



HR&A MKSK

Existing Conditions Analysis

An overview of the Blount and Gillespie Site

August 2025



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01

Site Overview and History

Historical Context

Site Boundary

The 9.3-acre site is made up of 41 individual parcels. The contiguous site is intersected by the Chase Street right-of-way

The City of Fayetteville owns all the properties that make up the site, which is 9.3 acres including the Chase Street Right-of-Way.

The E.E. Smith House (135 Blount St) is the only structure on the site and is on the National Register of Historic Places. Originally built in 1902, the Queen Anne style home was built for Dr. Ezekiel Ezra Smith, an instrumental figure in the development of Fayetteville State University. Several mature trees also exist within the site. Blount Street and Gillespie Street are public roadways that bound the site to the north and east, respectively.

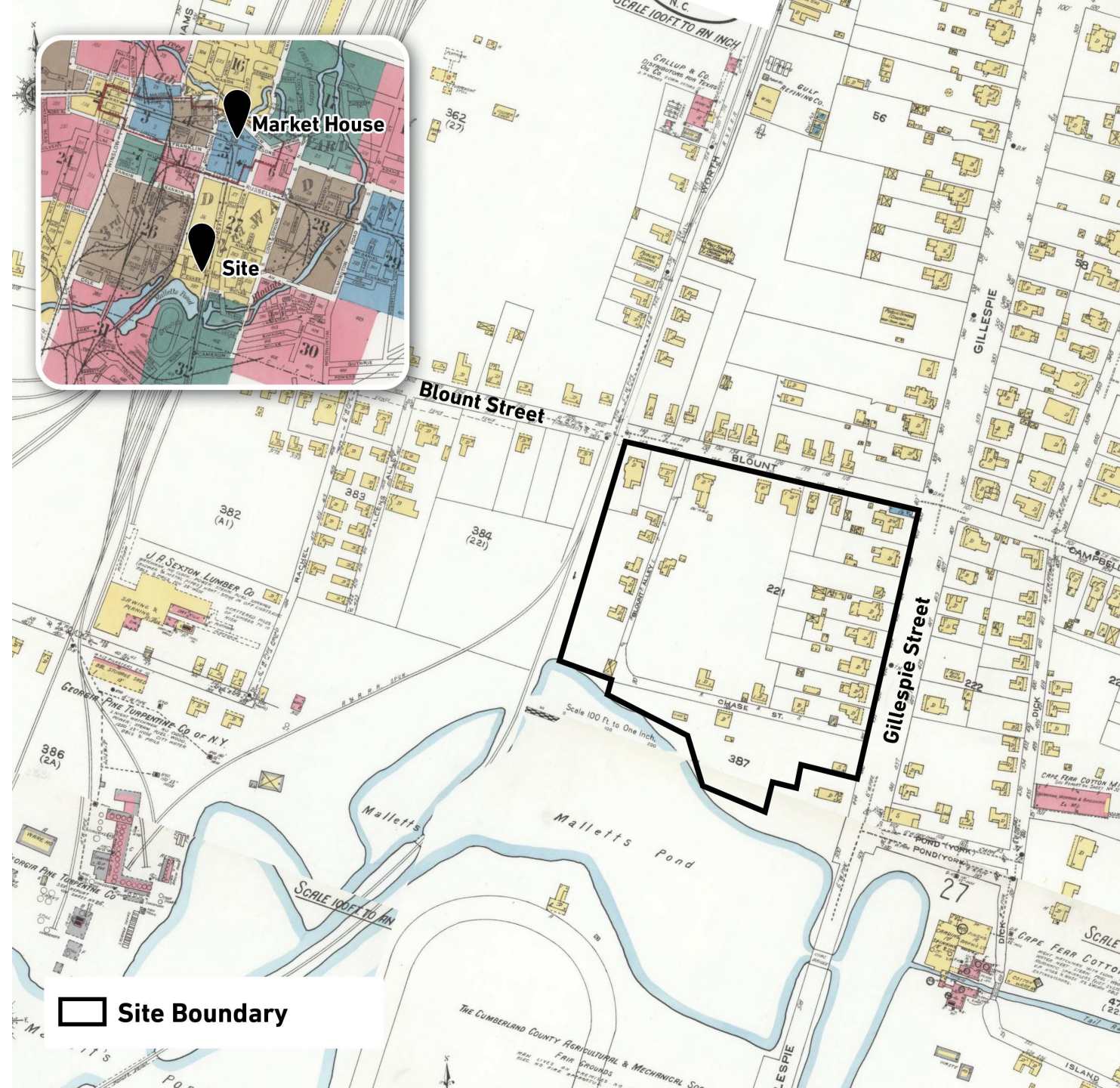


Sanborn Historic Map (1923)

100 years ago, the site and its surroundings had a residential identity, with some interspersed cultural and industrial uses

A Sanborn map from 1923 shows more than 15 residential structures on the 9-acre site, all but one of which has been demolished. While industrial uses had begun arising around the railroad to the west, much of the area around the site was also single family residential.

South of the site was Mallets Pond, in the current location of Blounts Creek and its floodplain. Immediately south of that, on what is today the NC DOT property, was a County Fairgrounds.



Historic Map (1982)

By the 1980s, the site was still home to about 20 residential dwellings, even though much of the surrounding area had changed

By the early 1980s, the area west of the site, which was largely residential in the early 1900s, was now completely industrial. The site itself, however, remained an intact neighborhood of around 20 separate single-family dwellings.

Over the next 20 years these homes were slowly demolished, with just a handful remaining in 2002. Today, only E.E. Smith house remains at the corner of Chase Street and Blount Street.



Property Ownership

The City of Fayetteville owns the entire 9.3-acre site, with private and institutional owners surrounding the study area.

The City owns all the properties within the site, as well as two additional properties along Blount Street between Gillespie St. and Worth St.

The Mattack Memorial AME Church is the sole neighboring property owner to the south, including a ravine around Blounts Creek. To the west, private industrial owners abut the site (along with a rail line). Most land to the north and east of the site is held by private commercial landowners, many of whom have multiple-parcel land holdings.





02

Regulatory Framework

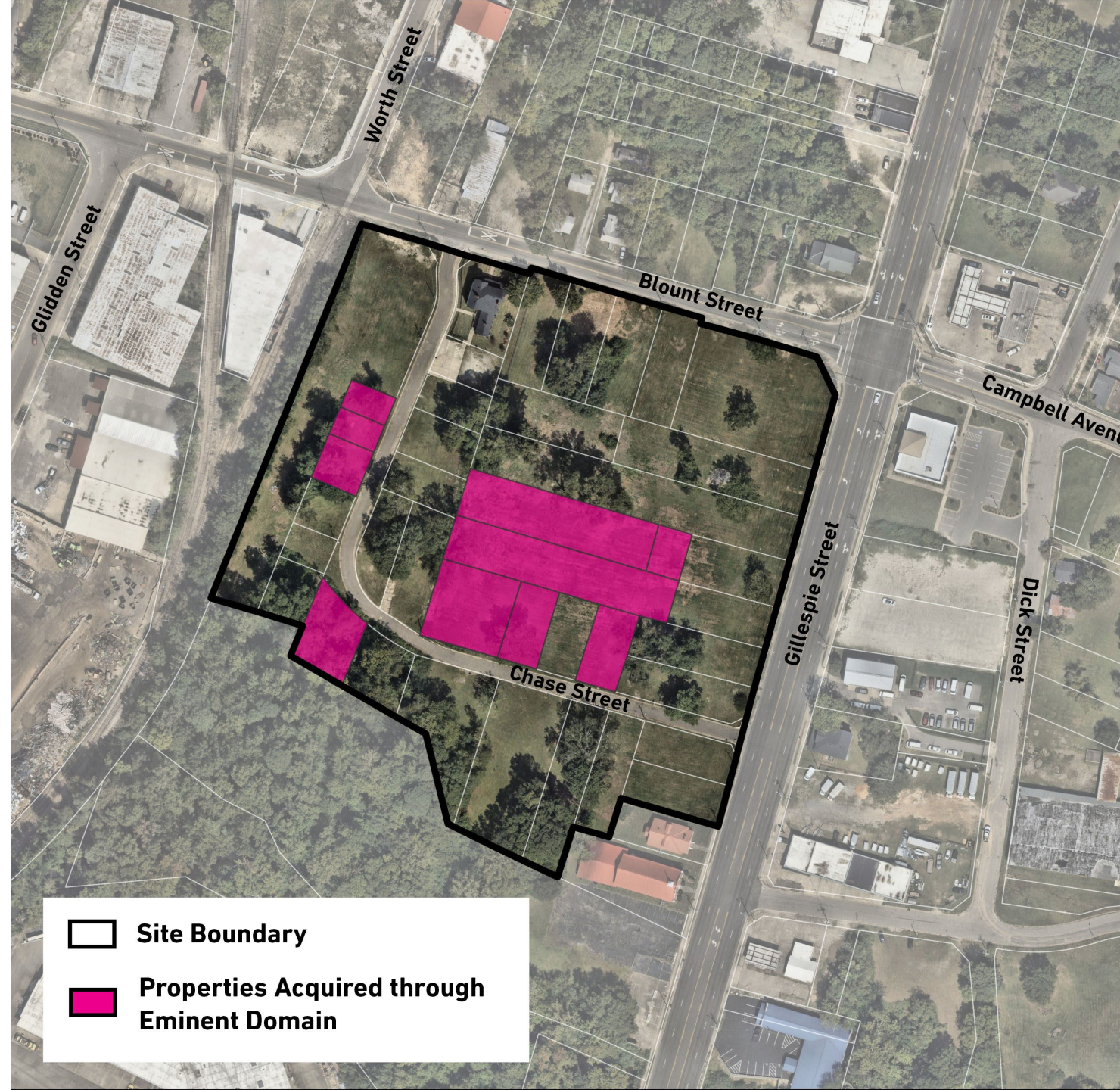
Zoning and Land Use

Eminent Domain

Approximately 1/5 of the site was acquired through eminent domain.

10 properties, totaling 1.6 acres, were acquired by the City of Fayetteville through eminent domain. Most of the property acquired by eminent domain is internal to the site, north of Chase Street.

A legal stipulation of properties acquired through eminent domain is that they must be used for 'public use.' Public use can fall under several categories including park space, transportation infrastructure, utilities and public facilities (schools, hospitals).



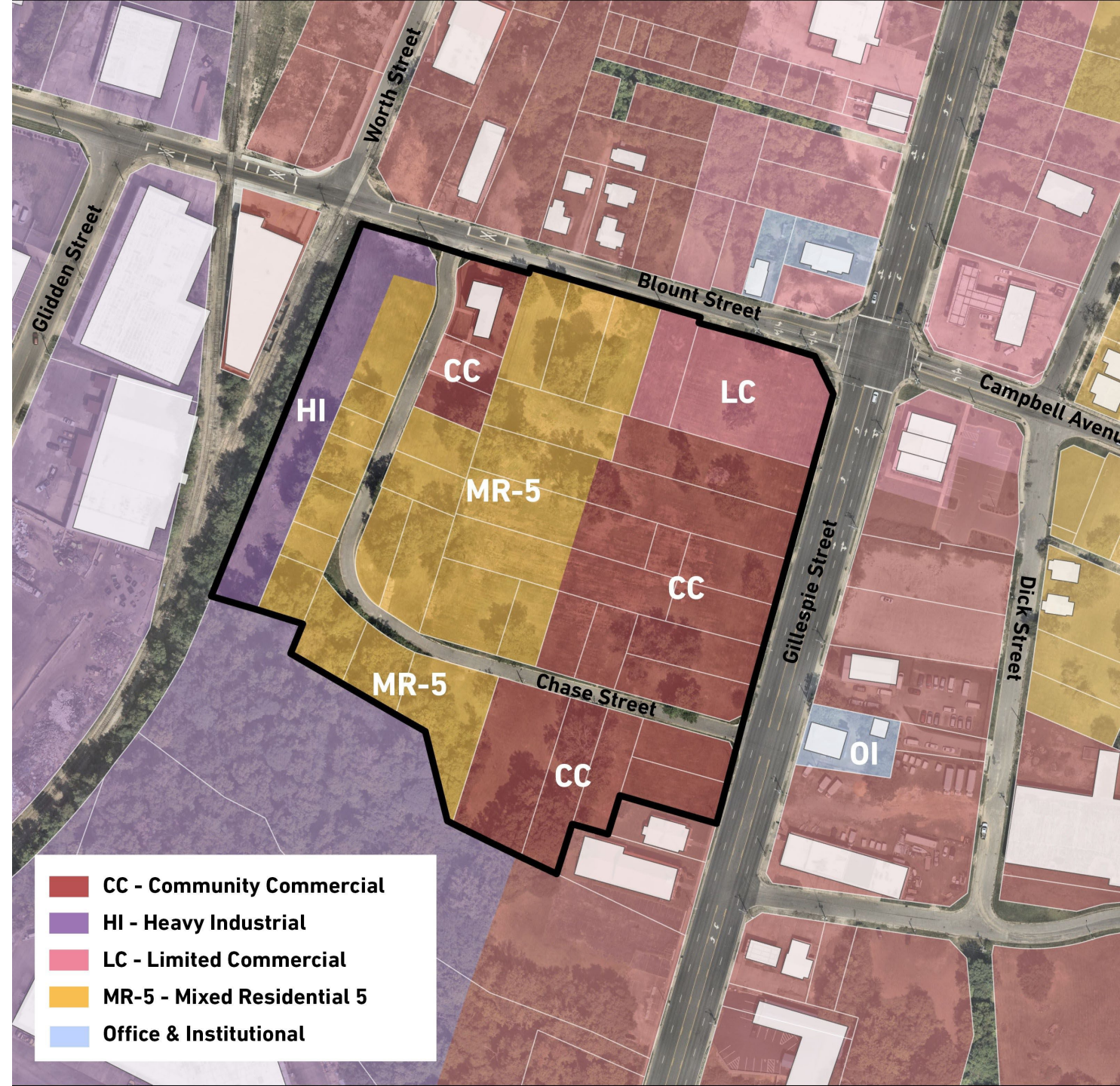
-  Site Boundary
-  Properties Acquired through Eminent Domain

Zoning

The site's current zoning allows for a wide array of allowable commercial, residential, and industrial uses.

A majority of the site's frontage on Gillespie Street is zoned for Community Commercial (CC), which includes high intensity retail, service and office uses, with residential encouraged on upper floors of multi-story buildings. Gillespie Street south of the site until NC-87 is zoned CC and includes a mixture of auto shops, convenience stores, light industrial, and medical uses.

Much of the site is zoned Mixed Residential 5 (MR-5), which allows residential housing at moderate to high densities, with complementary institutional, day care facilities and limited-scale retail. The corner of Blount and Gillespie Street is zoned Limited Commercial (LC), which allows general retail and service uses. The City is willing to rezone the property.



Future Land Use

Fayetteville's Future Land Use Plan, established in 2020, identifies future land use for the site as Highway Commercial

The Future Land Use Map is a visual guide outlining a community's vision for future land use and development. This site falls within a designation of Highway Commercial Land Use (HC), which promotes high intensity non-residential uses near major intersections and highway interchanges with buffers for adjacent uses. Major uses include:

- Hotels
- Big Box Retail
- Fast Food
- Gas Stations





03

Utilities and Infrastructure

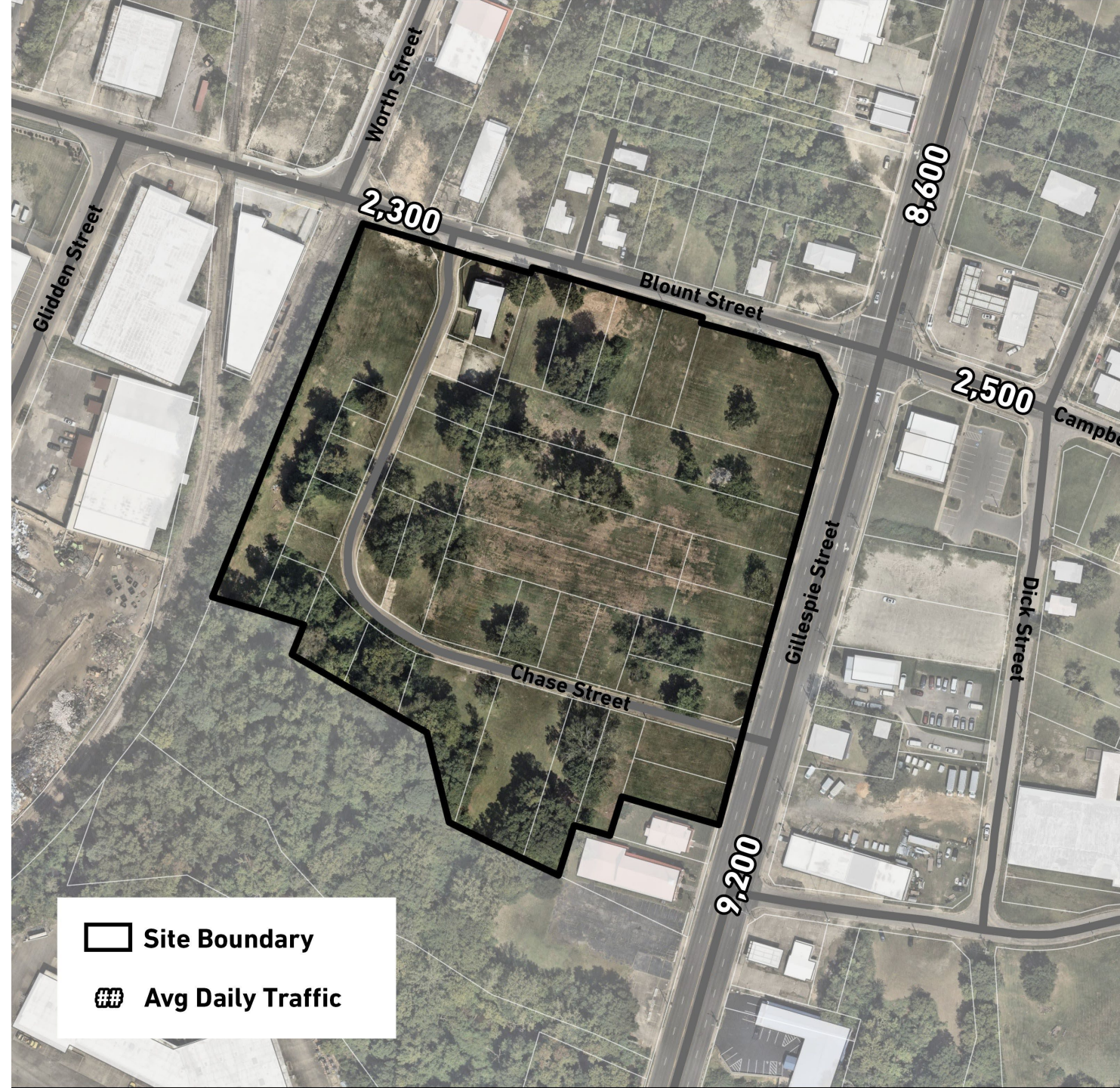
Transportation,
environmental, and utilities

Daily Traffic Counts

The site's access & visibility is largely from Gillespie Street, a state highway.

Gillespie Street is a major north-south thoroughfare, connecting downtown Fayetteville with south Fayetteville, feeding directly into US 301 near the Crown Coliseum. Gillespie Street contains five lanes of traffic, and 10,000 vehicles pass by the site on Gillespie Street daily, giving a high level of visibility to the eastern portion of the site.

Blount Street/Campbell Street, the closest east-west roadway, is much smaller in scale, a 2-lane roadway serving as access to residential neighborhoods and industrial uses.



