
  - The site's proximity to heavy industrial uses, such as auto storage, tire sales, and Sam's Towing, makes the rezoning a logical extension of current land uses.
  - This change supports the City's goals for a diverse tax base, strategic growth, and maintaining a strong development climate.
  - HI zoning enables large-scale industrial operations, contributing to the regional economy and aligning with the Employment Center designation.
  - Compatible with surround land uses and infrastructure, this rezoning fosters redevelopment and investment, without significant negative impacts.

The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the map amendment to HI based on the following:

- The proposed zoning map amendment does implement the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO);
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. The City Council approves the map amendment to HI as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended).
2. The City Council approves the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement.
3. The City Council denies the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.