

Project Overview**#744958****Project Title:** Gregory Property**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 0 N/A DR (9476879366000)**GIS Verified Data****Property Owner: Parcel**

- 0 N/A DR: ROBERT GREGORY FAMILY LLLP

Acreage: Parcel

- 0 N/A DR: 27.02

Zoning District:**Subdivision Name:****Fire District:****Airport Overlay District:****Hospital Overlay District:****Coliseum Tourism District:****Cape Fear District:****Downtown Historic District:****Haymount Historic District:****Floodway:****100 Year Flood:****500 Year Flood:****Watershed:****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:** LC**Acreage to be Rezoned:** 11.4**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 property is currently vacant

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

The total acreage of the parcel is 27 acres. The portion related to this request is 14.05 +/- acres. **Of the 14 +/- acres a portion is already zoned LC Limited Commercial and a portion (11.40 +/-) is zoned MR5 Multi-Family Residential.** The 11.40 is being requested to be rezoned from MR-5 to LC and is located along the eastern side of Spotted Horse Drive behind the existing LC zoning district (**this property is currently split zoned LC and MR5**).

Note: The LC portion of the property, abutting Raeford Road, was zoned from MR5 to LC in 2020 - Ref. P20-18F)

South: The property adjacent to this site to the south and located along Raeford Road is all zoned LC Limited Commercial

East: The property to the east abutting this site is zoned CC Community Commercial.

West: The property to the west is zoned MR-5 and is vacant, beyond that to the west is developed with multi-family residential.

North: The property to the north is zoned SF-10 and is vacant, beyond that to the north is developed with single-family residential.

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 Fayetteville/Cumberland County 2030 Growth Vision Plan indicates that this area should be URBAN (Area Designated for Immediate Urban Level Development) The plan indicates that this is areas that should provide for continued development of larger, contiguous tracts in urban areas. Areas that are urban in character and have urban services or are located where urban services can be obtained. The plan also indicates that development should be encouraged and that incentives should be offered to encourage development.

The 2040 Future Land Use Plan is inconsistent with the existing zoning in the area as it recommends high density residential for property that is currently zoned commercial, thus allowing commercial uses.

However, the rezoning will meet some of the Goals listed in the 2040 Plan:

Goal 1: Focus investment around infrastructure and major corridors.

Goal 2: Encourage compatible development.

The rezoning will support some of the Policies listed in the 2040 Plan:

- The rezoning/use will benefit the community.
- The use will have to comply with all applicable Code requirements that are in place to ensure that the community is protected.
- Commercial development of the property will improve the tax base.

The 2010 Land Use Plan is no longer use and is out dated.

The Raeford Road Corridor study, 2010, did not study the area where this property is located.

The Medical Village Study/Raeford Road, 2010, was never adopted.

City Council's 2022 Strategic Plan encourages:

- Development to increase the City's tax base.
- A climate that encourages development and business growth.

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

The property to the south and east of this site is zoned commercially (LC and CC) to allow commercial uses.

This would be a continuation of the adjacent commercial zoning.

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

The property to the west is developed as multi-family residential and the property to the north is developed with single-family residential. The property to the south and east are already zoned commercial. This rezoning will extend commercial to the end of Spotted Horse Drive.

This will provide a clear delineation separating the commercial from the residential.

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 property abutting the subject area to the south and west, extending to Raeford Road are already zoned Commercial (LC and CC), **this rezoning would be a logical extension of that existing commercial, as well as a clear limit of the extension of further commercial zoning.**

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

The rezoning of this property will clearly be the delineation of the commercial zoning that will abut the adjacent residential districts to the west and north.

As indicated in the 2030 Plan the area is and should be designated URBAN, allowing urban type development.

A portion of the parcel is already zoned LC this request would make the entire parcel located on the eastern side of Spotted Horse Street the same zoning, LC, thus eliminating a split zoned property situation.

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

The rezoning of the portion of this property from MR5 to LC, that is the same zoning designation as the front portion of the property will not encourage premature development. City and PWC services are in the area.

This is a logical extension of the commercial zoning to the south and east due to the fact that Raeford Road, a major corridor, is not conducive for residential development especially with the connection to the 295 Corridor in the near future.

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

This statement is not applicable to this proposal as it will not result in strip style commercial development.

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.:

This rezoning will not result in the creation of isolated commercial zoning as it abuts CC - Community Commercial and LC - Limited Commercial zoning districts on two sides; and this rezoning will be a logical extension of those commercial zoning districts.

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

The surrounding property will not be negatively impacted by the rezoning of this property to commercial. This rezoning is a extension of the existing adjacent commercial zoning.

There are City and State regulations that ensure developments are constructed in such a way to protect surrounding properties.

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

This rezoning will not have a negative impact on the environment as the State and Local government has rules and regulations in place to ensure that the environment is protected while still allowing individuals to develop their property for the highest and best use of the land.

In this case due to the location of the property, directly abutting Raeford Road, the highest and best use of the land would be a commercial use vs. a residential use.

Primary Contact Information

Project Contact - Agent/Representative

Charles Morris

831 Arsenal Ave

Project Owner

Robert Gregory Family LLLP

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P:9103233161
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Gainesville, GA 30504
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Project Contact - Primary Point of Contact for the Carrier

Charles Morris

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NC State License Number:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Contractor's NC ID#:

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