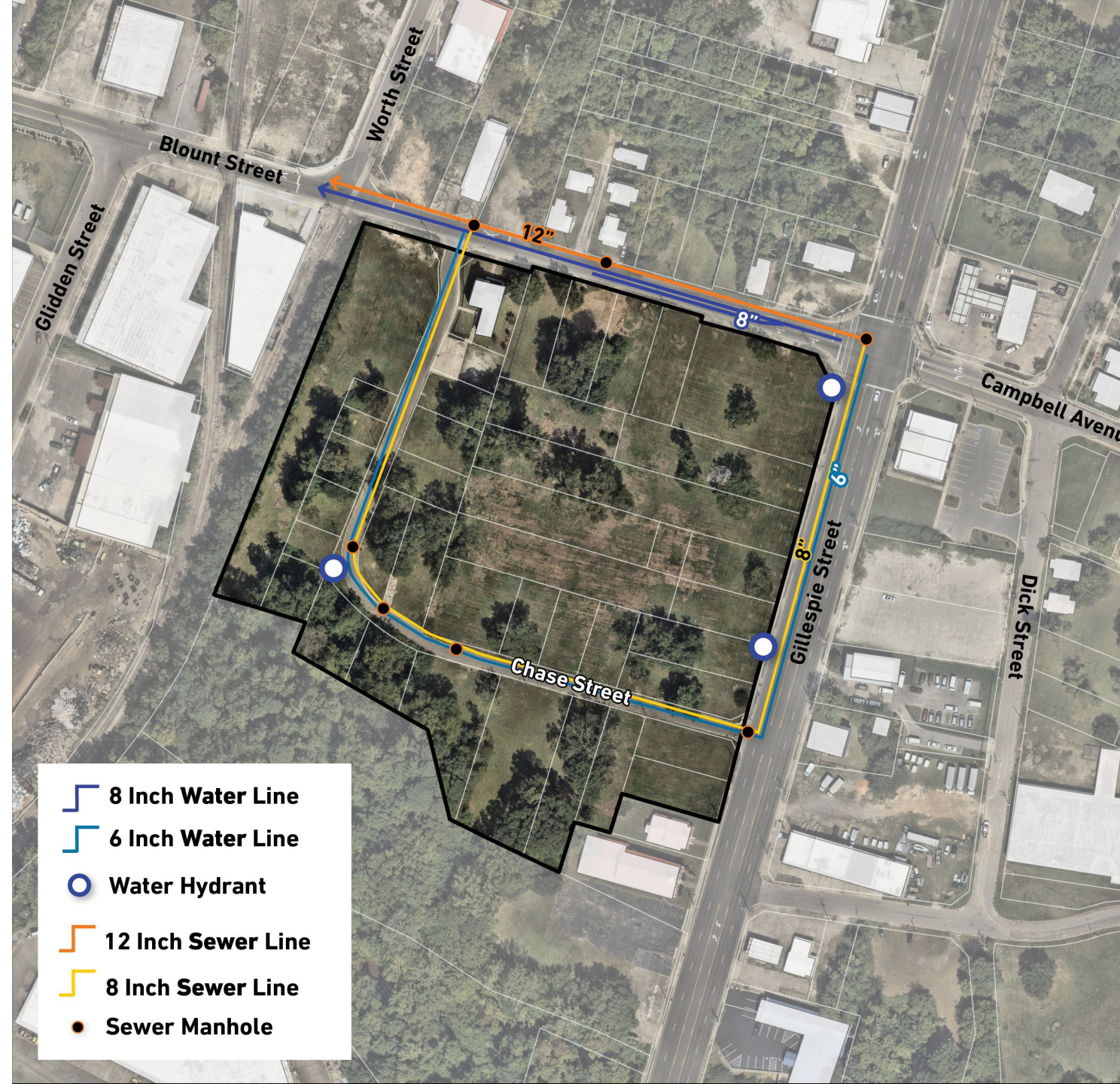
Utilities

Utility provision is already in place due to the legacy nature of the site

The site has access to both water and sewer utilities, both along Gillespie and Blount Streets, but also internal to the site along Chase Street.

An 8-inch water line and 12-inch sewer line run east-west along Blount Street. A 6-inch water line and 8-inch sewer line run along Gillespie and Chase Streets, with 3 existing fire hydrants onsite.

Additionally, there are two rail lines adjacent to the site that are minimally used. Per the North Carolina Department of Transportation (NCDOT), the two lines combined are used by no more than 5 trains per week, traveling at 10 miles per hour.

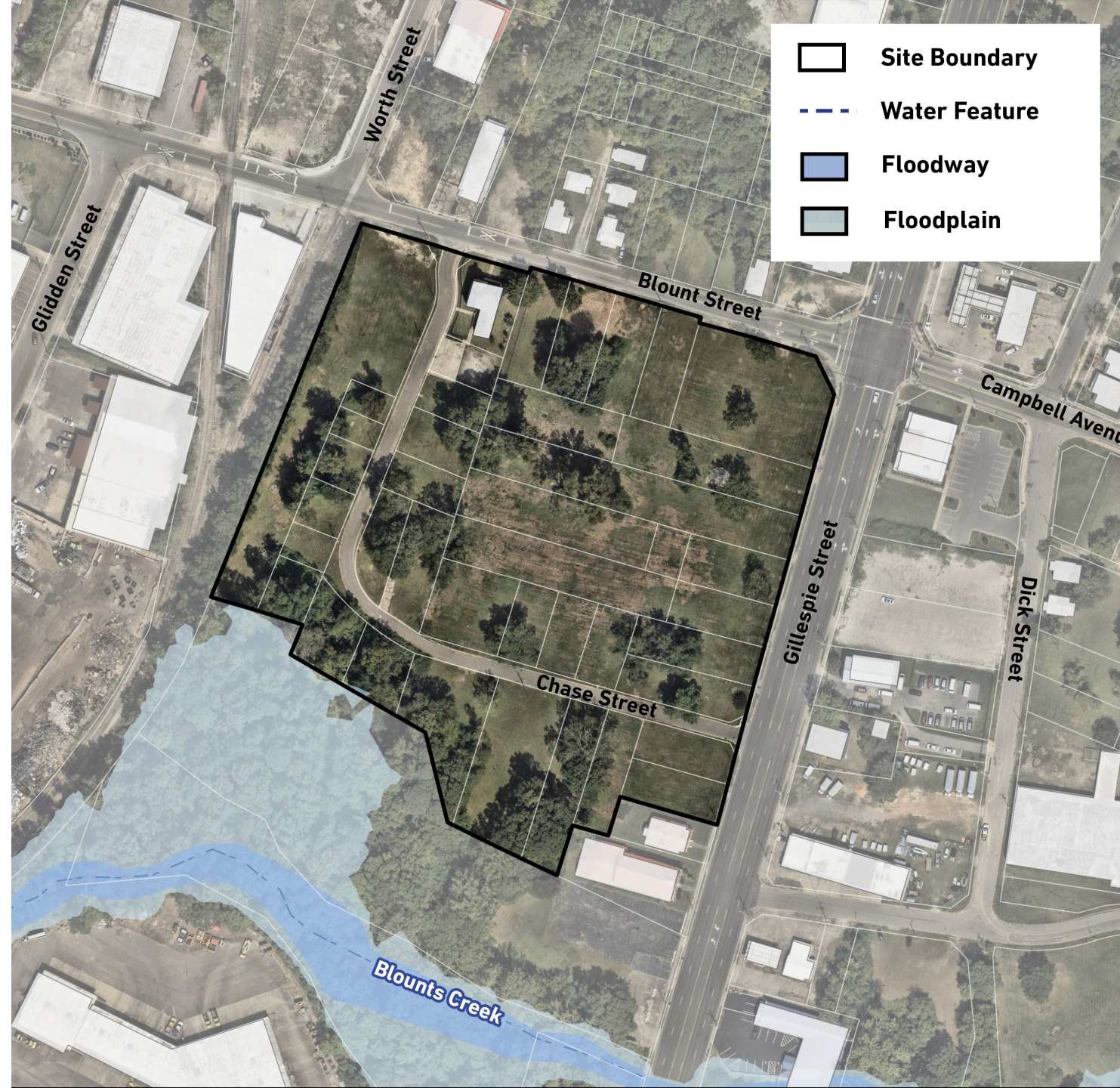


Hydrology/Floodplain

While Blounts Creek is nearby, the site contains no water features or floodplain.

The site does not contain any water features or regulatory floodplain. Generally, the site is flat with little topography, with a total drop of five feet in elevation from Blount Street to the site's boundary south of Chase Street.

Blounts Creek and its associated floodplain are immediately south of the site, meaning the mature tree canopy that falls within that floodplain is protected from development.

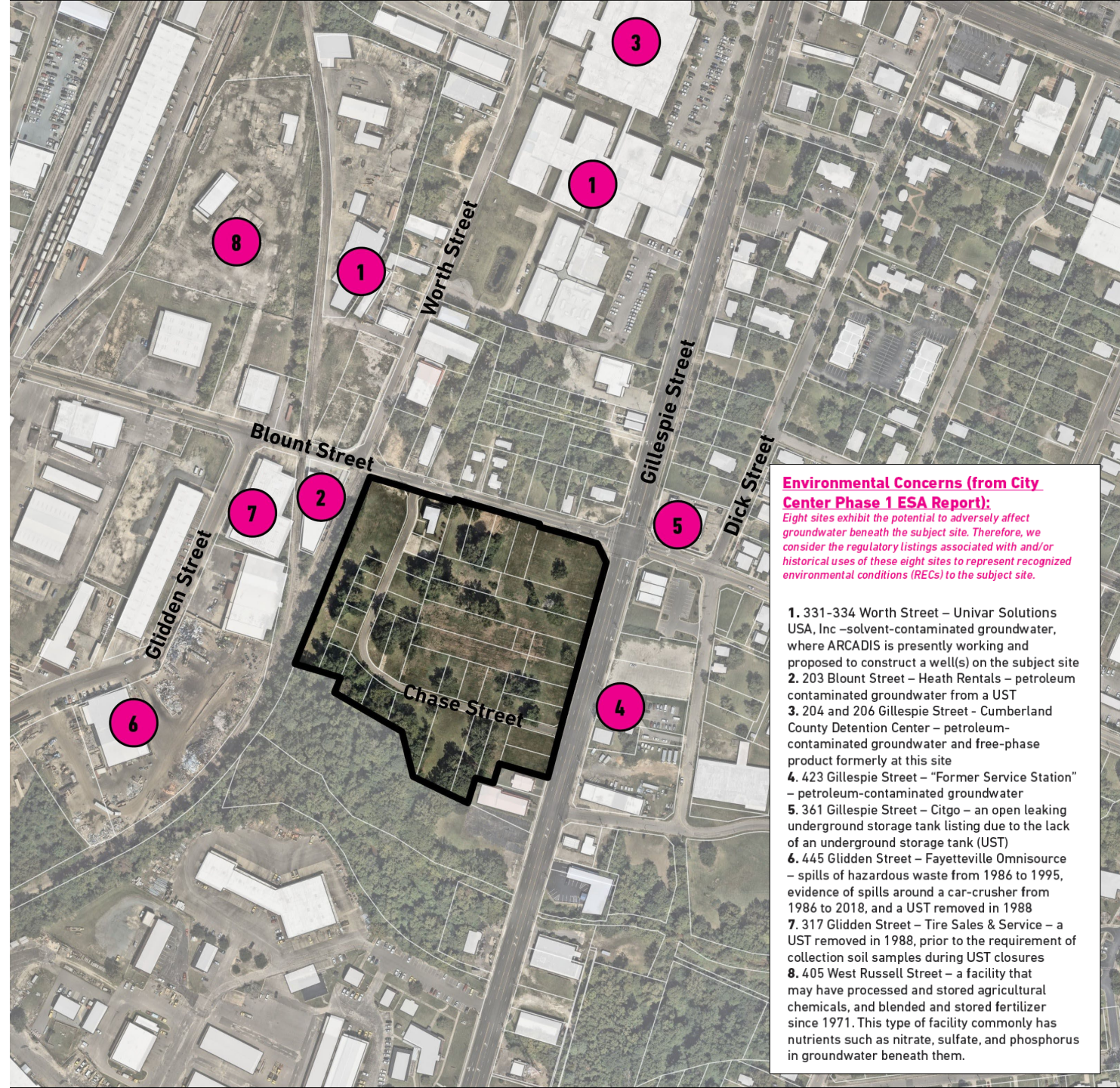


Environmental Site Assessment

While the site has no known environmental concerns, eight nearby properties have been identified as having Recognized Environmental Conditions (REC)

A Recognized Environmental Condition (REC) refers to the presence or likely presence of hazardous substances or petroleum products on a property, indicating a release or potential release to the environment.

These were discovered under a Phase 1 Environment Site Assessment (ESA) conducted on behalf of the City. Generally, the Phase 1 ESA does not involve the collection of samples for chemical analysis but rather involves a visual inspection of the property, review of historical information and a review of regulatory files.



Environmental Concerns (from City Center Phase 1 ESA Report):

Eight sites exhibit the potential to adversely affect groundwater beneath the subject site. Therefore, we consider the regulatory listings associated with and/or historical uses of these eight sites to represent recognized environmental conditions (RECs) to the subject site.

1. 331-334 Worth Street – Univar Solutions USA, Inc – solvent-contaminated groundwater, where ARCADIS is presently working and proposed to construct a well(s) on the subject site
2. 203 Blount Street – Heath Rentals – petroleum contaminated groundwater from a UST
3. 204 and 206 Gillespie Street – Cumberland County Detention Center – petroleum-contaminated groundwater and free-phase product formerly at this site
4. 423 Gillespie Street – “Former Service Station” – petroleum-contaminated groundwater
5. 361 Gillespie Street – Citgo – an open leaking underground storage tank listing due to the lack of an underground storage tank (UST)
6. 445 Glidden Street – Fayetteville Omnisoruce – spills of hazardous waste from 1986 to 1995, evidence of spills around a car-crusher from 1986 to 2018, and a UST removed in 1988
7. 317 Glidden Street – Tire Sales & Service – a UST removed in 1988, prior to the requirement of collection soil samples during UST closures
8. 405 West Russell Street – a facility that may have processed and stored agricultural chemicals, and blended and stored fertilizer since 1971. This type of facility commonly has nutrients such as nitrate, sulfate, and phosphorus in groundwater beneath them.



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