

Project Overview

#2233976

Project Title: 5113 Meadowbrook rezoning
Application Type: 5.2) Conditional Rezoning
Workflow: Staff Review**Jurisdiction:** City of Fayetteville
State: NC
County: Cumberland**Project Location****Project Address or PIN:** 5113 MEADOWBROOK DR
(0416004821000)**Zip Code:** 28304

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:** 5113 MEADOWBROOK DR**General Project Information****Proposed Conditional Zoning District:** OI/CZ - Conditional Office and Institutional**Lot or Site Acreage to be rezoned:** .40**Was a neighborhood meeting conducted?:** No**Date of Neighborhood Meeting:****Number of Residential Units:****Nonresidential Square Footage:** 1766**Landowner Information****Landowner Name:** Anchorpoint Properties, LLC**Deed Book and Page Number:** 12446--0490**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, and operating characteristics.:**

The existing residential structure will serve as an expansion of the adjacent Divine Wellness Therapeutic Center by providing additional counseling and office space for outpatient behavioral health services. The building will not operate as a separate standalone business.

B) Describe the proposed conditions that should be applied.:

- The property shall be developed in substantial conformance with the approved site plan.
- The existing residential structure shall be retained, and the residential character of the property shall be preserved to the greatest extent practicable.
- The property may be used for residential purposes or for professional office uses permitted within the approved

The residential appearance of the structure will be maintained. The front entrance facing the residential neighborhood will remain closed and will not be used for client access. Client and staff access will be through the side and rear entrances, with access provided from the existing shared parking area serving Divine Wellness Therapeutic Center.

No new buildings are proposed. Any renovations will be limited to those necessary to comply with applicable building and fire codes. Client visits will be by appointment only, resulting in minimal traffic. Business hours are anticipated to be generally Monday through Friday, approximately 8:00 a.m. to 7:00 p.m., with occasional Saturday appointments as needed.

The proposed rezoning will allow the property to function as an extension of the adjacent Divine Wellness Therapeutic Center while minimizing impacts on the surrounding residential neighborhood.

C) 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 adjacent to Divine Wellness Therapeutic Center and First Steps Day Treatment, both existing outpatient behavioral health facilities. The surrounding area includes residential development as well as these established professional uses, making the proposed rezoning compatible with the existing character of the area.

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 conditional rezoning is consistent with sound land use planning because it expands an existing professional office use without introducing a new standalone commercial use into the neighborhood. The existing residential structure will remain in place and maintain its residential appearance while being adapted to provide additional space for the adjacent Divine Wellness Therapeutic Center. Existing parking has been determined to be adequate through the City's alternative parking review, minimizing impacts on the surrounding neighborhood. The proposed use represents a logical transition between existing professional office uses and nearby residential properties while providing expanded access to outpatient behavioral health services for the community.

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

Not applicable. This is a new conditional rezoning request, not an amendment to an existing conditional zoning.

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

The proposed rezoning will allow an established outpatient behavioral health practice that has been serving the Fayetteville community to expand its capacity and better meet the growing demand for counseling and mental health services. Rather than creating a new commercial use, the proposal expands an existing practice in a manner that minimizes impacts on the surrounding neighborhood while improving access to care.

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.:

conditional zoning district.

- Any signage shall be limited to building-mounted signage in compliance with applicable City ordinances. No freestanding monument or pole signage is proposed.

The proposed conditional zoning is appropriate because it does not establish a new standalone commercial use, but instead allows the adjacent property to function as an expansion of the existing Divine Wellness Therapeutic Center campus. The building will provide additional counseling and office space while maintaining its residential appearance and utilizing the existing shared parking area, which has been determined by the City to provide adequate parking. Because the property directly adjoins existing outpatient behavioral health facilities, the proposed use is a logical extension of the existing professional office campus and is compatible with the surrounding area while continuing to provide an appropriate transition to nearby residential properties. The additional space will allow Divine Wellness Therapeutic Center to expand its capacity to serve the growing demand for outpatient behavioral health services in the community while preserving the character of the surrounding neighborhood.

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

The proposed conditional rezoning promotes a logical and orderly development pattern by allowing an existing outpatient behavioral health campus to expand onto the immediately adjacent property rather than establishing a new commercial use at another location. The expansion makes efficient use of an existing structure and existing parking infrastructure while maintaining the residential appearance of the building. This approach minimizes impacts on the surrounding neighborhood, creates a cohesive professional office campus, and allows Divine Wellness Therapeutic Center to expand its capacity to meet the growing demand for outpatient behavioral health services in the community.

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

The proposed conditional rezoning is not expected to encourage premature development because it is limited to the expansion of an existing adjacent professional office. The proposal utilizes an existing building and existing infrastructure and does not create new commercial development or encourage additional commercial expansion into the surrounding residential neighborhood.

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

The proposed conditional rezoning will not result in strip-style commercial development. The proposal is limited to the expansion of an existing outpatient behavioral health office onto the immediately adjacent property and does not establish a new standalone commercial use. The existing residential structure will be retained, its residential appearance will be maintained, and no new commercial frontage or retail-style development is proposed. The proposal represents the logical expansion of an existing professional office campus rather than the creation of strip-style 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 conditional rezoning will not create an isolated zoning district unrelated to adjacent and surrounding uses. Instead, it allows the orderly expansion of the existing Divine Wellness Therapeutic Center and First Steps Day Treatment onto the immediately adjacent property. The building will continue to maintain its residential appearance, no freestanding street-facing signage is proposed, and the existing shared parking area will continue to serve the property. The proposed use is integrated with the existing adjacent professional office uses while remaining compatible with the surrounding neighborhood.

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

The proposed conditional rezoning is not expected to result in significant adverse impacts on the value of surrounding properties because the existing residential structure will be retained and its residential appearance will be maintained. No freestanding street-facing signage or new commercial parking areas are proposed, and the property will function as an expansion of the adjacent Divine Wellness Therapeutic Center rather than as a new standalone commercial use. These measures are intended to minimize impacts on the surrounding neighborhood while allowing for the expansion of needed outpatient behavioral health services.

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

The proposed conditional rezoning is not expected to result in significant adverse impacts on the natural environment. The proposal utilizes an existing residential structure and existing developed site, with no substantial land disturbance, expansion of impervious surface, or new commercial parking areas proposed. The project represents the adaptive reuse of an existing building rather than new development, thereby minimizing environmental impacts.

Project Owner

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

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

Robyn Mirassou
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robyn@divinewellnesstherapeutics.com

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: