

Project Overview
#1993602
Project Title: Pritchett Road Townhouse

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: 28314

- 545 PRITCHETT RD (0407252027000)
- 607 PRITCHETT RD (0407242818000)
- 533 PRITCHETT RD (0407252339000)
- 537 PRITCHETT RD (0407252226000)

Is it in Fayetteville? 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 delays and penalties for not doing so.

GIS Verified Data
Project Address:

- 545 PRITCHETT RD
- 607 PRITCHETT RD
- 533 PRITCHETT RD
- 537 PRITCHETT RD

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: MR5

Acreage to be Rezoned: 1.76

Is this application related to an annexation?: No

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.:

The subject property is currently zoned **SF-10** and is **vacant/underutilized**, with no development that fully utilizes available public infrastructure. The site is served by **public water and sewer**, making it appropriate for residential redevelopment that responds to current housing needs.

Properties in the immediate surrounding area include a **mix of SF-10 and MR-5 zoning**, with existing single-family and multifamily residential uses. The presence of **MR-5 zoning nearby establishes a clear precedent** for higher-density residential development. The proposed rezoning is compatible with surrounding land uses and represents a logical continuation of the existing zoning pattern.

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 rezoning from **SF-10 to MR-5** is **consistent with the Comprehensive Plan**, which supports **housing diversity, affordable housing, and efficient use of public infrastructure**. The amendment allows for multifamily and accessible housing in an area already served by public utilities and surrounded by a mix of **SF-10 and MR-5 zoning**, making it compatible with existing and planned development patterns.

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

Yes. **Housing needs in the area have changed**, including an increased demand for **affordable, accessible, and multifamily housing**, particularly for **displaced residents and veterans**. The availability of **public water and sewer**, combined with nearby **MR-5 zoning and multifamily development**, supports the need for this amendment to better reflect current conditions and community needs.

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

The proposed rezoning directly responds to a **documented shortage of affordable and accessible housing**, particularly for **displaced residents, veterans, and larger households**. By allowing **MR-5 development**, the amendment makes it possible to deliver **ADA-compliant units and family-sized housing** in an area already served by public infrastructure, providing a clear and immediate public benefit and meeting an identified community need.

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 rezoning to **MR-5** is compatible with existing and planned development in the surrounding area, which includes a **mix of SF-10 and MR-5 zoning** and established residential uses. The MR-5 district is appropriate for the subject land because it allows **context-sensitive multifamily development**, supports **affordable and ADA-accessible housing**, and efficiently utilizes existing public water and sewer while remaining consistent with the surrounding residential character.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.: The proposed rezoning to **MR-5** results in a **logical and orderly development pattern** by extending an existing mix of **SF-10 and MR-5 zoning** already present in the immediate area. The amendment promotes **compatible infill development**, makes efficient use of **existing public infrastructure**, and supports planned residential growth without introducing incompatible land uses, thereby reinforcing a cohesive and intentional development pattern.

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

The proposed rezoning to **MR-5** does **not encourage premature development**. The subject site is already served by **public water and sewer**, is located within an established residential area, and is surrounded by existing **SF-10 and MR-5 development**, indicating that infrastructure and land use patterns are already in place to support appropriate development at this time.

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

The proposed rezoning to **MR-5** will **not result in strip-style commercial development**. The amendment is strictly residential in nature and is intended solely to allow **multifamily, affordable, and ADA-accessible housing**. No commercial uses are proposed, and the rezoning maintains the residential character of the area while preventing linear or commercial strip 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 rezoning to **MR-5** does **not create an isolated zoning district**. The subject site is located within an area that already contains a **mix of SF-10 and MR-5 zoning**, making the amendment consistent with and related to surrounding zoning patterns. The rezoning represents a **logical infill extension of existing MR-5 zoning** and maintains continuity with adjacent and nearby residential districts.

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

The proposed rezoning to **MR-5** is **not expected to result in significant adverse impacts on surrounding property values**. The development will be residential in nature, compatible with nearby **SF-10 and MR-5 zoning**, and supported by existing public infrastructure. Well-designed, affordable, and accessible housing has been shown to **stabilize neighborhoods and support long-term community value** when appropriately integrated into established residential areas.

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

The proposed rezoning to **MR-5** will **not result in significant adverse impacts on the natural environment**. The site is suitable for residential infill, is served by **existing public water and sewer**, and any development will comply with **applicable environmental, stormwater, and land development regulations**, ensuring impacts are minimized and appropriately managed.

Primary Contact Information

Project Owner

Kevin Cole

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

NC State Electrical Contractor #1 License Number:
NC State Electrical Contractor #2 License Number:
NC State Electrical Contractor #3 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:

Project Contact - Agent/Representative

Kevin Cole

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Project Contact - Architect

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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 General Contractor's License Number: