

## Project Overview

#1753452

**Project Title:** 815 Washington Drive (Parcel ID: 0437-18-8863) and 780 Blue Street (Parcel ID: 0437-18-7555)

**Jurisdiction:** City of Fayetteville

**Application Type:** 5.1) Rezoning (Map Amendment)

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

## Project Location

**Project Address or PIN:**

**Zip Code:** 28301

- 815 WASHINGTON DR (0437188863000)
- 780 BLUE ST (0437187555000)

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

## GIS Verified Data

**Project Address:**

- 815 WASHINGTON DR
- 780 BLUE ST

## General Project Information

**Has the land been the subject of a map amendment application in the last five years?:** No

**Previous Amendment Approval Date:**

**Previous Amendment Case #:**

**Proposed Zoning District:** Office/Institutional (OI)

**Acreage to be Rezoned:** 5.94

**Is this application related to an annexation?:** No

**Water Service:** Public

**Sewer Service:** Public

**A) Please describe all existing uses of the land and existing structures on the site, if any:**

The site is currently a vacant, fenced-off lot with no active use. It was acquired to support the future expansion of Fayetteville State University. There are no buildings or structures currently present on the property.

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

Fayetteville State University is requesting the rezoning of two university-owned properties located at 815 Washington Drive and 780 Blue Street. These parcels are currently zoned MR-5 (Mixed Residential 5), which is intended to allow a variety of residential housing types ranging from single-family homes to multi-family units at moderate to high densities. The MR-5 zoning also permits certain community-serving uses like daycares, small-scale retail, and institutional facilities.

While the current zoning supports residential development, the university is seeking to rezone the properties to OI (Office and Institutional) to better align with our long-term vision for campus growth and community engagement. The OI district allows for low-intensity office and institutional uses, such as educational facilities, professional offices, and supporting services, alongside residential uses. This zoning would provide the flexibility needed to support future university-related facilities that are compatible with the surrounding neighborhood in both scale and character.

The properties are surrounded by a mix of zoning districts, including MR-5 (Mixed Residential 5), SF-6 (Single-Family Residential 6), and CC (Community Commercial), which reflects the areas blend of residential and commercial uses. Rezoning to OI would help create a thoughtful transition between these zones while supporting Fayetteville State Universitys ongoing commitment to responsible and community-minded growth.

**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 rezoning is consistent with Fayetteville State Universitys recently completed Master Plan, which outlines a strategic vision for campus expansion, improved connectivity, and the integration of university facilities within the surrounding community. The plan emphasizes the need for flexible land use that supports academic growth, student services, and community engagement through mixed-use and institutional development.

Rezoning the properties at 815 Washington Drive and 780 Blue Street from MR-5 (Mixed Residential 5) to OI (Office and Institutional) aligns with this vision by allowing a broader range of uses that directly support the universitys long-term goals, such as administrative offices, academic buildings, support services, and compatible residential development. The OI zoning also reflects the universitys intent to serve as a community anchor while ensuring that future development respects the scale and character of adjacent neighborhoods.

In addition, the proposed amendment is in harmony with the City of Fayettevilles comprehensive planning efforts, which encourage strategic infill development, the strengthening of institutional anchors, and the creation of transitions between residential and more intensive uses. This rezoning supports those objectives and promotes coordinated, sustainable growth that benefits both the university and the wider community.

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

N/A

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

The proposed rezoning from MR-5 to OI addresses a demonstrated community need by supporting the continued growth and long-term vision of Fayetteville State University, as outlined in its recently completed Master Plan. As the university expands its academic offerings, student enrollment, and community engagement initiatives, there is a growing need for additional space that is zoned to accommodate institutional uses such as educational facilities, administrative offices, and support services. Rezoning to OI will provide the flexibility needed to meet these demands while also allowing for uses that benefit the broader community, including access to educational resources, public services, and potential collaborative spaces. This amendment aligns with the university's mission to promote educational opportunity and community development, particularly in historically underserved areas, thereby addressing a critical need for accessible, high-quality education and economic opportunity in the region.

**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 amendment to rezone the subject properties from MR-5 to OI is compatible with both existing and proposed uses surrounding the site. The surrounding area includes a mix of residential zoning districts such as MR-5, SF-6, and CC, reflecting a blend of housing, institutional, and small-scale commercial activity. The OI (Office and Institutional) zoning district is specifically designed to serve as a transitional zone between residential neighborhoods and more intense commercial uses, making it well-suited for this location. Rezoning to OI will allow Fayetteville State University to thoughtfully expand in a way that respects the scale and character of adjacent properties while supporting uses such as administrative offices, academic spaces, and community-serving facilities. These uses are consistent with the area's development pattern and the university's role as a longstanding institutional presence in the neighborhood. Given the university's planned growth and its integration into the surrounding community, the OI district represents an appropriate and compatible zoning classification for the subject land.

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

The OI zoning district serves as an appropriate transition between nearby residential neighborhoods and more intense commercial zones, helping to create a balanced land use framework. This rezoning enables the university to expand in a cohesive and planned manner, ensuring that new development is compatible in scale and design with adjacent uses. Additionally, it promotes efficient land use by accommodating institutional and educational functions within an area already influenced by the university's presence, minimizing land use conflicts and encouraging connectivity with the surrounding community.

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

The proposed amendment is not expected to encourage premature development. Instead, it supports a deliberate and strategic approach to land use that aligns with Fayetteville State University's recently completed Master Plan and long-term institutional goals. The properties in question have already been acquired by the university for future expansion, and the rezoning to OI is intended to prepare the land for planned, phased development as needs arise. This ensures that any future use of the site will be thoughtfully integrated into both the campus and the surrounding community.

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

The proposed amendment does not result in strip-style commercial development. While Fayetteville State University does operate strip-style commercial activity at its Bronco Midtown property, there are no short- or long-term plans to develop similar uses on the subject site. The intent of this rezoning is to support the university's institutional growth in alignment with its recently completed Master Plan.

**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 does not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts. The subject properties are located in an area that already contains a mix of zoning classifications, including MR-5 (Mixed Residential), SF-6 (Single-Family Residential), and CC (Community Commercial). The requested OI (Office and Institutional) zoning is compatible with this existing mix and serves as an appropriate transition between residential and commercial uses. Given Fayetteville State University's existing presence in the area and the institutional nature of the proposed uses, the rezoning represents a logical extension of current land use patterns rather than an isolated or incompatible zoning district.

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

The proposed amendment is not expected to result in significant adverse impacts on the property values of surrounding lands. Rezoning the subject properties from MR-5 to OI will allow for low-intensity institutional and office uses that are compatible in scale and character with the surrounding neighborhood. Fayetteville State University has a long-standing presence in the area, and the proposed zoning supports planned, mission-driven development aligned with our Master Plan. The OI district includes design standards intended to ensure compatibility with adjacent residential properties, helping to preserve neighborhood character and minimize potential negative impacts. Furthermore, institutional investment in the area can have a stabilizing effect on property values by promoting well-maintained development, increased public investment, and improved infrastructure over time.

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

The proposed amendment is not expected to result in significantly adverse impacts on the natural environment. The site is currently a vacant, fenced lot with no existing structures, and it has already been disturbed from previous use. Any future development under the proposed OI (Office and Institutional) zoning would be subject to the City of Fayetteville's development and environmental regulations, including stormwater management, landscaping, and erosion control requirements outlined in Article 30-5 of the Development Ordinance. Additionally, Fayetteville State University is committed to responsible, sustainable development practices that align with both its institutional values and the long-term well-being of the surrounding community and environment.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Wesley Fountain  
Fayetteville State University  
1200 Murchison Road  
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**Project Contact - Agent/Representative**

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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:**