

## Project Overview

#1761389

**Project Title:** 549 Stacy Weaver Drive

**Jurisdiction:** City of Fayetteville

**Application Type:** 5.2) Conditional Rezoning

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

## Project Location

**Project Address or PIN:** 549 STACY WEAVER DR  
(0530028255000)

**Zip Code:** 28311

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

## GIS Verified Data

**Project Address:** 549 STACY WEAVER DR

## General Project Information

**Proposed Conditional Zoning District:** LC/CZ - Conditional  
Limited Commercial

**Lot or Site Acreage to be rezoned:** 2.1

**Was a neighborhood meeting conducted?:** Yes

**Date of Neighborhood Meeting:** 05/23/2025

**Number of Residential Units:**

**Nonresidential Square Footage:**

## Landowner Information

**Landowner Name:** Paul Thompson Development

**Deed Book and Page Number:** 3099 /0513

**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.:**

The owner of the land (0530028225500 and a portion of 053012041500) desires to develop the property as a convenience store with fuel sales.

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

The proposed condition is to rezone the property to LC with the following conditions:

- A 4 foot tall chain link fence shall be provided around the proposed storm water dry pond.
- The storm water retention pond will be designed as a dry pond.
- An 8 foot tall wooden privacy fence shall be located along the rear and side property lines that abut residential zoning.
- 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.
- All site lighting shall be shielded to prevent glare and light spill over to abutting residential properties along the rear property line.

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

The adjacent properties are zoned SF-10, OI and LC. SF-10 zoning allows for single-family detached residential development, as well as small-scale multi-family dwellings, parks, open space, schools, and places of worship. OI accommodates a mix of small-scale, low-intensity professional business offices installations, along with limited service uses and low to moderate density residential uses. LC allows for a range of moderate-intensity commercial activities serving multiple neighborhoods, including grocery stores, gas stations, restaurants, and retail stores.

**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.:**

The proposed amendment is consistent with the goals and strategies outlined in the City's 2040 Comprehensive Plan as follows: The site's location along McArthur Road and Stacy Weaver Drive, is in an area with established infrastructure (including roads, utilities, parks, schools, police, fire, and emergency services) that aligns with the plan's emphasis on growth in well-served locations; The project creates well-designed and walkable commercial and mixed-used districts; The proposed use supports the plan's goal of promoting economic development by providing services to multiple neighborhoods, and create jobs for the community; The project contributes to the revitalization of underutilized commercial areas by introducing a new business to the corridor; The project incorporates storm water management techniques, reducing the project's environmental impact and increasing resiliency.

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

No.

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

The proposed project creates convenient access to essential foods and services, and creates employment opportunities, ranging from entry-level to management roles, for the community,

**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 subject property is currently zoned SF-10, and the surrounding properties are zoned SF-10, LC and OI. SF-10 zoning allows for single-family detached residential development, as well as small-scale multi-family dwellings, parks, open space, schools, and places of worship.

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

The proposed amendment will expand existing commercial uses within a designated area. This rezoning will complete the land use plans designation for all four corners of the intersection to become commercial.

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

The proposed amendment will not encourage premature development.

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

The proposed amendment will not result in strip-style commercial 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.:**

The proposed amendment will not create an isolated district unrelated to the adjacent surrounding zoning districts.

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

The proposed amendment will not result in significant impacts on the property values of the surrounding lands. 7-Eleven's are common in a variety of residential and commercial areas and are typically designed to integrate into the surrounding neighborhood. The presence of a clean, well-maintained, and well-lit retail option can often enhance the appeal of an area by increasing accessibility to everyday goods and services, improving walkability, and contributing to a more vibrant, active community.

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

The proposed amendment will not result in significant adverse impacts on the natural environment.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Patrick Budronis

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Tampa, FL 33606

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[pbudronis@encore-re.com](mailto:pbudronis@encore-re.com)

**Property Owner Email:**

**Project Contact - Agent/Representative**

Victoria Clarkson

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**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: Attorney