

Project Overview
#2162568
Project Title: 1324 Ft. Bragg Rd.

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location
Project Address or PIN: 1324 FORT BRAGG RD
 (0427960465000)

Zip Code: 28305

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data
Project Address: 1324 FORT BRAGG RD

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: 0.16

Water Service: Public

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

New Construction designated as MR-5. However, rezoning to O&I would provide an appropriate framework for non-profit and community-based organizations whose programs contribute meaningful social, cultural, educational, and public health benefits to residents. Importantly, these benefits can be realized without undermining residential character when development is subject to appropriate compatibility standards, including limitations on height and scale, context-sensitive site design, buffering and landscaping, lighting controls, and circulation measures that minimize adverse impacts on nearby homes. As such, the O&I designation offers a balanced land use approach that promotes neighborhood-serving activity and community investment while preserving the character

Previous Amendment Approval Date:
Proposed Zoning District: O&I

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.:

SF designations in rear of subject property.

O&I, LC, and SF-6 designations alongside and across the street from subject property.

and livability of adjacent residential areas. Rezoning aligns with policies as outlined in the **Greater Haymount Area Plan** and **2040 Comprehensive Plan** encouraging transitional uses along corridors like Fort Brag Rd. and institutional/non-profit activities that enhance community services.

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 area encompassing the subject property and property across the street is designated as O&I, LC, and SF-6, and therefore rezoning the subject property as O&I would appear to be directly in accordance with the comprehensive plan, the 2026 strategic plan, and long-range planning by contributing to the economic development having a non-profit housed in the Haymount/Downtown area.

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

None known.

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

The subject property is demographically surrounded by other businesses zoned O&I and LC, which is in-line with existing land use plans, and 2026 strategic plans. Our "mission" as a private foundation is to address the demonstrated needs of Haymount/Downtown by being heavily invested through grant funding to organizations, such as the Cape Fear Regional Theatre, N.C. Civil War History Center, Fayetteville Family Life Center, CSDD, Habitat for Humanity, Fayetteville Area Operation Inasmuch, in an effort to support the revitalization efforts in Haymount and Downtown, and will add to the local tax base without unduly burdening existing infrastructure.

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 area adjacent to, and across the street from the subject property, is zoned O&I, LC, and SF-6. The proposed amendment will compliment existing zoning in the area and benefit the surrounding community needs as we are a non-profit contributing heavily into the arts, public health and safety, historic preservation, revitalization initiatives, and educational institutions in Cumberland County, to name a few, while adding to the local tax base, without unduly burdening existing infrastructure. In addition, the office will look/operate like a residential scale building with no exterior changes as operations are limited to three hybrid employees. This ensures no adverse effect to nearby SF-6 and MR-5 residences.

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

As a non-profit, employing three hybrid employees, with 1-2 employees working 3-4 days/week onsite, and a 3rd employee onsite once/month, there will be very limited traffic, far less than if a family of four lived at the subject property, which helps remedy the concerns of increased parking and traffic flow in accordance with the **Greater Haymount Area Plan** and **2040 Comprehensive Plan**.

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

No impact foreseen as the area is already well-developed/established.

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

N/A. No retail will be permitted. We intend to maintain compatibility with surrounding SF-6 and MR-5 by enhancing the village feel as there will be no strip commercialization nor any adverse impact, consistently in-line with the Greater Haymount Area Plan goals for a mixed-use, vibrant and non-retail institutional infill.

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.:

None.

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

The amendment, when granted, will have no negative impact on the property values of its neighbors. It will add to the local tax base and, therefore, the amendment will help maintain property values for the owners in the residential area located in the rear of the subject property.

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

There are no adverse impacts on the natural environment that are evident at the present, nor that we are aware of in the future.

Primary Contact Information

Project Owner

McLean Foundation
Thomas R & Elizabeth E McLean Foundation Inc.
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P:1-910-252-8858
angela@themcleanfoundation.org

Project Contact - Agent/Representative

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The McLean Foundation
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angela@themcleanfoundation.org

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

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

Project Contact - Developer

Holly Wingard
Onsite Homes, LLC
2931 Breezewood Ave., 202
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NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

Project Contact - General Contractor

Holly Wingard
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Fayetteville, NC 28303
P:910-745-0001
hollywingard@onsitehomesnc.com

NC State General Contractor's License Number: Need info

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Other

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