

CITY COUNCIL



ZONING CASE P25-13 – Notice of Appeal

May 27, 2025



Owner: PAUL THOMPSON DEVELOPMENT CORP

Applicant: Patrick Budronis & Ashley Ballard, Deaco Group

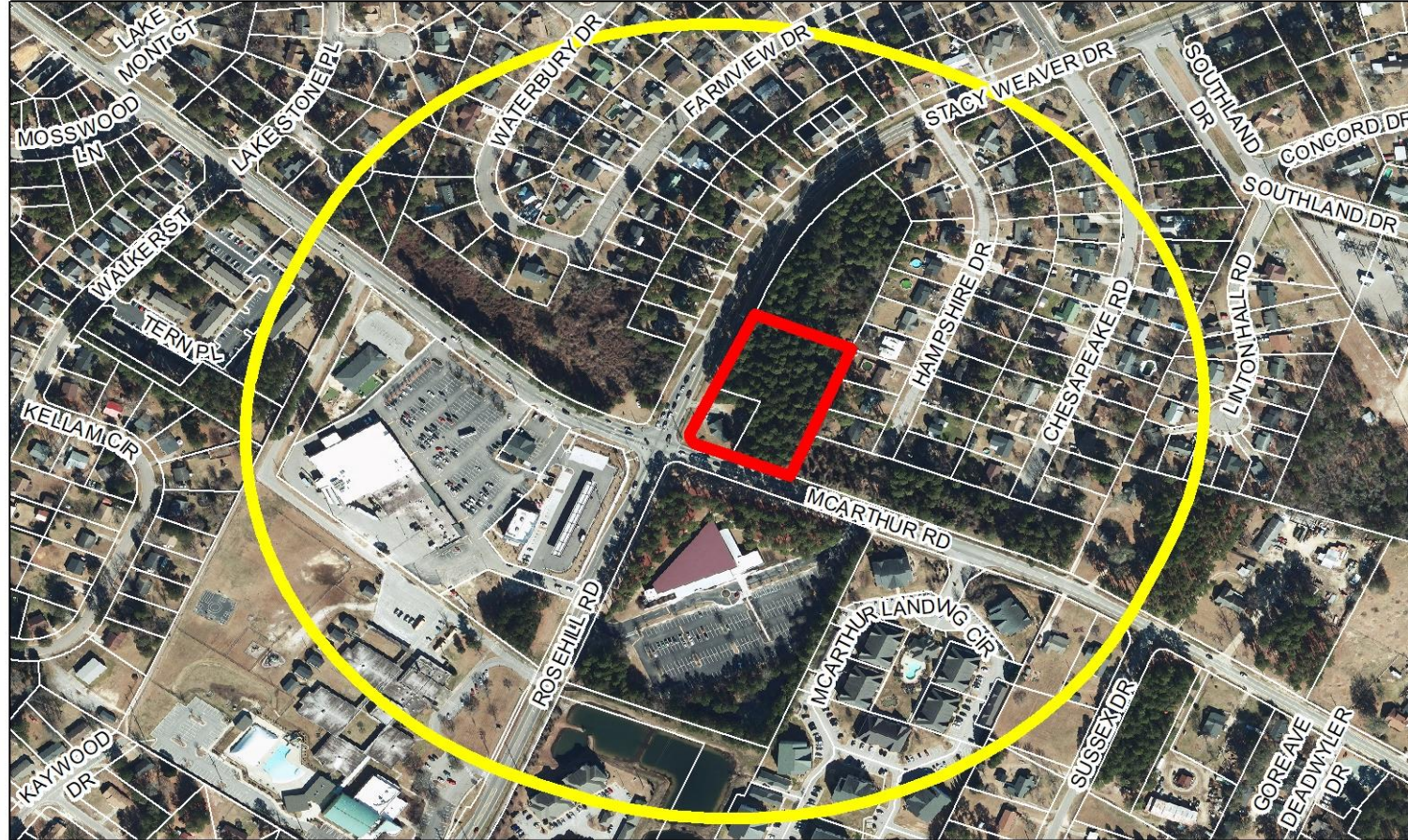
Request: SF-10 to LC

Location: 549 Stacy Weaver Drive

Acreage: 2.1 acres +/-

District: 1 – Kathy Jensen

REID #: 0530028255000, and a portion of 0530120415



Aerial

Case #: P25-13

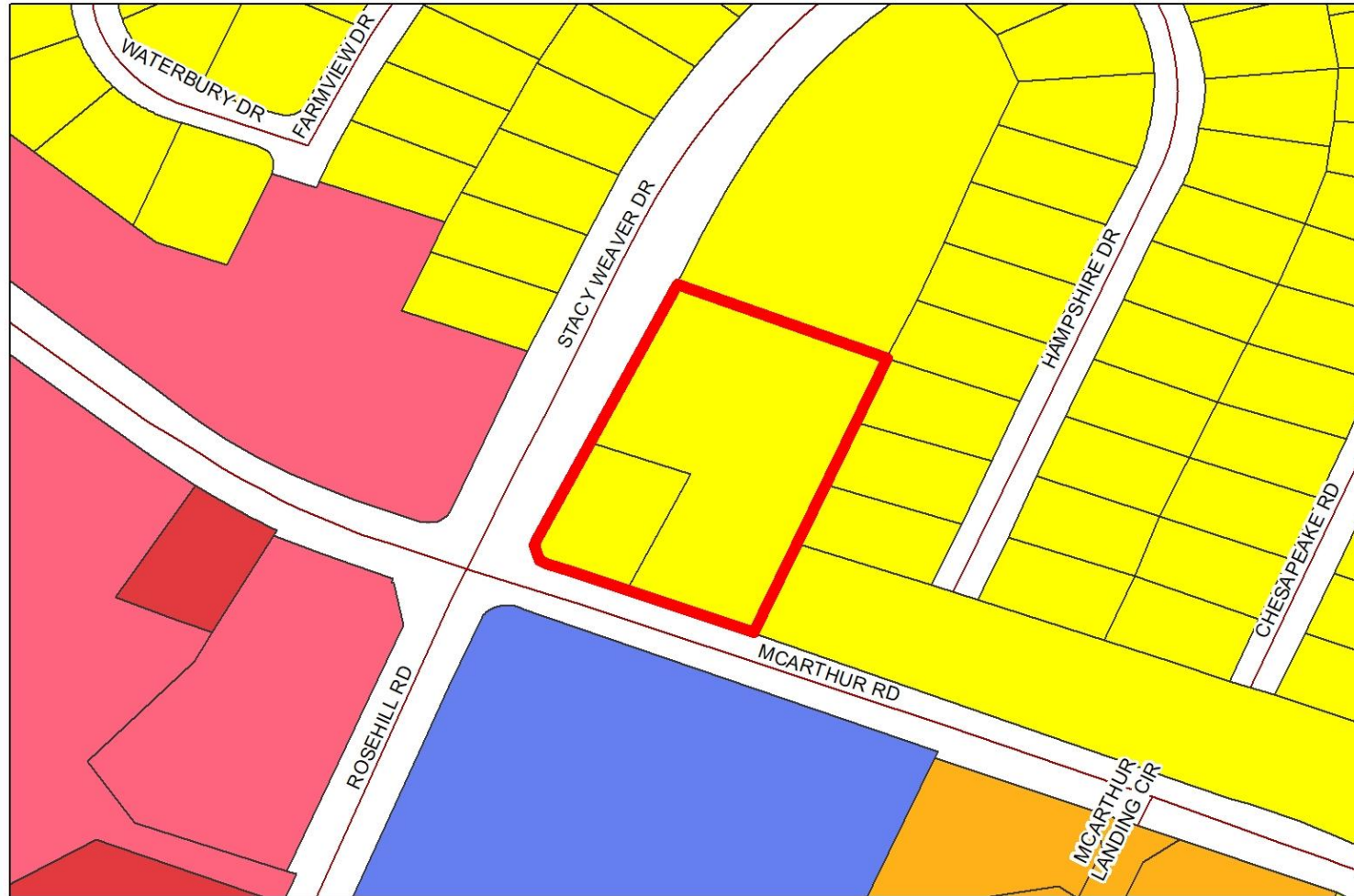
REQUEST: Rezoning SF-10 to LC

LOCATION: 549 STACYWEAVER DR

 1,000 Foot Notification Area

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.





Zoning Map

Case #: P25-13

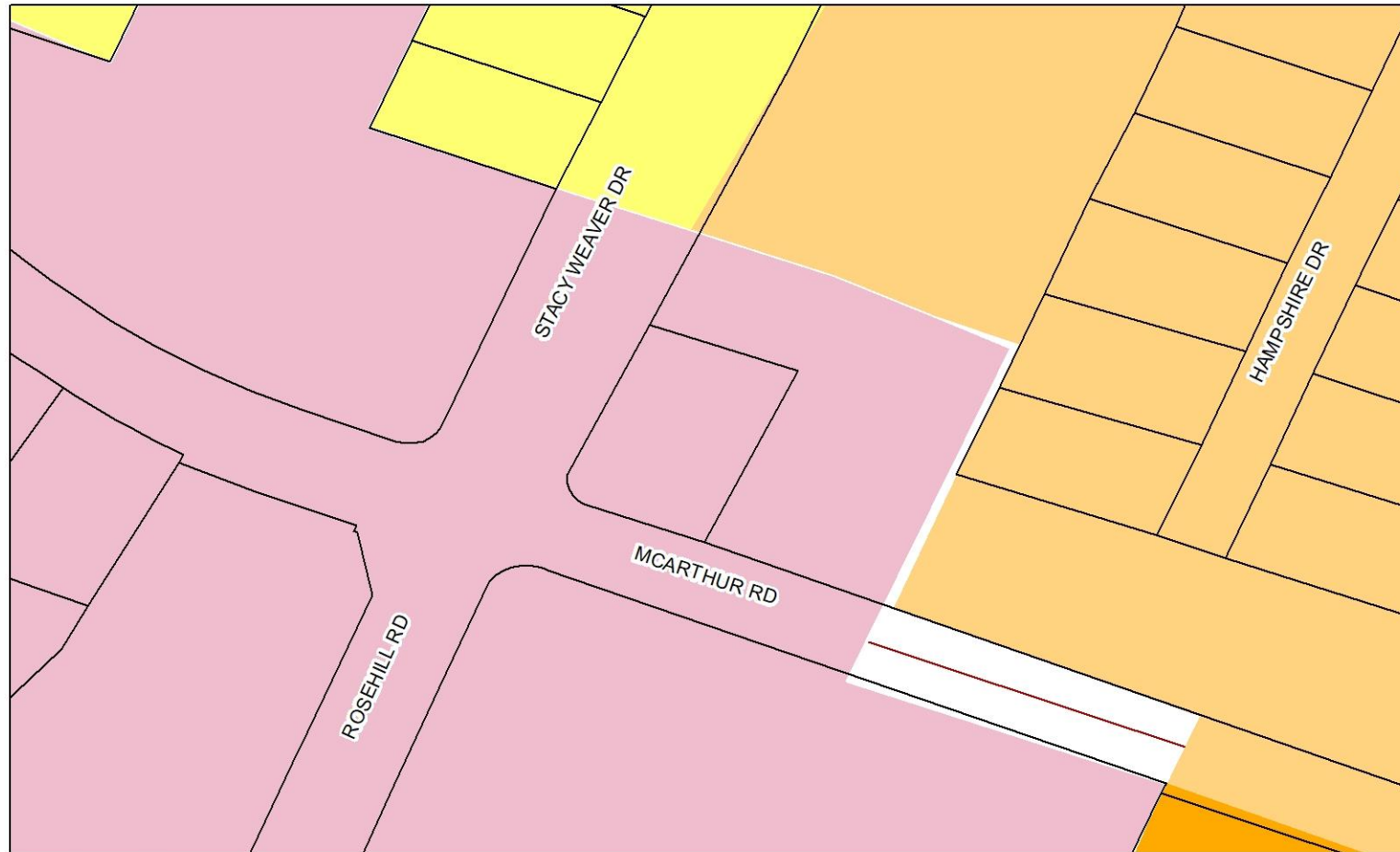
REQUEST: Rezoning SF-10 to LC

LOCATION: 549 STACYWEAVER DR

Legend

- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- NC - Neighborhood Commercial
- OI - Office & Institutional
- SF-10 - Single-Family Residential 10





Land Use Map

Case #: P25-13





REQUEST: Rezoning SF-10 to LC

LOCATION: 549 STACY WEAVER DR

Legend

Land Use Plan 2040

Character Areas

-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE







The proposed rezoning aligns with the Future Land Use Plan's (FLUP) vision for a mixed-use neighborhood by introducing moderate-intensity commercial development. To fully realize the FLUP's goals, careful planning is essential to balance commercial activity with residential compatibility, address traffic concerns, and incorporate residential components. The Technical Review Committee will play a critical role in ensuring that any future development aligns with these principles.



The Zoning Commission recommends that the City Council deny the map amendment to LC. This recommendation is based on the following findings:

- The proposed zoning change is not consistent with the Land Use Plan because it does not encourage growth in the area well-served by infrastructure, and urban services, including roads, utilities, parks, schools, police, fire, and emergency services, because several gas stations are already in the area, and building another one would not help the community. It does not encourage intense uses, greater mix uses, and denser residential types in key focal areas, because although Fayetteville is 500 houses short, they are building a gas station. It does not meet goals #1 and #4 because building another gas station does not make the area attractive..

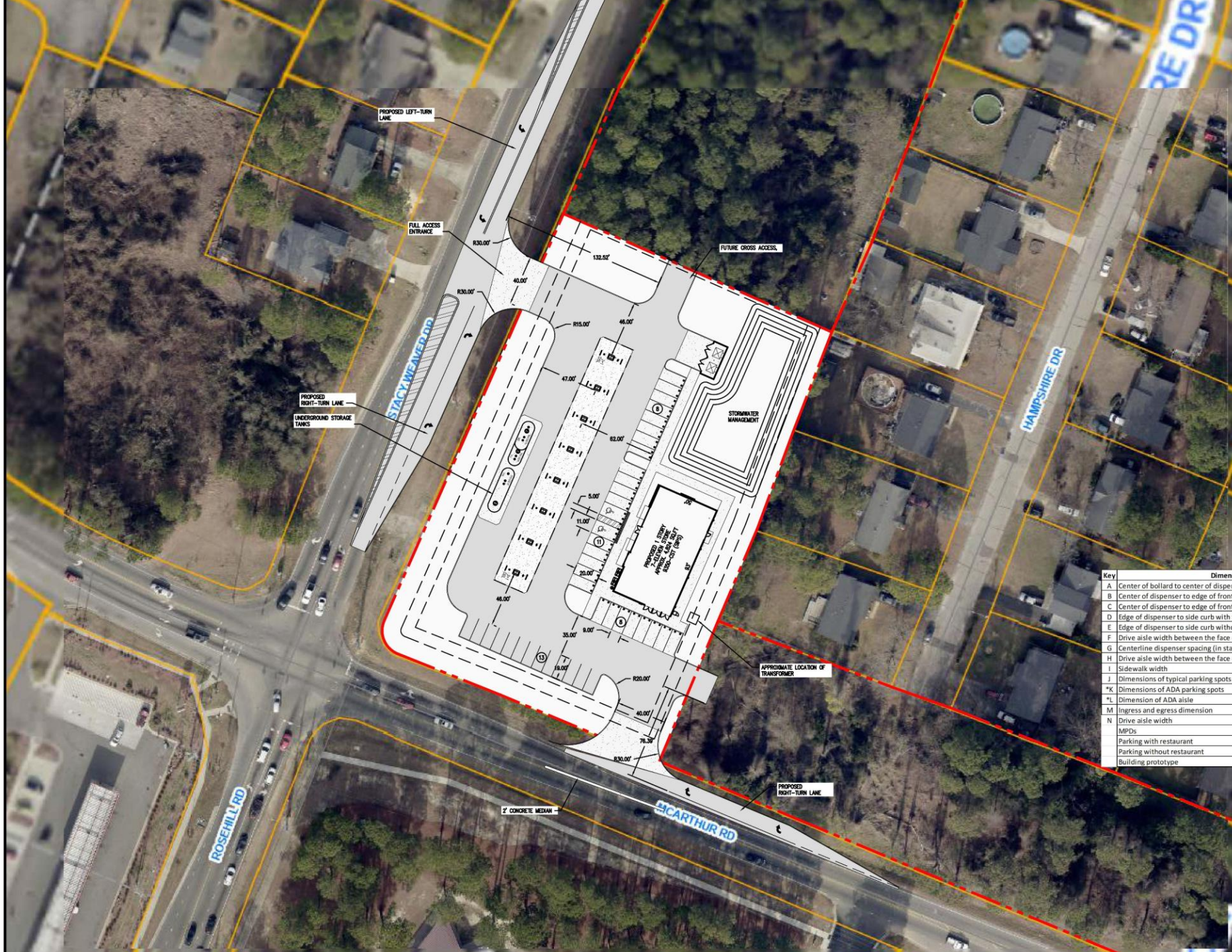
Note: This case was denied by the Zoning Commission and is coming to City Council as an appeal case.

The Professional Planning Staff recommends that the City Council approve the map amendment to LC. This recommendation is based on the following findings:

- The proposed zoning change aligns with the Future Land Use Plan (FLUP) and the Unified Development Ordinance (UDO).
- Permitted uses and development standards for the LC district are appropriate for the site given surrounding zoning and land uses.
- There are no anticipated negative impacts to public health, safety, morals, or general welfare.

Note: This case was denied by the Zoning Commission and is coming to City Council as an appeal case.

1. City Council moves to approve the map amendment to LC as presented, finding it consistent with the Future Land Use Plan as demonstrated in the attached consistency and reasonableness statement.
2. City Council moves to approve to a more restrictive zoning district, finding it consistent with the Future Land Use Plan as demonstrated in the amended consistency statement.
3. City Council moves to deny the map amendment request, finding it inconsistent with the Future Land Use Plan.



- RECOMMENDED PRIOR TO PROCEEDING WITH SITE DESIGN DRAWINGS.
- A CONVENIENCE STORE WITH FUEL IS A PERMITTED USE WITHIN THE LC ZONING DISTRICT, A PORTION OF THE PARCEL TO BE ACQUIRED WILL NEED TO BE REZONED FROM SF10 TO LC.
 - THIS PLAN ASSUMES THAT THE PROPOSED STORMWATER MITIGATION REQUIREMENTS WILL BE ACHIEVED ON-SITE AND THAT AN ADEQUATE OUTFALL IN LOCATED IMMEDIATELY ADJACENT TO THE PARCEL BOUNDARY.
 - PROPERTY LINES ARE BASED OFF OF THE COUNTY GIS AND SHOULD BE VIEWED AS APPROXIMATE. ONCE SURVEY INFORMATION IS AVAILABLE THE SITE LAYOUT SHOULD BE REEVALUATED.

SITE SUMMARY

TOTAL PARCEL AREA = 6.4 AC±
7-11 PARCEL AREA = 2.1 AC±

PARCEL ID(S) : 0530028255000, 0530120415000

PROPOSED ZONING = LC

PARKING CALCULATIONS
REQUIRED = 19 SPACES (1/250SF)
PROPOSED = 40 SPACES

BUILDING SETBACKS
FRONT = 25'
SIDE(SOUTH) = 25'
SIDE (NORTH) = 3'
REAR = 20'

LANDSCAPE BUFFERS
FRONT = 15'
SIDE(SOUTH) = 15'
SIDE (NORTH) = 0'
REAR = 10'

Key	Dimension Element	7-Eleven Standard	Store
A	Center of bollard to center of dispenser	62'	62'
B	Center of dispenser to edge of front curb with tanks	47'	n/a
C	Center of dispenser to edge of front curb without tanks	39'	46'
D	Edge of dispenser to side curb with tanks	54'	n/a
E	Edge of dispenser to side curb without tanks	46'	46'
F	Drive aisle width between the face of dispensers (in stacked position)	34'	n/a
G	Centerline dispenser spacing (in stacked position)	27'	n/a
H	Drive aisle width between the face of dispensers (in starting gate position)	25'	25'
I	Sidewalk width	8'	8'
J	Dimensions of typical parking spots	9'x20'	9'x20'
K	Dimensions of ADA parking spots	11'x20'	11'x20'
L	Dimension of ADA aisle	5'	5'
M	Ingress and egress dimension	40'	40'
N	Drive aisle width	35'	35'
	MPDs	6 MIN.	8
	Parking with restaurant	40	N/A
	Parking without restaurant	25	40
	Building prototype	select option	93x50 (SIPS)



DRAWING SCALE



DESCRIPTION

REV.

1

2

3

4

5

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7

8

9

10

11

DEVELOPMENT SERVICES GROUP
1210 PROGRESSIVE DR.
CHESAPEAKE, VA 23320
PH: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM

DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ©
STACY WEAVER DR

SHEET TITLE
CONCEPTUAL SITE PLAN

PROJECT LOCATION
1449 STACY WEAVER DR.
FAVETTESVILLE, NC

SHEET #
1006468



FayettevilleNC.gov