

## Project Overview

#1686187

**Project Title:** Lafayette Ford - Site Expansion 2  
**Application Type:** 5.1) Rezoning (Map Amendment)  
**Workflow:** Staff Review

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

## Project Location

### Project Address or PIN:

- 0 GLENSFORD DR (0417114319000)
- 0 N/A DR (0417111485000)
- 0 N/A DR (0417111176000)
- 0 MORRIS ST (0417019333000)
- 4715 MORRIS ST (0417019444000)
- 0 MORRIS ST (0417017428000)

**Zip Code:** 28304

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

## GIS Verified Data

### Project Address:

- 0 GLENSFORD DR
- 0 N/A DR
- 0 N/A DR
- 0 MORRIS ST
- 4715 MORRIS ST
- 0 MORRIS ST

## 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:** 6.68

**Water Service:** Public

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

The existing zoning district is SF-10. Currently, Morris street extends to serve three of these parcels while Karr Drive serves the other three parcels the applicant is seeking to be rezoned. All parcels are currently woods with some scattered homeless encampments.

**Previous Amendment Approval Date:**

**Proposed Zoning District:** Community Commercial (CC)

**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 existing zoning district is SF-10 for these parcels. All parcels are currently woods with some scattered homeless encampments.

**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 rezoning would be in keeping with the other recent commercial expansion that has been taking place all along the Raeford Road corridor. Lafayette Ford is simply seeking to expand its current CC zoned site further, in order to better serve their customers. The intent would be to rezone these 6 parcels to CC, which is the dealership's current zoning district, and then recombine all of these parcels for additional parking lot and buildings. During that site expansion, any UDO buffer requirements mentioned during TRC site plan review process will be honored.

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

Lafayette Ford is just seeking a straight rezoning on these 6 parcels from SF10 to CC - nothing else.

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

Currently Fayetteville, Cumberland & Hoke County residents are having to wait much longer for automobile sales and service needs, due to Lafayette Ford Lincoln not having enough real estate to adequately provide these sales and services. With this rezoning and the eventual site expansion allowed by the Community Commercial district, Lafayette Ford Lincoln will be able to add much needed parking for their staff as well as store parts inventory in the new building they wish to construct. Whereas currently, employee parking is very limited for dealership staff and parts supply availability is limited to offsite suppliers shipping schedules and logistical issues. With this step, they'll be able to serve customers more quickly and efficiently.

**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 existing and surrounding uses are already zoned CC-Community Commercial for the Lafayette Ford Lincoln dealership. This would just be a further expansion of the existing dealership's footprint and help to better serve their customers. And, this is in keeping with the proposed commercial expansion along the Raeford Road Corridor as well as NCDOT's current road widening efforts to better serve businesses along Raeford Road.

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

This proposed rezoning offers a logical and orderly pattern of development since it allows Lafayette Ford Lincoln the ability to rezone the existing parcels to the same district they already enjoy the use of as an automotive dealership. Once approved, they can recombine these parcels with the dealership's parent parcel and lay out additional parking lot, egress routes and new buildings in a manner that meets UDO requirements as well as their internal operation needs.

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

There would not be any premature development from this rezoning. Most of the surrounding areas have been built out since the 1970's and 1980's - with Lafayette Ford Lincoln having been here since the mid 1970's and the old Heilig Meyers Furniture Store next to it was there since the early 1960's. Thus, this site has been ready for commercial infill development for several decades at this point. Furthermore FayPWC has ran and is continuing to extend water and sewer utilities to this site in a manner that is conducive both size wise and route selection with commercial business requirements, rather than residential.

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

This CC Rezoning would be strip-style in nature as there are multiple commercial buildings for Lafayette Ford Lincoln fronting Raeford Road while these parcels would be rezoned and eventually recombined into the parent parcel on Raeford Road. Those buildings along Raeford Road would continue to receive the majority of customers' traffic, while the rezoning of these 6 parcels along Morris Street & Karr Drive would effectively only receive traffic specific to their intended future use of parking for staff and any parts warehouse or service building needs for these future, anticipated buildings.

**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.:**

N/A - it continues the existing CC district that is adjacent to the site and there would not be an isolated zoning district of CC.

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

It would not have an adverse effect to adjacent parcels, as these remaining undeveloped, vacant wooded parcels would likely have to be rezoned to some sort of commercial or office/institutional district to remain compliant with Fayetteville's Future Land Use Plan Map. Furthermore, with this rezoning and the eventual site expansion, it allows Lafayette Ford Lincoln the opportunity to clean up the woods' scattered homeless encampments which has become rather dangerous and unsightly.

The SF10 district for these parcels would likely not work anyway due to their surroundings and the fact that nobody would put single family residential nor multifamily back there. This stretch of Raeford Road's corridor has been heavily commercialized for many decades now and thus the property values would already have been adjusted for such surroundings. And commercial property is always more valuable than residential property, especially existing isolated pockets of residential land

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

No adverse impacts to the environment would be permitted. By Federal EPA regulations, North Carolina General Statutes and City of Fayetteville UDO and Stormwater Ordinance requirements, any resultant improvements eventually made to these parcels, due to the precursory rezoning to the requested CC district, would be required to honor any natural resources. The applicant would be made to demonstrate as such during TRC site plan permitting and any subsequent permitting reviews via NCDEQ, City Engineering and FayPWC.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Contact - Agent/Representative**

Kenneth Smith Jr., PE PLS  
Smith Site Consultants, PLLC.  
121 Bulittle Drive  
Linden, NC 28356  
P:9103915923  
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**Project Owner**

Rusty Hinton & Mark Fisher  
DPGP Investments, LLC.  
5202 Raeford Road  
Fayetteville, NC 28304  
P:9109161686  
[rustyh@lafayettefl.com](mailto:rustyh@lafayettefl.com)

**Property Owner Email:** [mkf1789@aol.com](mailto:mkf1789@aol.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:**

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

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

**NC State Electrical Contractor #3 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:**

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

**other 1**

Kelly Dodson  
Jenkins Consulting Engineers  
1606 McArthur Road  
Fayetteville, NC 28311  
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