

City Council



P24-44

November 25, 2024



Owners: Robert Wayne Johnson and Pamela F. Johnson

Applicant: Wayne Johnson

Request: NC to LC

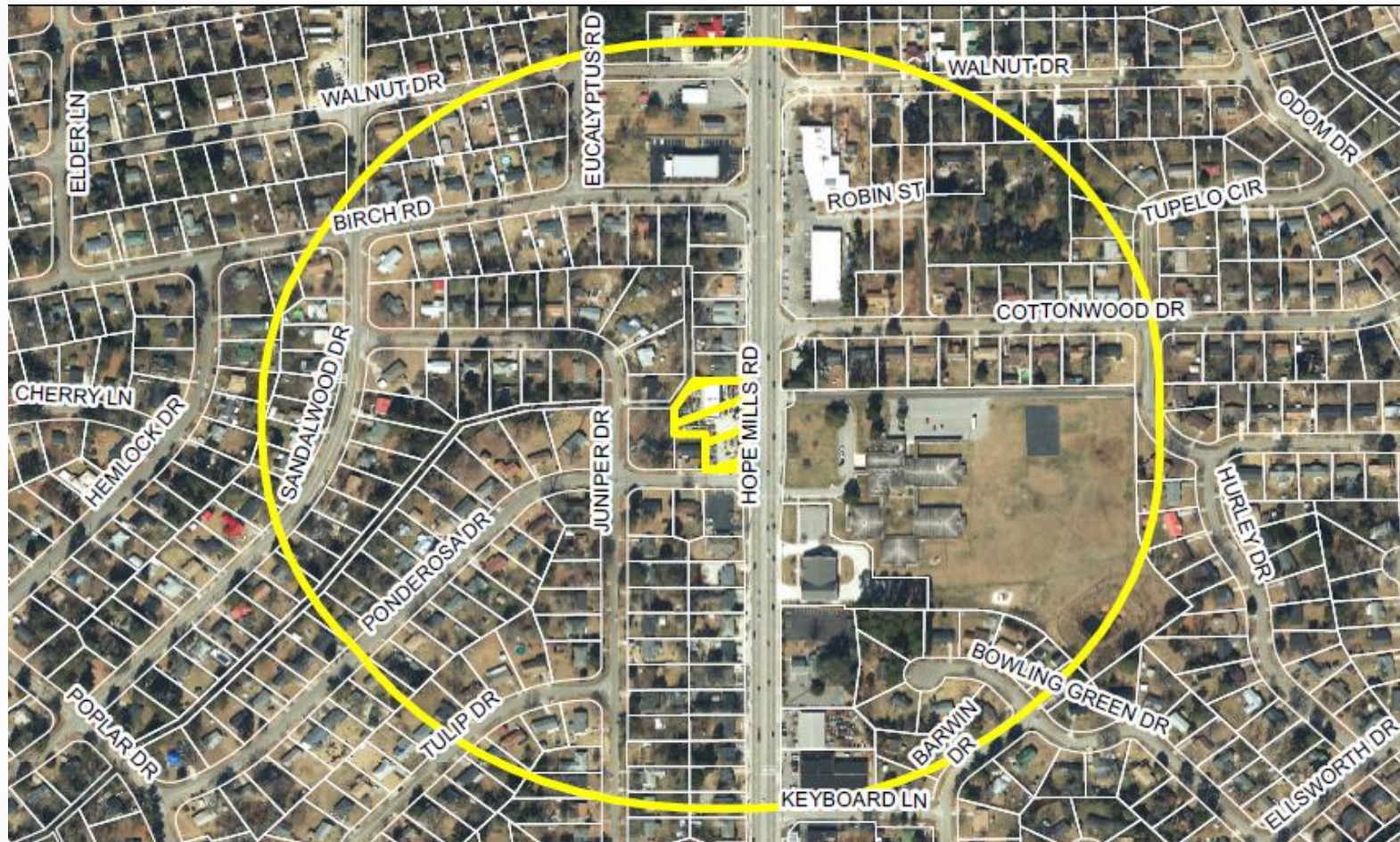
Location: 822 Hope Mills Road

Acreage: ± 0.82 acres

District: 5 – Lynne Greene

REID #: 0416175053000







Aerial Notification Map

Case #: P24-44

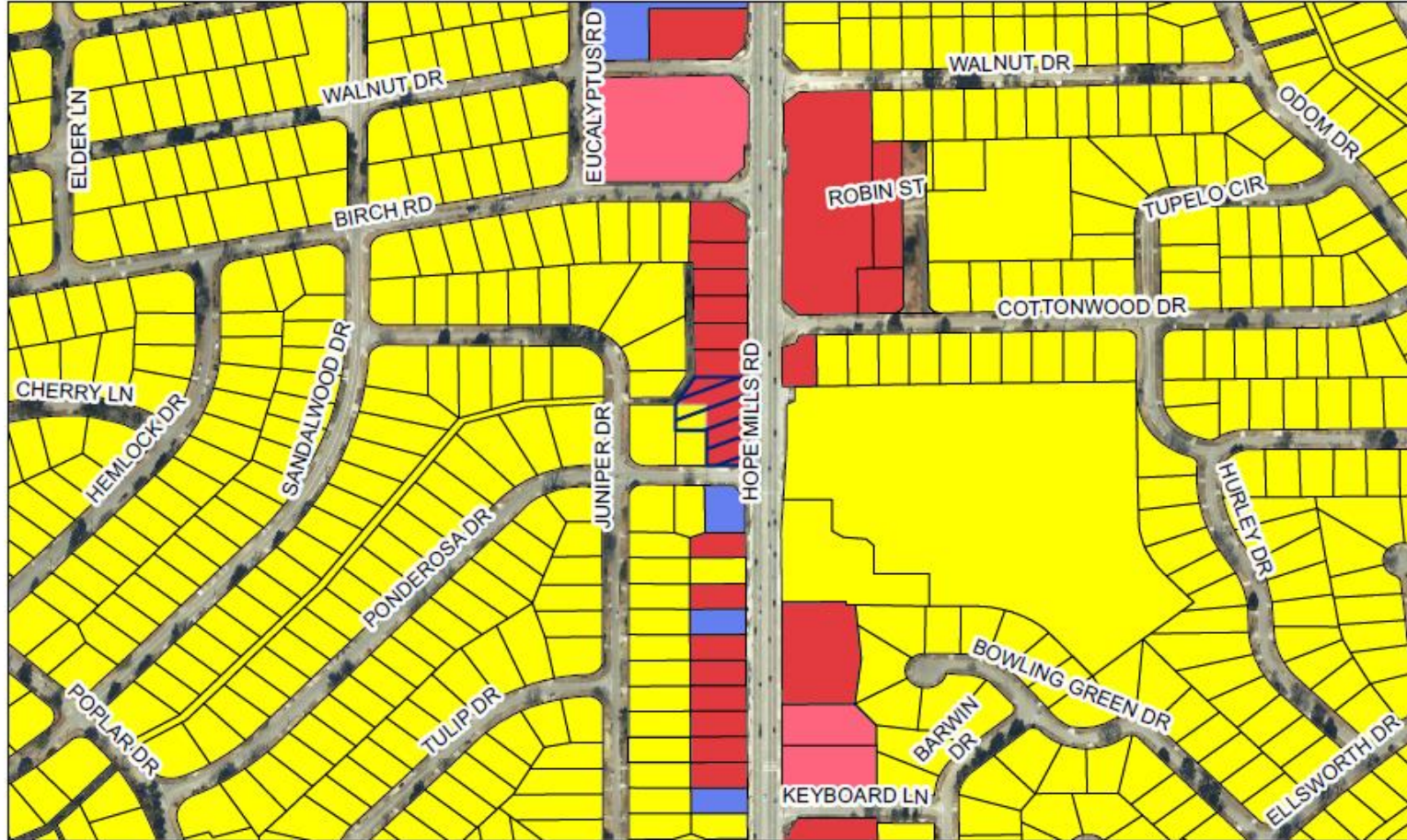
REQUEST: REZONING FROM NC
TO LC

LOCATION: 822 HOPE MILLS RD
REID: 0416175053000

-  P24-44 Buffer
-  P24-44

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





Zoning Map

Case #: P24-44

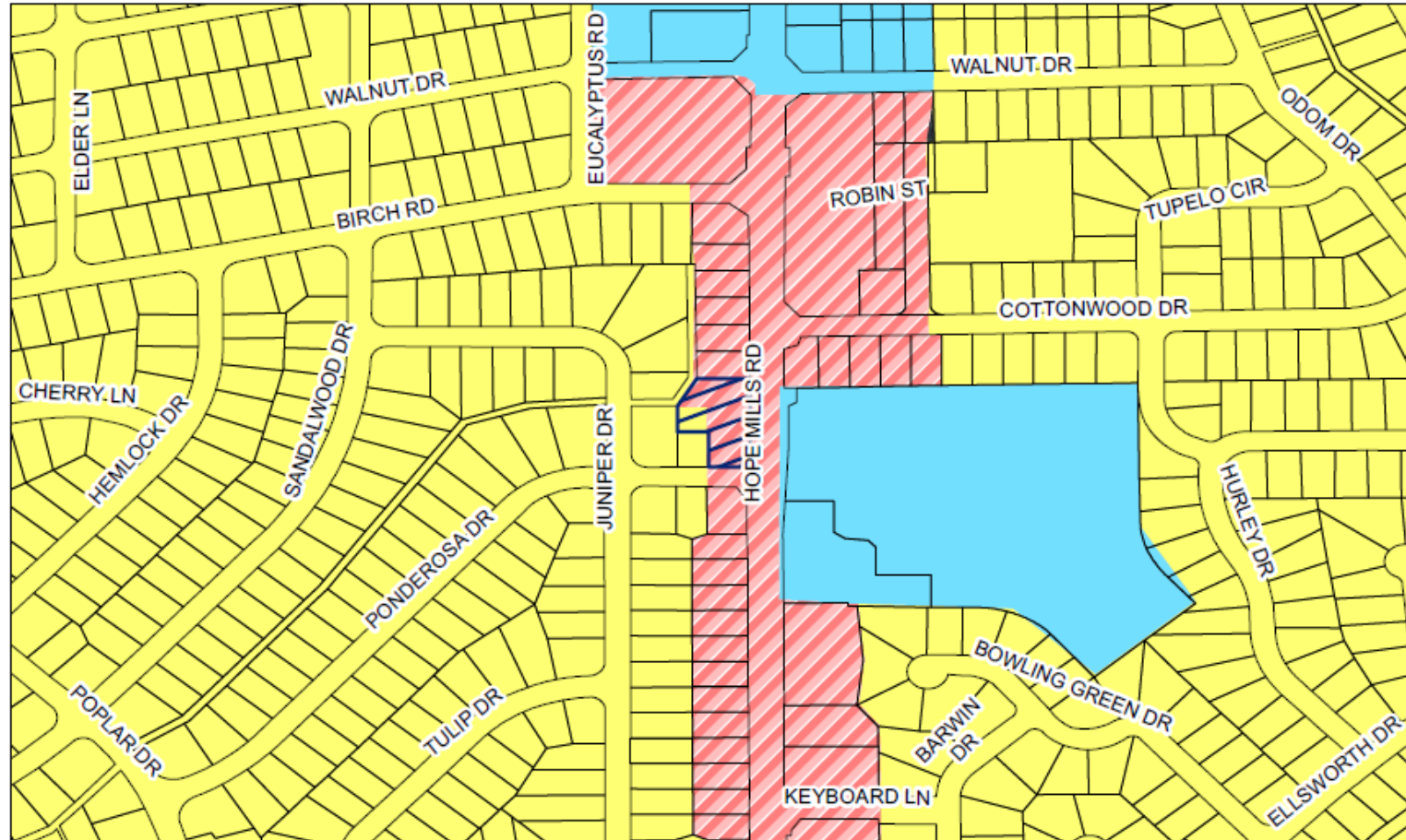
REQUEST: REZONING FROM NC TO LC

**LOCATION: 822 HOPE MILLS RD
REID: 0416175053000**

-  P24-44
-  LC - Limited Commercial
-  NC - Neighborhood Commercial
-  OI - Office & Institutional
-  SF-10 - Single-Family Residential 10

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Future Land Use Map

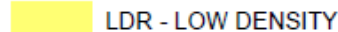
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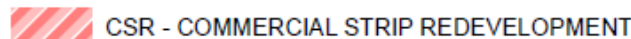
LOCATION: 822 HOPE MILLS RD
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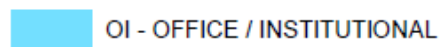
P24-44



LDR - LOW DENSITY



CSR - COMMERCIAL STRIP REDEVELOPMENT



OI - OFFICE / INSTITUTIONAL

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- **Property Overview:**
 - **Location:** Corner of Ponderosa Drive and Hope Mills Road
 - **Annexation:** 1999
 - **Current Structure:** Pre-engineered steel frame, built in 2010.
 - **Previous Use:** Car lot from 1982 to 1995
 - **Property Plat:** Book 0125, Page 0048 (Sept 2009)
 - **Warranty Deed:** Recorded Aug 6, 2015 (Book 9700, Page 0767)
- **Surrounding Area**
 - **North:** Neighborhood Commercial (e.g., Angel's Home Health)
 - **South:** Office and Neighborhood Commercial (e.g., ARC Consulting Group)
 - **East:** NC & SF-10 (e.g., CJ Billiards, JW Coon Elementary)
 - **West:** Single Family Residential

- **Rezoning Request:**
 - **Current Request:** Rezone from Neighborhood Commercial (NC) to Limited Commercial (LC)
 - **Limited Commercial (LC) District:**
 - Allows moderate-intensity retail and services (e.g., grocery stores, pharmacies).
 - Encourages residential units above commercial spaces.
 - Ensures compatibility with nearby residences.
- **Land Use Plan Analysis:**
 - Designated as **Commercial Strip Redevelopment** for higher-density residential and commercial uses.
 - Promotes investment and community vibrancy.
- **2040 Future Land Use Goals:**
 - Invest around infrastructure and strategic nodes.
 - Promote compatible economic development.
 - Encourage redevelopment of underutilized areas.
- **Policies & Strategies:**
 - Focus on growth along existing commercial corridors.
 - Support adaptive reuse and redevelopment.
 - Enhance walkability and accessibility in commercial districts.
- **Consistency Statement:**
 - Aligns with the Future Land Use Plan by promoting moderate-intensity businesses and mixed-used developments, fostering growth in underutilized corridors.

- **Consistency with Fayetteville's 2040 Future Land Use Plan:**
 - Supports revitalization of commercial strips
 - Aligns with strategic redevelopment goals
- **Benefits of LC Zoning:**
 - Expands commercial use options (high-end retail, restaurants)
 - Encourages mixed-use developments with residential units
 - Increases variety of local services
- **Community Impact:**
 - Enhances neighborhood with diverse commercial options
 - Compatible with surrounding residential and commercial areas
 - Fosters a vibrant, economically diverse community
- **Alignment with City Goals:**
 - Promotes private investment in underutilized areas
 - Supports quality neighborhoods & sustainable growth

The Zoning Commission and Professional Planning Staff recommend that the City Council **APPROVE** the proposed amendment to the zoning map, changing the designation to LC. This recommendation is based on the following reasons:

- The proposed zoning map amendment not only aligns with the policies outlined in the Future Land Use Plan (FLUP) but also with those established in the Unified Development Ordinance (UDO), providing a clear path for future development.
- The uses allowed by the proposed change in the zoning district classification are appropriate for the immediate area, considering the existing zoning and surrounding land uses.
- No significant factors would adversely affect public health, safety, morals, or general welfare.

1. The City Council approves the map amendment to LC as presented and recommends it based on the evidence submitted. The rezoning is consistent with the Future Land Use Plan, as demonstrated by the attached consistency and reasonableness statement.
2. The City Council approves the map amendment to a more restrictive zoning district based on the submitted evidence and finds that it is consistent with the Future Land Use Plan and an amended consistency statement.
3. The City Council denies the map amendment request due to the evidence provided and determines that the map amendment conflicts with the Future Land Use Plan.



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