

Project Overview

#2072824

Project Title: CFVHS Medical Arts District in Fayetteville

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, 28301, 28302, 28303, 28314

- 1638 OWEN DR (0416966493000)
- 3416 MELROSE RD (0416879025000)
- 3360 C VILLAGE DR (0426061055000)
- 227 FOUNTAINHEAD LN (0437249598000)
- 150 ROBESON ST (0437249598000)
- 101 ROBESON ST (0437440908000)
- 615 FRANKLIN ST (0437342994000)
- 625 HAY ST (0437344946000)
- 0 HAY ST (0437354190000)
- 116 ROBESON ST (0437345972000)
- 0 N/A DR (0437345969000)
- 621 HAY ST (0437355055000)
- 1930 SKIBO RD (0407980597000)
- 6387 RAMSEY ST (0531814927000)
- 0 ? DR (0531811468000)
- 6369 ROSSER DR (0531716373000)
- 6387 ROSSER DR (0531717651000)
- 0 ? DR (0531718967000)

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

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- 6369 ROSSER DR
- 6387 ROSSER DR
- 0 ? DR

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: 138

Water Service: Public

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

CFV Health System Campuses in Fayetteville: Highsmith Rainey Hospital, CFVHS Healthplex, CFVHS Health Pavilion North and CFVHS Cape Fear Valley Medical Center

CFVMC Campus: CFVMC Methodist University School of Medicine, Behavior Health, Rehabilitation, LifeLink, Graduate Medical Education Building, multiple physician practices and medical research.

Previous Amendment Approval Date:

Proposed Zoning District: Medical Arts Campus District

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.:

CFVMC campus is OI/Hospital District. Graduate Medical Education (SRAHEC), medical clinics, restaurants, 2 retail pharmacies, bank miscellaneous medical equipment, residential along Roxie Avenue and Village Drive, Cumberland County Behavioral Health, Commercial Retail Shopping center with laundry mat, mortuary, optical retail, CFVMC Blood Donor Center, plasma donation center, grocer, restaurant, home medical care and other businesses

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.:

CFVMC is a growing Academic Medical Center located in Fayetteville NC within Eastern North Carolina. It is situated on Major Fayetteville Development Zones and Traffic arteries linked to NC Highways and US Interstates.

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

CFVMC, Yes. Numerous signage and zoning permits and other issues with long term development as a growing Academic Medical Center. There are only 100 such Academic Centers in the continental US.

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

CFVHS: Improving Healthcare in Fayetteville and local community health.

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.:

CFVMC: Continuing use of major hospital and medical student teaching with exciting recent and continuing facility development in Fayetteville.

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

Medical Arts Campus District supports CFVHS long term and near-term growth.,

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

Each campus listed has been operating for many years with intent to remain in the community to improve health care delivery and outcomes. **CFVMC** has been on this site for decades and intends to continue supporting community healthcare through excellence, innovation and facility growth.

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

NA.

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.:

NA.

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

Property values surrounding our campuses should continue to increase.

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

NA.

Primary Contact Information

Project Owner

Macklyn Sellers
Cape Fear Valley Health System
101 Robeson Street, Suite 303
Fayetteville, NC 28301
P:9106157529
Msellers@capefearvalley.com

Project Contact - Agent/Representative

Macklyn Sellers
Cape Fear Valley Health System
101 Robeson Street, Suite 303
Fayetteville, NC 28301
P:9106157529
Msellers@capefearvalley.com

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: