

**Project Overview**
**#1201048**
**Project Title:** Murchison Townhomes (Rosemary Drive)

**Jurisdiction:** City of Fayetteville

**Application Type:** 5.1) Rezoning (Map Amendment)

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

**Project Location**
**Project Address or PIN:** 201 ROSEMARY DR  
 (0428489415000)

**Zip Code:** 28302

**GIS Verified Data**
**Property Owner: Parcel**

- 201 ROSEMARY DR: FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY

**Acreage: Parcel**

- 201 ROSEMARY DR: 9.66

**Zoning District: Zoning District**

- 201 ROSEMARY DR: CC

**Subdivision Name:**
**Fire District:**
**Airport Overlay District:**
**Hospital Overlay District:**
**Coliseum Tourism District:**
**Cape Fear District:**
**Downtown Historic District:**
**Haymount Historic District:**
**Floodway:**
**100 Year Flood:** <100YearFlood>

**500 Year Flood:** <500YearFlood>

**Watershed:**
**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:** MR-5

**Acreage to be Rezoned:** 9.66

**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:**

Subject property is Owned and Managed by the Fayetteville Metropolitan Housing Authority. Site is currently a Multi-Family Site with 60 Apartments in 11 townhouse style buildings. One daycare facility, serving the residents, is located on-site.

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

Subject property is located just off of Murchison Road, with parcels zoned CC between the subject property and Murchison Road supporting business use. Parcels to the West are zoned SF-6 supporting business use (transmission service, auto tire and repair, beauty supply) and single-family detached residential use (mobile home park). Parcels to the South are zoned OI supporting a single, single-family residential. Parcels to the East are zoned SF-6 supporting single-family and multi-family residential.

**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.:**

Subject site a is key housing site for City of Fayetteville Choice Neighborhood Implementation grant application and long-term redevelopment plan.

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

Existing conditions have not changed. Re-zoning request is being made in preparation for the redevelopment of the site, being part of the greater revitalization plan.

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

The proposed re-zoning will make the site compliant for the proposed redevelopment, in order to provide much needed, improved affordable housing.

**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.:**

With close proximity to Pamalee Drive (401) to the west and directly south of Murchison Rd., the amendment will allow multi-family residential development within immediate proximity to both current and future commercial development that benefits from the two corridors.

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

The subject property is situated directly adjacent (to the east and south) to commercial development or what could be future community commercial. The proposed rezoning will effectively serve as a buffer or transitional zoning for future development to the south and east of the subject property.

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

We do not anticipate the rezoning to encourage premature development.

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

We do not anticipate the rezoning to result in 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.:**

Being positioned directly adjacent to a community commercial district, we do not anticipate the rezoning creating a negative, isolated zoning scenario.

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

Being a target site for the Choice Neighborhood Implementation, we do not anticipate the rezoning and proposed redevelopment having a negative impact on property values. The redevelopment is a strategic effort to enhance the lives of the residents currently living the community and neighborhood.

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

We do not anticipate the rezoning and the proposed redevelopment to have a negative impact on the natural environment. The proposed redevelopment will incorporate energy star and green building technologies to operate more efficiently than the existing development. Redevelopment on the existing site, at a higher density, is a good use and leveraging of existing land resources.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Dawn Weeks

Fayetteville Metropolitan Housing Authority

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Fayetteville, NC 28301  
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**Project Contact - Agent/Representative**

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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:**

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**

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

**AFFIDAVIT OF OWNERSHIP**

I, Dawn Weeks, Executive Director of Fayetteville Metropolitan Housing Authority, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 201 Rosemary Street in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to Stogner Architecture, PA to submit a Conditional Rezoning/Rezoning/Variance/Special Use (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on December 15, 2023.

*Dawn Weeks*  
Signature of Affiant

\_\_\_\_\_  
Signature of Affiant

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 19th day of December, 2023

*Ursula Brooks Shaw*  
Signature of Notary Public

(Official Seal)

Ursula Brooks Shaw, Notary Public  
Printed Name of Notary Public

My Commission Expires: 3/29/2025

