

Project Overview
#2015097

Project Title: BLACK AND DECKER TO CC
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 3456 BLACK & DECKER RD
 (0425754360000)

Zip Code: 28304

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

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may delays and penalties for not doing so.

GIS Verified Data

Project Address: 3456 BLACK & DECKER RD

General Project Information

Has the land been the subject of a map amendment application in the last five years?: Yes

Previous Amendment Approval Date: 01/02/2026

Previous Amendment Case #: P25-45

Proposed Zoning District: CC

Acreage to be Rezoned: 2.55

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:

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

EXISTING - VACANT

ADJACENT: COUNTY R10 AND MP

PROPOSED - INDOOR ENTERTAINMENT

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 LAND USE PLAN CALL OR LIGHT INDUSTRIAL AT THIS LOCATION. THE PROPOSED ZONING AND USE IS COMPATIBLE WITH THAT USE.

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

YES. THE OWNER HAS A PROPOSED TENANT THAT REQUIRES THIS AMENDMENT.

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

WHOLESOME INDOOR ENTERTAINMENT IS NEEDED TO PROVIDE HEALTHY ALTERNATIVE OPPORTUNITIES TO THE

YOUTH OF THE COUNTY AND CITY.

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.:

THIS AREA IS A MIXTURE OR USES AND RESIDENTIAL, SINGLE FAMILY HOMES CONSTITUTE A LARGE AMOUNT OF THAT. THERE IS LITTLE POSITIVE COMMERCIAL USES IN PLACE CURRENTLY TO SERVE THIS AREA. EXISTING USES WILL NOT BE A DETRIMENT TO THE PROPOSED AMENDMENT NO WILL IT BE TO THEM.

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

TO A GREAT EXTENT. THIS WILL INCREASE TAX DOLLARS AT A HIGHER RATE THAN THE CURRENT ZONING AND IS NEW DEVELOPMENT TO A LONG VACANT TRACT.

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

TO NOW EXTEND. THE AREA IS PREDOMINATELY DEVELOPED CURRENTLY.

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

TO NO EXTENT.

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.:

TO NO EXTENT.

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

TO NO EXTENT.

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

THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.

Primary Contact Information

Project Owner

BRIAN ARMSTRONG
CRA COMMERCIAL DEVELOPMENT
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FAYETTEVILLE, NC 28303
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Project Contact - Agent/Representative

LORIEPLER
LARRY KING & ASSOCIATES, RLS, PA
1333 MORGANTON RD., STE 201
FAYETTEVILLE, NC 28305
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LEPLER@LKANDA.COM

Indicate which of the following project contacts should be included on this project:

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 Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State General Contractor's 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: