

**Project Overview** #1456909

**Project Title:** MR5 rezonning 5210 Arbor Rd      **Jurisdiction:** City of Fayetteville  
**Application Type:** 5.1) Rezoning (Map Amendment)      **State:** NC  
**Workflow:** Staff Review      **County:** Cumberland

**Project Location**

**Project Address or PIN:** 5210 ARBOR RD (0530630070000)      **Zip Code:** 28311

**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:** 5210 ARBOR RD

**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:** 0.44

**Water Service:** Public

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

The site is currently empty with only Trees in a Fence. No other structures or uses are present

**Previous Amendment Approval Date:**

**Proposed Zoning District:** MR-5

**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.:**

Parcel backs up to the Applebee's on Ramsey St. Zoned SF-10 and is adjacent to Light Commercial zoning. Peferct for building single family homes or multi-family. New construction single family homes are currently being built on Arbor Rd. and townhomes are being presold on the lot across the street. City water/sewer available. Co-owner is a licensed agent with the listing firm.

**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 amendment is consistent with the Comprehensive Plans vision for revitalizing existing commercial corridors.

The Future Land Use Map identifies this area as **Mixed-Use Commercial**, supporting redevelopment that combines retail, office, and limited residential uses. Rezoning from **SF-10 to MR-5 (Multi-family Construction)** advances this policy direction by

encouraging pedestrian-oriented, higher-intensity development compatible with nearby uses and transit access.

The proposal also supports the city's **Economic Development Strategy** and **Complete Streets Plan** by promoting investment and improved walkability along the corridor.

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

NO

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

The amendment responds to a documented community need for reinvestment and job creation along aging commercial corridors.

Economic development studies and stakeholder feedback highlight the need for flexible zoning that supports small business growth and mixed-use redevelopment. By rezoning the site from **SF-10** to **MR-5 (Multi family Construction)**, the proposal encourages modern, walkable development that attracts investment and enhances local services.

The amendment therefore addresses a key community priority: revitalizing underutilized commercial areas to support economic vitality.

**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 amendment is compatible with the existing commercial and mixed-use character of the area. Adjacent properties to the north and west are zoned **Light Commercial** and **MU (Mixed-Use)**, featuring retail shops, offices, and service-oriented businesses.

Rezoning the subject site from **SF-10** to **MR-5 (Neighborhood Multi- Family Home)** will extend an established commercial corridor, providing neighborhood-serving retail while minimizing potential conflicts with nearby residences through buffering and design standards.

The C-1 district is appropriate because it enables modest commercial activity consistent with the Comprehensive Plans vision for incremental infill and economic vitality along local corridors.

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

The proposed amendment contributes to a logical and orderly development pattern by extending an existing commercial corridor along a major roadway.

Rezoning the property from **SF-10** to **MR-5 (Multi-Family Construction)** consolidates similar uses, reduces zoning fragmentation, and promotes a cohesive pattern of commercial development.

The amendment supports the Comprehensive Plans land use and transportation objectives by encouraging development in areas with established access and infrastructure capacity, thereby reinforcing a predictable, well-organized growth pattern.

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

The proposed amendment contributes to a logical and orderly development pattern by extending an existing commercial corridor along a major roadway.

Rezoning the property from **SF-10** to **MR-5 (Multi-Family Construction)** consolidates similar uses, reduces zoning fragmentation, and promotes a cohesive pattern of commercial development.

The amendment supports the Comprehensive Plans land use and transportation objectives by encouraging development in areas with established access and infrastructure capacity, thereby reinforcing a predictable, well-organized growth pattern.

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

The proposed amendment contributes to a logical and orderly development pattern by extending an existing commercial corridor along a major roadway.

Rezoning the property from **SF-10** to **MR-5 (Multi-Family Construction)** consolidates similar uses, reduces zoning fragmentation, and promotes a cohesive pattern of commercial development.

The amendment supports the **strip-style commercial development** by encouraging development in areas with established access and infrastructure capacity, thereby reinforcing a predictable, well-organized growth pattern.

**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 amendment contributes to a logical and orderly development pattern by extending an existing commercial corridor along a major roadway.

Rezoning the property from SF-10 to MR-5 (Multi-Family Construction ) consolidates similar uses, reduces zoning fragmentation, and promotes a cohesive pattern of commercial development.

The amendment supports the the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts by encouraging development in areas with established access and infrastructure capacity, thereby reinforcing a predictable, well-organized growth pattern.

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

The proposed amendment contributes to a logical and orderly development pattern by extending an existing commercial corridor along a major roadway.

Rezoning the property from SF-10 to MR-5 (Multi-Family Construction ) consolidates similar uses, reduces zoning fragmentation, and promotes a cohesive pattern of commercial development.

The amendment supports significant adverse impacts on the property values of surrounding lands. by encouraging development in areas with established access and infrastructure capacity, thereby reinforcing a predictable, well-organized growth pattern.

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

The proposed amendment contributes to a logical and orderly development pattern by extending an existing commercial corridor along a major roadway.

Rezoning the property from SF-10 to MR-5 (Multi-Family Construction ) consolidates similar uses, reduces zoning fragmentation, and promotes a cohesive pattern of commercial development.

The amendment supports significant adverse impacts on the on the natural environment. by encouraging development in areas with established access and infrastructure capacity, thereby reinforcing a predictable, well-organized growth pattern.

**Primary Contact Information**

**Project Owner**

Arland Tsobgou

5210 Arbor Road  
Fayetteville , NC 28311  
P:(240) 529-2540  
[arleon663@gmail.com](mailto:arleon663@gmail.com)

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

**Project Contact - Agent/Representative**

Arland Tsobgou

5210 Arbor Road  
Fayetteville , NC 28311  
P:(240) 529-2540  
[arleon663@gmail.com](mailto:arleon663@gmail.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 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:**