

CITY COUNCIL



ZONING CASES

August 25, 2025



Owner: Paul Thompson Development Corp.

Applicant: Victoria Clarkson, (The Charleston Group), Patrick Budronis & Ashley Ballard, Deaco Group

Request: SF-10 to LC/CZ

Location: 549 Stacy Weaver Drive

Acreage: 2.1

District: 1 – Kathy Jensen

REID #: 0530028255000 & a portion of 0530120415000



Aerial

Case #: P25-37

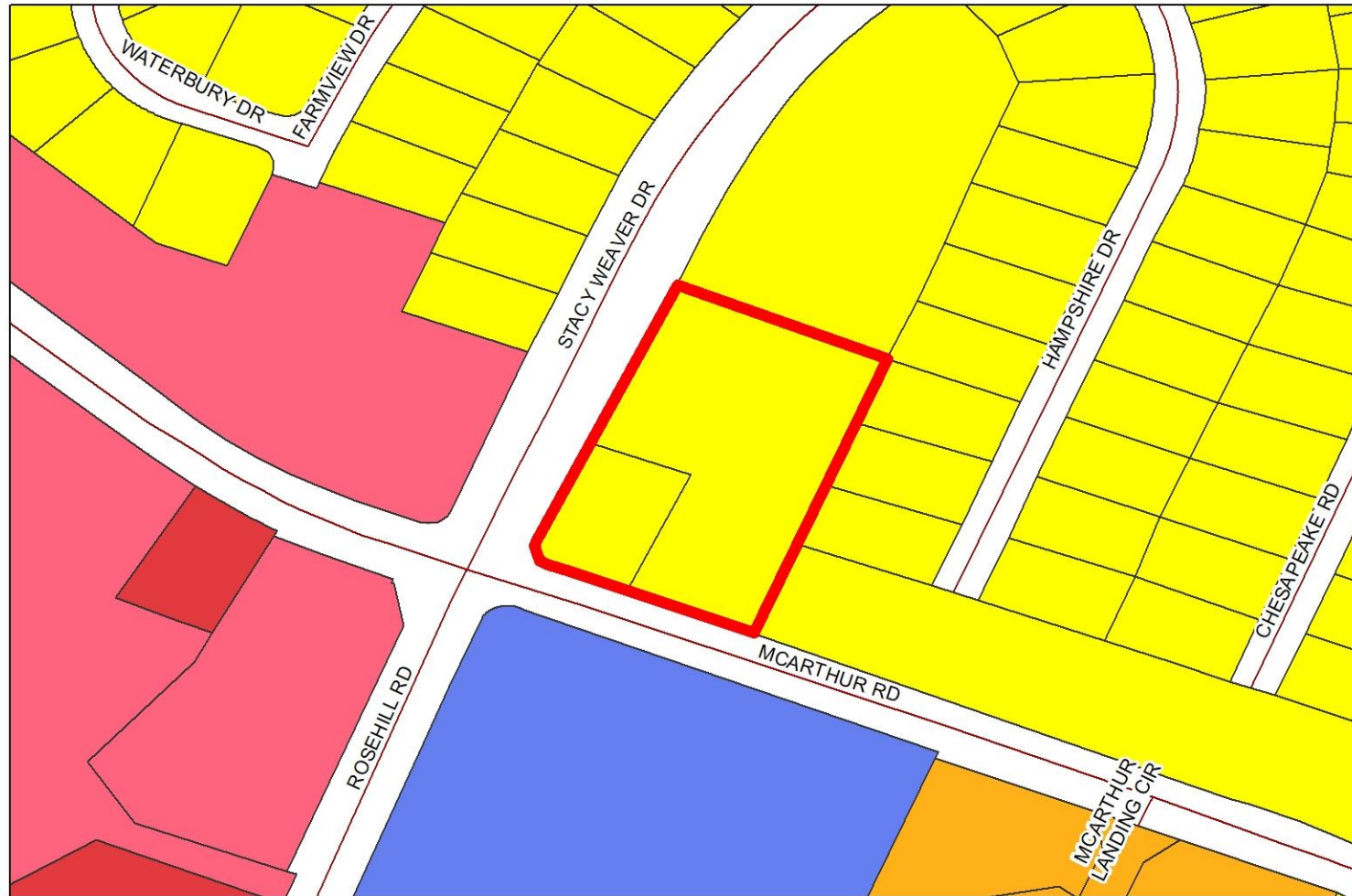
REQUEST: Rezoning SF-10 to LC/CZ

LOCATION: 549 STACYWEAVER DR

 1,000 Foot Notification Area

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





Zoning Map

Case #: P25-37

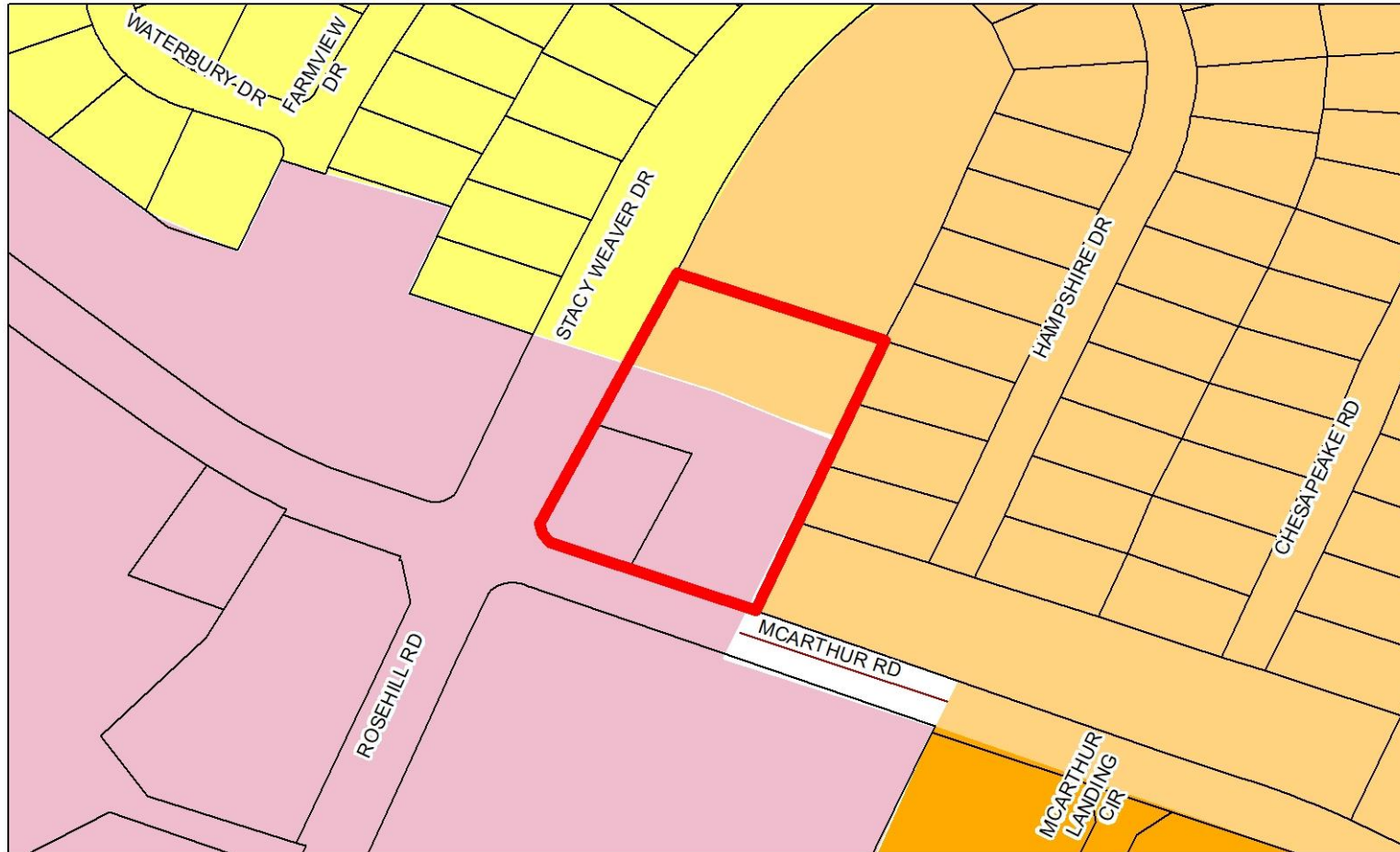
REQUEST: Rezoning SF-10 to LC/CZ

LOCATION: 549 STACYWEAVER DR

Legend

- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- NC - Neighborhood Commercial
- OI - Office & Institutional
- SF-10 - Single-Family Residential 10





Land Use Map

Case #: P25-37

REQUEST: Rezoning SF-10 to LC/CZ

LOCATION: 549 STACY WEAVER DR

Legend

Land Use Plan 2040

Character Areas

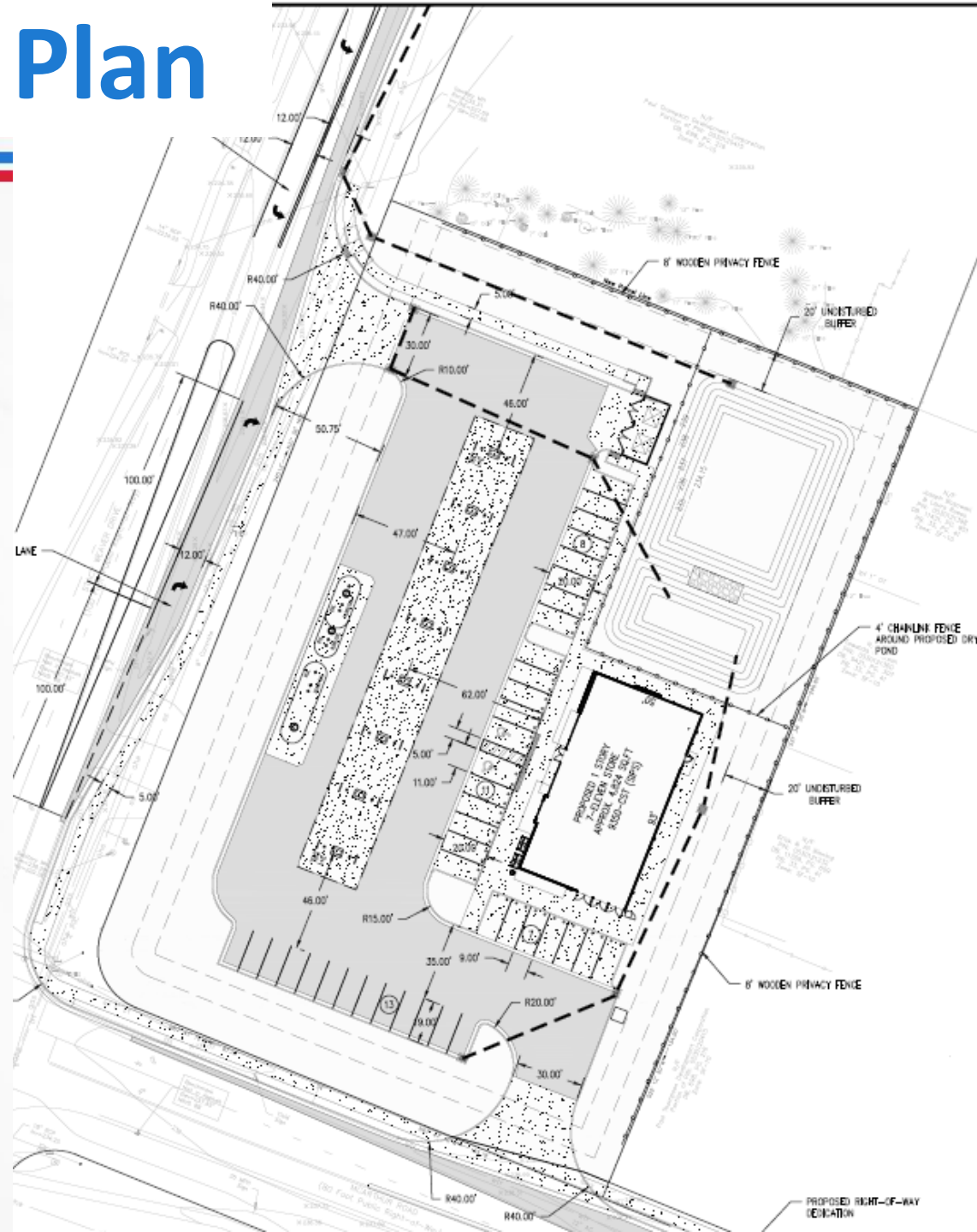
- LDR - LOW DENSITY
- MDR - MEDIUM DENSITY
- HDR - HIGH DENSITY RESIDENTIAL
- NMU - NEIGHBORHOOD MIXED USE







Site Plan



SITE NOTES:

1. PROPOSED COMMERCIAL ENTRANCE LOCATIONS ARE SUBJECT TO CITY AND NCDOT APPROVAL AND MAY REQUIRE A TIA TO BE PREPARED BY A TRAFFIC ENGINEER. FURTHER INVESTIGATION INTO THE PROPOSED ENTRANCE LOCATIONS IS RECOMMENDED PRIOR TO PROCEEDING WITH SITE DESIGN DRAWINGS.
2. A CONVENIENCE STORE WITH FUEL IS A PERMITTED USE WITHIN THE LC ZONING DISTRICT. A PORTION OF THE PARCEL TO BE ACQUIRED WILL NEED TO BE REZONED FROM SP16 TO LC.
3. THIS PLAN ASSUMES THAT THE PROPOSED STORMWATER MITIGATION REQUIREMENTS WILL BE ACHIEVED ON-SITE AND THAT AN ADEQUATE OUTFALL IN LOCATED IMMEDIATELY ADJACENT TO THE PARCEL BOUNDARY.
4. PROPERTY LINES ARE BASED OFF OF THE COUNTY GIS AND SHOULD BE VIEWED AS APPROXIMATE. ONCE SURVEY INFORMATION IS AVAILABLE THE SITE LAYOUT SHOULD BE REEVALUATED.
5. A 4' TALL CHAINLINK FENCE SHALL BE PROVIDED AROUND THE PROPOSED STORMWATER DRY POND.
6. THE STORMWATER RETENTION POND WILL BE DESIGNED AS A DRY POND. WATER WILL COLLECT IN THE POND DURING RAIN EVENTS, HOWEVER THE POND WILL RETURN TO DRY CONDITIONS WITHIN 48 HRS OF THE 25-YR RAINFALL EVENT.
7. AN 8' TALL WOOD PRIVACY FENCE SHALL BE LOCATED ALONG THE REAR AND SIDE PROPERTY LINES THAT ADJUT RESIDENTIAL ZONING.
8. A 20' UNDISTURBED BUFFER WITH ADDITIONAL EVERGREEN TREES PLANTED EVERY 15' WHERE POSSIBLE SHALL BE INCLUDED ALONG THE REAR PROPERTY LINE. AT A MINIMUM A DOUBLE ROW OF EVERGREEN PLANTINGS SPACED AT 15' WILL BE PROVIDED WITHIN THE BUFFER AREA.
9. ALL SITE LIGHTING SHALL BE SHIELDED TO PREVENT GLARE AND LIGHT SPILL OVER TO ADJUTING RESIDENTIAL PROPERTIES ALONG THE REAR PROPERTY LINE.

