

Project Overview
#2132434
Project Title: Flex Space Development - 0 Gillespie St

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location
Project Address or PIN: 0435031004 (Unverified)

Zip Code: 28306

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:
General Project Information
Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Approval Date:
Previous Amendment Case #:
Proposed Zoning District: Community Commercial

Acreage to be Rezoned: 9.49

Is this application related to an annexation?: Yes

Water Service: Public

Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:
B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

N/A Vacant Land

HI & CC (across the street)

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 Flex Space Development is consistent with the goals and intent of the City of Fayetteville Comprehensive Plan and future growth objectives for the surrounding area.

The subject property is located within the Fayetteville Municipal Influence Area (MIA), which indicates the City's anticipated future growth and development boundary. The proposed development supports the continued expansion of commercial and industrial uses within this growth area and is compatible with the surrounding development pattern.

Additionally, there are existing properties located directly across the roadway within the City limits that are currently zoned HI (Heavy Industrial) and CC (Community Commercial). The proposed zoning request for the subject property is aligned with these existing zoning classifications and is therefore compatible with the established land use character of the corridor.

The proposed Flex Space Development provides a transitional commercial/light industrial use that can accommodate a variety of small businesses, office warehouse users, service-based businesses, and contractor spaces while supporting economic growth and employment opportunities within the area.

Furthermore, the project promotes orderly growth by:

- Encouraging development within the Municipal Influence Area
- Providing compatible commercial and industrial land uses adjacent to existing similarly zoned properties
- Supporting economic development opportunities
- Utilizing existing transportation corridors and infrastructure networks
- Creating flexible business space to serve the growing market demand within the region

Based on the surrounding zoning pattern, location within the Municipal Influence Area, and compatibility with nearby commercial and industrial uses, the proposed development is consistent with the overall intent and future land use objectives of the City of Fayetteville Comprehensive Plan.

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

No

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

The proposed amendment addresses a demonstrated community need by providing flexible commercial and light industrial space within the growing Fayetteville Municipal Influence Area (MIA). The development will support small businesses, contractors, office warehouse users, and other commercial users seeking flexible space options within the region.

The proposed use is also consistent with the existing development pattern along the corridor, as properties directly across the roadway within the City limits are currently zoned HI (Heavy Industrial) and CC (Community Commercial). The project supports continued economic growth, employment opportunities, and compatible commercial development within the area.

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 addresses a demonstrated community need by providing flexible commercial and light industrial space within the growing Fayetteville Municipal Influence Area (MIA). The development will support small businesses, contractors, office warehouse users, and other commercial users seeking flexible space options within the region.

The proposed use is also consistent with the existing development pattern along the corridor, as properties directly across the roadway within the City limits are currently zoned HI (Heavy Industrial) and CC (Community Commercial). The project supports continued economic growth, employment opportunities, and compatible commercial development within the area.

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

The proposed amendment results in a logical and orderly development pattern because the subject property is located within the Fayetteville Municipal Influence Area (MIA) and is adjacent to existing commercial and industrial zoning classifications. Properties located directly across the roadway within the City limits are currently zoned HI (Heavy Industrial) and CC (Community Commercial), making the proposed zoning consistent with the surrounding land use pattern.

The proposed Flex Space Development supports compatible commercial and light industrial growth along an existing transportation corridor and promotes the continued expansion of business and employment opportunities within the area.

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

The proposed amendment is not expected to encourage premature development because the property is located within the Fayetteville Municipal Influence Area (MIA) and is adjacent to existing commercial and industrial zoning classifications. The surrounding corridor already contains developed properties zoned HI (Heavy Industrial) and CC (Community Commercial), indicating that the area is suitable for continued commercial and industrial growth.

Additionally, the proposed development is located along an existing transportation corridor and can utilize existing and planned infrastructure improvements, supporting orderly and coordinated growth within the area.

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

The proposed amendment is not expected to result in strip-style commercial development. The proposed Flex Space Development is intended to provide a coordinated commercial and light industrial project with integrated site planning, shared access, parking, and infrastructure improvements rather than isolated linear commercial development.

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 would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts. The subject property is located within the Fayetteville Municipal Influence Area (MIA) and is directly adjacent to existing commercial and industrial zoning patterns along the corridor.

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 the property values of surrounding lands. The proposed Flex Space Development is consistent with the existing commercial and industrial character of the corridor and is compatible with nearby properties currently zoned HI (Heavy Industrial) and CC (Community Commercial) located across the roadway within the City limits.

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 proposed development will incorporate stormwater management measures and erosion control practices designed in accordance with applicable local and state regulations to minimize environmental impacts during and after construction.

Stormwater management systems will be utilized to control runoff quantity and quality, reduce downstream impacts, and manage drainage associated with the development. Additionally, erosion and sediment control measures will be implemented during construction to help prevent sediment runoff, protect surrounding properties, and minimize disturbance to nearby environmental features.

The project will be required to comply with all applicable permitting and environmental regulations related to stormwater management, erosion control, and land disturbance activities, which will help ensure the site is developed in a responsible and environmentally conscious manner.

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: