

**Project Overview**

#1433328

**Project Title:** 411 Jefferson Drive**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 411 JEFFERSON DR  
(0406880746000)**Zip Code:** 28304**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Business Name:****Project Address:** 411 JEFFERSON DR**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:** MR5**Acreage to be Rezoned:** .32**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:**

No structures on site at the property address. The land is for residential purposes.

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

The land is zoned SF10 for residential purposes. The lots adjacent and across the street from the subject property are also zoned SF10.

**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.:**

Consistency With Comprehensive Plan - Rezoning the parcel of land in Gallup Acres from SF10 to MR5 to build a duplex aligns with the municipality's comprehensive plan, which envisions a balanced mix of housing types to accommodate diverse community needs. The comprehensive plan supports increased housing density in this particular area to promote sustainable growth and efficient land use.

Compatibility with Intended Use - The proposed MR5 zoning for a duplex does not significantly deviate from the intended use of the area. While SF10 zoning is designed for single-family homes, the transition to MR5 allows for slightly higher density to build in a duplex in a growing community, while remaining residential in nature. This change maintains the residential character of the neighborhood while offering increased housing.

Public Benefit and Increased Housing Units - Rezoning to MR5 is beneficial to the public as it addresses the demand for additional housing units in a rapidly growing zip code. The increased density supports the municipality's goals of accommodating population growth and providing affordable housing options. By

allowing the construction of a duplex, the municipality can better meet the needs of its residents and support a more vibrant and diverse community.

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

No.

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

Demonstrated Community Need - Fayetteville is one many U.S. metro areas experiencing rapid population growth with an annual average of 9%+ each year. According to Census.gov, Cumberland County grew 37.9% population growth in the last five years, Fayetteville specifically maintains a current population count of 337,890 (+30K increase in just the last year) . As the primary market for Cumberland County, Fayetteville experienced population growth as a result of migration and natural change. Considering that Fayetteville maintains just over 144K housing units, the average occupancy is 2.5 persons per which means that there are more people than there are available housing units. This generates a considerable need for more housing units, and zoned density to support demand growth.

Moreover, Gallup Acres is a high demand subdivision located just south of Raeford road and 10 minutes from the All American gate at Ft. Liberty. It's proximity to the Ft. Liberty/Pope installation makes it location highly desirable to those Service members and family members seeking housing accommodations. Additionally, Ft. Liberty (Dept of Defense) continues to be the #1 employer of Cumberland County with just over 40,000 employees. New housing units and proximity serves the overall interest of 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 proposed rezoning from SF10 (Single Family Residential 10) to MR5 (Mixed Residential 5) for a lot in Gallup Acres, Fayetteville, NC, is well-aligned with the existing and proposed uses of the neighborhood. The MR5 zoning designation will allow for the addition of a duplex, which represents a modest increase in density on an underutilized parcel of land.

This rezoning proposal ensures the following:

1. **Neighborhood Flow and Character:** The transition to MR5 will not disrupt the flow or character of Gallup Acres. The planned duplex will be designed to blend seamlessly with the surrounding single-family homes, maintaining aesthetic harmony and neighborhood cohesion. The introduction of a duplex on this lot is a balanced approach to increasing density. It respects the proximity between neighbors and avoids excessive crowding, offering a considerate enhancement to the area.
2. **Future Usage and Community Needs:** The intended duplex will cater to families and military personnel, aligning with the demographic makeup of the neighborhood. This ensures that the new residences will integrate well with the community's existing social fabric. Rezoning to MR5 allows for better utilization of currently underutilized land, contributing to the city's goals of efficient land use and sustainable development.

The proposal of MR5 zoning is appropriate for this project, as it supports future community needs while preserving the neighborhood's character and ensuring thoughtful development.

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

By permitting MR5 zoning, new development can take place which supports a gradual and orderly expansion of the neighborhood. The proposed project of a duplex prevents haphazard development, ensuring that new construction design is thoughtfully integrated into the community fabric. Rezoning to MR5 is a logical step to meet the rising housing demands while maintaining the neighborhood's integrity and ensuring sustainable growth patterns. The average home in Gallup Acres, Fayetteville was built in the 1950s. Rezoning to MR5 presents an opportunity to:

1. Leverage sustainable and efficient land use. The move to MR5 promotes effective use of underutilized land, contributing to sustainable development practices. This change supports the city's broader goals of maximizing land use efficiency and fostering long-term community growth.
2. The proposed rezoning to MR5 is a way sensible way to introduce a two-family unit home to the lot. This change reflects a strategic approach to land use which is both efficient and harmonious with the existing neighborhood structure, without compromising the integrity of the subdivision.

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

Since MR-5 accommodates a wide variety of residential housing types at moderate to high densities, it's imperative to recognize that any structure built within the lot dimensions must still adhere to the Municipal Code, Part II *Code of Ordinances*. This would prevent structures out of tolerance or premature for the intended lot.

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

Not applicable.

**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 to this parcel would result in the lot being the only MR5 parcel within a half mile radius. The current subdivision is zoned SF10, however the amendment would allow for the development of related housing to address a specific need that cannot be accommodated within the existing zoning regulation.

The amendment would provide flexibility in land use development since the parcel isn't large enough to build the intended project, by right.

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

The development of new construction in Gallup Acres will increase the value of surrounding homes. New construction units in a well sought out zip code means more commerce and circulation of revenue. The proposed structure supports the same intended use of residential housing.

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

New units in the community will mean more people resulting in slightly more noise, and more traffic. This is part of economic growth which the local government takes into account when assessing increased infrastructure to support an increasing population.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

SOPHIA RICKARD

24311 Leachwood Dr

Katy, TX 77493

P:9102576866

[sangela.rickard@gmail.com](mailto:sangela.rickard@gmail.com)

**Project Contact - Agent/Representative**

SOPHIA RICKARD

24311 Leachwood Dr

Katy, TX 77493

P:9102576866

[sangela.rickard@gmail.com](mailto:sangela.rickard@gmail.com)

**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:**

FILED Jun 28, 2024  
AT 04:40:19 PM  
BOOK 12006  
START PAGE 0042  
END PAGE 0043  
INSTRUMENT # 19353  
RECORDING \$26.00  
EXCISE TAX \$36.00

**NORTH CAROLINA GENERAL WARRANTY DEED**  
**DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR**  
**UPON DISBURSEMENT OF CLOSING PROCEEDS**

File No.: AL-56460-24-K1

Excise Tax: \$36.00

Parcel Identifier No. 0406-88-0746.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Single Source Real Estate Services, Inc., 639 Executive Place, Suite 107, Fayetteville, NC 28305  
This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303  
Brief description for the Index: GALLUP ACRES L027 SE01 BLB PL0017-0030

THIS DEED made this 26th of June, 2024, by and between

GRANTOR	GRANTEE
Donald Lowrie and wife, Tichina Lowrie 67 Bandana Way Cameron, NC 28326	Sophia A. Rickard, unmarried 24311 Leachwood Dr Katy, TX 77493

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Fayetteville, Seventy-First Township, Cumberland County, North Carolina and more particularly described as follows:  
BEING all of Lot 27, Block B, Gallup Acres Subdivision as shown on a plat duly recorded in Book of Plats 17, Page 30, Cumberland County Registry, North Carolina.

Parcel ID: 0406-88-0746.000

Property Address: 411 Jefferson Drive, Fayetteville, NC 28304

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11827 page 144.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or ~~✗~~ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 17 page 30.

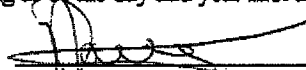
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.

Subject to ad valorem taxes whcih are a lien but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 \_\_\_\_\_ (SEAL)  
Print/Type Name: Donald Lowrie

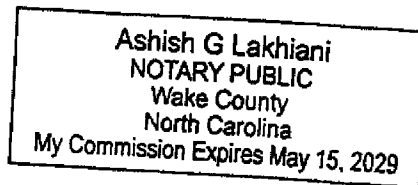
 \_\_\_\_\_ (SEAL)  
Print/Type Name: Tichina Lowrie

State of North Carolina – County of Cumberland

I, the undersigned Notary Public of Wake County and State aforesaid, certify that Donald Lowrie and Tichina Lowrie personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th of June, 2024.

My Commission Expires: May 15, 2029

 \_\_\_\_\_  
Ashish G. Lakhiani, Notary Public



The foregoing Certificate(s) of \_\_\_\_\_  
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant –Register of Deeds