

# CITY COUNCIL



# ZONING CASES

*August 12, 2024*



**Owner:** LJ Burton Living Trust

**Applicant:** Scott Brown, 4D Site Solutions

**Request:** Agricultural Residential (AR) to Single Family Residential 15 (SF-15)

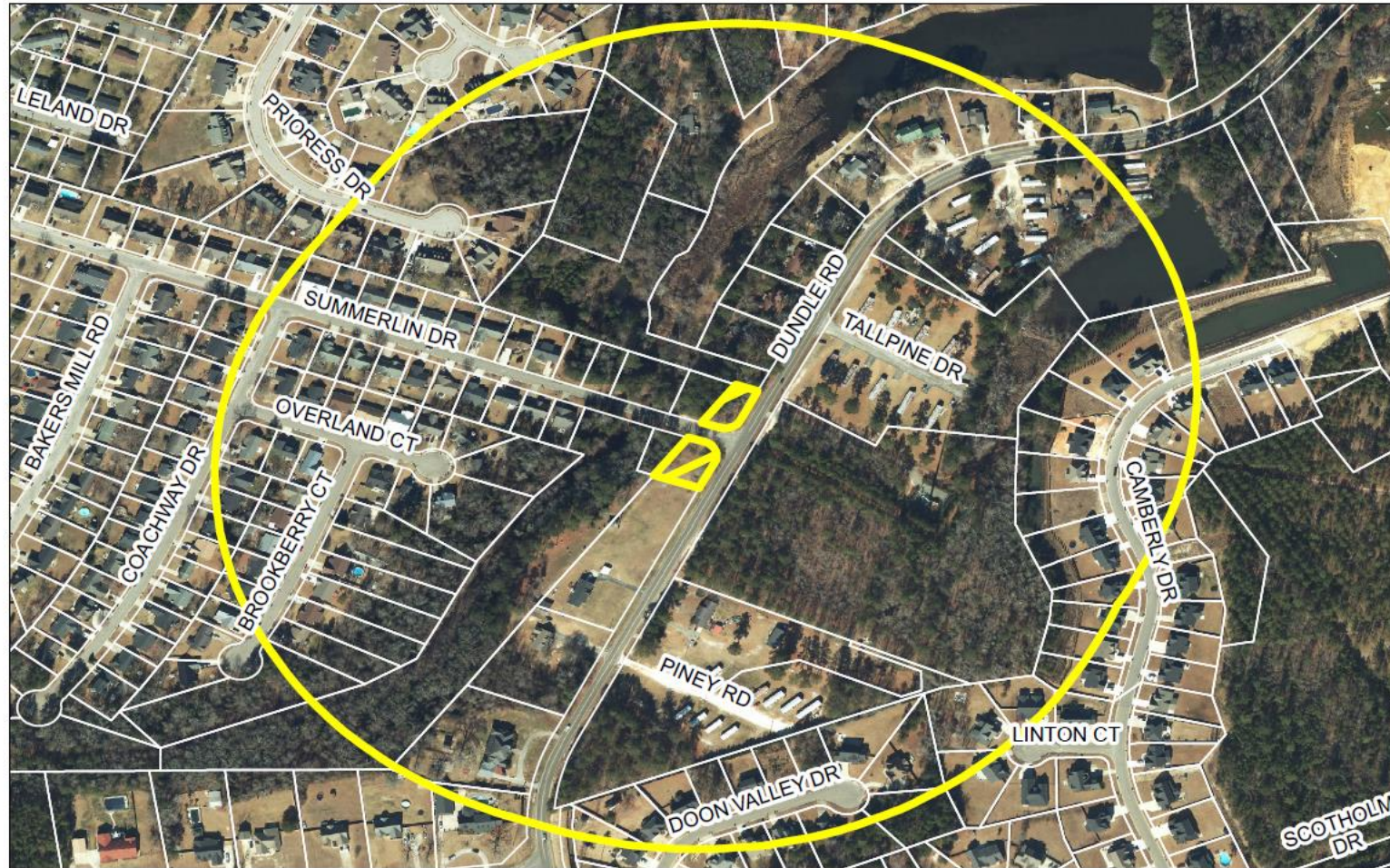
**Location:** 0 Dundle Road

**Acreage:** .45 acres

**District:** 6

**REID #:** 9495269866000







### Aerial Notification Map

Case #: P24-30

Request: Rezoning  
Agricultural Residential (AR) to  
Single Family Residential 15 (SF-15)

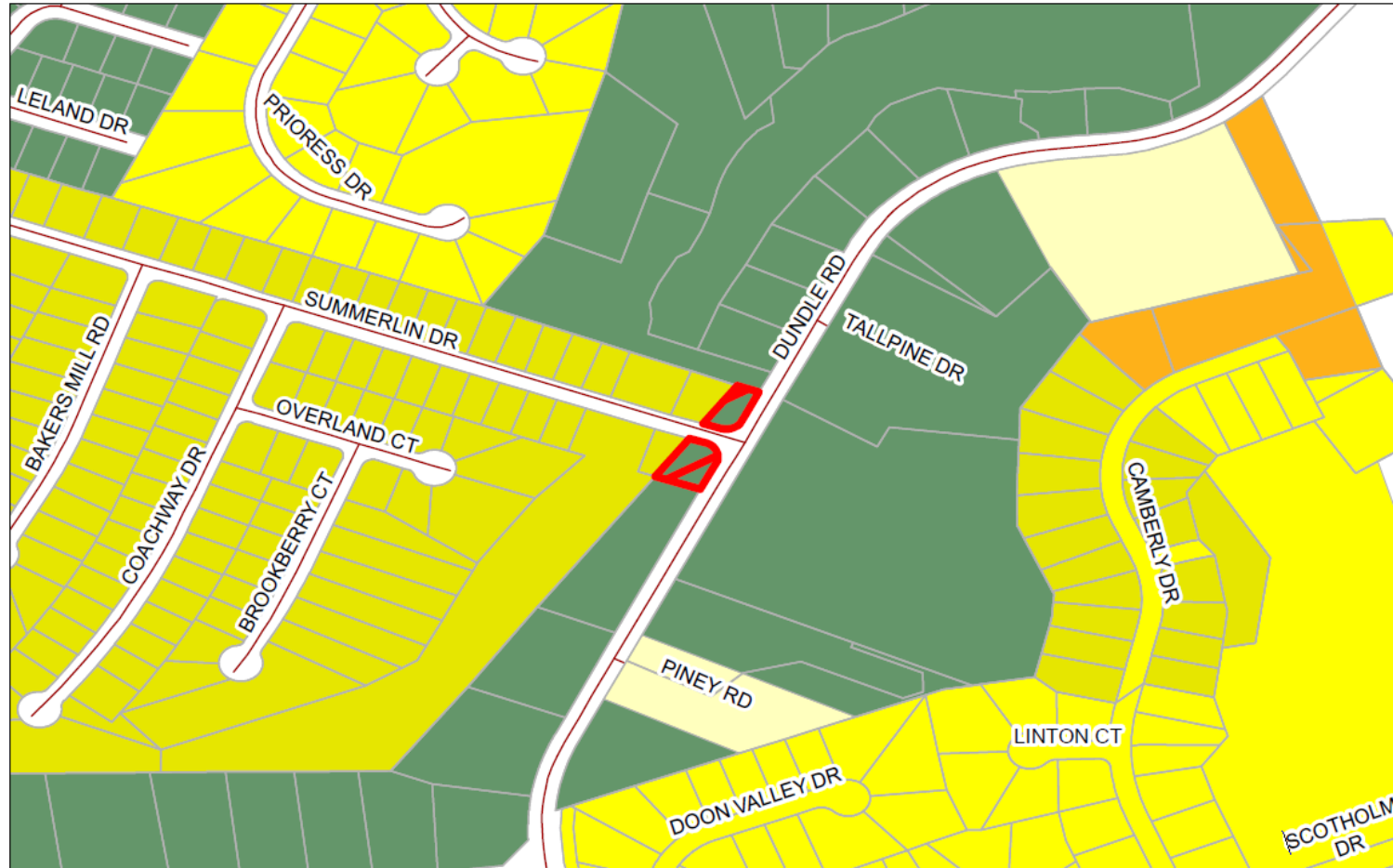
Location: 0 Dundle Road  
9495269866000

### Legend

-  P24-30
-  P24-30 Notification Buffer



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



**Zoning Map**  
Case #: P24-30

**Request:** Rezoning  
Agricultural Residential (AR) to  
Single Family Residential 15 (SF-15)

**Location:** 0 Dundle Road  
9495269866000

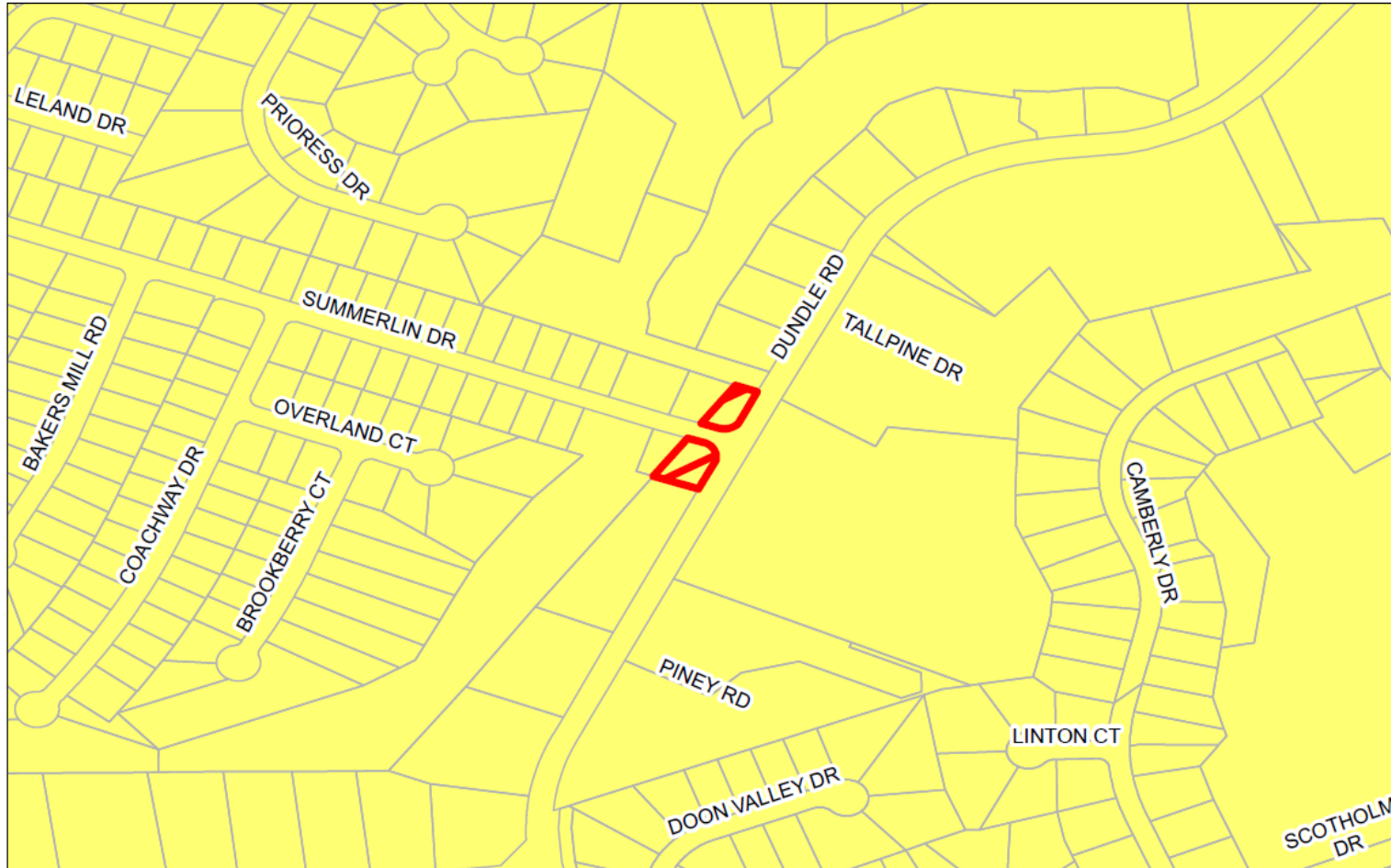
**Legend**

-  P24-30
-  AR - Agricultural-Residential
-  MR-5 - Mixed Residential 5
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10
-  SF-15 - Single-Family Residential 15



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**Land Use Map**  
Case #: P24-30

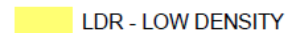
Request: Rezoning  
Agricultural Residential (AR) to  
Single Family Residential 15 (SF-15)

Location: 0 Dundle Road  
9495269866000

**Legend**



P24-30  
**Land Use Plan 2040**  
Character Areas



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.







- The proposed rezoning will align the subject property with the surrounding area.
- The proposed rezoning will allow for the properties to be developed in a manner that is in keeping with the surrounding area.





The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE the map amendment to SF-15 based on the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO).
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses would be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Approve of the map amendment/rezoning as presented based on the evidence submitted and find that the map amendment/rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended).
2. Approve of the map amendment/rezoning to a more restrictive zoning district based on the evidence submitted and find that the map amendment/rezoning would be consistent with the Future Land Use Plan and an amended consistency and reasonableness statement.
3. Denial of the map amendment/rezoning based on the evidence submitted and find that the map amendment/rezoning is inconsistent with the Future Land Use Plan.



 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

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