

Project Overview

#1725319

Project Title: 401 Country Club Drive

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 401 COUNTRY CLUB DR
(0439426648000)

Zip Code: 28301

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data

Project Address: 401 COUNTRY CLUB 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: 1.09

Water Service: Public

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

Property is cleared of all trees and vacant.

Previous Amendment Approval Date:

Proposed Zoning District: SF6

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.:

Properties to the east, west, south and north (across Country Club Drive) are all zoned SF10. All adjacent land uses are single family residential on large tracts.

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.:

Comprehensive plan is for medium density residential. There are existing multi-family uses on nearby properties to the west. The large lots make the area suitable for multi-family development.

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

Overall need for affordable housing has increased significantly over the last few years within the city limits and throughout Cumberland County. Change to SF6 allows full development of the lot while still leaving adequate open spaces and buffers to adjacent properties.

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

Affordable housing is a stated community need.

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.:

Large vacant lots are adjacent to the subject property, with some currently for sale for development of medium-density housing. Development of the subject site with townhouses is compatible with the existing single-family in the area. Public water and sewer are available at the site.

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

A townhouse project is currently under construction at Northridge Park nearby to the west. The surrounding properties are large lots suitable for additional medium-density development to meet the community need for affordable housing.

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

Any development of medium-density housing would meet a current community need and would not encourage premature development.

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

Residential townhomes are proposed for the site and the amendment would not result in strip-style 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.:

There is other SF6-zoned property nearby to the west and nearby properties to the north across Country Club Drive are developed with townhouses. The proposed amendment is appropriate and compatible with the surrounding properties.

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

New construction with higher per square foot sales prices would tend to increase the value of the surrounding older dwellings and vacant properties.

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

Public water and sewer are available at the site. New development would be subject to UDO requirements for landscaping, open space, buffers and stormwater management so that there would be no adverse impacts on the natural environment.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Hughley Spruill

1716 Raynor McLamb Road

Linden , NC 28356

P:910-850-2116

spruillconstruct@aol.com

Project Contact - Agent/Representative

George Rose
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Fayetteville, NC 28305
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Property Owner Email: spruillconstruct@aol.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. :

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 #3 License Number:

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: Engineer