SITE SUMMARY

TOTAL PARCEL AREA = 8.4 AC±
7-11 PARCEL AREA = 2.1 AC±

PARCEL ID(S) : 0530028255000, 0630120415000

PROPOSED ZONING = LC

PARKING CALCULATIONS
REQUIRED = 19 SPACES (1/2500F)
PROPOSED = 40 SPACES

BUILDING SETBACKS

FRONT = 25'
SIDE(SOUTH) = 25'
SIDE (NORTH) = 3'
REAR = 20'

LANDSCAPE BUFFERS

FRONT = 15'
SIDE(SOUTH) = 15'
SIDE (NORTH) = 20'
REAR = 20'

Key	Dimension Element	7-Eleven Standard	Store
A	Center of bollard to center of dispenser	62'	62'
B	Center of dispenser to edge of front curb with tanks	47'	n/a
C	Center of dispenser to edge of front curb without tanks	39'	46'
D	Edge of dispenser to side curb with tanks	56'	n/a
E	Edge of dispenser to side curb without tanks	46'	46'
F	Drive aisle width between the face of dispensers (in stacked position)	34'	n/a
G	Centerline dispenser spacing (in stacked position)	27'	n/a
H	Drive aisle width between the face of dispensers (in starting gate position)	25'	25'
I	Sidewalk width	8'	8'
J	Dimensions of typical parking spots	9'x20'	9'x20'
K	Dimensions of ADA parking spots	11'x20'	11'x20'
L	Dimension of ADA aisle	5'	5'
M	Ingress and egress dimension	40'	40'
N	Drive aisle width	35'	35'
	MPDs	5 MIN.	8
	Parking with restaurant	40	N/A
	Parking without restaurant	25	40
	Building prototype	select option	99x50 (SIPS)



Conditions offered by the owner:

1. A 4 foot tall chain link fence shall be provided around the proposed storm water dry pond.
2. The storm water retention pond will be designed as a dry pond.
3. An 8 foot tall wooden privacy fence shall be located along the rear and side property lines that abut residential zoning.
4. A 20 foot undisturbed buffer with additional evergreen trees planted every 15 feet where possible shall be included along the rear property line. At a minimum, a double row of evergreen plantings spaced at 15 feet will be provided within the buffer area.
5. All site lighting shall be shielded to prevent glare and light spill over to abutting residential properties along the real property line.

Consistency & Reasonableness

- Consistent with the Future Land Use Map & Comprehensive Plan.
- Compatible with surrounding zoning patterns.
- Adds flexibility for neighborhood-serving uses.
- Promotes strategic infill without adverse impacts.
- Enhances corridor viability & supports the local economy.

Annual Average Daily Traffic 2022

- McArthur Rd: 15,000
- Stacy Weaver Dr: 12,500



Professional Planning Staff recommends that the Zoning Commission recommend approval of the map amendment to LC/CZ. This recommendation is based on the following findings:

- The proposed zoning change aligns with the Future Land Use Plan (FLUP) and the Unified Development Ordinance (UDO).
- Permitted uses and development standards for the LC district are appropriate for the site given surrounding zoning and land uses.
- There are no anticipated negative impacts to public health, safety, morals, or general welfare.

1. Zoning Commission moves to recommend approval of the map amendment to LC/CZ as presented, finding it consistent with the Future Land Use Plan as demonstrated in the attached consistency and reasonableness statement. (Recommended)
2. Zoning Commission moves to recommend approval of the map amendment to LC/CZ with additional conditions offered by the owner, finding it consistent with the Future Land Use Plan as demonstrated in the amended consistency statement.
3. Zoning Commission moves to deny the map amendment request, finding it inconsistent with the Future Land Use Plan.



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