

# ZONING COMMISSION



# ZONING CASES

*June 24, 2024*



**Owner:** Kazi Hasiba Burns

**Applicant:** The Charleston Group

**Request:** LC/CZ to LC

**Located:** 7376 & 7376 Stoney Point

**Acreage:** 8.65 acres ±

**District:** 6

**REID #:** 9495108581000 & 9495109789000









**Aerial Notification Map**  
Case #: P24-24

**Request:** Rezoning  
Limited Commercial  
Conditional Zoning (LC/CZ) to  
Limited Commercial (LC)

**Location:** 7376 Stoney Point Road and  
7376 Stoney Point Road

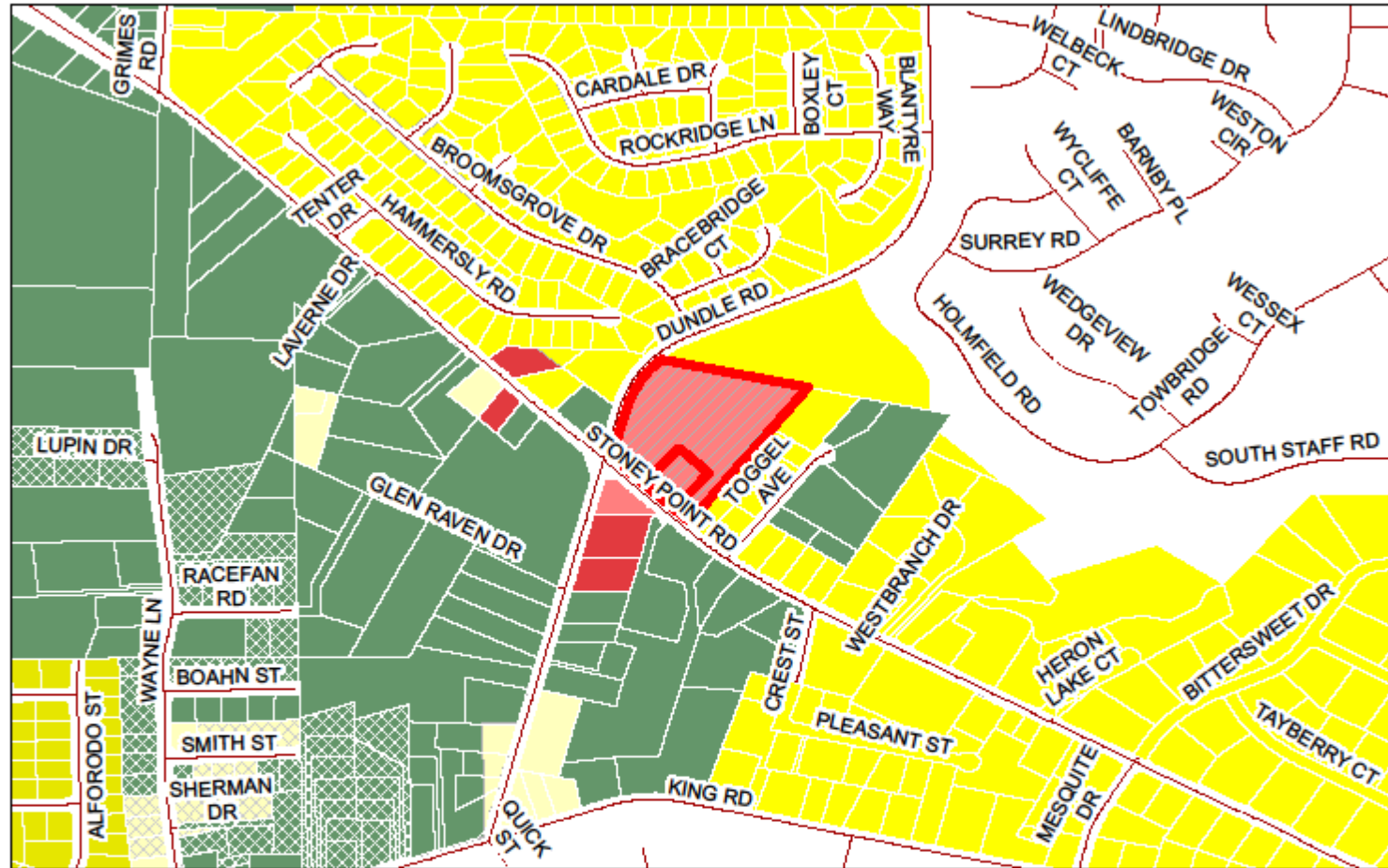
**Legend**

 P24-24  P24-24 Notification Buffer



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





## Zoning Map

Case #: P24-24

**Request:** Rezoning  
 Limited Commercial  
 Conditional Zoning (LC/CZ) to  
 Limited Commercial (LC)

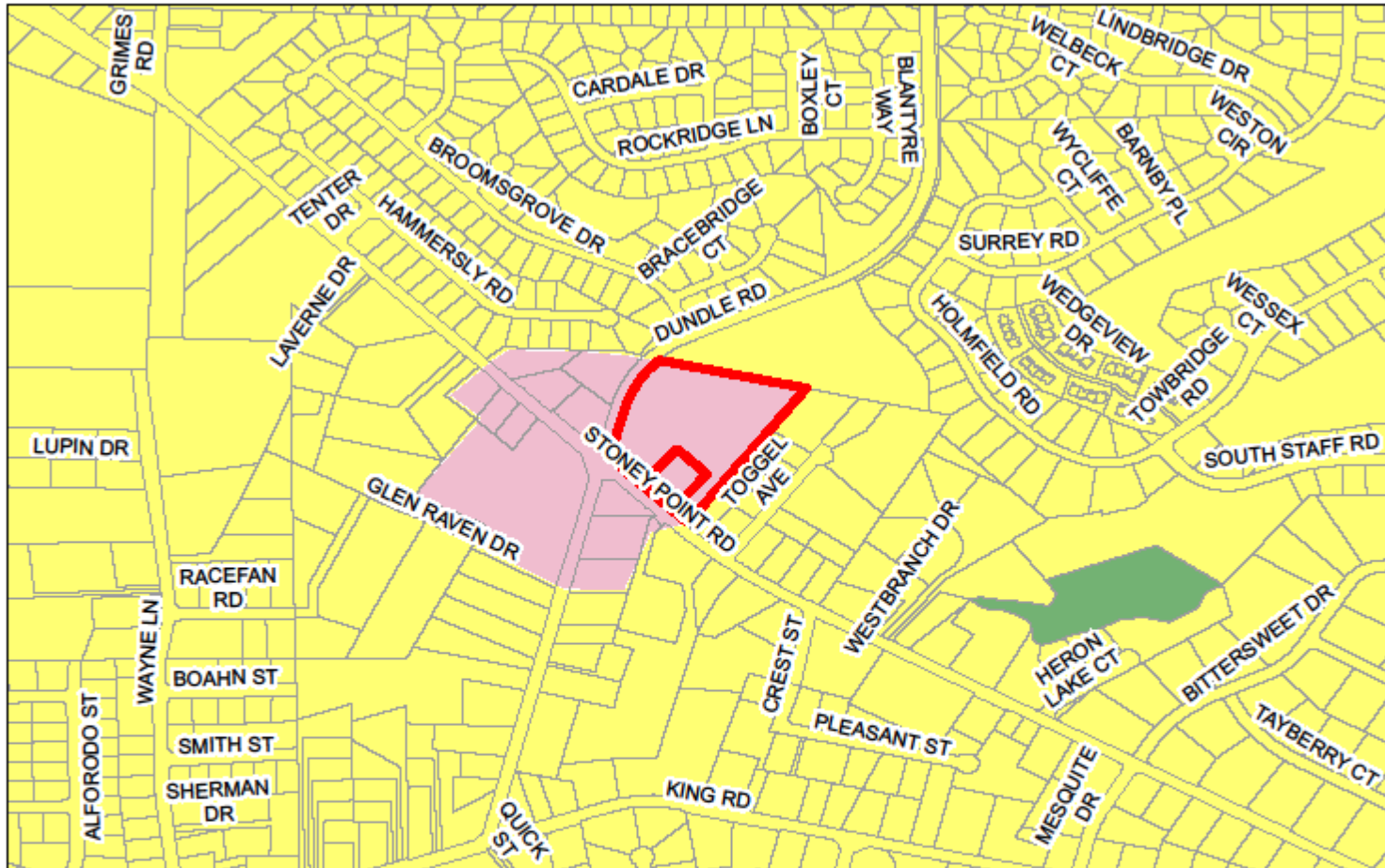
**Location:** 7376 Stoney Point Road and  
 7376 Stoney Point Road

### Legend

-  P24-24
-  AR - Agricultural-Residential
-  AR/MHO - Agricultural-Residential Manufactured Home Overlay
-  LC - Limited Commercial
-  LC/CZ - Conditional Limited Commercial
-  NC - Neighborhood Commercial
-  SF-6 - Single-Family Residential 6
-  SF-6/MHO - Single-Family Residential 6 Manufactured Home Overlay
-  SF-10 - Single-Family Residential 10
-  SF-15 - Single-Family Residential 15



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## Land Use Map

Case #: P24-24

Request: Rezoning  
Limited Commercial  
Conditional Zoning (LC/CZ) to  
Limited Commercial (LC)


Location: 7376 Stoney Point Road and  
7376 Stoney Point Road


### Legend


 P24-24

Land Use Plan 2040

#### Character Areas

 PARKOS - PARK / OPEN SPACE

 LDR - LOW DENSITY

 NMU - NEIGHBORHOOD MIXED USE



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The proposed rezoning would allow for the redevelopment of a long vacant site leading to increased compliance with the current development standards and improvements at one of Fayetteville's major under developed intersections. The redevelopment will be required to meet the standards of the Unified Development Ordinance. The standards of the UDO should address potential concerns regarding the development's impact on the surrounding area.

The Zoning Commission and Professional Planning recommend that the City Council move to recommend APPROVAL of the map amendment to LC based on the following:

- 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 uses permitted by the proposed change in zoning district classification and standards applied 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. Recommends approval of the map amendment to LC as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended).
2. Recommends approval of the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement.
3. Denies the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.





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