

Project Overview

#2083120

Project Title: 6438 & 6440 Raeford 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:

Zip Code: 28304

- 6438 RAEFORD RD (0407108106000)
- 6440 RAEFORD RD (0407106373000)

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:

- 6438 RAEFORD RD
- 6440 RAEFORD 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: 2.9

Water Service: Public

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

The site contains one vacant, uninhabitable single-family residence and a detached two-car garage. The home is in poor condition, has been stripped of copper wiring, and is not suitable for occupancy. The property is served by well and septic. Although zoned SF-10, the land is not being used for any active residential purpose and is effectively vacant.

Previous Amendment Approval Date:

Proposed Zoning District: LC

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.:

All surrounding properties along Raeford Road are zoned and developed for commercial uses.

- East & West: Community Commercial (CC) and Limited Commercial (LC) with retail, office, restaurant, and service businesses.
- Across Raeford Road (North): CC/LC zoning with major commercial centers, national retailers, and other high-intensity commercial uses.
- South: A mix of commercial and multifamily residential districts, including apartments and

service-oriented businesses.

The subject site is the only remaining residentially zoned parcel in this section of the corridor, making the proposed commercial zoning fully compatible with surrounding land uses.

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 proposed amendment is consistent with the Fayetteville 2030 Comprehensive Plan and related long-range planning documents. The plan designates the Raeford Road corridor for mixed commercial and activity-center development, encouraging commercial infill and redevelopment along major corridors. Surrounding properties are already commercial, and the proposed zoning aligns with the planned land-use pattern, supports corridor reinvestment, and transitions an underutilized residential parcel into a use consistent with the areas long-term vision.

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

Yes. The character of the Raeford Road corridor has changed significantly. The area has transitioned from residential to predominantly commercial, with surrounding parcels rezoned and developed for retail, office, and service uses. The subject site is now an isolated residential pocket. The existing home is uninhabitable and no longer suitable for residential use. The Fayetteville 2030 Comprehensive Plan also designates this area for mixed commercial development. These changes make the current SF-10 zoning outdated and support the need for a zoning amendment.

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

The proposed amendment addresses a clear community need by supporting continued commercial growth along the Raeford Road corridor. This area serves as a major commercial hub for surrounding neighborhoods, and additional commercially zoned land helps meet demand for services, retail, and employment opportunities. Redeveloping an underutilized, uninhabitable residential parcel into productive commercial use supports the community's need for reinvestment, improved services, and a more consistent land-use pattern along this major corridor.

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 fully compatible with the existing and planned uses surrounding the site. All adjacent properties along Raeford Road are already zoned and developed for commercial uses, including retail, office, and service businesses. The subject parcels are the only remaining residentially zoned properties in this section of the corridor, making the current SF-10 designation out of place.

A commercial zoning district is appropriate because it:

- Matches the established commercial pattern on all sides
- Aligns with the long-range plan designating this area for mixed commercial development
- Allows redevelopment of an uninhabitable residential structure into a productive use
- Creates a consistent, predictable land-use pattern along a major commercial corridor

For these reasons, the proposed zoning district is the most suitable and compatible designation for the property.

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

The proposed amendment results in a more logical and orderly development pattern by aligning the subject site with the surrounding commercial zoning along Raeford Road. The area has already transitioned to continuous commercial use, and rezoning this isolated residential parcel removes an inconsistency in the corridor. The amendment creates a unified land-use pattern, supports coordinated corridor development, and ensures that future growth follows the established commercial character of the area.

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

The proposed amendment does not encourage premature development. The surrounding area is already fully developed with commercial uses, and the Raeford Road corridor is an established commercial district with existing infrastructure,

utilities, and transportation capacity. Rezoning this isolated residential parcel simply aligns it with the built-out commercial pattern already in place, rather than opening up new or undeveloped areas.

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

The proposed amendment does not result in strip-style commercial development. The Raeford Road corridor is already an established commercial area with continuous commercial zoning and development on all sides. Rezoning this isolated residential parcel simply brings it into alignment with the existing pattern rather than extending commercial development into new areas. The amendment fills in an existing gap and supports a more cohesive, orderly corridor rather than creating additional strip-style expansion.

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.:

The proposed amendment does not create an isolated zoning district. All surrounding properties along Raeford Road are already zoned for commercial uses, and the subject site is currently the only remaining residential parcel in this section of the corridor. Rezoning it to a commercial district brings it into alignment with adjacent and surrounding zoning rather than creating a standalone or unrelated district.

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

The proposed amendment is not expected to result in significant adverse impacts on surrounding property values. The area is already fully developed with commercial uses, and rezoning this isolated residential parcel simply brings it into alignment with the existing commercial pattern. Converting an uninhabitable, underutilized property into a productive commercial use can help stabilize and potentially enhance nearby property values by supporting corridor reinvestment and improving overall site conditions.

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

The proposed amendment is not expected to result in significant adverse impacts on the natural environment. The site is already disturbed and contains an uninhabitable residential structure, and the surrounding area is fully developed with commercial and multifamily uses. Rezoning the property does not open new undeveloped land but simply aligns it with the existing built environment along Raeford Road. Any future development will be required to meet current environmental, stormwater, and buffering regulations, further minimizing potential impacts.

Primary Contact Information

Project Owner

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Project Contact - Agent/Representative

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

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

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State General Contractor's License Number:

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: