

Project Overview

#1875122

Project Title: Hulon Street Town House

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 0 ? DR (0428397224000)

Zip Code: 28311

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data

Project Address: 0 ? DR

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: 1.4

Water Service: Public

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

The 1.4-acre subject property (Paradise Park, Lots 68; Plat Book 29, Page 63) is **vacant and unimproved with no existing buildings or active uses** per county tax records.

Previous Amendment Approval Date:

Proposed Zoning District: MR5

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.:

The area immediately surrounding the site is **predominantly residential** (single-family lots within the recorded Paradise Park subdivision). **Across Gardner Street, there are commercially-zoned parcels, including a self-storage facility and a commercial building**, creating a mixed residential-commercial edge condition. *(Commercial context per field/owner observations; residential context supported by county records for the subdivision vicinity.)*

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.:

Consistency with the Comprehensive Plan and Other Long-Range Plans

The proposed amendment from **SF6** to **MR5** to allow a **15-unit attached townhome community** (in three phases on 1.4 acres) is **substantially consistent** with the City's adopted comprehensive planning framework and applicable long-range objectives, as summarized below:

- **Infill & efficient use of infrastructure.** The site lies within the urban service area and is served by **public water and sewer**. Redeveloping a vacant parcel as moderate-density housing utilizes existing streets and utilities, supports fiscally responsible growth, and reduces pressure on greenfield areas.
- **Housing choice / missing-middle goals.** Fee-simple **townhomes** add a housing type between single-family and apartments, advancing policy direction to broaden housing options and price points while maintaining neighborhood scale and ownership opportunities.
- **Compatible transitions to context.** **MR5** provides a building form and intensity that **steps up** from nearby single-family lots while creating an appropriate **transition to commercial uses across Gardner Street** (including a storage facility and other commercial buildings). The concept emphasizes **courtyard orientation, rear-load garages, edge buffering, and guest parking**, which limit impacts on adjacent homes.
- **Corridor-adjacent, compact pattern.** Locating moderate-density residential **near existing commercial services** supports a complete-neighborhood pattern, shortens trips, and is consistent with long-range direction to focus new housing along serviced corridors and infill sites.
- **Phased, well-managed growth.** A three-phase approach minimizes disruption and allows infrastructure to be **planned for the ultimate buildout** from the start (stormwater strategy, fire access/turnarounds, internal circulation, and utility connections sized for all 15 units). Traffic generation at this scale is expected to be modest; any study needs will be confirmed with staff at pre-application.
- **Mobility & design.** The plan improves **walkability** through internal sidewalks and a courtyard framework; concentrates **parking** off-street (rear-load) to maintain a neighborhood frontage; and provides **emergency access** consistent with fire code standards.
- **Environmental stewardship.** The concept anticipates on-site **stormwater detention/SCMs** and low-impact design opportunities appropriate to an infill setting, aligning with long-range resource and watershed goals.

Taken together, the amendment advances the comprehensive plans **infill, housing diversity, and corridor-compatible development** objectives while managing impacts through site design and phasing. For these reasons, the request is **consistent (or at least substantially consistent)** with the comprehensive plan and supportive of the City's long-range planning direction.

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

Changed Conditions Warranting Amendment

While a map amendment is a legislative decision and not strictly contingent on a change-or-mistake finding, several **changed conditions** and **evolved policy priorities** support the requested rezoning from **SF6** to **MR5**:

- **Housing demand & product mix.** Regional market conditions have increased demand for **fee-simple, missing-middle housing** (townhomes) that bridges the gap between single-family and apartments. The current SF6 zoning does not efficiently accommodate this need on the subject infill site.
- **Evolving policy emphasis.** The City's long-range direction increasingly prioritizes **infill, housing choice, and compact growth** in serviced areas, encouraging moderate densities where infrastructure already exists.
- **Context shift at the edges.** The immediate area now exhibits a **mixed residential/commercial edge**, including **commercially-zoned parcels and a storage facility across Gardner Street**. MR5 provides a more appropriate **transition** between single-family lots and nearby commercial uses than SF6.
- **Infrastructure availability.** The site is served by **public water and sewer**, and streets and utilities can support a **phaseable, courtyard-oriented** plan, allowing coordinated stormwater management, fire access/turnarounds, internal circulation, and utilities sized for the **ultimate 15-unit** buildout.
- **Site assemblage & readiness.** The subject property consolidates multiple platted lots into a single planning effort, enabling a

cohesive site design with buffers, guest parking, and open space that would be difficult to achieve under piecemeal SF6 development.

Conclusion: Collectively, these conditions, market demand, policy emphasis on infill and housing diversity, a changing edge context along Gardner Street, existing utilities, and the benefits of a coordinated master plan, support amending the zoning to **MR5** at this location.

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

Community Need Addressed

The amendment from **SF6** to **MR5** enabling a **15-unit, fee-simple townhome** community directly responds to several demonstrated community needs:

- **More attainable, ownership-oriented housing.** Fee-simple townhomes expand entry-level and move-up **for-sale** options between detached homes and apartments, helping households build equity while staying price-conscious.
- **Missing-middle housing choice.** Adds a housing type that is currently under-represented near established neighborhoods, serving young households, small families, and downsizing residents who want less maintenance without giving up privacy or front-door access.
- **Infill near services.** Locates moderate-density homes **close to existing commercial uses** along/near Gardner Street, shortening daily trips and supporting a complete-neighborhood pattern.
- **Efficient use of existing infrastructure.** Leverages **public water and sewer** and existing streets to deliver housing without extending costly greenfield infrastructure, supporting fiscally responsible growth.
- **Managed, phaseable delivery.** A three-phase plan provides **near-term supply (5 by-right units)** and scales to **15 units** over time, aligning delivery with demand and minimizing disruption.
- **Context-sensitive design.** Courtyard orientation, **rear-load garages**, edge **buffering**, and on-site **guest parking** limit neighborhood impacts while improving walkability and shared open space through an HOA.

Conclusion: By adding attainable, ownership-oriented townhomes in a serviced infill location and delivering them in a phased, context-sensitive manner, the proposed amendment substantively advances community needs for housing **choice, attainability, and efficient growth.**

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.:

Compatibility & Why MR5 is Appropriate (brief)

- The site sits between **single-family homes** and **commercial uses across Gardner Street**; **MR5 townhomes** provide a natural **transition** between the two.
- **Two-story, rear-load**, courtyard-oriented buildings with **buffers** and on-site guest parking limit impacts on nearby houses.
- The area has **public water and sewer**, so a **moderate density** fits the existing infrastructure and infill goals.
- **Phased delivery** (5 by-right first, then up to 15 total) manages construction impacts.

Therefore, MR5 is appropriate: it matches the mixed edge context, respects neighborhood scale, and uses existing services efficiently.

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

Logical & Orderly Development (brief)

- **Infill on existing streets and utilities**, no leap-frog extensions; supports the city grid.
- **Phased plan** (5 by-right first, then up to 15) with **infrastructure sized up front**, avoiding retrofits and piecemeal buildout.

- **Internal alleys/rear-load garages** reduce curb cuts and conflicts, creating clean frontages and safer circulation.
- **Courtyard layout, edge buffers, and on-site guest parking** organize open space and manage impacts.
- **Appropriate transition** between nearby single-family homes and commercial uses across Gardner Street.

Result: The rezoning enables a **logical, orderly pattern** that fits the context and uses existing services efficiently.

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

Premature Development (brief)

- **Infill location on existing streets/utilities**, no new infrastructure extensions or opening of greenfield areas.
- **Phased delivery** (5 by-right first, then up to 15) ties buildout to demand and approvals, avoiding overextension.
- **City reviews (rezoning, TRC, permits)** ensure infrastructure, stormwater, fire access, and traffic are verified before each step.
- **Adjacent commercial context** supports timing for moderate residential near services.

Conclusion: The amendment **does not encourage premature development**; it enables orderly, demand-matched infill within the existing service area.

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

Strip-Style Commercial Development (brief)

- The request is to **MR5 (residential)** for **townhomes**, **not** a commercial zoning; retail/strip uses are not the intent.
- **Courtyard + rear-load alleys** keep parking internal; **no front parking fields** or multiple curb cuts typical of strip centers.
- Maintains a **residential frontage** with **buffers/open space**, not continuous storefronts along the street.
- Does **not extend commercial zoning** across Gardner Street or create new commercial frontage.

Conclusion: The amendment **does not 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.:

Isolated Zoning District (brief)

- **Not an island:** MR5 is a **residential** district placed within an **existing residential context** (Paradise Park), not a standalone, unrelated use.
- **Logical transition:** It **bridges** nearby **single-family homes** and **commercial uses across Gardner Street**, providing a reasonable step in intensity.
- **Network & services:** The site ties directly into the **existing street grid and public utilities**, reinforcing continuity with surrounding development.
- **Plan-aligned:** The request follows **infill/housing-choice** policies, so its related to the areas planned evolution.

Conclusion: The amendment **does not create an isolated or unrelated zoning district**; MR5 functions as a compatible transition within the existing pattern.

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

Property Values (brief)

- **Scale & design fit:** Two-story, rear-load townhomes with **buffers** and internal alleys limit visual and traffic impacts on adjacent homes.

- **Orderly operations: Guest parking on-site**, managed access, and **HOA maintenance** support a well-kept environment.
- **Infrastructure compliance: Stormwater, fire access, and TRC reviews** reduce nuisance risks (flooding, congestion).
- **Context transition:** Places moderate residential next to existing **commercial** along Gardner Street, reducing pressure on interior SF lots.

Conclusion: With these safeguards, the rezoning is **not expected to cause significant adverse impacts** on surrounding property values; effects should be **neutral to positive**, subject to normal market conditions.

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

Natural Environment (brief)

- **Infill site on existing services**, no greenfield extension; limits habitat fragmentation.
- **Managed stormwater:** On-site SCMs/detention designed to City/NCDEQ standards; phased grading to minimize runoff; no-net-increase targets.
- **E&S controls:** Construction erosion/sediment control plan, stabilized construction entrance, and sequencing to reduce turbidity.
- **Buffers & trees:** Edge buffers and courtyard layout retain/perimeter green where feasible; replanting with native species.
- **Utilities & access:** Use of existing corridors reduces new disturbance.

Conclusion: With standard best practices and permit requirements, the amendment is **not expected to create significant adverse environmental impacts**; any temporary construction effects will be **mitigated through approved controls**.

Primary Contact Information

Project Owner

Kevin Cole

7038 Rockridge Ln
 Fayetteville, FL 28306
 P:3057487291
kevincoledesigns@gmail.com

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

NC State Electrical Contractor #1 License Number:
NC State Electrical Contractor #2 License Number:
NC State Electrical Contractor #3 License Number:

Project Contact - Agent/Representative

Kevin Cole

7038 Rockridge Ln
 Fayetteville, FL 28306
 P:3057487291
kevincoledesigns@gmail.com

Project Contact - Architect

Kevin Cole

7038 Rockridge Ln
 Fayetteville, FL 28306
 P:3057487291
kevincoledesigns@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. :

Project Contact - Engineer

Gregory Dillett
 Dillett Engineering
 400 W capitol , 1700
 Little Rock, AR 72201

P:4793132632

gdillett@dillettengineering.com

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: