

Project Overview **#1307693**

Project Title: North Side of Village Drive Between Owen Drive and Roxie Avenue **Jurisdiction:** City of Fayetteville
Application Type: 5.1) Rezoning (Map Amendment) **State:** NC
Workflow: Zoning Commission Hearing **County:** Cumberland

Project Location

Project Address or PIN: **Zip Code:** 28304

- 3540 VILLAGE DR (0416855119000)
- 3534 VILLAGE DR (0416855294000)
- 3530 VILLAGE DR (0416856279000)
- 3414 VILLAGE DR (0416951815000)
- 3506 VILLAGE DR (0416951690000)
- 3406 VILLAGE DR (0416956888000)
- 3402 VILLAGE DR (0416957971000)
- 0 VILLAGE DR (0426060010000)
- 3360 C VILLAGE DR (0426061055000)
- 0 VILLAGE DR (0426062099000)
- 1608 OWEN DR (0416966493000)
- 3326 VILLAGE DR (0426065138000)
- 1674 OWEN DR (0426066230000)
- 1672 OWEN DR (0426066239000)

Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)

GIS Verified Data

Property Owner: Parcel

- 3540 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 3534 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 3530 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 3414 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 3506 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 3406 VILLAGE DR: DAVIS, JAMES G
- 3402 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM, INC.
- 0 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 3360 C VILLAGE DR: VILLAGE COMMERCIAL

Acreage: Parcel

- 3540 VILLAGE DR: 0.34
- 3534 VILLAGE DR: 0.34
- 3530 VILLAGE DR: 0.34
- 3414 VILLAGE DR: 9
- 3506 VILLAGE DR: 0.34
- 3406 VILLAGE DR: 0.46
- 3402 VILLAGE DR: 0.46
- 0 VILLAGE DR: 0.92
- 3360 C VILLAGE DR: 0.49
- 0 VILLAGE DR: 0.8
- 1608 OWEN DR: 38.72
- 3326 VILLAGE DR: 0.23
- 1674 OWEN DR: 0.67
- 1672 OWEN DR: 0.16

PROPERTIES, LLC

- 0 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 1608 OWEN DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 3326 VILLAGE DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 1674 OWEN DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC
- 1672 OWEN DR: CUMBERLAND COUNTY HOSPITAL SYSTEM INC

Zoning District: Zoning District

- 3540 VILLAGE DR: SF-10
- 3534 VILLAGE DR: SF-10
- 3530 VILLAGE DR: OI
- 3414 VILLAGE DR: OI
- 3506 VILLAGE DR: OI
- 3406 VILLAGE DR: OI
- 3402 VILLAGE DR: SF-10
- 0 VILLAGE DR: OI
- 3360 C VILLAGE DR: LC
- 0 VILLAGE DR: LC
- 1608 OWEN DR: SF-10
- 3326 VILLAGE DR: OI
- 1674 OWEN DR: OI
- 1672 OWEN DR: OI

Subdivision Name:

Fire District:

Hospital Overlay District: Hospital Overlay District

- 3540 VILLAGE DR: 0
- 3534 VILLAGE DR: 0
- 3530 VILLAGE DR: 0
- 3414 VILLAGE DR: 0
- 3506 VILLAGE DR: 0
- 3406 VILLAGE DR: 0
- 3402 VILLAGE DR: 0
- 0 VILLAGE DR: 0
- 3360 C VILLAGE DR: 0
- 0 VILLAGE DR: 0
- 1608 OWEN DR: 0
- 3326 VILLAGE DR: 0
- 1674 OWEN DR: 0
- 1672 OWEN DR: 0

Airport Overlay District:

Coliseum Tourism District:

Cape Fear District:

Haymount Historic District:

100 Year Flood: <100YearFlood>

Watershed:

Downtown Historic District:

Floodway:

500 Year Flood: <500YearFlood>

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Approval Date:

Previous Amendment Case #:

Acreage to be Rezoned: 7.54

Water Service: Public

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

The land contains multiple uses related to the Hospital and various medical services. One single-family house exists at 3406 Village Drive. A deli and old sports bar exist at 3360 C Village Drive.

SF-10, OI, and LC

Proposed Zoning District: Office and Institutional (OI)

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.:

Most of the surrounding uses are related to the Hospital and Medical Services, with single-family, commercial, and office uses across Village Drive to the South and across Owen Drive to the east. To the west exists single-family development.

South: SF-10, OICZ, OI, LC

East: CC, OI

West: SF-10

North: OI

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 Future Land Use Map calls for this area to develop as Office and Institutional. The Hospital Area Plan also suggests that both sides of Village Drive be zoned for offices.

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

No

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

This rezoning initiative aims to align the area with the hospital's expansion plans. By proactively adjusting zoning regulations, we seek to protect surrounding communities while facilitating the expansion in a controlled manner.

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 properties in question are situated immediately adjacent to the main hospital campus, currently designated as Office Institutional (OI). Many of the parcels target for rezoning by this application are under the ownership of the Cumberland County Hospital System. Given the Hospital's plans for expansion, either through enlarging its main campus or developing additional offices and medical facilities, it becomes imperative to rezone these parcels sooner rather than later. In addition, no other zoning district aligns more closely with the intended uses for these lands.

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

As mentioned earlier, the parcels in question are located next to the main hospital campus, which dominates the development block bordered by Owen Drive and Roxie Avenue. By rezoning these parcels to align with the zoning of the Hospital's Main Campus and anticipated similar developments, we encourage a logical and orderly pattern of growth.

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

There is no reason to believe that this rezoning would lead to premature development.

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

The uses allowed within the Office and Institutional Zoning District, as well as the development regulations outlined by the Hospital Area Overlay, ensure that a specific type of development occur on these parcels.

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.:

It doesn't

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

To accurately determine the impacts on property values and taxes, an assessment by a professional assessor is necessary. However, it is generally expected that the property values of the subject properties and the surrounding area would increase due to the area's continued expansion and redevelopment.

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

The rezoning-promoted development is expected to have no negative environmental impacts. Each subject property is already either developed or cleared to some extent. Additionally, it's highly likely that future enhancements will improve stormwater retention and drainage systems. Any forthcoming development will adhere to local landscaping ordinances, which are designed to maintain a high-quality environment and ensure a healthy amount of vegetation.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Demetrios Moutos
City of Fayetteville
433 Hay St.
Fayetteville, NC 28301
P:9104331329
demetriosmoutos@fayettevillenc.gov

Project Contact - Agent/Representative

Demetrios Moutos
City of Fayetteville
433 Hay St.
Fayetteville, NC 28301
P:9104331329
demetriosmoutos@fayettevillenc.gov

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:

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: