

**Project Overview**

**#2108893**

**Project Title:** 1220 Bridgehead

**Jurisdiction:** City of Fayetteville

**Application Type:** 5.2) Conditional Rezoning

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

**Project Location**

**Project Address or PIN:**

**Zip Code:** 28303

- 1220 BRIDGEHEAD CIR (0409923535000)
- 0 NO ADDRESS (0409829909000)

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:**

- 1220 BRIDGEHEAD CIR
- 0 NO ADDRESS

**General Project Information**

**Proposed Conditional Zoning District:** BP/CZ - Conditional Business Park

**Lot or Site Acreage to be rezoned:** 23.72

**Was a neighborhood meeting conducted?:** No

**Date of Neighborhood Meeting:**

**Number of Residential Units:** Utilize the residential density regulation from the Mixed-Use District (32 DU/Acre)

**Nonresidential Square Footage:** No Modification Proposed; Will Rely on the UDO for Regulation

**Landowner Information**

**Landowner Name:** WAVERLY BROADWELL FAMILY LLC; BROADWELL BROTHERS LLC; MILITARY BUSINESS PARK INC

**Deed Book and Page Number:** 8316-0216 and 8719-0359

**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 proposed zoning map amendment will allow for a greater range of land uses, including multi-family dwelling

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

1. Prohibited Land Uses:

a. Convenience Store with Gasoline Sales

use, and to more readily allow mixed-use development. The request is consistent with the Comprehensive Plan as it will increase housing choice, decrease reliance on personal automobile use, and conforms with the city's goals for resiliency and sustainability. Please refer to attached Comprehensive Plan Consistency Statement for this request.

b. Restaurant with Drive-Through Sales

2. Additional Land Uses:

a. Parcel Services

b. Dwelling Unit: Live/Work, Multi-Family, Upper Story

c. Animal Grooming

d. Food Truck Court

e. Sales (Including Real Estate)

f. Commercial Recreation - Indoor

g. Commercial Recreation - Outdoor: Golf Driving Range, Swimming Pool - Private, Swimming Pool - Public, Other Commercial Recreation - Outdoor

h. Personal Services Establishment

i. Convenience Store without Gas Sales

3. Residential Density: Residential Density shall be no greater than thirty-two dwelling units per acre (32/DU). This density cap matches the residential density regulation as described in UDO Chapter 30-3.E.6 for the Mixed-Use District (MU).

4. Building Setbacks: The subject properties are located within Military Business Park, a Zero Setback Development. Where the zero-foot setback is not applied, the building setbacks for the Mixed-Use District (MU) as described in UDO Chapter 30-3.E.6 shall be applicable for all uses located on the subject properties, but with the following exception provided: The Front Yard Building Setback along Coalition Boulevard shall be twenty-five feet (25'), not ten feet (10')

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

North: Property zoned BP/CZ, active development plan submittal for storage use

South: Property zoned BP/CZ, approved development plan for mixed-use/apartments

East: Adjoins Coalition Blvd; zoned BP/CZ; existing office use

West: Adjoins All-American Freeway; apartments adjacent to AFF on other side of freeway

**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 zoning map amendment will allow for a greater range of land uses, including multi-family use, and to allow mixed-use development. The request is consistent with the Comprehensive Plan as it will increase housing choice, decrease reliance on personal auto mobile use, and conforms with the city's goals for resiliency and sustainability.

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

Yes, conditions have substantially changed since the property was initially developed under the Business Park District standards. The Great Recession of 2009, changes in policy at Fort Bragg, and the reduced demand for office space after COVID 19 have altered how we live and conduct business. At the same time, there is desire from residents for communities and neighborhoods that incorporate the many positive attributes that accompany mixed-use development.

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

Fayetteville needs more dwelling units and more housing choices. There is also strong demand for neighborhoods that incorporate mixed-use living, where housing, services, amenities and employment opportunities are all located in the neighborhood. Military Business Park was initially conceived to have no housing; the proposed rezoning request brings the MBP community in closer alignment with the city's current planning initiatives and the Fayetteville Comprehensive Plan. This request closely follows the precedents established for rezoning of adjacent parcels in Military Business Park: Case P23-27 and Case P25-23

**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.:**

If approved, the proposed rezoning will more readily allow a mix of land uses, including much-needed housing, setting the stage for a more dynamic neighborhood and positive place-making character. The proposed rezoning will be compatible with and complimentary to the adjoining and nearby land uses that already include housing, commercial/retail, office, distribution services.

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

The proposed rezoning continues the ongoing effort to transform Military Business Park to a "Midtown" destination place and a dynamic neighborhood for a live/work/play lifestyle. The proposed rezoning builds on previous and similar rezoning for the adjacent Coalition at Midtown Apartments and Midtown East mixed-use communities.

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

The subject properties have sat vacant and undeveloped since they were platted over 15 years ago. We believe adapting Military Business Park to allow for greater range of land uses will greatly enhance the chance these properties will be developed, contributing greatly to the quality of life for Fayetteville residents, and more readily allowing these properties to be a productive use for the city.

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

The rezoning request specifically encourages mixed-use development; the proposed conditions include prohibitions on drive-thru retail uses that are typically associated with strip-style commercial development. The proposed additional land uses will allow for a greater range and mix of land uses, including much-needed housing and the ability to provide support services in a walkable community.

**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 site-specific amendments and conditions will be very compatible with nearby properties. As conditioned, the proposed Conditional Business Park District will allow many of the same land uses approved for adjacent properties at Midtown East and Coalition at Midtown. The proposed rezoning is also compatible with other adjacent properties zoned Business Park District within Military Business Park that allow many overlapping land uses. The subject properties proposed for rezoning comprise approximately 23.7 acres, which is a significant assemblage of its own.

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

The proposed rezoning will more readily allow for mixed-use development; we are not aware of any adverse impacts to adjoining properties associated with the proposed rezoning.

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

There are no environmentally sensitive site features (streams, steep slopes, etc.) located on the subject properties. We are not aware of any adverse environmental impacts resulting from the proposed rezoning.

## Primary Contact Information

### Project Owner

Dhon Broadwell  
MILITARY BUSINESS PARK INC  
903 Hay Street and P. O. Box 53587  
Fayetteville, NC 28305  
P:910-484-5193  
[jerry@on3build.com](mailto:jerry@on3build.com)

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

### Project Contact - Developer

Jerry Truong  
On 3 Build  
2543 Ravenhill Drive, Suite C  
Fayetteville, NC 28303  
P:910-491-4399  
[jerry@on3build.com](mailto:jerry@on3build.com)

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

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

**NC State Electrical Contractor #3 License Number:**

### Project Contact - Landscape Architect

David Brown  
Cline Design  
125 North Harrington Street  
RALEIGH, NC 27603  
P:919-833-6413  
[12dbrown@gmail.com](mailto:12dbrown@gmail.com)

**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

David Brown  
Cline Design  
125 North Harrington Street  
RALEIGH, NC 27603  
P:919-833-6413  
[12dbrown@gmail.com](mailto:12dbrown@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 General Contractor's License Number:**