

Project Overview

#2006361

Project Title: Blount & Gillispie

Jurisdiction: City of Fayetteville

Application Type: 5.2) Conditional Rezoning

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN:

Zip Code: 28301

- 434 CHASE ST (0437510429000)
- 145 CHASE ST (0437510474000)
- 119 BLOUNT ST (0437515707000)
- 129 BLOUNT ST (0437513842000)
- 0 GILLESPIE ST (0437515504000)
- 412 GILLESPIE ST (0437513760000)
- 0 CHASE ST (0437511545000)
- 411 CHASE ST (0437512757000)
- 422 GILLESPIE ST (0437513597000)
- 110 CHASE ST (0437514432000)
- 424 CHASE ST (0437510695000)
- 432 CHASE ST (0437510555000)
- 0 BLOUNT ST (0437510764000)
- 420 CHASE ST (0437511619000)
- 418 CHASE ST (0437511723000)
- 417 CHASE ST (0437512627000)
- 0 CHASE ST (0437513435000)
- 112 CHASE ST (0437513483000)
- 426 GILLESPIE ST (0437513572000)
- 125 BLOUNT ST (0437513890000)
- 0 CHASE ST (0437514236000)
- 418 GILLESPIE ST (0437514671000)
- 422 GILLESPIE ST (0437515591000)
- 0 CHASE ST (0437512323000)
- 116 CHASE ST (0437512467000)
- 123 BLOUNT ST (0437514749000)
- 434 GILLESPIE ST (0437515229000)
- 430 GILLESPIE ST (0437515441000)
- 412 GILLESPIE ST (0437515665000)
- 402 GILLESPIE ST (0437516724000)
- 428 CHASE ST (0437510579000)
- 120 CHASE ST (0437511593000)
- 425 CHASE ST (0437512602000)
- 415 CHASE ST (0437512743000)
- 135 BLOUNT ST (0437512885000)
- 113 CHASE ST (0437513207000)
- 0 CHASE ST (0437513274000)
- 438 GILLESPIE ST (0437515214000)
- 432 GILLESPIE ST (0437515336000)
- 426 GILLESPIE ST (0437515476000)

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. 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 be delays and penalties for not doing so.

GIS Verified Data

Project Address:

- 434 CHASE ST
- 145 CHASE ST
- 119 BLOUNT ST
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- 412 GILLESPIE ST
- 0 CHASE ST
- 411 CHASE ST
- 422 GILLESPIE ST
- 110 CHASE ST
- 424 CHASE ST
- 432 CHASE ST
- 0 BLOUNT ST
- 420 CHASE ST
- 418 CHASE ST
- 417 CHASE ST
- 0 CHASE ST
- 112 CHASE ST
- 426 GILLESPIE ST
- 125 BLOUNT ST
- 0 CHASE ST
- 418 GILLESPIE ST
- 422 GILLESPIE ST
- 0 CHASE ST
- 116 CHASE ST
- 123 BLOUNT ST
- 434 GILLESPIE ST
- 430 GILLESPIE ST
- 412 GILLESPIE ST
- 402 GILLESPIE ST
- 428 CHASE ST
- 120 CHASE ST
- 425 CHASE ST
- 415 CHASE ST
- 135 BLOUNT ST
- 113 CHASE ST
- 0 CHASE ST
- 438 GILLESPIE ST
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- 426 GILLESPIE ST

General Project Information

Proposed Conditional Zoning District: MU/CZ - Conditional Mixed Use **Lot or Site Acreage to be rezoned:** 8.5

Was a neighborhood meeting conducted?: No

Date of Neighborhood Meeting:

Number of Residential Units:

Nonresidential Square Footage:

Landowner Information

Landowner Name: City of Fayetteville

Deed Book and Page Number: 0109-0008

Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:

B) Describe the proposed conditions that should be applied.:

C) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

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 amendment aligns with the City of Fayetteville's Comprehensive Plan, which encourages reinvestment, adaptive reuse, and infill development in existing urban areas. The Comprehensive Plan emphasizes compact development patterns, mixed-use activity nodes, walkability, and the strategic reuse of underutilized sites along major corridors. This amendment supports these objectives by facilitating development that is in harmony with the established land use policies and economic development goals. which encourage reinvestment, adaptive reuse, and infill development within existing urban areas.

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

Recent changes in the area warrant consideration of the proposed amendment. These factors include evolving market conditions, increasing reinvestment pressures along Gillespie Street, and a greater focus on mixed use and pedestrian oriented development at the site. Additionally, investments in infrastructure, nearby redevelopment activities, and shifting community needs further justify updating the zoning to align with current conditions and future growth objectives on the site. I

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

The proposed amendment addresses a demonstrated community need by facilitating reinvestment in an underutilized site and supporting development that can provide commercial services, employment opportunities, and housing options in proximity to established neighborhoods. The amendment advances economic development goals, supports neighborhood serving uses, and contributes to broader efforts to enhance corridor vitality and community vibrancy.

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 zoning district is compatible with both existing and planned uses surrounding the subject property. It provides a transitional scale and intensity that bridges nearby residential neighborhoods and existing commercial activity along Gillespie Street. The proposed district allows for a range of uses that are consistent with the surrounding context while providing flexibility to respond to market demand

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

The proposed amendment promotes a logical and orderly development pattern by reinforcing existing development trends along the corridor and encouraging infill development where public infrastructure already exists. The amendment supports efficient land use, reduces development pressure on undeveloped areas, and aligns with the City's long range growth objectives.

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

Development of the site would occur within an already urbanized area served by existing streets, utilities, and public services.

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

The zoning framework supports site design standards and development patterns that emphasize connectivity, pedestrian orientation, and compatibility with surrounding uses. The proposed amendment encourages development that is more integrated and mixed use in nature.

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 zoning is compatible with adjacent and nearby zoning classifications and reflects a logical extension of existing commercial and mixed use zoning patterns along the corridor.

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 significantly harm the property values in the surrounding area. In fact, the reinvestment and redevelopment of the site are likely to improve its appearance, functionality, and economic vitality. This positive enhancement may, over time, positively influence the property values of neighboring areas.

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

The proposed amendment is not anticipated to result in significant adverse impacts on the natural environment.

Primary Contact Information

Project Owner

Derrick McArthur
City of Fayetteville
433 Hay Street
Fayetteville, NC 28302
P:9104331601
derrickmcarthur@fayettevillenc.gov

Project Contact - Agent/Representative

Derrick McArthur
City of Fayetteville
433 Hay Street
Fayetteville, NC 28302
P:9104331601
derrickmcarthur@fayettevillenc.gov

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

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 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: