

Project Overview

#1931867

Project Title: 600 Hope Mills Road
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 600 HOPE MILLS RD
(0416184349000)

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 be delays and penalties for not doing so.

GIS Verified Data

Project Address: 600 HOPE MILLS RD

General Project Information

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

Previous Amendment Case #:

Acreage to be Rezoned: 3.72

Water Service: Public

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

Land is vacant.

Previous Amendment Approval Date:

Proposed Zoning District: LC - Limited Commercial

Is this application related to an annexation?: No

Sewer Service: Public

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

Adjacent uses are Neighborhood Commercial and Office and Institutional. Across the street is SF-10 and Limited Commercial.

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 Fayetteville's comprehensive plan and long-range planning documents, particularly those encouraging context-sensitive development and adaptive reuse of underutilized parcels. The site is located within a developed urban corridor with existing infrastructure, aligning with goals for efficient land use and sustainable growth. Rezoning to Limited Commercial supports a broader range of low-impact, community-serving uses that complement surrounding development patterns and enhance land value. This change promotes flexibility for future investment while remaining compatible with adjacent zoning and the City's vision for balanced, resilient neighborhoods.

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

Yes, changed conditions support the proposed amendment. The subject property is located within a corridor experiencing increased investment, infrastructure upgrades, and evolving land use patterns. Adjacent parcels have transitioned toward more flexible zoning categories, reflecting market demand for context-sensitive development. The Office & Institutional designation no longer reflects the highest and best use for the site, given shifts in employment patterns, reduced demand for standalone office space, and the City's emphasis on mixed-use, walkable environments. Rezoning to Limited Commercial better aligns with current development trends and supports Fayetteville's long-range planning goals.

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

The proposed amendment addresses a demonstrated community need by enabling flexible land use in a corridor experiencing growth and reinvestment. Fayetteville's long-range planning documents emphasize the importance of adaptive zoning that responds to evolving demographic, economic, and infrastructure conditions. The Limited Commercial designation allows for context-sensitive development that can accommodate a range of low-impact, community-serving uses. This flexibility supports the City's goals for inclusive growth, efficient land utilization, and neighborhood resilience, particularly in areas where traditional office demand has declined and diversified land use is needed to meet changing community priorities.

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 is compatible with both existing and emerging land uses surrounding the subject property. The parcel is located along a primary traffic corridor where adjacent sites are already zoned Limited Commercial, establishing a clear precedent for this designation. Rezoning this site would create continuity along the corridor, supporting a cohesive development pattern and reinforcing the City's goals for orderly growth. The Limited Commercial district is appropriate for this location given its access to infrastructure, proximity to mixed-use nodes, and alignment with surrounding zoning. This amendment enhances land use compatibility while enabling reinvestment in a transitional area.

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

The proposed amendment supports a logical and orderly development pattern by aligning the subject property with adjacent parcels that are already zoned Limited Commercial along the same primary corridor. This continuity reinforces a cohesive zoning framework and promotes compatible land uses that respect existing infrastructure and traffic flow. The amendment facilitates reinvestment in a transitional area, enabling context-sensitive development that complements surrounding uses while avoiding fragmentation or spot zoning. It reflects Fayetteville's planning principles for corridor-based growth, efficient land utilization, and balanced neighborhood evolution.

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

The proposed amendment does not encourage premature development. The subject property is located within a developed corridor with existing infrastructure, including roadway access, utilities, and nearby commercial and institutional uses. The area has already experienced incremental growth and zoning transitions, indicating that the market and infrastructure can support additional context-sensitive development. Rezoning to Limited Commercial aligns with the City's long-range planning goals and reflects a logical next step in the corridor's evolution, rather than speculative or unsupported expansion.

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. The subject property is located within a corridor that already includes Limited Commercial zoning on adjacent parcels, creating a cohesive and intentional land use pattern. The amendment supports context-sensitive development that complements surrounding uses without introducing fragmented or linear retail sprawl. Limited Commercial zoning allows for a range of low-impact, neighborhood-scale uses that are compatible with existing infrastructure and urban form. This change reinforces orderly growth and avoids the characteristics typically associated with strip-style development, such as excessive curb cuts, disconnected parcels, and auto-centric design.

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. The subject property is located along a primary traffic corridor where adjacent and nearby parcels are already zoned Limited Commercial, establishing a consistent and compatible zoning pattern. This amendment reinforces the existing land use framework and promotes continuity rather than fragmentation. By aligning the subject parcel with surrounding zoning districts, the proposed change supports Fayetteville's goals for orderly development, corridor-based planning, and land use compatibility.

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. The subject property is located within a corridor that already includes Limited Commercial zoning, and the proposed change aligns with the existing development pattern. By promoting compatible, low-impact uses and encouraging reinvestment in an underutilized parcel, the amendment may enhance the overall character and vitality of the area. Furthermore, the Limited Commercial district includes development standards that help ensure visual and functional compatibility with adjacent properties, thereby preserving neighborhood stability and supporting long-term property values.

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 subject property is located within a developed urban corridor already served by public infrastructure, and the rezoning does not involve expansion into environmentally sensitive areas. Any future development will be subject to Fayettevilles environmental regulations, including stormwater management, tree preservation, and erosion control standards. The Limited Commercial district supports low- to moderate-intensity uses that can be designed to minimize impervious surfaces and preserve natural features, ensuring that environmental stewardship remains a priority throughout the development process.

Primary Contact Information

Project Owner

Corey Mabus
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Project Contact - Agent/Representative

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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: