

City Council



P24-02

February 26, 2024



Owner: Sandra Ritter

Applicant: Mark Candler

Request: Rezoning AR to CC

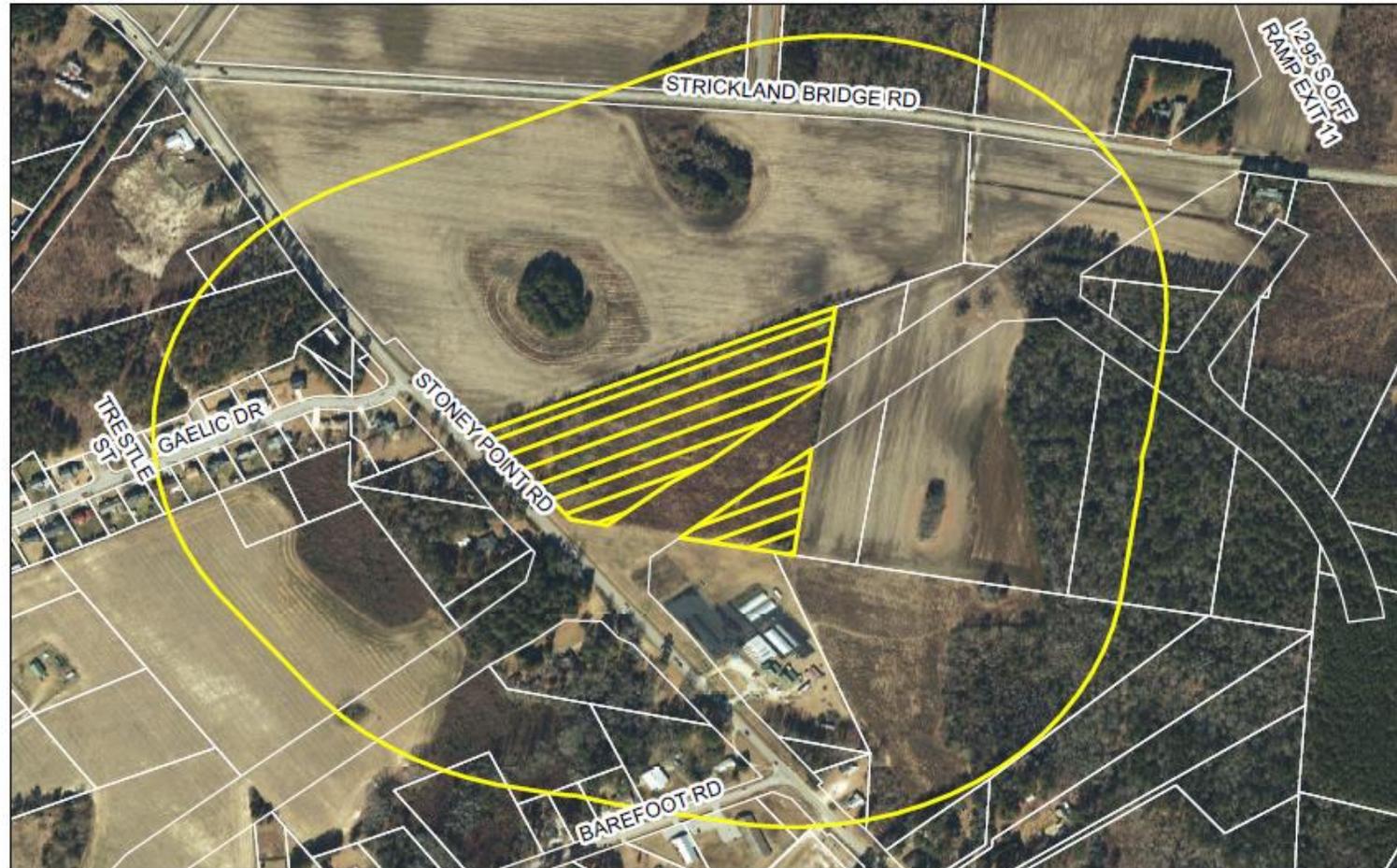
Located: 0 Stoney Point Road

Acreage: 9.7 acres ±

District: 6 – Derrick Thompson

REID #: 9485667168000 & 9485750853000





Aerial Notification Map

Case #: P24-02

Request: Rezoning Agricultural Residential (AR)
to Community Commercial (CC)

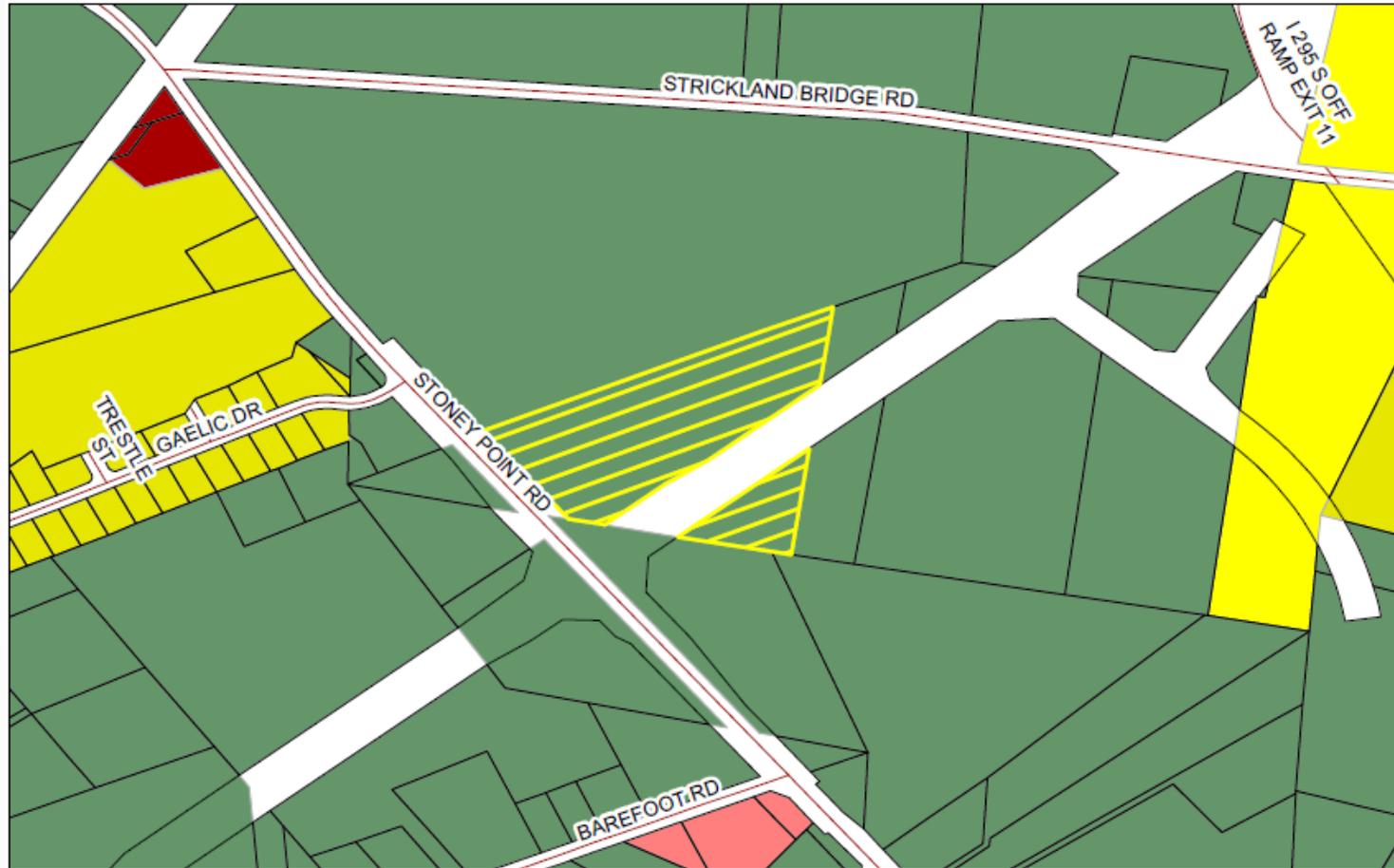
Location: 0 Stoney Point Road

Legend

-  P24-02 Buffer
-  P24-02



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



Zoning Map

Case #: P24-02

Request: Rezoning Agricultural Residential (AR)
to Community Commercial (CC)

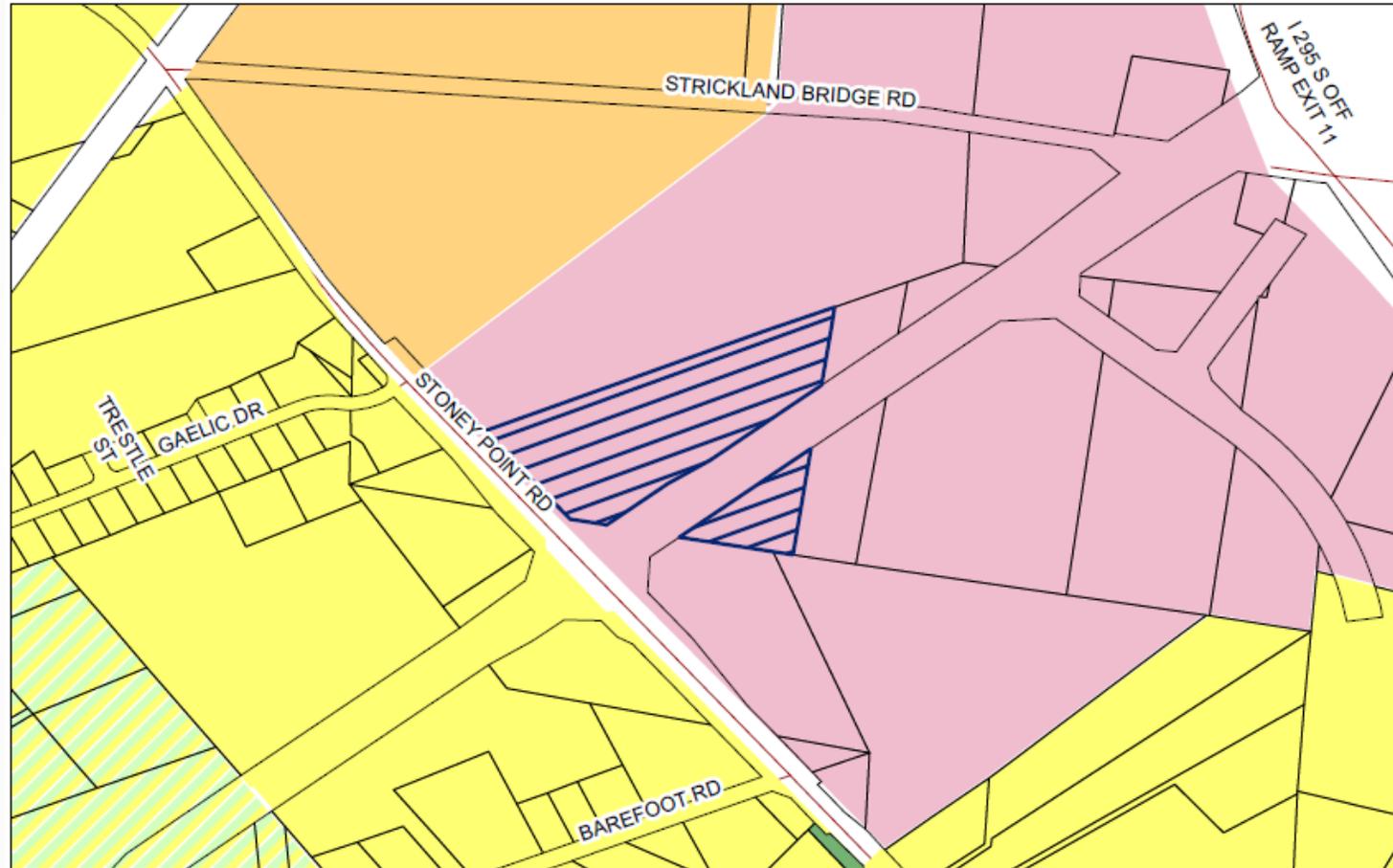
Location: 0 Stoney Point Road

Legend

-  P24-02
-  AR - Agricultural-Residential
-  CC - Community Commercial
-  LC - Limited Commercial
-  SF-10 - Single-Family Residential 10
-  SF-15 - Single-Family Residential 15



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Future Land Use Map

Case #: P24-02

Request: Rezoning Agricultural Residential (AR)
to Community Commercial (CC)

Location: 0 Stoney Point Road

Legend

 P24-02

Land Use Plan 2040

Character Areas

-  PARKOS - PARK / OPEN SPACE
-  OSS - OPEN SPACE SUBDIVISIONS
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  NMU - NEIGHBORHOOD MIXED USE



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- The proposed zoning district allows some uses in line with the Future Use Plan but also permits deviations from the outlined vision.
- Consideration should be given to the future extension/rerouting of Barefoot Road, merging with the anticipated completion of a new section and interchange of I-295.
- The possibility of establishing a true Neighborhood Mixed Use district along Barefoot Road is compromised by imminent changes in the land use pattern, especially with the future interchange.
- The Community Commercial zoning designation is deemed more appropriate for uses characteristic of Highway Commercial development than a Neighborhood Mixed Use designation.
- Planning is crucial to align with the impending development, and rezoning is seen as supporting a development pattern often associated with traditional outcomes in similar scenarios.

The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the proposed map amendment to CC based on the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject property to be developed as Neighborhood Mixed Use (NMU).
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses are appropriate in the immediate area of the land to be reclassified due to the impending completion of a major automotive corridor; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council moves to approve the map amendment to CC as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. City Council moves to approve the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. City Council moves to deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



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