

Project Overview

#2012336

Project Title: Covey Dr Apartments
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN:

- 603 COVEY DR (9497743273000)
- 618 COVEY DR (9497733788000)

Zip Code: 28314

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:

- 603 COVEY DR
- 618 COVEY 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: 11.78

Water Service: Public

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

The site is currently a vacant, wooded property with no existing structures.

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.:

The lands adjacent to and across the street from the subject site are zoned MR-5, SF-10, and SF-6. The proposed MR-5 zoning designation is consistent with and naturally fits within this existing mix of residential zoning and uses in the surrounding area.

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 rezoning is consistent with the City of Fayettevilles adopted 2040 Comprehensive Plan, which encourages additional residential development in areas served by existing infrastructure and supports medium-density residential uses that expand housing choice. The plan emphasizes the importance of providing a range of housing types to meet current and future demand, including workforce and affordable housing, and specifically calls for reducing land-use barriers that limit the production of attainable housing. Rezoning the subject site to MR-5 aligns with these goals by allowing a residential use that is compatible with surrounding zoning and development patterns while supporting the Citys objective of increasing housing supply and affordability. The proposed development advances the Comprehensive Plans vision by delivering new, quality residential housing in a manner that promotes sustainable growth and responds to demonstrated housing needs within the community.

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

Yes. Conditions in the surrounding area have changed since the original zoning designation was established, including increased residential development and adjacent residential zoning that support a broader range of housing types. In addition, the Citys adopted Comprehensive Plan emphasizes expanding housing choice and encouraging appropriately scaled residential development in areas served by existing infrastructure. These changes support the proposed amendment and justify updating the zoning to reflect current land use patterns and community needs.

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

The proposed amendment addresses a demonstrated community need by enabling additional residential development that expands housing supply in an area served by existing infrastructure. Fayettevilles adopted Comprehensive Plan identifies the need to increase housing options, including workforce and affordable housing, to accommodate population growth and support economic stability. Rezoning the site to allow MR-5 residential use directly responds to this need by facilitating the development of quality housing that is compatible with surrounding uses while advancing the Citys long-term housing and land use objectives.

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 both existing and planned uses surrounding the subject site. The surrounding area includes a mix of residential development, including single-family homes, duplexes, and multifamily housing, creating a diverse residential context. The proposed zoning district is appropriate for the land as it allows a range of residential housing types, such as multifamily, duplex, and townhome development, that are consistent with nearby uses and scale. Rezoning the site supports an orderly transition between existing residential forms, reinforces compatibility with adjacent zoning districts, and aligns with the Citys long-term land use and housing objectives.

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

The proposed amendment results in a orderly development pattern by aligning the subject sites zoning with the existing mix of residential uses in the surrounding area. The amendment supports a continuation of residential development rather than introducing incompatible uses and allows housing types that are consistent with nearby single-family, duplex, and multifamily development. Rezoning the site promotes efficient use of land and existing infrastructure, reinforces established development patterns, and supports planned growth in a manner consistent with the Citys Comprehensive Plan and long-term land use goals.

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

The proposed amendment would not encourage premature development. The site is located in an area with existing public infrastructure and established residential development, and any future development would occur in accordance with market demand, applicable development regulations, and the Citys adopted Comprehensive Plan. Rezoning the property simply allows for appropriate residential use when development occurs and does not obligate or accelerate construction ahead of planned or supported growth.

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

The proposed amendment does not result in strip-style commercial development. The requested zoning district allows for residential uses only and does not permit commercial or retail 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.:

The proposed amendment would not result in the creation of an isolated zoning district. The requested MR-5 zoning is already present on adjacent and nearby properties, and the amendment would extend an existing residential zoning pattern rather than introduce a new or incompatible district. As such, the proposed zoning is consistent with surrounding residential zoning districts and supports a cohesive use development.

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

The proposed amendment is not expected to result in significant adverse impacts on the property values of surrounding lands. The rezoning supports residential development that is compatible with existing uses and zoning in the area, including nearby single-family, duplex, and multifamily housing. By allowing appropriately scaled residential development consistent with surrounding patterns and the City's Comprehensive Plan, the amendment is anticipated to maintain, and potentially enhance, area property values through the addition of quality housing.

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

The proposed amendment is not expected to result in significant adverse impacts on the natural environment. Any future development of the site will be required to comply with all applicable local, state, and federal environmental regulations, including stormwater management, erosion control, and protection of any regulated environmental features.

Primary Contact Information

Project Owner

Wiley Bunce

4128 S River School Rd

Wade, NC 28395

P: (910) 323-4458

pam@brownrealestatenc.com

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

Project Contact - Agent/Representative

Rob Sessoms

Park Group Land Company, LLC

4244 Donnybrook Place

Charlotte, NC 28205

P: 2525644514

robsessoms123@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 - Developer

Rob Sessoms

Park Group Land Company, LLC

4244 Donnybrook Place

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P: 2525644514

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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: