

**Project Overview**
**#637235**

**Project Title:** 1660 Cedar Creek Rd  
**Application Type:** 5.1) Rezoning (Map Amendment)  
**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

**Project Location**

**Project Address or PIN:** 1660 CEDAR CREEK RD (0446802798000)

**GIS Verified Data**

**Property Owner: Parcel**  
 • 1660 CEDAR CREEK RD: DEVANE, DANIEL H;DEVANE, ALICE S

**Acreage: Parcel**  
 • 1660 CEDAR CREEK RD: 1.91

**Zoning District:**

**Subdivision Name:**

**Fire District:**

**Airport Overlay District: Airport Overlay District**  
 • 1660 CEDAR CREEK RD: 1

**Hospital Overlay District:**

**Coliseum Tourism District:**

**Cape Fear District: Cape Fear District**  
 • 1660 CEDAR CREEK RD: 0

**Downtown Historic District:**

**Haymount Historic District:**

**Floodway:**

**100 Year Flood:**

**500 Year Flood:**

**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:** LC

**Acreage to be Rezoned:** .84

**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.:**

This parcel currently has two zoning designations, A1 and SF15. The part of the parcel that is being requested to be rezoned is the SF15 portion. This is the part of the parcel that has road frontage on Cedar Creek Rd/Hwy 53-210. The old parcel number for this particular piece of land is 0446-80-3885. This portion of the parcel has a single family residential property located on this with one outbuilding. The house is currently unoccupied.

1652 Cedar Creek Rd is adjacent to the property and is zoned LC (old PIN#: 0446-81-2075, 0.69 AC).

The other side of the property is a private road (Water Oaks Dr.) and 1666 Cedar Creek Rd is adjacent to the private road and is zoned SF-15. However, the next adjacent properties to this one are zoned LC.

**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.:**

This rezoning will be consistent with surrounding properties and will provide flexibility for the use of the land. This property is within a busy commercial area of Fayetteville and is located off of Highway 53-210 and within one mile from the I-95 Exit 49 corridor.

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

Yes, the building on the property is currently unoccupied and will be rented to a tenant. It is desirable that this could be a commercial tenant rather than residential.

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

There are not many small office buildings in this section of Cedar Creek Rd, so this property could potentially become a professional office building for a small business. Furthermore, this property could be used for a religious institution and/or a childcare facility which could greatly benefit the surrounding community.

**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.:**

Most of the properties surrounding the area are commercial in nature and rezoning to LC would provide much needed continuity. Cedar Creek Mini-Storage and Trinity Auto Wash are directly across the street.

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

The commercial activity level of this part of Cedar Creek Road (Hwy 53-210) has been increasing steadily over the past 10 years. Zoning this property LC will allow for much needed commercial tenants and can increase the city of Fayetteville's economic development by providing space for small businesses.

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

It will not encourage premature development because there is already a building on the property that can be renovated and/or can immediately be rented for commercial use once zoned. Furthermore, the adjacent property and properties across the street are already zoned commercial.

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

It will not result in strip-style commercial development because of the existing buildings on the property. Even if the buildings are torn down, there is not enough acreage for any type of large-scale strip-style commercial development on this parcel.

**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.:**

It will not. The request is for the same zoning as the adjacent property.

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

If this property is zoned LC, then the land value of the property increases significantly. There is a shortage of commercial properties for lease in this area of town. This brings value to the surrounding land.

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

None

**Primary Contact Information**

**Project Contact - Agent/Representative**

Daniel DeVane

**Project Owner**

Daniel DeVane

1660 Cedar Creek Rd  
Fayetteville, NC 28312  
P:9106241812  
[devanerealty@gmail.com](mailto:devanerealty@gmail.com)

1660 Cedar Creek Rd  
Fayetteville, NC 28312  
P:9106241812  
[devanerealty@gmail.com](mailto:devanerealty@gmail.com)

**NC State License Number:**

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :**

**Contractor's NC ID#:**

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