

Project Overview**#1727051**

Project Title: Whitfield Apartments
Application Type: 5.2) Conditional Rezoning
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 230 PINECREST DR
(0427452719000)

Zip Code: 28305

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

GIS Verified Data

Project Address: 230 PINECREST DR

General Project Information

Proposed Conditional Zoning District: MR-5/CZ - Conditional Mixed Residential 5
Was a neighborhood meeting conducted?: No
Number of Residential Units: 32

Lot or Site Acreage to be rezoned: 2.88
Date of Neighborhood Meeting:
Nonresidential Square Footage: 16686

Landowner Information

Landowner Name: WMG INVESTMENTS LLC

Deed Book and Page Number: DB12066 PG354

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.:

Existing 32 unit apartment complex located within the city of Fayetteville, continued use of present use for multi family dwellings.

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

Primarily residential uses adjoining subject with zoning including SF6, SF10 and SF15. MR5 zoned apartment complex less than 1,000 feet to north.

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

Conditional zoning for continued use as multi family apartment complex.

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 conditional zoning amendment is consistent with the City of Fayettevilles comprehensive plan, which encourages context-sensitive infill and preservation of existing residential uses. The apartment complex has operated at this location for over 40 years and is compatible with surrounding land uses, including adjacent medium-density zoning. This request does not propose any new development or future increase in density but simply seeks to align zoning with the long-established use. The request supports neighborhood stability and maintains the character and intent of the areas long-range planning vision.

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

Existing apartment complex with 32 units, requesting a zoning change to MR5CZ.

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

This addresses the need for housing within the City of Fayetteville.

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 conditional zoning amendment is consistent with the City of Fayettevilles comprehensive plan, which encourages context-sensitive infill and preservation of existing residential uses. The apartment complex has operated at this location for over 40 years and is compatible with surrounding land uses, including adjacent medium-density zoning. This request does not propose any new development or future increase in density but simply seeks to align zoning with the long-established use. The request supports neighborhood stability and maintains the character and intent of the areas long-range planning vision.

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

The proposed conditional zoning amendment is consistent with the City of Fayettevilles comprehensive plan, which encourages context-sensitive infill and preservation of existing residential uses. The apartment complex has operated at this location for over 40 years and is compatible with surrounding land uses, including adjacent medium-density zoning. This request does not propose any new development or future increase in density but simply seeks to align zoning with the long-established use. The request supports neighborhood stability and maintains the character and intent of the areas long-range planning vision.

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

No change in use or new construction.

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

No strip style commercial development as part of zoning request.

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 apartment complex has operated at this location for over 40 years and is compatible with surrounding land uses, including adjacent medium-density zoning. This request does not propose any new development or future increase in density but simply seeks to align zoning with the long-established use. The request supports neighborhood stability and maintains the character and intent of the areas long-range planning vision.

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

There should be no adverse impact on property values from zoning change.

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

There should be no negative impact on the natural environment.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Winnifred Grannis
WMG Investments, LLC
2391 Amigo Dr
Fayetteville, NC 28305
P:9103099898
winnie.grannis@gmail.com

Project Contact - Agent/Representative

Winnifred Grannis
WMG Investments, LLC
2391 Amigo Dr
Fayetteville, NC 28305
P:9103099898
winnie.grannis@gmail.com

Property Owner Email: winnie.grannis@gmail.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: