

# CITY COUNCIL



# ZONING CASES

*November 25, 2024*



**Owner:** Saint Matthews United Methodist Church

**Applicant:** Mary McLeod

**Request:** Single Family Residential 10 (SF-10) to Neighborhood Commercial (NC)

**Location:** 202 Hope Mills Road

**Acreage:** 2.62 acres

**District:** 5 – Lynne Greene

**REID #:** 0416194844000





**Aerial Notification Map**  
Case #: P24-43

Request: Rezoning  
Single Family Residential 10 (SF-10)  
to Neighborhood Commercial (NC)

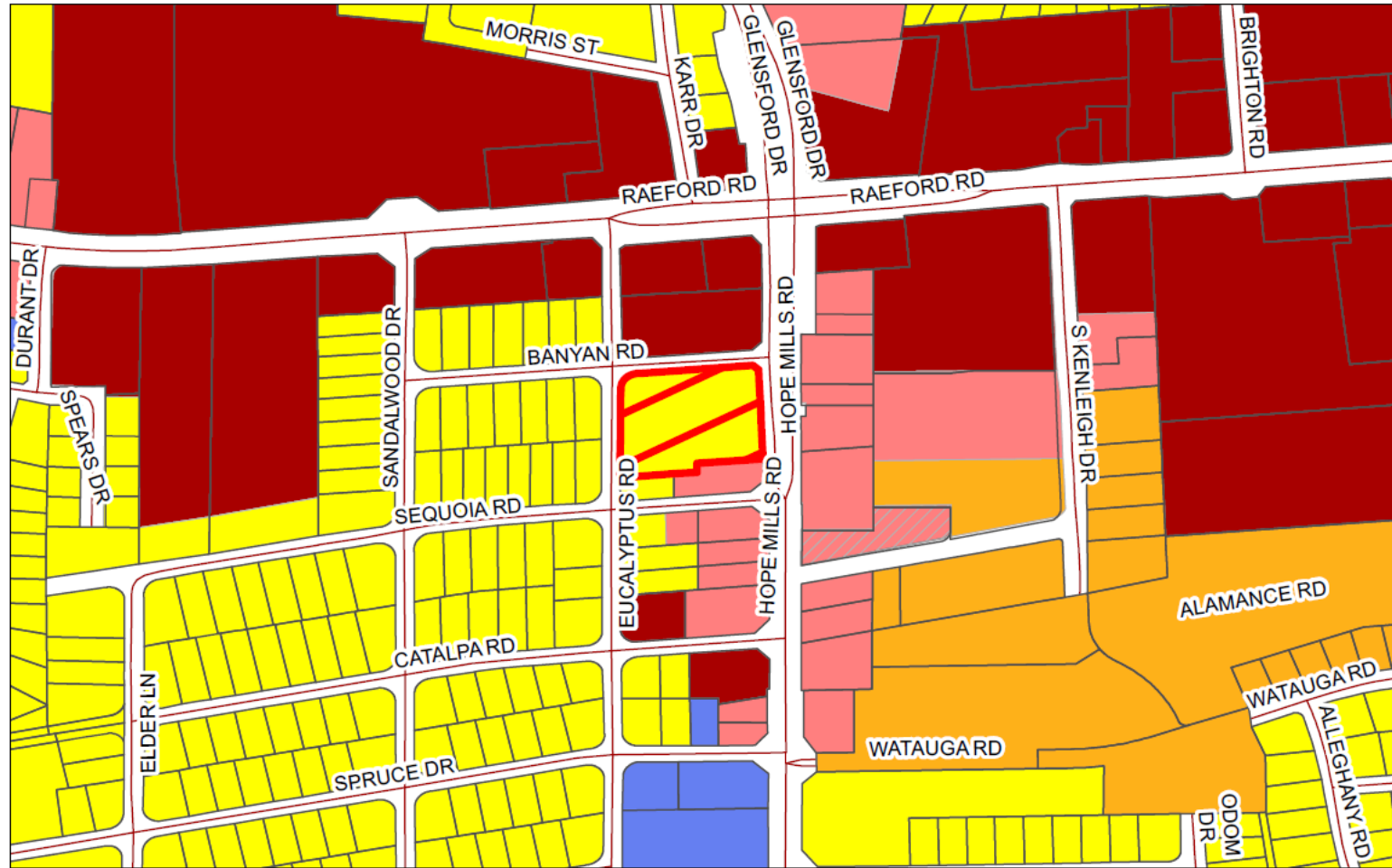
Location: 202 Hope Mills Road

**Legend**

-  Subject Property
-  Notification Radius



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










## Zoning Map

Case #: P24-43

Request: Rezoning  
Single Family Residential 10 (SF-10)  
to Neighborhood Commercial (NC)

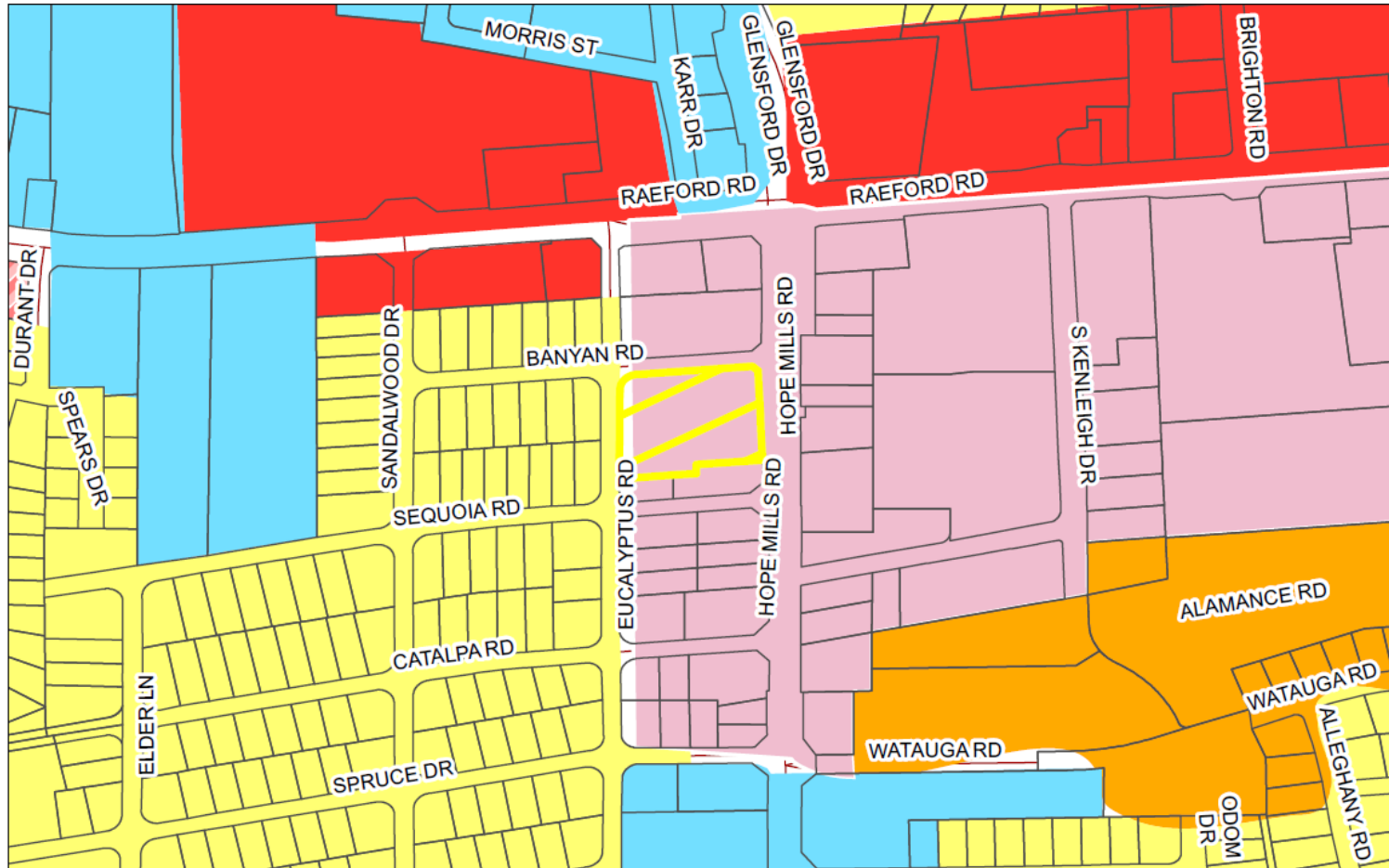
Location: 202 Hope Mills Road

### Legend

-  Subject Property
-  CC - Community Commercial
-  LC - Limited Commercial
-  LC/CZ - Conditional Limited Commercial
-  MR-5 - Mixed Residential 5
-  OI - Office & Institutional
-  SF-10 - Single-Family Residential 10

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## Land Use Map

Case #: P24-43

Request: Rezoning  
Single Family Residential 10 (SF-10)  
to Neighborhood Commercial (NC)

Location: 202 Hope Mills Road

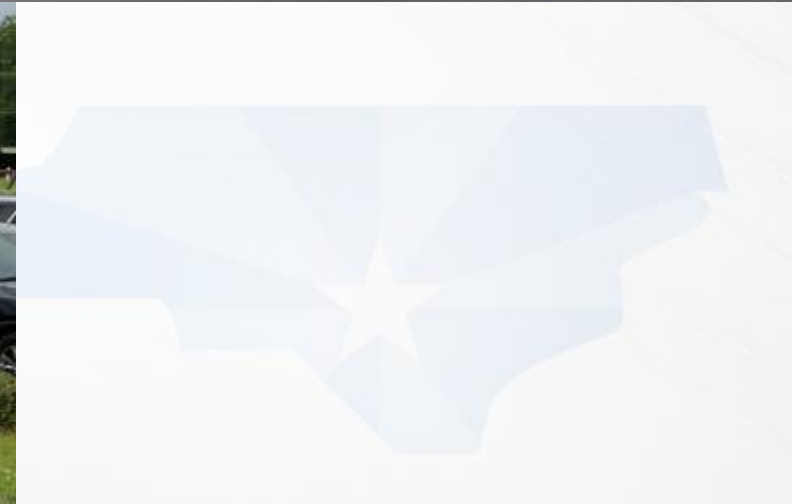
### Legend

-  Subject Property
- Land Use Plan 2040**
- Character Areas**
-  LDR - LOW DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE
-  CSR - COMMERCIAL STRIP REDEVELOPMENT
-  HC - HIGHWAY COMMERCIAL
-  OI - OFFICE / INSTITUTIONAL



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- The Future Land Use Plan calls for this area to be Neighborhood Mixed Use. The Neighborhood Commercial zoning district allows for a variety of uses that would be in keeping with the Neighborhood Mixed Use designation.
- The church has requested this rezoning to allow a commercial daycare to be located within the church but operated by a separate entity.
- The Neighborhood Commercial zoning district would allow for all current and proposed uses – single family houses, church, daycare, and thrift store.





The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the proposed amendment to the zoning map, changing the designation to NC. This recommendation is based on the following reasons:

- The proposed 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 calls for the subject property to be developed as Office/Institutional which includes government facilities.
- The uses permitted by the proposed change in zoning district classification and standards apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. The City Council approves the map amendment to NC as presented and recommends it based on the evidence submitted. The rezoning is consistent with the Future Land Use Plan, as demonstrated by the attached consistency and reasonableness statement.
2. The City Council approves the map amendment to a more restrictive zoning district based on the submitted evidence and finds that it is consistent with the Future Land Use Plan and an amended consistency statement.
3. The City Council denies the map amendment request due to the evidence provided and determines that the map amendment conflicts with the Future Land Use Plan.



 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

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