



Development in the City 2021



Last update
3/6/23



Project Name: Riverbark Veterinary Hospital

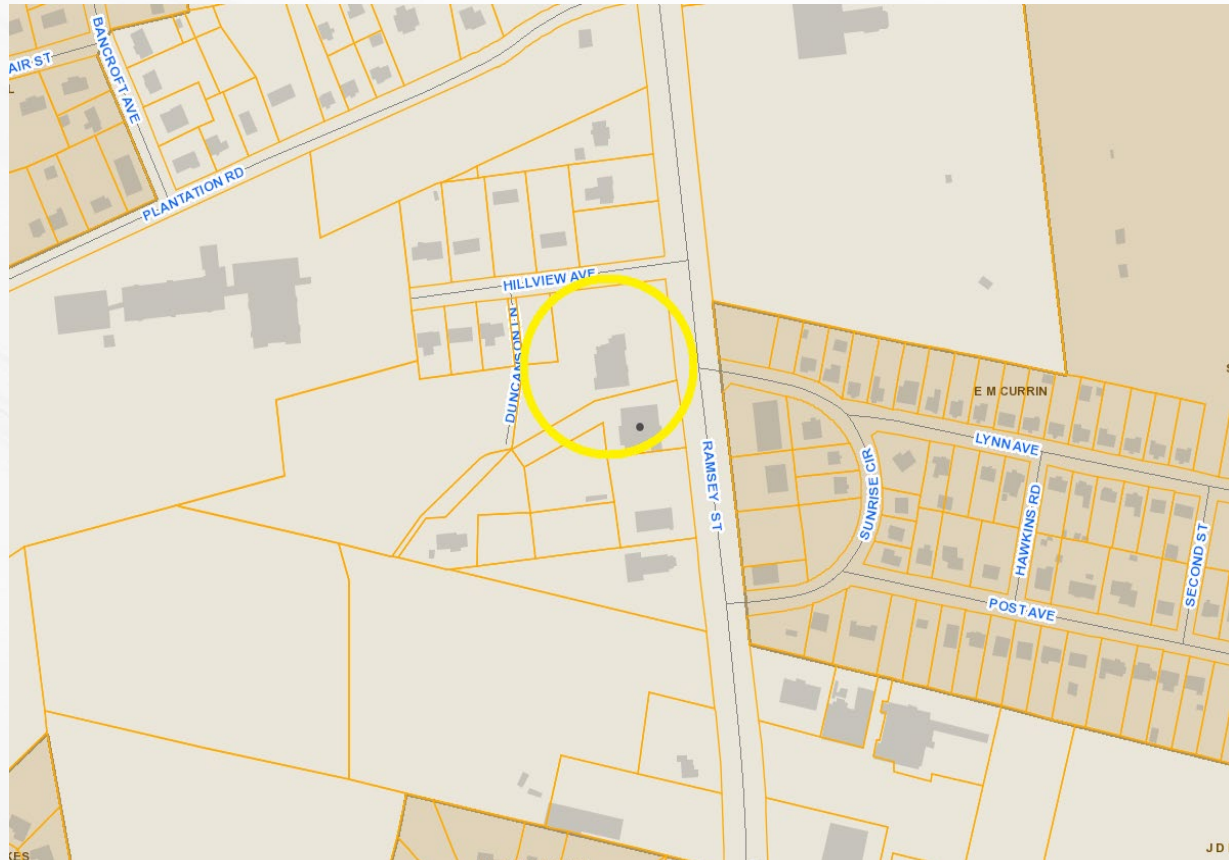
Case #: 21-001F

Location: 2921, 2965 Ramsey Street

Description: New 7900 sq. ft. Veterinary clinic with a covered drop off/drive thru. There will be a new parking lot as part of the project. It will accommodate the parking for the new building as well as some parking for the existing building that is removed. The owner is looking at possibly building a breezeway to connect the two buildings.

Status: Approved

Area Map



Pre-Development Photo



Post Development Photo



Project Name: Fayetteville Murchison Road Dollar General

Case #: 21-002F

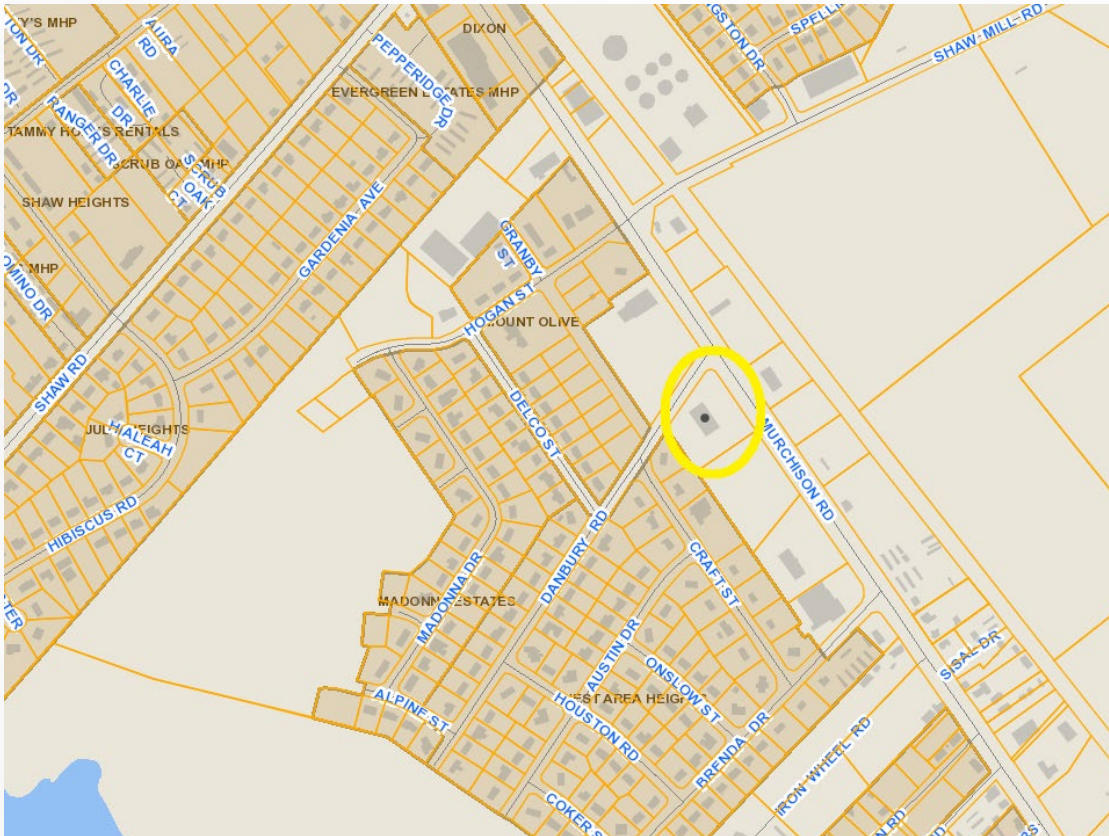
Location: 5221 Murchison Rd

Description: Project will be a new Dollar General and the associated parking.

Status: Approved



Area Map



Pre-Development Photo



Post Development Photo



Project Name: Bonanza Flex Building

Case #: 21-003F

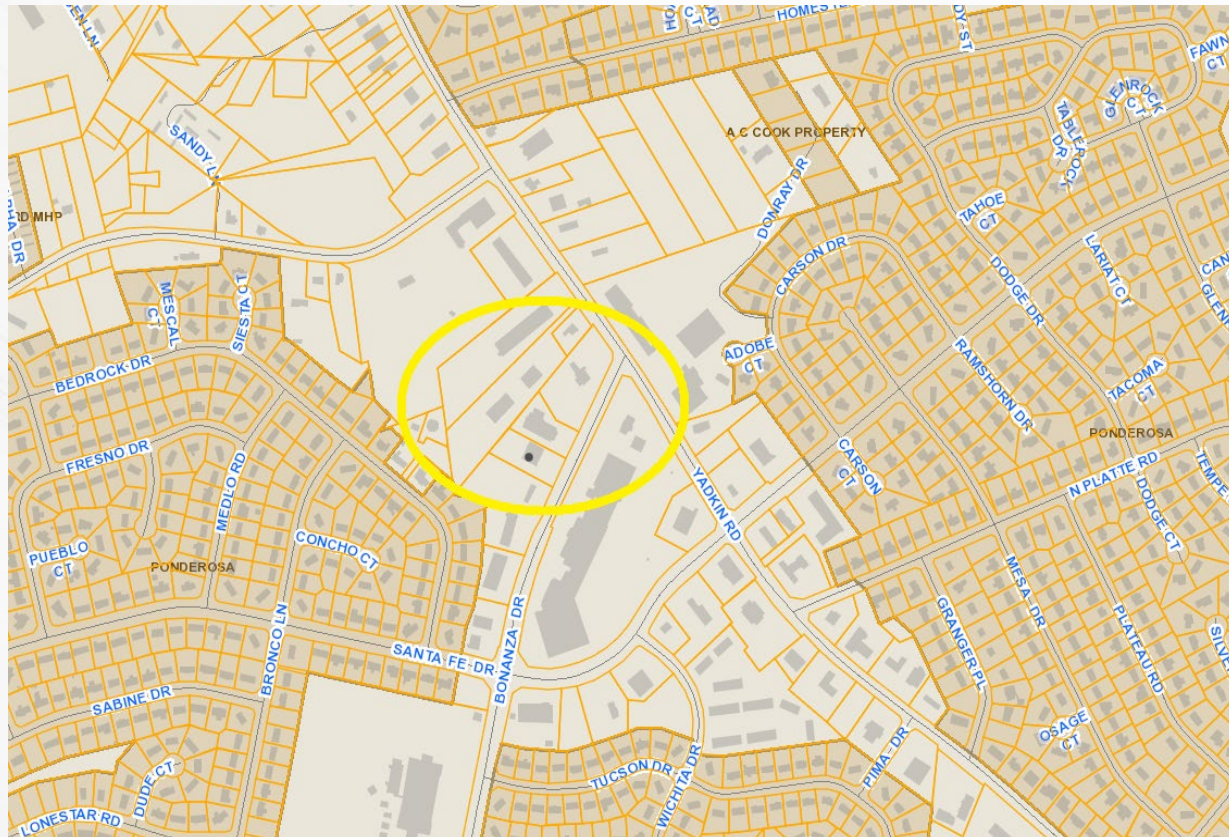
Location: 619 Bonanza Dr.

Description: New 6,442 square foot building for business occupancy.

Status: Approved



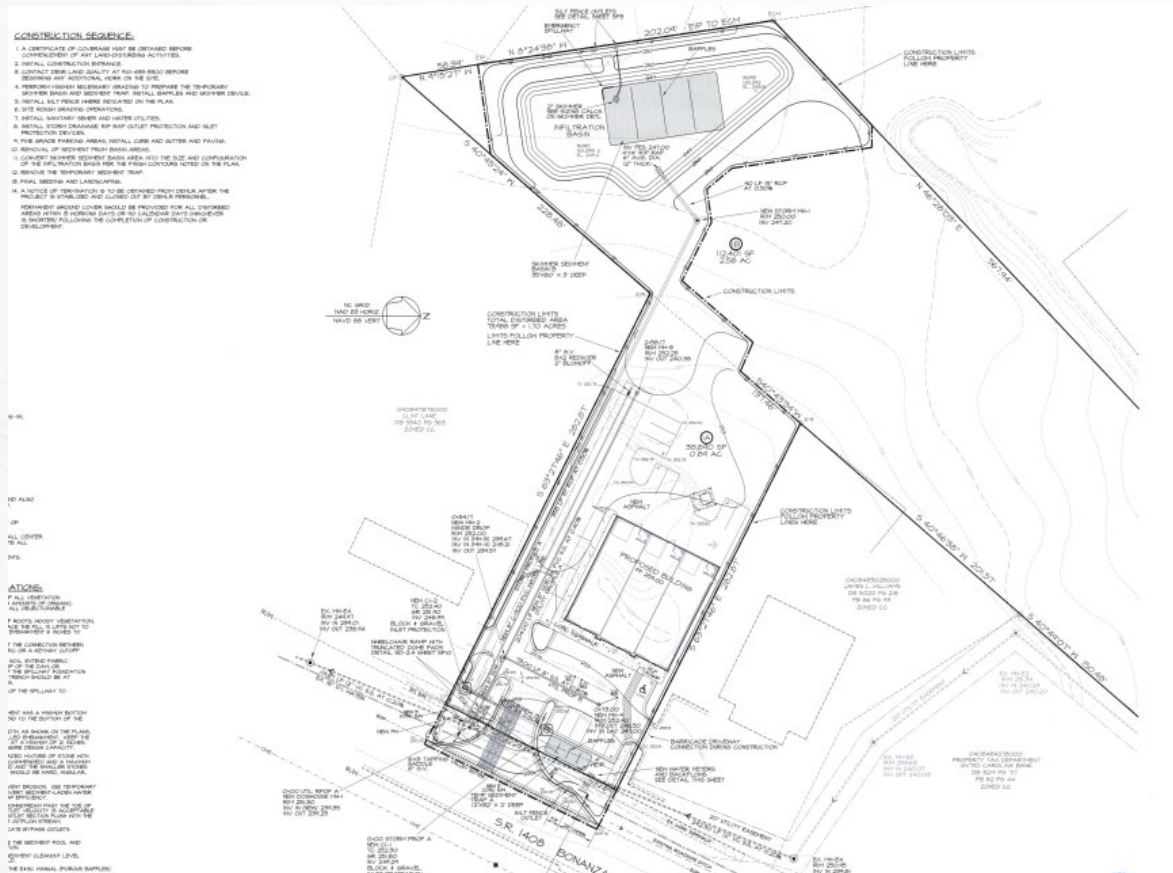
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



January 2021

- **TRC Courtesy Review** - Circle K - Cliffdale and Rim - 8191 Cliffdale Rd and Rim Rd - Circle K Convenience Store and Gas Canopy.
- **TRC Courtesy Review** - Moore Estates, Cedar Creek Business Park, and The Shops at Cedar Creek Towncenter - 566 Judson Church Rd & 2183 Culbreth Rd - Moore Estates - a new test subdivision community that will be a test site for Green infrastructure and storm water. LEED designed buildings with Smart Technology. Green roofs and modular wetland systems and cisterns. A gated Housing Community. Cedar Creek Business Park - a 5 warehouse development site that will house Food Based Indoor Farms such as Aero Farms, as well as indoor fish, crab, shrimp, and lobster farms. The Shops at Cedar Creek Town Center - A walkable Town Center, that has green space, modern Mixed used retail with residential living above designs as well as apartments and various eateries and restaurants. The Town Center will also have an arboretum and large man made wet detentions ponds with fountains and walkways to showcase the development.

January 2021

- **TRC Pre-App Review** - West Cumberland Apartments - Raeford Rd - This proposed project is a small apartment development (64 units + clubhouse). When this property was rezoned, the only condition that it was approved with was that the development be less than 6 du/ac. This project is under that threshold, coming in at 5.36 du/ac. A large portion of this site will remain undisturbed, allowing the natural vegetation to remain.
- **TRC Courtesy Review** - Fayetteville Industrial Development - 1005 Dunn Rd - Site improvements for proposed industrial development.
- **TRC Courtesy Review** - VIVO Multi-Family Conversion Owen - 1707 Owen Dr - Hotel Conversion to Multi-Family Use.

January 2021

- **TRC Courtesy Review** - Massey Hill Historic Millhouse - 1612 Camden Rd - The Massey Hill Heritage Preservation Project has acquired a turn of the century Millhouse to be restored and designated as a community museum and meeting space. The Project has raised funds in excess of \$80,000 through private donation efforts for this endeavor. It is the intent of the group to restore the structure and donate it to the City of Fayetteville, where it will be used through its Historical Properties Division.
- **TRC Pre-App Review** - Hoke Loop Ridge - Raeford Rd - The project is a 105 lot single family residential subdivision.



Project Name: Pleasant Woodside

Case #: 21-004F

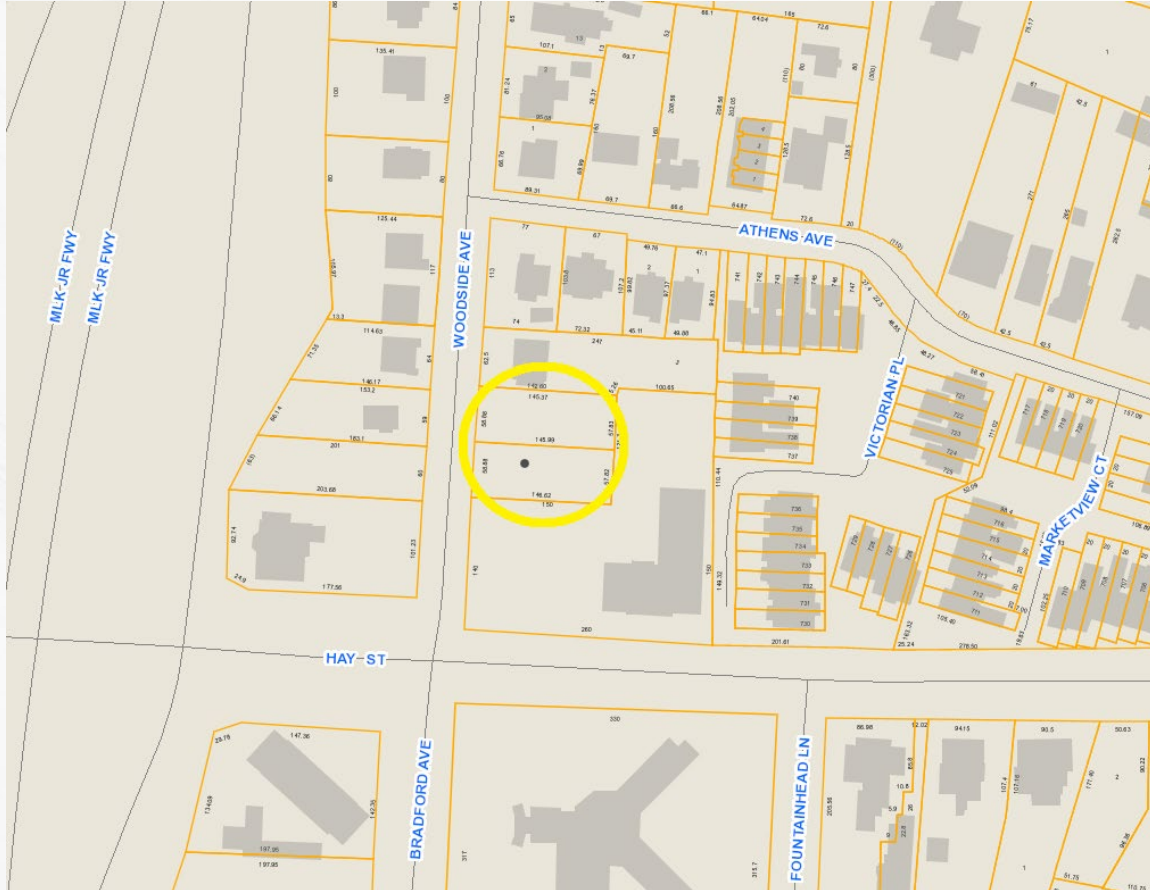
Location: 100 Woodside Ave

Description: Owner requests to subdivide one vacant lot into two single family residential lots.

Status: Approved



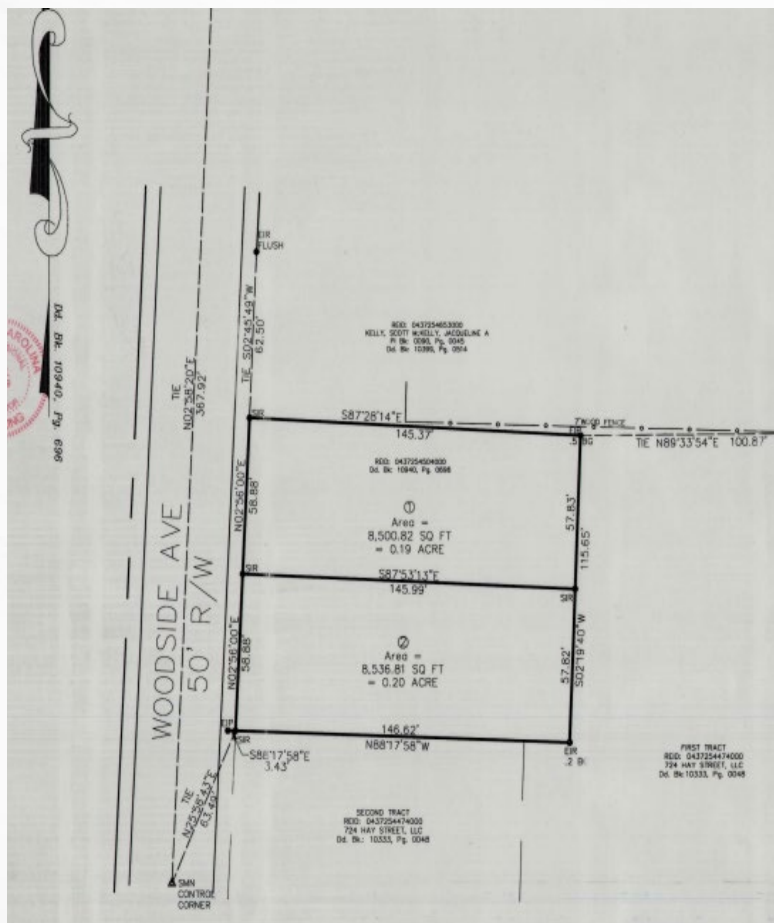
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: First Impressions Academy

Case #: 21-005F

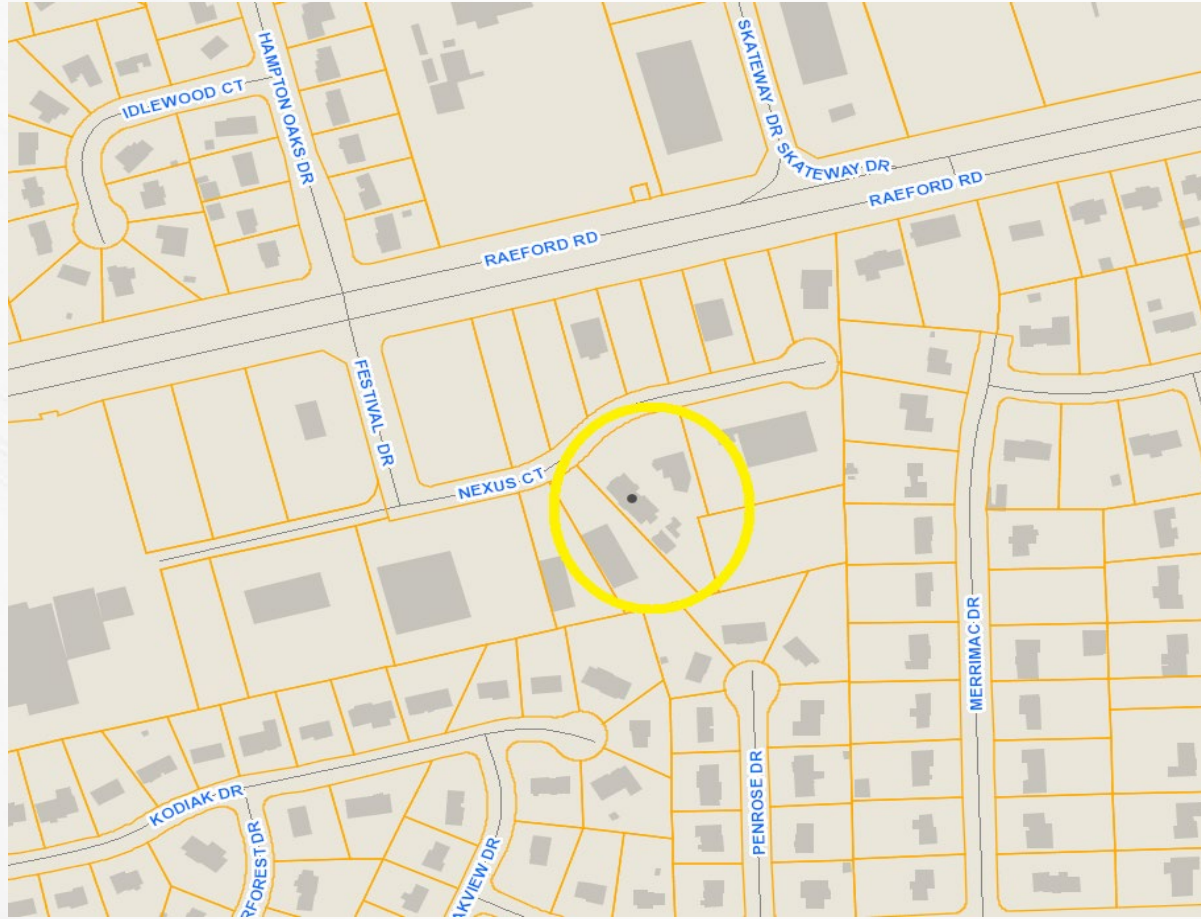
Location: 6965 Nexus Ct

Description: Phase 3 of the First Impressions Academy site - adding a new building and modifying / adding to the pervious paving layout

Status: Awaiting Resubmittal



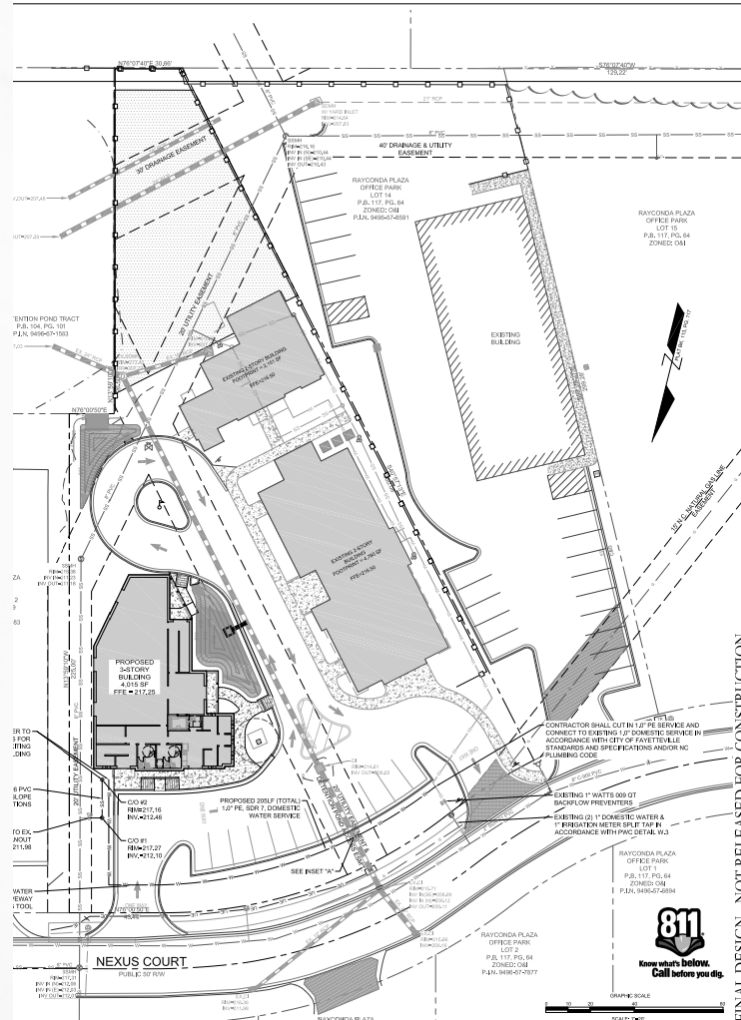
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Sheetz at Bunce Road

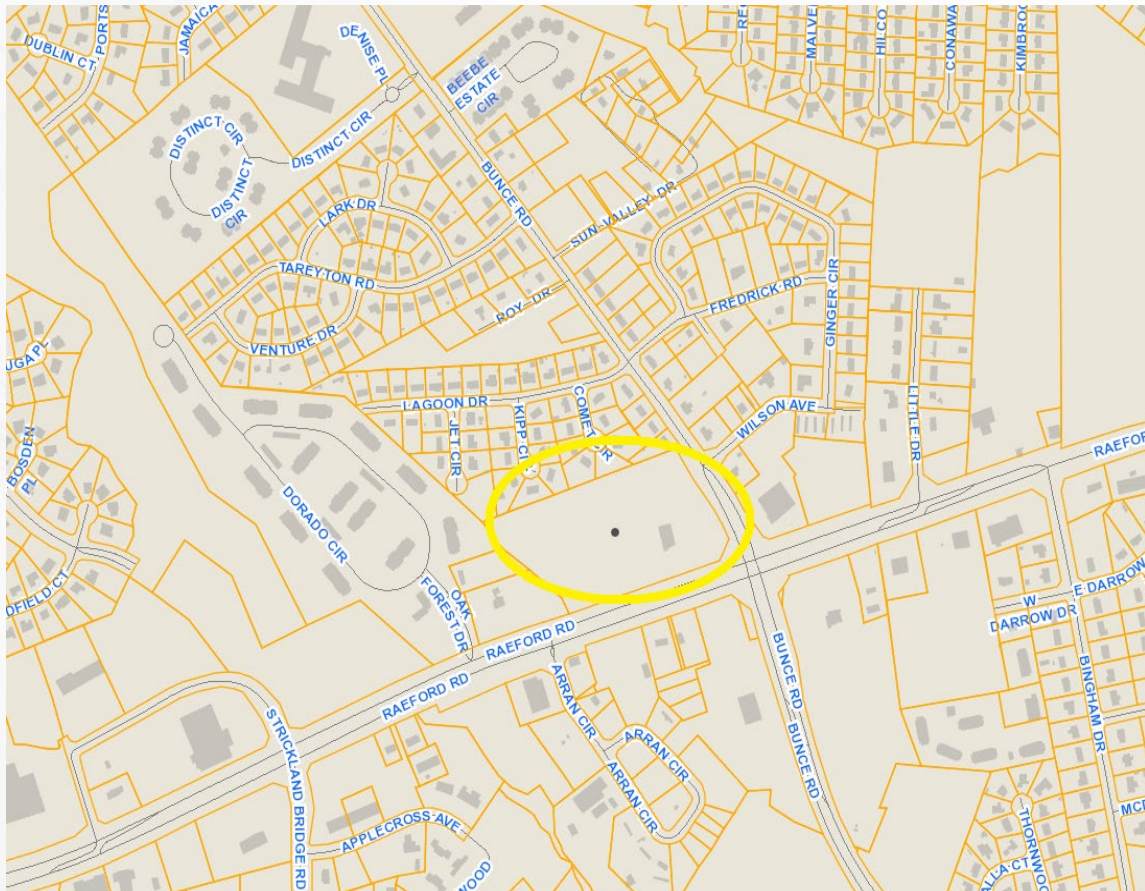
Case #: 21-007F

Location: 6410 Raeford Rd

Description: Construction of a 6,077 square foot convenience store with fuel sales, restaurant with drive-thru, automatic car wash, parking, storm water, road improvements and associated landscaping & utilities.

Status: Approved

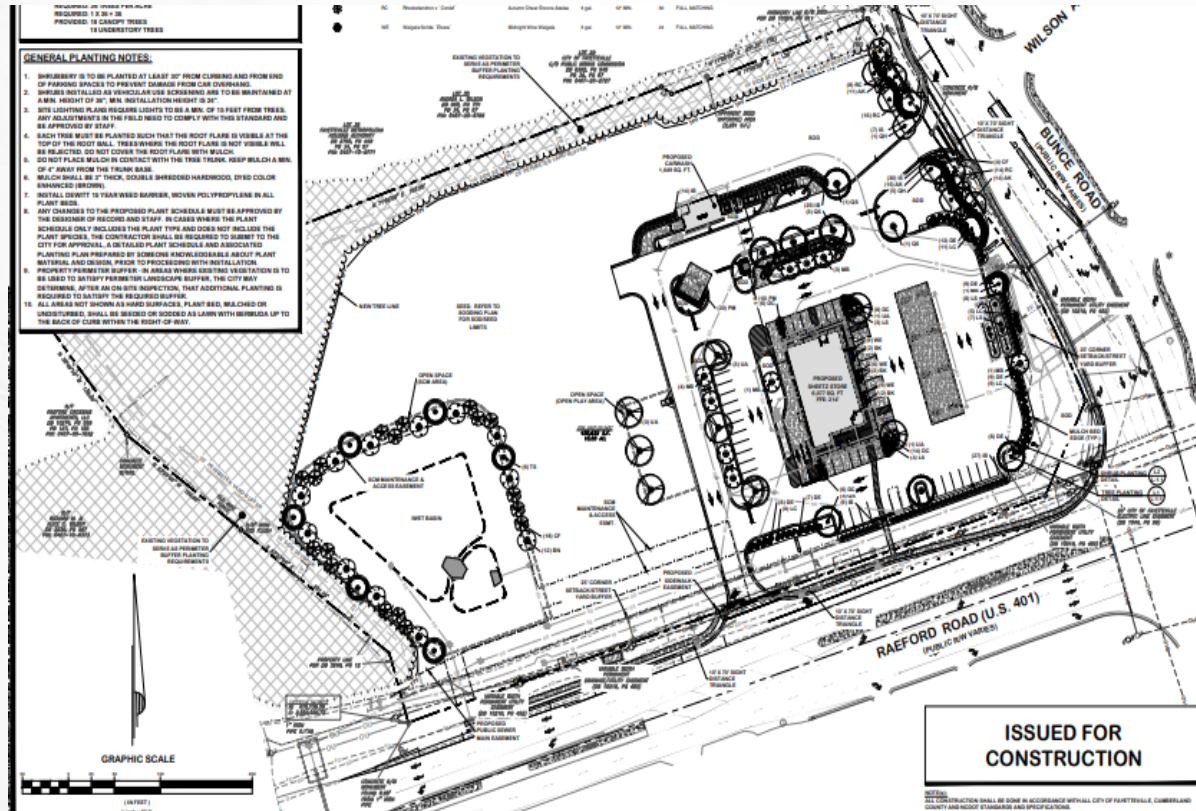
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project: River Bluff Condominiums Subdivision

Case #: 21-006F

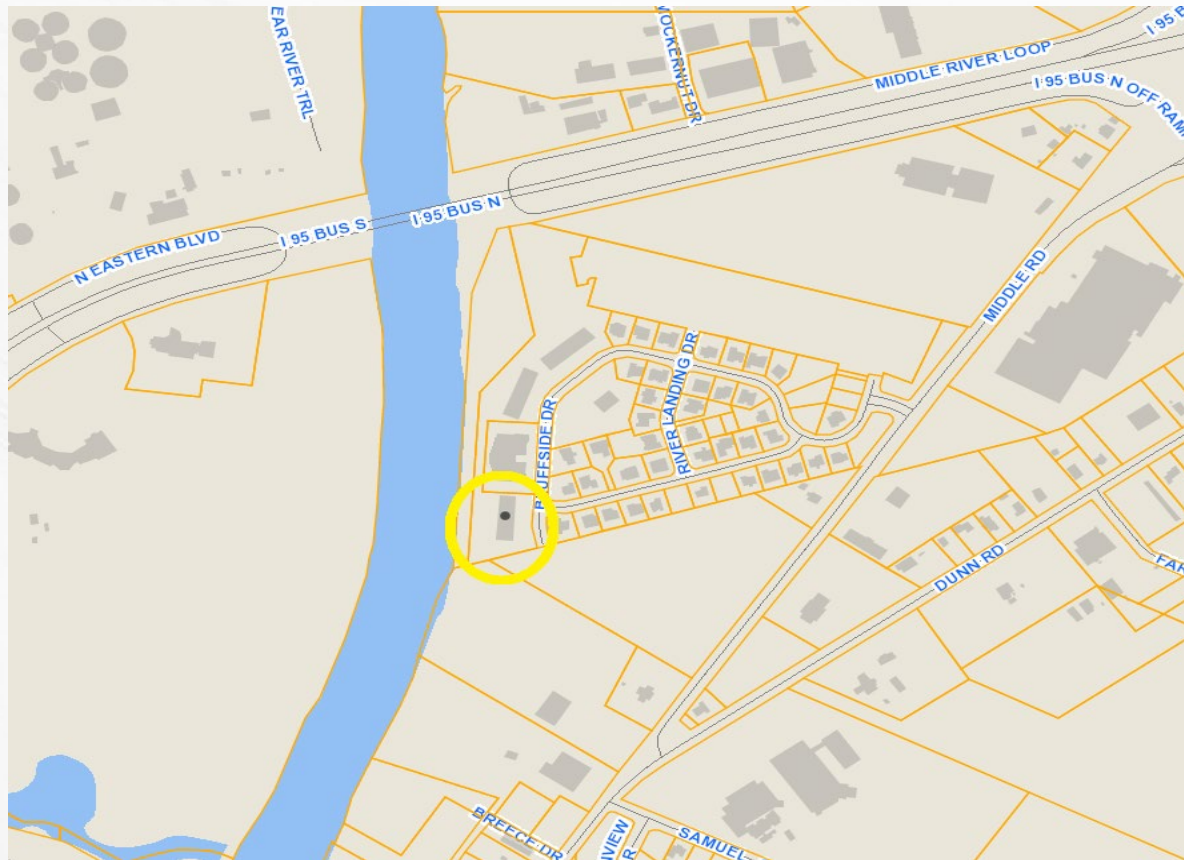
Location: 1551 Bluffside Dr

Description: 6.29 acres of vacant land in the River Bluff community. Owner wishes to subdivide into four lots in preparation for development of condominiums.

Status: Approved



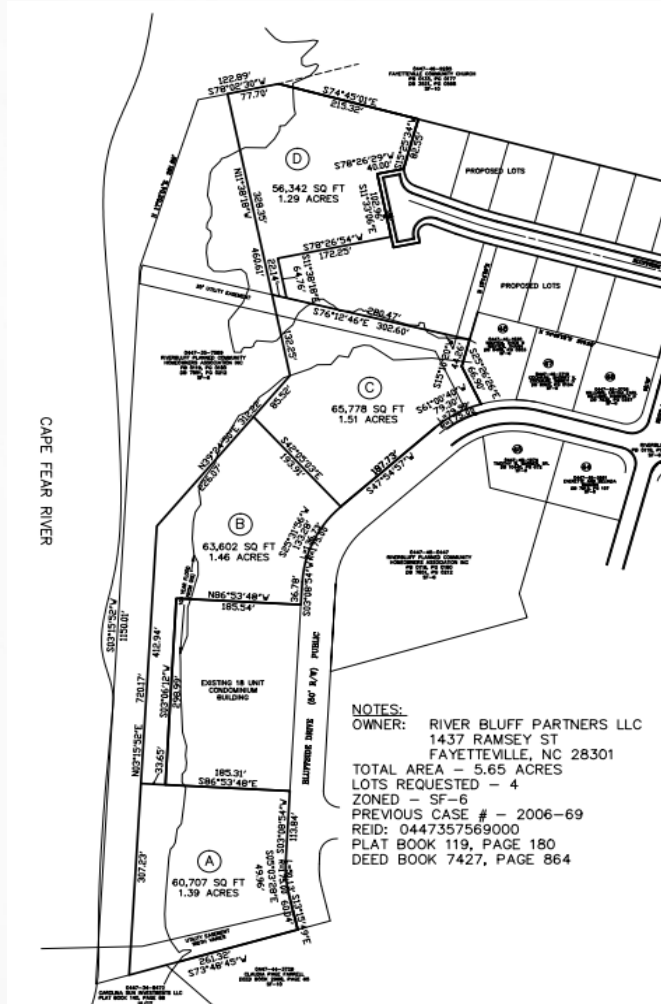
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Addition to TRP Summer Building

Case #: 21-008F

Location: 2401 Robeson St

Description: Two story addition to existing two-story building for business use.

Status: Approved



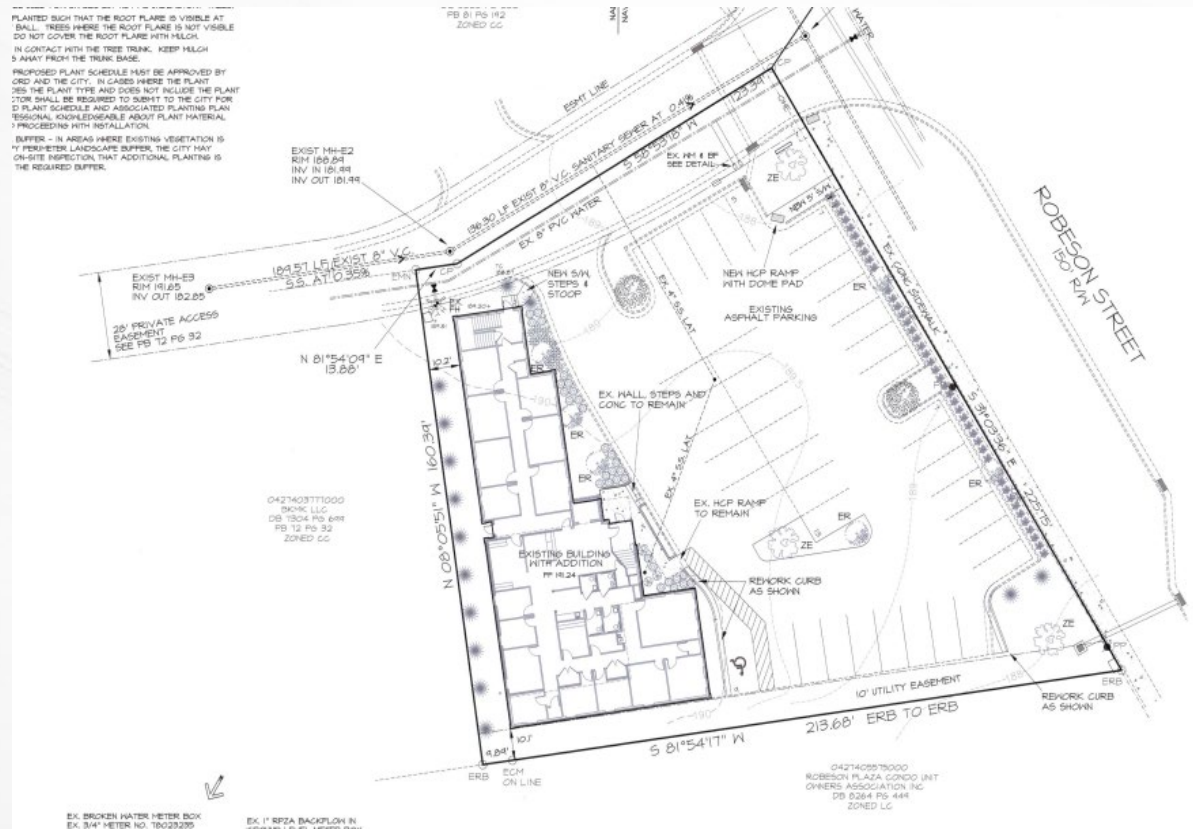
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Hoke Loop Ridge

Case #: 21-009F

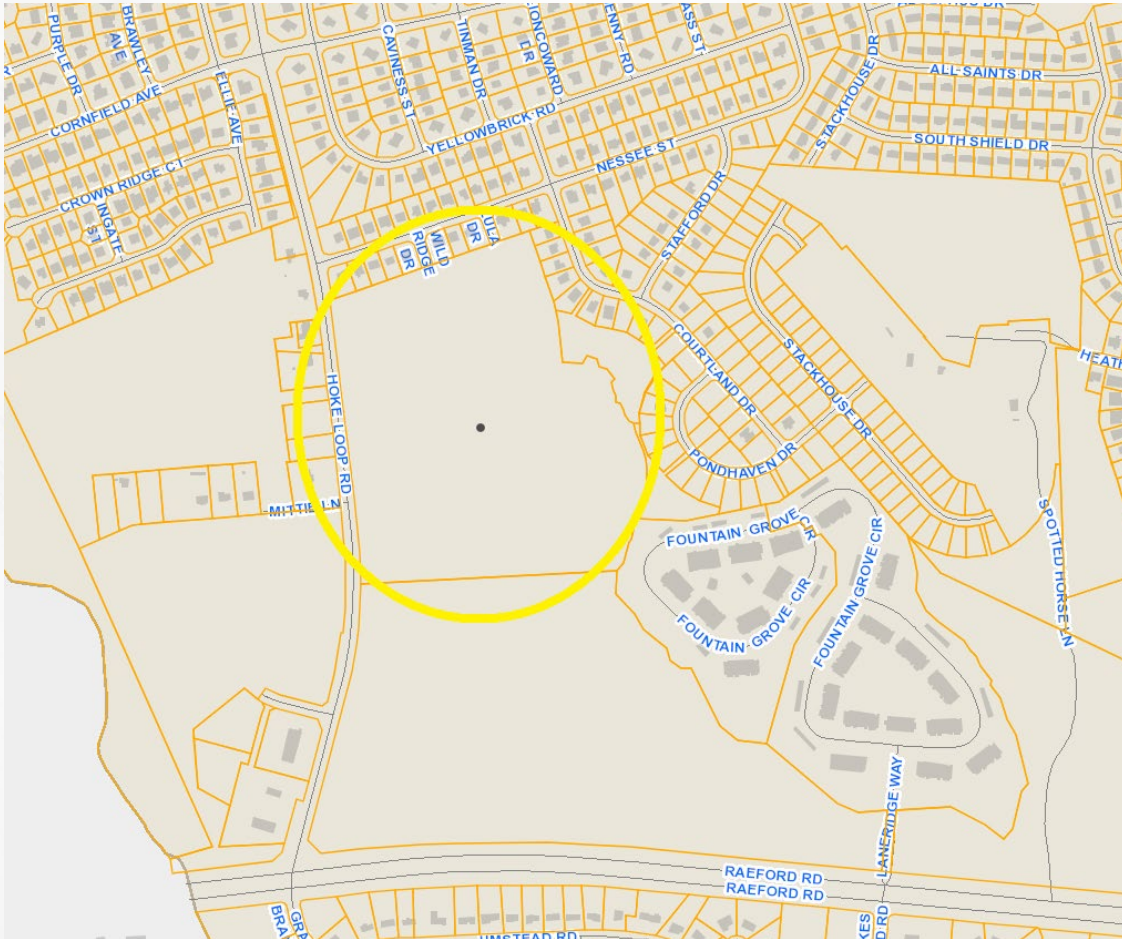
Location: Raeford Rd

Description: The project is a 105 lot single family residential subdivision.

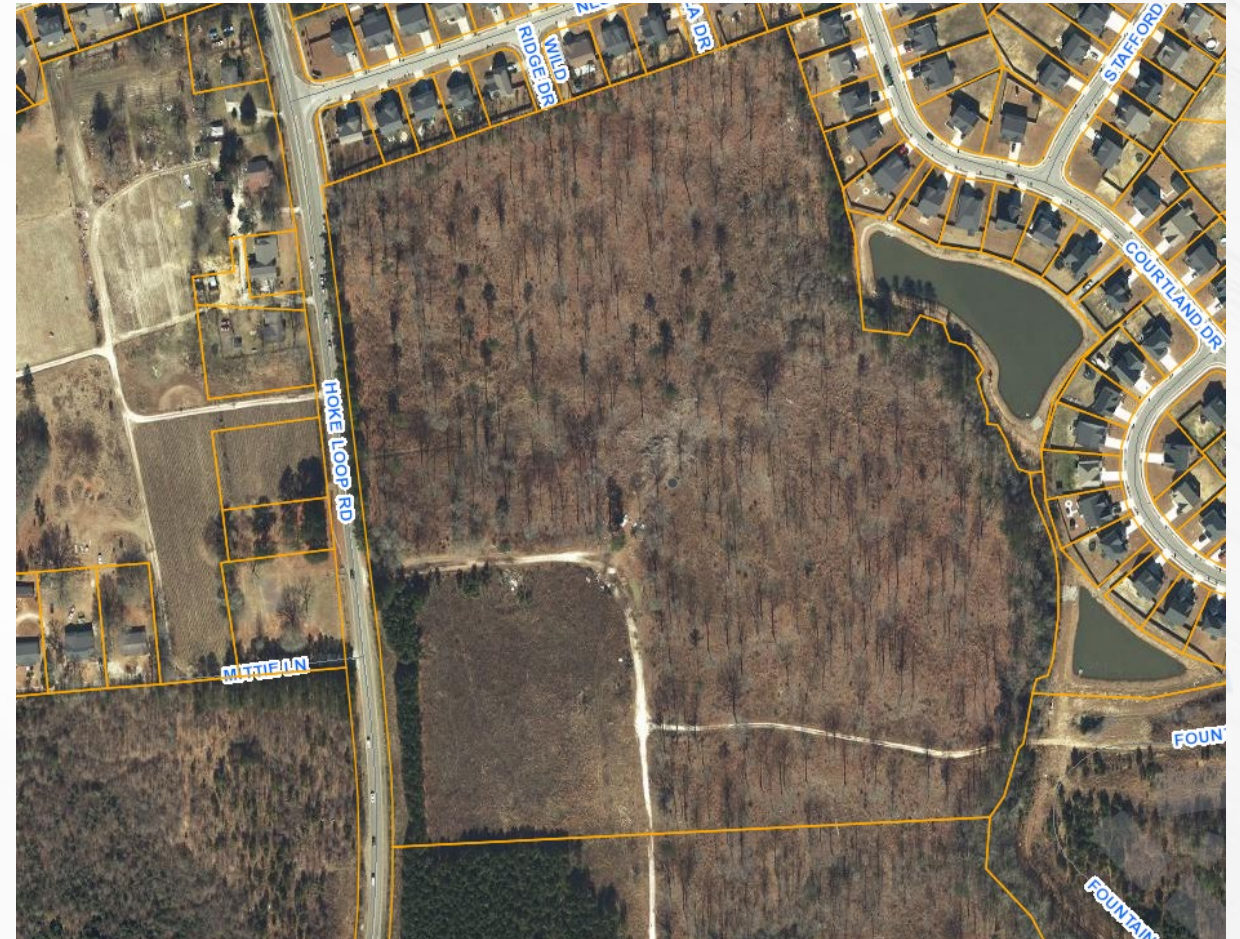
Status: Approved



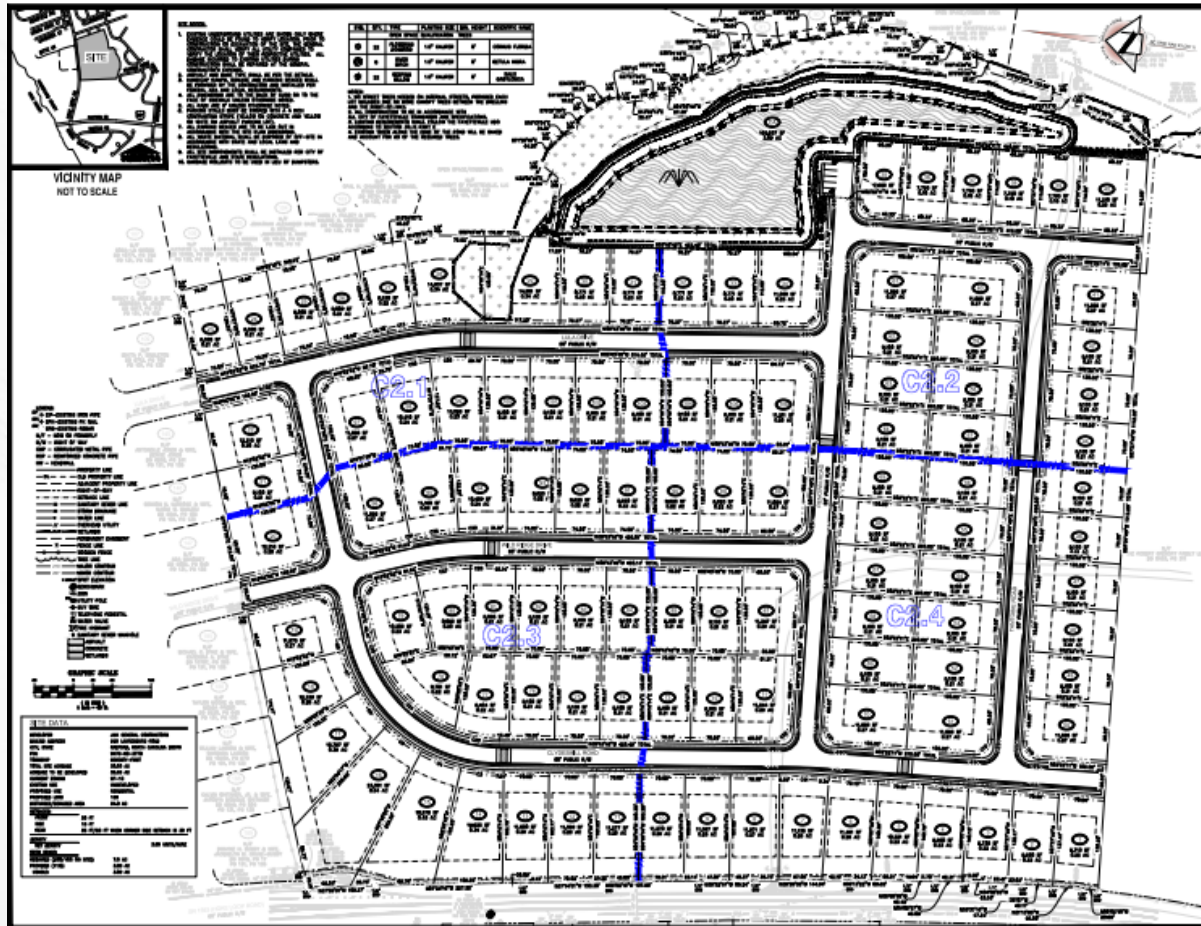
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Landing at Beaver Creek

Case #: 21-010F

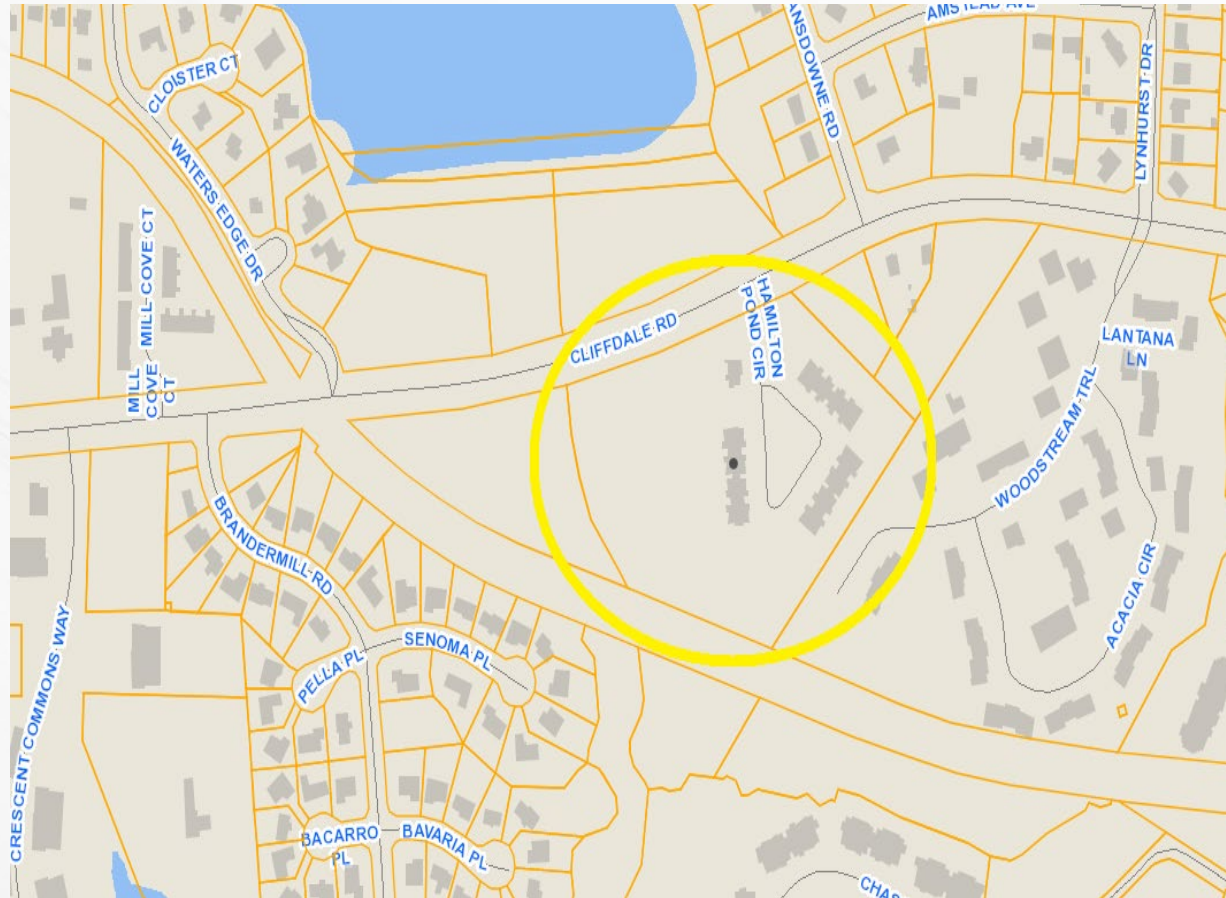
Location: 6115 Cliffdale Rd

Description: 72 unit apartment complex funded through NC
Housing Finance Agency.

Status: Approved



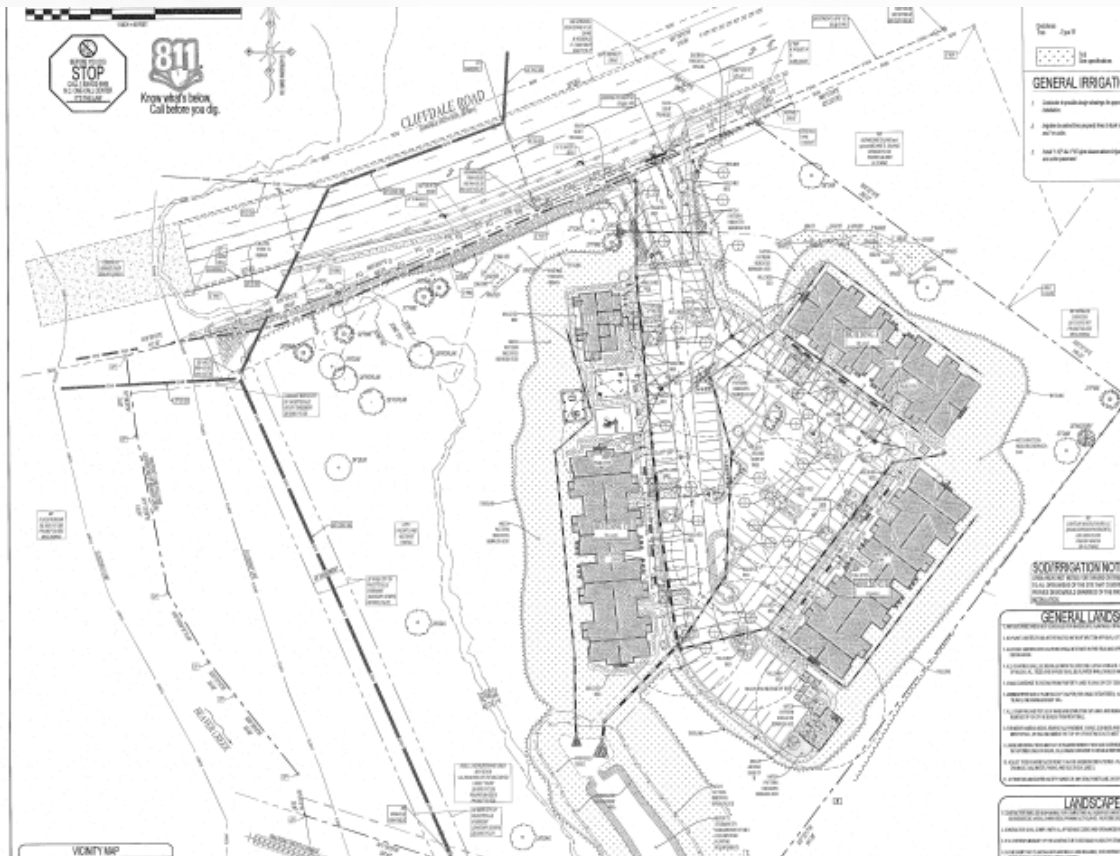
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Addition to Terminix Facility

Case #: 21-011F

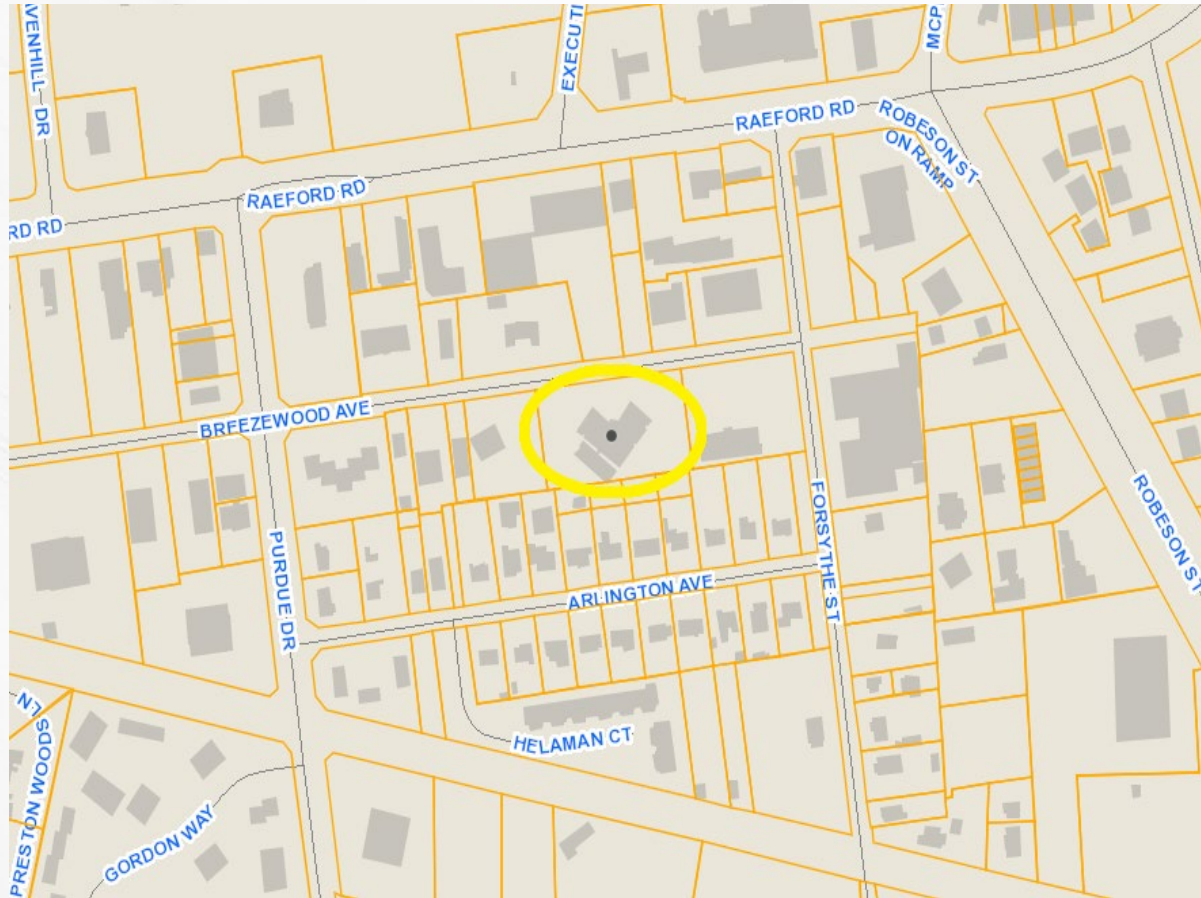
Location: 2709 Breezewood Ave

Description: 3,328 square foot addition to the existing Terminix facility.

Status: Approved



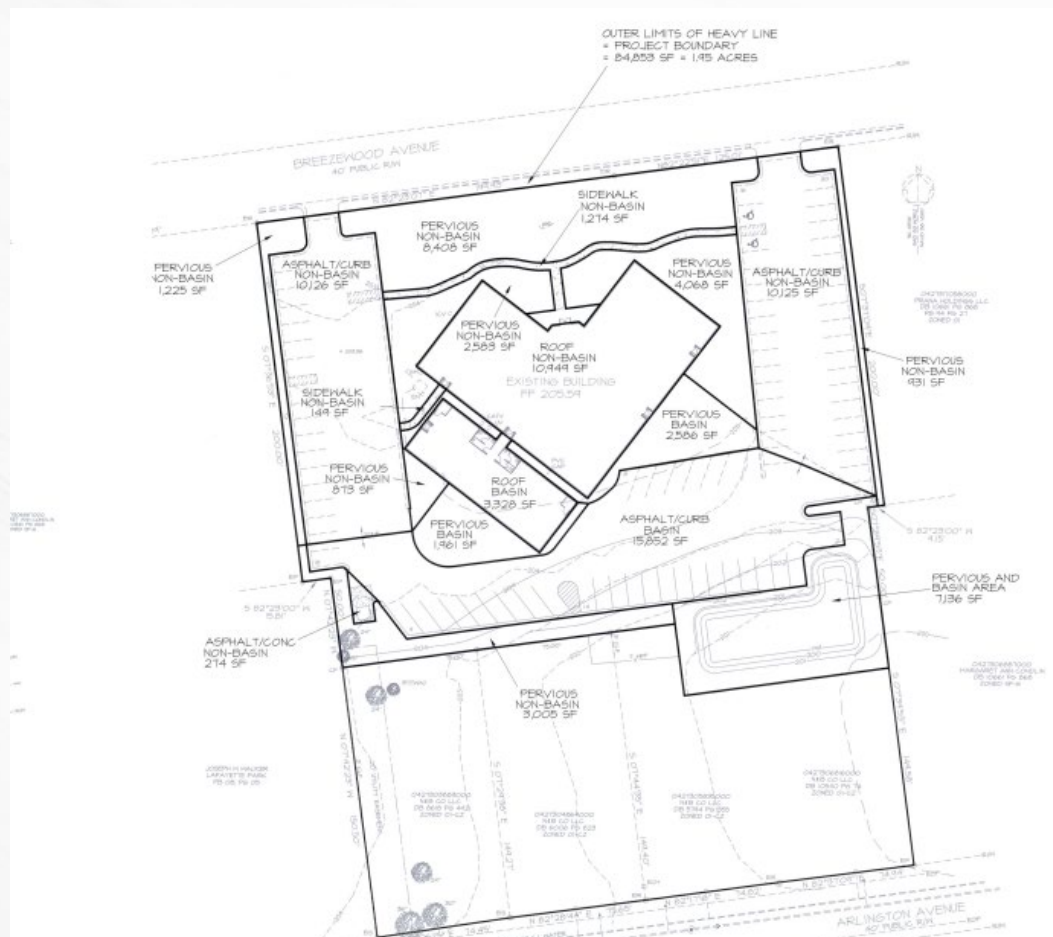
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



February 2021

- **TRC Courtesy Review** - Good Hope Baptist Church - 1431 Deep Creek Rd - Construct concrete footings and pad to support a pre-fabricated 30L X 20W two car garage. Garage is comprised of a box eave frame rafter constructed of galvanized metal.
- **TRC Courtesy Review** - Hedrick - 5533 Hedrick Dr - Combine parcels into one property and create a small 5 home subdivision. Parcel 0409- 52-8365 Lot on Hedrick Drive. Parcel 0409-52-8578 1.85 acres adjoins above lot.
- **TRC Courtesy Review** - Montclair Elementary School Park - 555 Glensford Dr - Montclair Elementary School Park - Installation of a playground unit, picnic shelter, and walking trail.

February 2021

- **TRC Courtesy Review** - Coventry Woods - Subdivision off of McCloskey Road.
- **TRC Courtesy Review** - Lot 19R Willborough Palms - 217 Willborough Ave - We propose to construct a new construction duplex
- **TRC Courtesy Review** - Tallywood Commons - 3100 Tallywood Dr - Proposed 56 Unit Multi-family “elderly” facility (1 building).
- **TRC Courtesy Review** - Conover Drive Apartments - 1812 Conover Dr - New two-story 4-plex apartment building approximately 4,150 sf.



Project Name: Steven & Roberta Tolbert (Meadowood Addition)

Case #: 21-012F

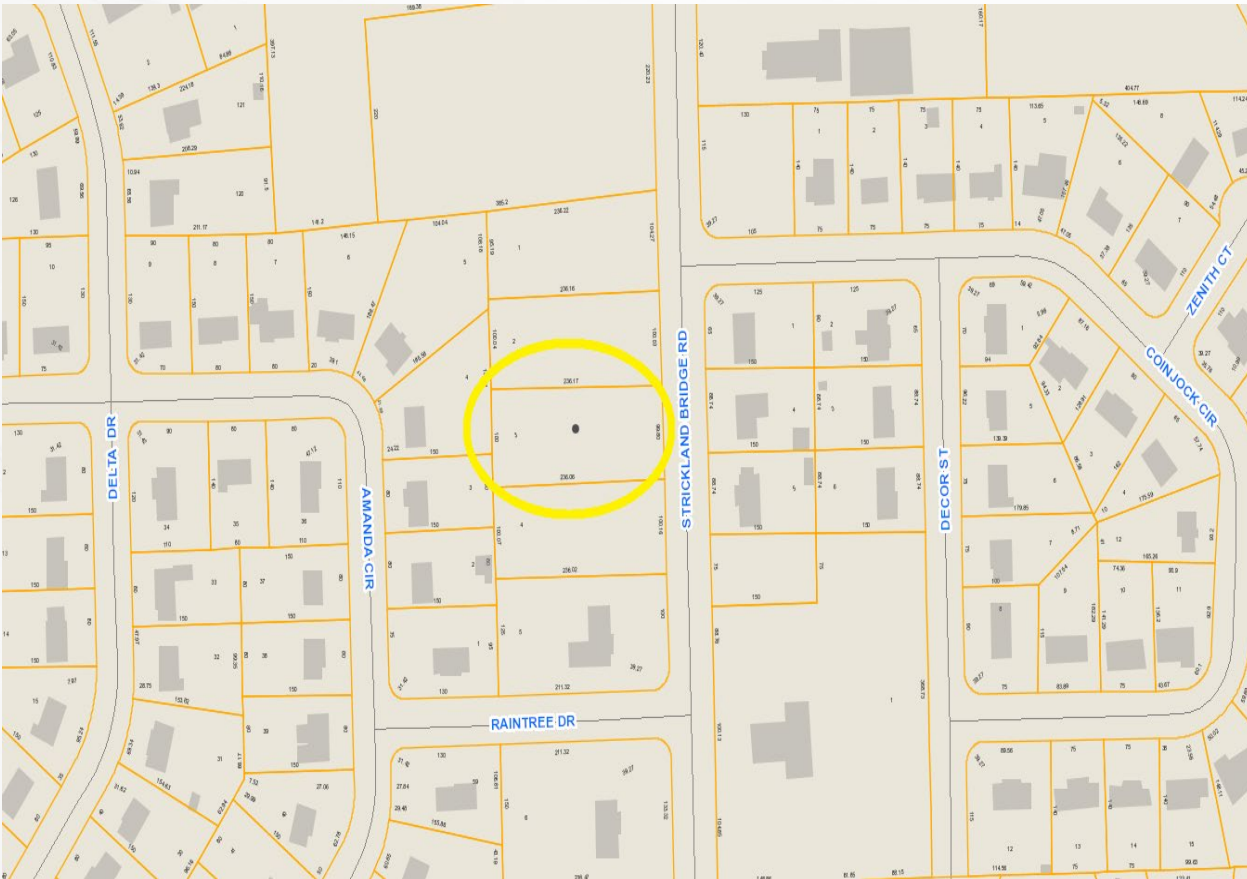
Location: 1618 Strickland Bridge Rd

Description: Existing 4 lots (1-4 Meadow Wood Addition PB 50, PG 26). Creating 5 lots.

Status: Awaiting Resubmittal



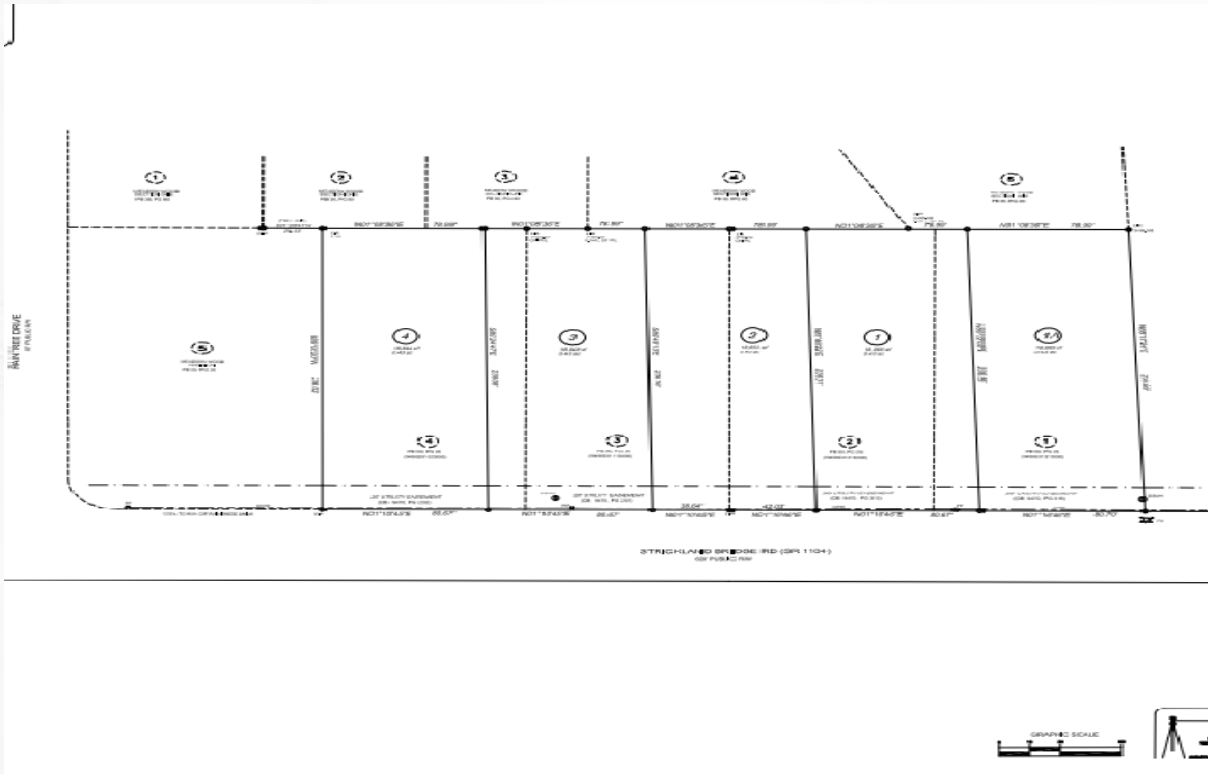
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: 1005 Dunn Road Industrial

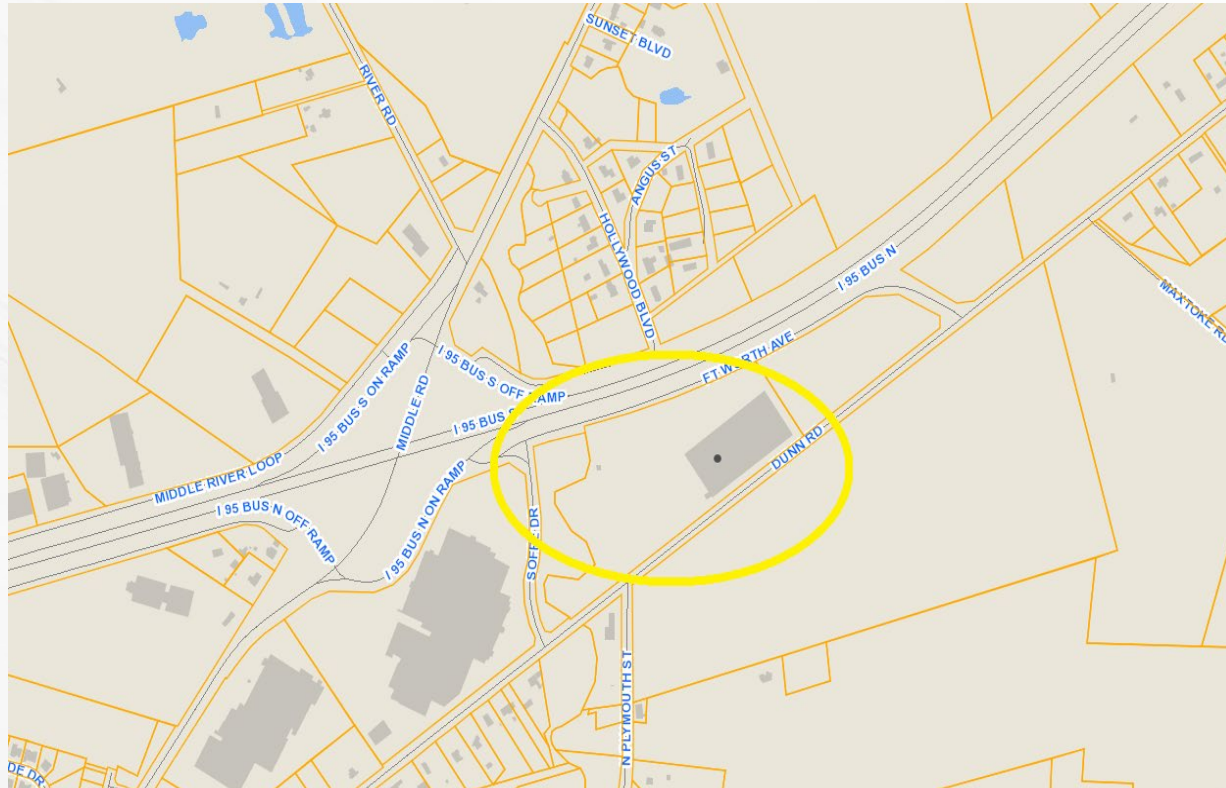
Case #: 21-013F

Location: 1005 Dunn Rd.

Description: The 1005 Dunn Road Industrial Development is currently developed with a 128,474 SF industrial warehouse building, parking, and loading docks. The existing industrial warehouse will remain and a new building overhang/canopy will be added to provide a covered delivery vehicle area on-site. The existing truck court will remain, with a portion of the concrete to be removed and replaced. The existing surface parking will be demolished and re-designed to provide employee parking and a fleet vehicle storage area. A new storm water control measure and storm water conveyance system for the new surface parking will be provided.

Status: Approved

Area Map



Pre-Development Photo



Post Development Photo



Project Name: Kings Grant Clubhouse Area

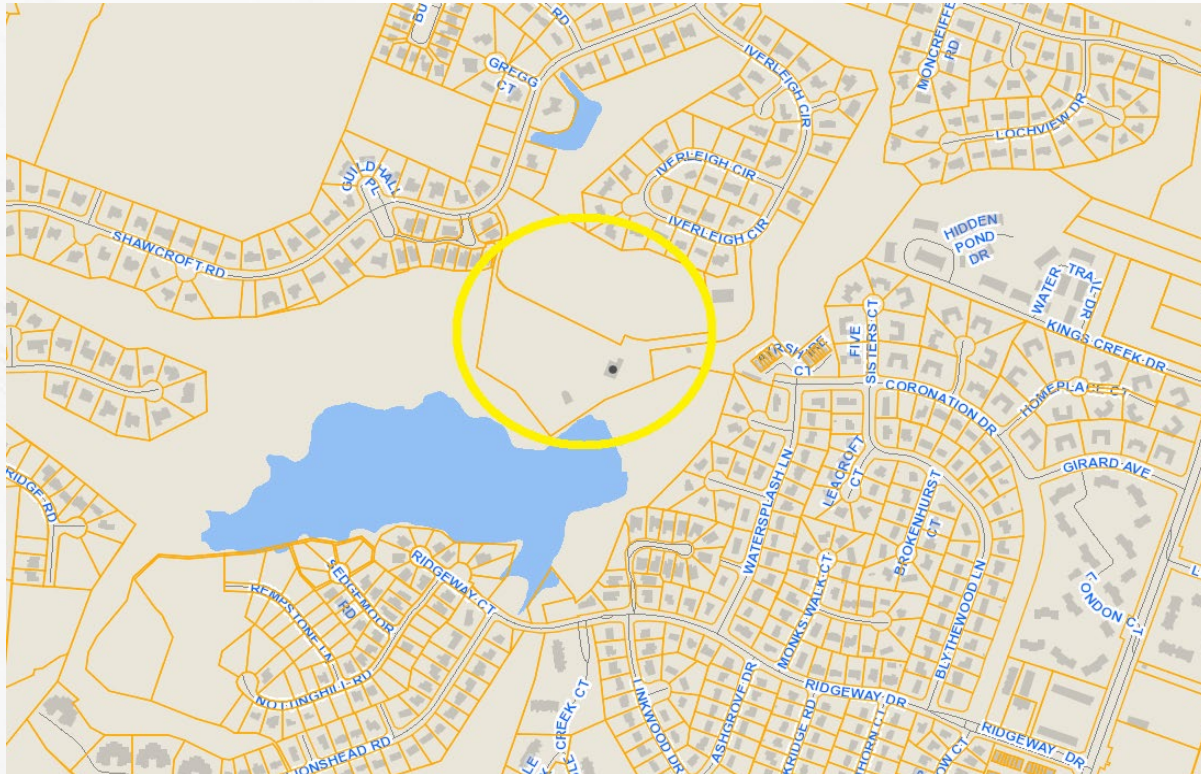
Case #: 21-014F

Location: 347 Shawcroft Rd.

Description: This is a single family subdivision that is being developed in the general vicinity of the current driving range at the Kings Grant Golf Course. A revision to the existing PND was granted and with it 8' front setbacks were approved.

Status: Approved

Area Map

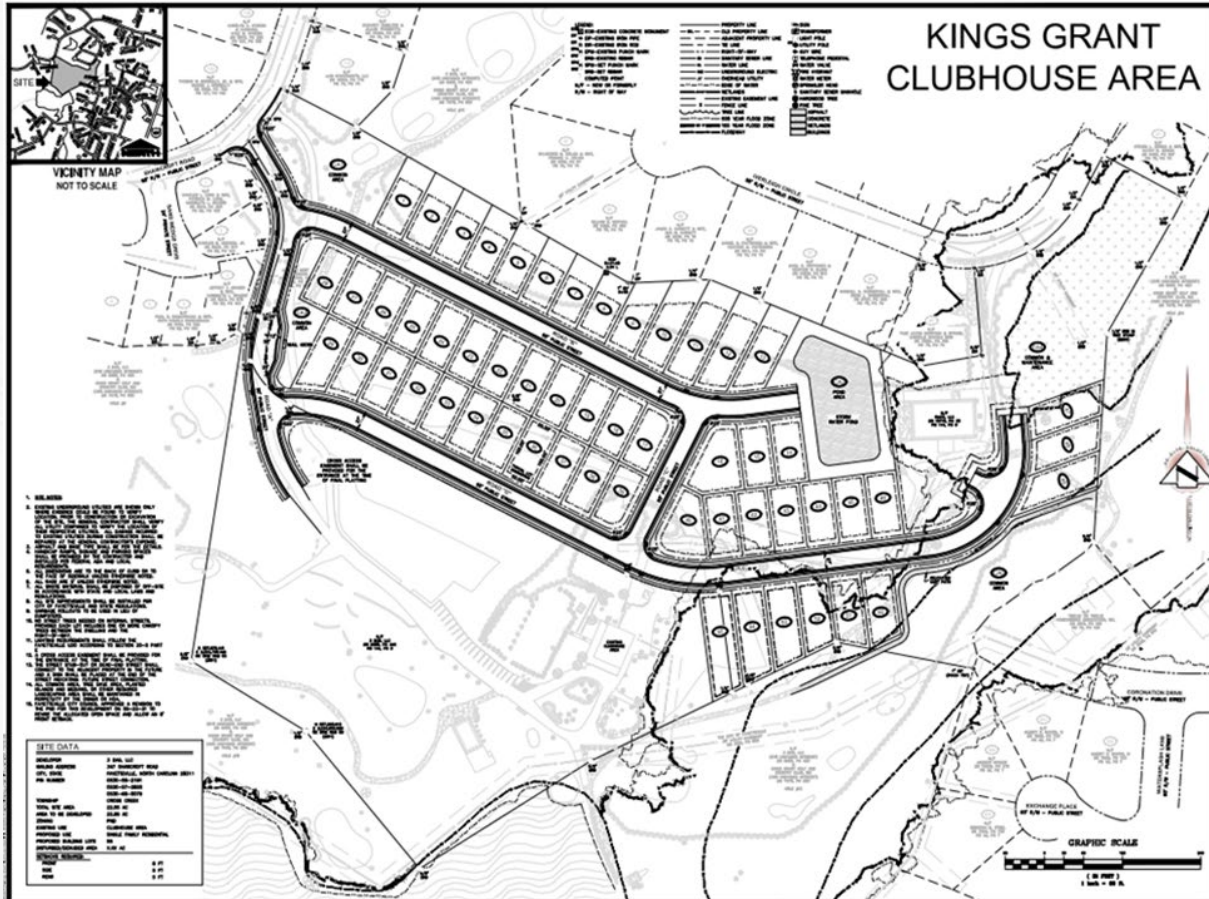


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project: Subdivision for Kenneth McMullen

Case #: 21-015F

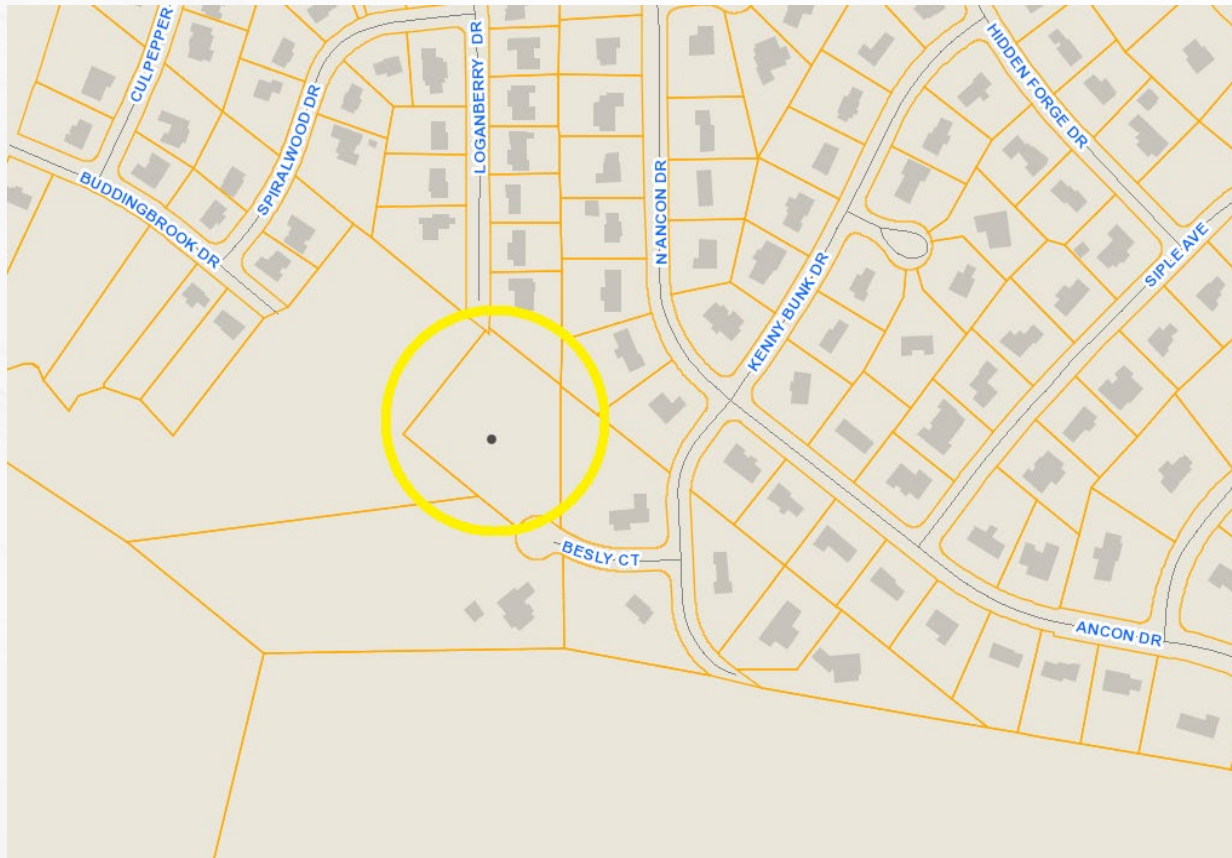
Location: 4130 Besly Ct

Description: Subdivision of existing parcel

Status: Approved



Area Map

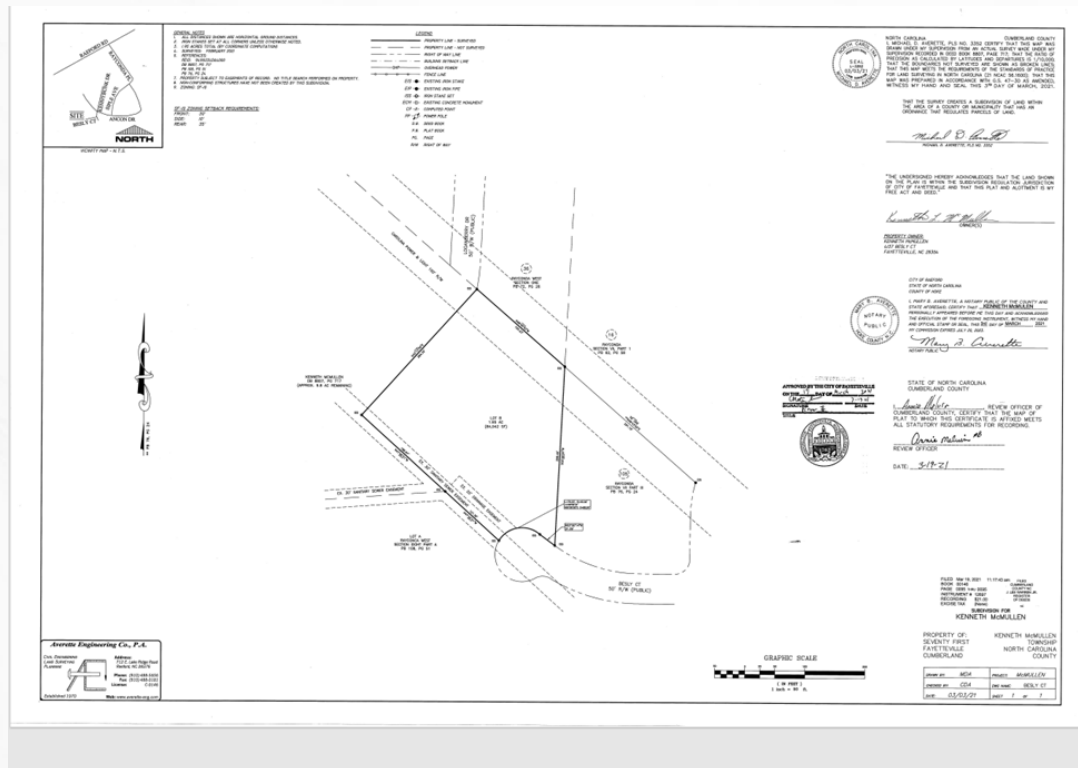


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: West Cumberland Apartments

Case #: 21-016F

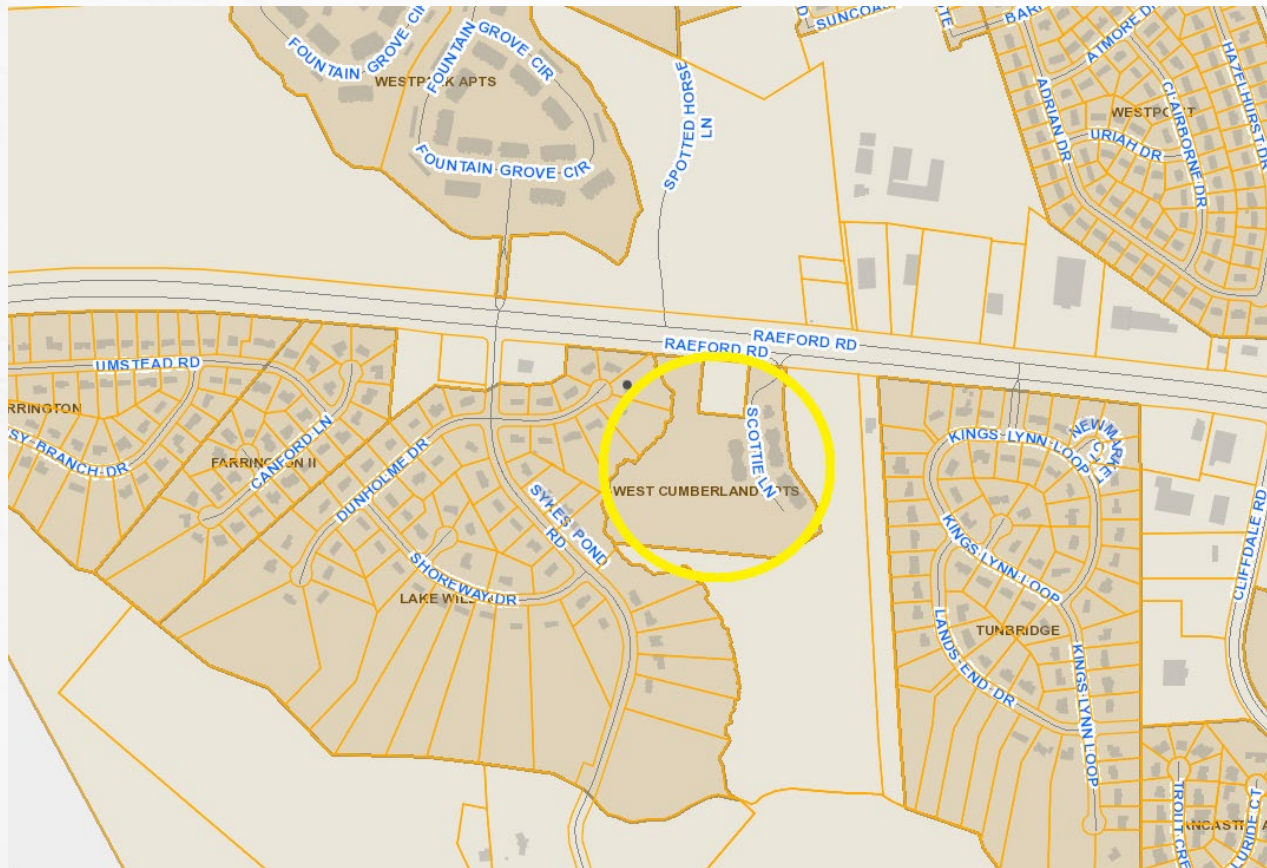
Location: Raeford Rd

Description: The proposed site is a 64 unit multi-family apartment complex. The site will include amenities such as a club house, playground, and picnic area.

Status: Approved



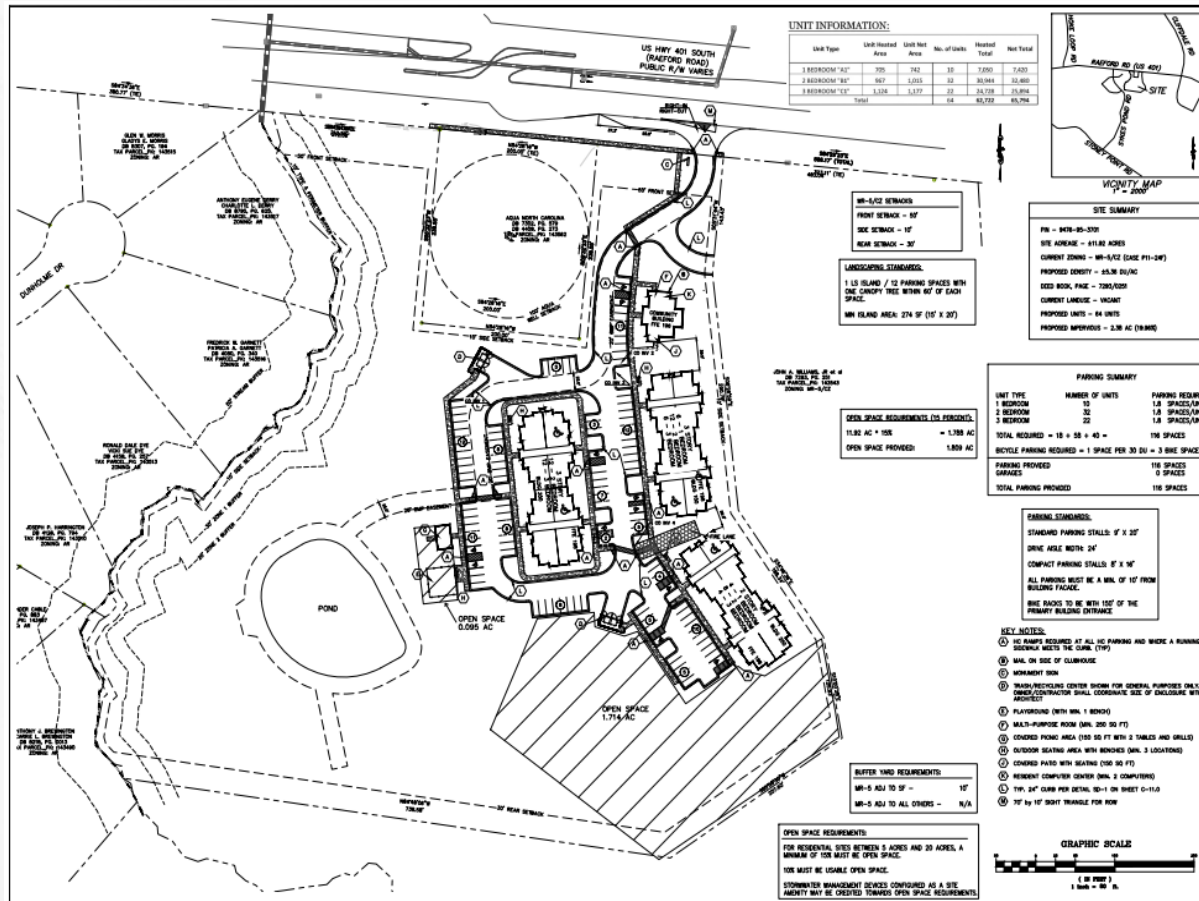
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Grace Baptist Church

Case #: 21-017F

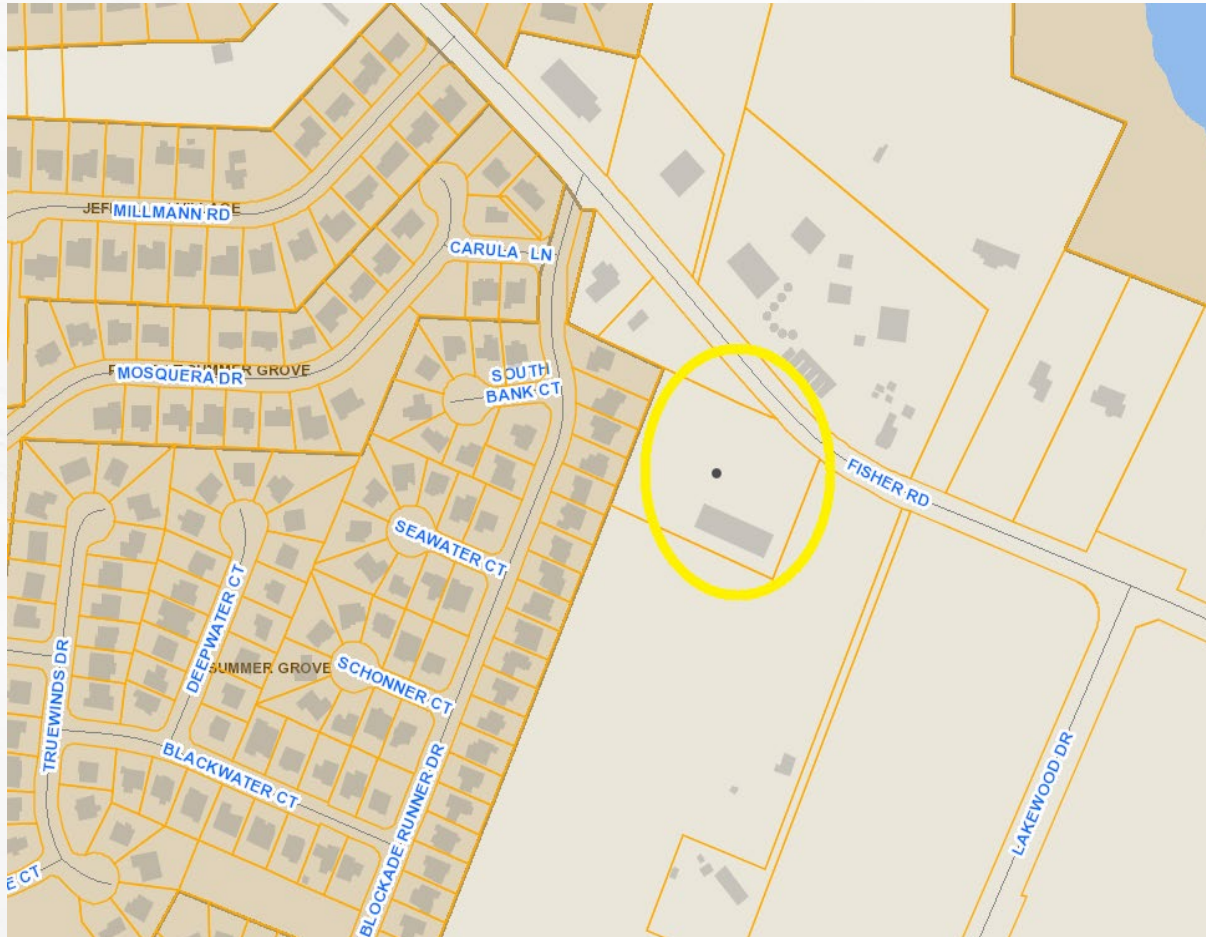
Location: 5911 Fisher Rd

Description: Property will be developed for a new church with the associated parking area.

Status: Approved



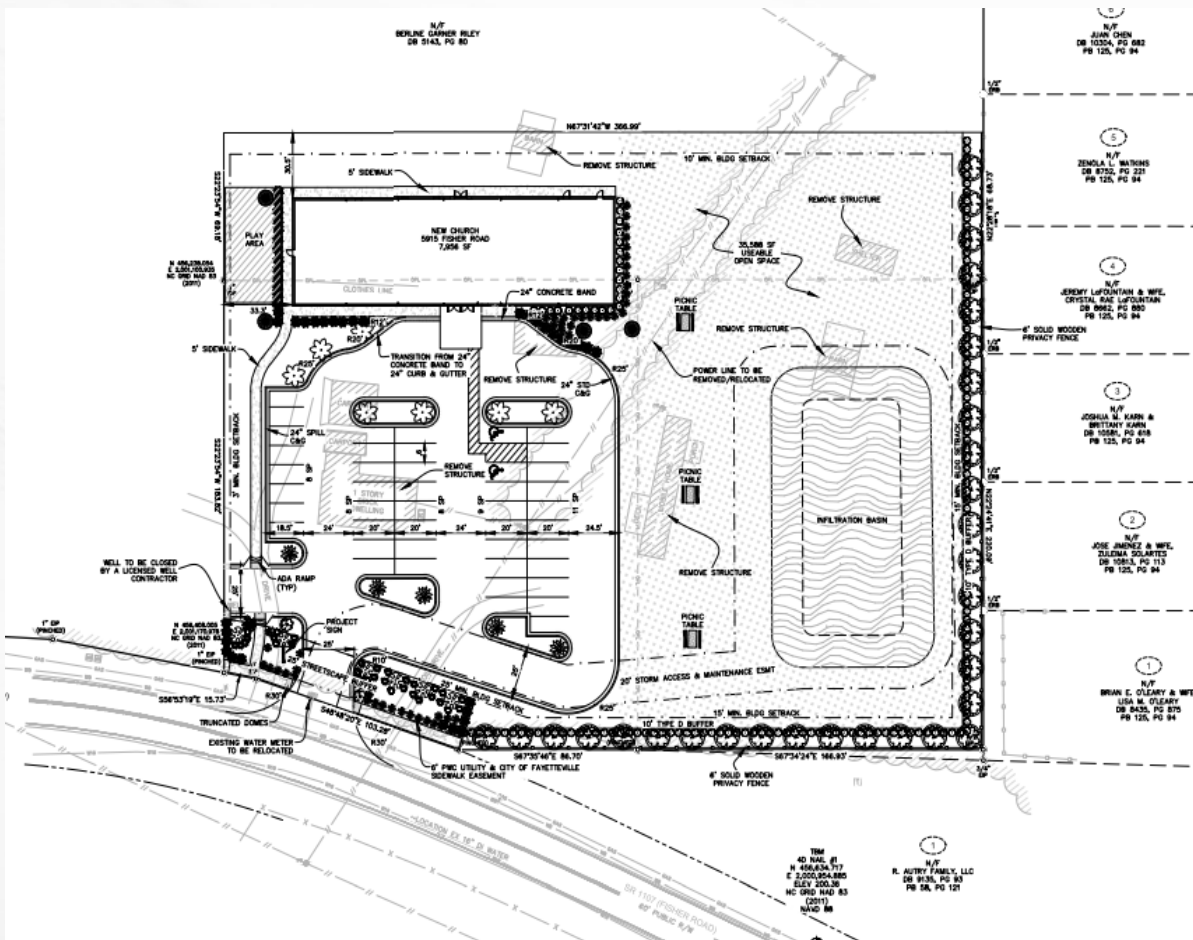
Area Map



Pre-Development Photo



Post Development Photo



March 2021

- **TRC Pre-App Review** - Harris Rebar - 595 S King St - Expansion of warehouse and vehicular area and addition of office building.
- **TRC Courtesy Review** - Quality Towing And Recovery – 470 & 472 Williams St, 412 & 416 Blount St - Expansion of existing tow yard.
- **TRC Courtesy Review** - Gravel Road Partners - Red Lion at Cross Creek Mall - 562 Cross Creek Mall - Gravel Road Partners (GRP) intends to purchase the existing Red Lion Inn & Suites and convert the property into workforce housing. There are currently 129 hotel keys at the property which GRP intends to convert into approximately 63 units (the final unit count will be determined by our architect once plans are drawn). The attrition rate of hotel keys to apartment doors is inline with other conversions GRP is currently evaluating. GRP does not plan to make any exterior modifications or structural alterations other than cosmetic upgrades where needed. Signage will be replaced to reflect the properties new branding. Landscaping is contemplated along HWY 401 and parts of the Mall ring road to increase privacy. Cosmetic upgrades to the existing pool will be conducted as needed.

March 2021

- **TRC Courtesy Review** - Greystone South - Zero Lot line Subdivision, Proposed 59 lots, site was previously timbered, no specimen trees on site.
- **TRC Pre-App Review** - Raeford Road CCSS (previously submitted as Raeford Road mini storage or self-storage facility) - This project involves the development of the site to construct a mini-storage units, drive access, office and parking. The site will be accessed by a main driveway from Raeford road.
- **TRC Courtesy Review** - The Morning Jump - 5075 Morganton Rd - Build a double drive through coffee shop in the 502 Parking Area of the Cross Point Center located at 5075 Morganton Road. Uploaded documents will show the proposed site location along with the buildings design and specifications for your review.

Project Name: Elliot Farm Phase 1B & C

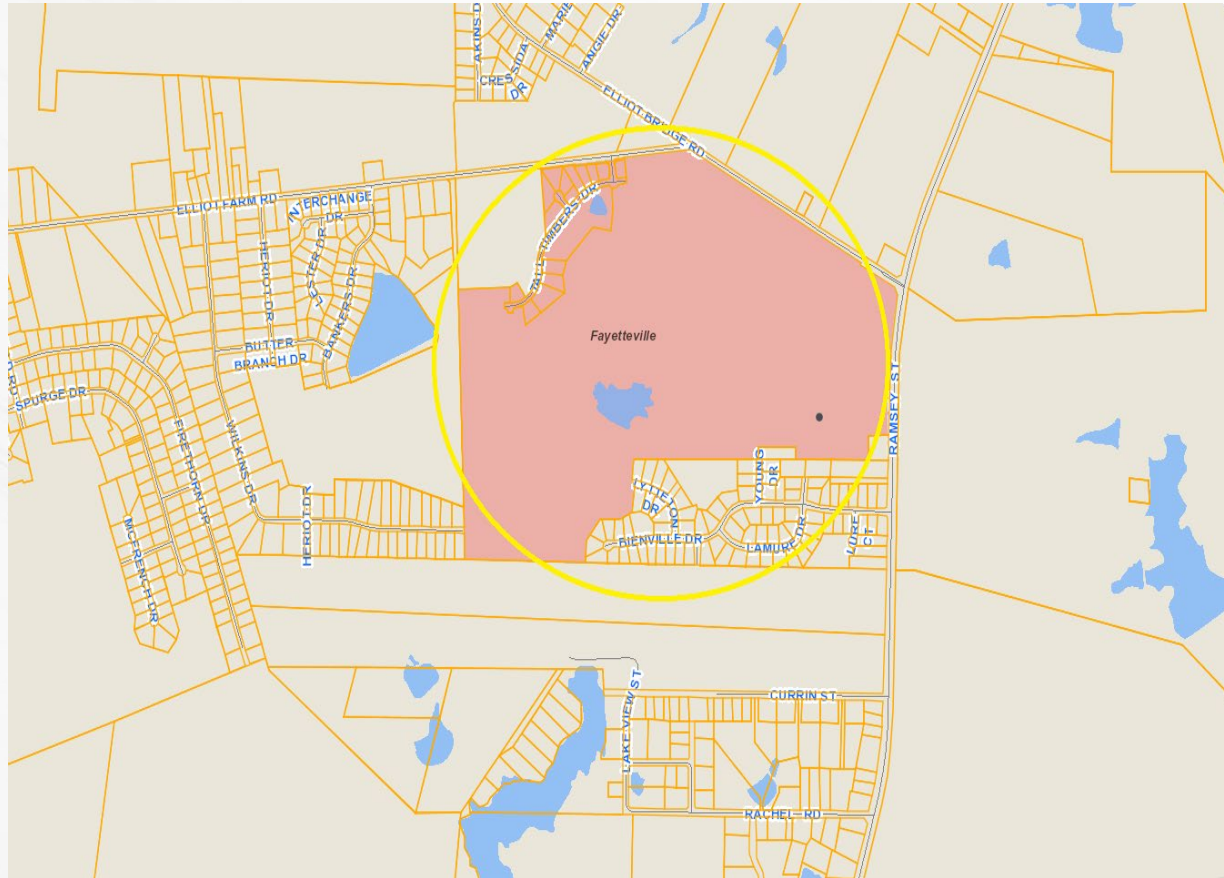
Case #: 21-018F

Location: 7693 Ramsey Street

Description: Phase 1A of Elliot Farms (13 lots) is currently under construction and working towards a final plat in April of 2021. Phase 1 B & C (99 single family home lots) are now being submitted for review.

Status: Awaiting Resubmittal

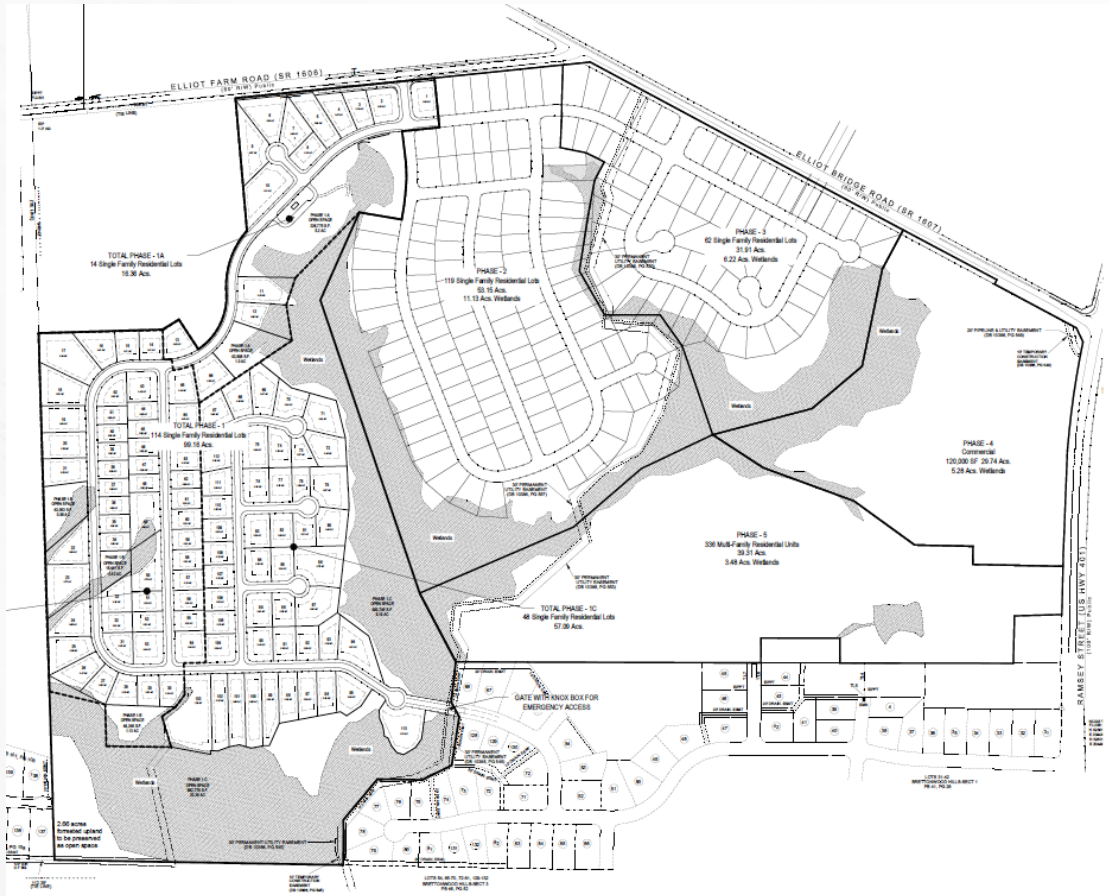
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



April 2021

- **TRC Courtesy Review** - 571 Ohmer Drive - 3 duplexes, approved by City Council.
- **TRC Courtesy Review** - Clifffdale Self Storage - 9560 Clifffdale Road - Site was previously submitted and approved as "Shoppes at Clifffdale" which included a commercial building and two story office building. The commercial building has been constructed, but the office building was removed from the project. The owner would now like to construct a climate controlled indoor self storage building with three levels (two above ground and on basement level) totaling 52,928 sf. The building will have one entrance for users to access storage units plus one other entrance for a small office. There will also be two other fire exits. There are sufficient parking and utilities for the proposed facility and the stormwater wetland will meet the City's requirements with minor modifications.
- **TRC Courtesy Review** - 3403 Ramsey Street - Proposed restaurant with drive-thru.

April 2021

- **TRC Pre-App Review** - Winifred Grannis Swamp Holler Investments - 2391 Amigo Drive - Subdividing House and related structures from parent tract.
- **TRC Pre-App Review** - 7-Eleven @ Ramsey Street - 3901 Ramsey Street - New construction 7-Eleven convenience store and fuel.
- **TRC Courtesy Review** - Kays Unique Creation - The owner, Mrs. Linda Amos, is applying for a conditional rezoning of an SF-6 residence to CZ for use of the existing residence as an office for her event planning business. No major remodeling or renovations planned.
- **TRC Courtesy Review** - 720 Bragg Boulevard - Applying for SUP to use current location as Automotive Wrecker Service to be added to Fayetteville Police wrecker rotation list.

Project Name: Circle K - Cliffdale and Rim

Case #: 21-021F

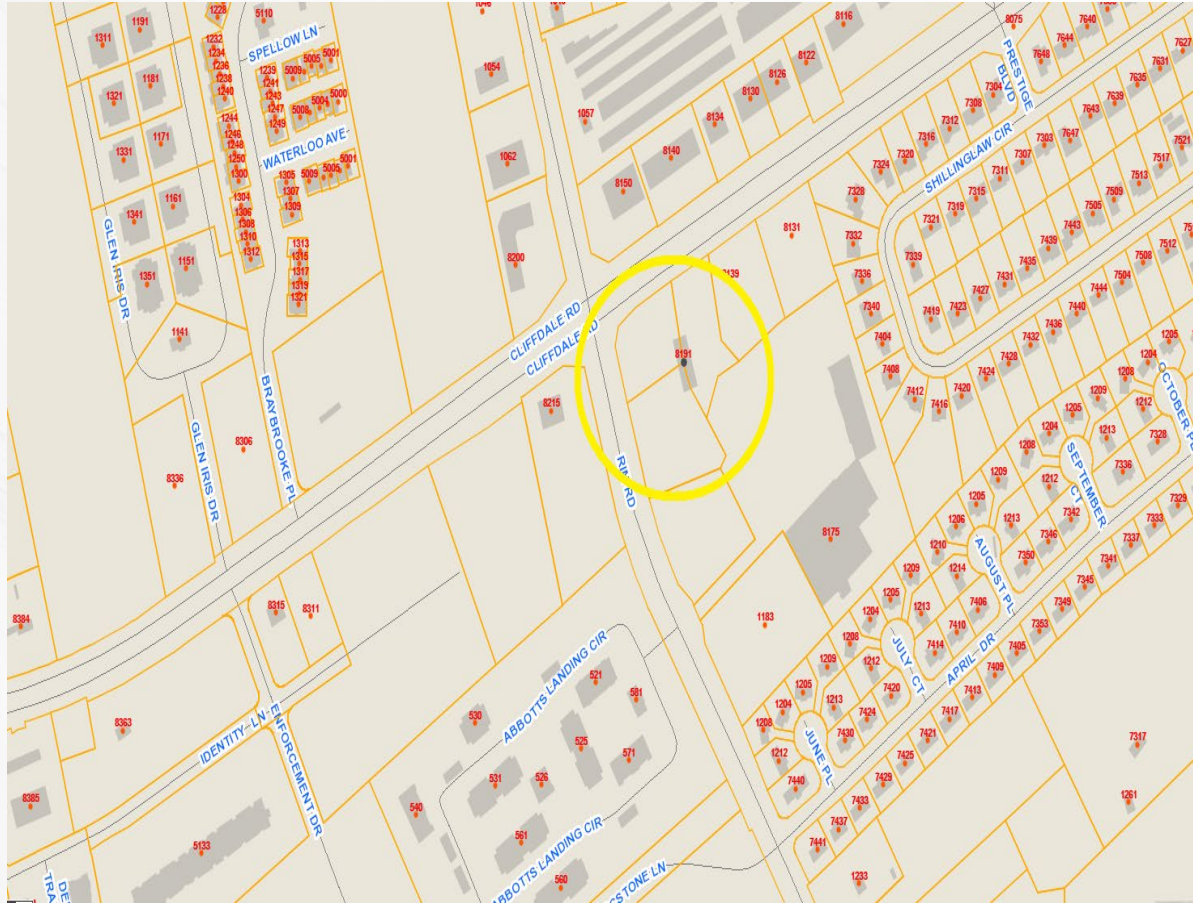
Location: 8191 Cliffdale Road

Description: Circle K Convenience Store and Gas Canopy

Status: Awaiting Resubmittal



Area Map



Pre-Development Photo



May 2021

- **TRC Courtesy Review** - 07 Humphrey Lane - The McIver Rebuild Project is major residential home rebuild to improve blighted properties in the downtown area and offer affordable rents for low-mod income residents. Residential Home rebuild for 707 Humphrey Ln. Home will be rebuilt on existing foundation with the current setbacks and previous permit permissions. We are requesting that all other homes on the lot be subject to the same setback provisions requested for 707 Humphrey Ln. The current lot is zoned is MR-5
- **TRC Courtesy Review** - Fayetteville Industrial - 6309 Bragg Blvd & 1551 Bridgewater Cir – Site improvements for proposed industrial development.
- **TRC Courtesy Review** - Lafayette Funeral Home Building Addition - 6651 Raeford Rd - New single story building addition to an existing funeral home.

May 2021

- **TRC Courtesy Review** - Pinnacle Bragg Self Storage - 4209 Bragg Blvd - Construction of a 88,550 sf one-story conditioned self storage facility and all accompanying infrastructure.
- **TRC Courtesy Review** - Storage King USA - 820 S. Reilly Rd - Convert a current unpaved storage area to a paved/marked storage area for RV's, boats, etc. Add/improve storm drainage infrastructure for the newly paved areas. Repair existing pavement at front parking lot. Install new fence and gate.
- **TRC Pre-App Review** - USPS Expansion - 2503 Southern Ave. - Construct a proposed 4,235 building addition to provide additional workroom space for postal carriers and expand existing parking facility.

May 2021

- **TRC Courtesy Review** - Cedar Creek Truck Stop - 454 Cedar Creek Rd - Retrofit of an existing gas station to a Gas Station Truck Stop. ±505 sf of expansion. The expansion will include showers for customers. There will be fueling for both cars and trucks.
- **TRC Pre-App Review** - NC Veterans Park - Intersection of Bragg Blvd and Rowen Street - This project is the proposed NC Veteran's Park Phase II at the intersection of Bragg Blvd and Rowen St. This property is the old NCDOT right-of-way for Rowan Street after the intersection relocation.



Project Name: Raeford Road Mini-Storage

Case #: 21-022F

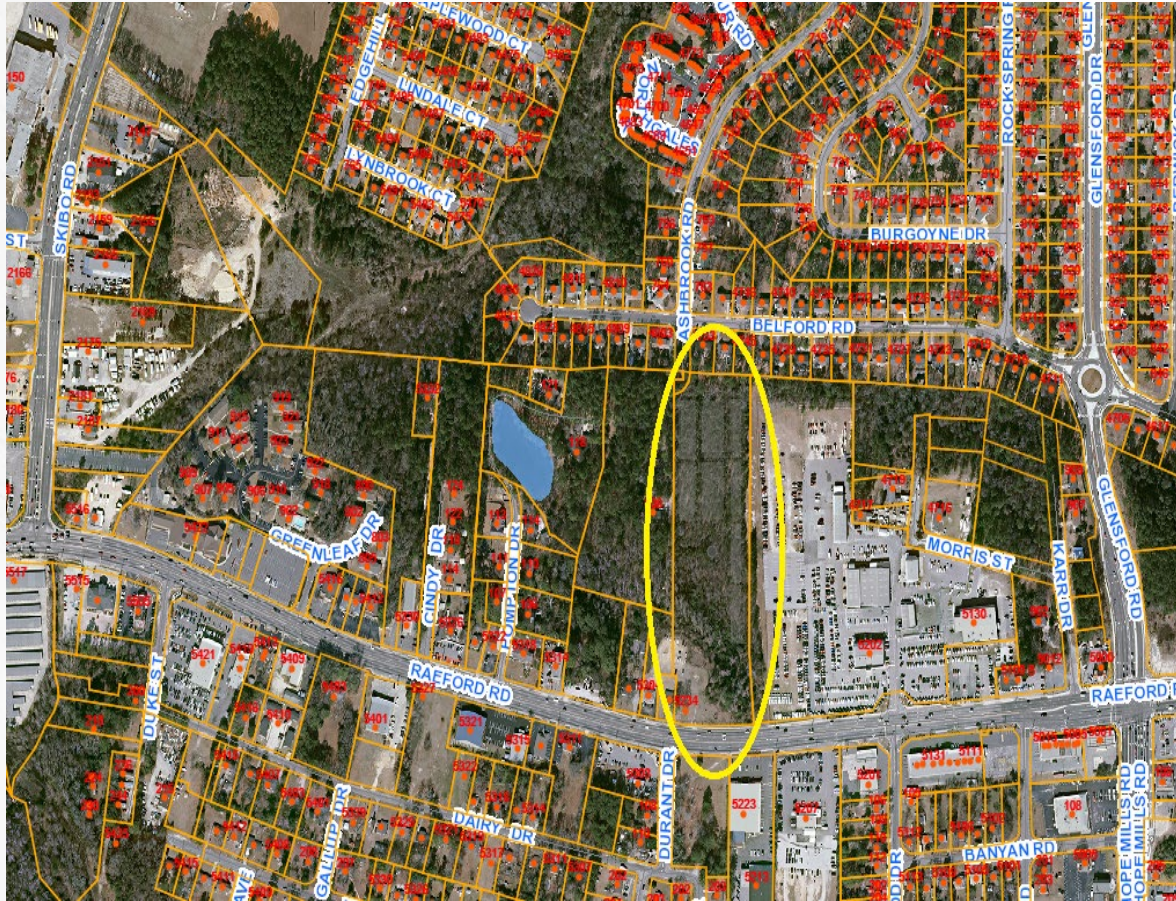
Location: Raeford Road near Durant Drive

Description: This project involves the development of the site to construct a mini-storage units, drive access, office and parking. The site will be accessed by a main driveway from Raeford road.

Status: Approved



Area Map



Pre-Development Photo



Post Development Photo

Project Name: Sandy Neck Subdivision (Formerly Cliffdale Road Subdivision)

Case #: 21-023F

Location: Cliffdale Road

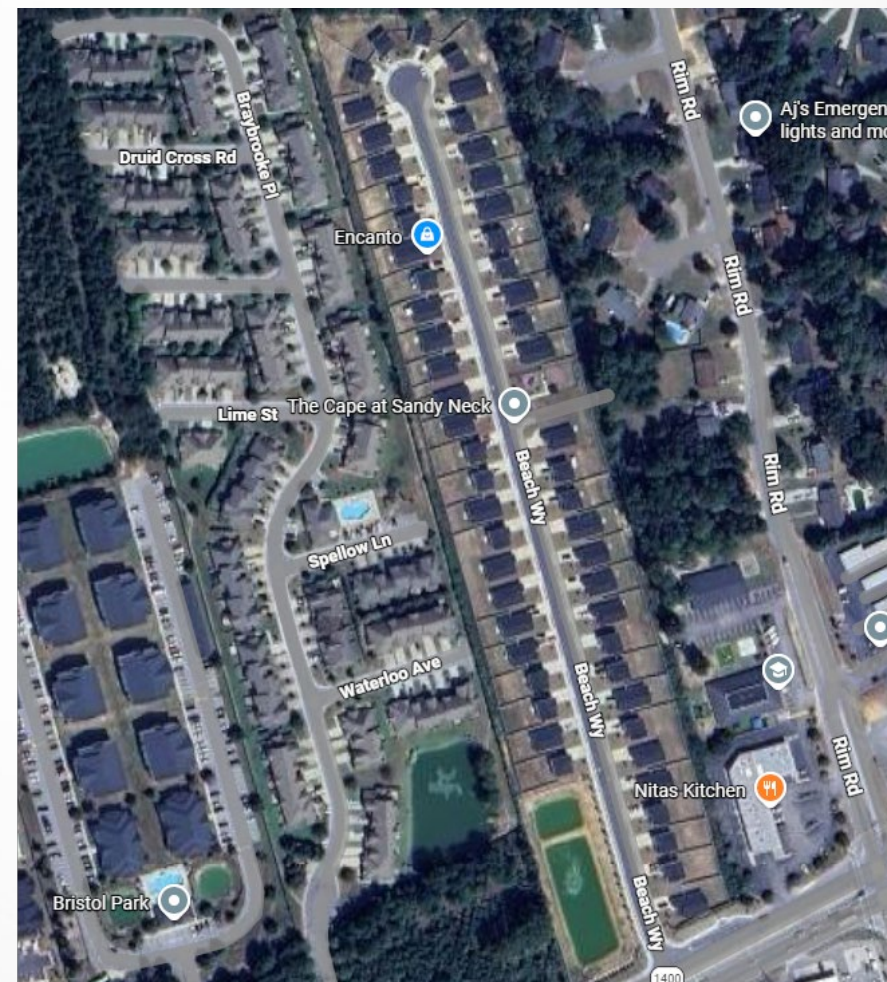
Description: Proposed subdivision with 55 unit single family for lease homes with one playground area. Single family homes shall range from approximately 1,200 to 1,600 square feet.

Status: Approved

Pre-Development Photo



Post Development Photo



Project Name: New Building for Rhudy's Jewelry & Pawn

Case #: 21-024F

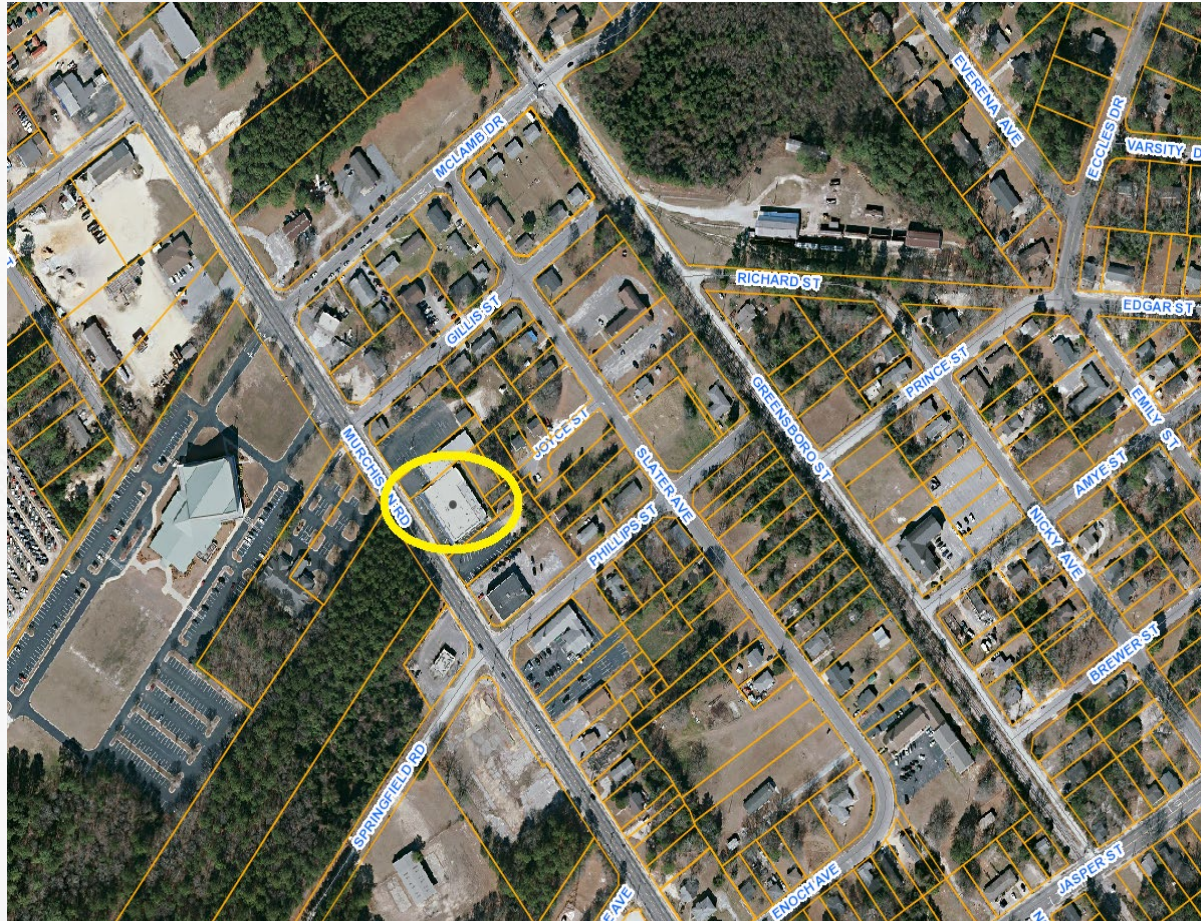
Location: 2410 Murchison Road

Description: New 4,415 square foot building to be located behind the existing Rhudy's Jewelry & Pawn building.

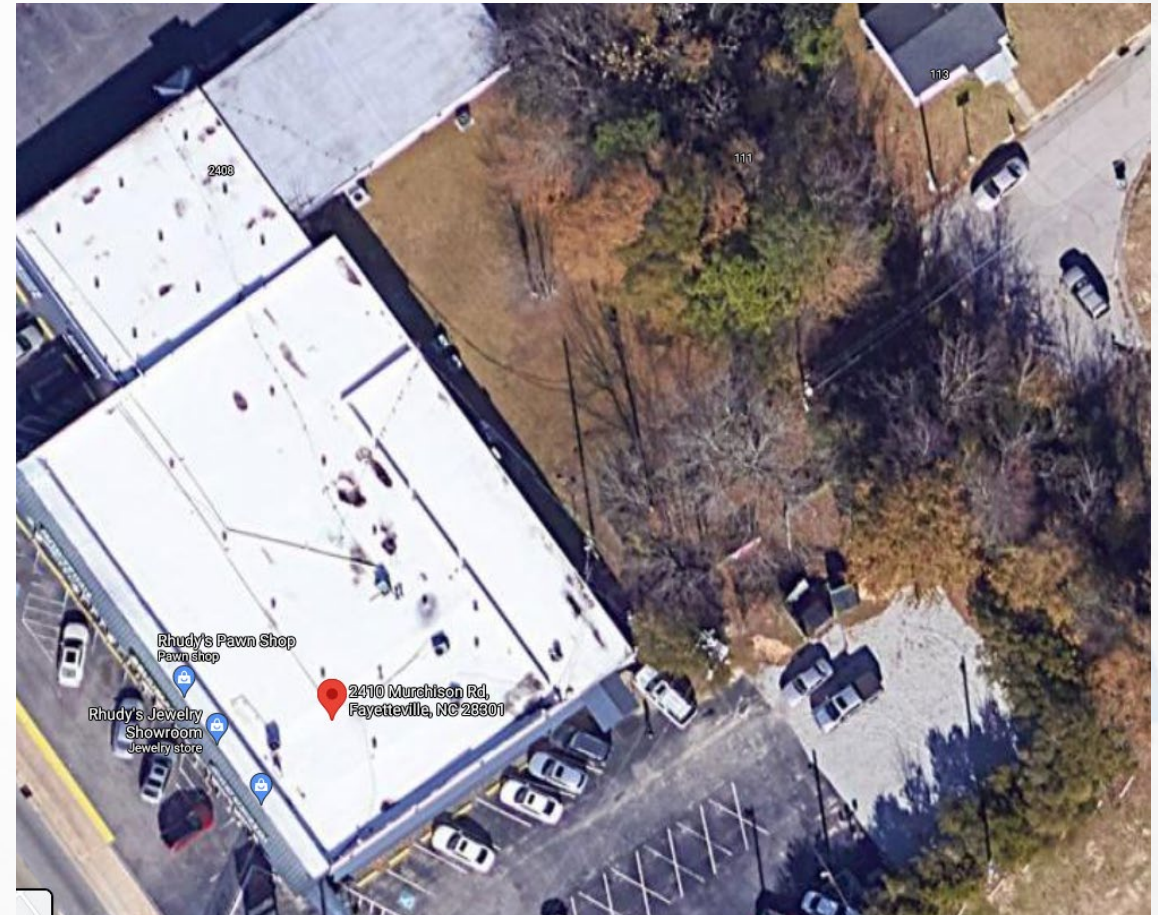
Status: Currently under review



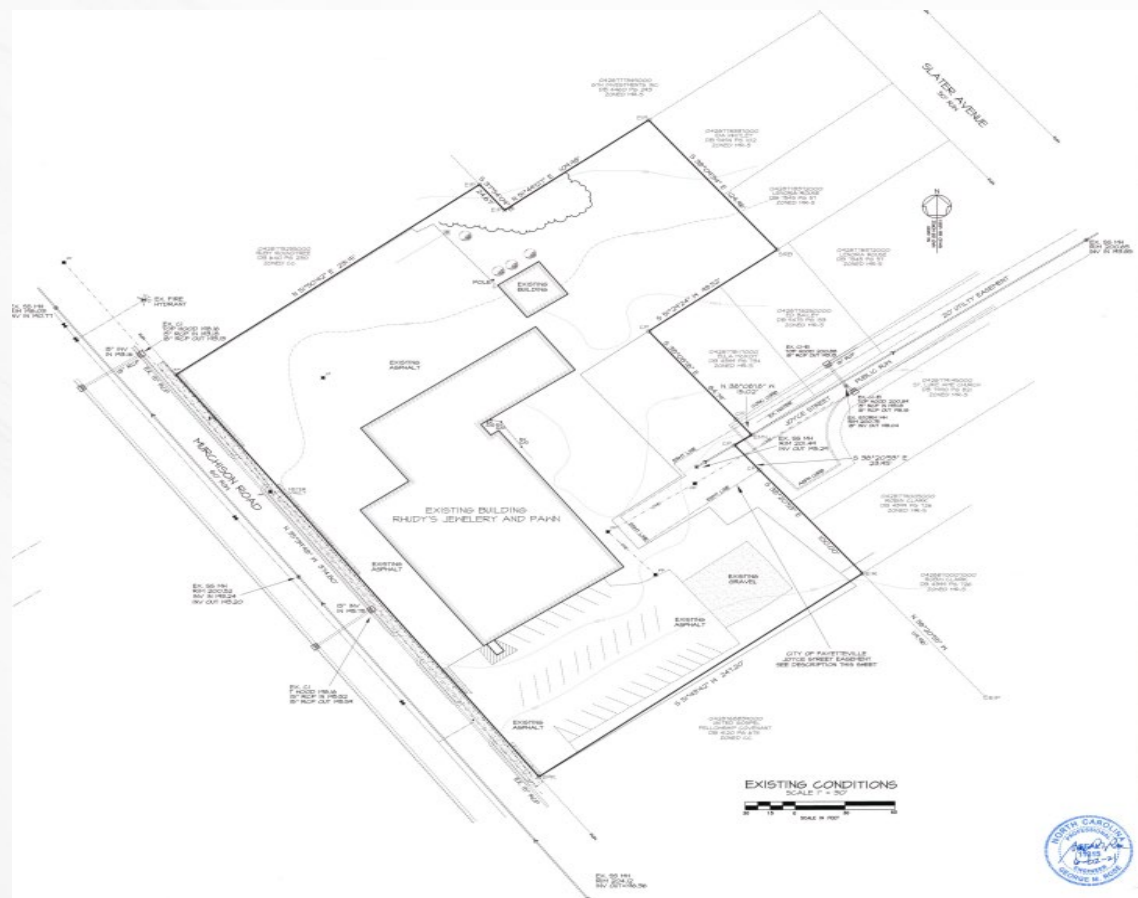
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Pineview Manor Lots 20-23

Case #: 21-025F

Location: Morgan Street

Description: This is an undeveloped lot in the Haymount area. In accordance with the storm water ordinance, these four lots combined will not exceed 20,000 square feet of impervious area post-construction.

Status: Approved

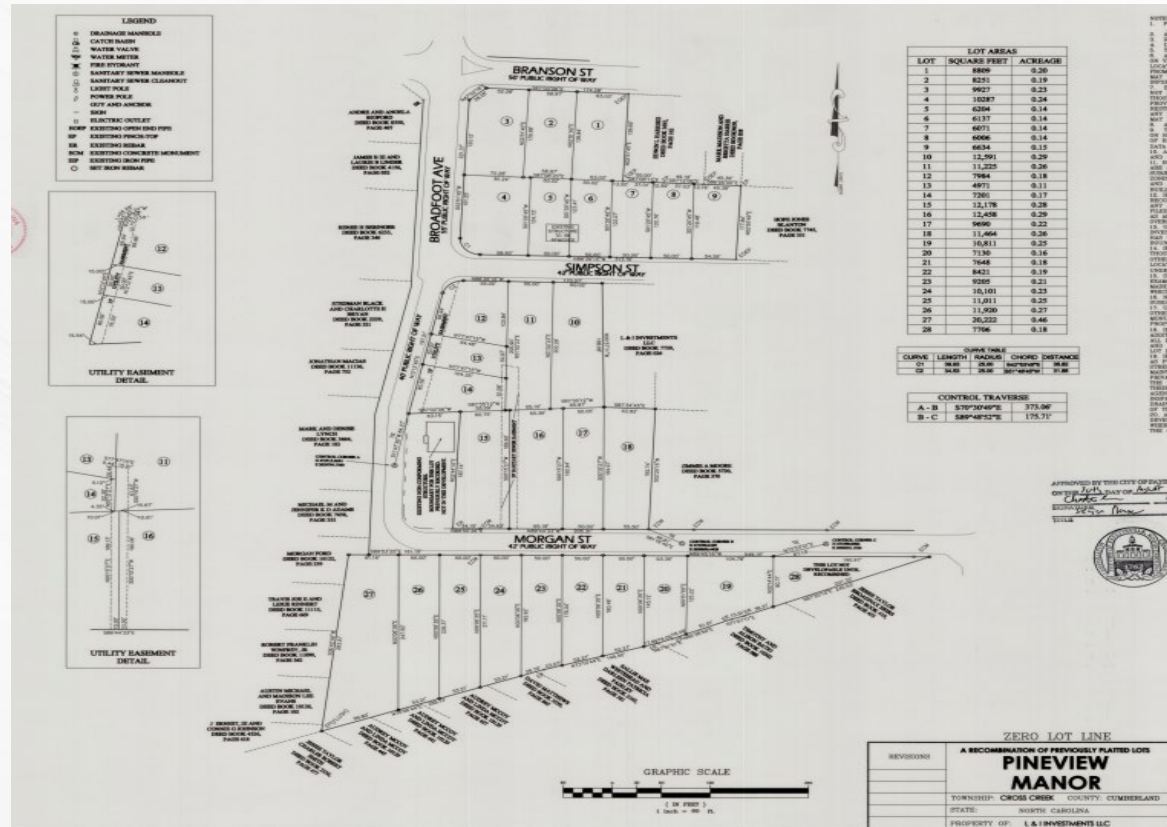
Area Map



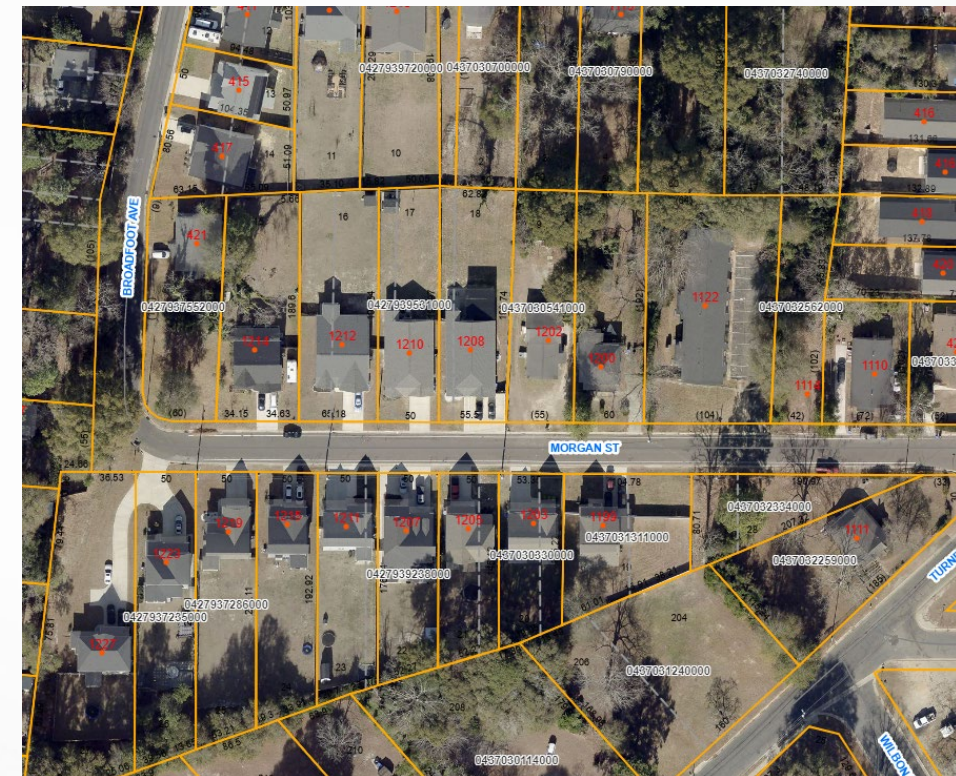
Pre-Development Photo



Proposed Development Plan



Post Development Photo



JUNE 2021

- **TRC Courtesy Review** - Building 367 N Reilly Road - New Building.
- **TRC Courtesy Review** - Winslow St. Parking Lot Expansion - 139 Winslow Street - Employee Parking Lot Expansion.
- **TRC Pre-App Review** - Building for Saigon Market - 824 Santee Drive - Approximately 3,873 square foot addition to the existing Saigon Market facility.
- **TRC Pre-App Review** - Richard Johnson Retail - 6304 Denver Drive - Re-development site with a proposed gas/convenience store, and a retail/commercial building with seven units (or fewer if combined).
- **TRC Pre-App Review** - Stonegate - 542 Andrews Road - Applicant is seeking to develop ±10.5 ac site for a single family residential development with the possibility of doing a mix of detached and duplex units. The site would be developed as a zero lot line development.

JUNE 2021

- **TRC Courtesy Review** - Bojangles - 6900 Cliffdale Road - Construct a commercial drive-thru only restaurant with associated parking and utilities.
- **TRC Pre-App Review** - 7 Eleven @ 914 Berkley Hall Way - New construction of a 7-Eleven with fuel sales.
- **TRC Pre-App Review** - Discount Tire Store - 1728 Skibo Road - This project involves the redevelopment of a parcel with an existing building to a Discount Tire Store. The existing building will be demolished, and a new one will be built. Regrading and landscaping will be performed, and changes will be made to existing driveways. Parking will also be redone. This project spans multiple parcels, including the entirety of PIN 0418-12-2666 and a portion of PIN 0418-12-0748.

Project Name: Santa Fe Apartments

Case #: 21-026F

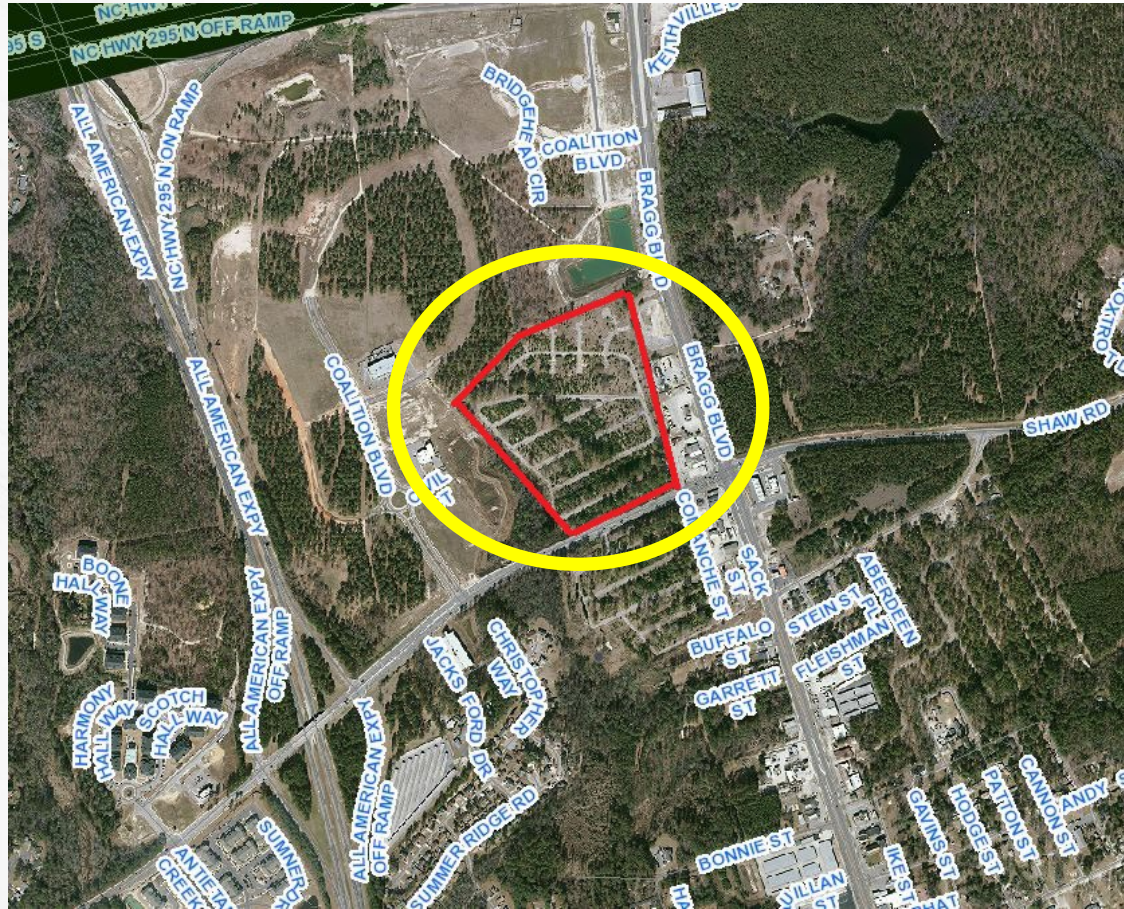
Location: 994 Santa Fe Drive

Description: The development will consist of apartments & townhome style apartments with amenities (clubhouse, pool, and gym).

Status: Currently under review



Area Map

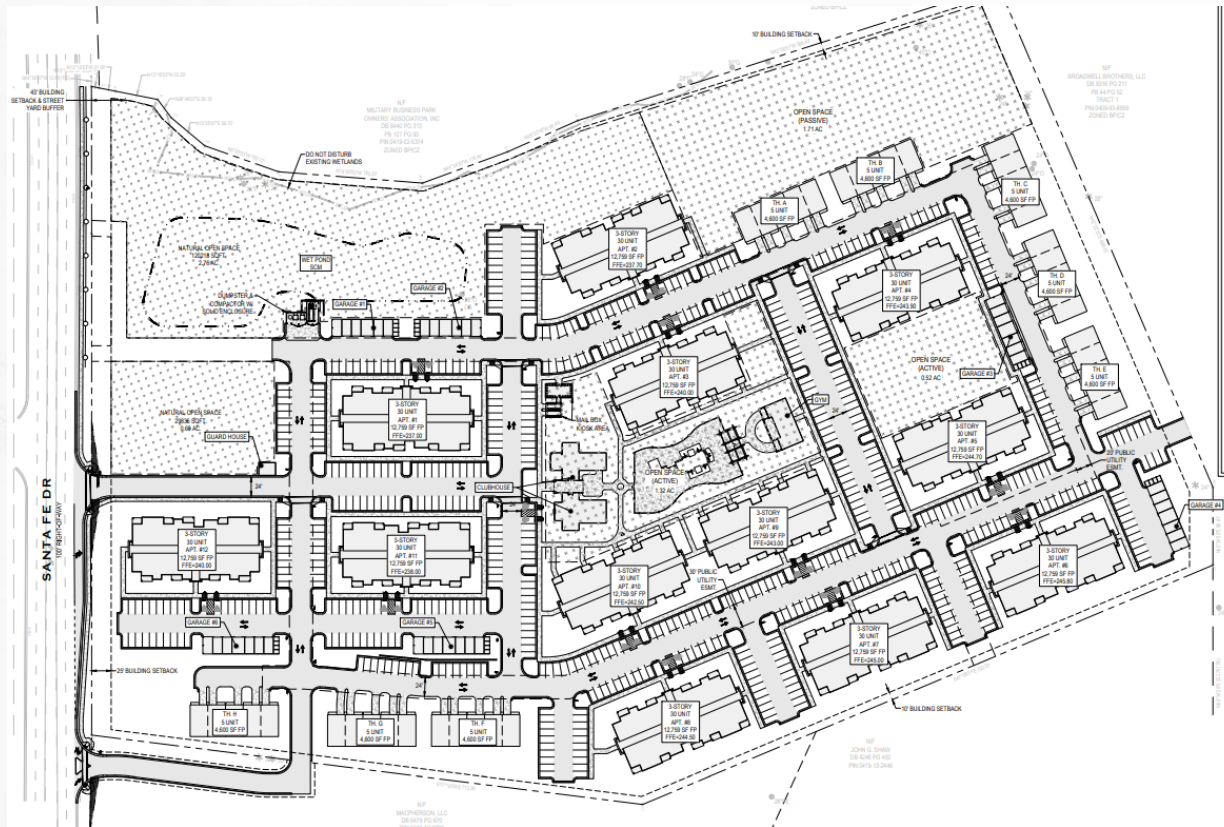


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Haymount Truck Stop

Case #: 21-027F

Location: 100 Broadfoot Avenue

Description: Addition to the existing building (kitchen and cooler), utilize the existing canopy (outside seating), add four pads for food trucks and create outdoor and indoor recreation space. The requirements of the food truck ordinance will be met.

Status: Approved

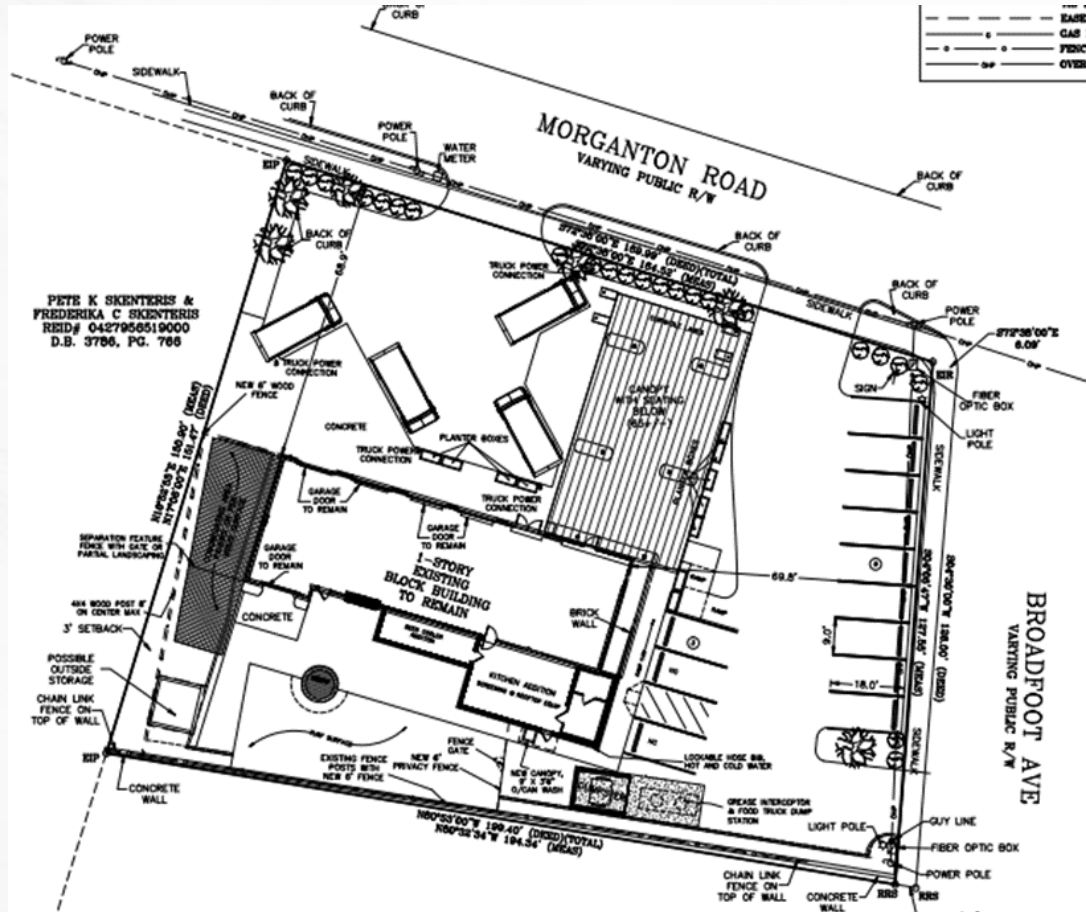
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Fayetteville Industrial (Project Bronco)

Case #: 21-028F

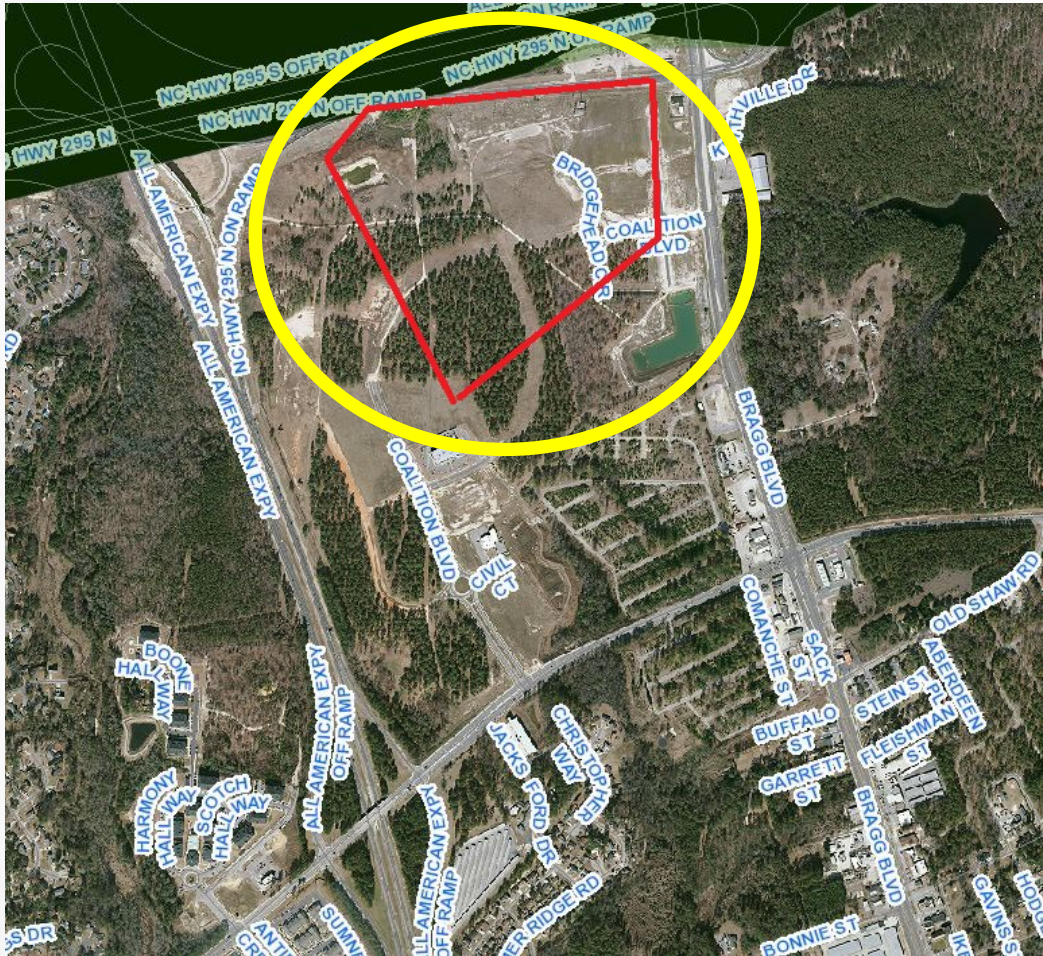
Location: 6309 Bragg Boulevard & 1551 Bridgewater Circle
(Military Business Park)

Description: Construction of an approximately 1 million square foot industrial building and associated parking and infrastructure.

Status: Approved



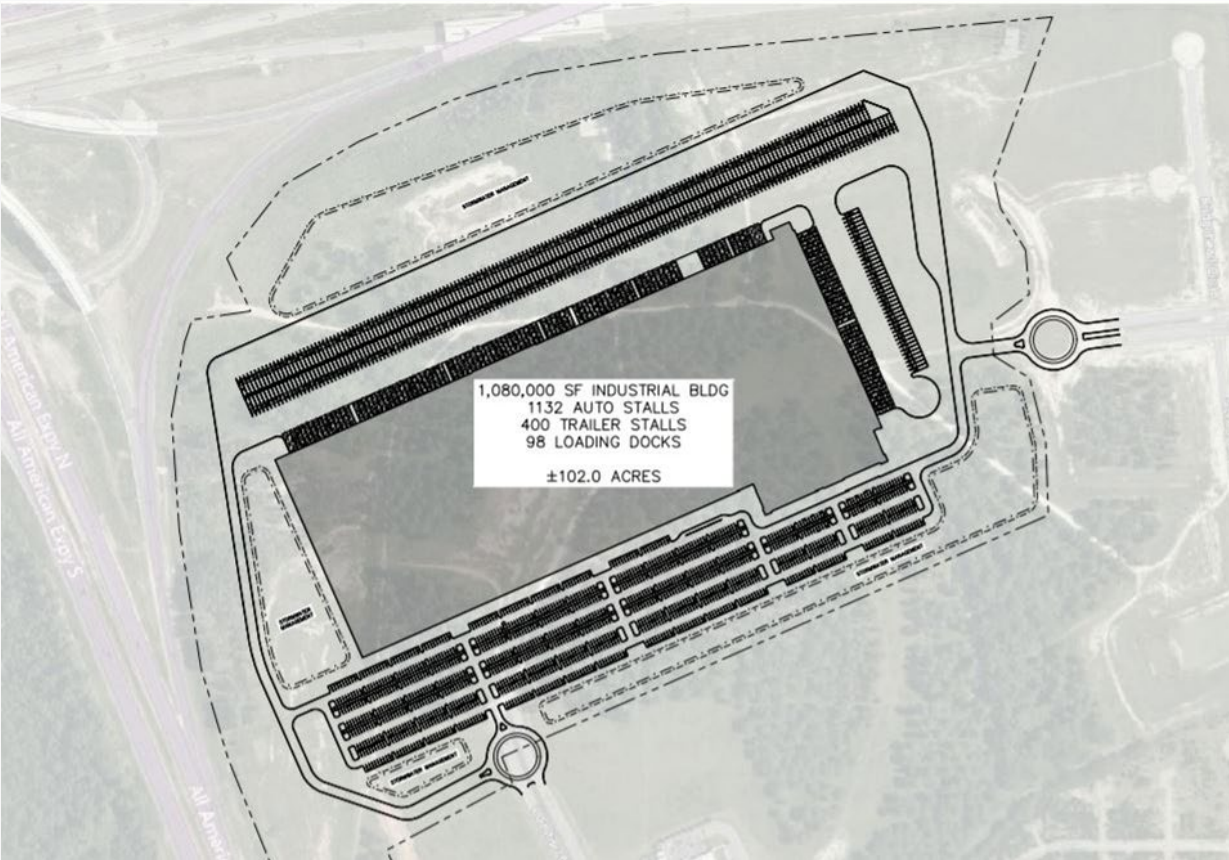
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Andrews Road

Case #: 21-029F

Location: 200 Andrews Road

Description: Multi-family development to include duplexes and apartments.

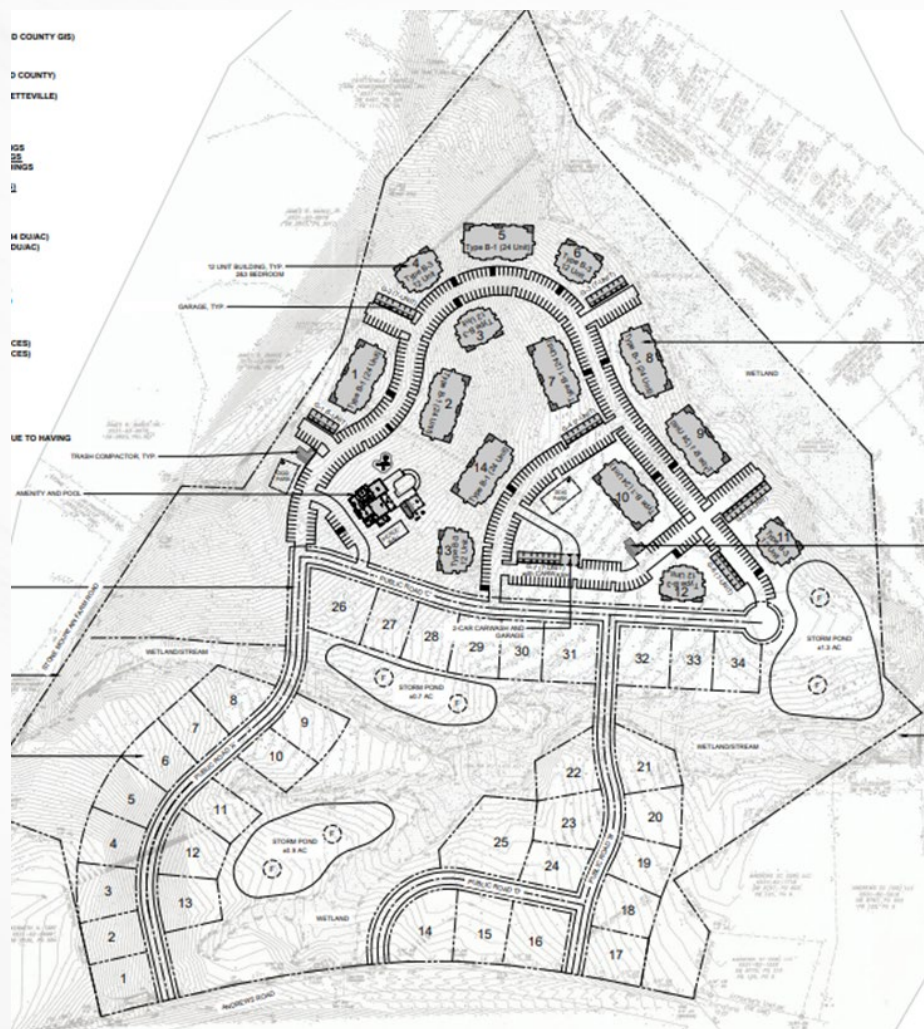
Status: Approved



Pre-Development Photo



Post Development Photo



Project Name: Springhill Suites

Case #: 21-030F

Location: 520 Judson Church Road

Description: Remove existing building and construct a 119 room hotel with 126 parking spaces.

Status: Approved

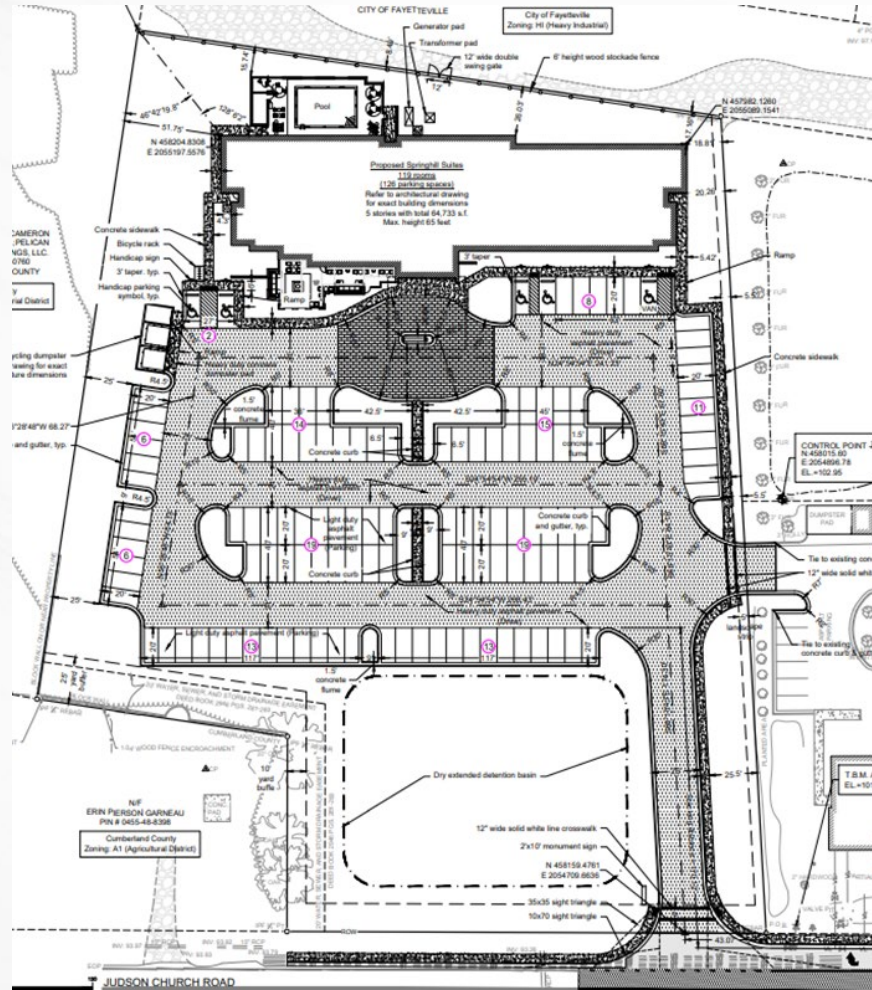


Area Map



Pre-Development Photo





July 2021

- **TRC Courtesy Review** - Building 367 N Reilly Road - Proposed new small retail building.
- **TRC Courtesy Review** - 4770 Lakewood Drive - existing structure to be used as is for Child Daycare Only.
- **TRC Courtesy Review** - SteelFab - 950 Country Club Drive - acquisition and growth of Hercules steel.
- **TRC Courtesy Review** - Legion Business Flex Park - 2610 Legion Road - Flexible storage that will include climate controlled, traditional self storage, and flexible spaces that will have an office for customer interaction, storage/light assembly, and garage space.



Project Name: Elvira Townhouses

Case #: 21-031F

Location: 2122 & 2118 Elvira Street

Description: 10 unit townhome development

Status: Approved



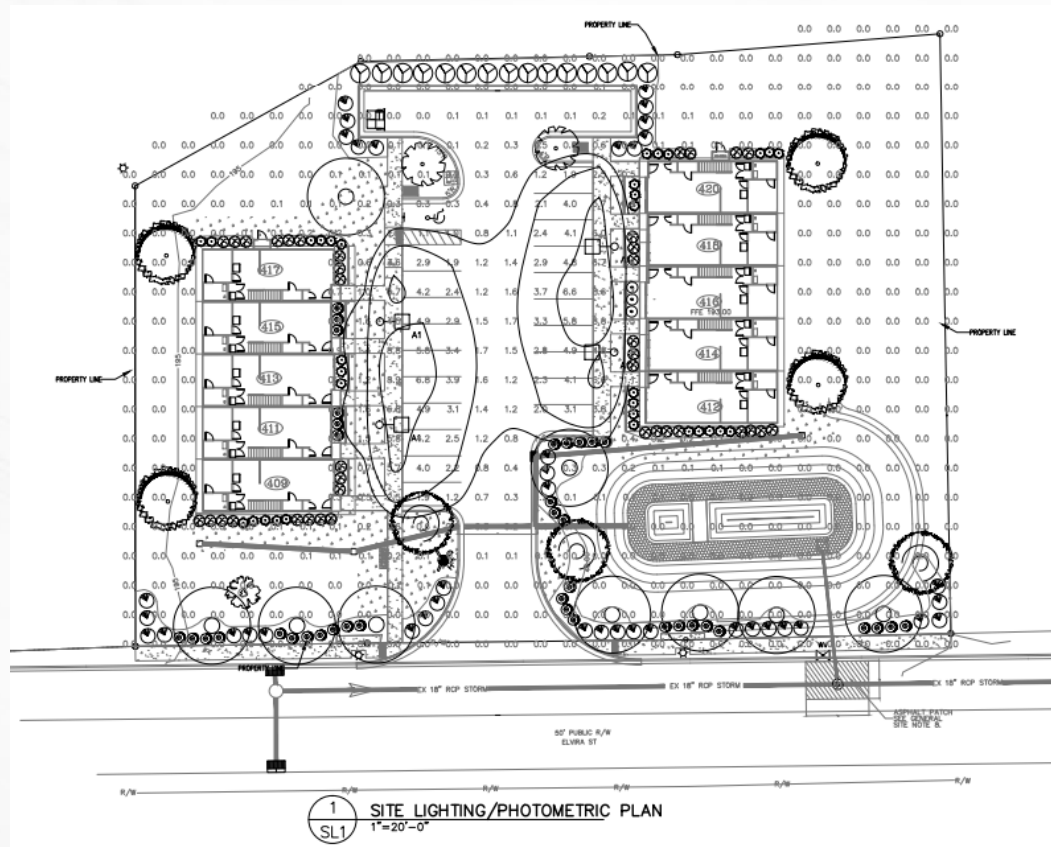
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Division of Lot 1 - PB 136, PG 190

Case #: 21-032F

Location: 735 McArthur Road

Description: Subdivision of 0.27 acre tract from parent tract

Status: Approved



Area Map



Pre-Development Photo



Post Development Photo



Project Name: Homeland Addition

Case #: 21-033F

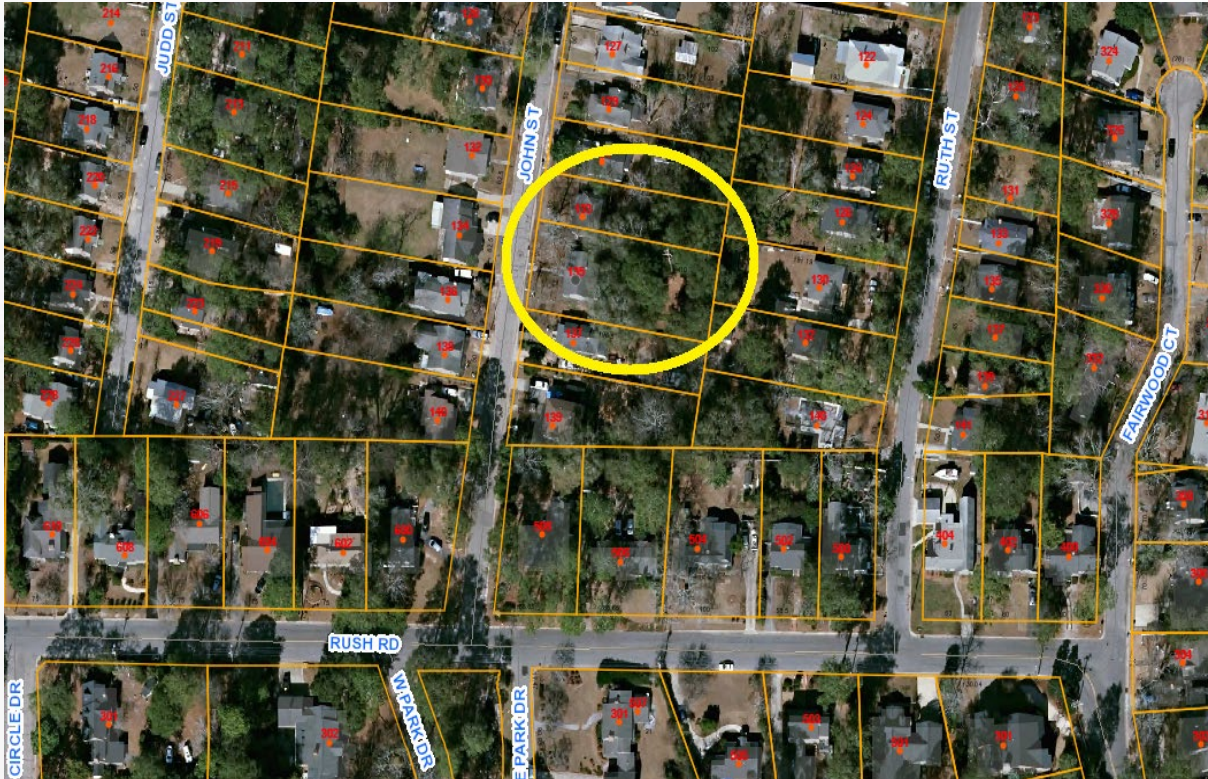
Location: 133 & 135 John Street

Description: This is a recombination but owners want a zero lot line.

Status: Approved



Area Map



Pre-Development Photo



Post Development Photo



Project Name: Pineview Manor Lots 1-23 and 28

Case #: 21-034F

Location: 1217 Simpson Street

Description: Previously recorded lots being recombined. Need Zero Lot Line. Lots 20-23 have already been through review.

Status: Approved



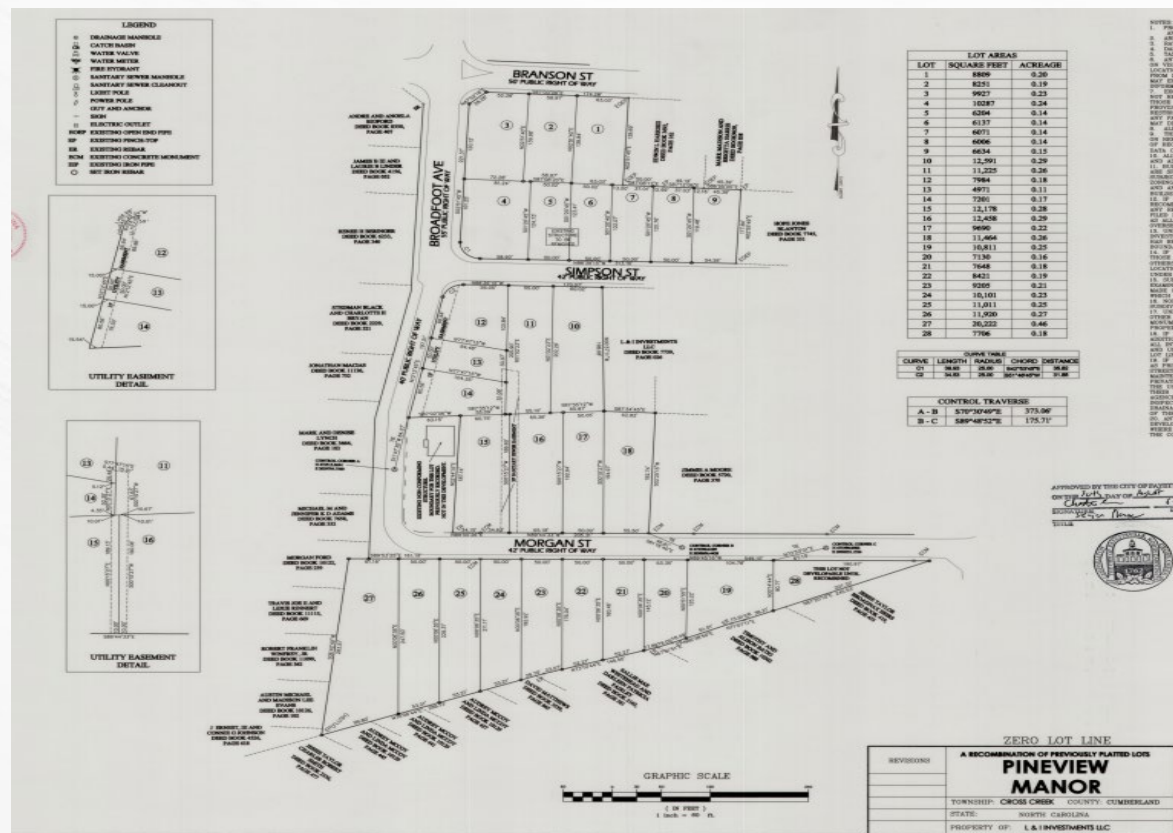
Area Map



Pre-Development Photo



Post Development Photo



August 2021

- **TRC Pre-App Review** - Bahama Loop Georgetown - 699 Bahama Loop - 4 duplexes total on the 2 lots.
2 per lot
- **TRC Courtesy Review** - 901-907 Bragg Boulevard - Special Use Permit for exception to City's 500' policy between religious establishment & adult entertainment.
- **TRC Courtesy Review** - 571 Ohmer Drive - Construction of 3 Duplexes on this address, base floor 1500 sq ft per building, 2 stories each, 3000 sq. ft. total per building.
- **TRC Courtesy Review** - Builders First Source Lamprose entry to Hook St - 991 Hooks Street - Flexible storage that will include climate controlled, traditional self storage, and flexible Looking to add an entry way to Hook St for Builders First Source. They would cross on to Hooks St. through the 991 Hooks St. The owners of both properties are in agreement to the entry way.

Project Name: Lafayette Funeral Home Building Addition

Case #: 21-035F

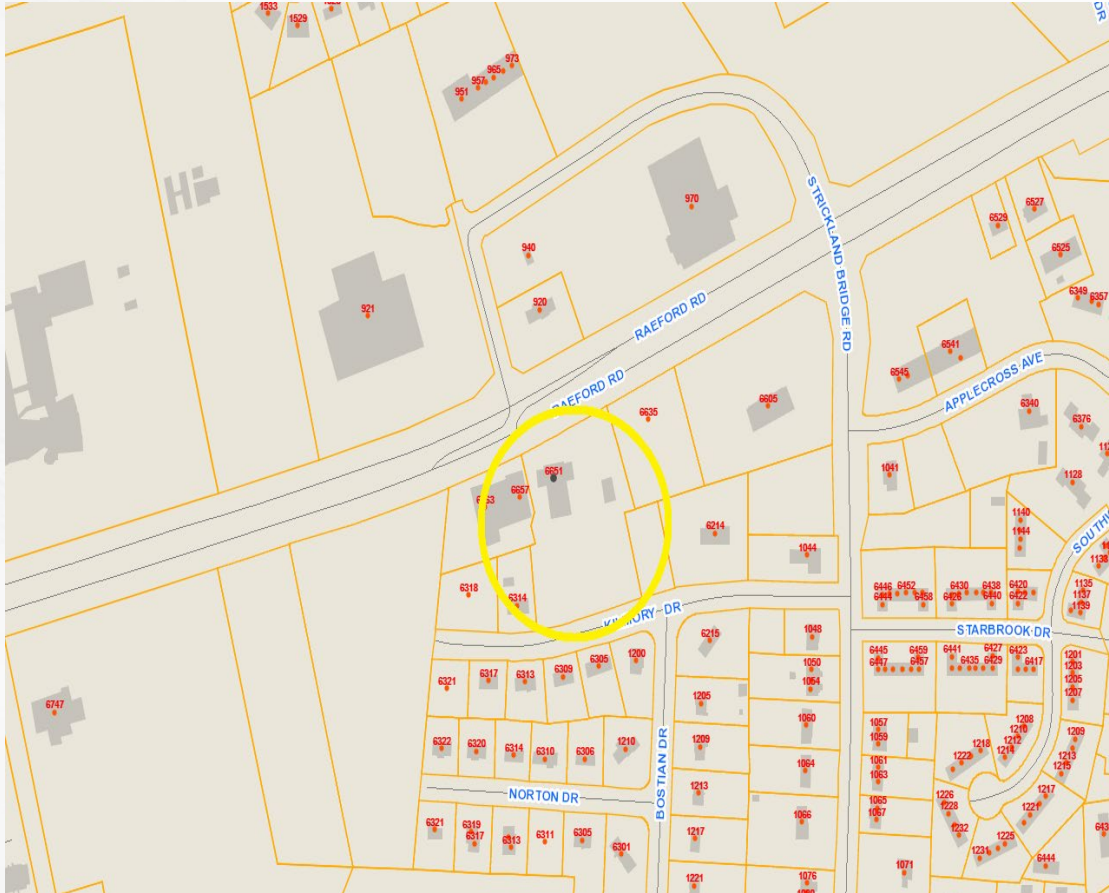
Location: 6651 Raeford Road

Description: New single story building addition to an existing funeral home.

Status: Currently under review



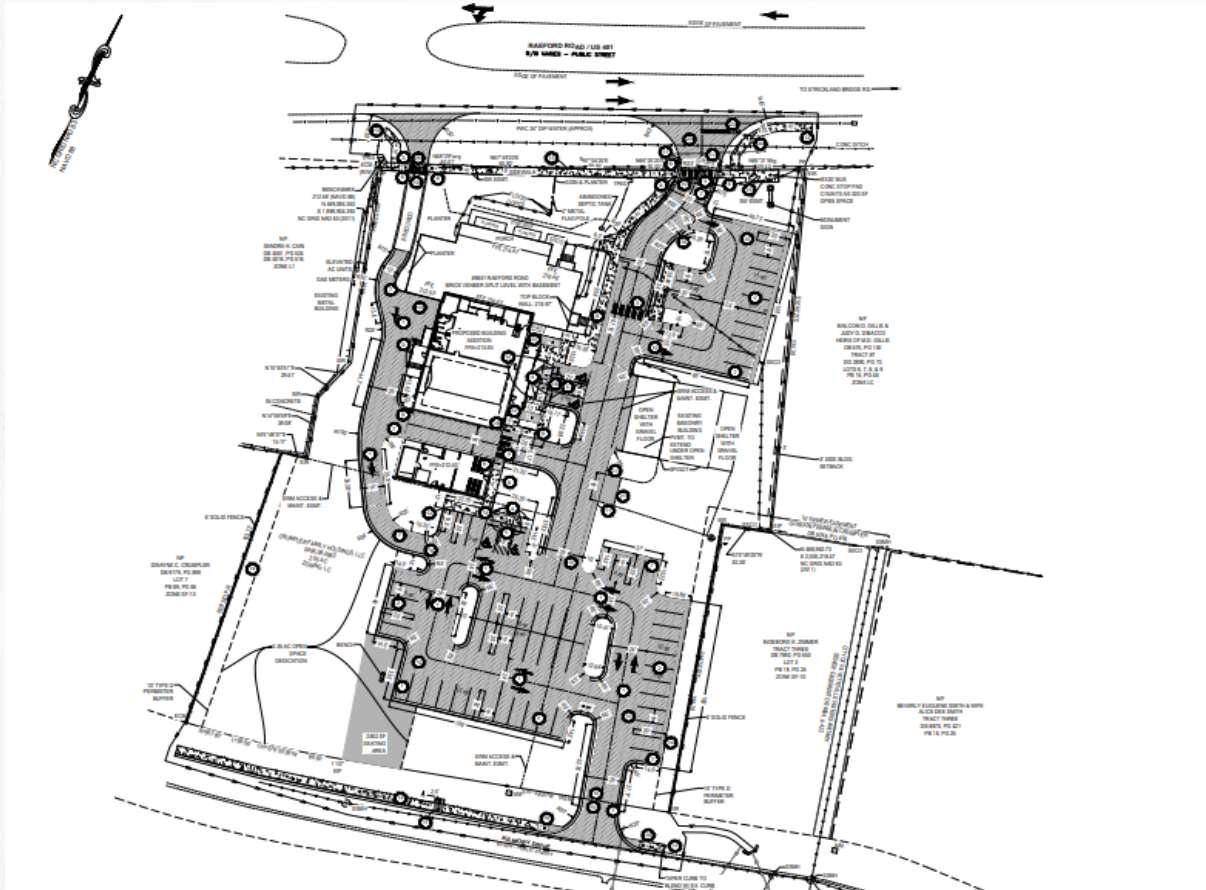
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: The Commons At Arran Lakes West

Case #: 21-036F

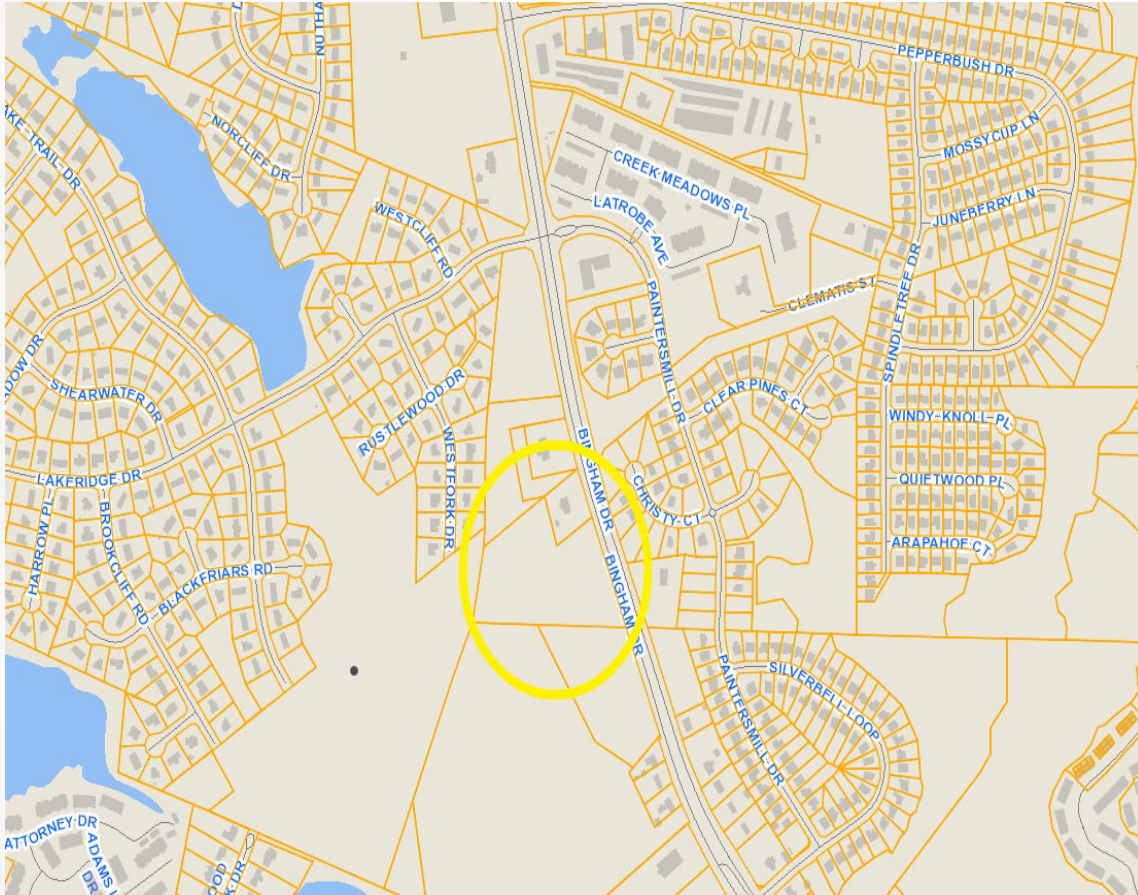
Location: Bingham Drive & Lakeridge Drive

Description: These lots were just recently annexed into the city of Fayetteville. This development will consist of 39 single family residential lots and storm water control devices.

Status: Currently under review



Area Map



Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Dorothy Gilmore Therapeutic Recreation Center

Case #: 21-037F

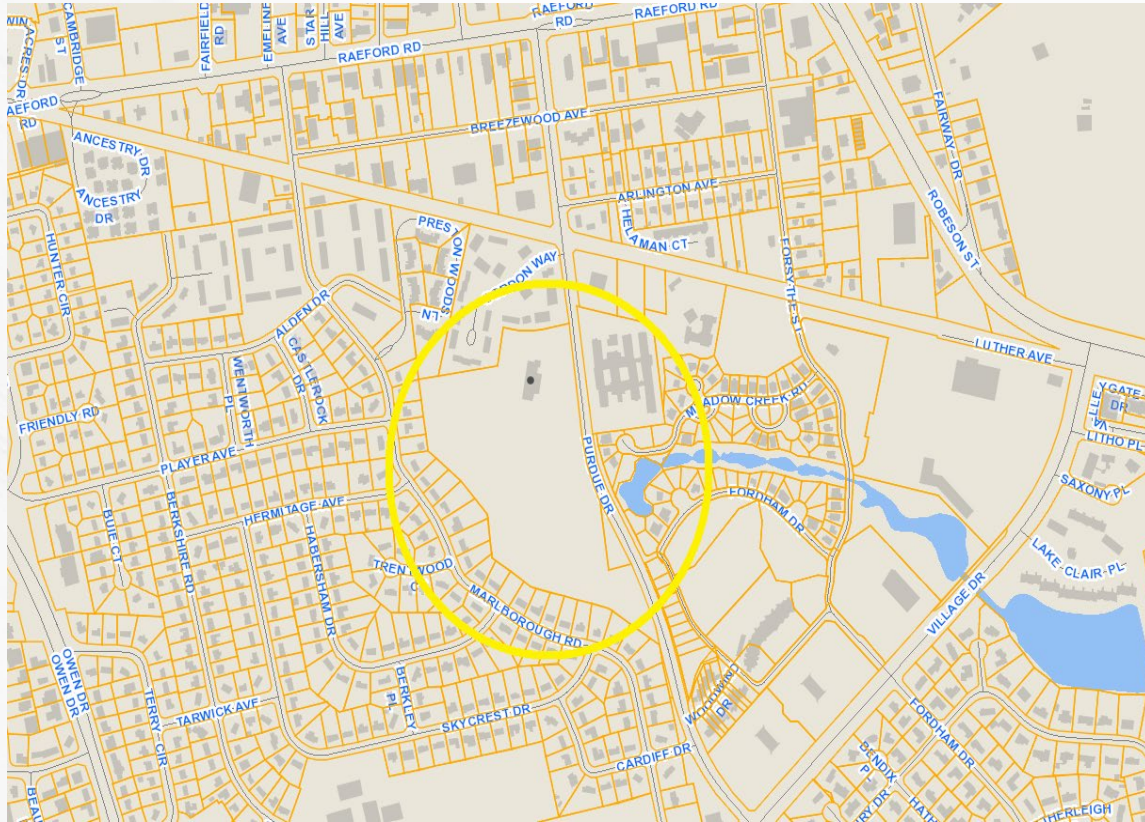
Location: 1600 Purdue Drive

Description: Building addition of 3,000 SF with minor site improvements.

Status: Approved



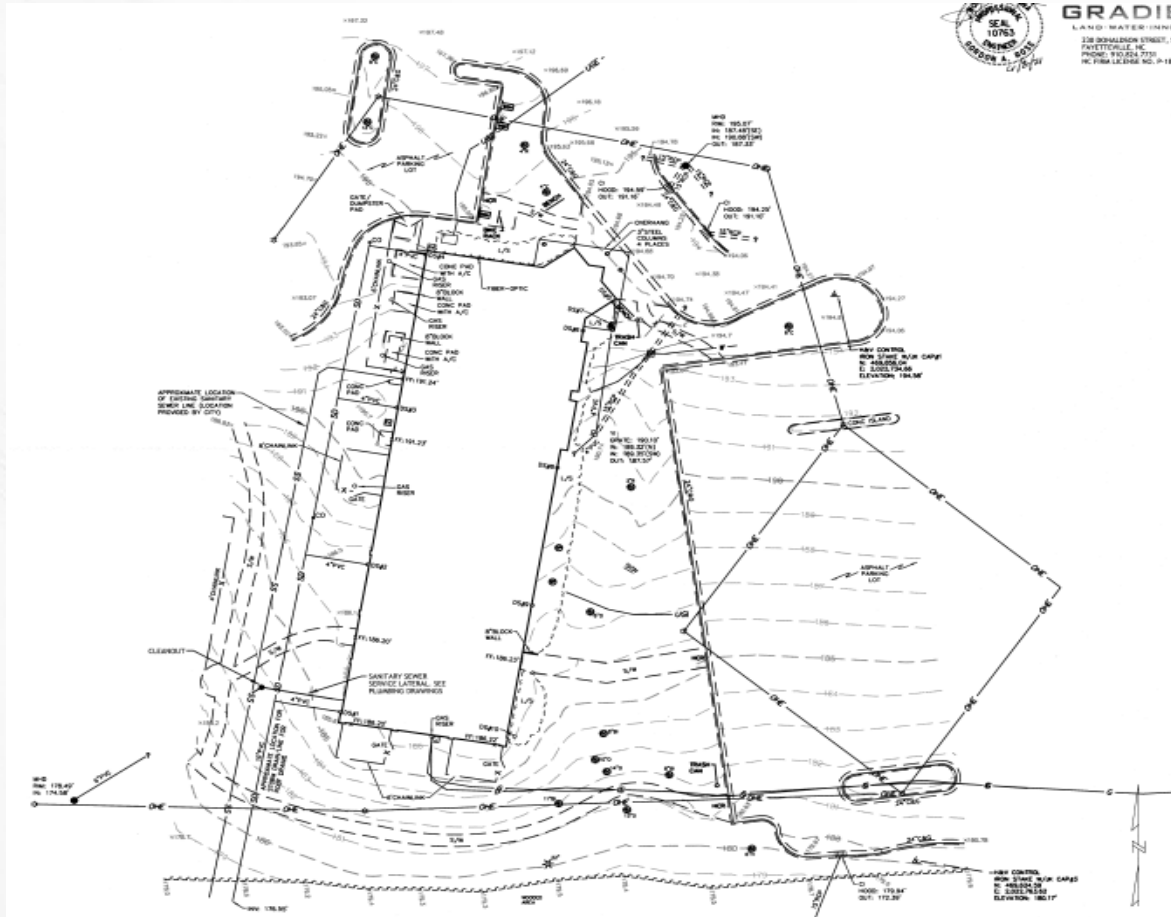
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Stonegate

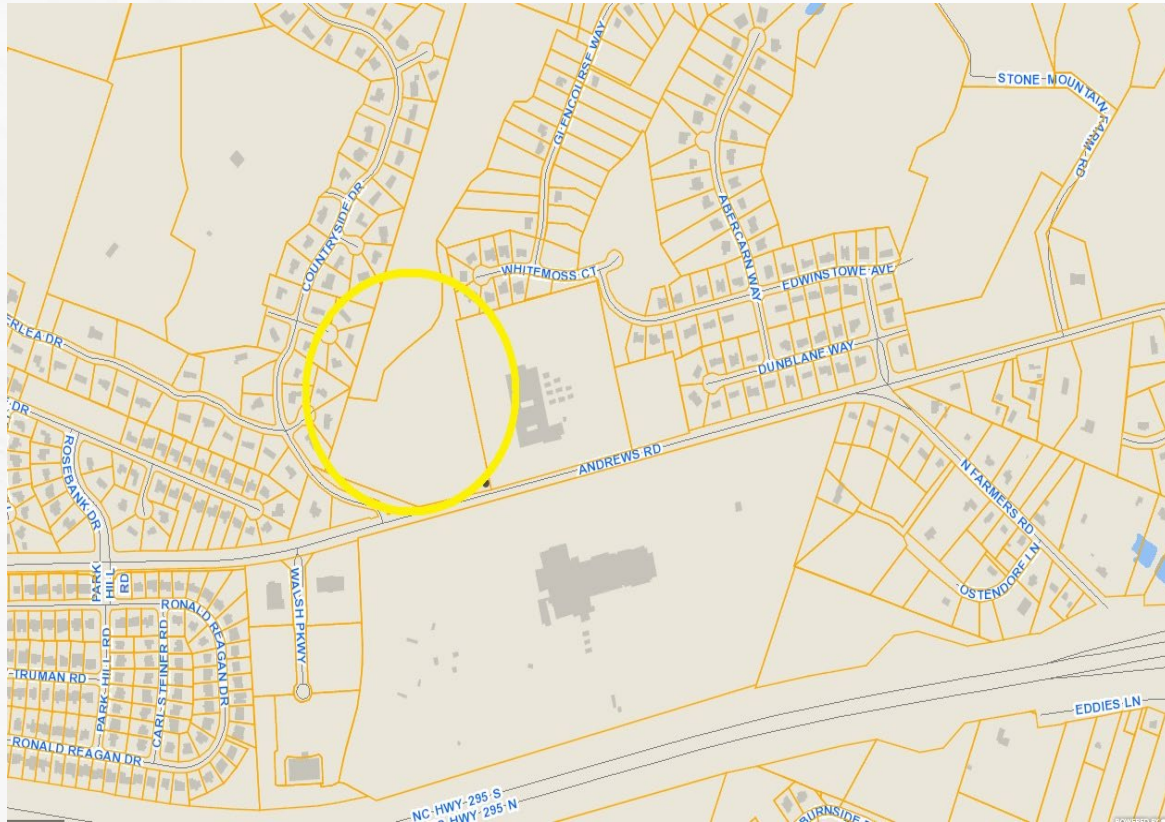
Case #: 21-038F

Location: 542 Andrews Road

Description: Applicant is seeking to develop ± 10.5 ac site for a single family residential development with the possibility of doing a mix of detached and duplex units. The site would be developed as a zero lot line development

Status: Approved

Area Map



Pre-Development Photo



Post Development Photo

Project Name: The Hills at Stonegate

Case #: 21-039F

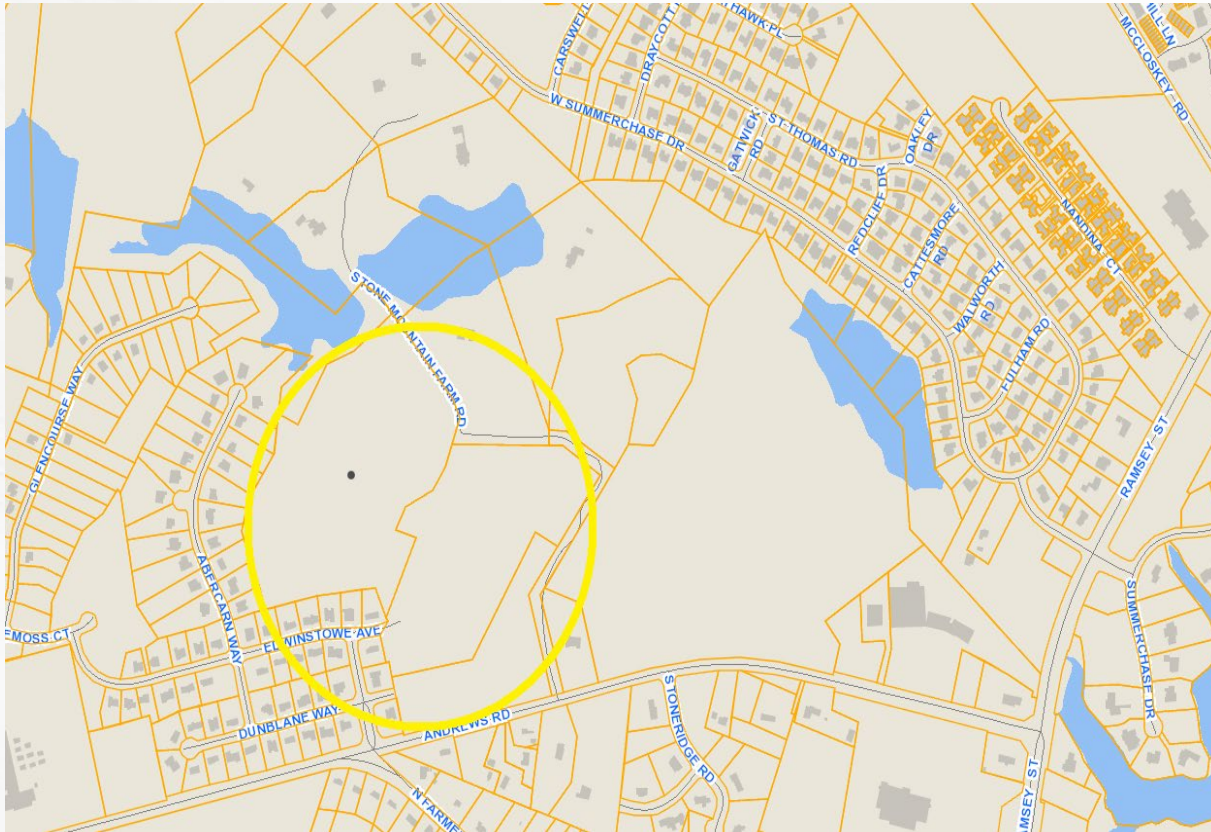
Location: Andrews Road

Description: A subdivision of 87 lots and 128 units. A combination of single family and multi-family.

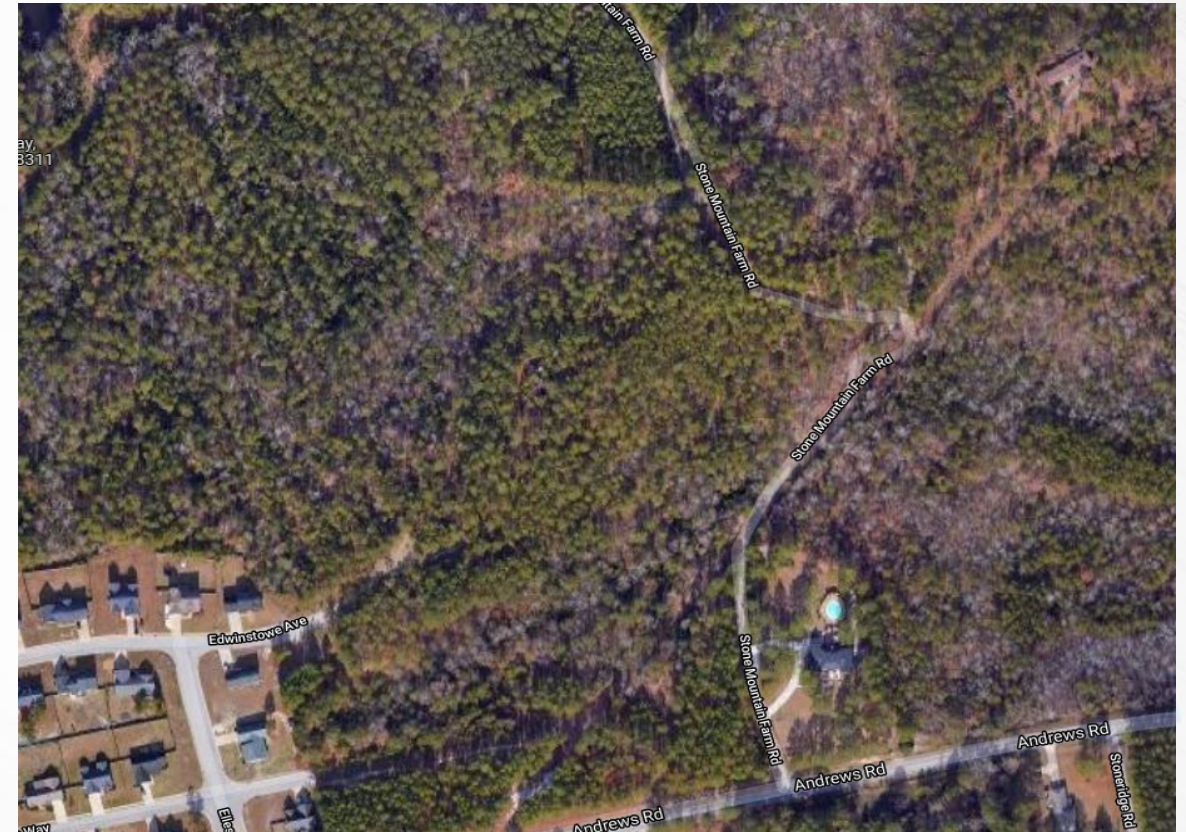
Status: Currently under review



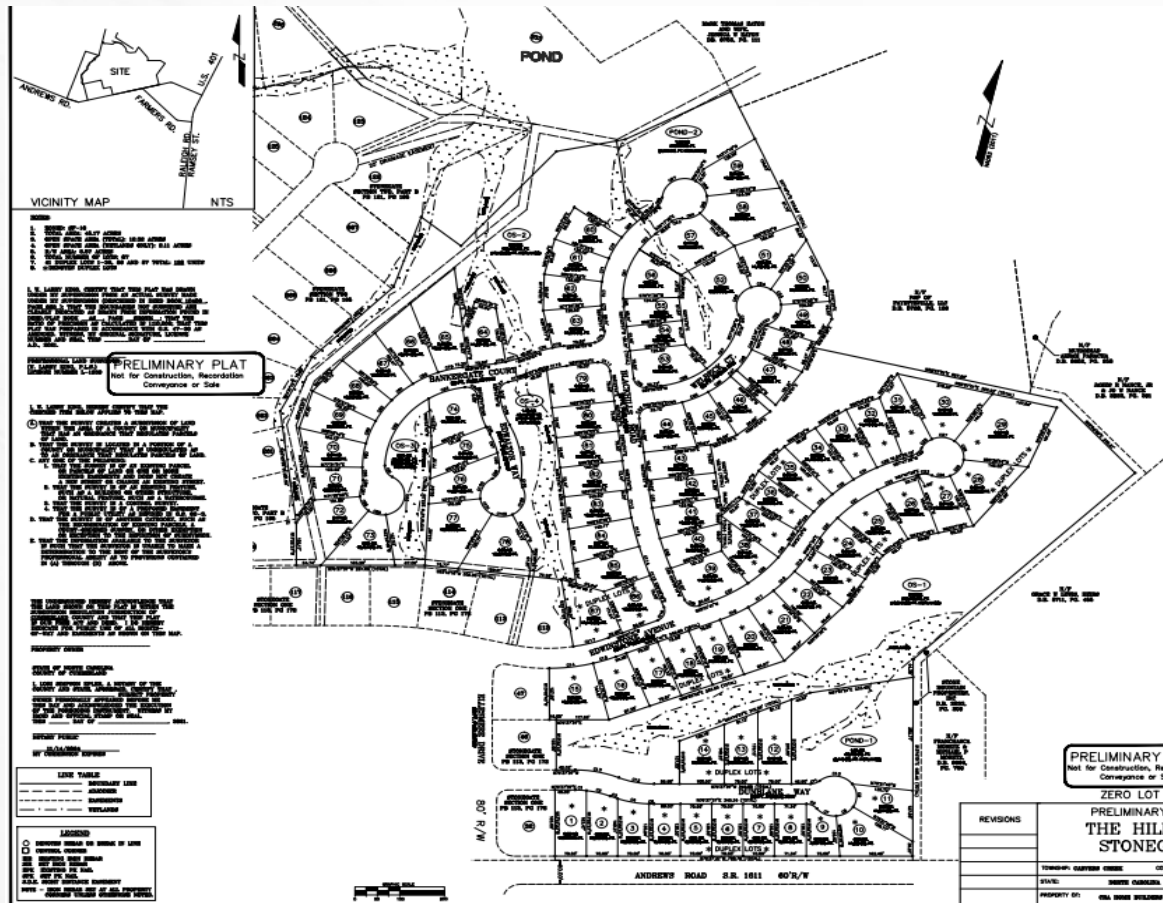
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Bahama Loop Georgetown Cir

Case #: 21-040F

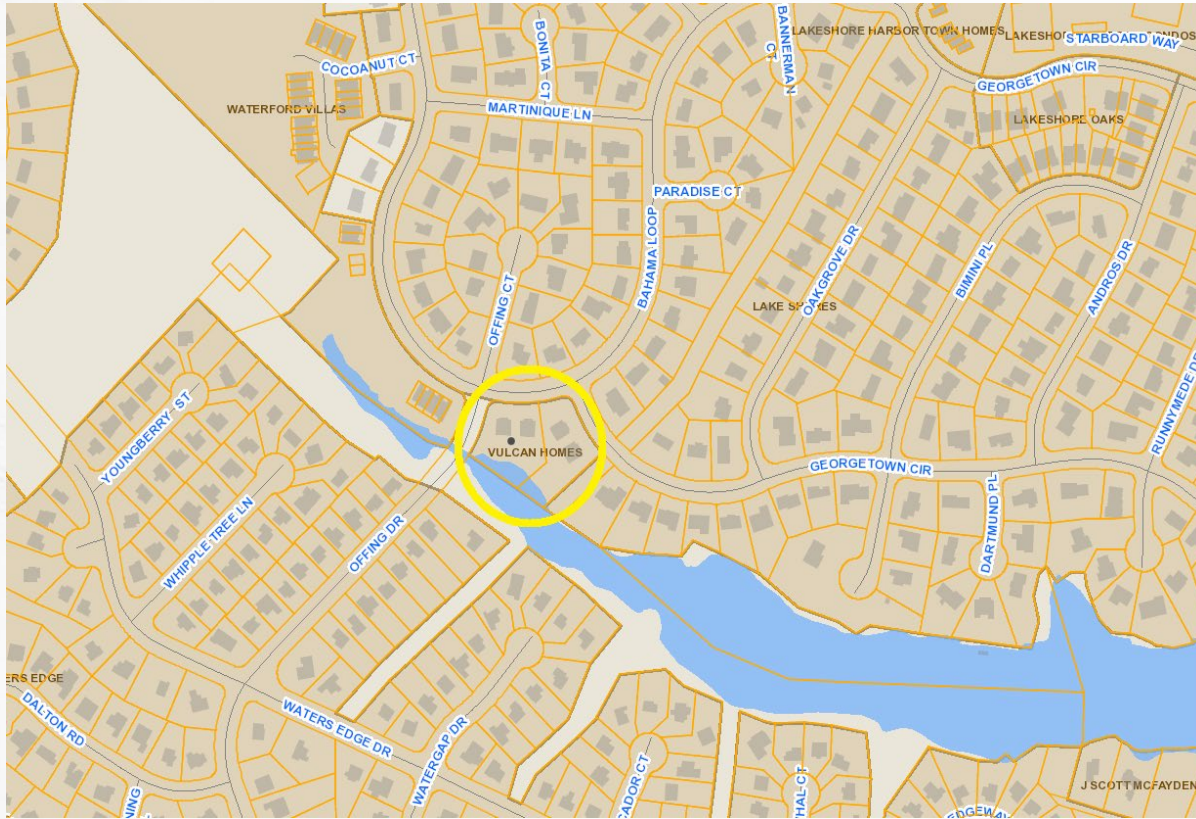
Location: 699 Bahama Loop

Description: 4 duplexes total on the 2 lots. 2 per lot.

Status: Approved



Area Map



Pre-Development Photo



Post Development Photo



September 2021

- **TRC Pre-App Review** - Senior Center East - 917 Washington Drive - New Senior Center for the City of Fayetteville.
- **TRC Pre-App Review** - Pamalee Place Court - 1428,1432,1436 Pamalee Drive - Division of 3 existing platted lots into 4 lots. Private Street access off Pamalee.
- **TRC Courtesy Review** - Superior Athletics - 211 Rankin Street - Warehouse location changing use from Distribution to Boxing Gym.
- **TRC Courtesy Review** - 123 Hay St Tap Room - 123 Hay Street - The potential buyer would like to turn this building built in 1900 into a tap room. He plans to have a central serving bar with support spaces in the rear of the building. There is a rear door and parking area for deliveries. We are going to investigate the feasibility of opening the floor and having a mezzanine type seating area on the second floor. The 2nd floor is large enough to have a room for small meetings and parties. We will add restrooms to support the end use and occupancy count.

September 2021

- **TRC Courtesy Review** - Plantation at Fayetteville Phase 2 - Proposed to develop site for multifamily and to increase density.
- **TRC Courtesy Review** - Mazarick Park Tennis Center - 730 Filter Plant Dr - New Tennis Center for the City of Fayetteville including a new building, new hard courts, a competition court, new pickleball courts, new driveway and associated parking, sidewalks and all related utilities and related infrastructure.
- **TRC Courtesy Review** - Black And Decker Flex - Black & Decker Rd - These are three vacant parcels outside of the city limits. Annexation would be applied for as utilities are available and will be tapped. The owner wishes to obtain LI zoning upon annexation and build 19,000 +/- square feet of flex space. They do not have a tenant currently. There may, in the future, be outside storage of equipment on the rear portion of the property.

Project Name: Faithwill Home - Pamalee Place Court

Case #: 21-041F

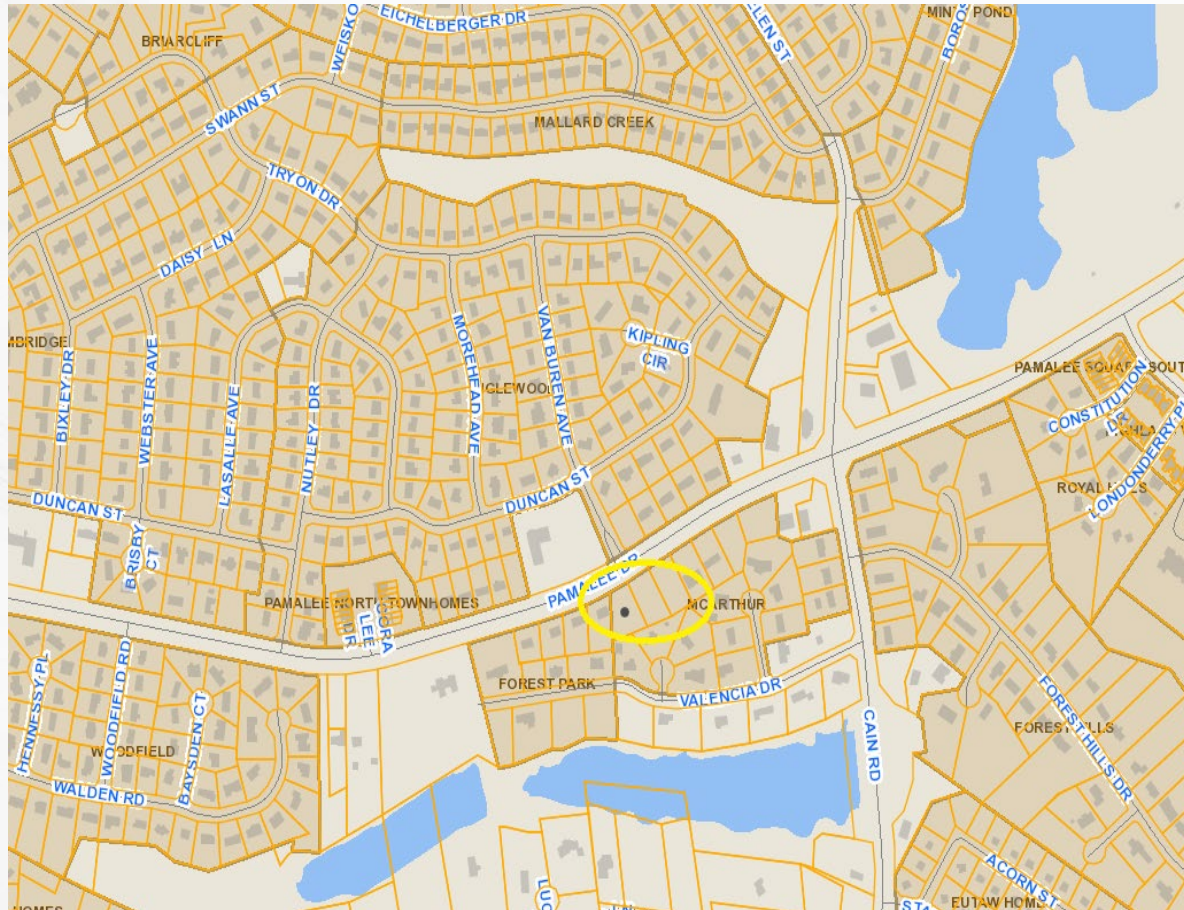
Location: 1428, 1432, 1436 Pamalee Drive

Description: Three existing platted lots divided into 4 lots with zero lot line. Existing curb cuts to remain and be utilized for new lots

Status: Approved



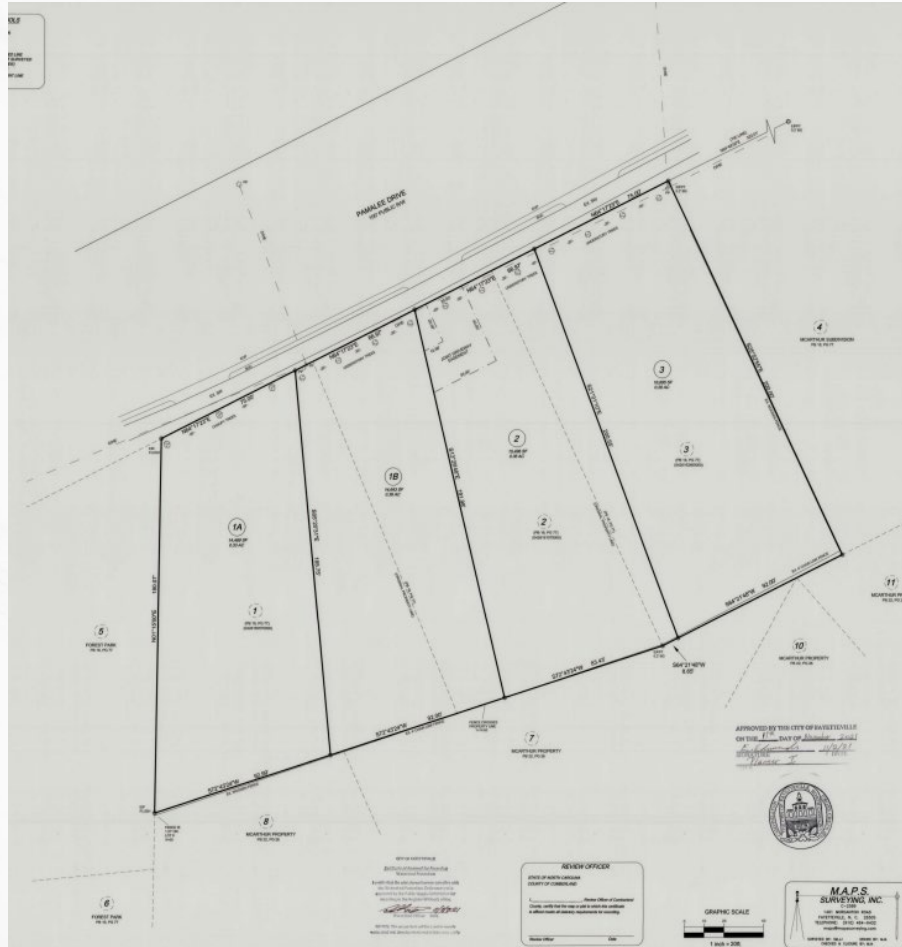
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Building Addition for Saigon Market

Case #: 21-042F

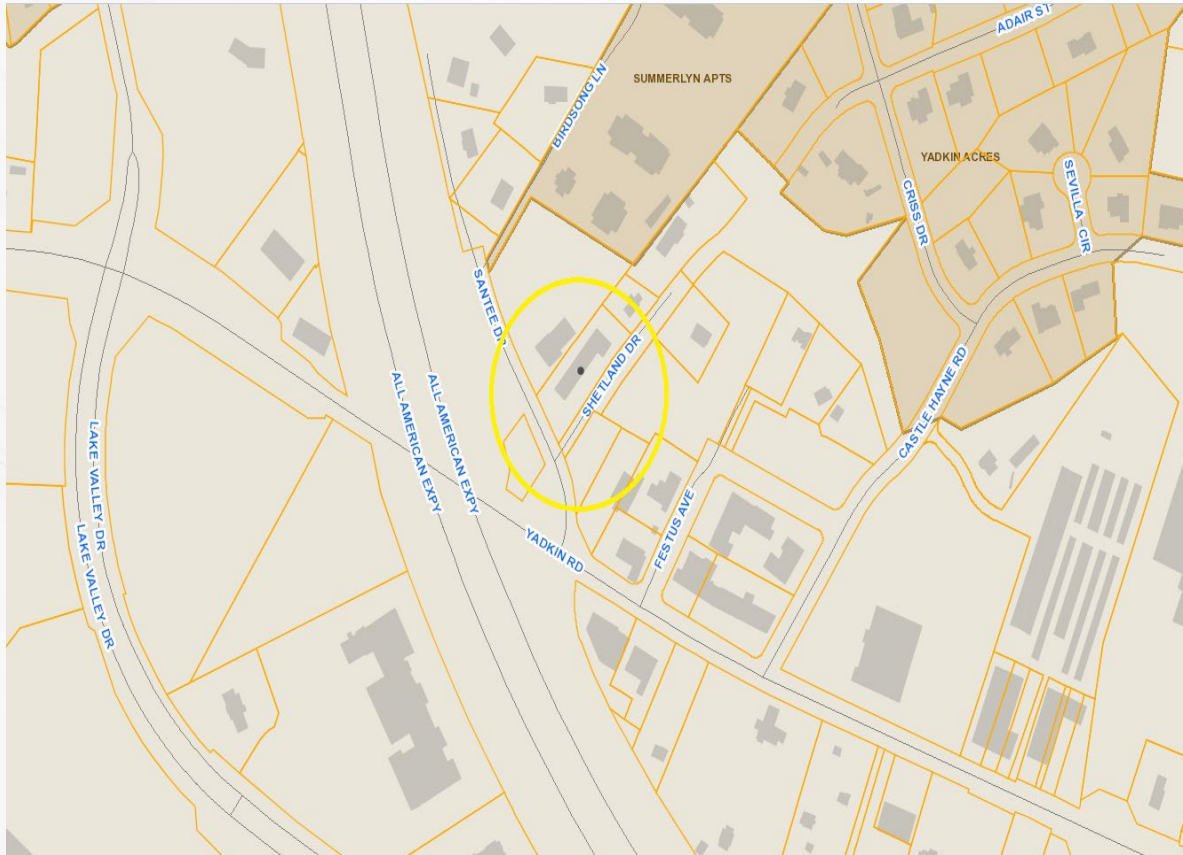
Location: 824 Santee Drive

Description: Approximately 3,873 square foot addition to the existing Saigon Market facility.

Status: Approved



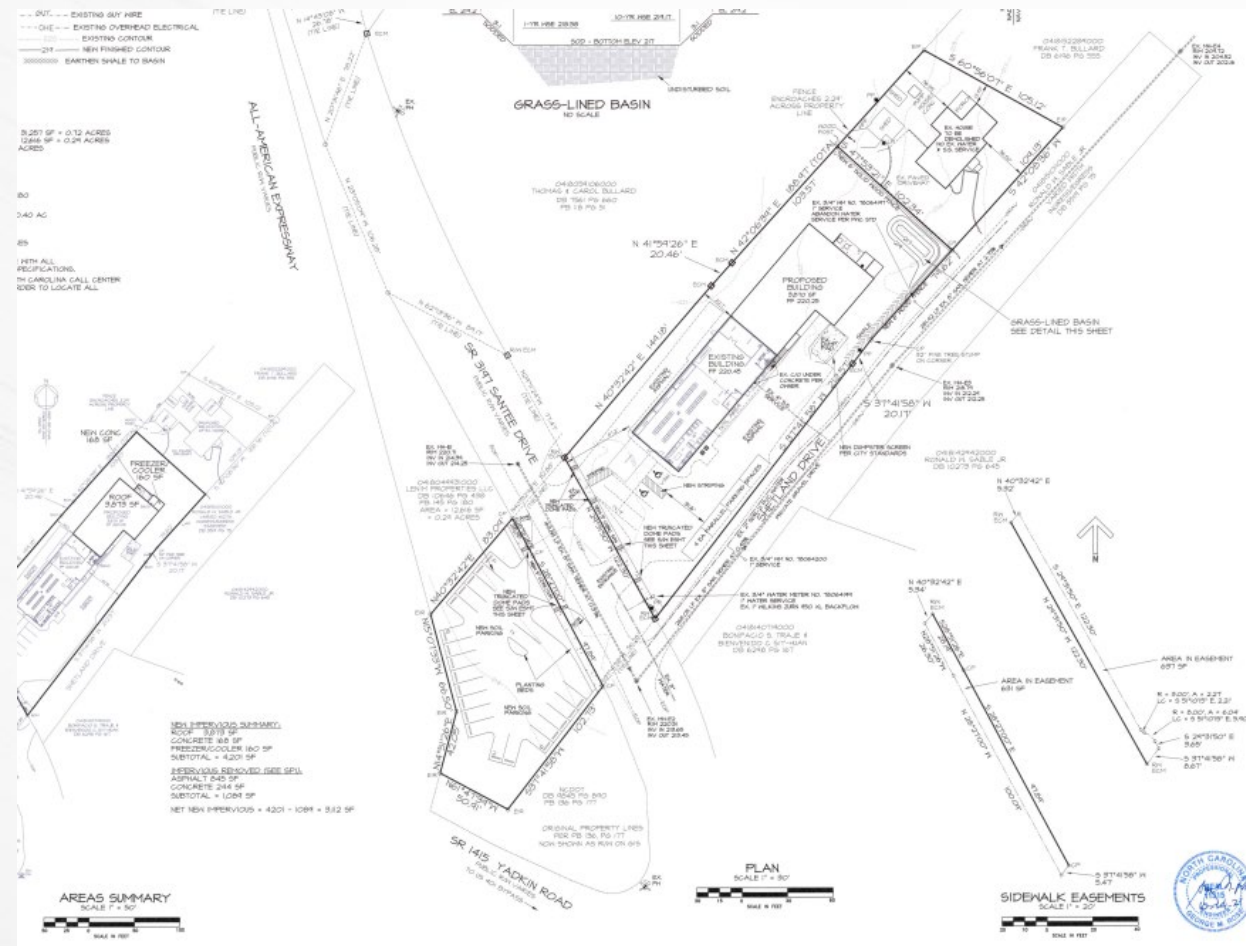
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



October 2021

- **TRC Pre-App Review** - Mayflower Convenience Store – Cliffdale and Olted Road - 159 lot single family residential subdivision.
- **TRC Pre-App Review** - Caesarea Worship Center - 530 Langdon Street - New building for Caesarea Worship Center on 0.72 acre tract with associated parking, sidewalks, landscaping and stormwater management.
- **TRC Courtesy Review** - Day Resource Center - 128 S King Street – Level III Alteration of a former nightclub into a day resource center to aid the homeless population of Fayetteville. The building will have its interior entirely demolished and reconstructed. Portions of the exterior walls will be altered to introduce windows. The site will be resurfaced, although no additional impervious area will be created.
- **TRC Courtesy Review** - Proposed Convenience Store - 6337 Raeford Road - The proposed project is the development of a 5,533 SF convenience store with an eight-fuel canopy configuration.

October 2021

- **TRC Courtesy Review** - Kings Grant - 0 S I-295 Highway - Kings Grant is a proposed residential single family subdivision with 15,000 square foot lots. The site will be served by public water and sewer connections adjacent to the site and will have storm water control measures.
- **TRC Courtesy Review** - Palm Haven - 611 Law Road - The project would be a new multifamily dwelling consisting of 4 town house style apartments.
- **TRC Courtesy Review** - Knights Inn Division - 511 S Eastern Boulevard - Minor Subdivision Survey. Proposed division line will separate two structures along a firewall. Resulting lots meet all dimensional standards. There is also a proposed access and utility easement to provide a second entrance for the hotel lot.
- **TRC Courtesy Review** - Recombination Survey Lots 9A-9D, 10A-10D Creeks Edge Townhomes - 5840 Aftonshire Drive - Recombination of existing parcels

October 2021

- **TRC Courtesy Review** - Fayetteville Fire Station – Bragg Boulevard & Blanton Road - New City of Fayetteville Fire Station #4 Site. Fire Station Building - 17,355 sq ft. Future Logistics building - 10,500 sq ft.
- **TRC Courtesy Review** - Suncap Property at the Military Business Park – 6309 Bragg Boulevard - 317,100 sq ft distribution facility at the Military Business Park.
- **TRC Courtesy Review** - Adam Street Apartments – 346 & 348 Adam Street - Three new 4-unit two story apartment buildings.



Project Name: King Holdings - 904 E. Russell Street

Case #: 21-043F

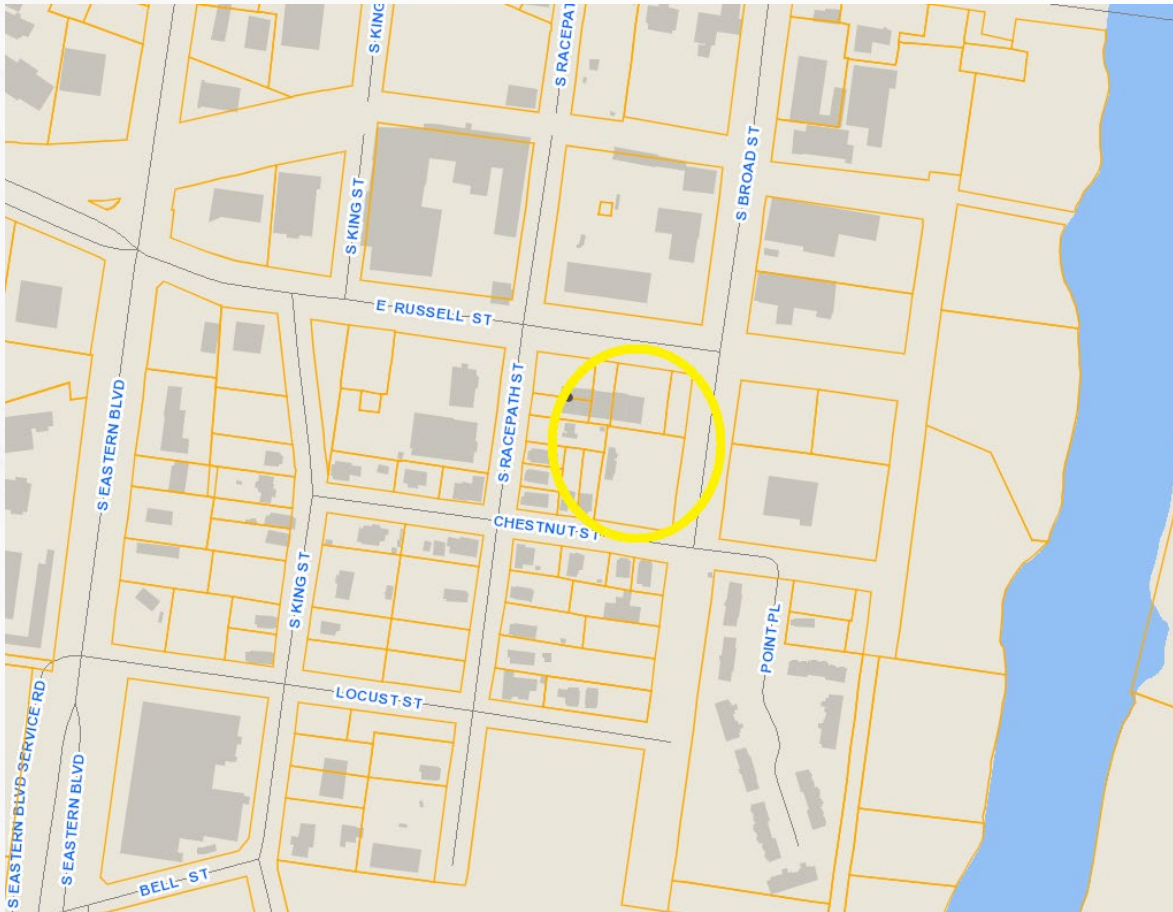
Location: 904 E Russell St.

Description: New pre-engineered metal building with possible 5 individual flex spaces for commercial business.

Status: Approved



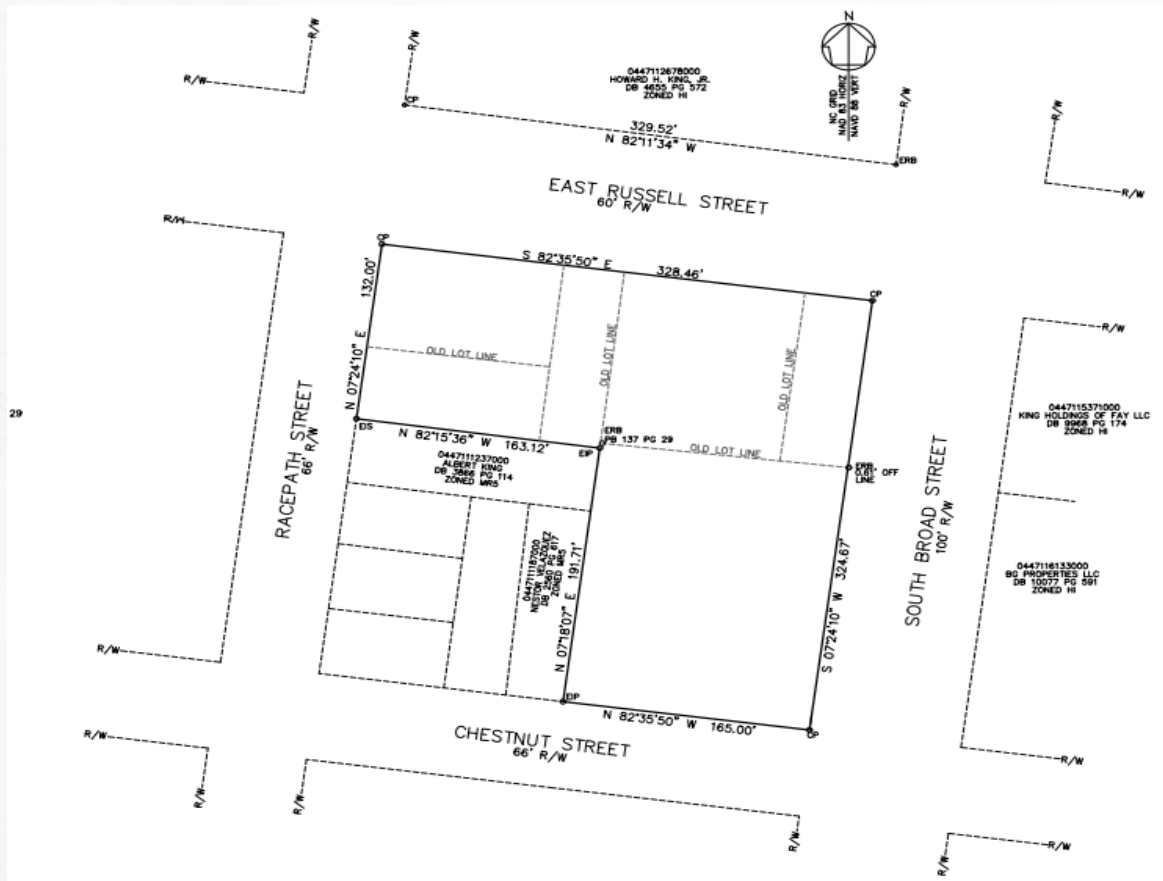
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Danish Drive Townhomes

Case #: 21-044F

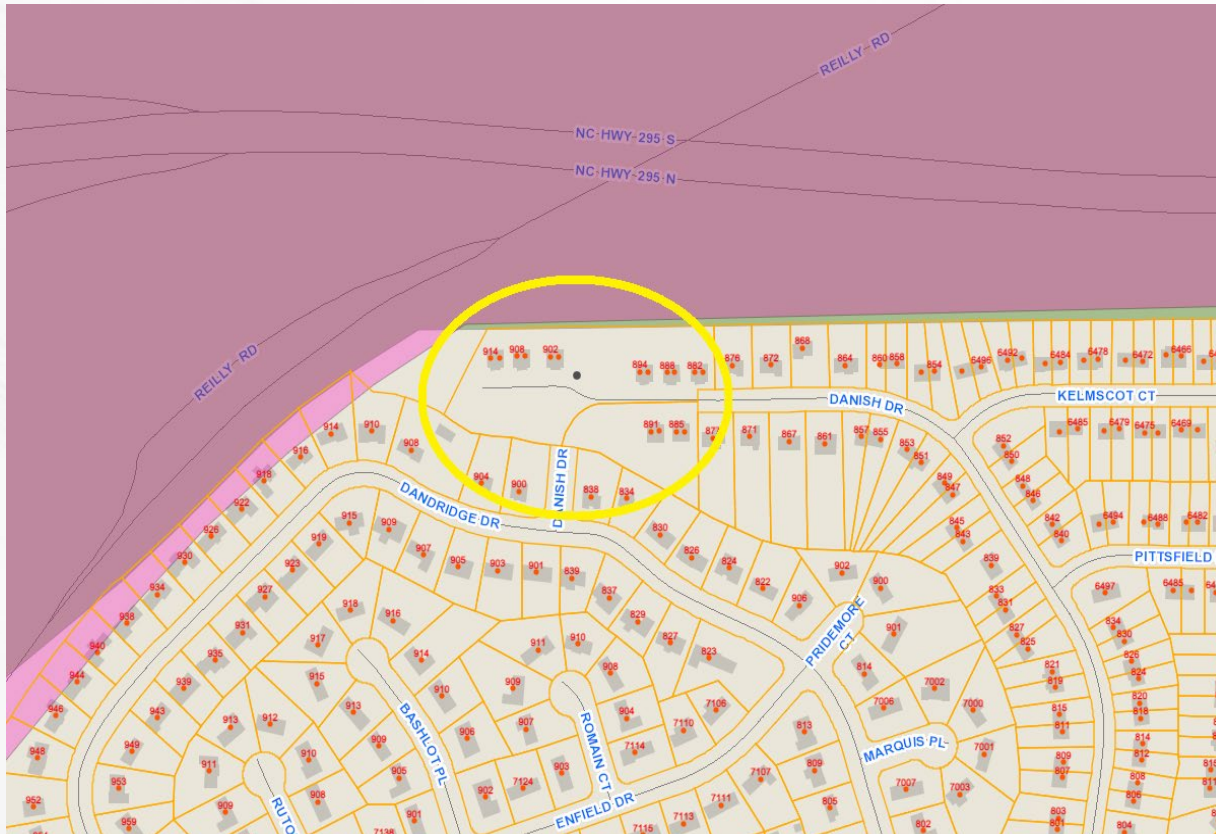
Location: Danish Drive

Description: The project will consist of 8 duplex buildings (16 units). The portion of Danish Drive through the property was recently closed by city council.

Status: Approved



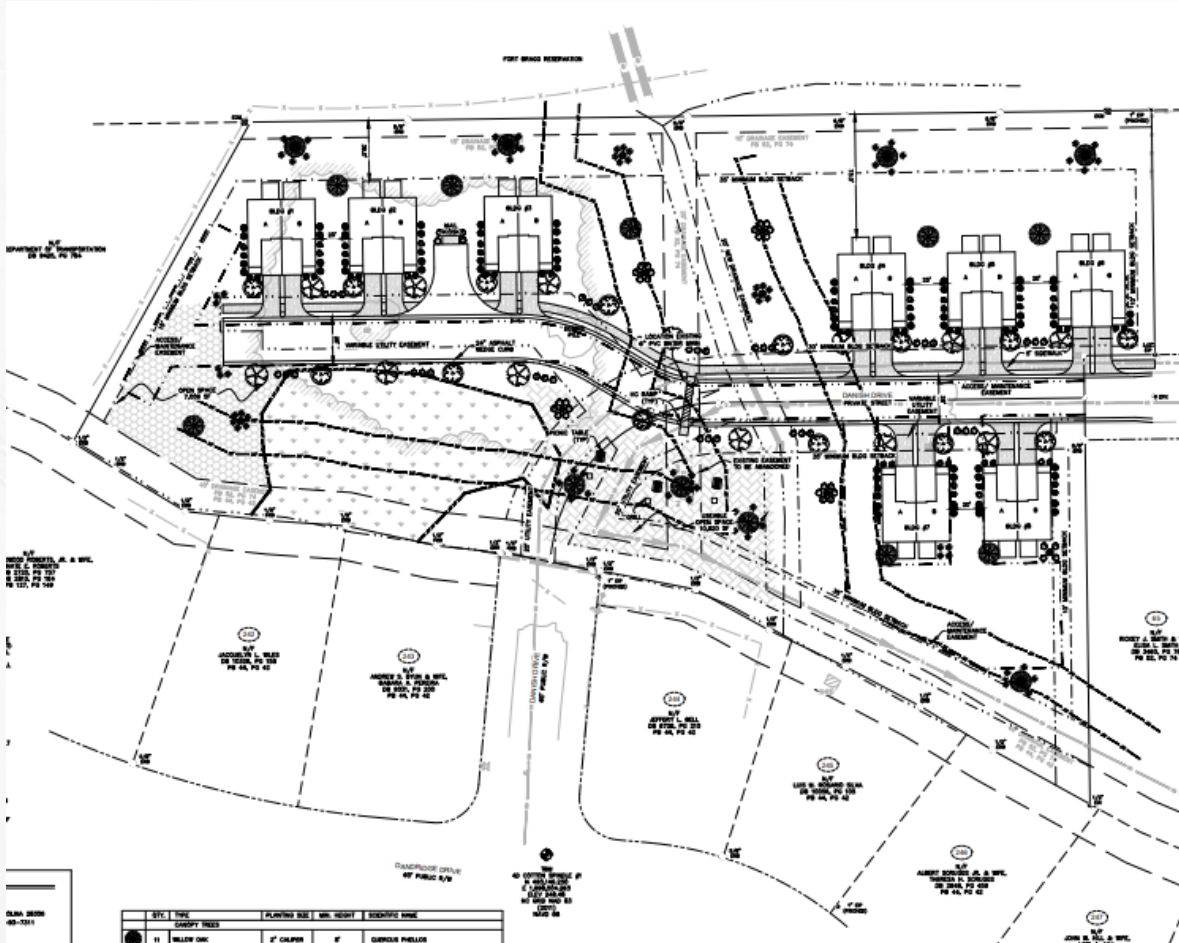
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Pinnacle Bragg Self Storage

Case #: 21-045F

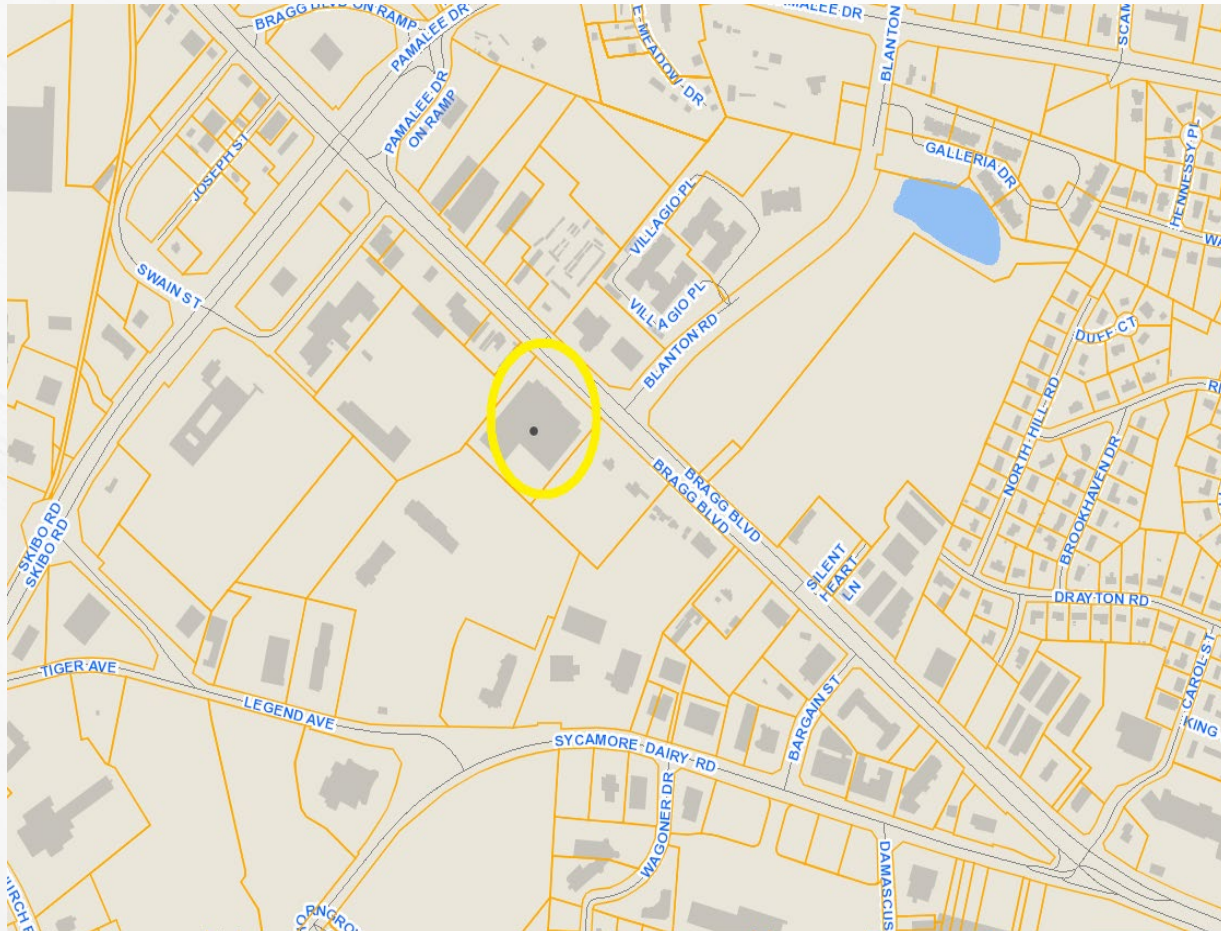
Location: 4209 Bragg Blvd

Description: Construction of a 93,571 sf one-story conditioned self storage facility and all accompanying infrastructure.

Status: Approved



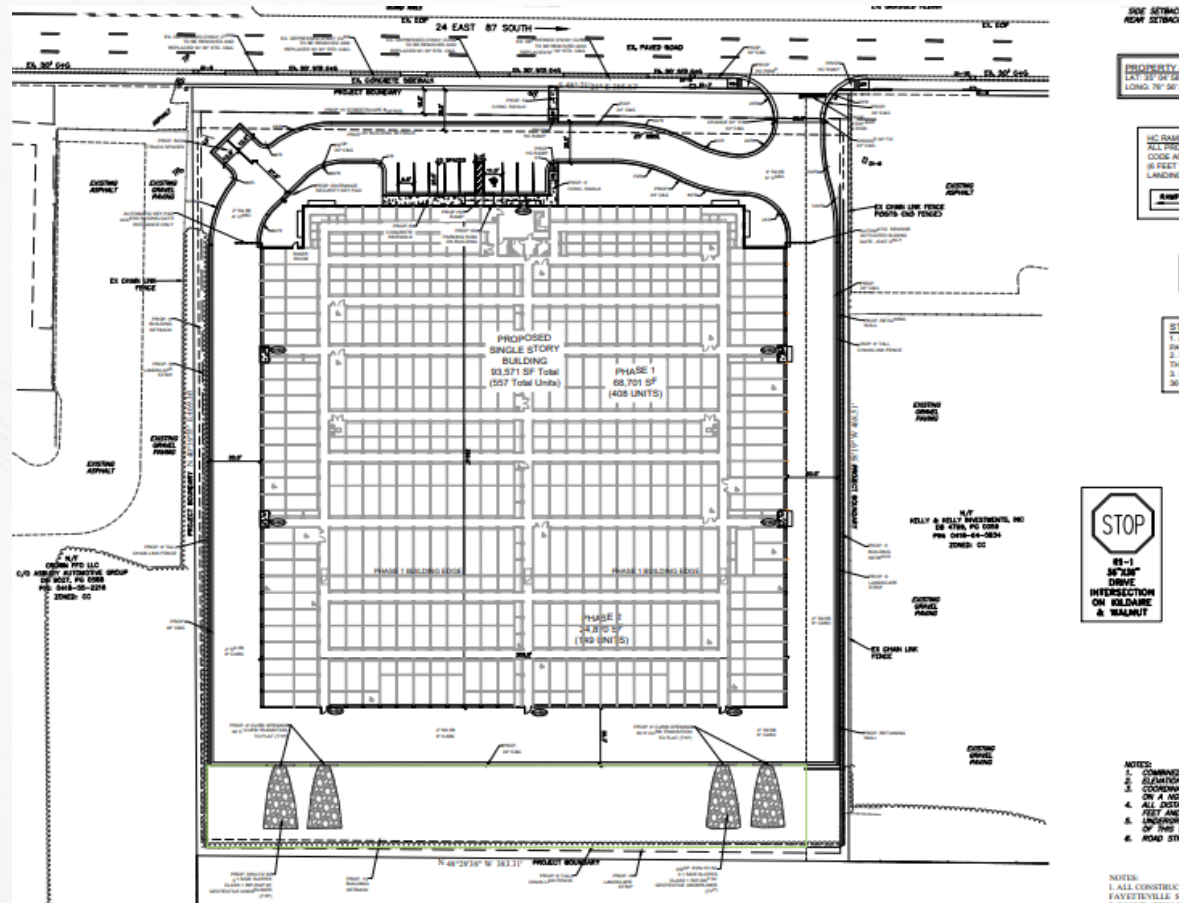
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Hinsdale Place

Case #: 21-046F

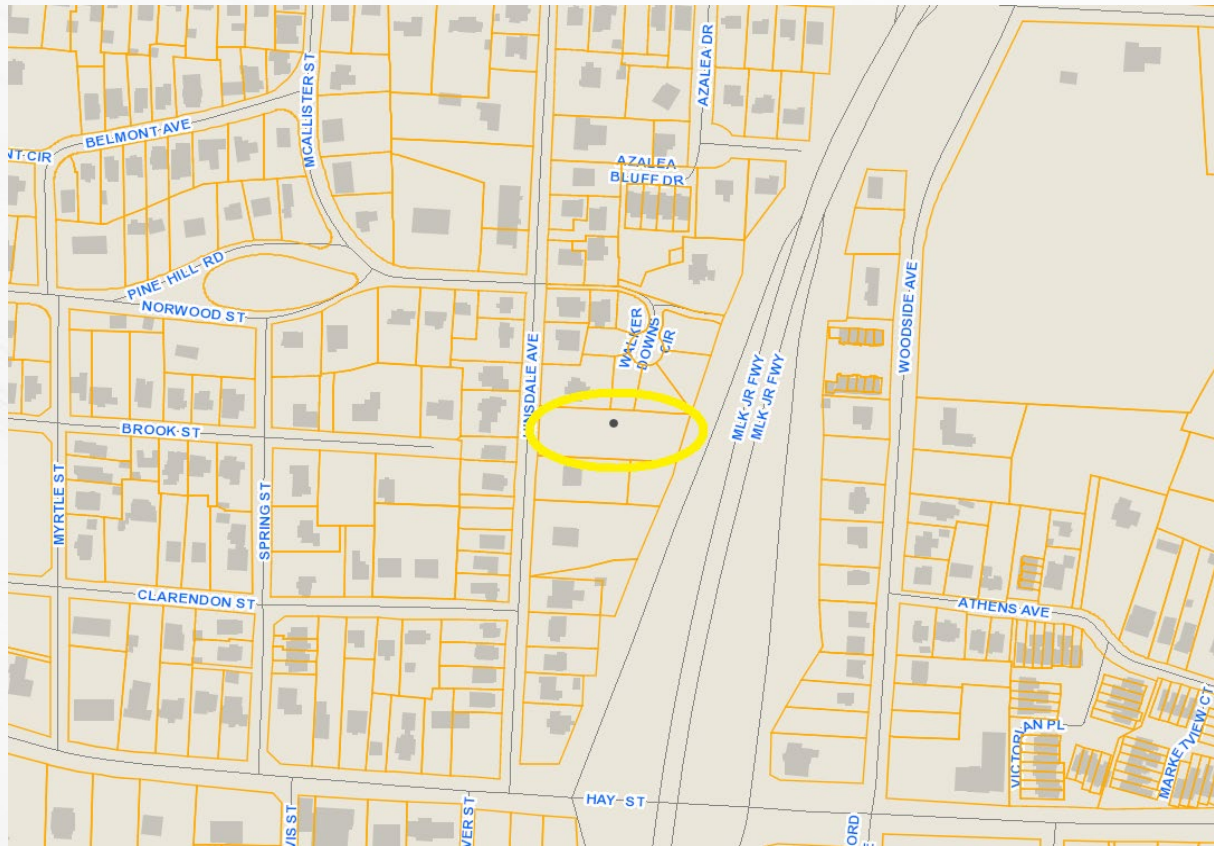
Location: 206 Hinsdale Ave

Description: One single family residential lot is being divided into two single family residential lots (zero lot line).

Status: Approved



Area Map



Pre-Development Photo



Post Development Photo

Project Name: Discount Tire Store 1728 Skibo Road

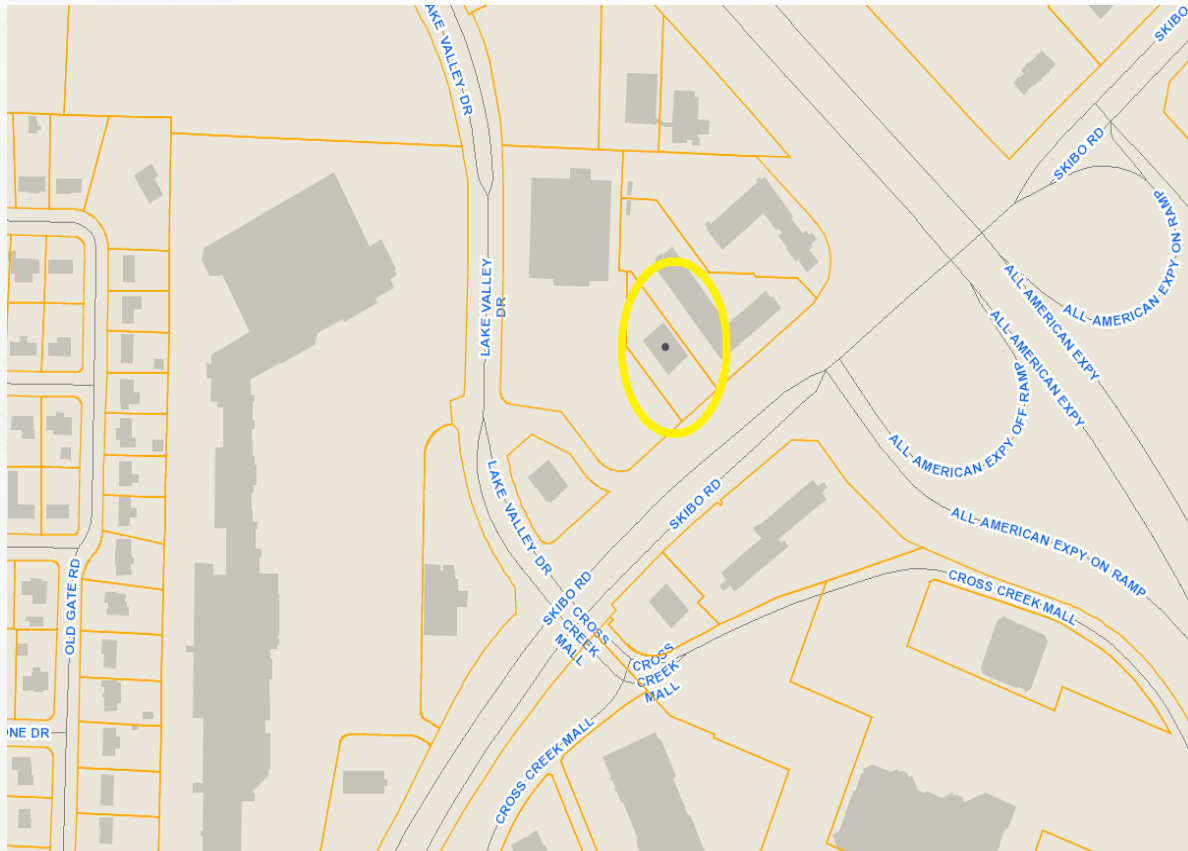
Case #: 21-047F

Location: 1728 Skibo Rd

Description: This project involves the redevelopment of a parcel with an existing building to a Discount Tire Store. The existing building will be demolished, and a new one will be built. Regrading and landscaping will be performed, and changes will be made to existing driveways. Parking will also be redone. This project spans multiple parcels, including the entirety of PIN 0418-12-2666 and a portion of PIN 0418-12-0748.

Status: Approved

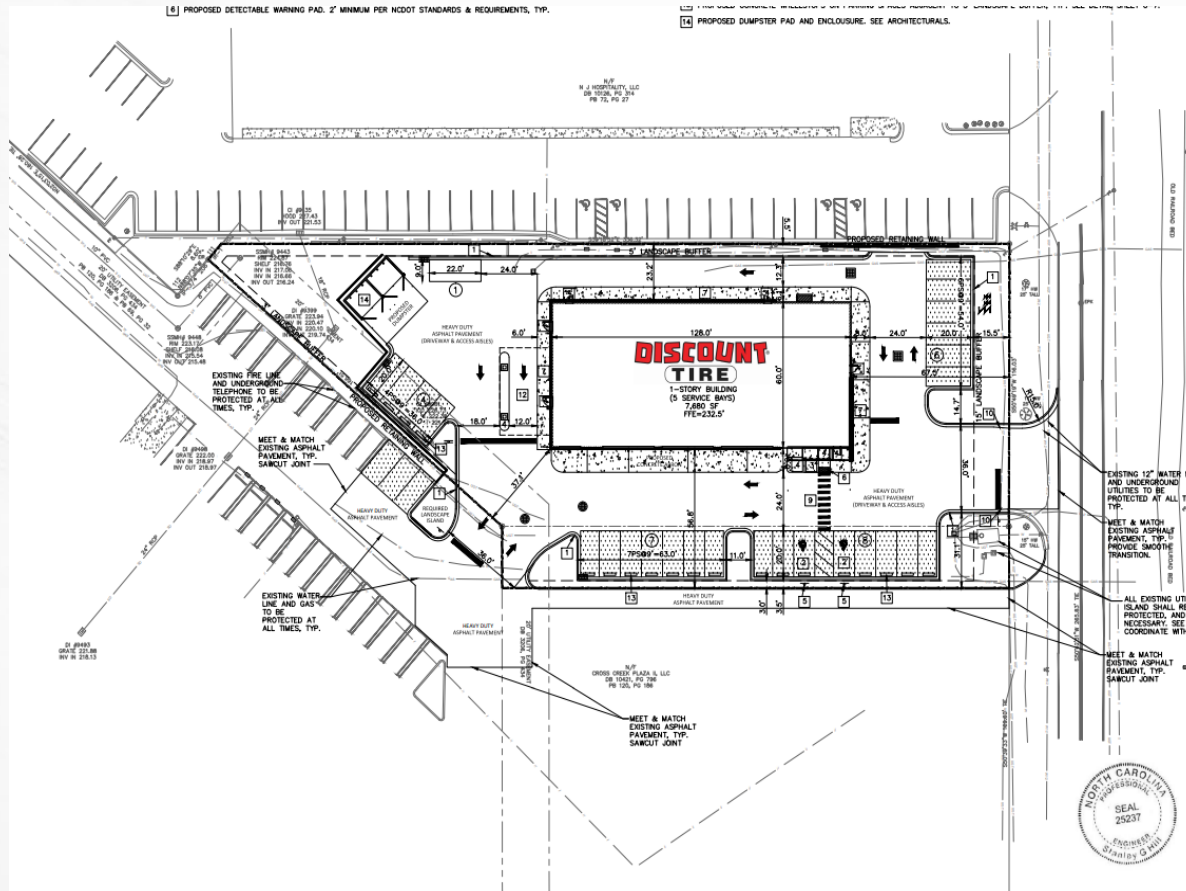
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



November 2021

- **TRC Courtesy Review** - Speculative Bldg. on a Portion of Lot 2 Cedar Creek Business - 2700 CLARK WEST RD- 300,000 sq. ft. speculative building on a portion of Lot 2 in the Cedar Creek Business center.
- **TRC Courtesy Review** - North Ramsey FMC- 130 Longview Dr - This project will expand the current building by 3,444sf and add a sprinkler system to the building. No other infrastructure is planned to be disturbed as part of this development as parking and landscaping should be sufficient.
- **TRC Courtesy Review** - Building 367 N Reilly Rd – Building
- **TRC Courtesy Review** - Jura Drive Subdivision - 90 lot residential subdivision surrounded by existing residential development

Project Name: Colvin Funeral Home And Crematory

Case #: 21-048F

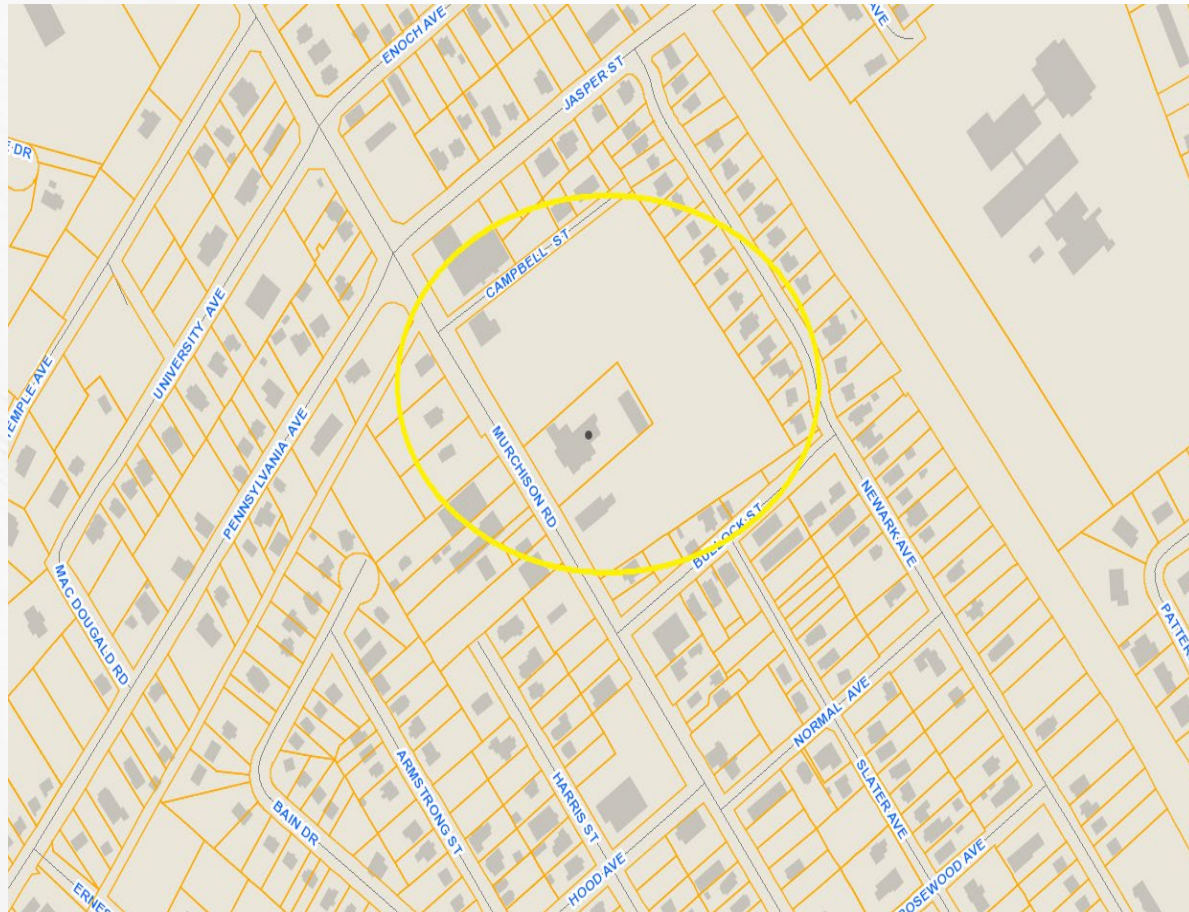
Location: 2008 & 2010 Murchison Rd

Description: Recombination of parcels with zero lot line.

Status: Currently under review



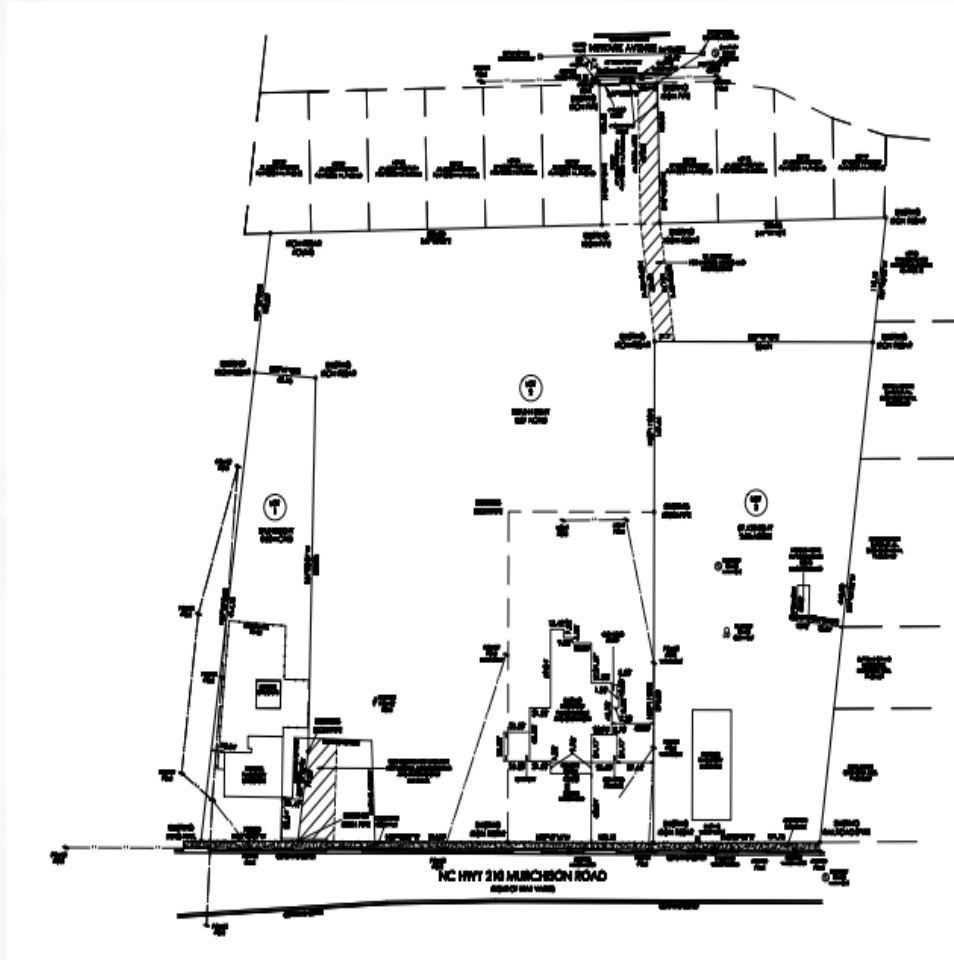
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Mazarick Park Tennis Center

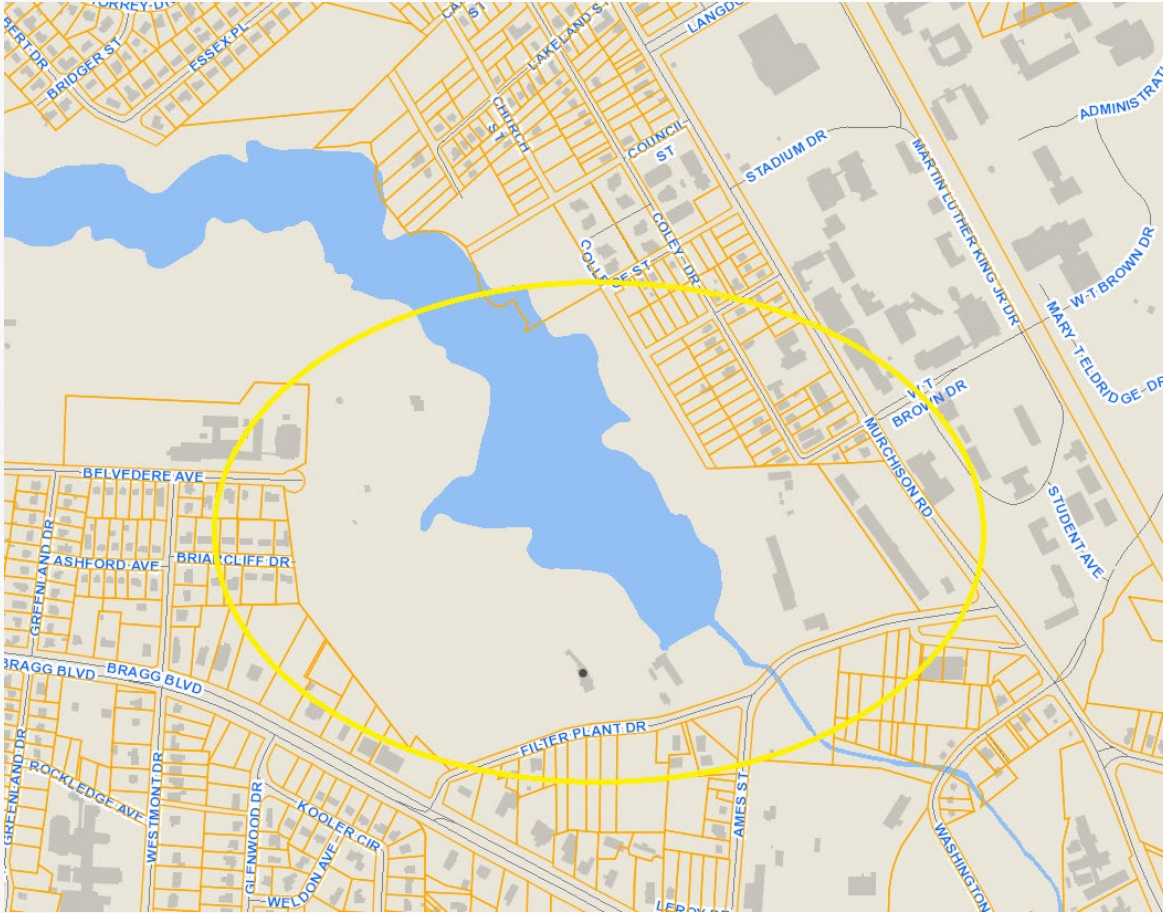
Case #: 21-049F

Location: 730 Filter Plant Dr.

Description: New Tennis Center for the City of Fayetteville including a new building, new hard courts, a competition court, new pickleball courts, new driveway and associated parking, sidewalks and all related utilities and related infrastructure.

Status: Approved

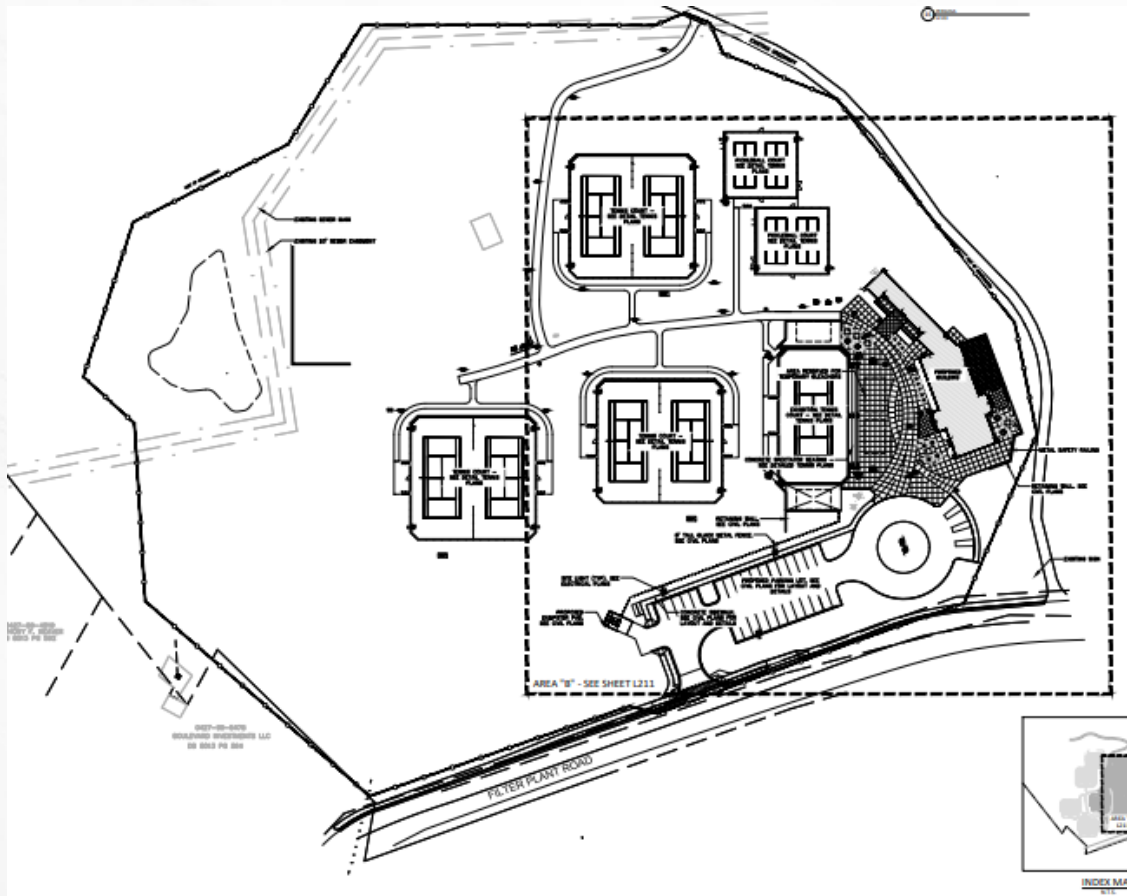
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Caesarea Worship Center

Case #: 21-050F

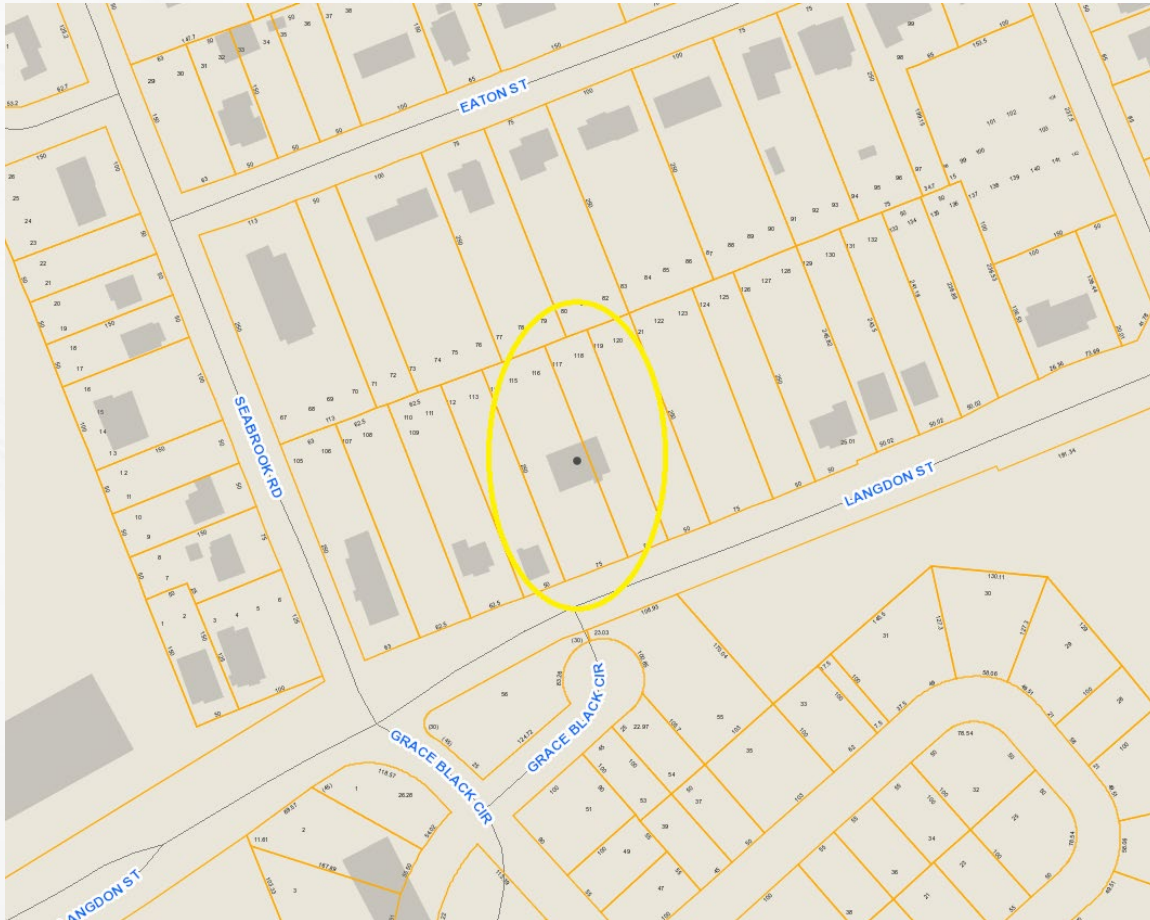
Location: 530 Langdon St.

Description: New building for Caesarea Worship Center on 0.72 acre tract with associated parking, sidewalks, landscaping and stormwater management.

Status: Approved



Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: 571 Ohmer Drive

Case #: 21-051F

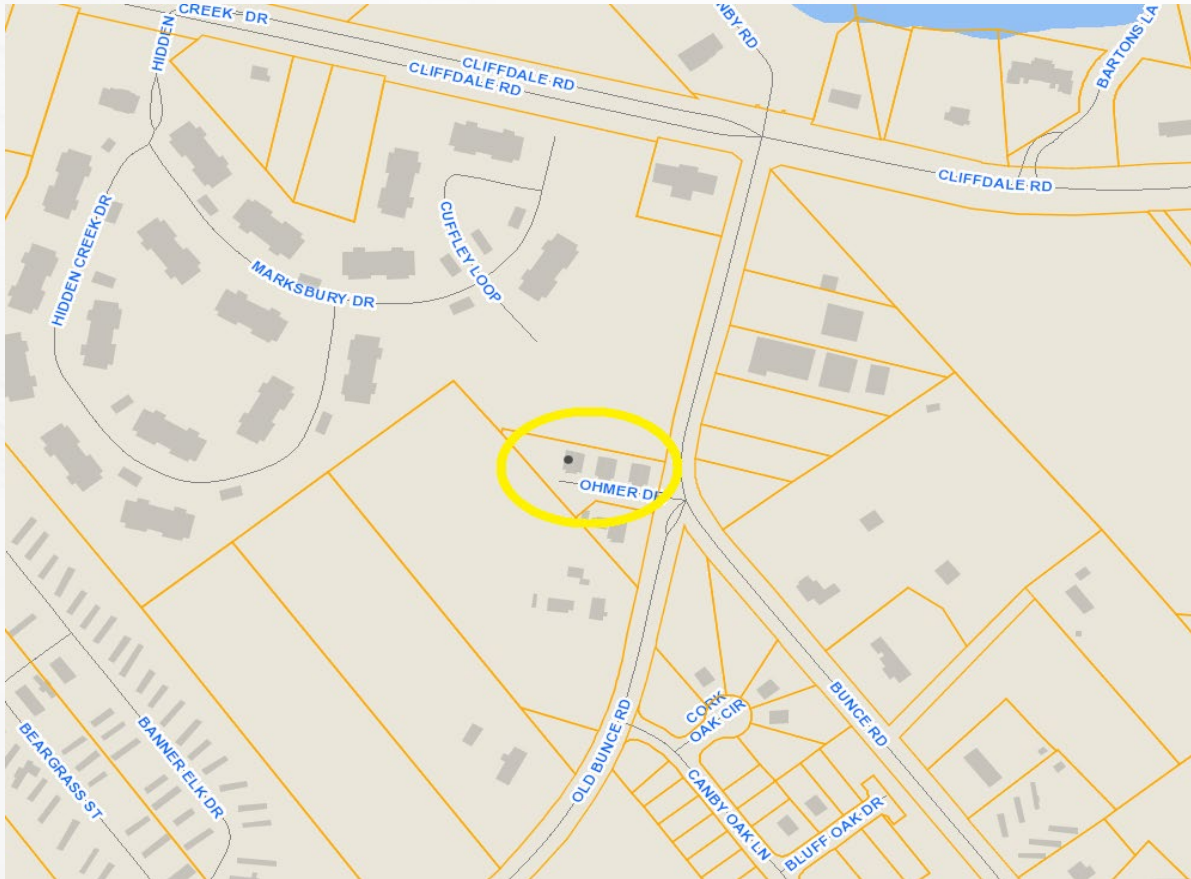
Location: 571 Ohmer Drive

Description: 3 duplexes, approved by City Council

Status: Approved



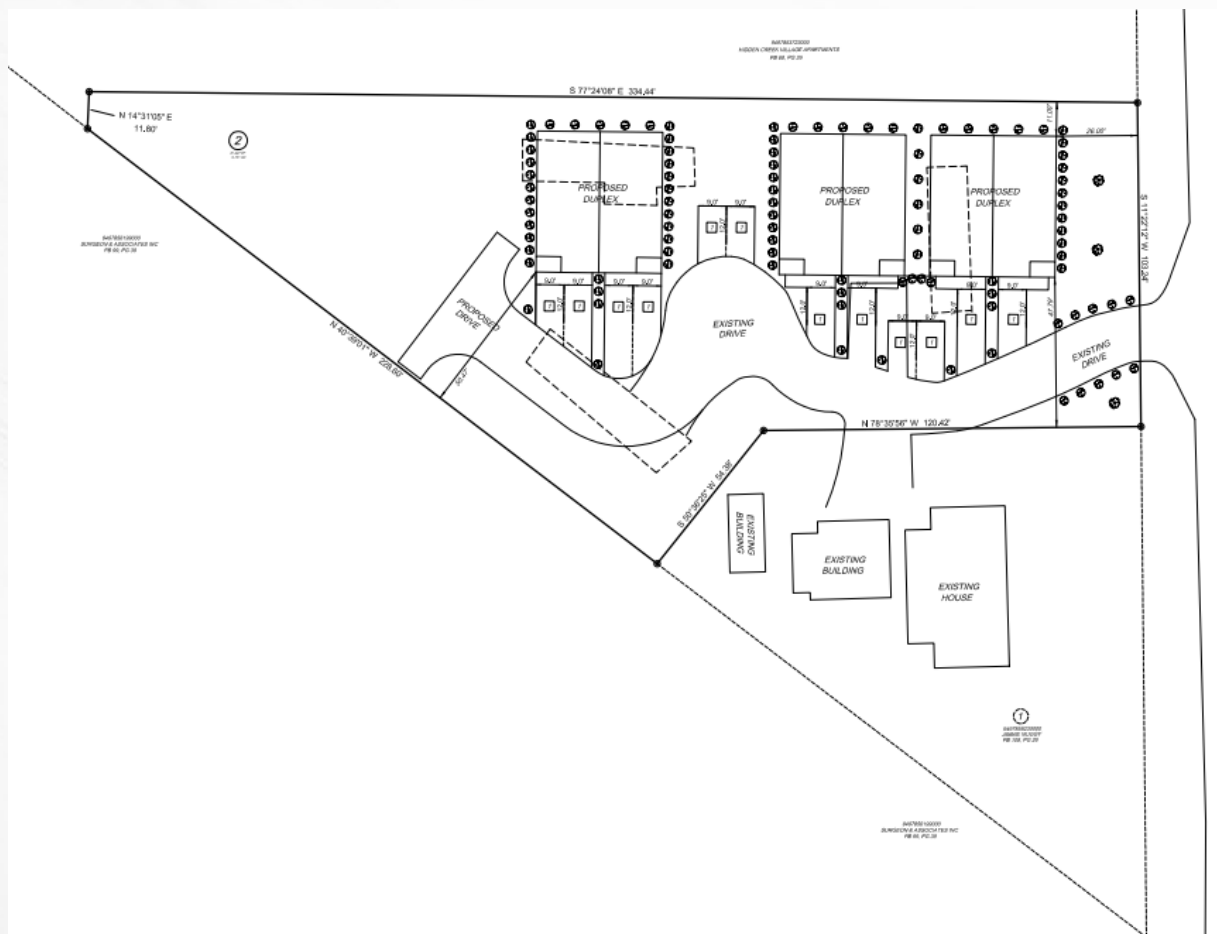
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Adam Street Apartments

Case #: 21-052F

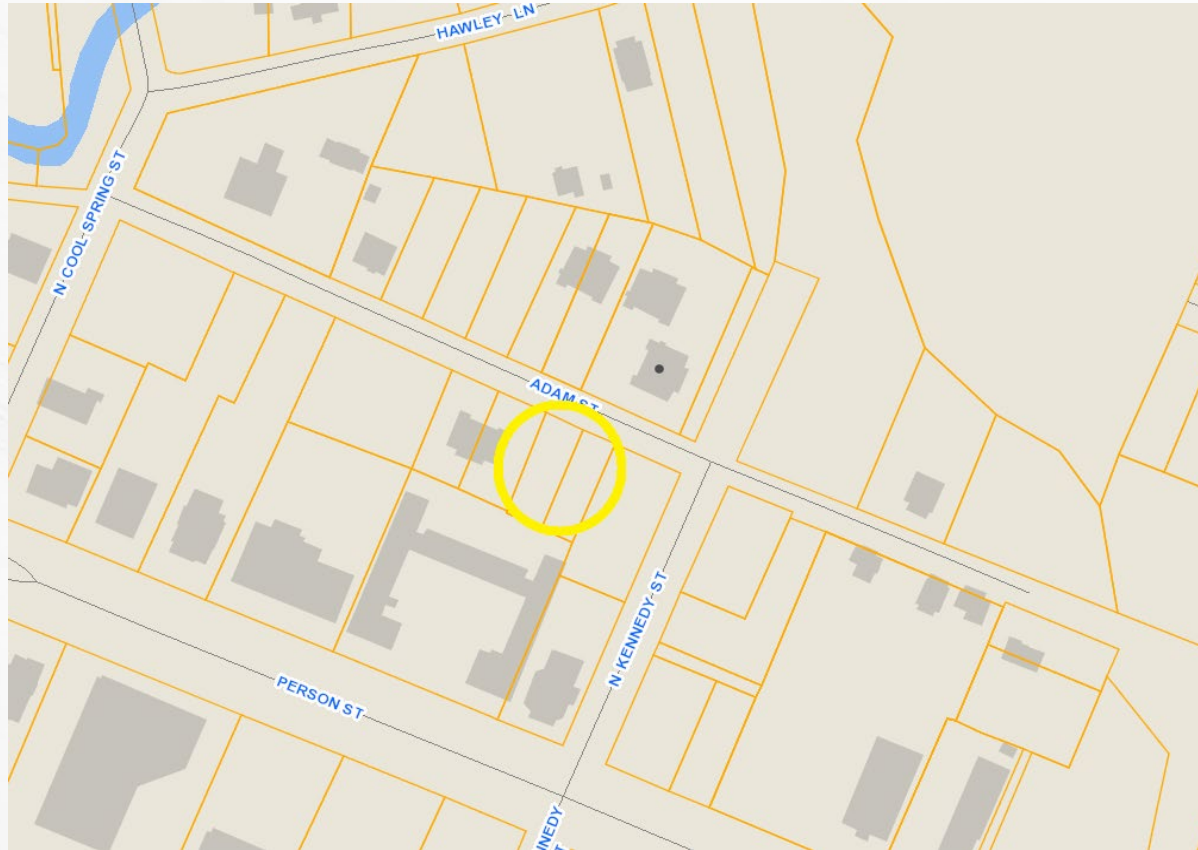
Location: 346 & 348 Adam Street

Description: 2-story, 4-unit apartment complex.

Status: Approved.



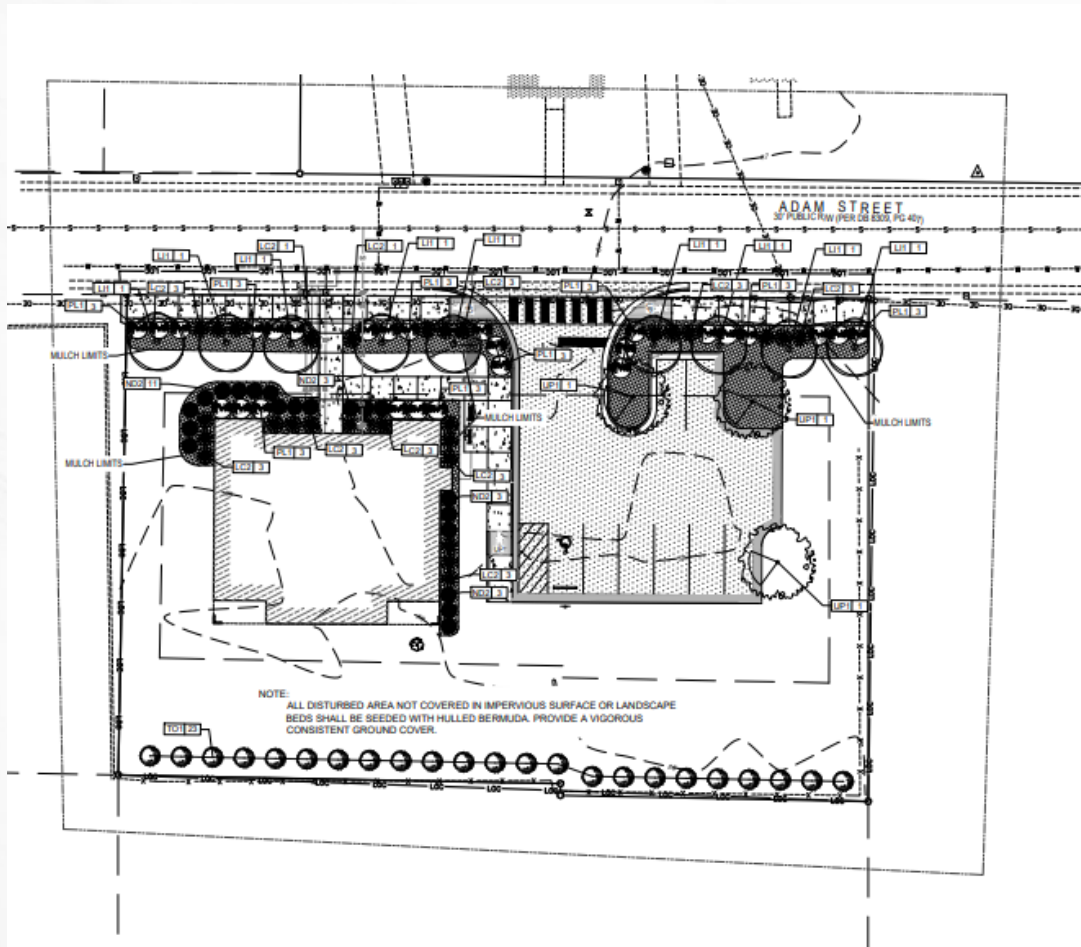
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



December 2021

- **TRC Courtesy Review** - Seven Brew Coffee - 3104 Raeford Rd - Please find this narrative as a formal request and introduction for a proposed commercial land development project in the City of Fayetteville. The subject site is located on Raeford Road (Highway 401) between Cambridge Street and Fairfield Road. The Cumberland County parcel pin number is 0427-01-6482. John C. Tally, Mary Ann Tally, Robert T. Tally, and Geyer Morris Co., LLC are the owners of the tract to be redeveloped. The tract is to be redeveloped and constructed by Geyer Morris Company.
- **TRC Pre-App Review** - Gillis Hill Road Building Addition - 2446 Gillis Hill Rd - Building addition and associated site improvements for an existing commercial building.
- **TRC Courtesy Review** - Circle K - NTI Stoney Point - 8239, 8205, 8159 Stoney Point Rd - Construction of a new 5200sf convenience store with gas sales.

December 2021

- **TRC Courtesy Review** - New building for A.E. Kerr - 605 Ramsey St. - New 2,058 sf building for A.E. Kerr Insurance on a 0.22 acre parcel at 605 Ramsey Street.





FayettevilleNC.gov