CITY COUNCIL

ZONING CASES

March 25, 2024

FAYETTEVILLE NC

CASE NO. P24-12

Owner: Cedar Creek Road LLC

Applicant: The Charleston Group

Request: Initial zoning from RR to MR-5 and rezoning from SF-15 to MR-5

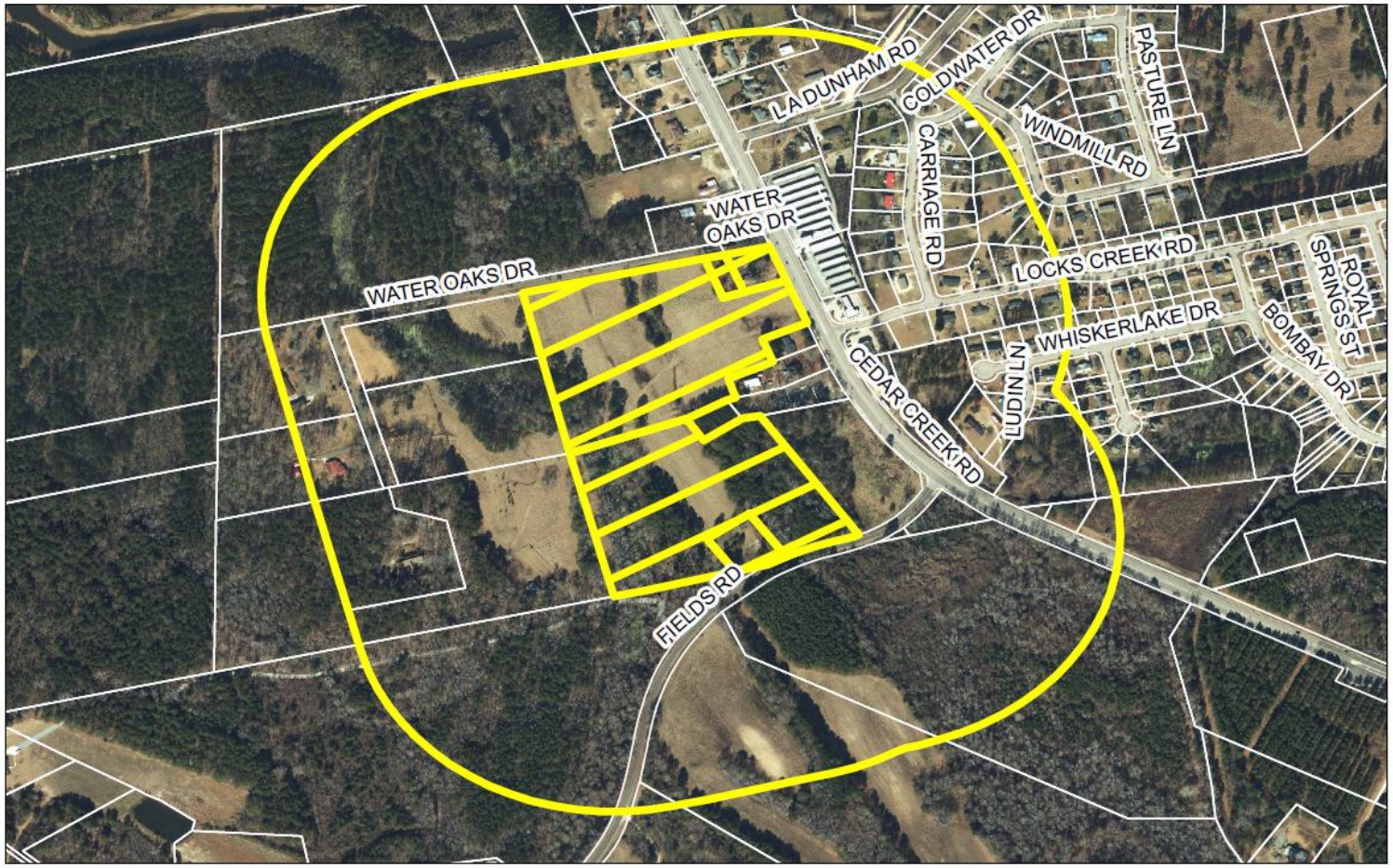
Located: 0, 1666 & 1674 Cedar Creek Rd and 0 & 1678 Fields Rd

Acreage: 28.67 acres ±

District: 2

REID #: 0446803573000, 0446804658000, 044670925000, 0445892478000, and 0445894268000

Subject Property



Aerial Notification Map

Case #: P24-12

Request: Rezoning
Rural Residential (RR)(County) and
Single Family Residential 15 (SF-15) to
Mixed Residential 5 (MR-5)

Location: 0, 1666, & 1674 Cedar Creek Rd and
0 & 1678 Fields Rd
0446803573000, 0446804658000, 0446709250000,
0445892478000, and 0445894268000

Legend

- P24-12
- P24-12 Notification Buffer

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.

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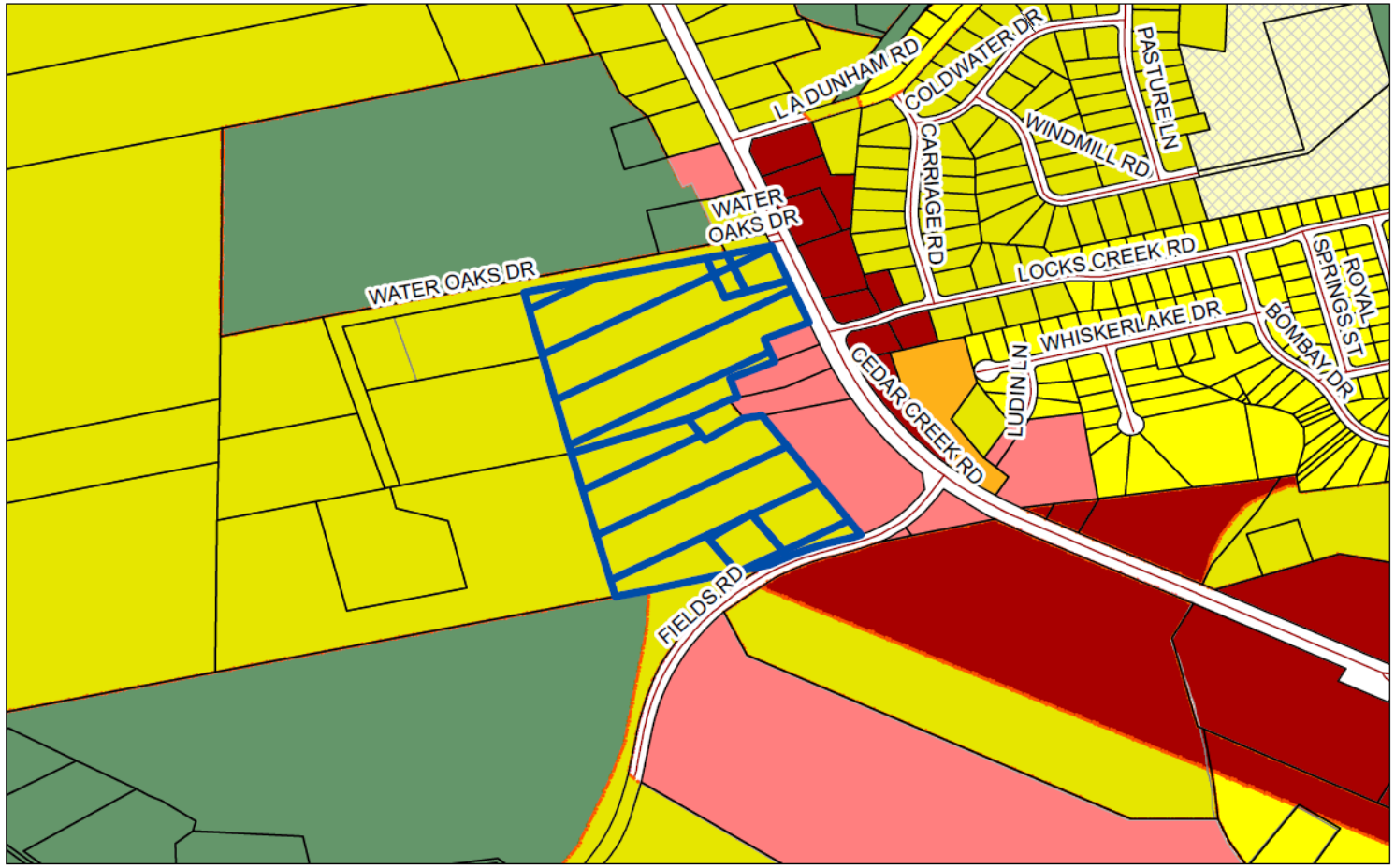
Zoning Map



Zoning Map

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Legend

- P24-12
- gis_ware_1
- A1
- C(P)
- R10
- RR
- AR - Agricultural-Residential
- CC - Community Commercial
- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- SF-6/MHO - Single-Family Residential 6 Manufactured Home Overlay
- SF-10 - Single-Family Residential 10
- SF-15 - Single-Family Residential 15
- County

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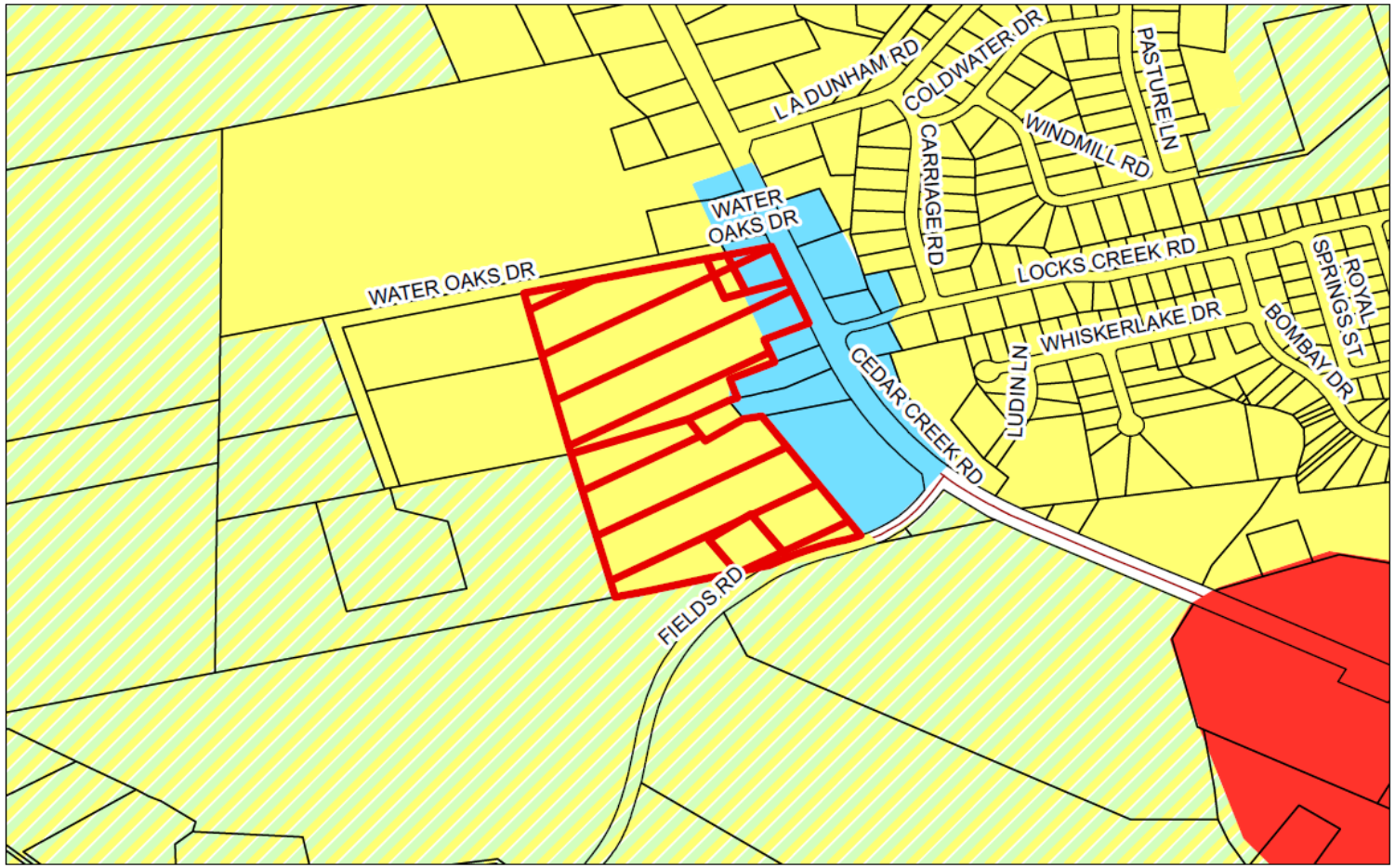
Land Use Map



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Legend

P24-12

Land Use Plan 2040

Character Areas

- OSS - OPEN SPACE SUBDIVISIONS
- LDR - LOW DENSITY
- HC - HIGHWAY COMMERCIAL
- OI - OFFICE / INSTITUTIONAL

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Subject Property

Surrounding Properties

Analysis

- This section of Cedar Creek Road, between L A Dunham Road and I-95, has a range of commercial districts and uses. These commercial uses front along Cedar Creek Road with many residential areas behind them.
- The SF-6 zoning district for an initial zoning designation allows for a range of residential uses from single family (by right) to multi-family dwellings (subject to SUP approval).
- Denser residential developments, such as two-to-four family and multi-family dwellings, can serve as a buffer between the existing commercial and residential uses.
- The Future Land Use Plan Map designates the subject properties for Low Density Residential (LDR) and Office/Institutional (OI) development. The Future Land Use Plan text supports a careful blend of residential and office development.
- These properties area situated along a major corridor, adjacent to existing commercial zoning districts to the north and east.
- This item was heard by the Zoning Commission which recommended denial in a 4-1 vote. The applicant has appealed the decision to City Council.

Recommendation

The Professional Planning Staff recommends that the City Council move to APPROVE the initial map amendment to the zoning district (SF-6) rather than the Applicant request of MR-5 based on the following:

- The proposed initial zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO). The Future Land Use Plan designates the subject properties for Low Density Residential (LDR) and Office/Institutional (OI) development.
- These properties are situated along a major corridor, adjacent to existing commercial zoning districts to the north and east.
- The uses permitted by the proposed initial zoning district classification (SF-6) and standards apply to such uses are appropriate in the immediate area of the land to be zoned due to the existing city zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare that will not be properly addressed in subsequent reviews.

Options

1. Approve of the initial zoning to the Single Family Residential 6 (SF-6) zoning district based on the evidence submitted and find that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement (recommended).
2. Approve of the initial zoning to MR-5 as presented based on the evidence submitted or established during the public hearing and determine a consistency and reasonableness statement.
3. Deny the map amendment request based on the evidence submitted and find that the map amendment is inconsistent with the Future Land Use Plan.
4. Table any action to allow for further investigation of the development.

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