

**Project Overview****#1893615****Project Title:** OPERATION INASMUCH COTTAGES**Jurisdiction:** City of Fayetteville**Application Type:** 5.2) Conditional Rezoning**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:****Zip Code:** 28301

- 610 HILLSBORO ST (0437488315000)
- 0 HILLSBORO ST (0437488518000)
- 0 HILLSBORO ST (0437488512000)
- 614 HILLSBORO ST (0437488423000)
- 608 HILLSBORO ST (0437488219000)

**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)

**GIS Verified Data****Project Address:**

- 610 HILLSBORO ST
- 0 HILLSBORO ST
- 0 HILLSBORO ST
- 614 HILLSBORO ST
- 608 HILLSBORO ST

**General Project Information****Proposed Conditional Zoning District:** MR-5/CZ - Conditional**Lot or Site Acreage to be rezoned:** 1.58

Mixed Residential 5

**Was a neighborhood meeting conducted?:** No**Date of Neighborhood Meeting:****Number of Residential Units:** 16**Nonresidential Square Footage:** 900**Landowner Information****Landowner Name:** OPERATION INASMUCH**Deed Book and Page Number:** 12157/634, 11881/260,  
11881/292, 12152/30,**Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).**

**A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation,**

**B) Describe the proposed conditions that should be applied.:**  
THE UNITS WILL REMAIN UNDER THE OWNERSHIP OF

**and operating characteristics.:**

THE PROPOSED DEVELOPMENT WILL CONSIST OF 16 HOMES TO PRIMARILY HOUSE HOMELESS VETERANS UNDER THE SUPERVISION OF OPERATION INASMUCH. THERE WILL ALSO BE A GATHERING CENTER FOR ACTIVITIES.

OPERATION INASMUCH.

Per applicant email on 10/20/2025, conditions are updated to add the following:

Use type to allow multiple single family dwellings on one lot

Reduce parking requirement to the 7 spaces shown on the site plan

Reduction in rear yard setback to 25 feet

**C) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

SOUTH - NC - OPERATION INASMUCH LODGE

WEST - HI - STORAGE/WAREHOUSE

NORTH AND EAST - MR5 - VACANT

**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 DEVELOPMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN IN THAT THE PLAN CALLS FOR MULTIFAMILY IN THIS LOCATION.

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

OPERATION INASMUCH HAS ONLY RECENTLY ACQUIRED THESE PARCELS AND HAVE PARTNERED WITH INDIVIDUALS TO PROVIDE A MUCH NEEDED SERVICE TO HOMELESS INDIVIDUALS.

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

TO PROVIDE SERVICES AND SHELTER FOR THE HOMELESS COMMUNITY IS A CRISIS IN OUR COMMUNITY.

**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 ZONING DISTRICT WILL REMAIN THE SAME. THE CZ DESIGNATION IS TO HAVE MORE THAN ONE DETACHED DWELLING ON A SINGLE PROPERTY.

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

OPERATION INASMUCH IS 80% OF THE OPERATIONS IN THE AREA.

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

NOT AT ALL.

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

THIS DEVELOPMENT IS NOT COMMERCIAL.

**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 ZONING DISTRICT IS THE SAME.

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

TO NO EXTENT.

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

THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS IN THE VICINITY.

### Primary Contact Information

**Project Owner**

CRAIG MORRISON  
FAYETTEVILLE AREA OPERATION INASMUCH  
531 HILLSBORO ST  
FAYETTEVILLE , NC 28303  
P:910-433-2161  
[LEPLER@LKANDA.COM](mailto:LEPLER@LKANDA.COM)

**Project Contact - Agent/Representative**

LORIEPLER  
LARRY KING & ASSOCIATES, RLS, PA  
1333 MORGANTON RD,, STE 201  
FAYETTEVILLE, NC 28305  
P:9104834300  
[LEPLER@LKANDA.COM](mailto:LEPLER@LKANDA.COM)

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

**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**

RALPH HUFF  
HUFF FAMILY OFFICE  
2919 BREEZEWOOD AVE, SUITE 100  
FAYETTEVILLE, NC 28303  
P:910-302-3608  
[DRHUFF@HUFFFAMILYOFFICE.COM](mailto:DRHUFF@HUFFFAMILYOFFICE.COM)

**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:**

**Other**

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