



Development in the City 2023



Last update
12/12/23



Project Name: Ramsey Street CCSS - Civil Site Plans

Case #: 22-056

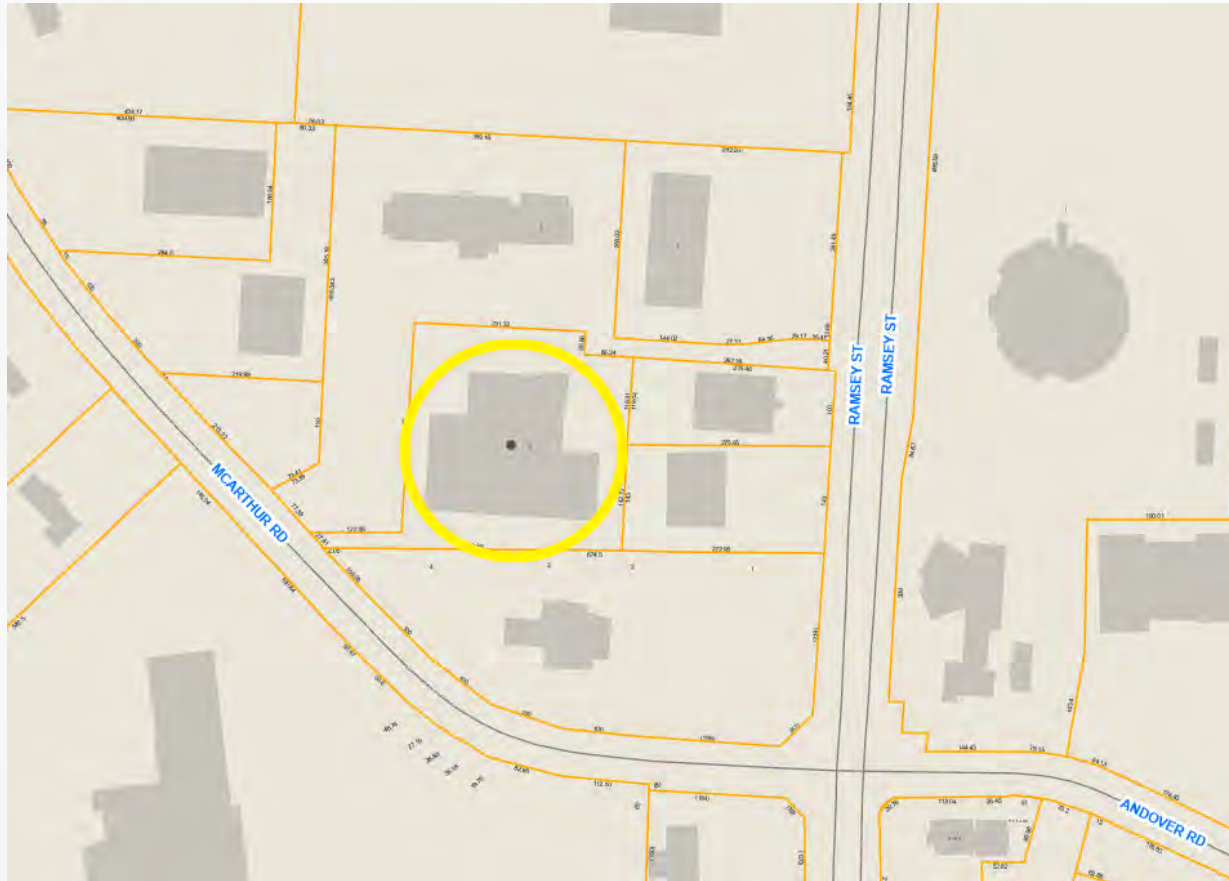
Location: 4247 Ramsey St.

Description: Project is to develop a 3-story self-storage facility, interior units only comprising of 753 storage units.

Status: Approved.



Area Map

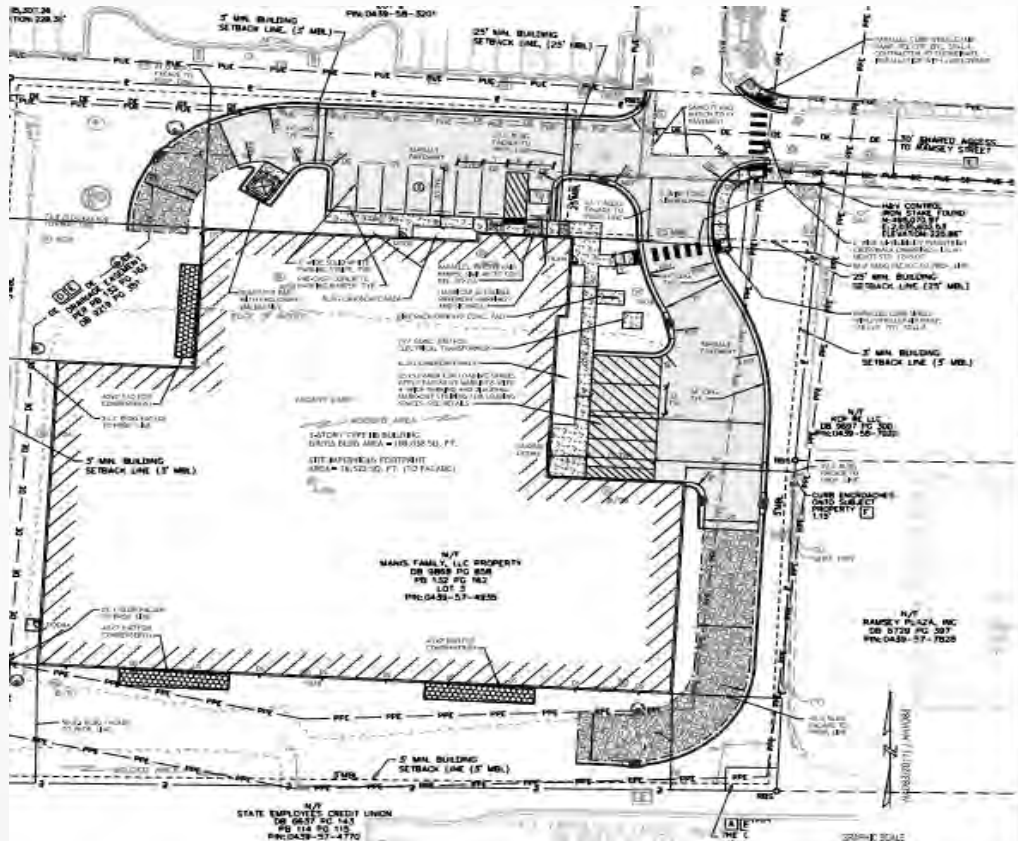


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Colvin Funeral Home And Crematory

Case #: 23-001

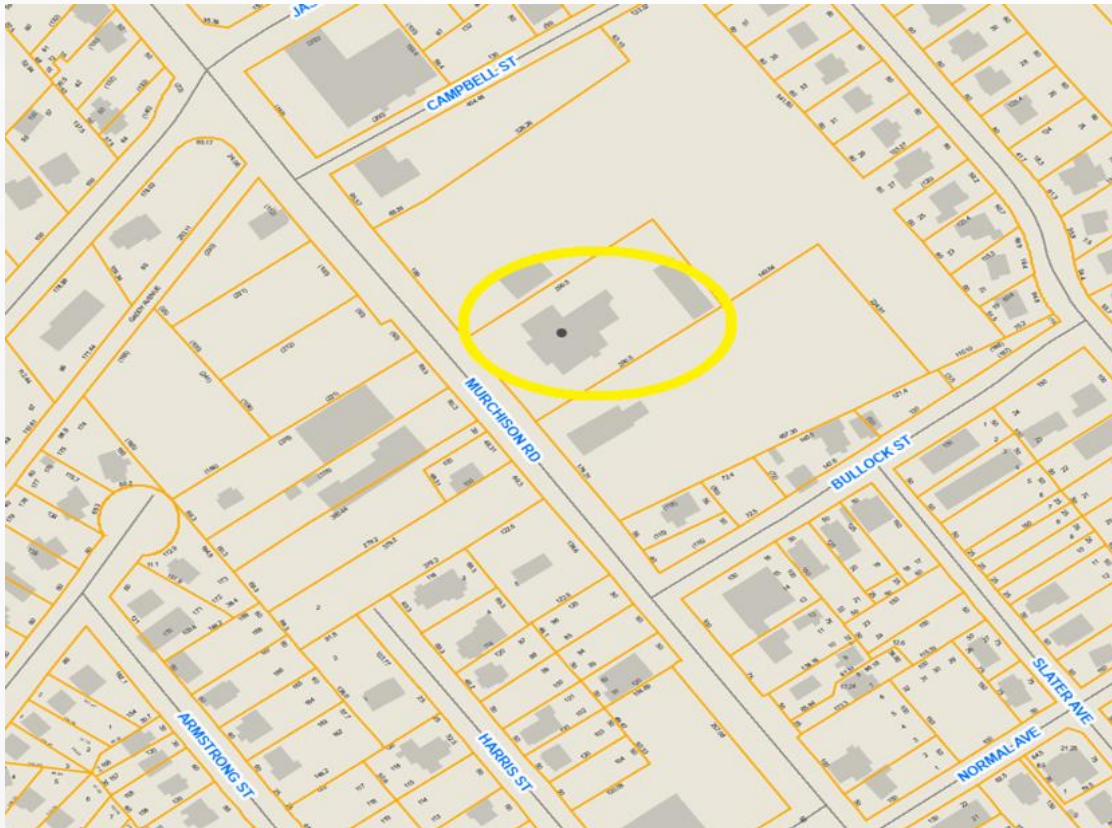
Location: 2010 Murchison Rd.

Description: Existing funeral home and crematory wishes to expand by adding an additional chapel and offices. Also included is an alternative parking plan.

Status: Currently under review



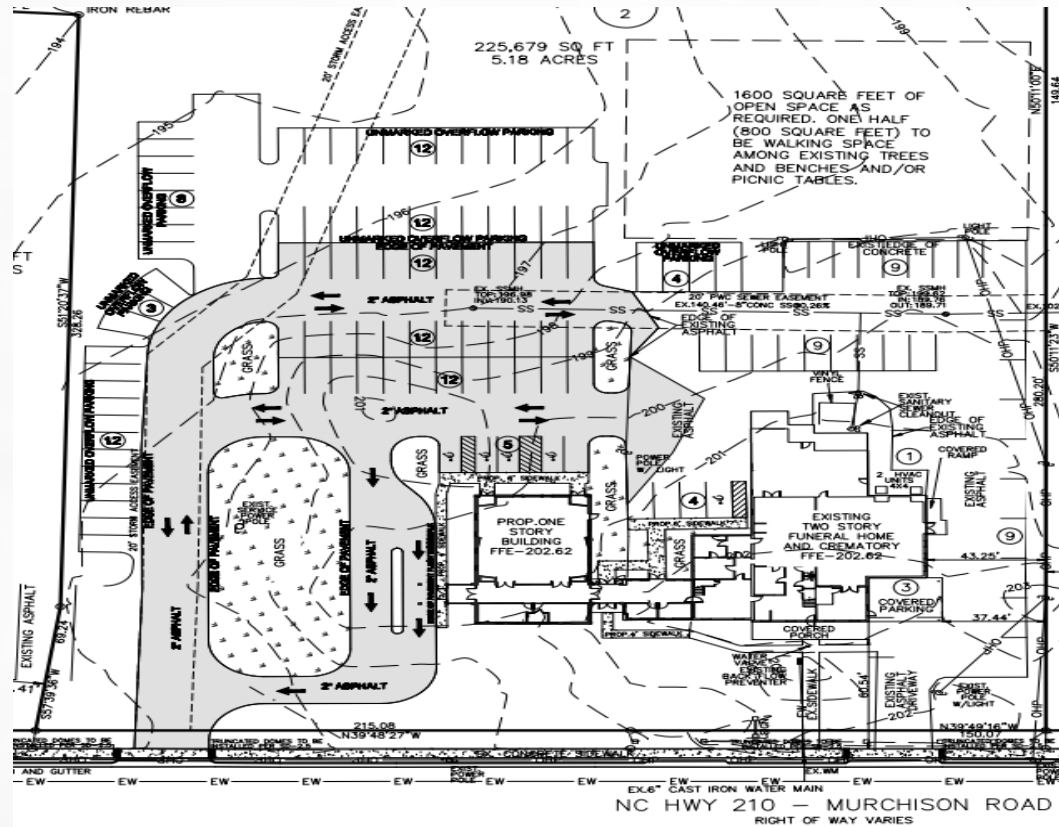
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



January 2023

- **TRC Courtesy Review** - Strickland Oil Change - 3703 Raeford Rd – 0417703851000 - Construction of approximate 1,600 SF Strickland Oil Change facility and associated parking lot and utility infrastructure. Right-in only driveway proposed on Raeford Road has already been approved in concept by NCDOT. Full access driveway on Roxie Avenue is proposed as far from intersection as possible.
- **TRC Pre-App Review** - Fayetteville Technical Community College Nursing Addition - 278 Devers St - 0427192851000 - This project includes a building addition on the existing Fayetteville Technical Community College.



January 2023

- **TRC Pre-App Review** - Agape Achievement Academy - 4502 Rosehill Rd – 0429683699000 - We are opening a charter school for the year 2024. We will have k-8 for the first year and the school will be on Rose Hill Rd. We project to have 168 children for year one and in the second year we will add 4th and 5th grade in year 3. Our mission is to empower students to achieve excellence, character building and a love for learning necessary to become a life long learner through rigorous and content-rich curriculum.



Project Name: New Sanctuary for New Bethel AME Zion Church

Case #: 23-003

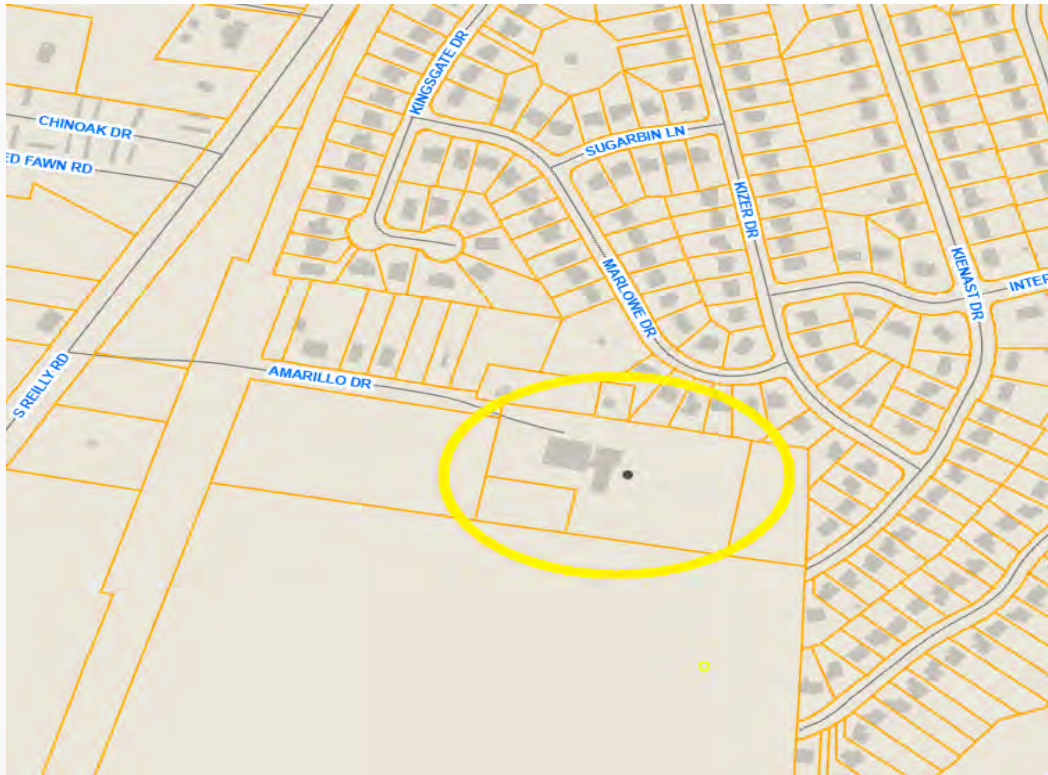
Location: 6967 Amarillo Dr.

Description: Site improvements to include extension of water main
for new sanctuary.

Status: Approved.



Area Map

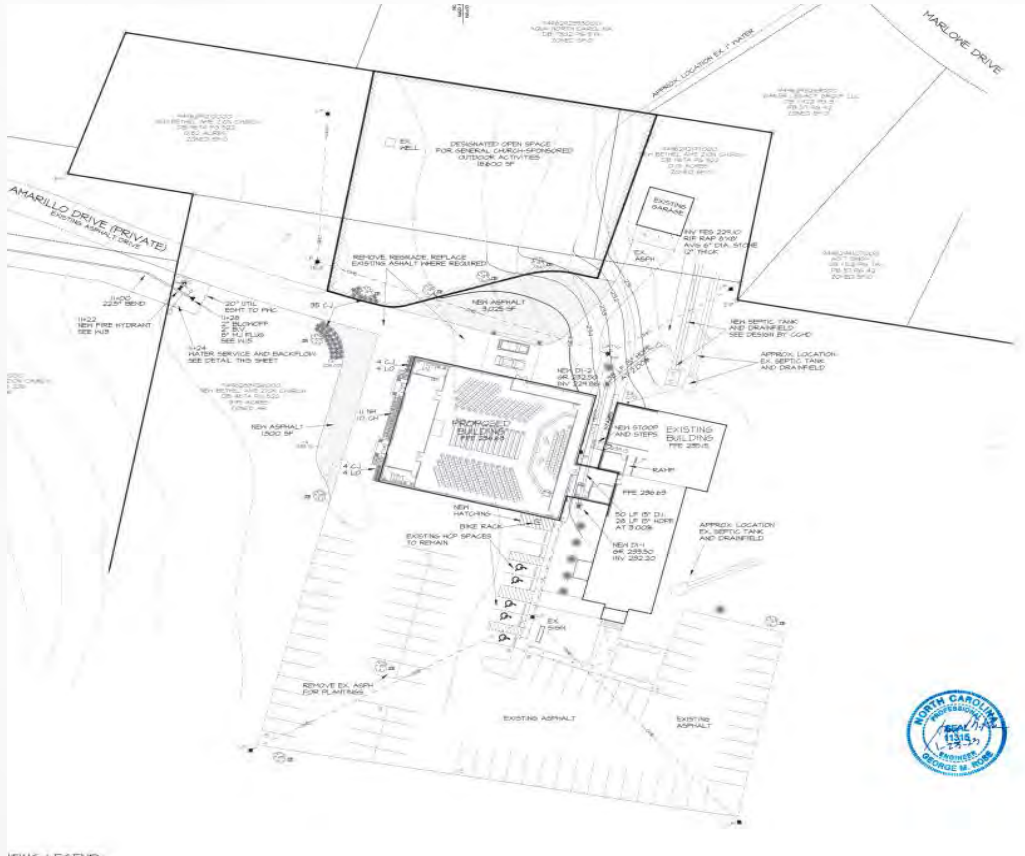


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Phase Two Building - Bonanza Flex Development

Case #: 23-005

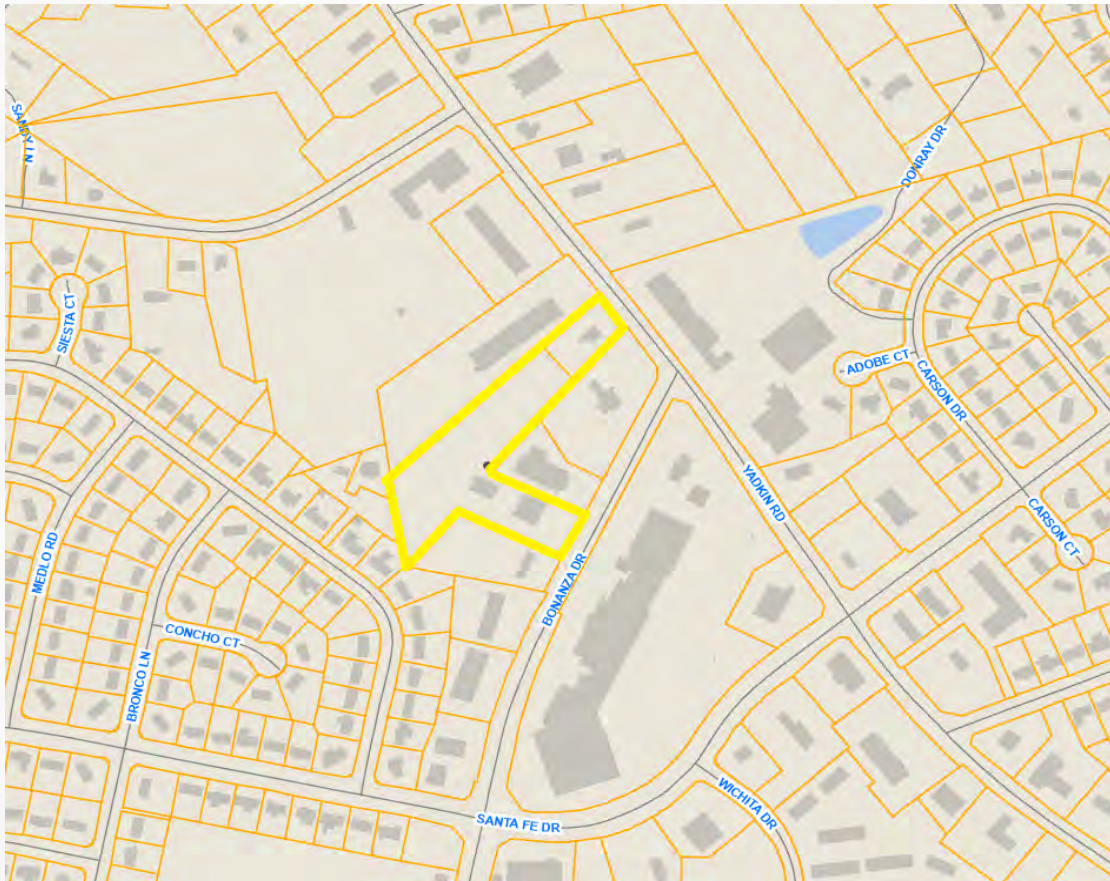
Location: 621 Bonanza Dr.

Description: New 3,500 square foot flex space commercial building containing two leasable units with associated utilities and parking.

Status: Currently under review



Area Map

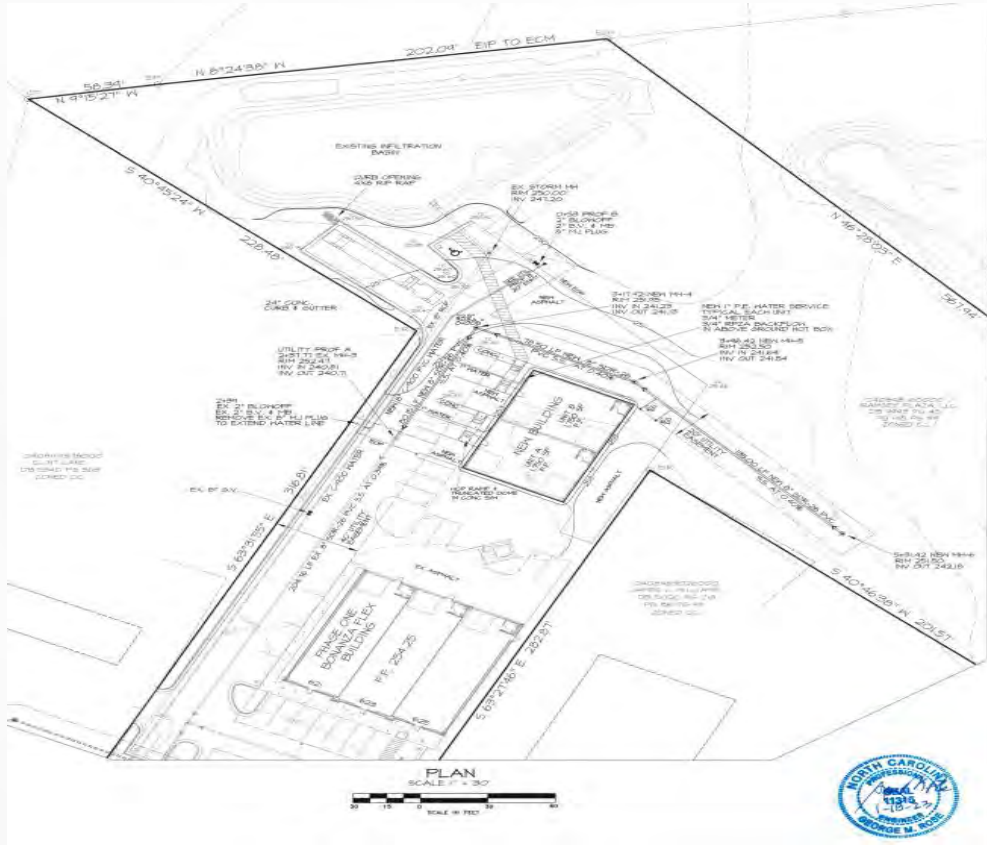


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Bingham Dairy Queen

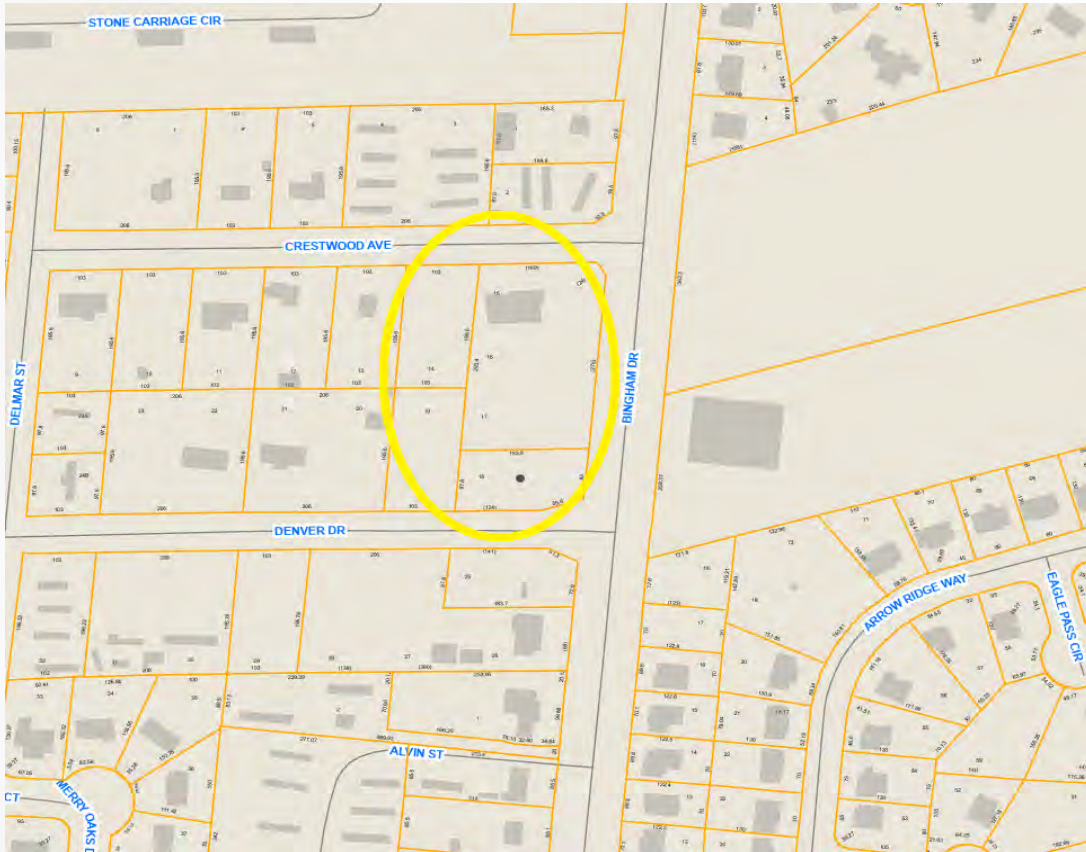
Case #: 23-004

Location: 1464, 1492 Bingham Dr., 6306 Denver Dr, 6309
Crestwood Ave

Description: Existing trailer park to be demolished. Lots to be recombined and then a minor subdivision. Phase 1 of project shown is for a standalone dairy queen. Future phase 2 will consist of a c-store.

Status: Currently under review.

Area Map

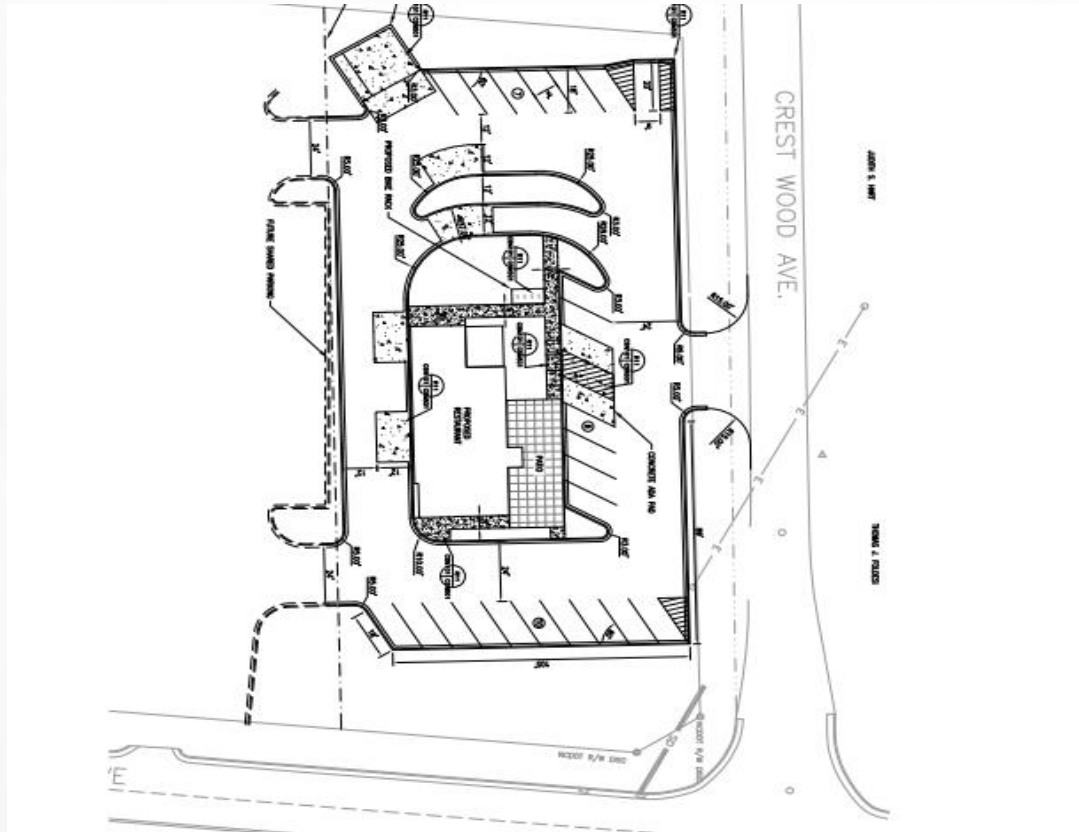


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Fayetteville State University - New Residence Hall

Case #: 23-006

Location: 1200 Murchison Rd.

Description: Construction of the proposed New Residence Hall.
parking lots, sidewalks, drives, landscaping, utilities,
and stormwater control measures on the Fayetteville
State University site.

Status: Currently under review.



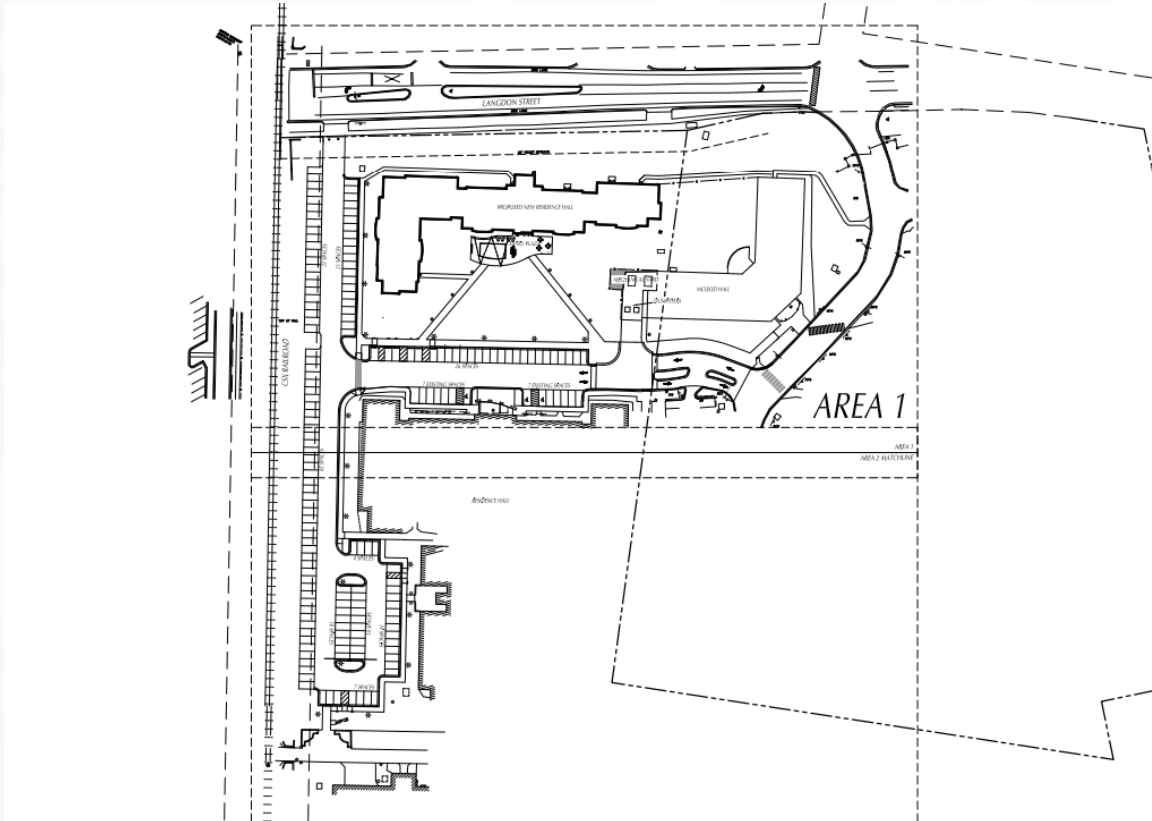
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



February 2023

- **TRC Courtesy Review** - Rim Road Conditional Zoning Rezone – 9487860537000 - Rezone from SF-6 to MR-5 Conditional Zoning District. The Rezone was a straight Rezone approved at Zoning Commission. However, the applicant wants to revise to a Conditional Zoning District to add 2 conditions as follows: A maximum of 72 units on the 12.23 acre site. A 20 foot wide Type A buffer along the northern and western property line adjacent to the existing subdivisions
- **TRC Courtesy Review** - Head Start Shelter Addition - 328 Deep Creek Rd – 0447302240000 - Construction of a 50'x100' open shelter.
- **TRC Courtesy Review** - Clutch 3619 Ramsey St - 3619 Ramsey St - 0439640713000 - Demo existing building; erect a drive-thru only coffee restaurant.

February 2023

- **TRC Courtesy Review** - Starbucks Walter Reed and Owen - 1445 Walter Reed Rd – 0416994121000 - Redesign of the existing multi-tenant shops at 1445 Walter Reed Road to help improve existing stacking issues with the Starbucks drive-thru from the entry drive off of Walter Reed Road. The intent of this proposed redesign is to relocate the entry to the Starbucks drive-thru lane so it does not block or affect the rest of the circulation from the neighboring shops.
- **TRC Courtesy Review** - Fayetteville Substation Yard Expansion - 2830 Cumberland Rd – 0426525774000 - Duke Energy is looking to expand its gravel storage yard. Scope of work includes, grading and storm water management. The planned yard expansion dimensions are approx. 212'x155' (fence line). The BUA is under 24%. A dry detention basin is proposed to meet volume control requirements.
- **TRC Courtesy Review** - NC History Center on the Civil War, Emancipation & Reconstruction - Phase 2 - 824 Branson St – 0437144282000 - Proposed Pavilion and Boardwalk at the existing NC History Center.

February 2023

- **TRC Pre-App Review** - Eutaw Landing - Elm St - 0428225916000 - Project is intended to be a single, three (3) story, 60 unit senior apartment building for a 55 & up community.



Project Name: Clicks Nursery

Case #: 23-002

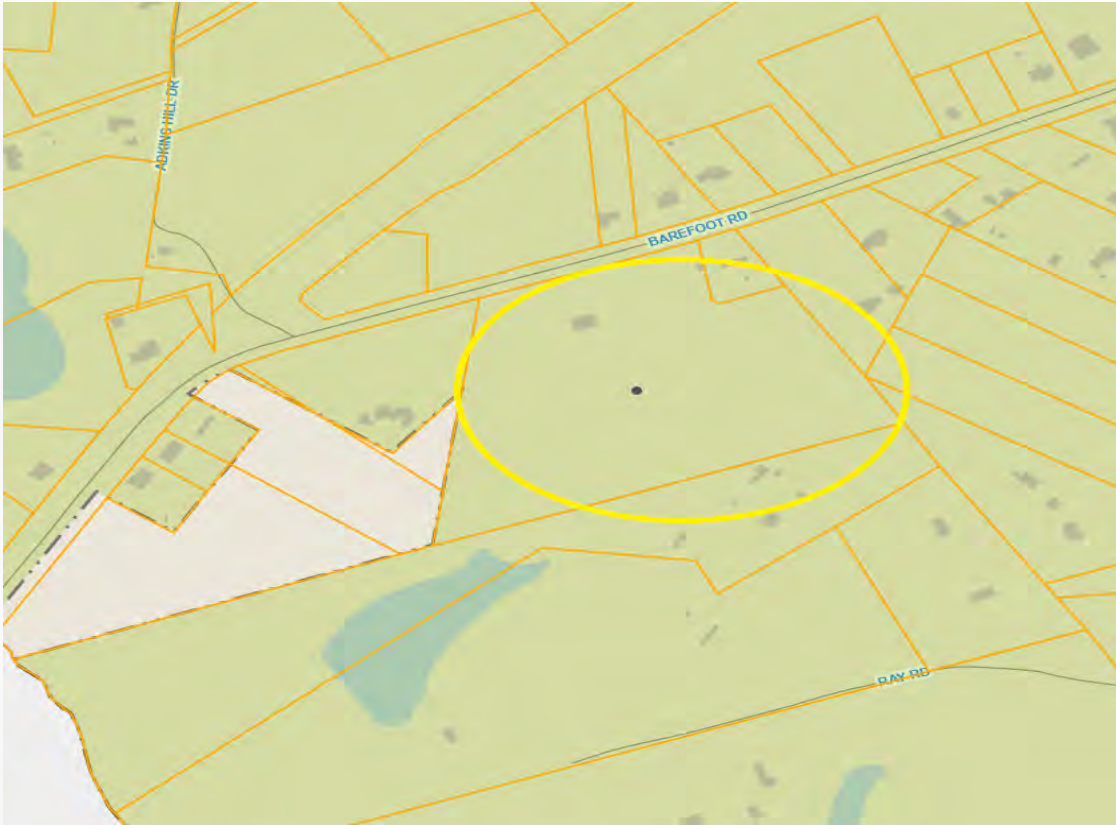
Location: Barefoot Rd

Description: Proposed Building and Parking area for Nursery

Status: Currently under review



Area Map

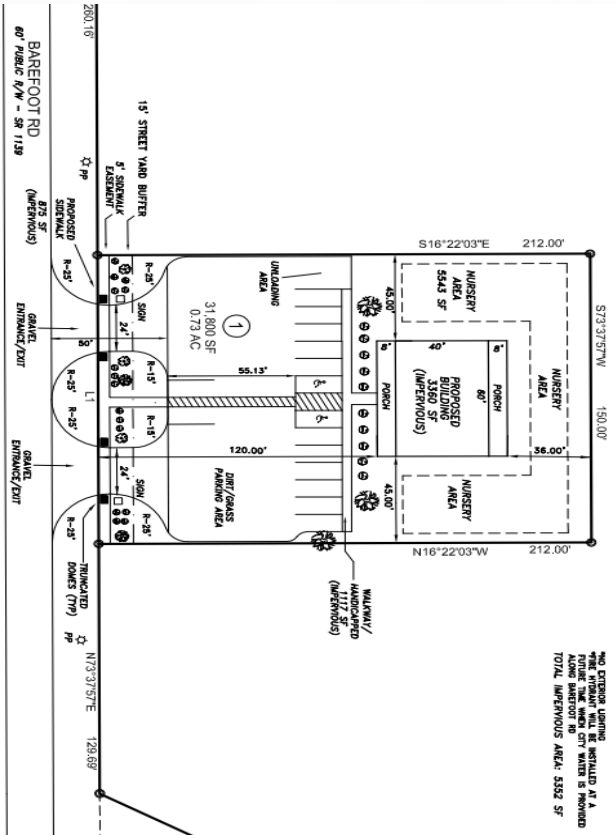


Pre-Development Photo



Proposed Development Plan

Post Development Photo



NO EXTERIOR LIGHTING WILL BE INSTALLED AT A LOCATION OTHER THAN AS SHOWN ABOVE. SIGNAGE SHALL BE INSTALLED AS SHOWN ABOVE. TOTAL IMPERVIOUS AREA: 5352 SF

LANDSCAPING NOTES

1. Retention canopy trees shall be a minimum of two inches in diameter at breast height (DBH) and shall be planted at least 10 feet from the line of planting.
2. Substrate of container trees shall have a depth of 18 inches and shall be amended with a 50/50 mix of peat moss and perlite. The substrate shall be amended with a 100/0/100 ratio of fertilizer.
3. All trees shall be planted in a container that is a minimum of 18 inches in diameter and shall be a minimum of three feet in height at time of planting.
4. Substrate shall be amended with a minimum of 20% perlite and shall be amended with a 100/0/100 ratio of fertilizer.
5. Substrate shall be amended with a minimum of 20% perlite and shall be amended with a 100/0/100 ratio of fertilizer.
6. Site lighting fixture shall be a minimum of 15 feet in height and shall be approved by staff.
7. Erosion control shall be installed on the site in accordance with the approved plan and shall be approved by staff.
8. The location of all parking spaces shall be approved by staff.
9. The location of all parking spaces shall be approved by staff.
10. The location of all parking spaces shall be approved by staff.
11. The location of all parking spaces shall be approved by staff.
12. The location of all parking spaces shall be approved by staff.



Project Name: New building for Eid Abudayya

Case #: 23-007

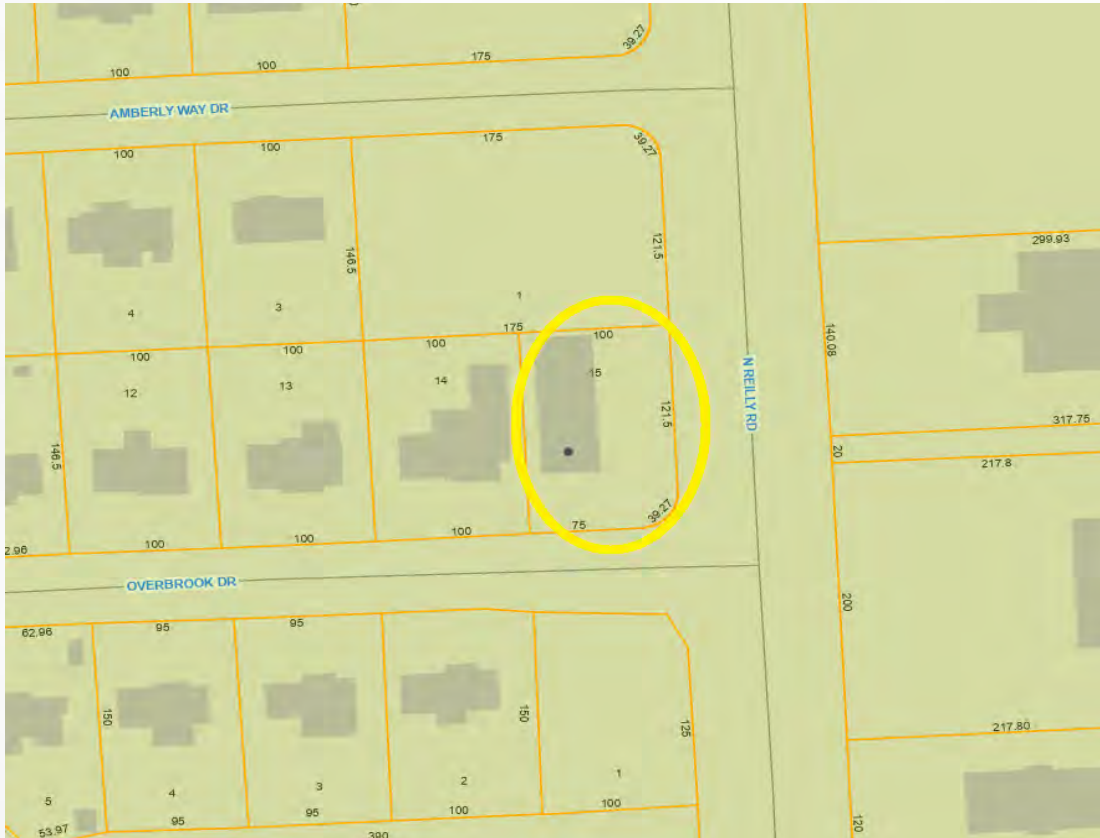
Location: 361 N Reilly Rd

Description: 4-unit commercial building with associated parking and utilities.

Status: Approved



Area Map



Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Bojangles (Starbucks) - 108 Rowan

Case #: 23-008

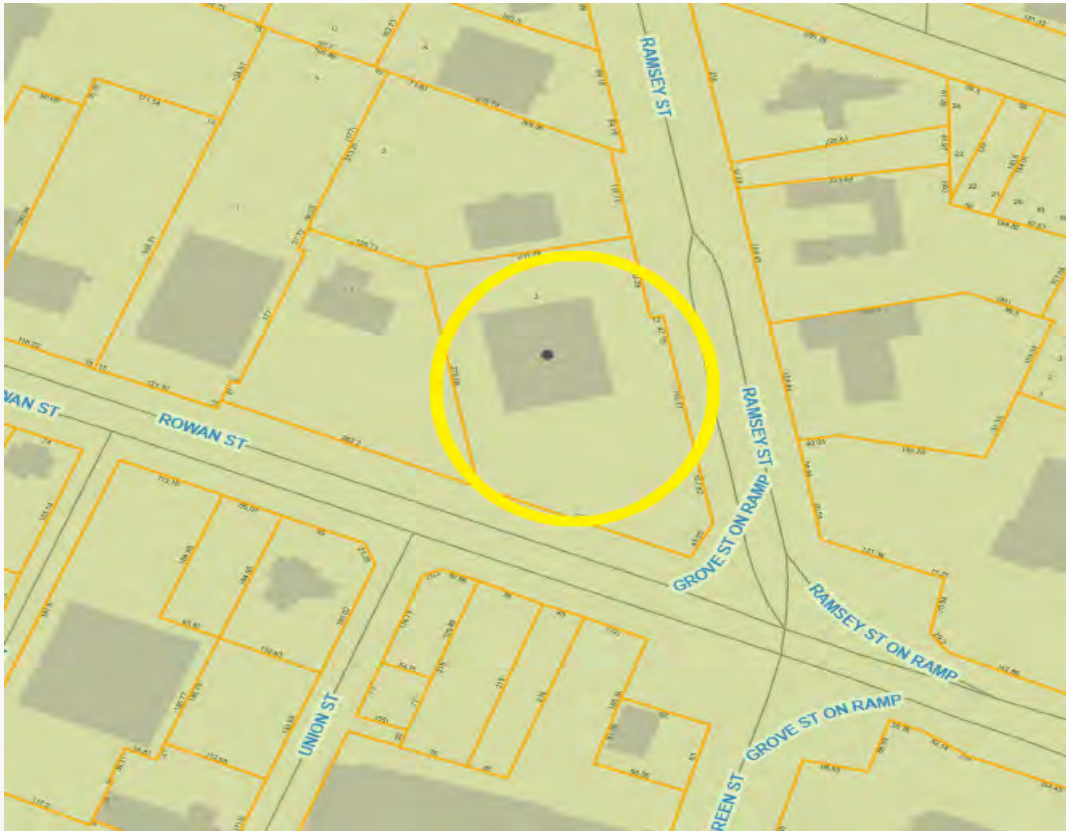
Location: 108 Rowan St

Description: We are proposing a drive-thru only Starbucks Coffee and a Bojangles restaurant, drive-thru and dining.

Status: Currently under review



Area Map

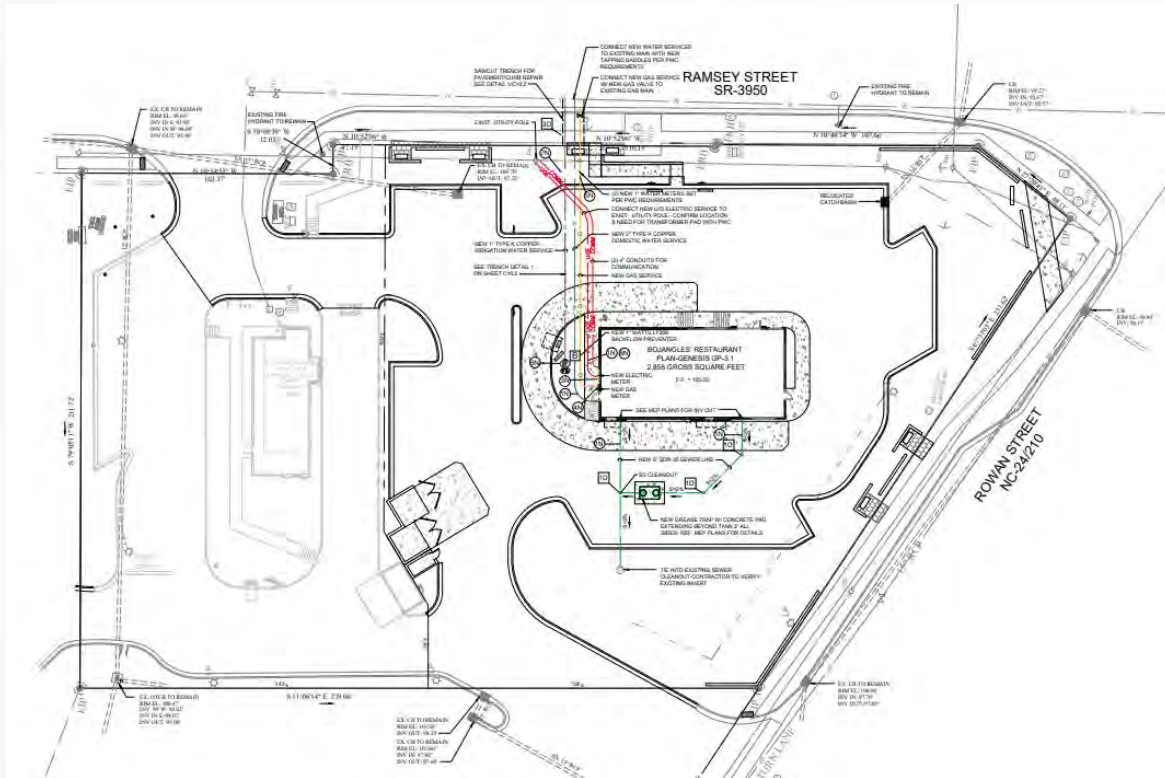


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Lake Valley Mini Storage

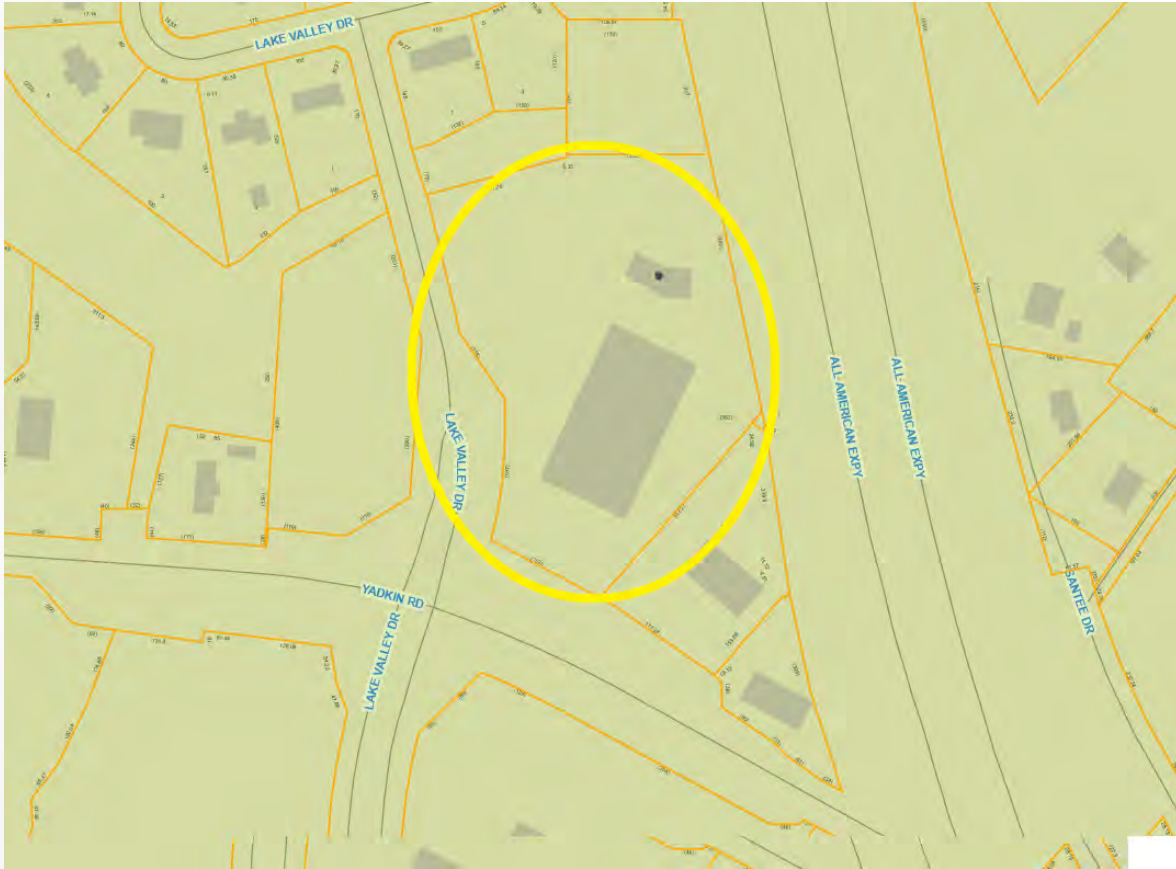
Case #: 23-009

Location: 4938 Lake Valley Dr

Description: 103,572 square foot climate controlled mini storage (3 story, 701 units). Building will have sprinkler system. Site will have an underground system at rear of building.

Status: Approved

Area Map

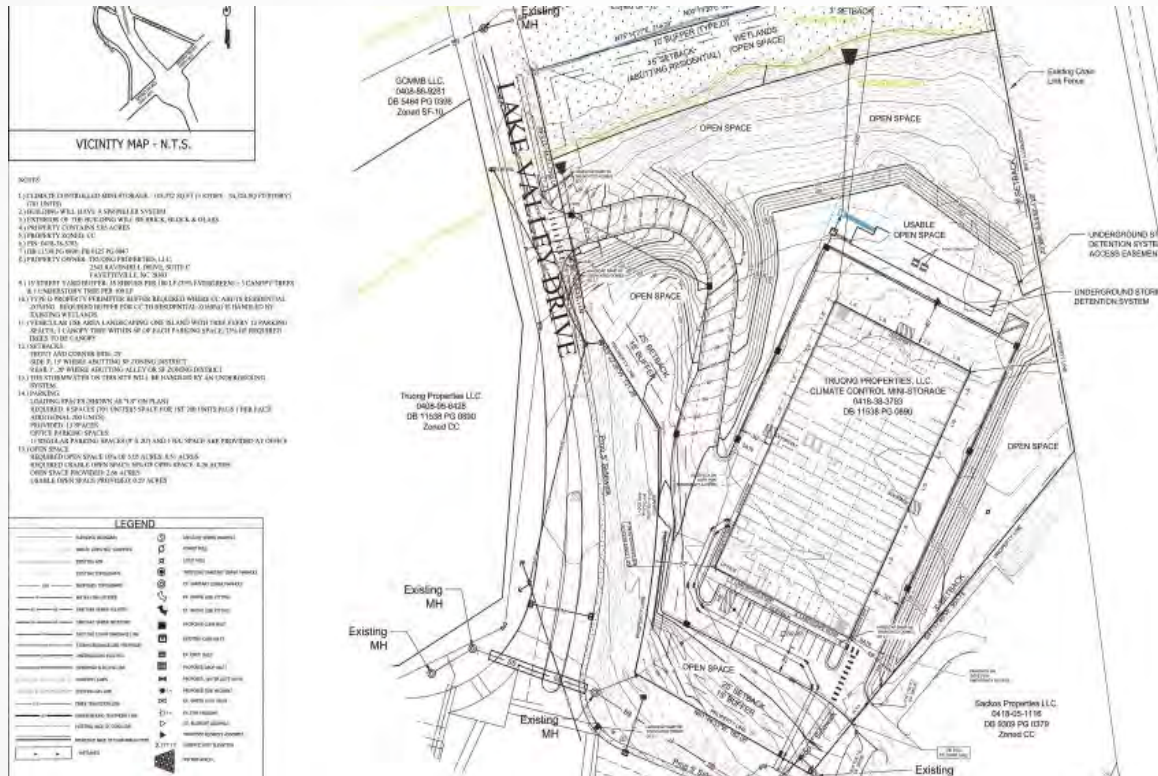


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Mavis Tires

Case #: 23-010

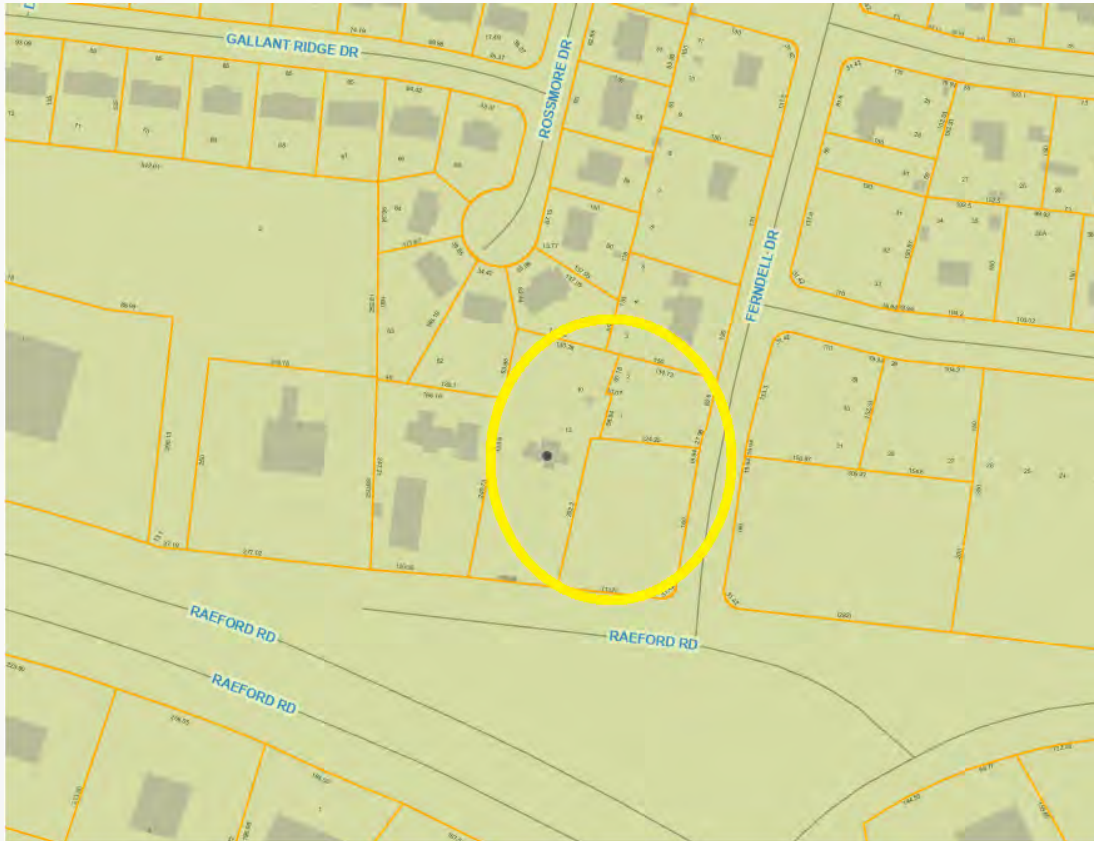
Location: 7818 Old Raeford Rd

Description: 6800 sf Mavis Tire store

Status: Currently under review



Area Map

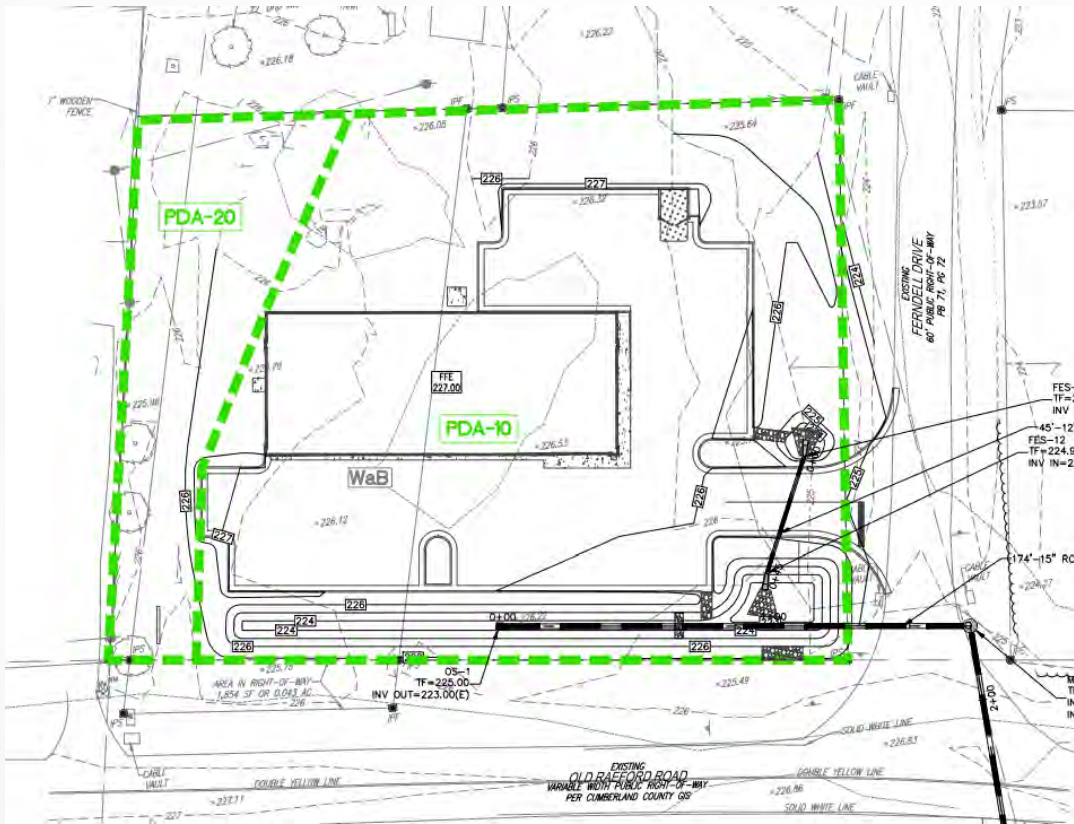


Pre-Development Photo



Proposed Development Plan

Post Development Photo



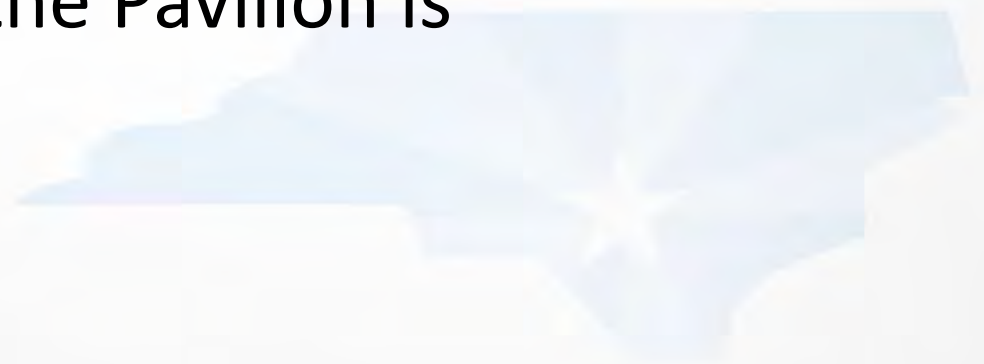
Project Name: NC History Center on the Civil War, Emancipation & Reconstruction - Phase 2

Case #: 23-012

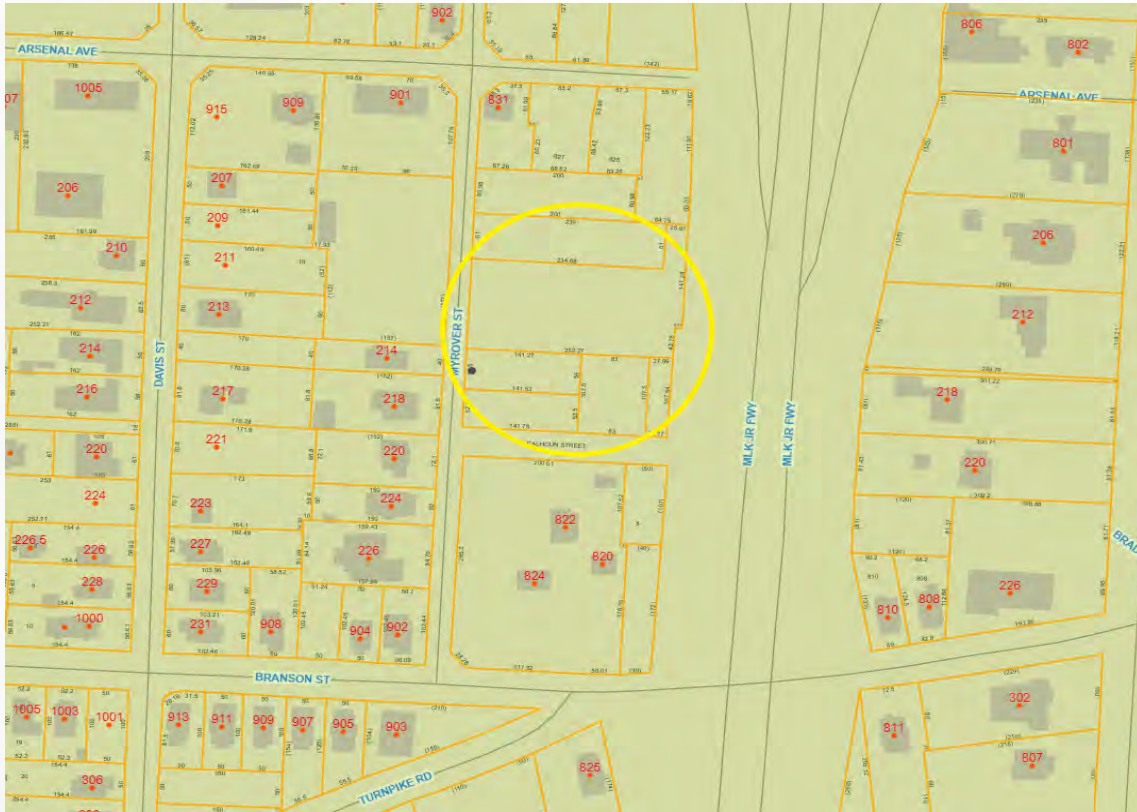
Location: 824 Branson St

Description: Proposed Pavilion at the existing NC History Center. The under roof portion of the Pavilion is approximately 2,730 sq. ft.

Status: Currently under review



Area Map

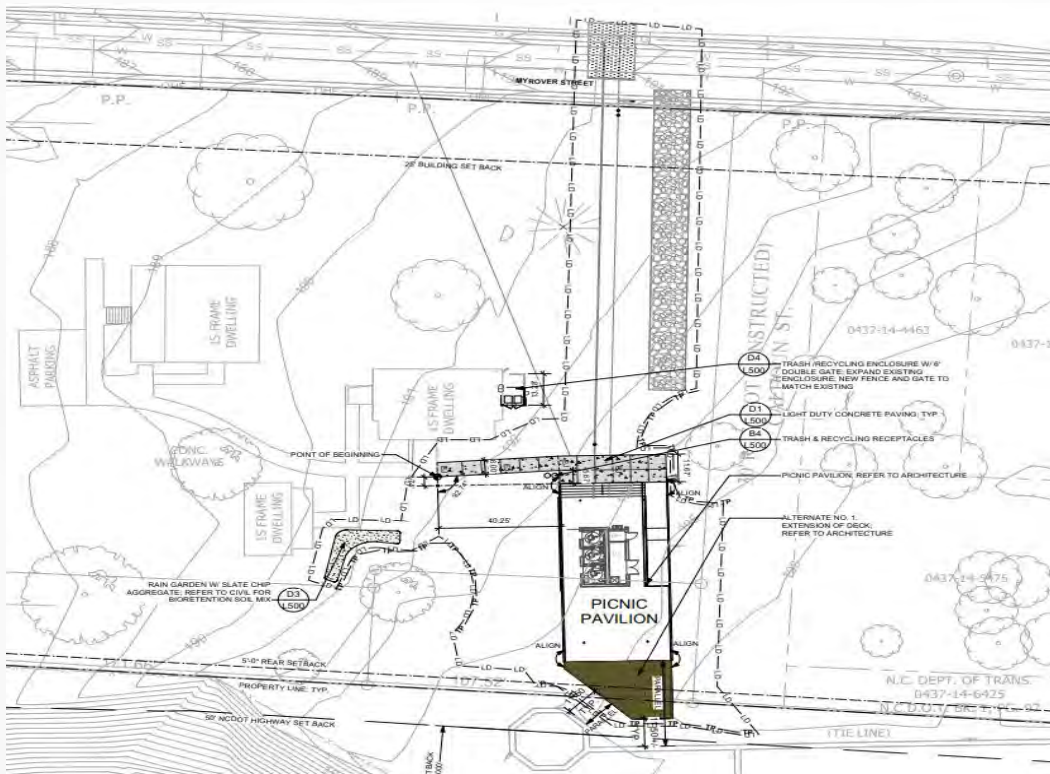


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Lot 5 A.B. Carter Property

Case #: 23-013

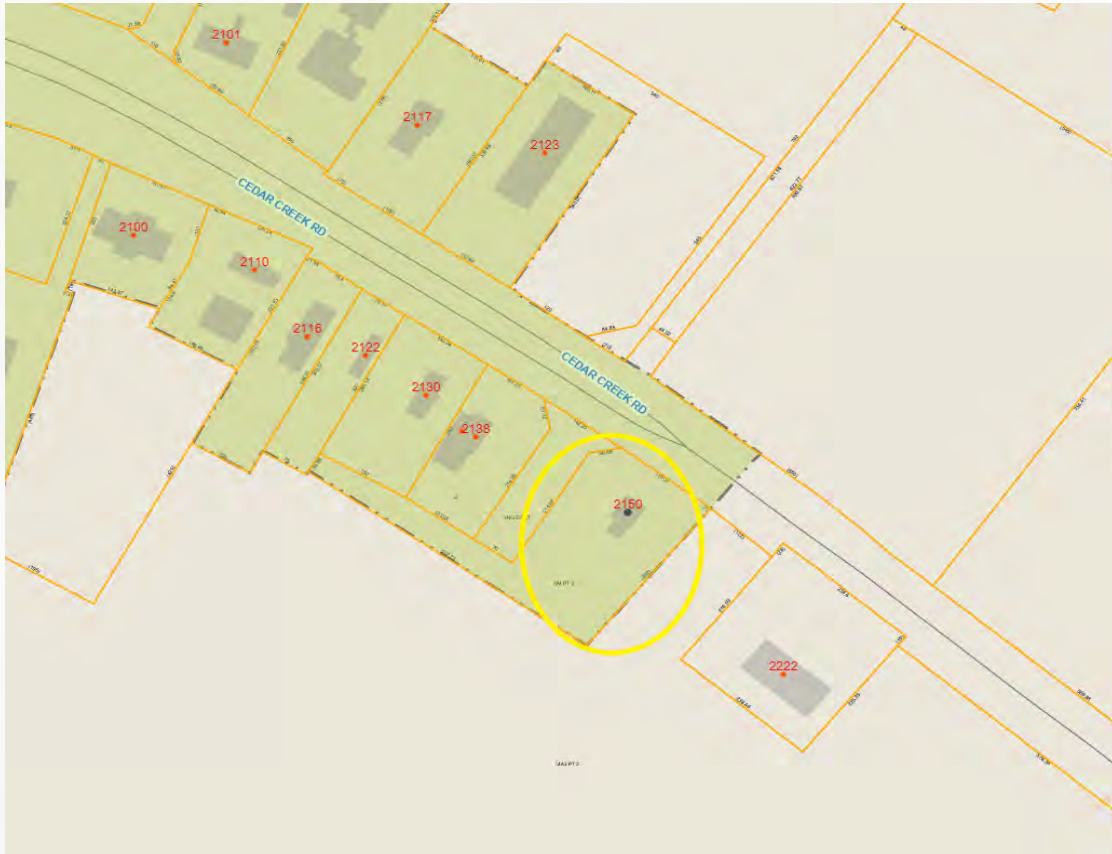
Location: 2150 Cedar Creek Rd

Description: Construct a Wendy's Restaurant with drive-thru and parking on a vacant lot.

Status: Currently under review



Area Map

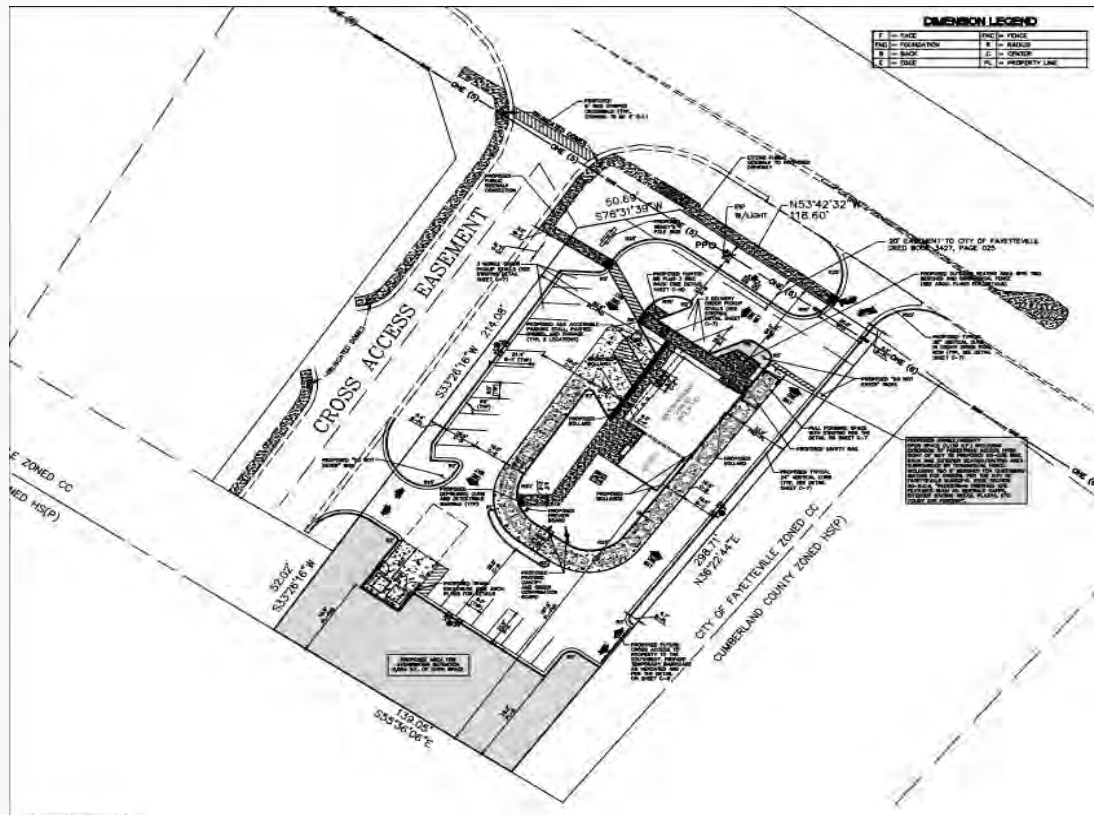


Pre-Development Photo



Proposed Development Plan

Post Development Photo



March 2023

- **TRC Courtesy Review** - Bingham Drive - 0 Bingham Dr – 0406541854000 - Rezoning (Map Amendment) application to Community Commercial.
- **TRC Courtesy Review** - Proposed Restaurant & Drive-Thru Addition - 2047 Skibo Rd - 2079 Skibo Rd – 0407846444000 - Proposed City BBQ Drive-Thru Restaurant at 2047 Skibo Rd. Fayetteville, NC 28314.
- **TRC Pre-App Review** - Lot 5 A.B. Carter Property - 2150 Cedar Creek Rd – 0455564731000 - Construct a Wendy's Restaurant with drive-thru and parking on a vacant lot.
- **TRC Pre-App Review** - Cape Fear Compass DCI - MOB Site - 0 Walter Reed Rd – 0416874531000 - Proposed new MOB on the CFVH site with associated parking, stormwater management and utility services.
- **TRC Pre-App Review** - Bailey Lake - Graham Rd – 0406037174000 - 31 unit townhome development.

March 2023

- **TRC Pre-App Review** - 906 Cedar Creek - 906 Cedar Creek Rd – 0446653926000 - Mini storage addition



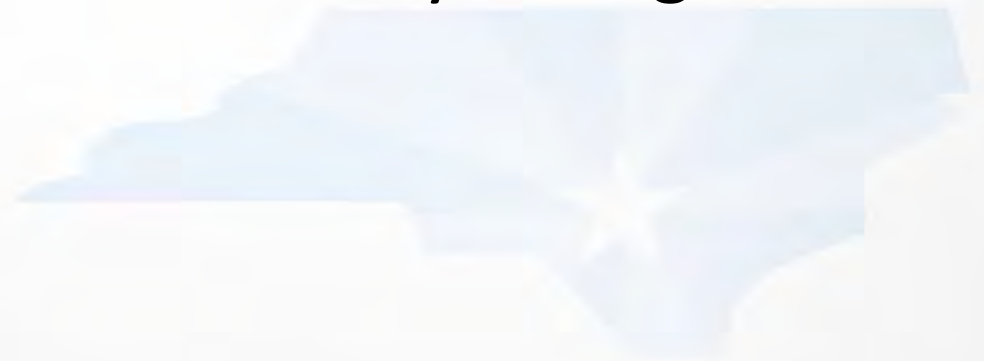
Project Name: Fayetteville Technical Community College Nursing Addition

Case #: 23-014

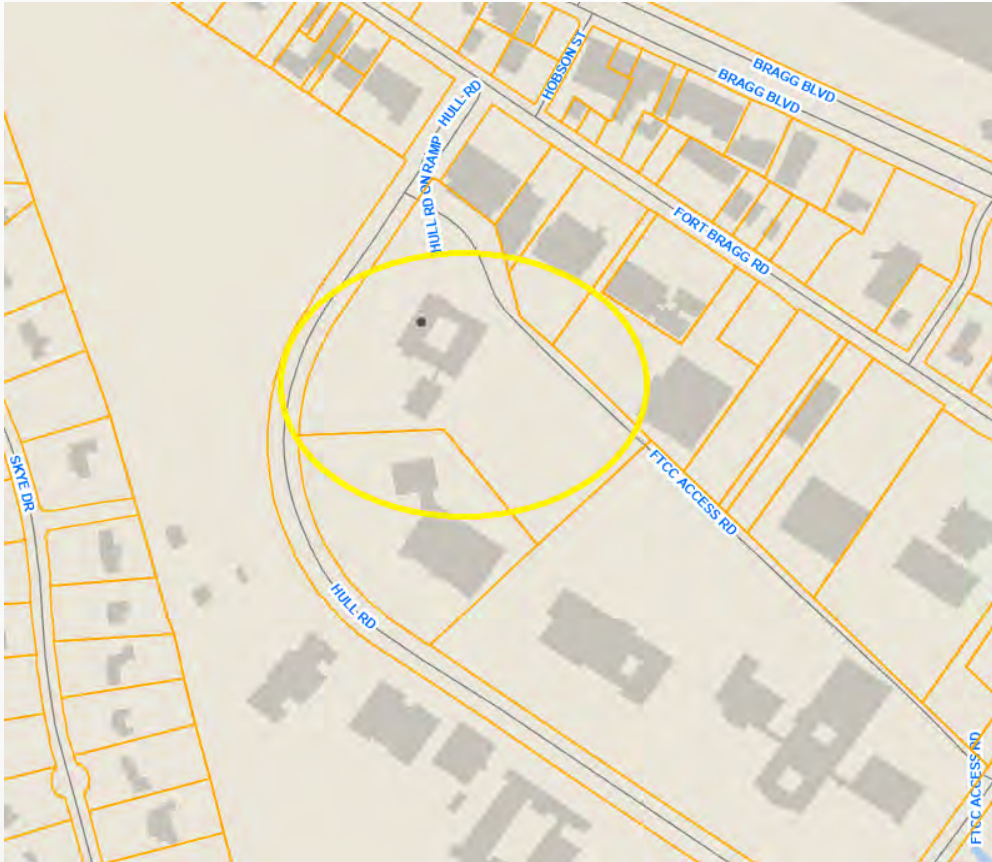
Location: 278 Devers St and 2340 Hull Rd.

Description: This project includes a building addition on the existing Fayetteville Technical Community College.

Status: Currently under review.



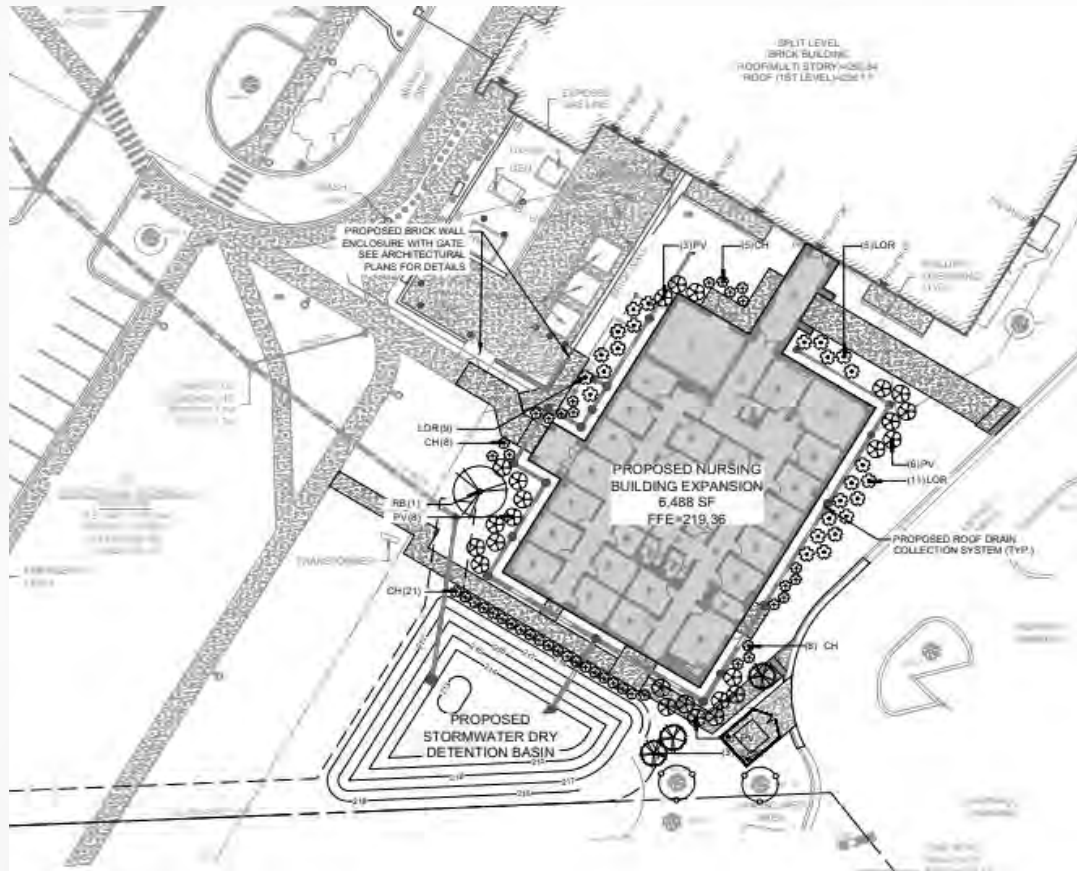
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Murphy Oil USA - Fayetteville, NC

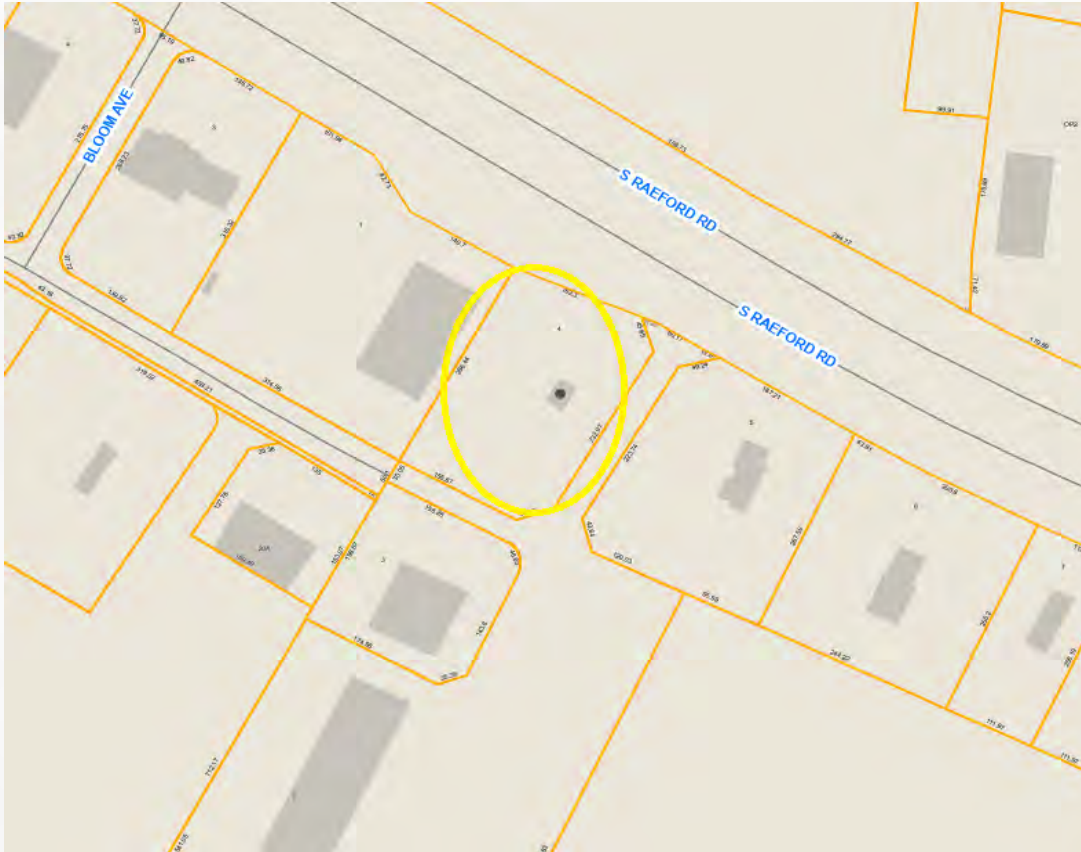
Case #: 23-015

Location: 7719 S Raeford Rd.

Description: Existing Murphy USA fueling station to be demolished and rebuilt. A 1400 sf pre-fabricated convenience store and 8 fuel pumps under a canopy is proposed. all new utilities, paving and landscaping will be provided. The project site is Zoned CC – Community Commercial.

Status: Currently under review

Area Map

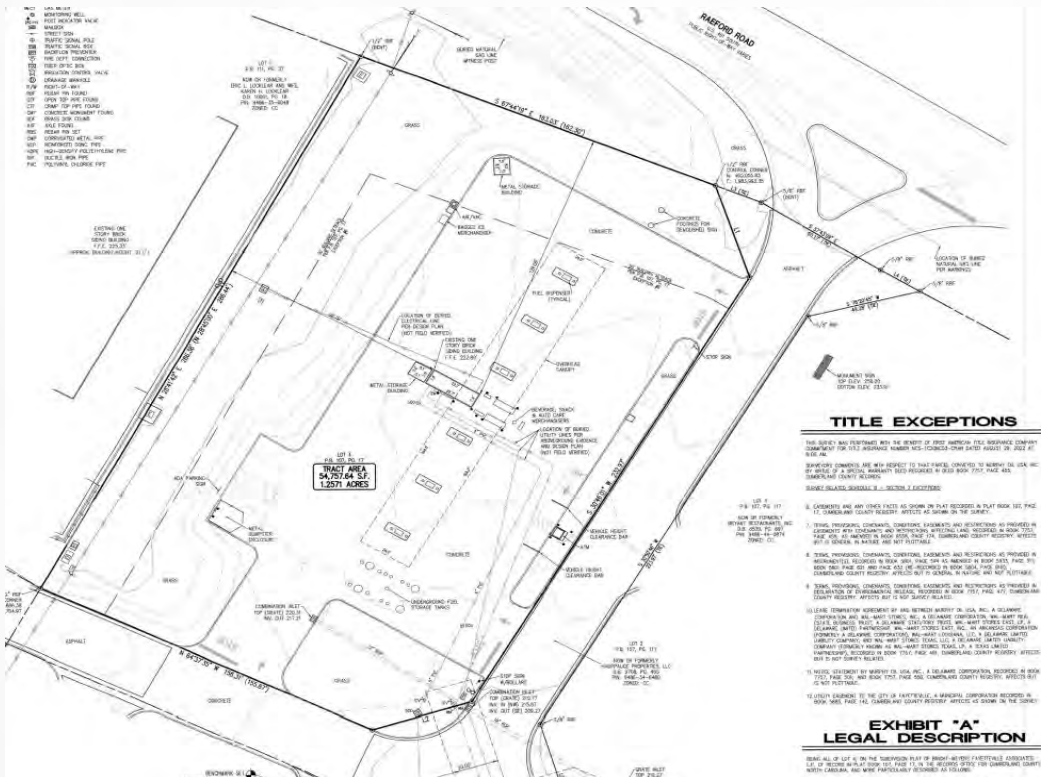


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: 906 Cedar Creek

Case #: 23-016

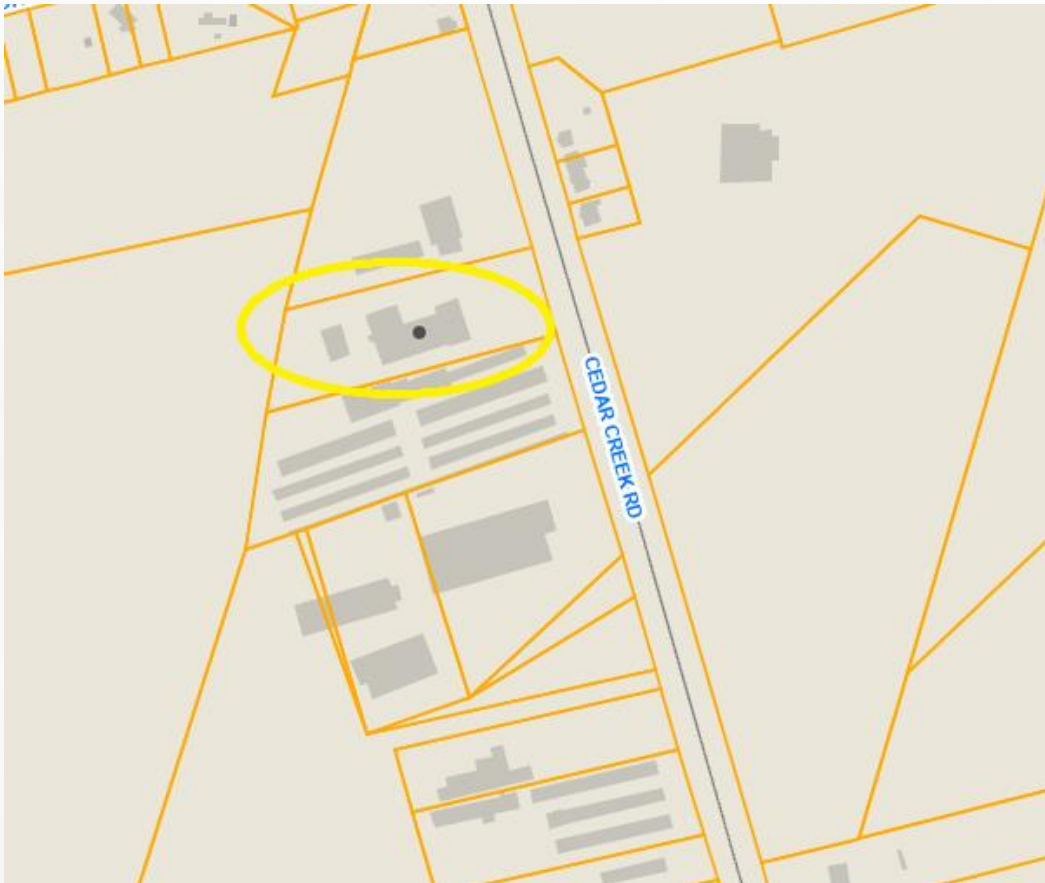
Location: 906 Cedar Creek Rd.

Description: Mini Storage Addition.

Status: Currently under review.



Area Map

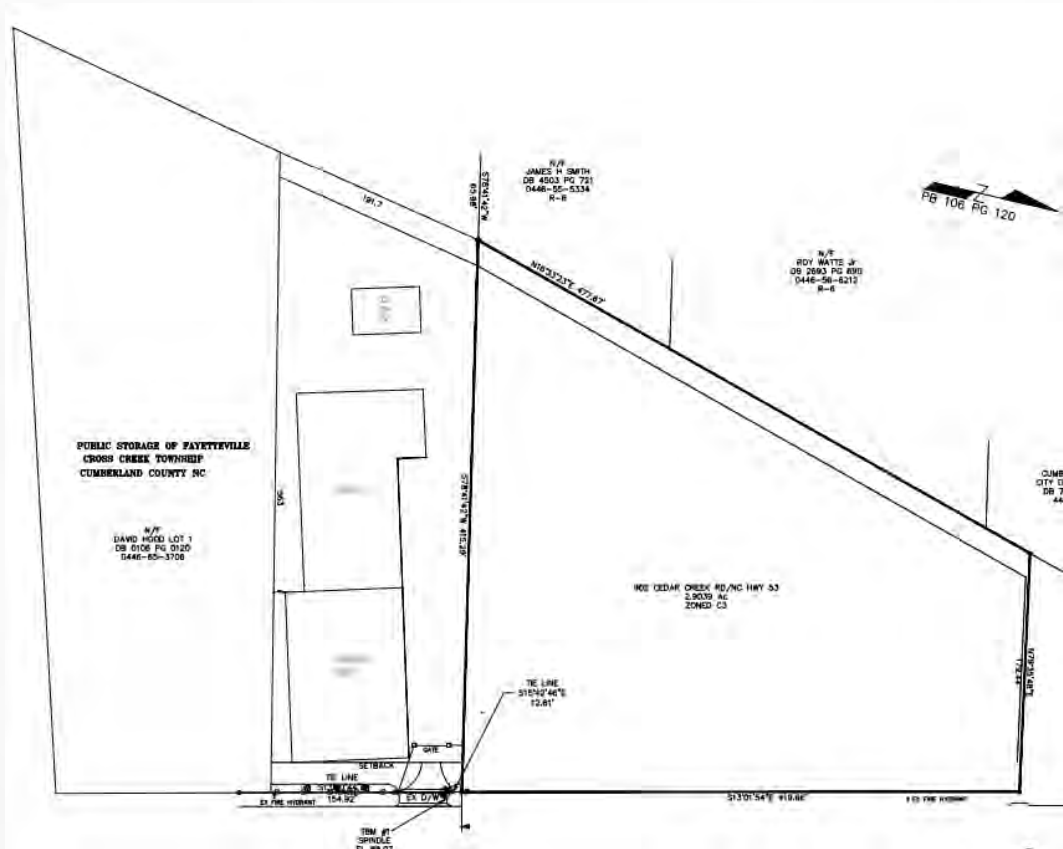


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Shops at Rockfish Village

Case #: 23-017

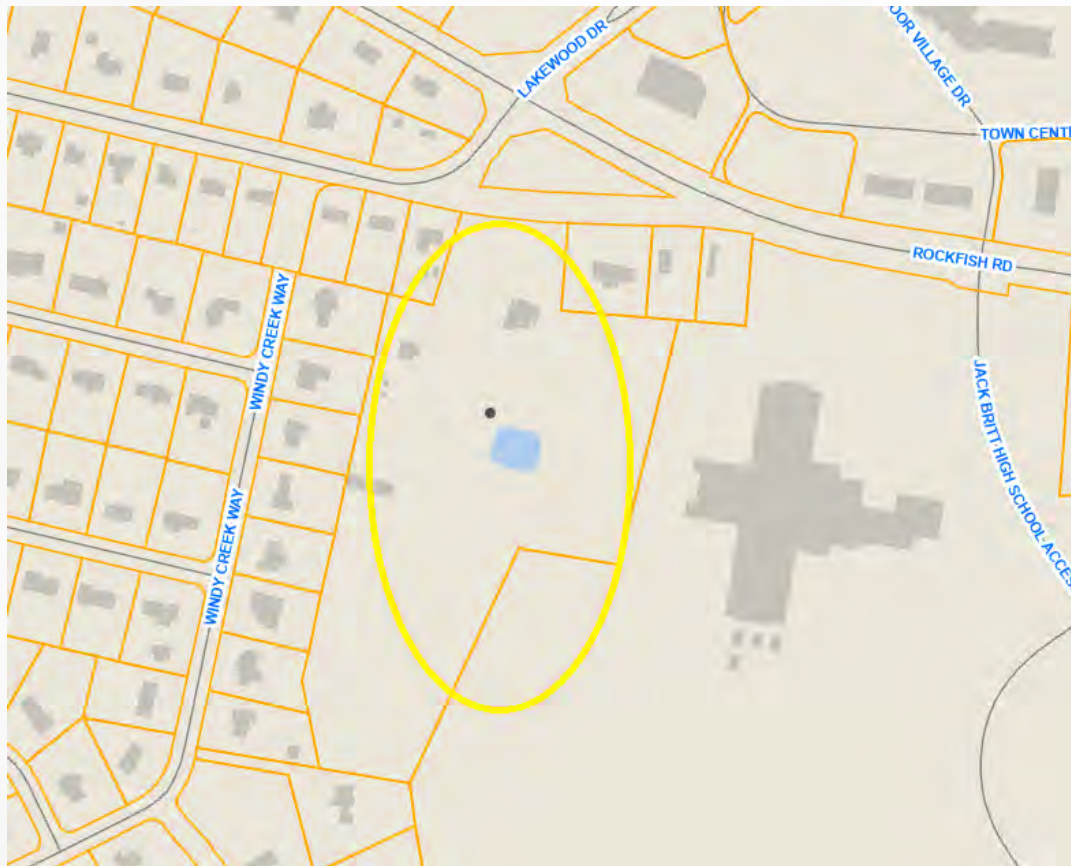
Location: 7461,7467,7475, 7483 Rockfish Road.

Description: Development of shopping center with grocery store anchor, 3 retail buildings, 3 outlots, and open space.

Status: Currently under review.



Area Map

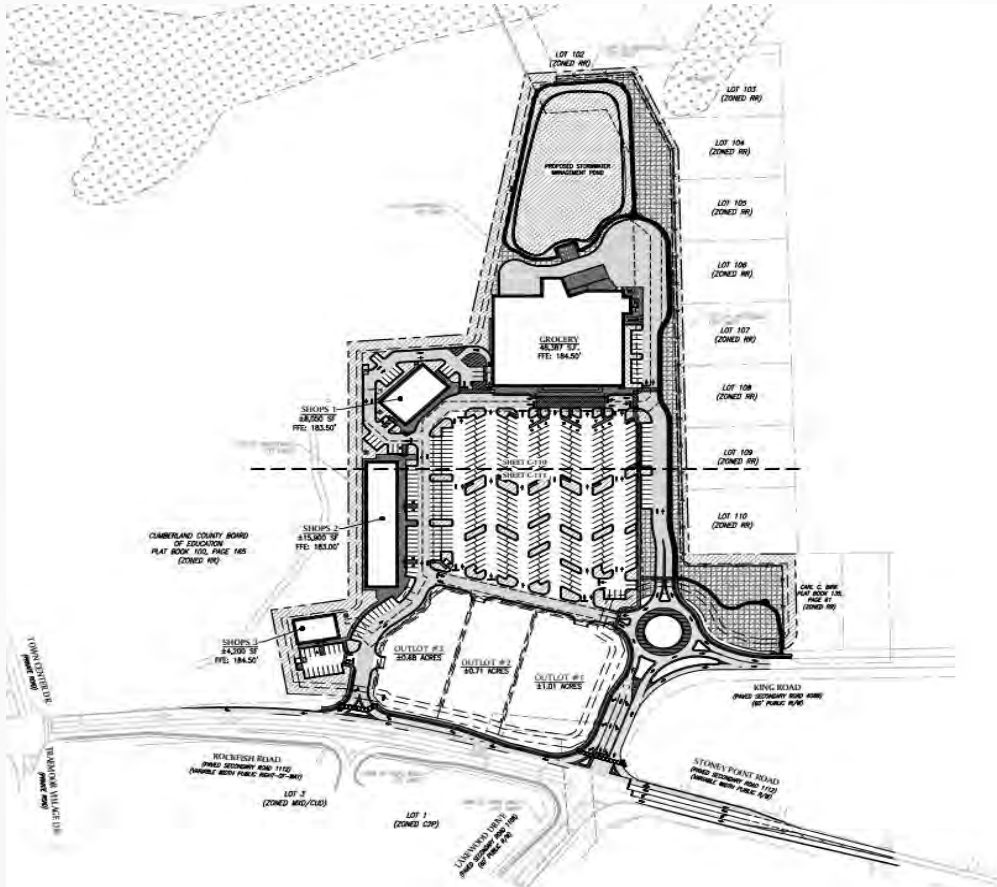


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Sheetz at Gillis Hill Road

Case #: 23-018

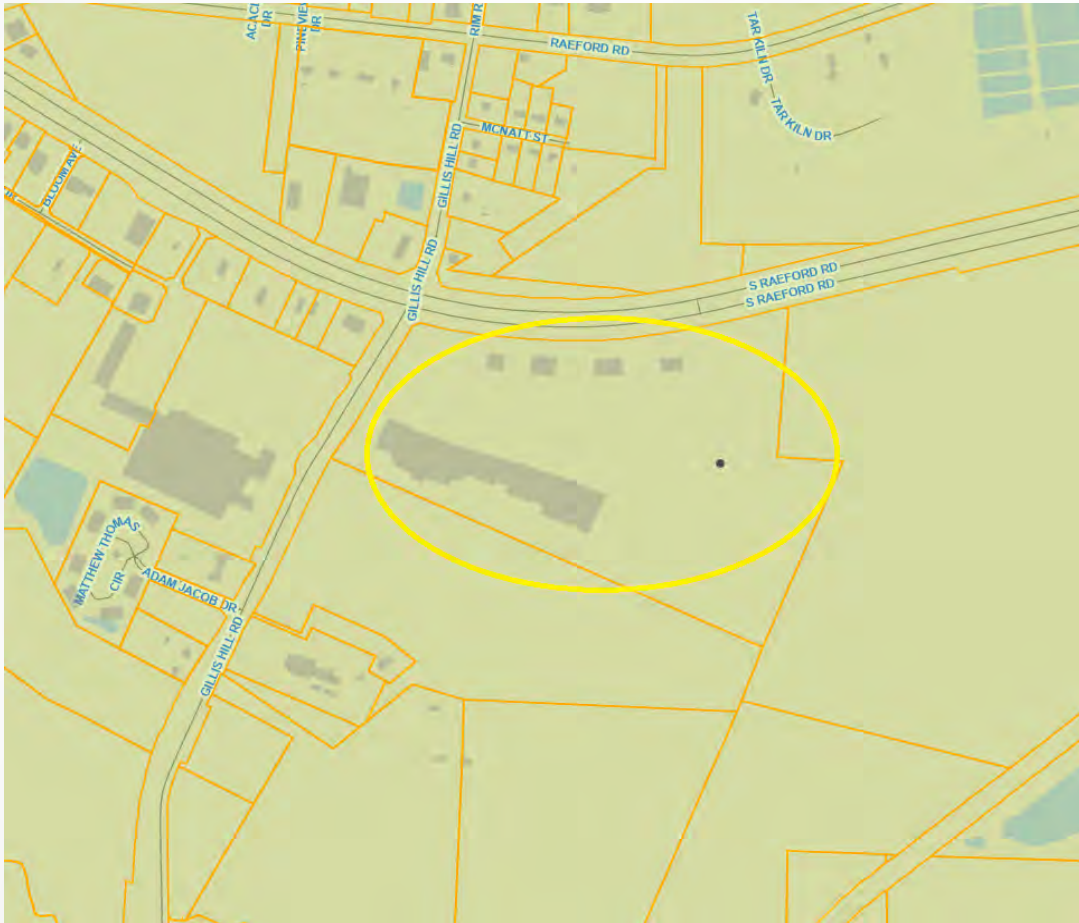
Location: 2321 Gillis Hill Rd.

Description: Construction of a Sheetz convenience store with fuel sales, restaurant and drive-thru.

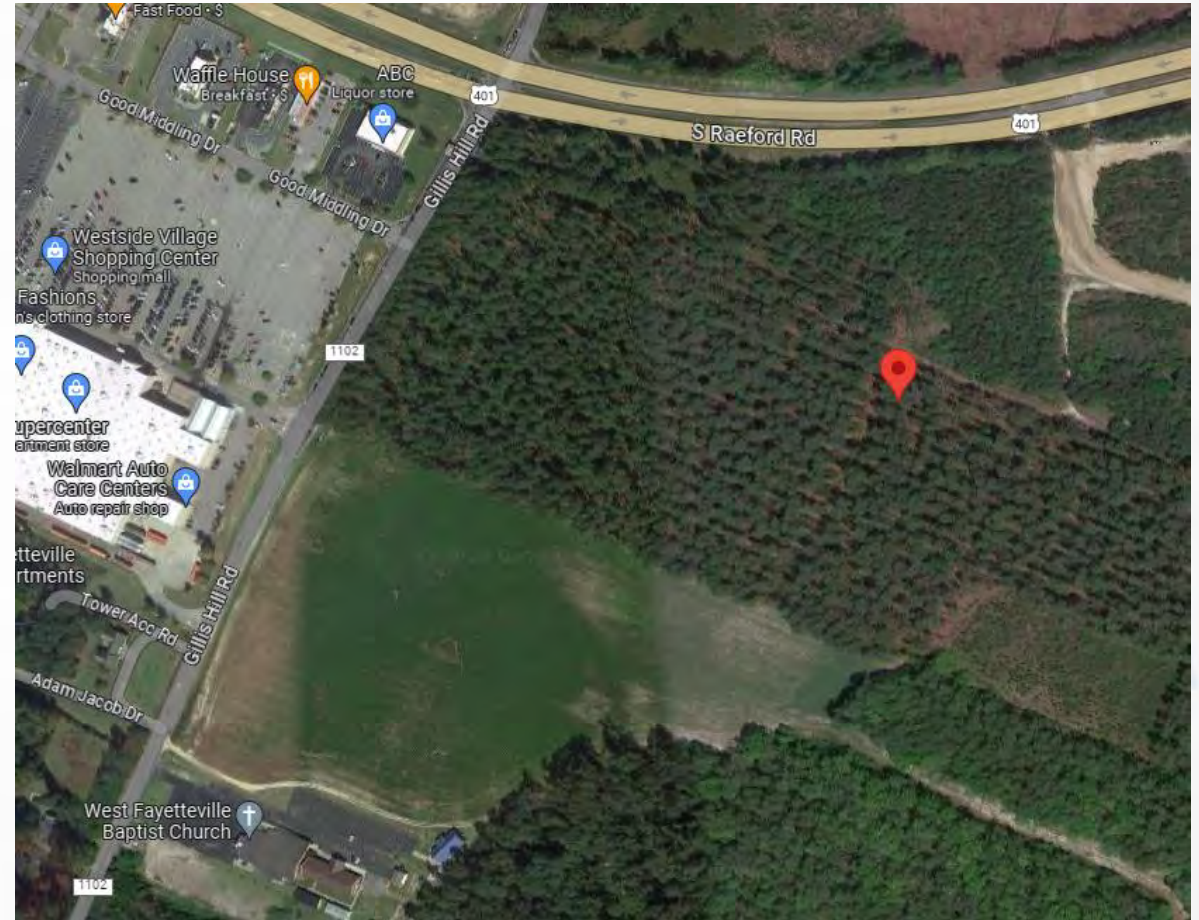
Status: Currently under review.



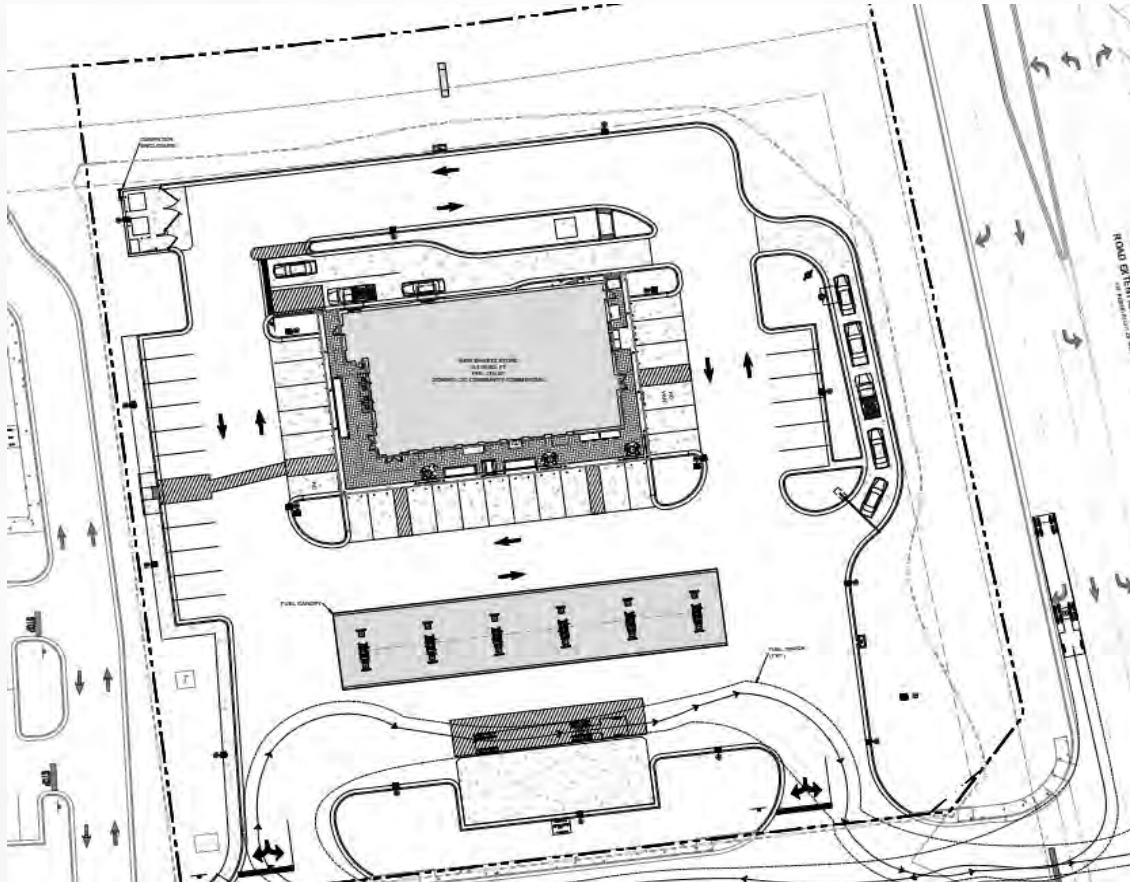
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: HP, LLC Shop

Case #: 23-019

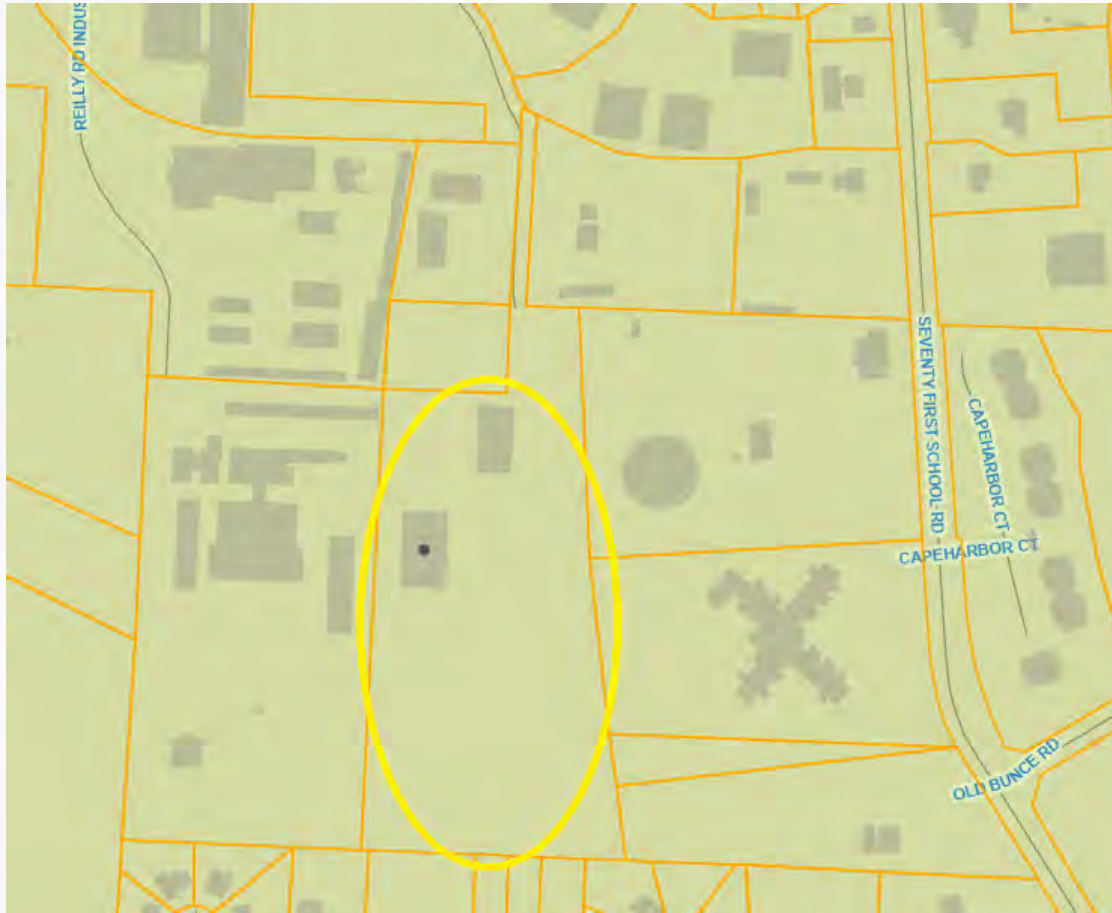
Location: 645 Reilly Rd Industrial Park.

Description: Project will be a 6,000 sf shop with the associated parking.

Status: Currently under review.



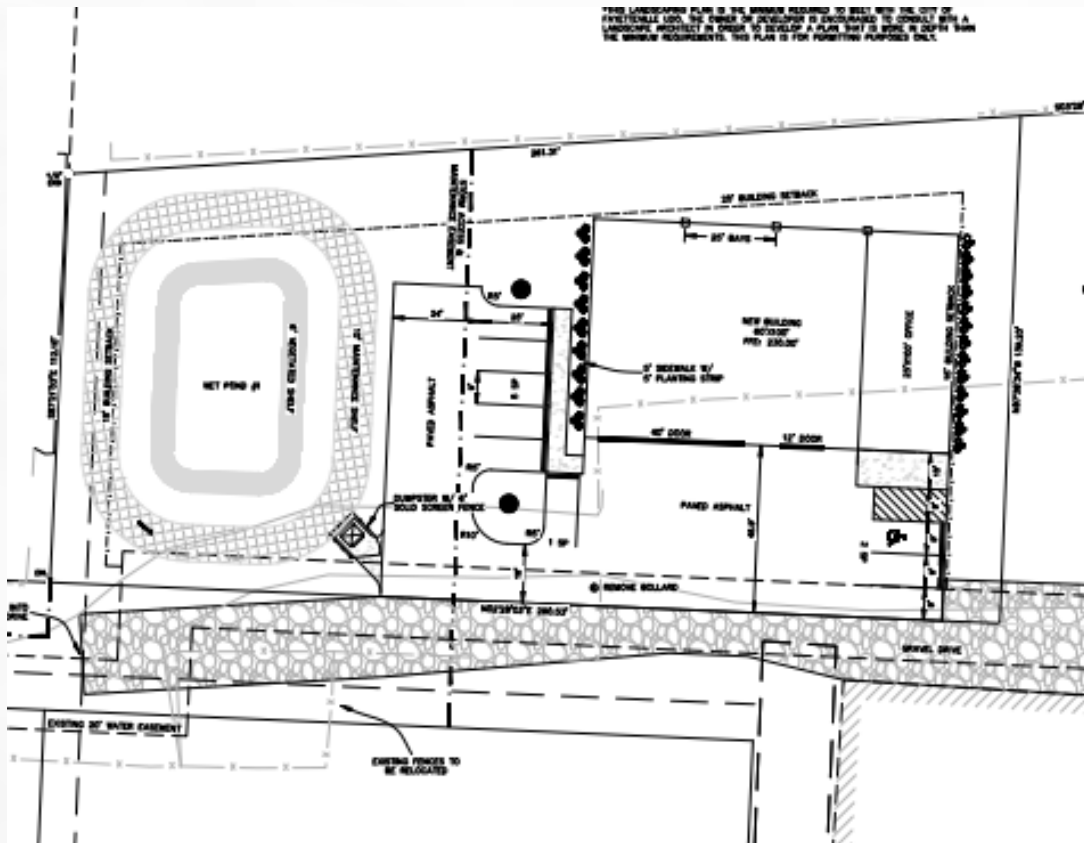
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



April 2023

- **TRC Courtesy Review** - LaFayette Ford - 5202 Raeford Rd – 0417004916000 - The scope of this project is to construct a new truck maintenance bay for lafayette ford. The building is a pre-engineered metal building and will be a multi-bay structure. There is also an administrative area within the building.
- **TRC Courtesy Review** - Horne Brothers Commercial – 1662 & 1682 Middle River Loop – 0447464759000, 0447466947000 - Existing telecommunications contractor.
- **TRC Courtesy Review** - Starbucks Bragg Blvd (Fayetteville, NC) - (Store Number 71891) - 3466 Bragg Blvd – 0418833445000 - Construction of a drive thru Starbucks.
- **TRC Courtesy Review** - Royalty Auto Spa - 616 Person St – 0437929325000 - The proposed Conditional Re-zoning of HI to HI/CZ. Properties to east and west are Zone HI and LC to the north across the Person St.

April 2023

- **TRC Pre-App Review** - Slocomb & Bethune LLC - 133 Bethune Dr – 0541297074000 - Flex commercial building site. Two buildings.
- **TRC Pre-App Review** - Cliffdale Townhomes - 6065 Cliffdale Rd – 0407666555000 - Proposed townhome development on 1.64 ac parcel located at 6065 Cliffdale Road.
- **TRC Pre-App Review** - Cape Fear Crossing Section 2 Part 2 - Burlington Dr – 0466478416000 – 0466475570000 - Addition of 4 Lots to Cape Fear Crossing.
- **TRC Pre-App Review** - Lampe Storage - 3411 Murchison Rd – 0429408498000 - 1 building approximately 24,000 SF to serve as a self-storage building and the appropriate parking and infrastructure to support it.
- **TRC Pre-App Review** - Old Bunce Road Townhomes – 9497843830000 - 42 townhomes

Project Name: SRAHEC Clinic Site Plan

Case #: 23-020

Location: 529 Terry Cir.

Description: Older residential structure being used for storage of files being demolished and building a new structure for clinic purposes.

Status: Currently under review.



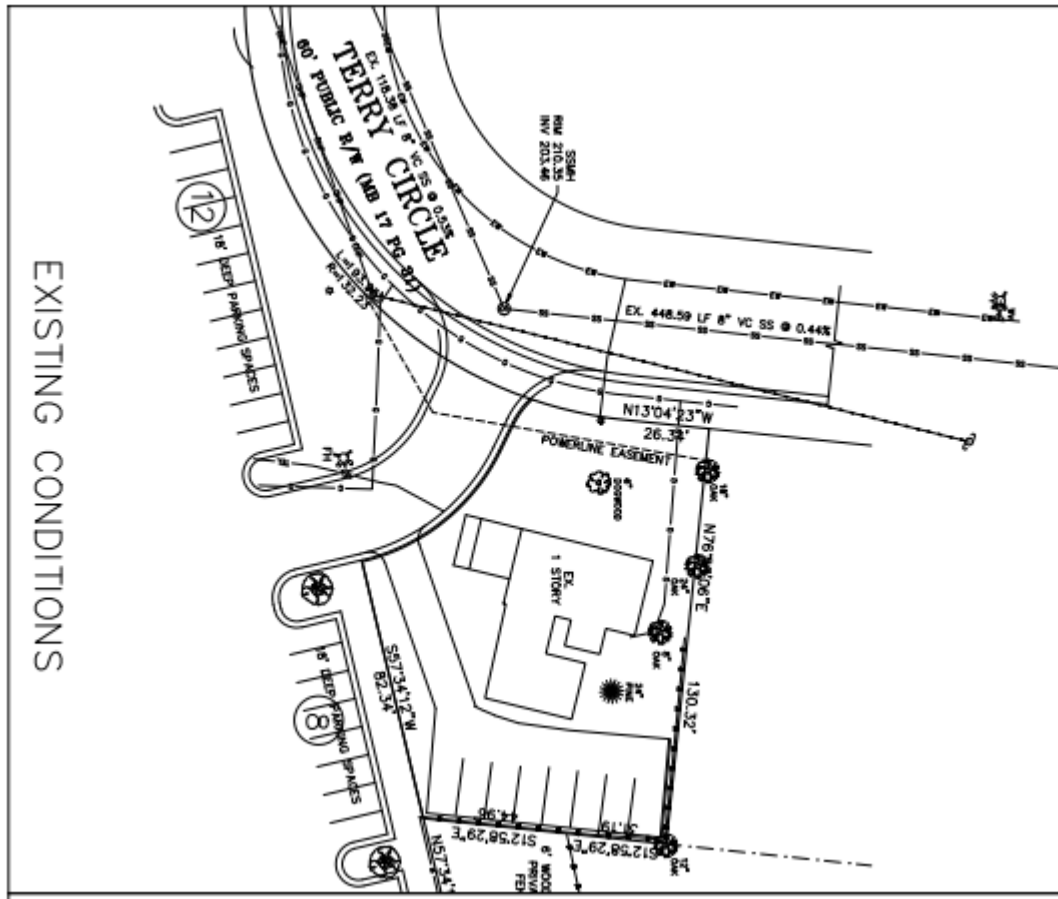
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Coventry Woods Subdivision

Case #: 23-021

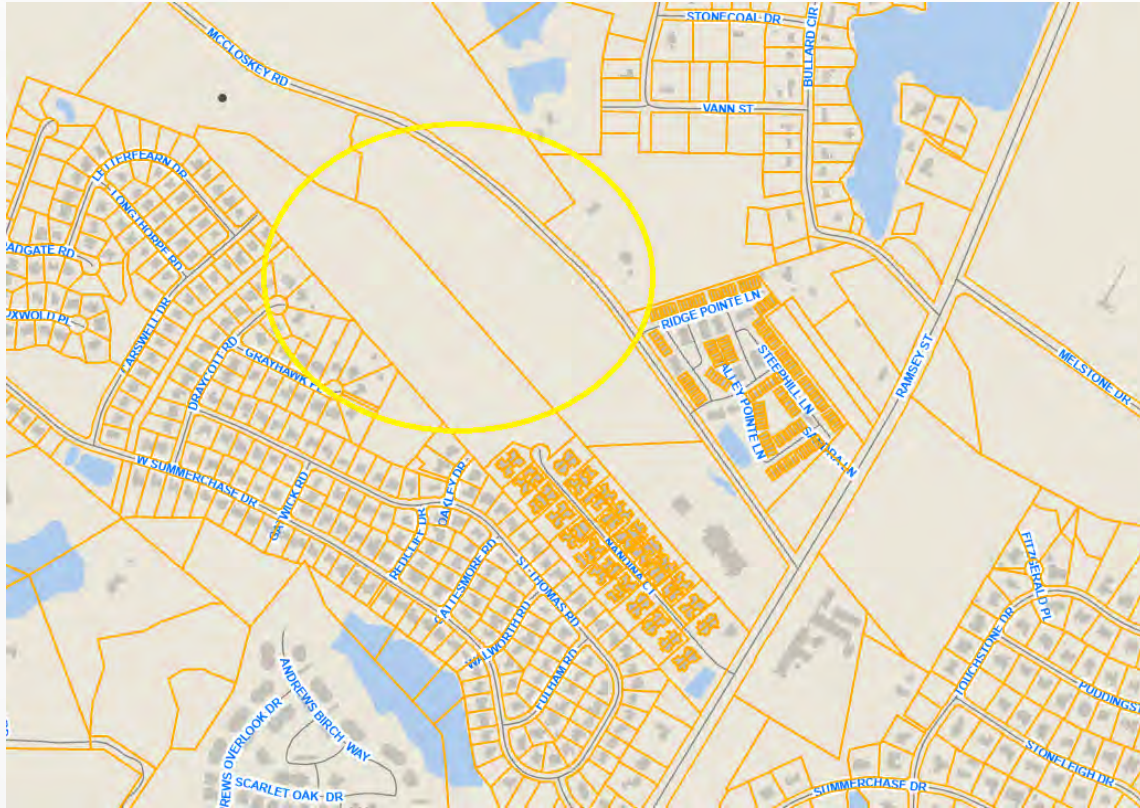
Location: Ramsey St.

Description: 114 Lot subdivision will be built in 2 phases (Phase 1: 49 Lots & Phase 2: 65 Lots)

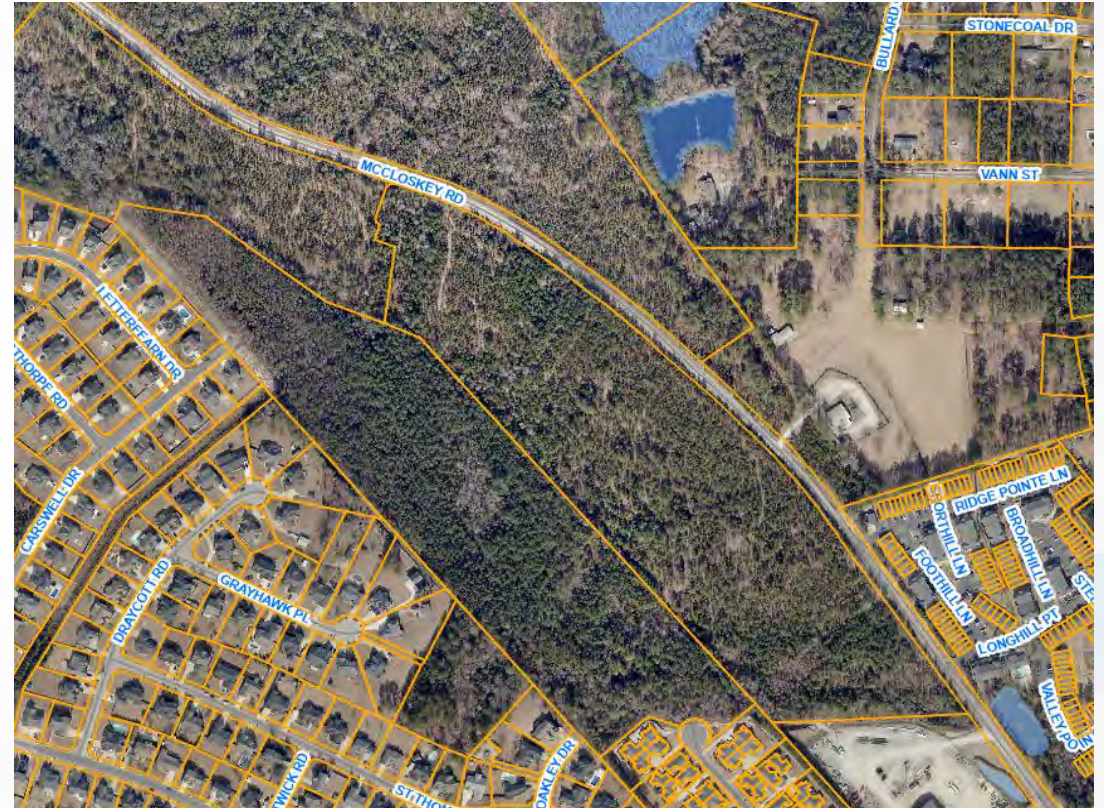
Status: Currently under review.



Area Map

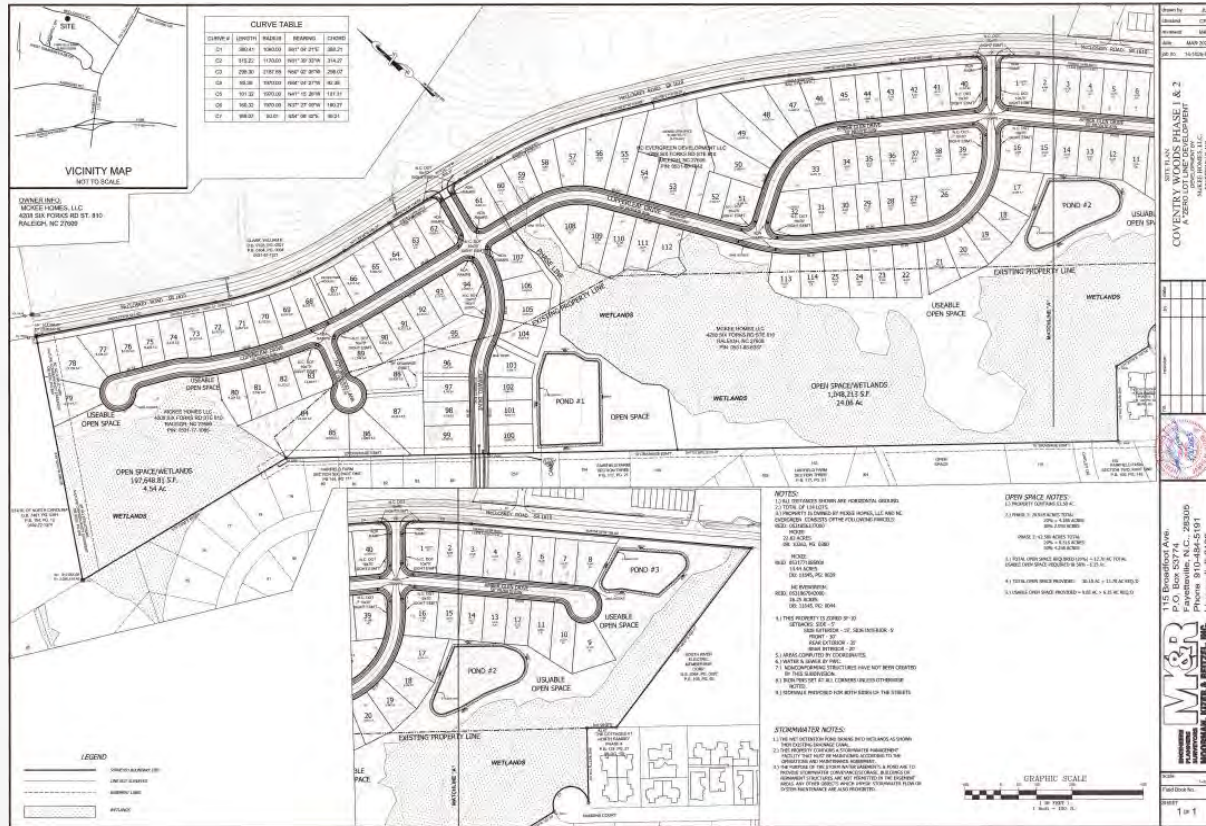


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: LCCU Bonanza Drive

Case #: 23-022

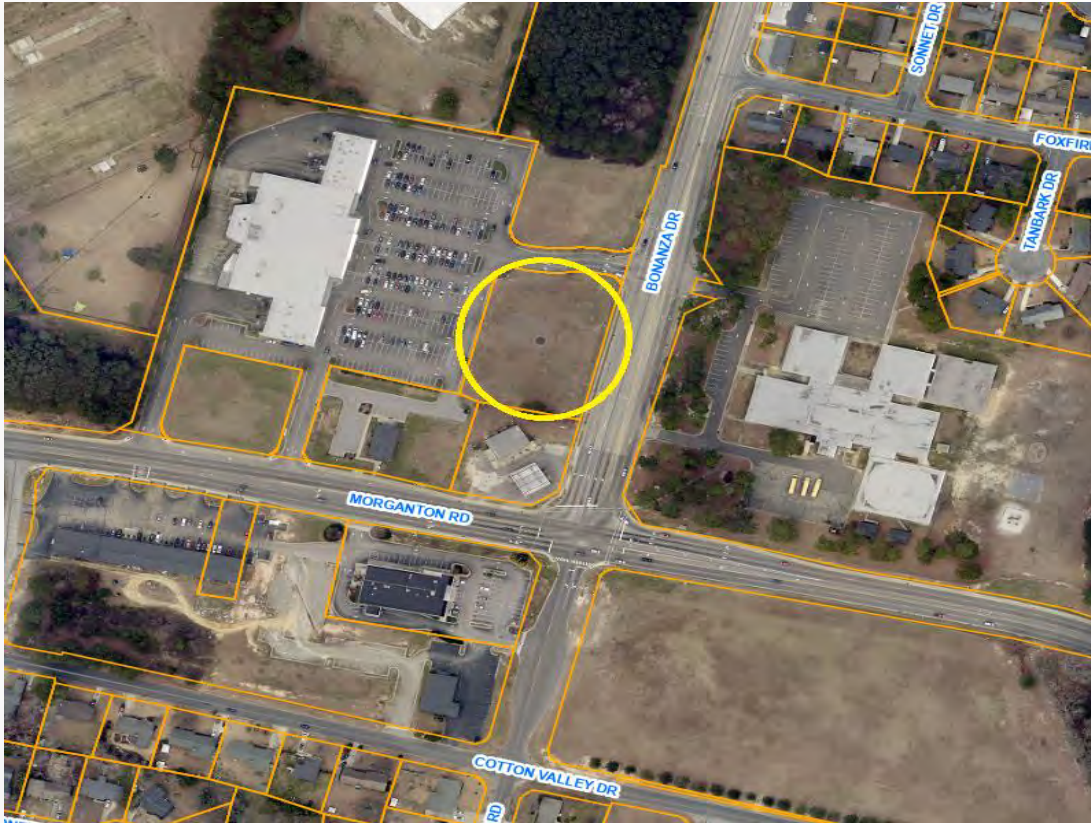
Location: 121 Bonanza Dr.

Description: +/-5,000 square foot bank with two drive-thru lanes, parking and stormwater control measures on a vacant outparcel.

Status: Currently under review.



Area Map

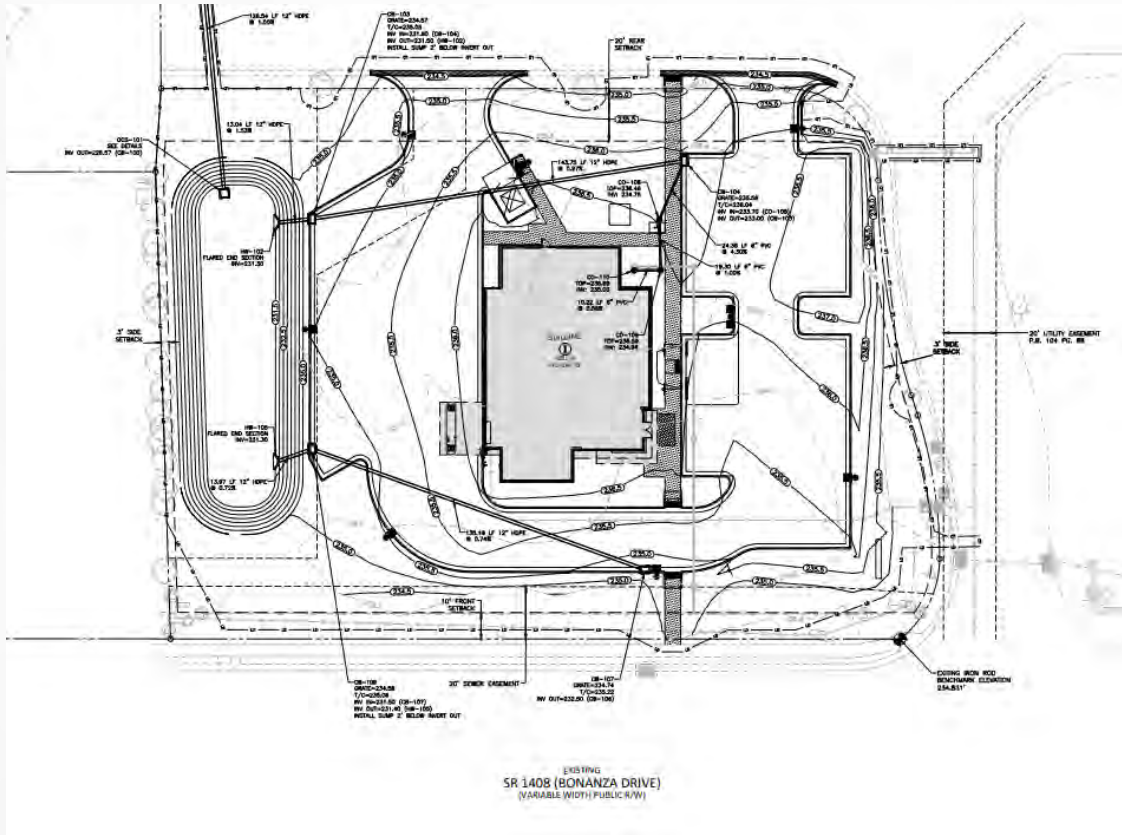


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: North Ridge Park Expansion

Case #: 23-023

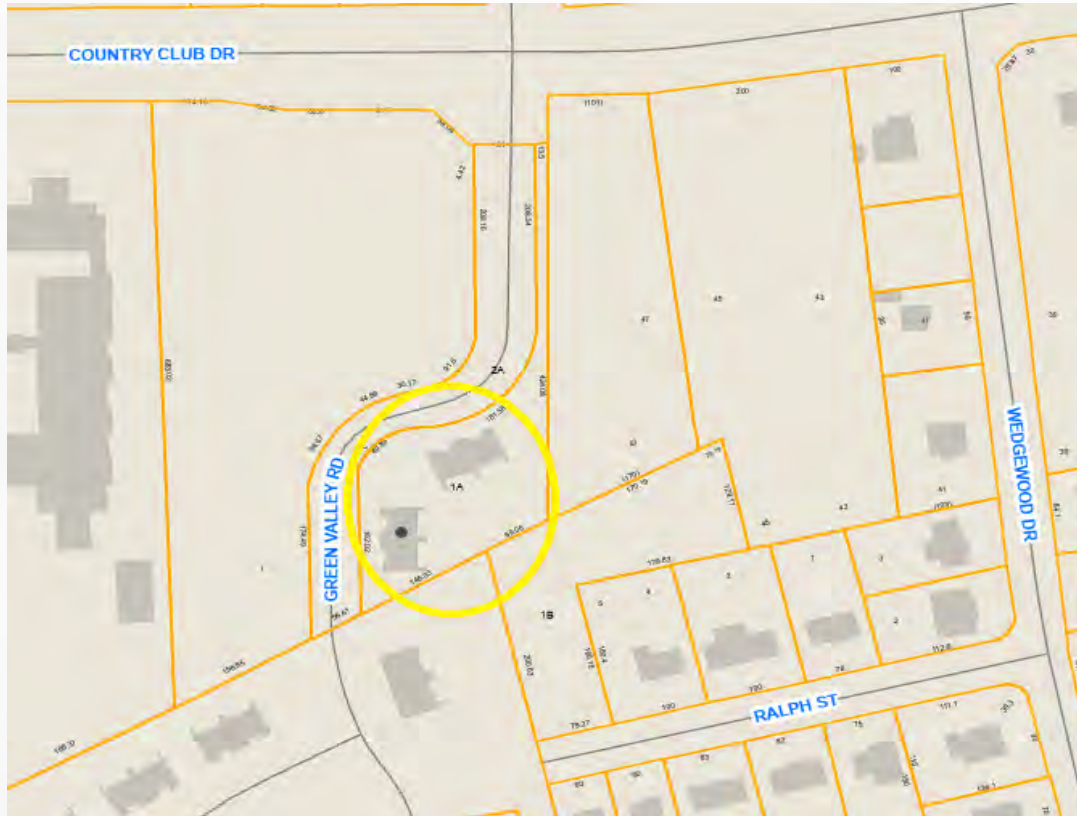
Location: 3320 Green Valley Rd.

Description: Development of property with two 4-unit townhome buildings.

Status: Currently under review.



Area Map

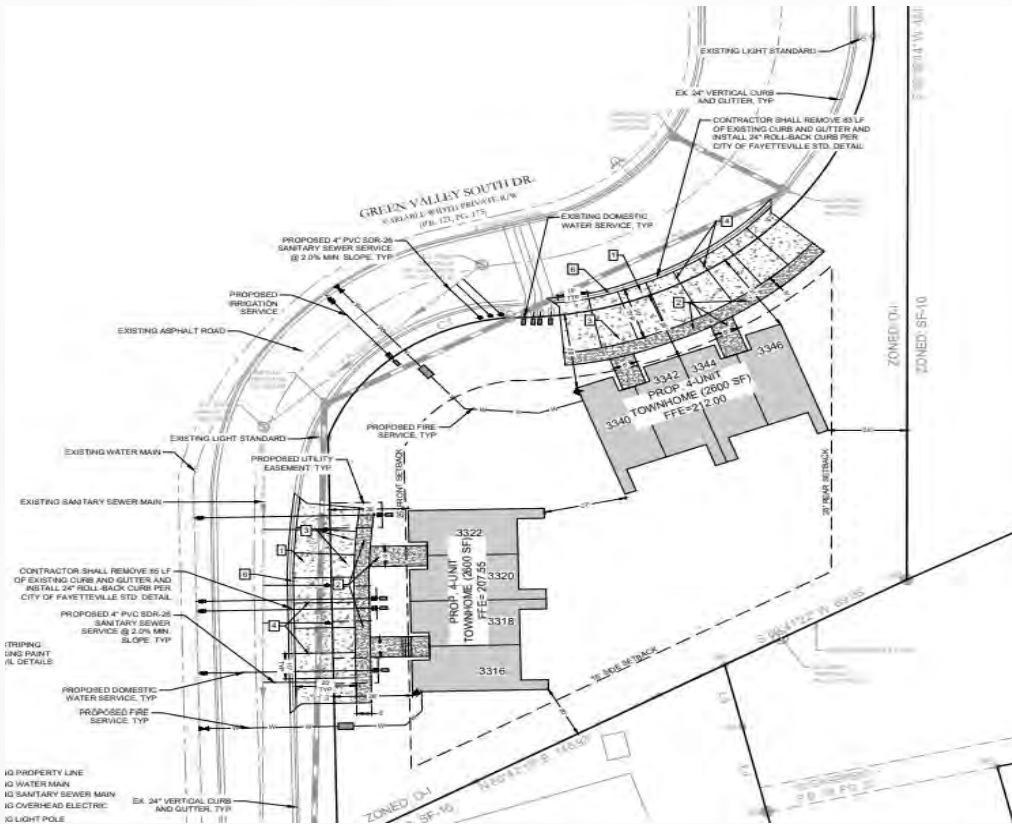


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Mi Casita Restaurant

Case #: 23-024

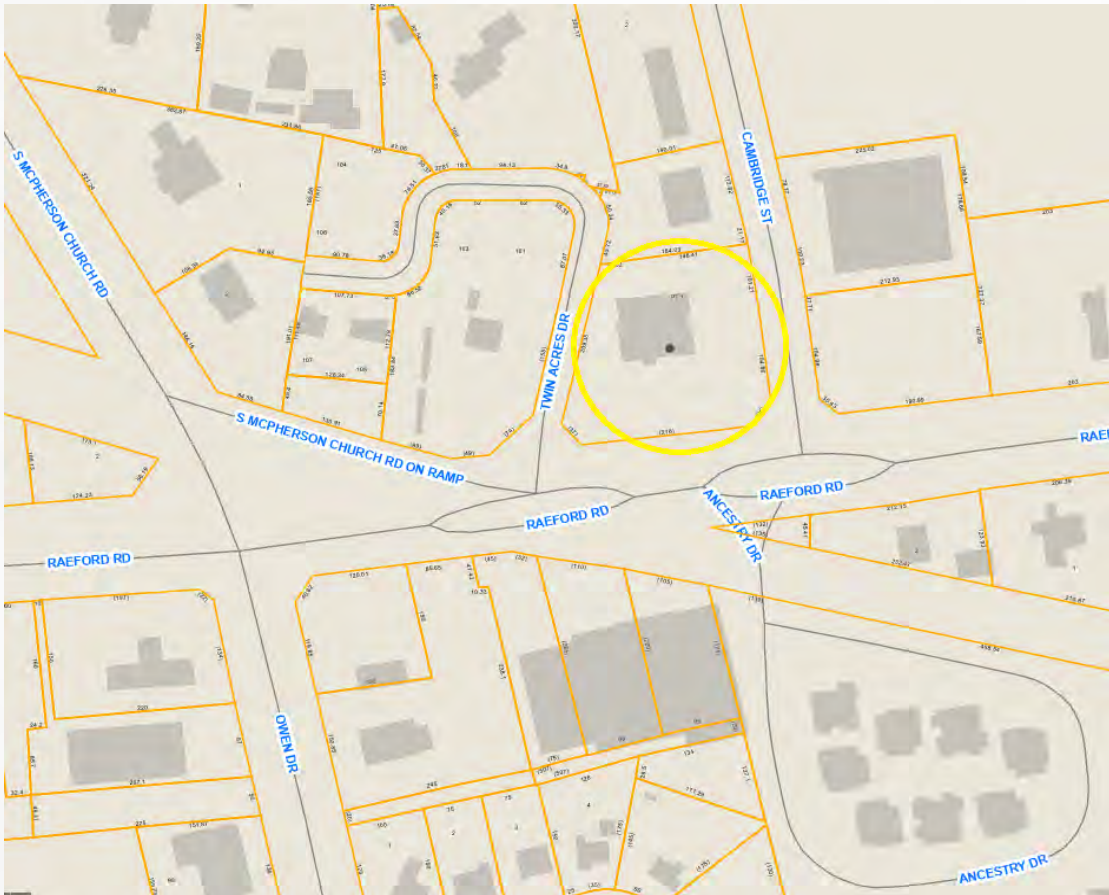
Location: Raeford and Cambridge St.

Description: New building for Mi Casita Mexican Restaurant with attached spaces for lease.

Status: Currently under review.



Area Map

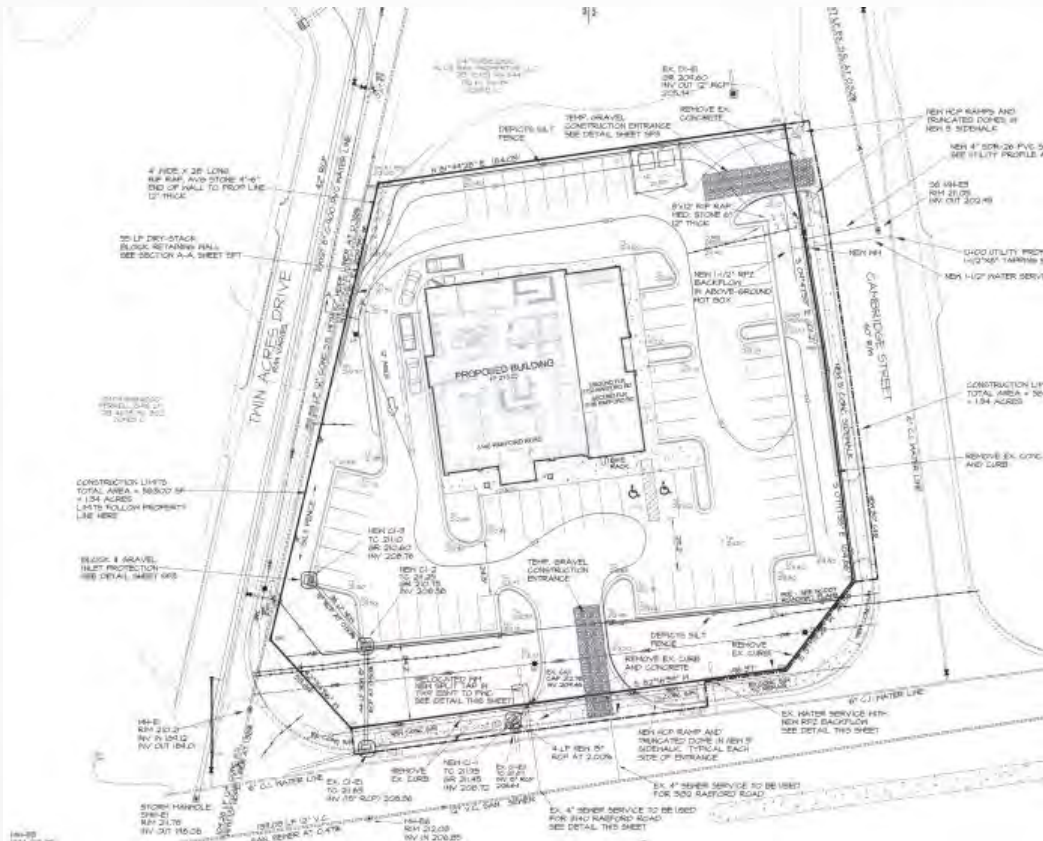


Pre-Development Photo



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Post Development Photo

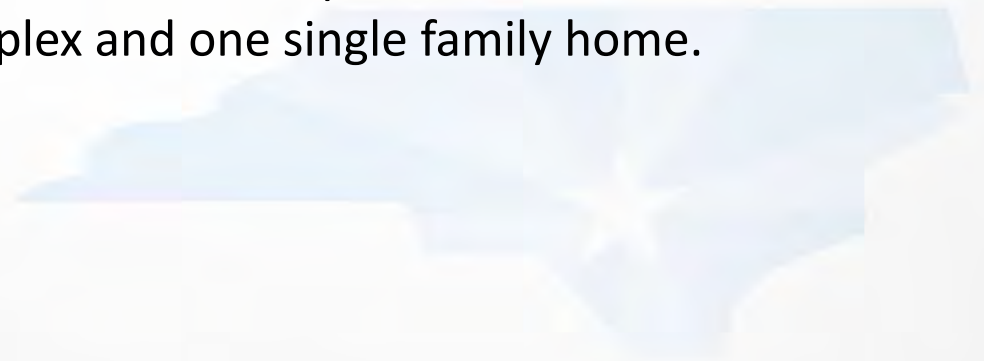


May 2023

- **TRC Courtesy Review** -FastSigns - 102 Underwood Street - 102 Underwood St – 0437686011000 - Building addition and parking lot expansion for commercial business
- **TRC Courtesy Review** - Gant Property - 458 Lansdowne Rd and Cliffdale Rd – 0407568668000, 0407568853000, 0407661937000 - New medical/professional office building. 3 Story. Site: Include new parking, water feature, entry gates at both existing entries
- **TRC Courtesy Review** - Lot 2 Belle Arbor - 105 Arbor View Ct – 0427471706000 - Construction of a duplex.
- **TRC Courtesy Review** - Truong Apartment Site at the Military Business Park - 1220 BRIDGEHEAD CIR - 0409925221000 - Site will be mixed with mutli-family with amenities and retail/commercial.

May 2023

- **TRC Pre-App Review** - Scooters Coffee Store #2314 - 5109 Raeford Rd – 0417008391000, 0417101333000 - Drive through only coffee shop 664 sq. ft. in size.
- **TRC Pre-App Review** - As built Survey for Building Renovation-Hardin Construction - 1285 OLIVER ST – 0416987380000 - Building Renovation.
- **TRC Pre-App Review** - Fayetteville, NC - Two Bale Lane – 2440 Two Bale Ln – 9486250093000 - New construction hotel.
- **TRC Pre-App Review** - Tawfik Sharafi - 810 Ridge Rd – 0429672563000 - Site plan tied to conditional rezoning. Proposed addition of one duplex and one single family home.



Project Name: Hardin Construction

Case #: 23-25

Location: 1285 Oliver St.

Description: Building Renovation.

Status: Approved.



Area Map

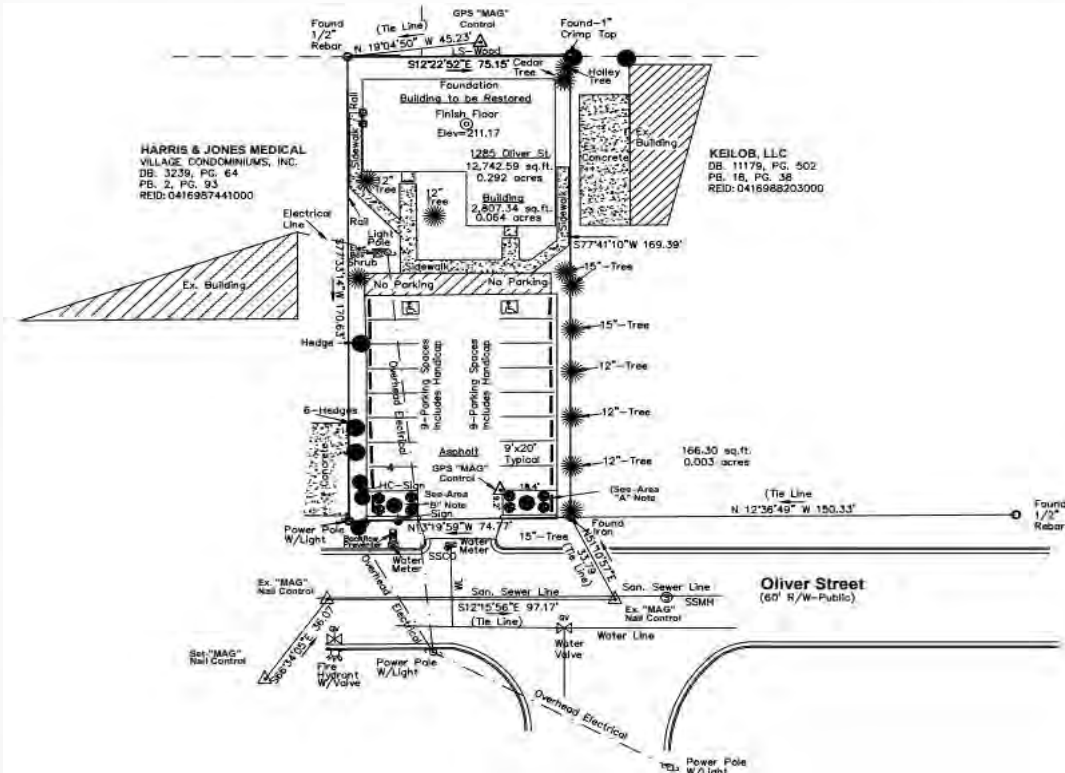


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Starbucks - Fayetteville, NC

Case #: 23-026

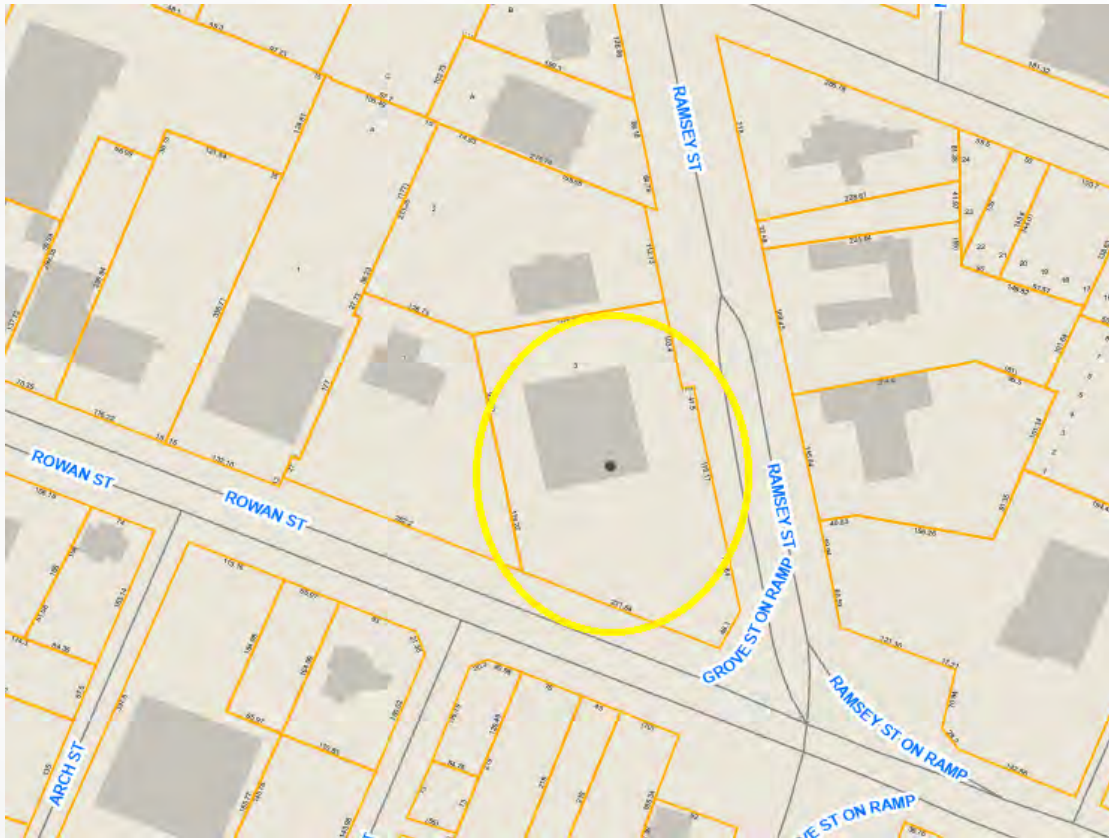
Location: 108 Rowan St.

Description: New construction of a Starbucks Coffee Shop.

Status: Currently under review.



Area Map

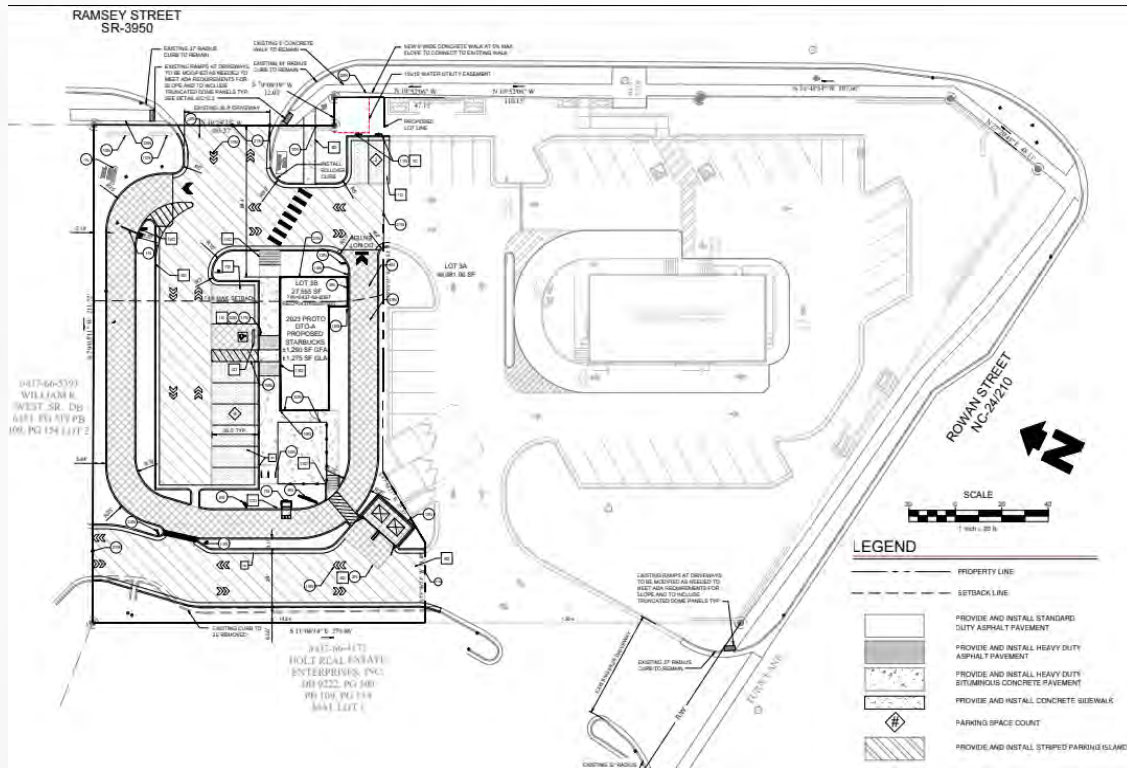


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: 1054744 Yadkin & Fillyaw

Case #: 23-027

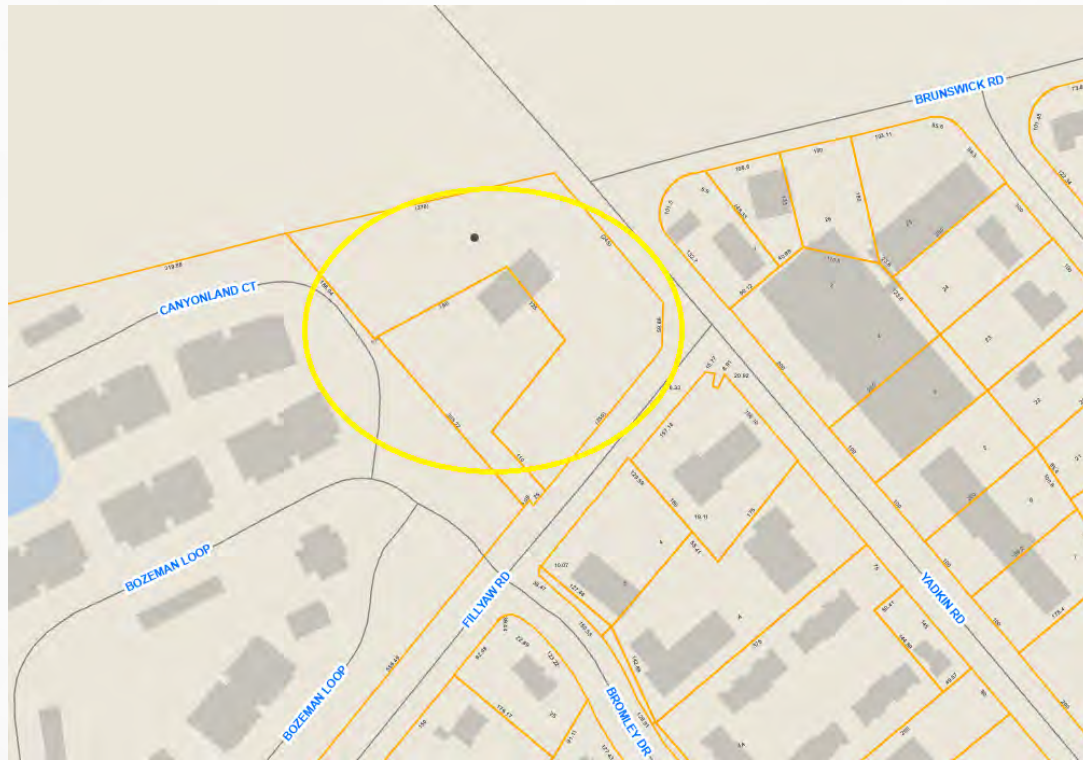
Location: 6505 & 6511 Yadkin Rd.

Description: New construction of convenience store with fuel canopy.

Status: Approved.



Area Map

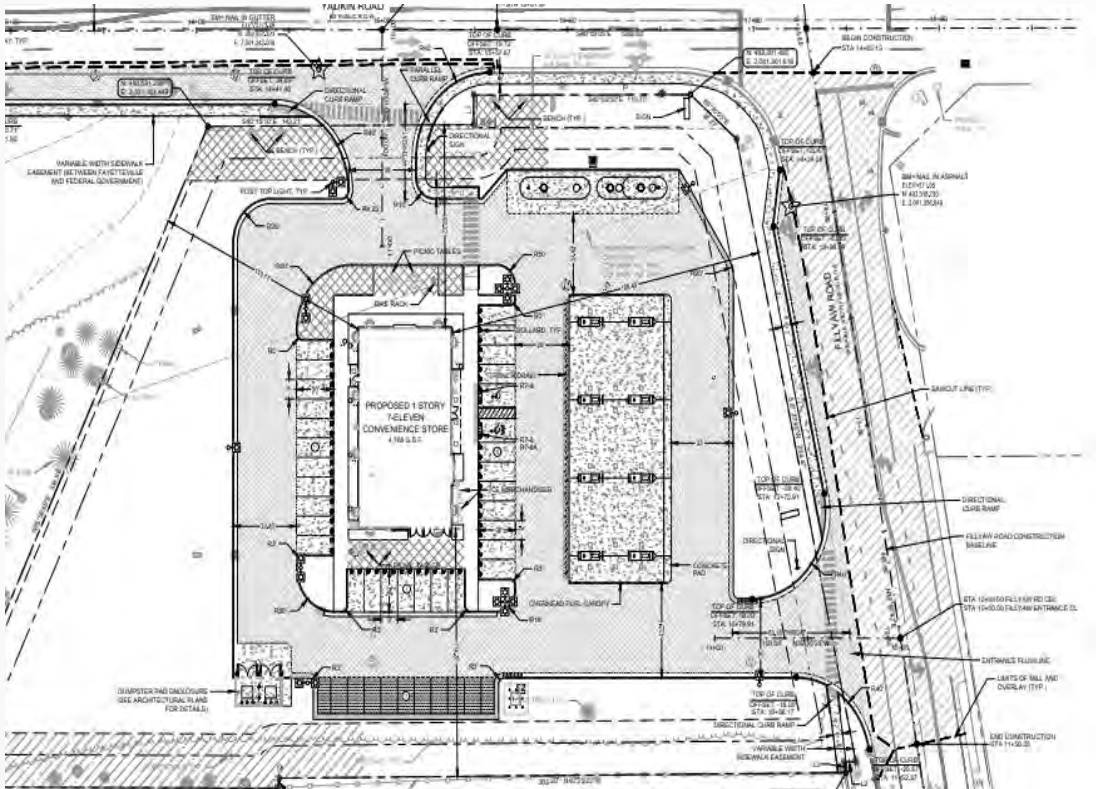


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: NC Fayetteville Dunn

Case #: 22-034

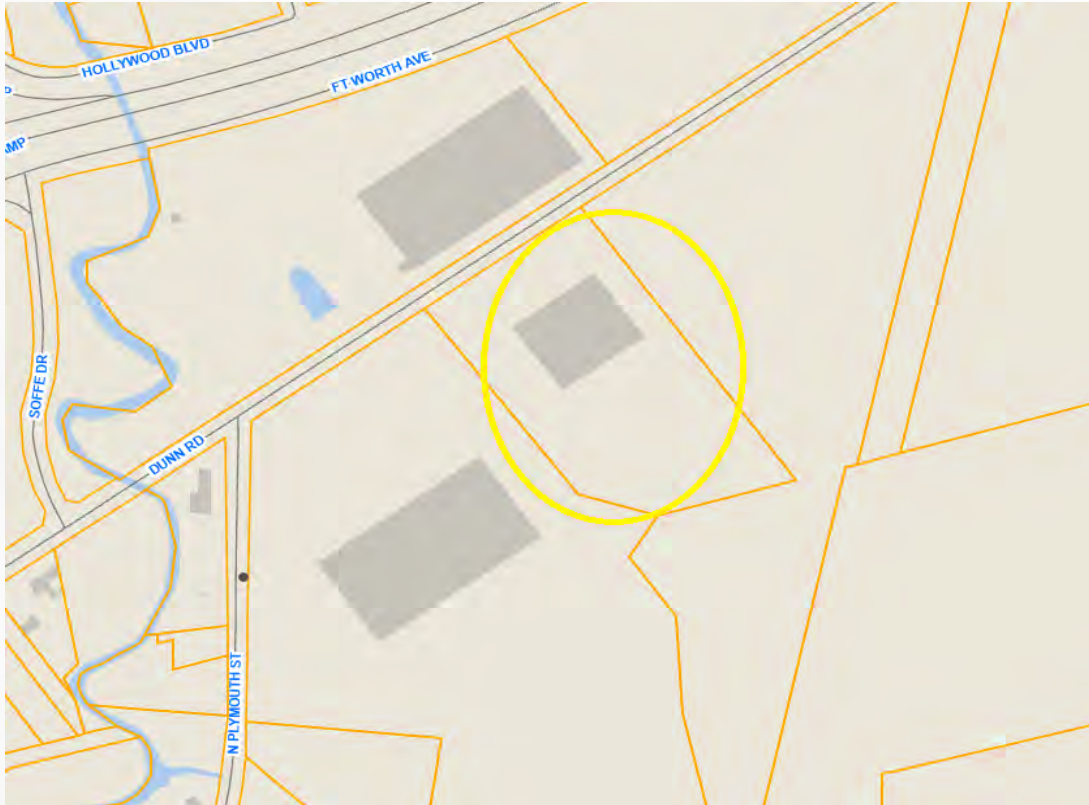
Location: 606 N Plymouth St.

Description: Construct approximately 54,600 sq. ft. building and associated drive aisles, parking areas and service utilities.

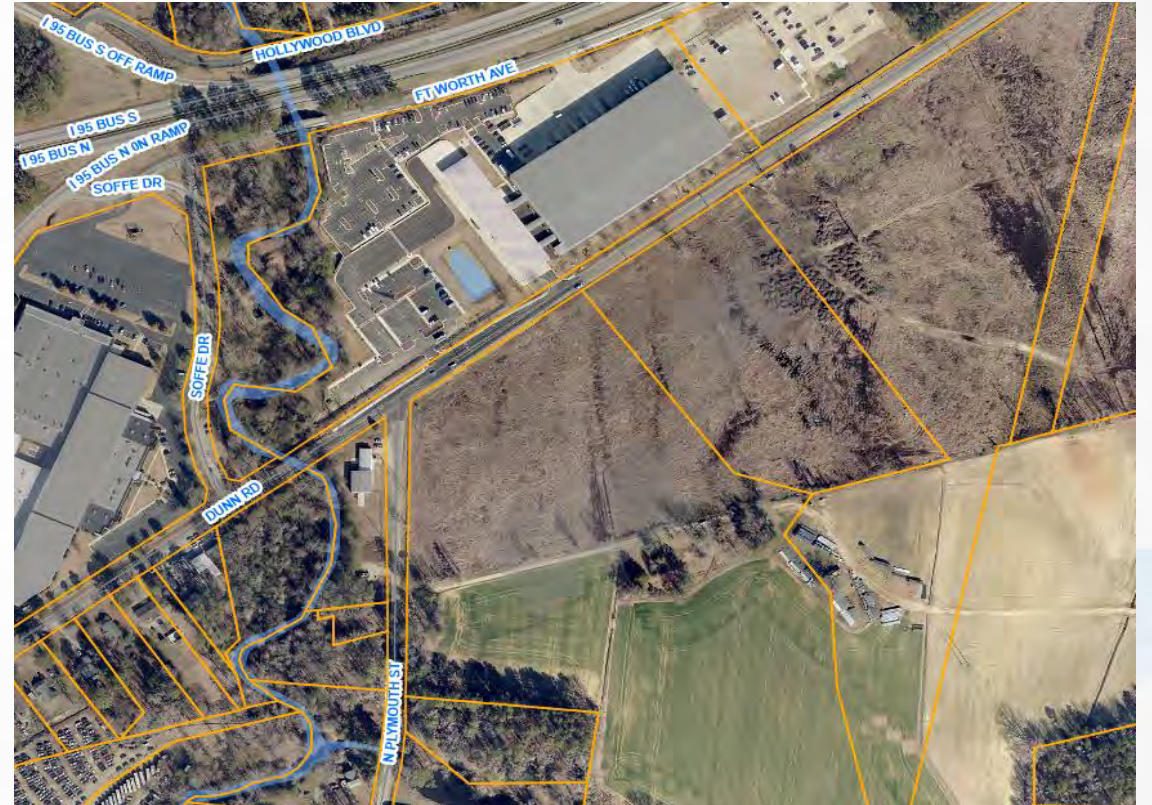
Status: Currently under review.



Area Map

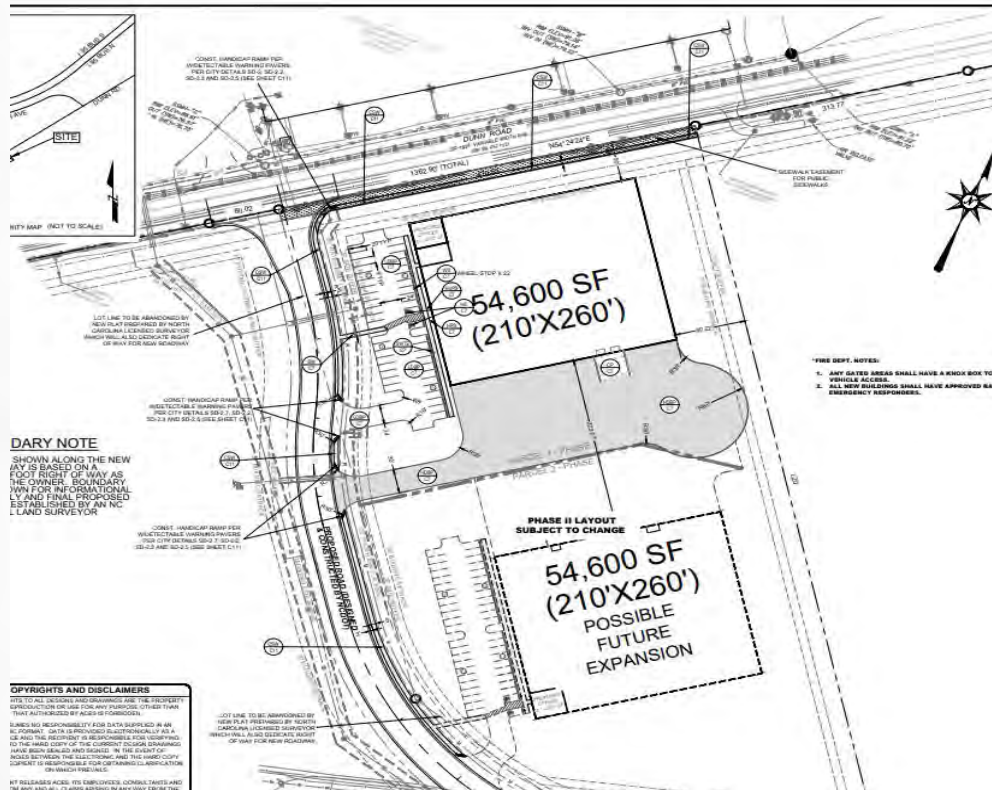


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Mayflower Subdivision Ph II

Case #: 23-028

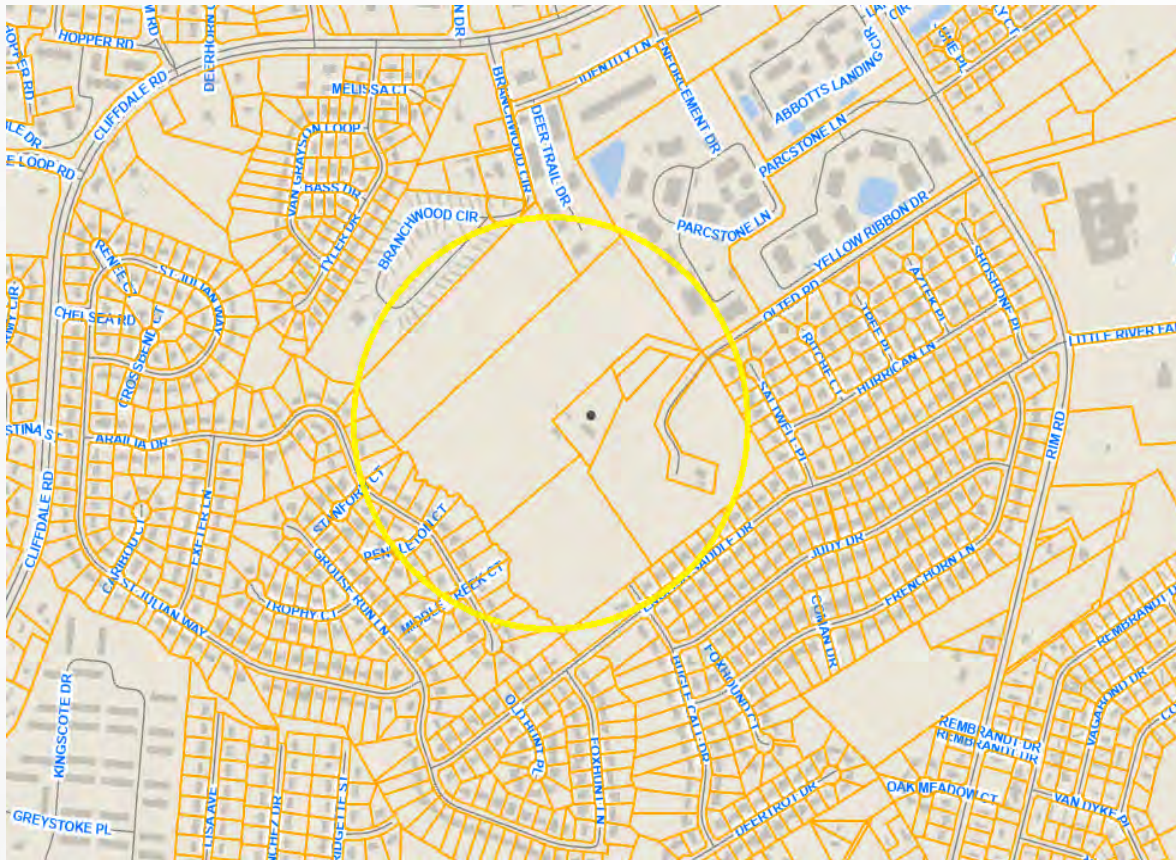
Location: 8510, 8506 Olted Rd, Rim Rd, Cliffdale Rd, Olted Rd.

Description: This will be a 310 unit residential development with 171 single-family lots and 139 townhomes.

Status: Currently under review.



Area Map

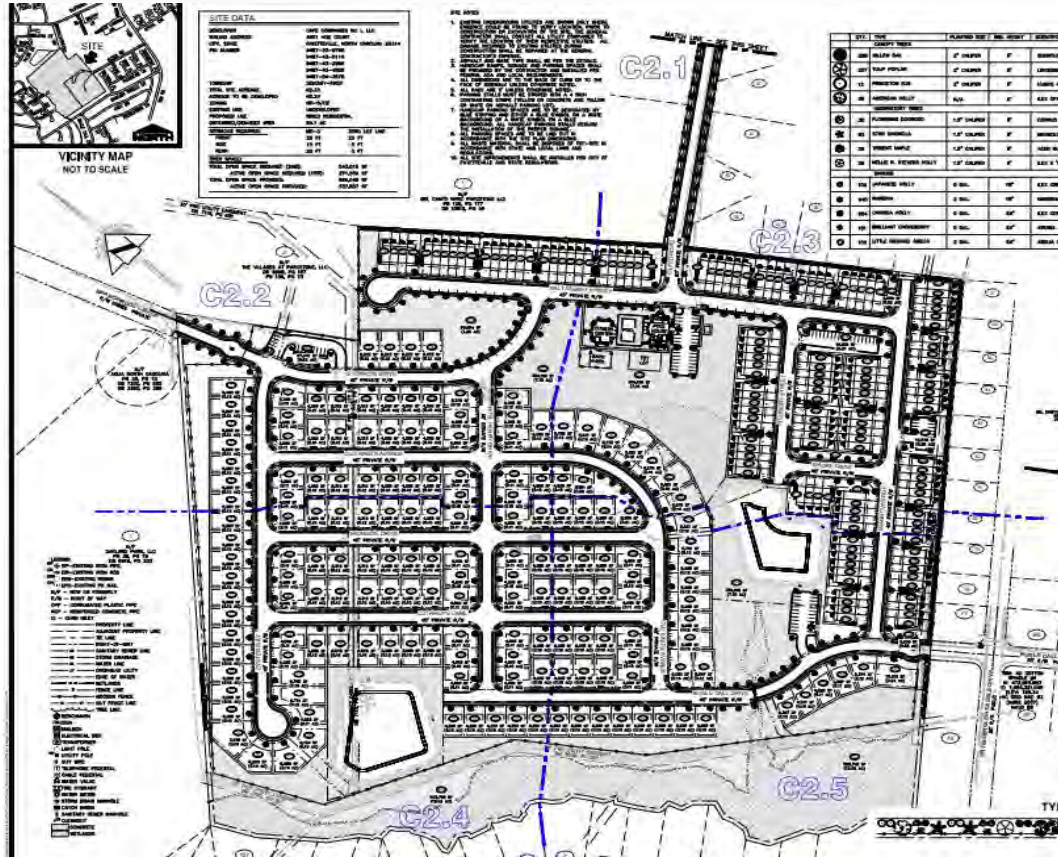


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Chick-fil-A Restaurant

Case #: 23-029

Location: 1103 Murchison Rd.

Description: Site plan for new Chick-fil-A restaurant on a 0.51 acre site at Bronco Midtown (formerly Bronco Square) shopping center.

Status: Currently under review.



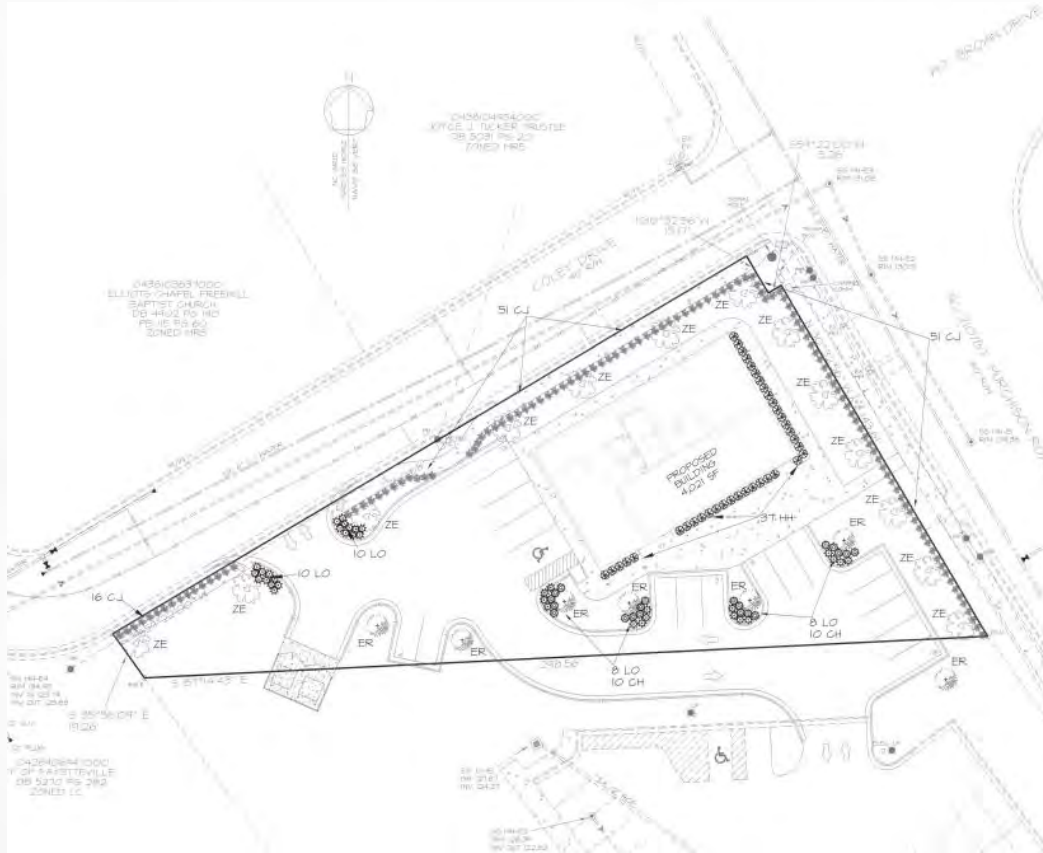
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



June 2023

- TRC Courtesy Review** - NC History Center on the Civil War, Emancipation & Reconstruction - Phase 3 -824 Branson St – 0437144282000 - The site improvement will be a 62,498 sf civil war museum with associated parking, access drives and sidewalks/walking paths. The site area totals approximately 6.65 acres by combining nearby 14 lots and closure of the existing Calhoun Street and a portion of Arsenal Avenue.
- TRC Courtesy Review** - Hang10 Car Wash - 6985 Raeford Rd – 9496575779000- 120' Express Car Wash with 22 Vacuums for patrons.
- TRC Courtesy Review** - Gas Station @ NW Corner of Santa Fe Dr & Hwy 24 - 994 Santa Fe Dr & 5709 Bragg Blvd – 0419132000000, 0419128627000 - Gas Station & Associated C-Store at NW Corner of Santa Fe & Bragg.

June 2023

TRC Courtesy Review – Ballash Woodworks W Russel Street Purchase - 219 W Russell St – 0437535456000
- I seek to purchase 205/217/219 w Russell from Mr Hall. Will plan to use as a mixed use space included artisan retail space at road front, creative artisan space in the warehouse, and a recreation area included with other existing store front. The rest of warehouse space will be used for storage or lease to artisan creators in trades like woodworking, leather working, ceramics, pottery, metal working, glassblowing, and conventional arts. Want to ensure we can use property as described.

TRC Pre-App Review - Skibo @ Swain Street – 119,127,129,153 Josph St, Swaine St – 0418465122000, 0418461049000, 0418451892000, 0418453943000, 0418464131000, 0418462129000, 0418462268000 - The project tenant mix has changed to be a potential Chick-Fil-A, Convenience Store, and Car Wash. Since the site has changed substantially, we would like to get another preliminary TRC review base on the current site plan. The proposal still includes closing / abandonment of Joseph St.

Project Name: 8A, 8B and 8C Immanuel Baptist Church

Case #: 23-030

Location: 219 Hull Rd.

Description: Three Lot Subdivision.

Status: Approved.



Area Map

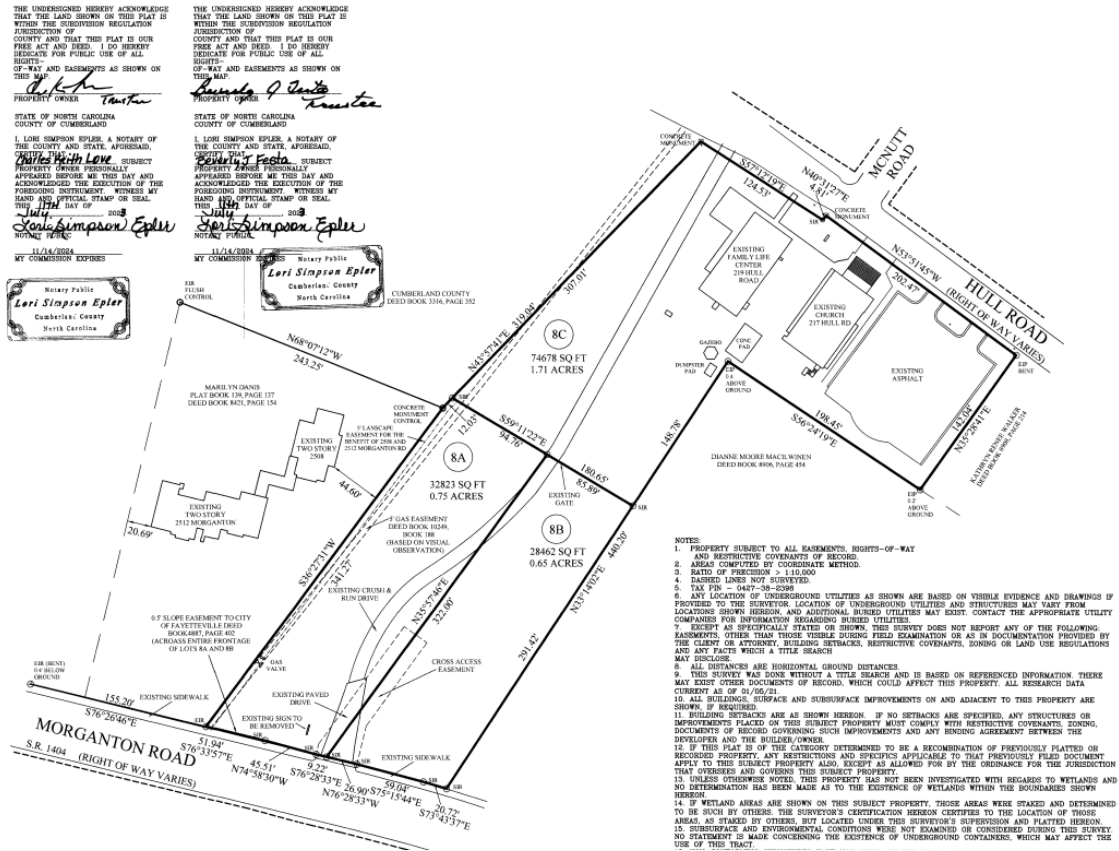


Pre-Development Photo



Proposed Development Plan

Post Development Photo



July 2023

TRC Courtesy Review - Haymont Commons - 1303 Fort Bragg Rd, 1309 Fort Bragg Rd, 1311 Fort Bragg Rd, 1315 Fort Bragg Rd – 0427963061000, 0427962078000, 0427962102000, 0427961136000 – A development project. Uploaded were three different layouts for a mixed-use project proposed by the owners of these properties. They want to get TRC input on the three sites to help the owners make a decision on which one will be a better fit.

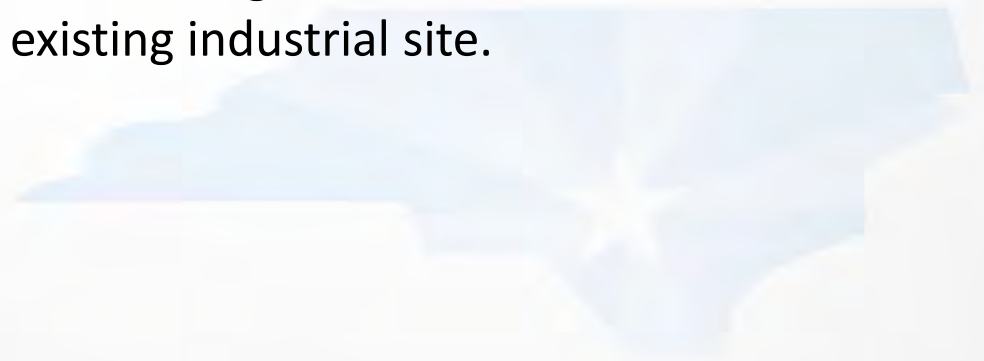
TRC Courtesy Review - Jossie Street - 0 JOSSIE ST – 0520795388000 - Multi-family housing.

TRC Pre-App Review - Robeson At Levy Drive - 1205 Robeson St, 0 Robeson St – 0426891466000, 0426890487000, 0426890428000 - Vacant lot used for parking trailers for years to be developed into retail/service units.

TRC Pre-App Review - Garage Addition Bryan Honda - 4104 Raeford Rd – 0417610166000 - Addition of a 100' x 100' garage.

July 2023

- TRC Pre-App Review** - Sycamore Square Self Storage - 3308 Bragg Blvd – 0418932445000 - Construction of 3 public storage buildings.
- TRC Pre-App Review** - Robert Owens - 2390 Vara Dr - 9496559089000 - Recombination of existing house lot. 2 lot subdivision.
- TRC Pre-App Review** - Fayetteville - Shopping Center - 5955 Cliffdale Rd – 0407765580000 – Shopping Center.
- TRC Pre-App Review** - Edwards, Inc. - Fayetteville Office Expansion - 2168 Angelia M St – 0447826773000 - New building and site improvements at an existing industrial site.



Project Name: The Commons at River Bluff

Case #: 23-031

Location: 1930 C1 Bluffside Dr.

Description: Five Unit Condominium Building.

Status: Currently under review.



Area Map

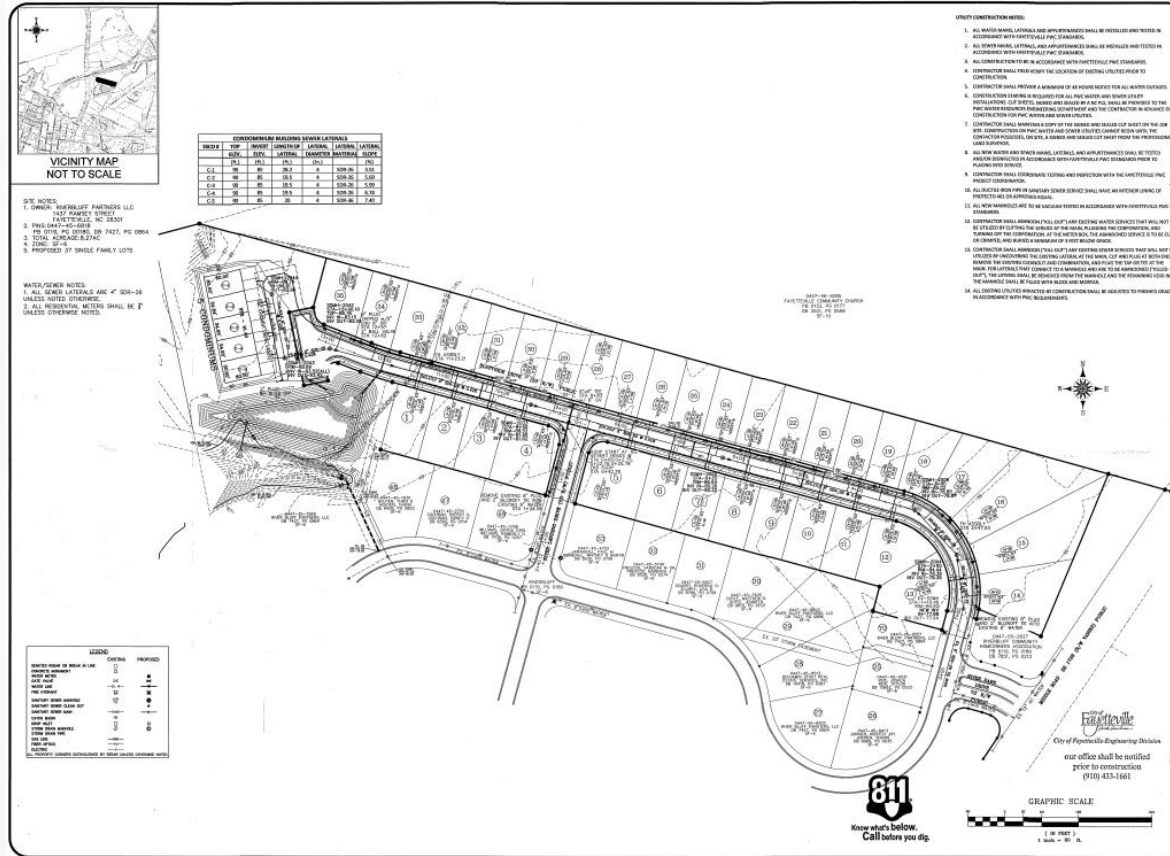


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Ramsey St Storage

Case #: 23-032

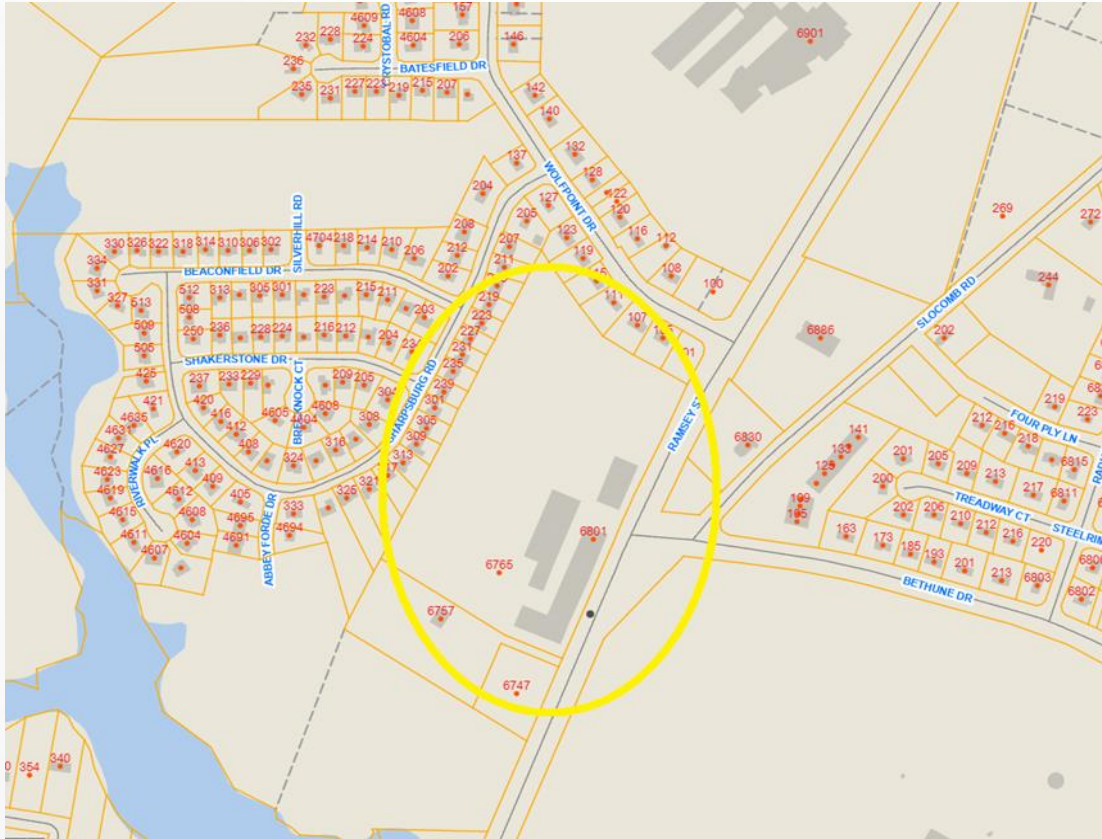
Location: 6765 Ramsey St.

Description: Self-Storage Facility. Land to be annexed into City of Fayetteville.

Status: Currently under review.



Area Map

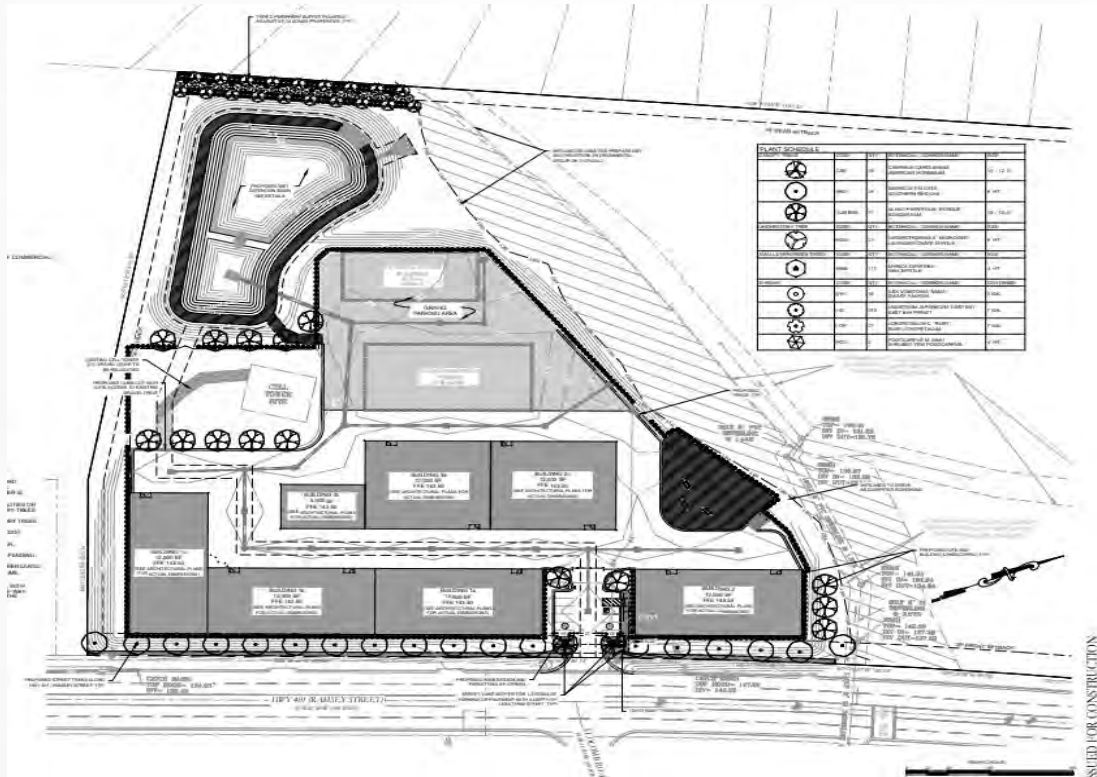


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Fayetteville, NC - Two Bale Lane

Case #: 23-033

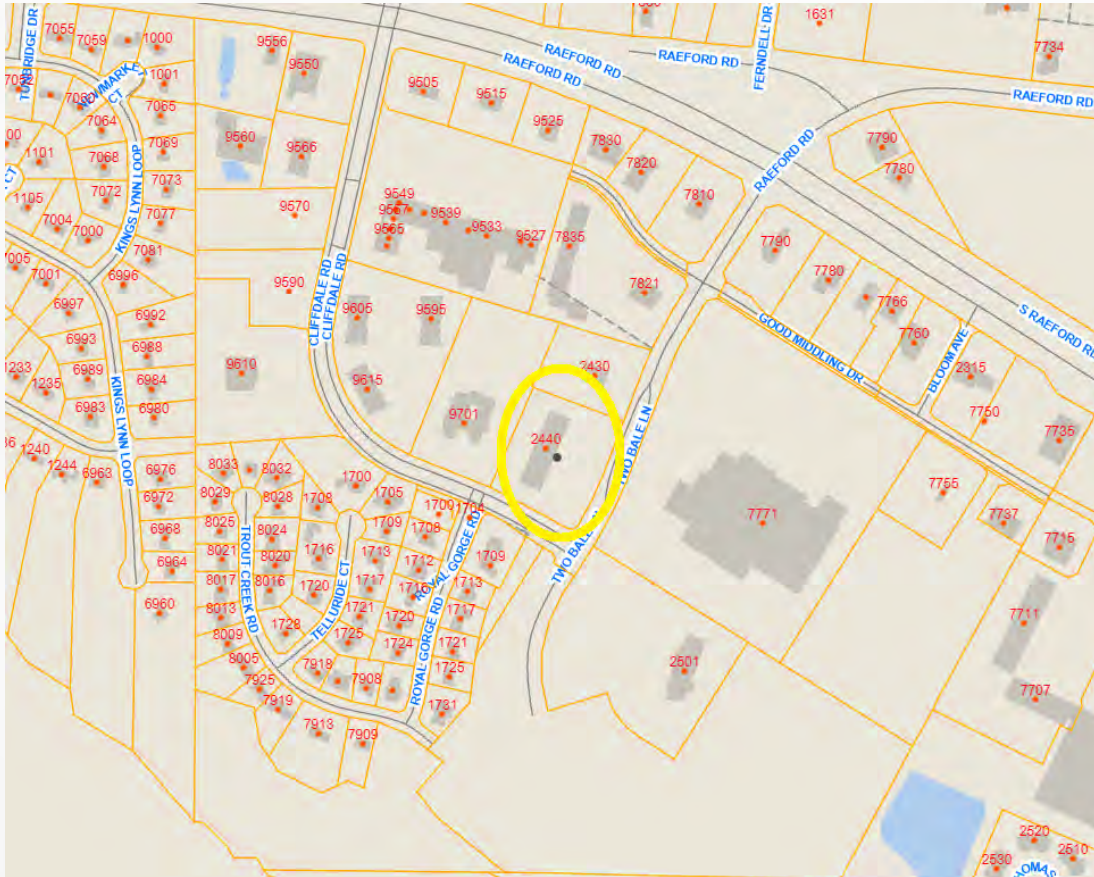
Location: 2440 Two Bale Ln.

Description: New construction hotel.

Status: Currently under review.



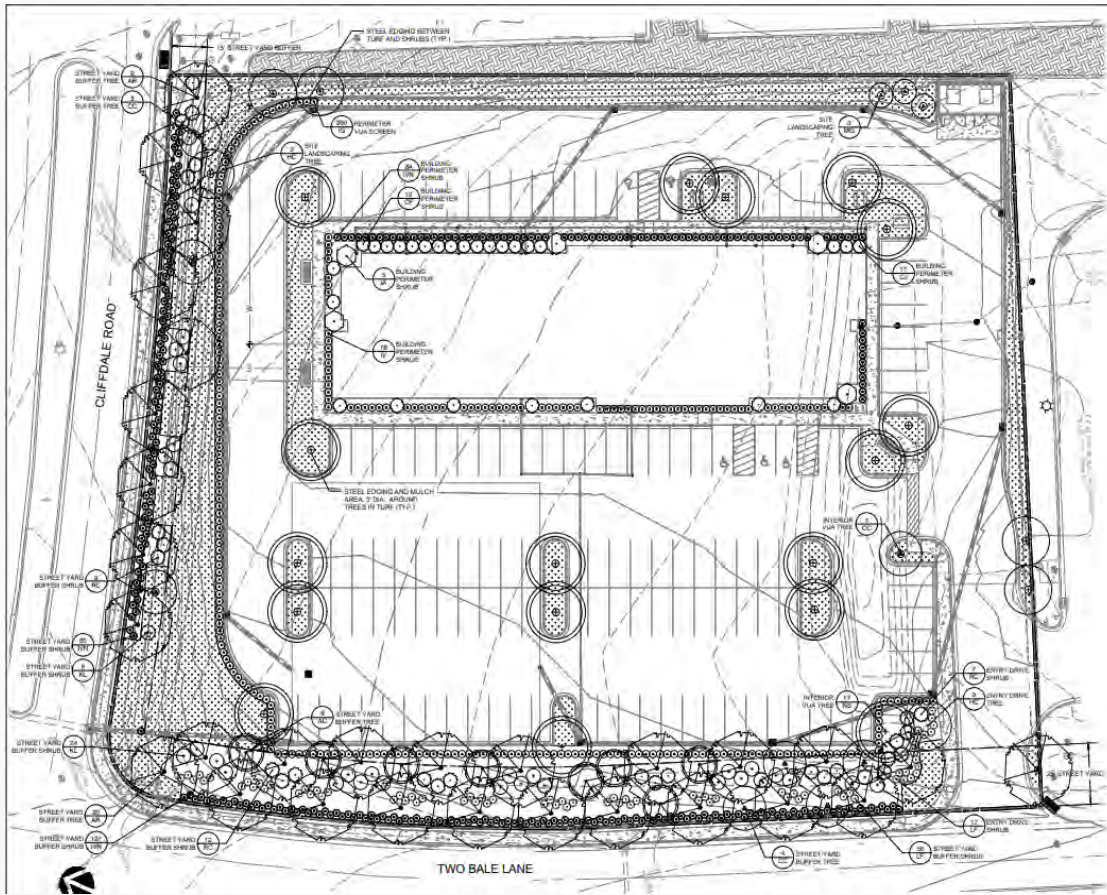
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



August 2023

- TRC Courtesy Review** - Murphy Oil Yadkin @ Santa Fe - 5708 Yadkin Rd – 0408571876000 - Redevelopment of existing site into a Murphy Oil Convenience Store with Fuel Pumps.
- TRC Courtesy Review** - Fayetteville Apartments - 1133 Berkshire Rd – 0427008217000 - Preliminary site plan for 25 new residential units on 6.36 acres of land located on Berkshire Road. It is the intention to rezone the subject site to MR-5, and to subdivide it into 3 separate parcels.
- TRC Courtesy Review** - Middle Road Towns - Middle Rd – 0447553348000 - Vacant property zoned cc. Proposed townhouse complex.
- TRC Courtesy Review** - 4D Signs - 328 Person St – 0437739203000, 0437738057000 - 4D Signs is a company that specializes in the design and assembly of commercial signs.

August 2023

- TRC Courtesy Review** - Crown Events Center - 131 Gillespie Street – 0437634594000 - New 130,000 sf Crown Events Center located on the block bounded by Gillespie St. to the west, Ottis Jones Parkway to the north, Dick St. on the east and E. Russell St. to the south. The facility will be a total of 3 stories with a height of approximately 75'-0". The parcels included in the project are the Parking Lots (Parcel #0437-63-6520-126, 0437-63-4594-0, 0437-63-4361-151, 0437-63-3327-155) and Yarborough (Parcel #0437-63-4387-115).
- TRC Courtesy Review** - Unified Combined Service Inc. - 418 Old Wilmington Rd – 0437709521000 - Site Plan for homeless food distribution center.
- TRC Courtesy Review** - Henry Townhomes - 1511 Fort Bragg Rd, 1517 Fort Bragg Rd - Construction of 6 townhomes to include parking, sidewalks, and utilities.
- TRC Courtesy Review** - 1916 Pamalee Dr - 1916 Pamalee Dr – 0428499288000 - Put in a modular building for a car dealership.

August 2023

TRC Courtesy Review - Bragg Mutual FCU – Fayetteville - 2917 Village Dr – 0426260235000 - Site modifications to add a standalone ATM and improve drive-through functionality for Fort Bragg Mutual FCU located at 2917 Village Dr., Fayetteville, NC 28304 (PINs: 0426-26-0235- and 0426-26-0160-)

TRC Courtesy Review – Friendship Cottages - 313 Broadfoot Ave – 0427948384000 - Currently 8 lots. The developer wishes to construct 8 homes similar to friendship house in services provided to special needs individuals with an additional lot for open space and recreation area.



August 2023

- TRC Pre-App Review** - Vanguard Culinary Group - Building Expansion - 716 Whitfield St – 0436183799000 - Expansion of the existing development by Vanguard Culinary Group, Inc. as a facility for additional food preparation and cold storage activities.
- TRC Pre-App Review** - Abel Young - 811 Johnson St – 0419710180000 - Division of parent tract into a 0.60 ac tract.
- TRC Pre-App Review** - Sheetz Raeford & Fairfield - 3008 RAEFORD RD – 0427110557000 - A Sheetz convenience store is being proposed at the 3000 block of Raeford Rd. at the intersection of Raeford Rd and Fairfield Rd. Three parcels comprise the proposed site: 0427-01-9435, 0427-01-9603, 0427-11-0557. These parcels are currently zoned LC. Existing development includes a bank, furniture store, and associated parking. The proposed site plan contemplates a 6139 sq. ft. convenience store with 12 gas pumps under a canopy, drive-thru food services, and a 1649 sq. ft. carwash.

Project Name: New Kingdom Living Church

Case #: 23-034

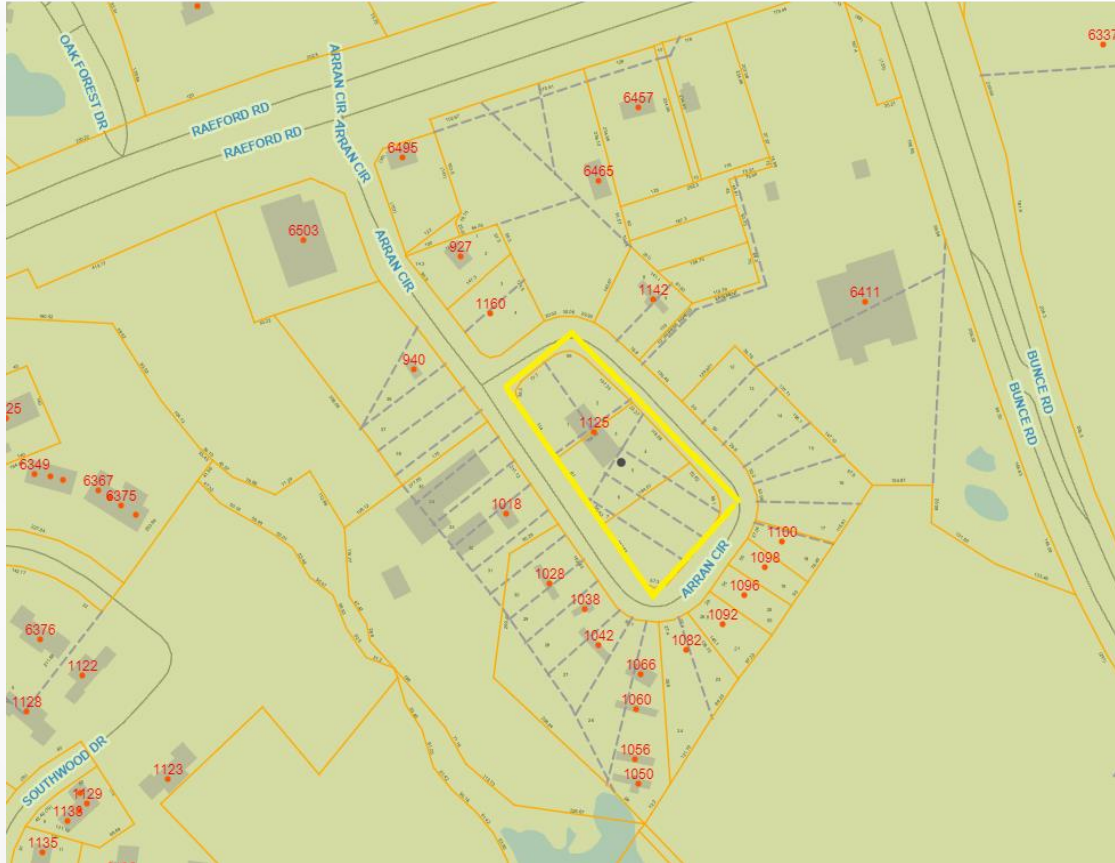
Location: Arran Cir.

Description: Construction of New Church.

Status: Approved.



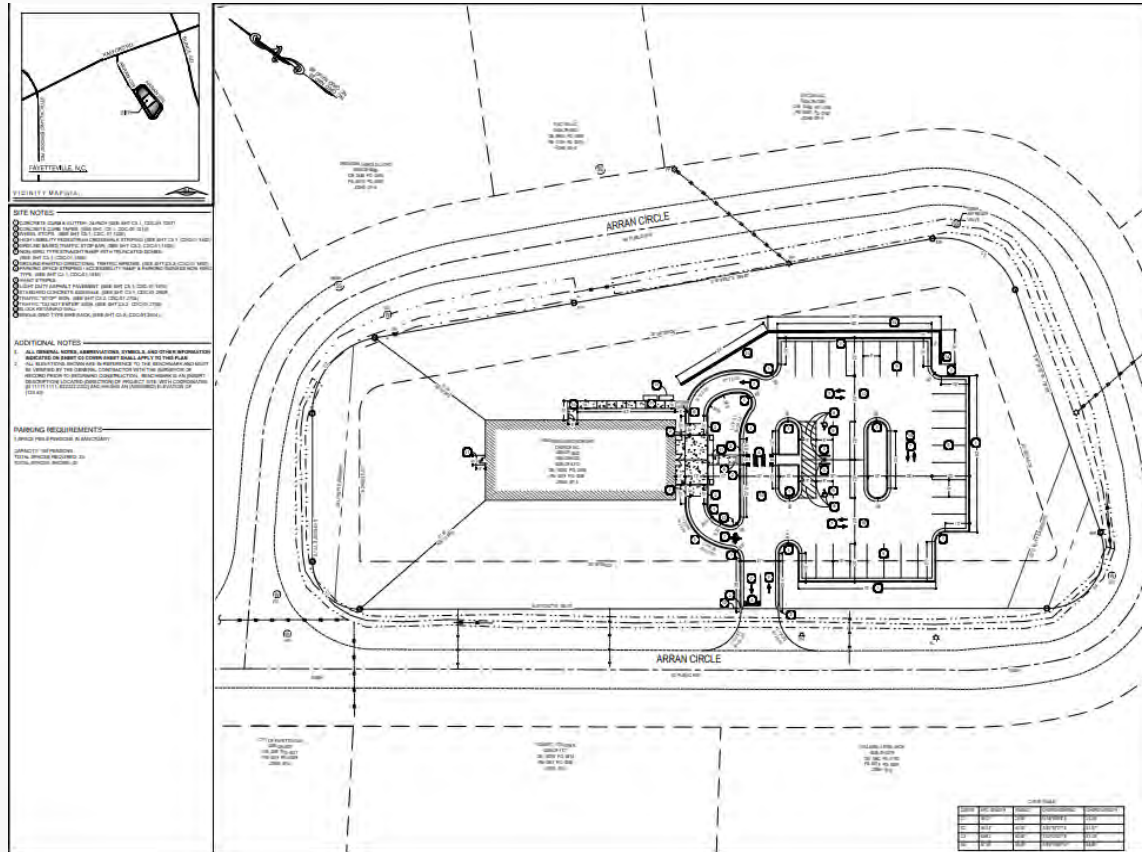
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Little Village Subdivision

Case #: 23-035

Location: 9755 Gooden Dr.

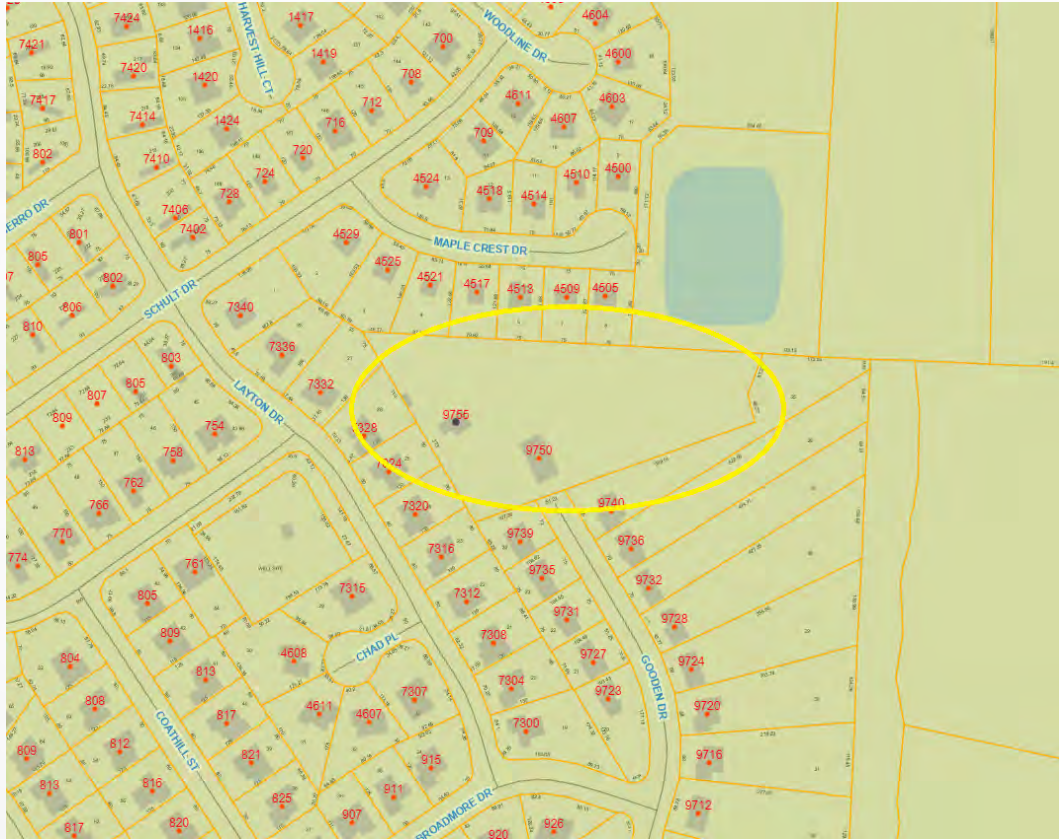
Description: 6 lot single family residential subdivision.

Status: Currently under review.



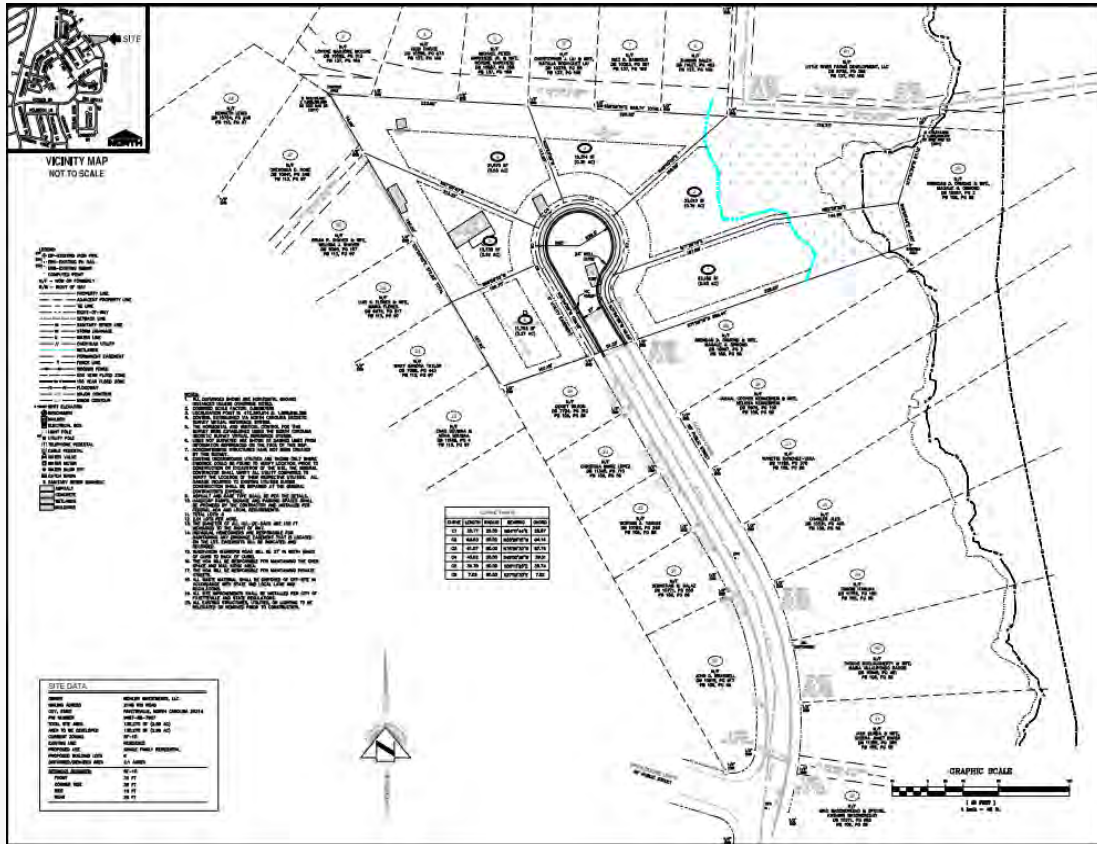
Area Map

Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Ramsey Self Storage

Case #: 23-036

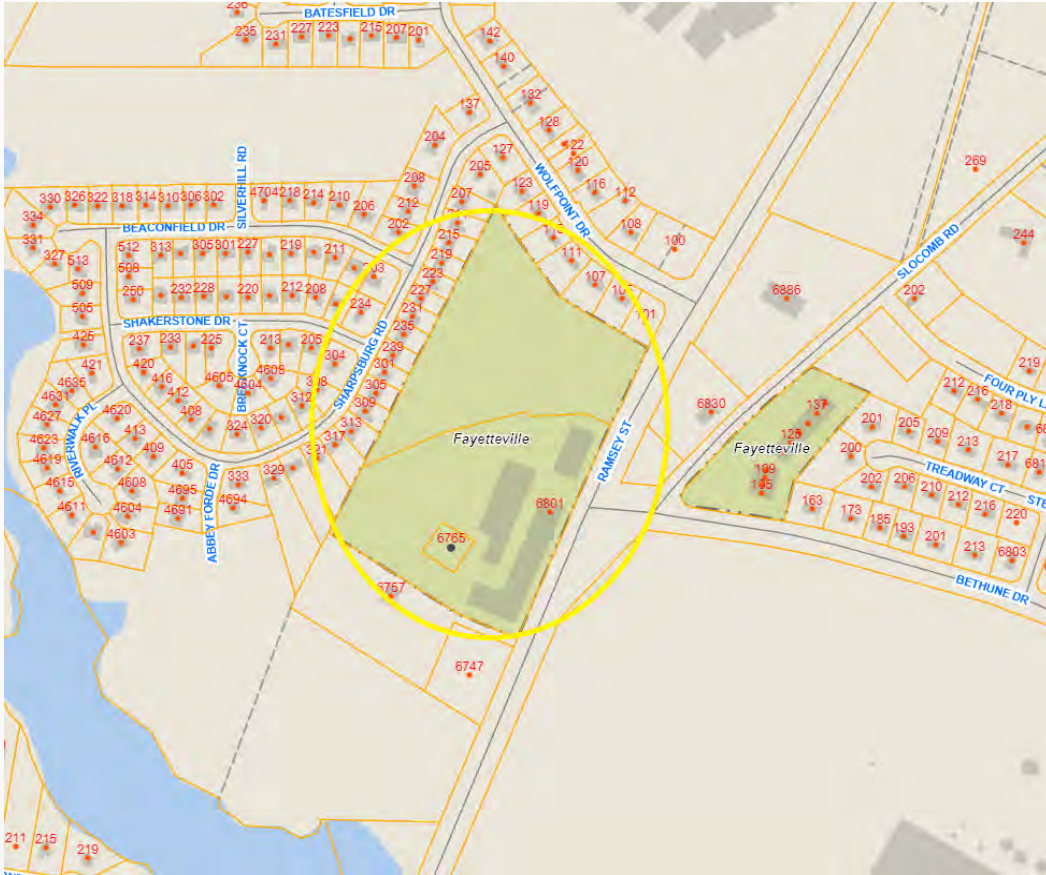
Location: 6765 Ramsey St.

Description: Subdivision plat of three lots.

Status: Approved.



Area Map

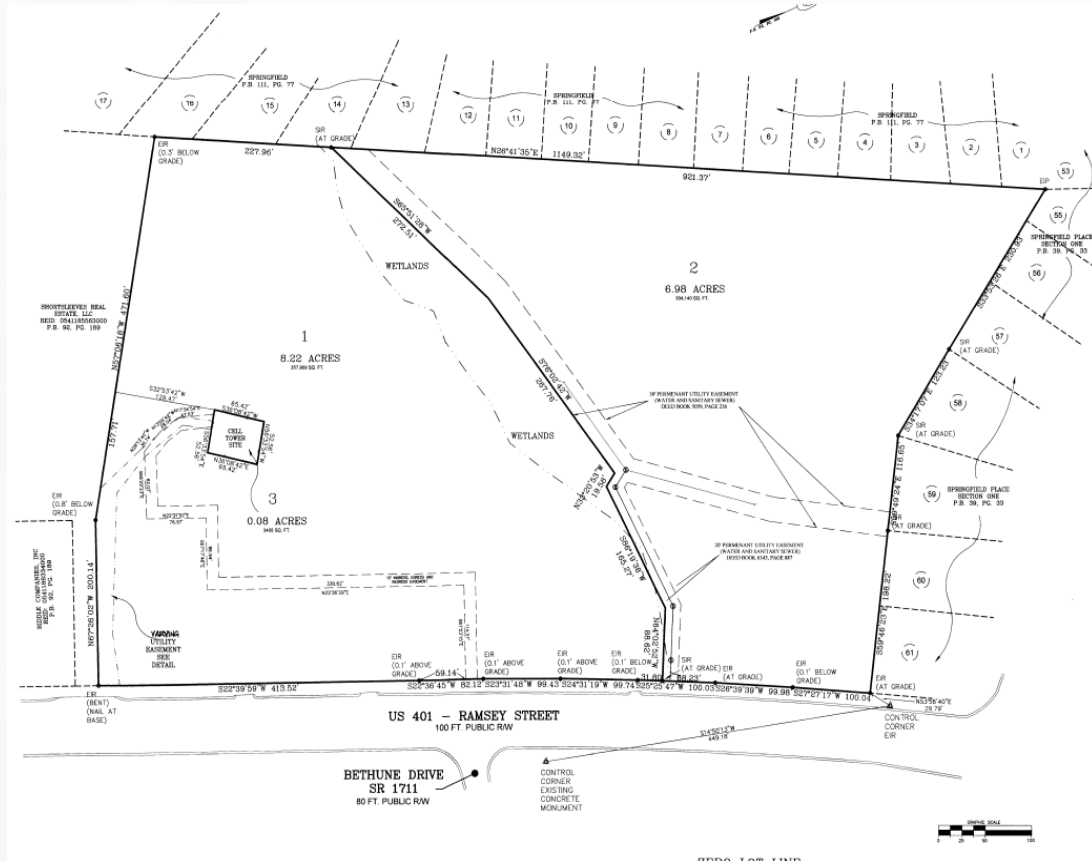


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Old Raeford Road Office

Case #: 23-037

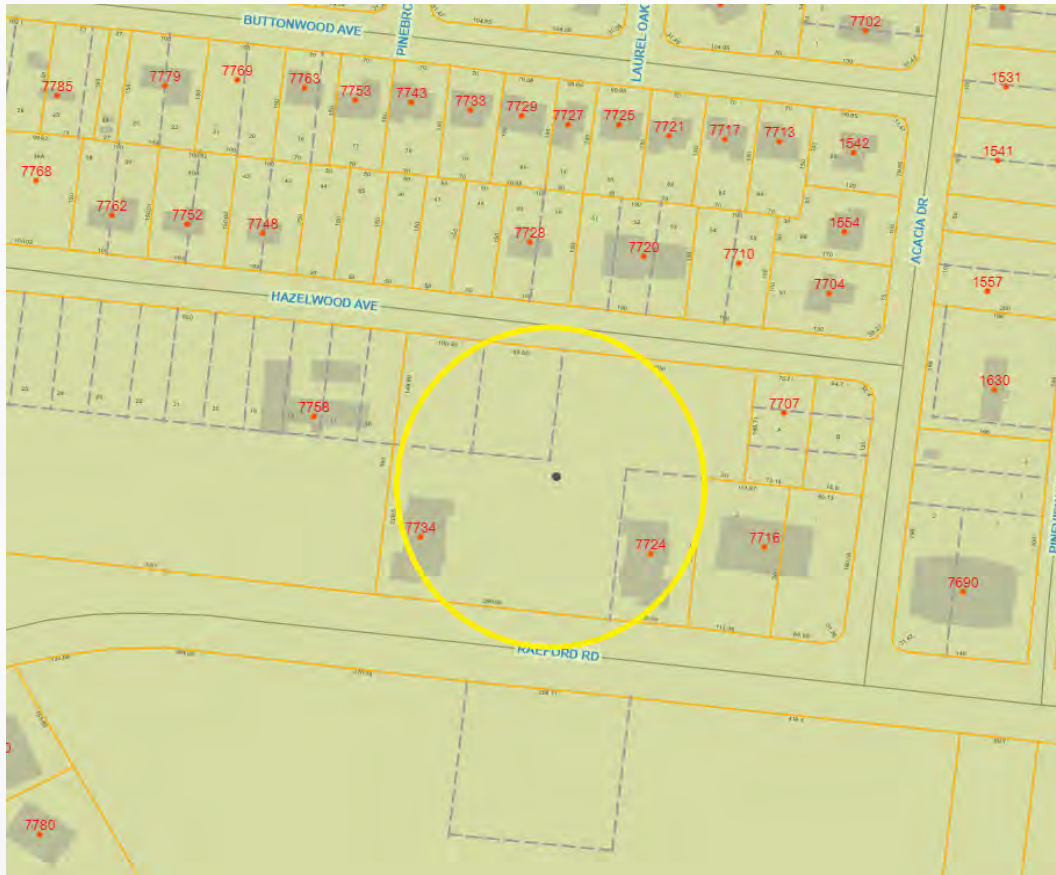
Location: 7724 Raeford Rd.

Description: The owner is subdividing the existing property into 2 lots as shown on the attached plat.

Status: Currently under review.



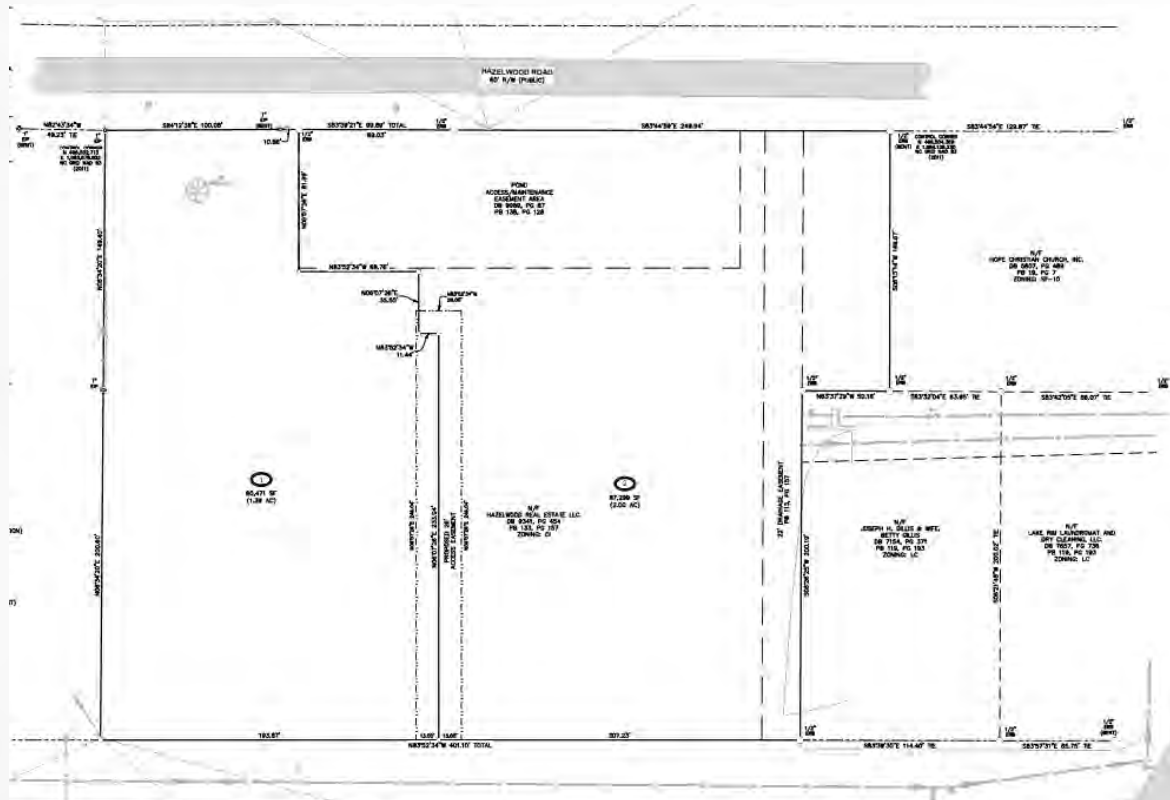
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



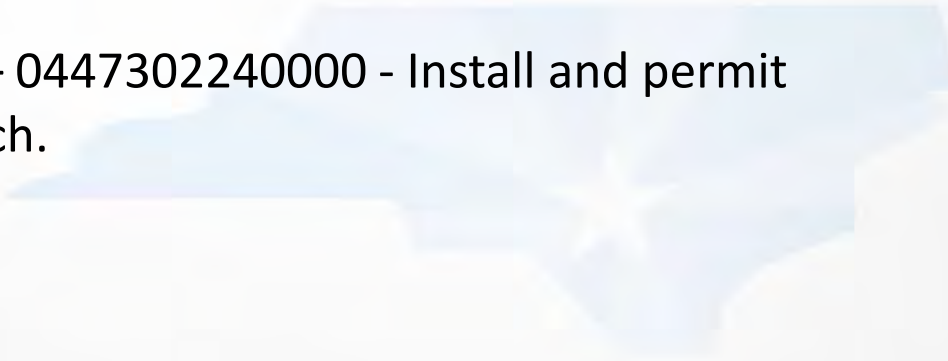
September 2023

TRC Courtesy Review – Murphy Oil Raeford @ Bunce - 6337 Raeford Rd – 0406393820000 - Murphy Oil Convenience Store with 8 fuel pumps, canopy, parking, signage and landscaping.

TRC Courtesy Review – Murphy Oil Swain @ Skibo - 129 Joseph St - 0418453943000, Swain St - 0418461049000 - Murphy Oil 2824 sf Convenience Store with 8 fuel pumps and canopy, associated parking, signage and landscaping.

TRC Courtesy Review – Fayetteville State University - College of Education - 560 Hastie Loop – 0438234346000, 1420 Grace Black Cir - Fayetteville State University project: New College of Education Building with Early College High School on North East Part of Campus off Langdon and Grace Black Circle.

TRC Courtesy Review – Modular Classrooms - 328 Deep Creek Rd – 0447302240000 - Install and permit two modular classrooms approx. 8100sf each.

A faint, light blue map of the state of North Carolina is visible in the bottom right corner of the slide.

September 2023

- TRC Courtesy Review** – Stedman-wade Health Services Mobile Clinic - 2313 Murchison Rd – 0428768401000 - Medical clinic wishes to install a mobile clinic to enhance their ability to serve patients. It will be served by public water, sewer and electric services.
- TRC Courtesy Review** – Pineview St. Subdivision - Jacob St – 0520874462000 - Single family dwelling subdivision
- TRC Courtesy Review** – Modular Classrooms - 328 Deep Creek Rd – 0447302240000 - Install and permit two modular classrooms approx. 8100sf each.
- TRC Pre-App Review** - Agape Achievement Academy Master Plan - 4502 Rosehill Rd - 0429683699000 - Construction of an approximately 8120sf classroom/office building.

September 2023

TRC Pre-App Review - Carolina Power & Signalization - Building Expansion - 1416 Middle River Loop - 0447683174000, 1446 Middle River Loop - 0447673767000, 1476 Middle River Rd – 0447672620000 - Carolina Power & Signalization is a business that serves as an electrical contractor with an existing office building and outdoor storage of line-trucks and various equipment for working on the projects of electrical/power providers such as Duke Energy, FayPWC, SREMC, LREMC and many others. All parcels are currently zoned M(P) - Industrial district within Cumberland County's jurisdiction. The existing business operates on the parcels which the applicant seeks to annex and the intent is to rezone these parcels into a compatible district of the same nature within the city's limits. Heavy Industrial (HI) appears to be the most logical choice and it has been initially discussed and favored with City staff. The existing use of the parcels are for an electrical contractor's office with outdoor storage and the intent is to continue this use with a future building expansion and future connection to FayPWC's sanitary sewer as well.

Project Name: Razzoos at Cross Creek Mall

Case #: 23-038

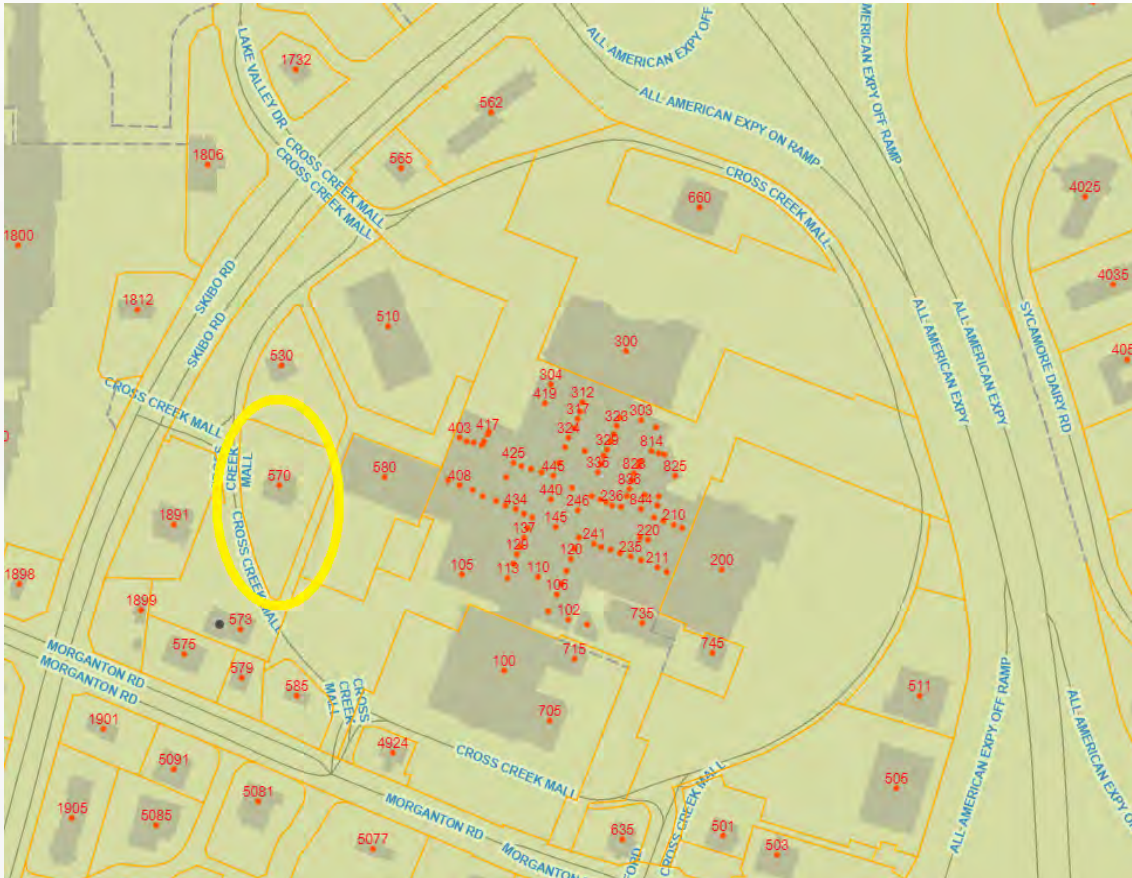
Location: 571 Cross Creek Mall.

Description: The proposed project consists of the construction of an approximately 7,300 Square Foot restaurant facility and parking lot. Located within the existing Cross Creek Mall development.

Status: Approved.



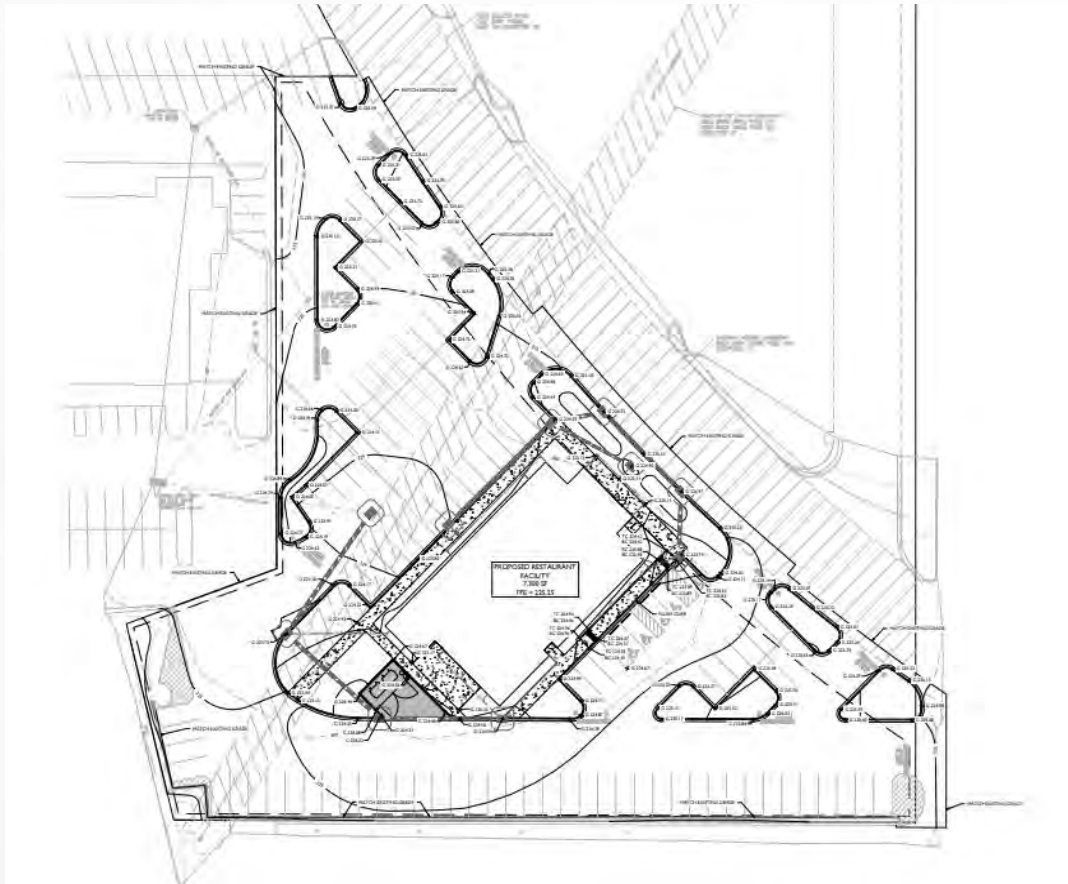
Area Map



Pre-Development Photo



Proposed Development Plan



Post Development Photo



Project Name: Cape Fear Crossing Section 2 Part 2

Case #: 23-039

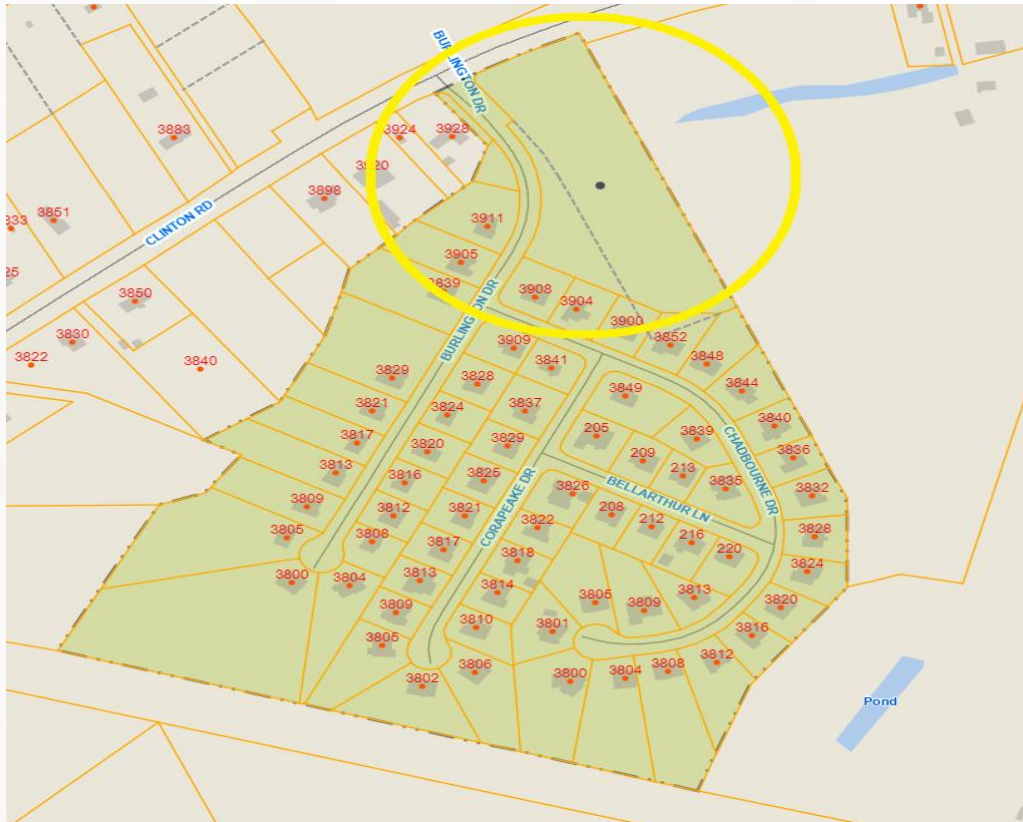
Location: Burlington Dr.

Description: Addition of 4 Lots to Cape Fear Crossing

Status: Approved.



Area Map

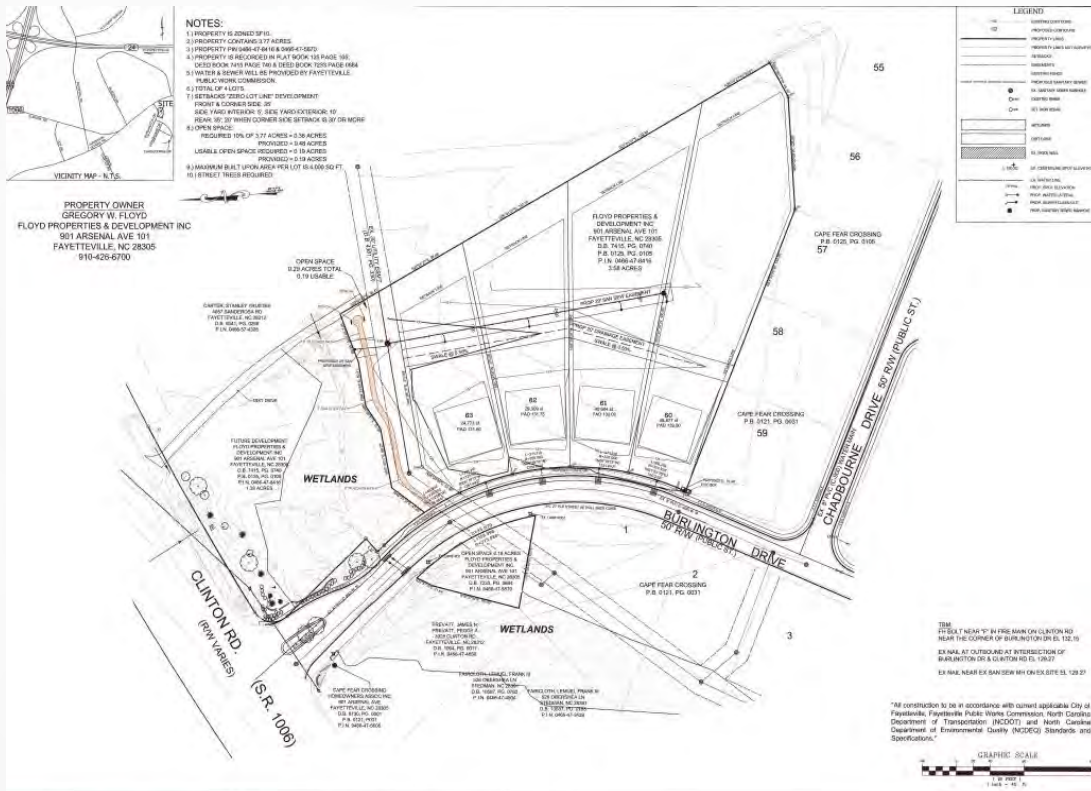


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Cliffdale Road Townhomes

Case #: 23-040

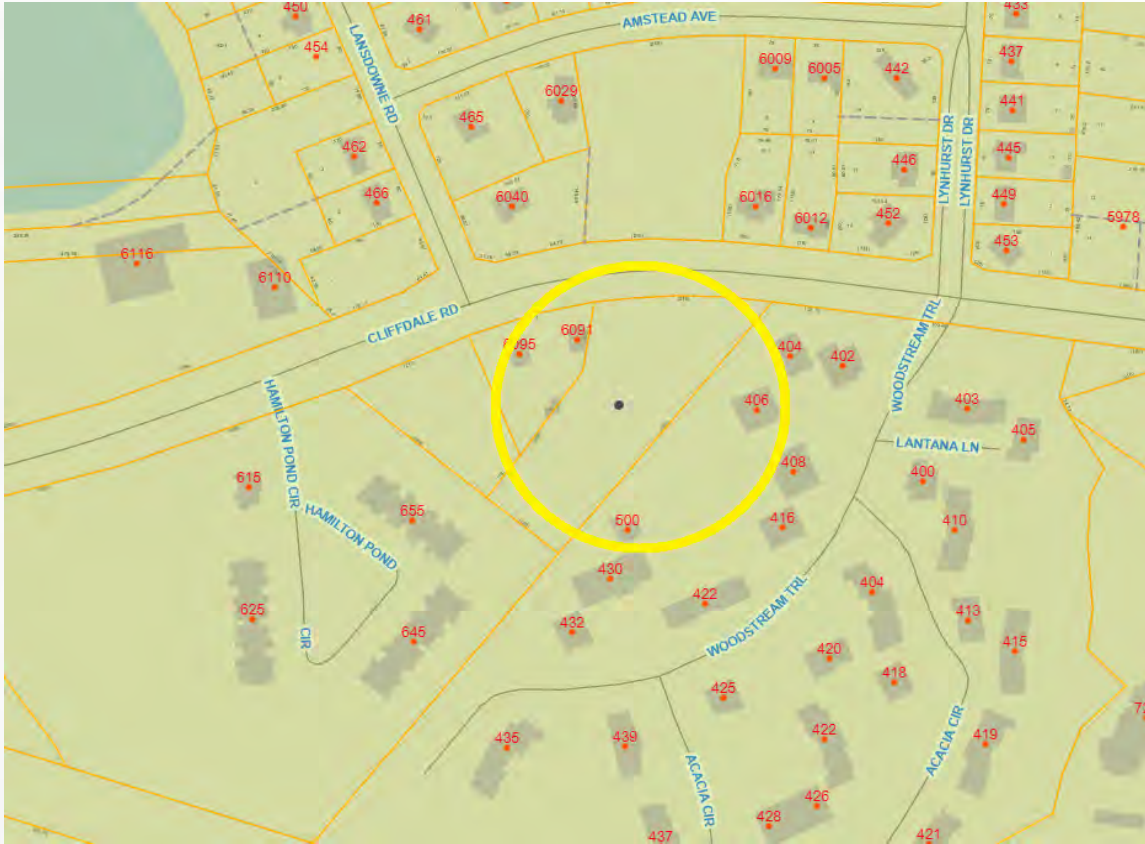
Location: 6065 Cliffdale Rd.

Description: 10 - unit townhome development with roadway and underground stormwater device

Status: Currently under review.



Area Map

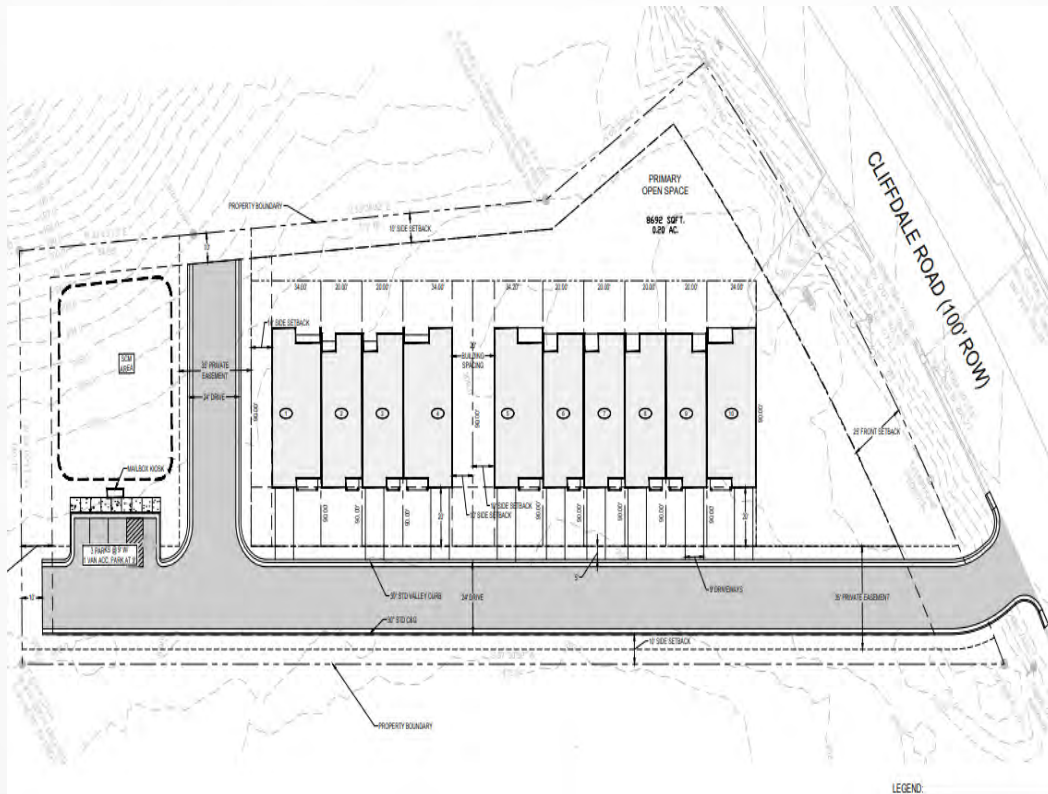


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Fayetteville - Shopping Center

Case #: 23-041

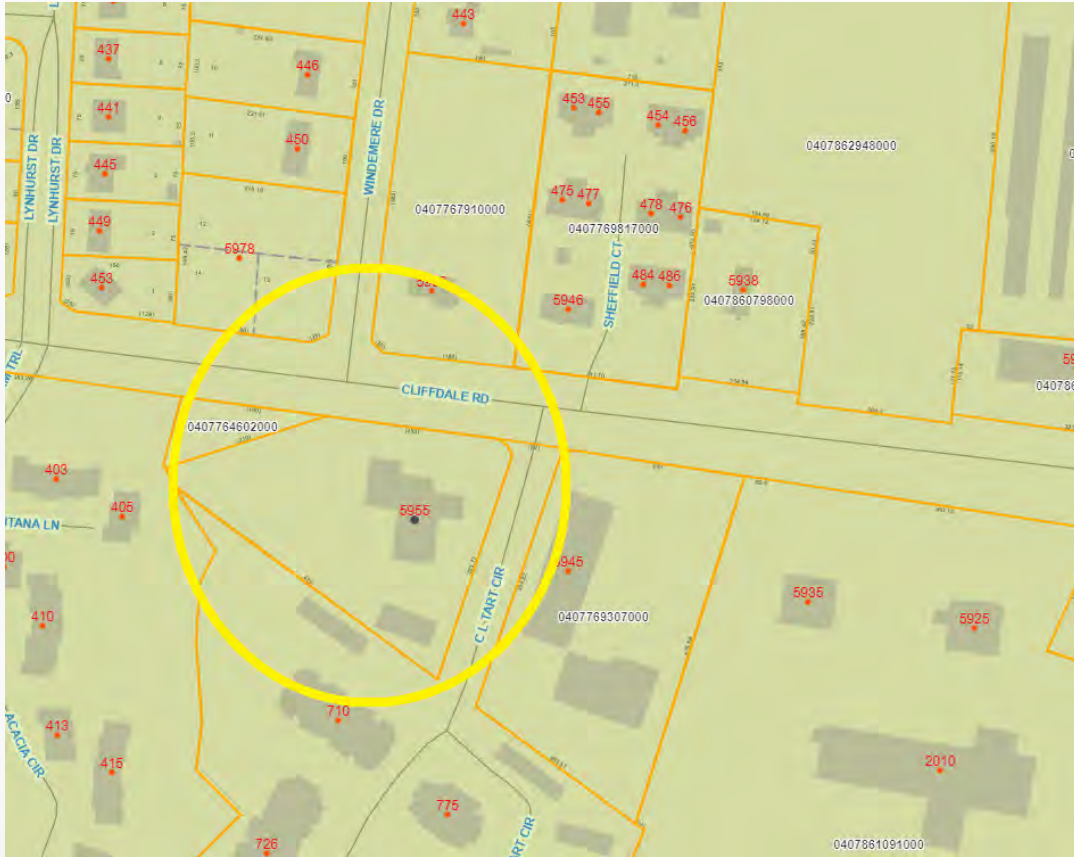
Location: 5955 CLIFFDALE RD.

Description: Shopping Center

Status: Currently under review.



Area Map

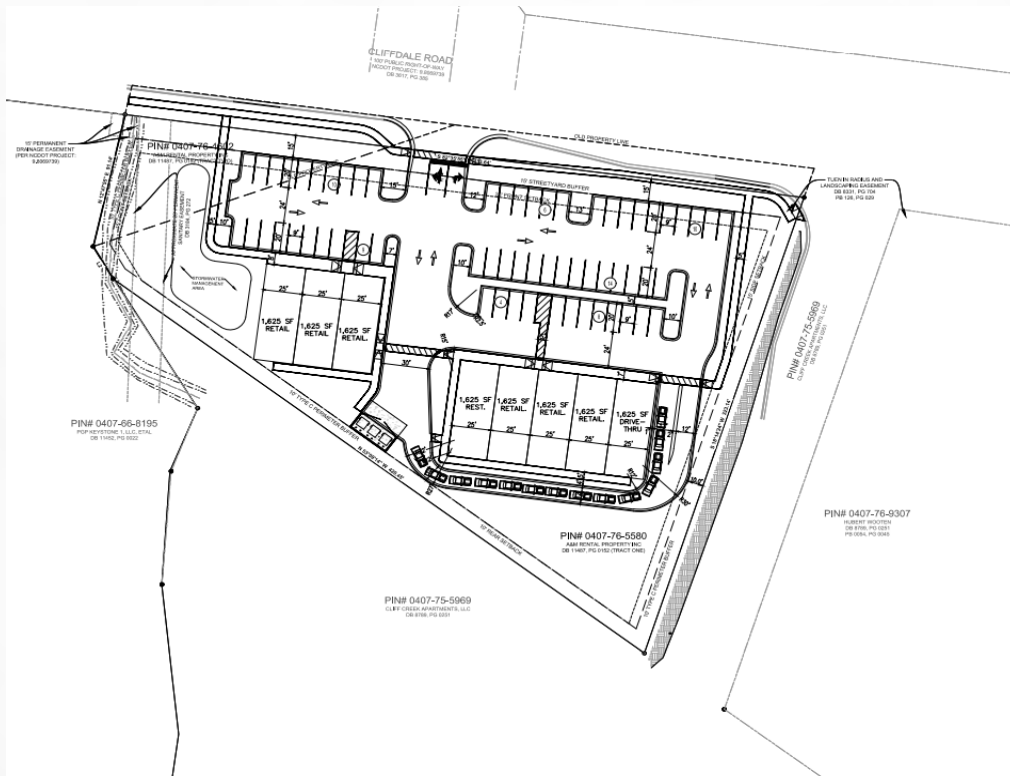


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Majestic Plaza (5231 Raeford Road)

Case #: 23-042

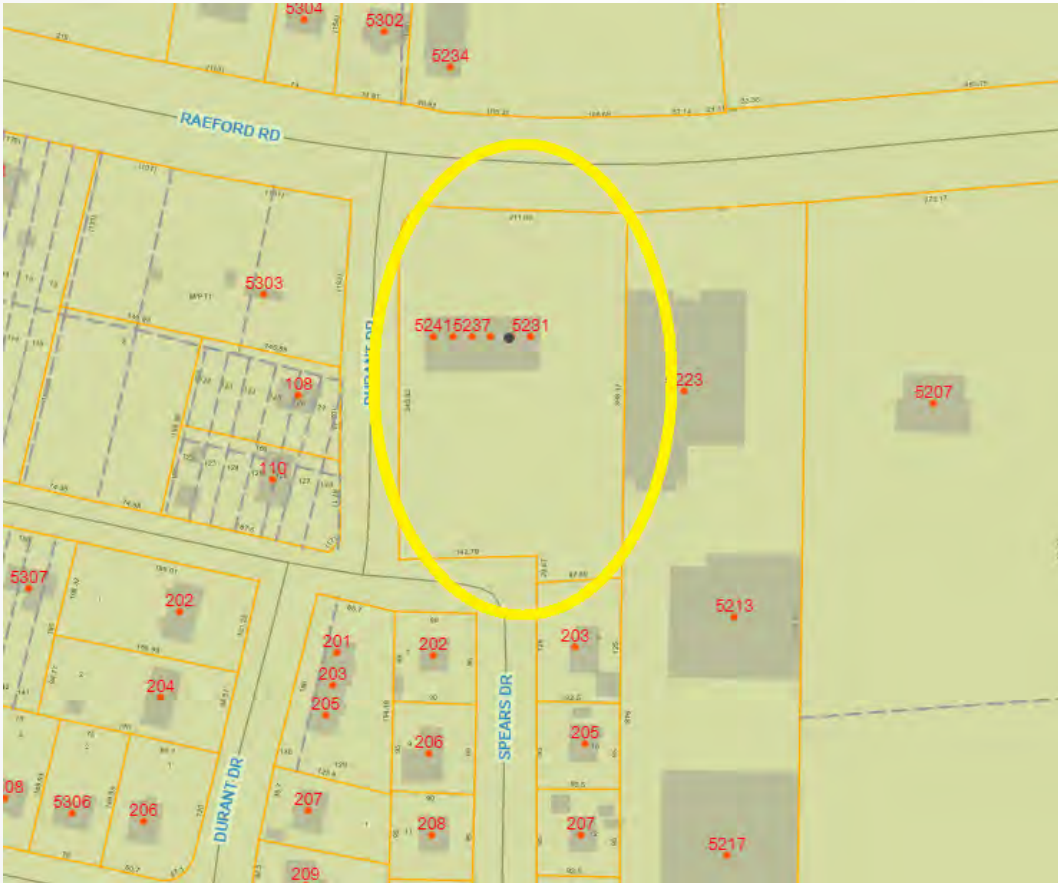
Location: 5231 Raeford Rd.

Description: New 7,331 strip center containing six individual spaces for lease for business and retail uses.

Status: Currently under review.



Area Map

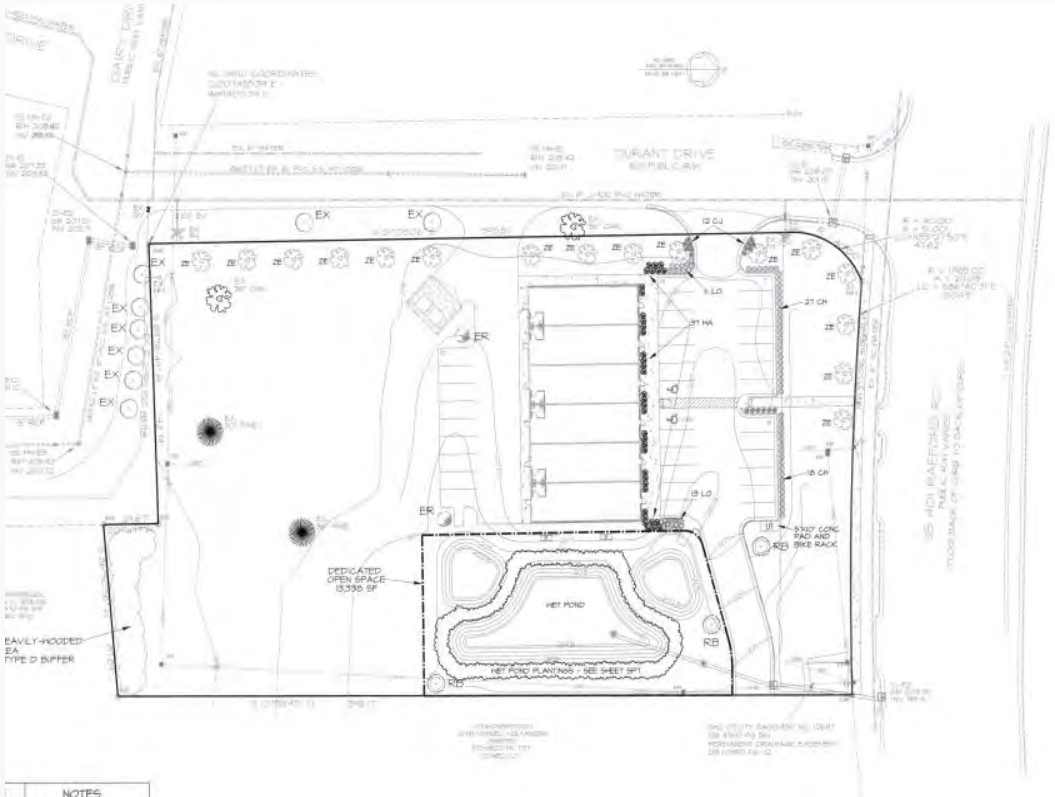


Pre-Development Photo



Proposed Development Plan

Post Development Photo



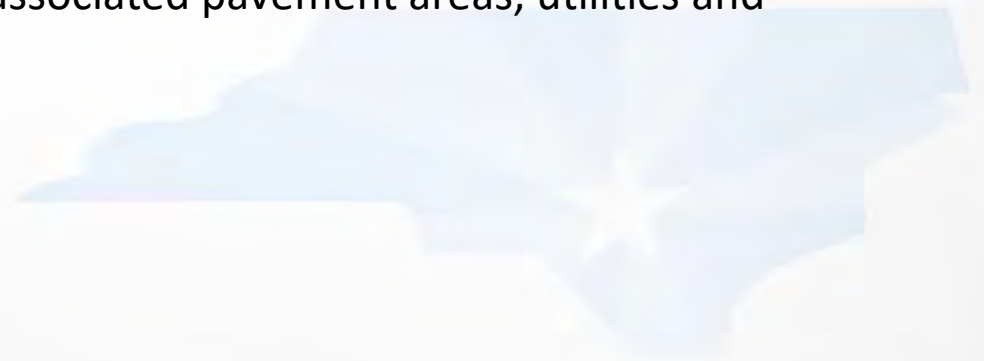
October 2023

TRC Courtesy Review – Hang10 - Cliffdale Road – Cliffdale and South Reilly Road – 9497565685000 - Project proposes to construct a new car wash and associated vacuum spaces.

TRC Courtesy Review – Sweetgrass Holding Company LLC Parking Lot - 119 BROADFOOT AVE – 0427959153000 - Parking Lot.

TRC Courtesy Review – Demus Townhouses - 1319 Camden Rd – 0436163935000 - Build (4) townhouse units

TRC Pre-App Review – Cumberland County Commercial - 3900 Ramsey St – 0439667538000 -The project will consist of the construction of several commercial outparcels, one large commercial box store, offsite roadway improvement, as well as associated pavement areas, utilities and stormwater ponds.



October 2023

TRC Pre-App Review - Cumberland County Transitional Shelter Facility - Plummers Ln – 0437849540000, 352 Hawley Ln - 0437848464000, 348 Hawley Ln – 0437848347000, 344 Hawley Ln – 0437848219000, 225 B St - 0437849172000 - Cumberland County would like to construct a transitional housing facility to include services on land adjacent to an existing Cumberland County Schools Facility that is currently used by FTCC for vocational training. A new building is planned along with the associated parking, access, utility and landscaping improvements. The proposed facility would be used to temporarily house homeless citizens and provide them with services and assistance to help them to transition back to a stable quality of life. The facility will be used 24/7, with a larger staff being present during weekly and daily working hours to assist residents. The facility will house staff at all times to help monitor and minimize the movement of residents during non-working hours.

Project Name: 7-Eleven 42367 Bragg Blvd

Case #: 23-043

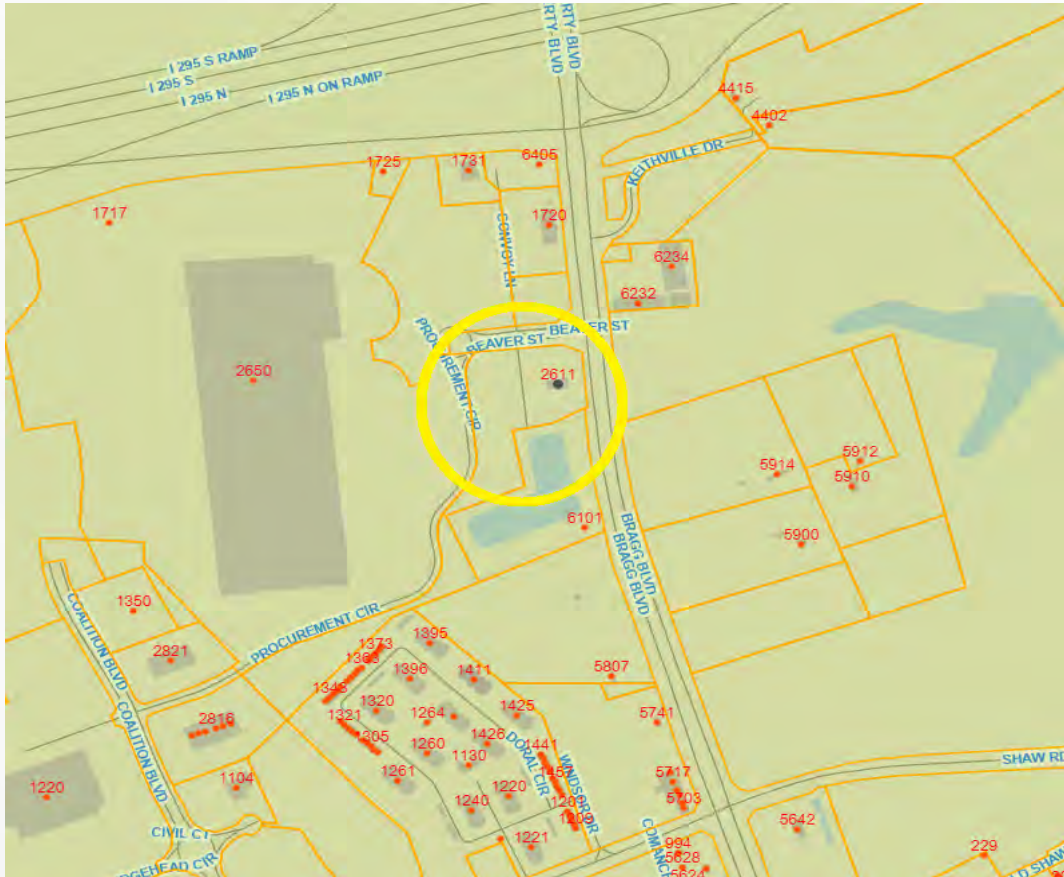
Location: 2611 Beaver St.

Description: New construction of convenience store with fuel.

Status: Approved.



Area Map

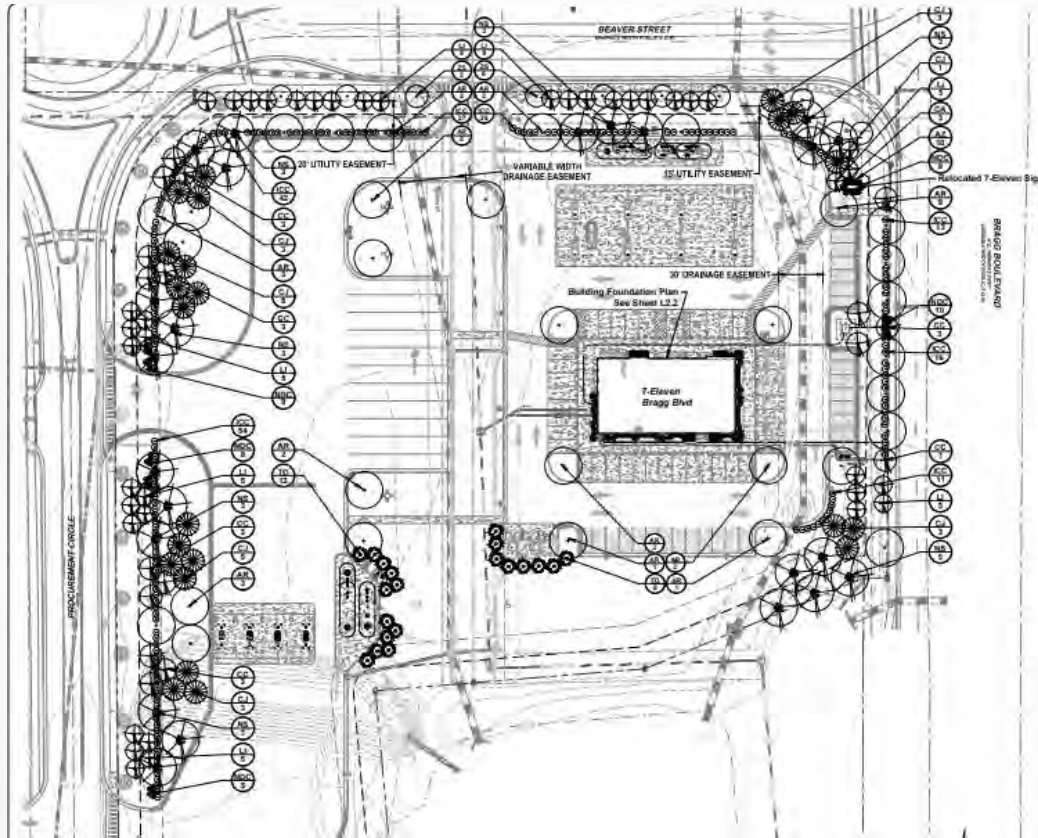


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Murphy Oil Yadkin @ Santa Fe

Case #: 23-044

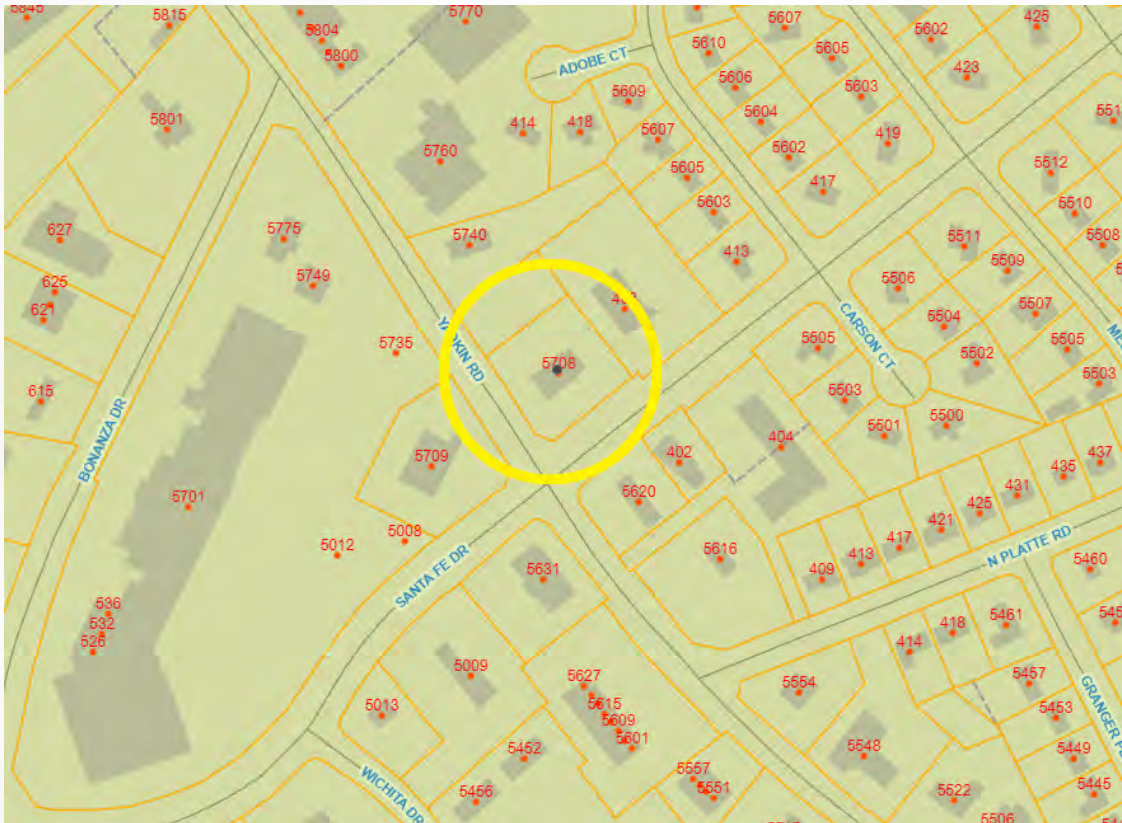
Location: 5708 Yadkin Rd

Description: Redevelopment of existing site into a Murphy Oil Convenience Store with Fuel Pumps

Status: Currently under review.



Area Map

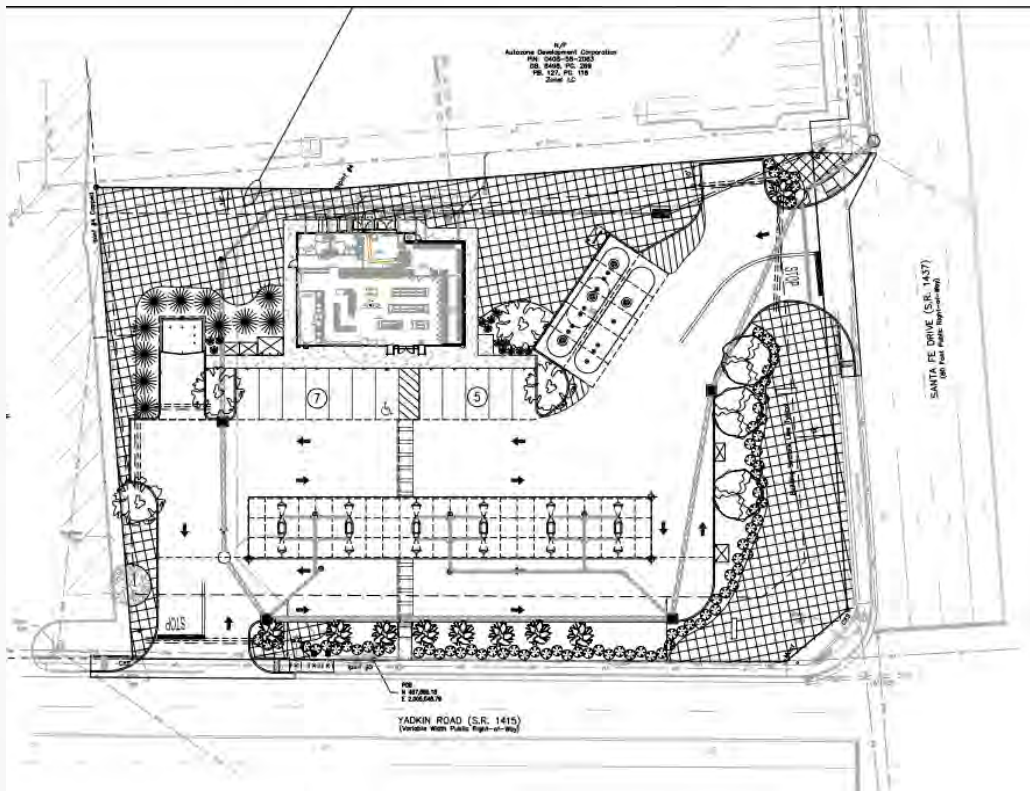


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Abel Young

Case #: 23-045

Location: 811 Johnson St.

Description: Division of parent tract into a 0.60 ac tract.

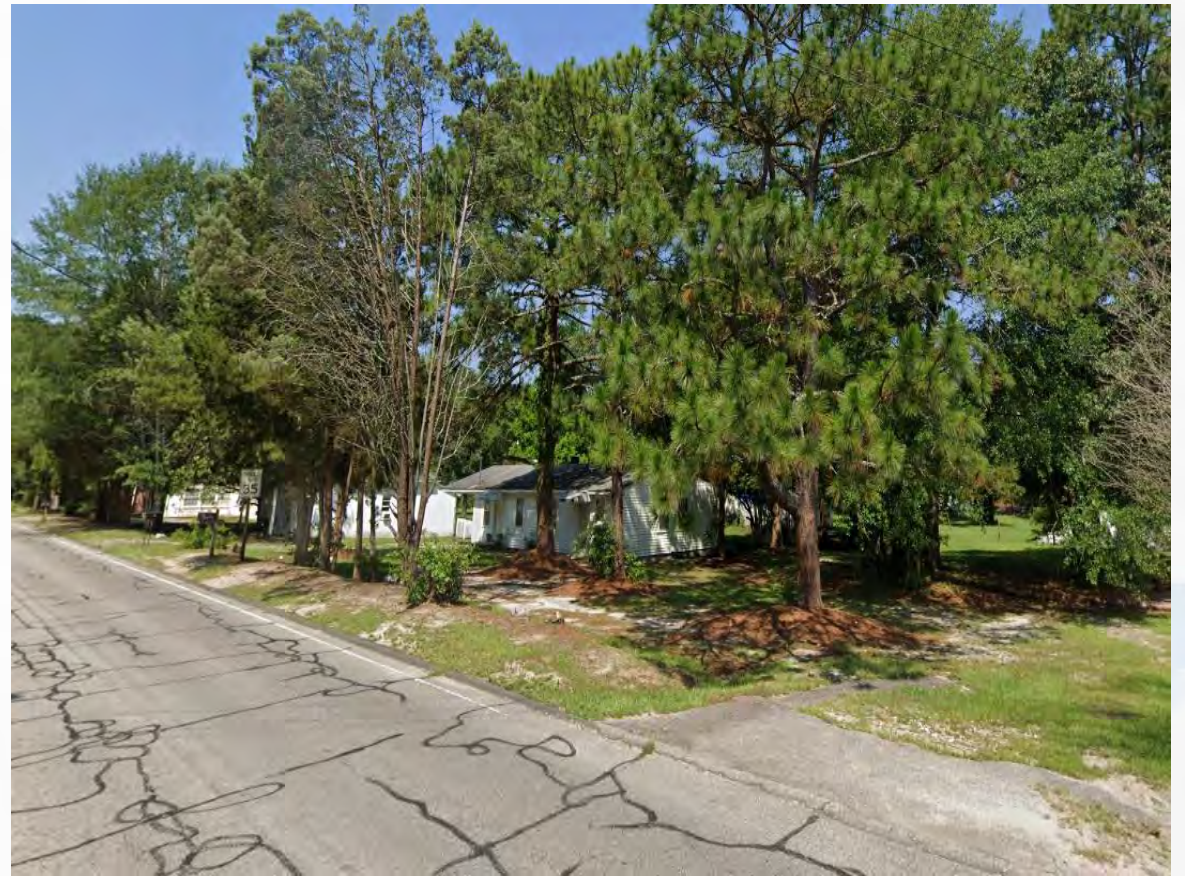
Status: Approved.



Area Map

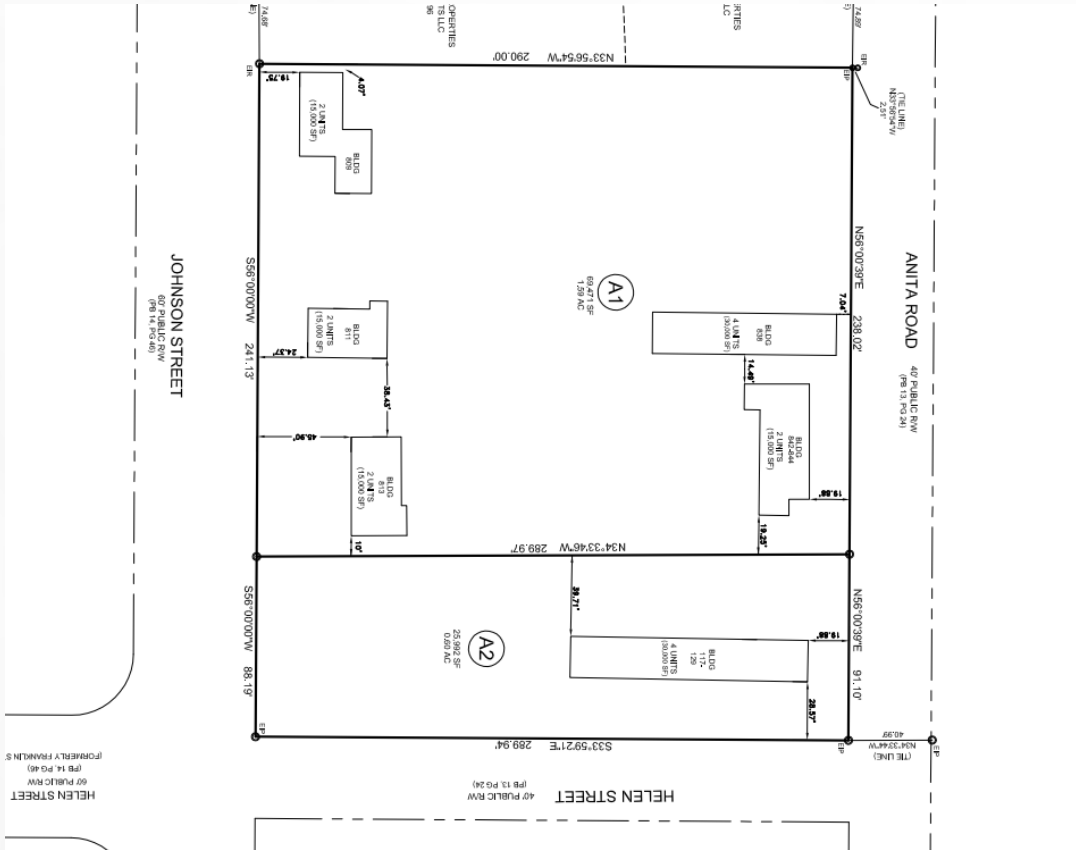


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Sheetz Raeford & Fairfield

Case #: 23-046

Location: 3008 Raeford Rd.

Description: Redevelopment project to construct a Sheetz Convenience Store and gas station with car wash at 3008 Raeford Road.

Status: Currently under review.



Area Map

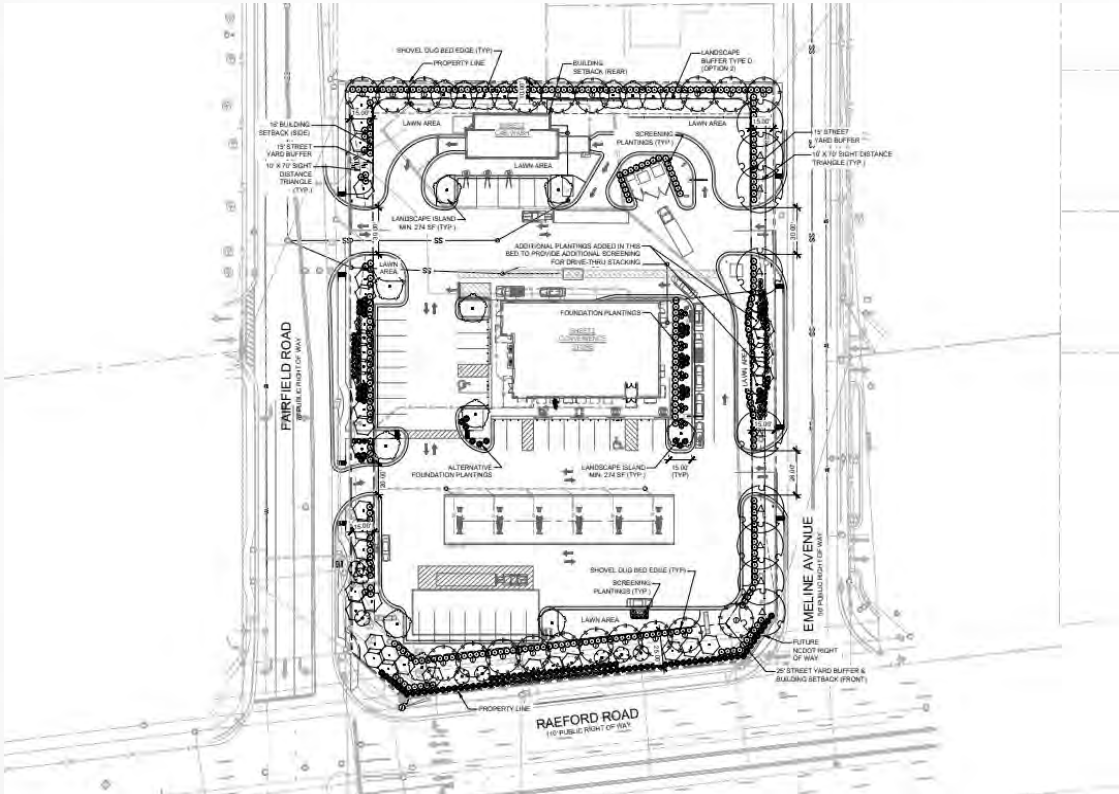


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Cliffdale Rd and S Reilly Rd

Case #: 23-047

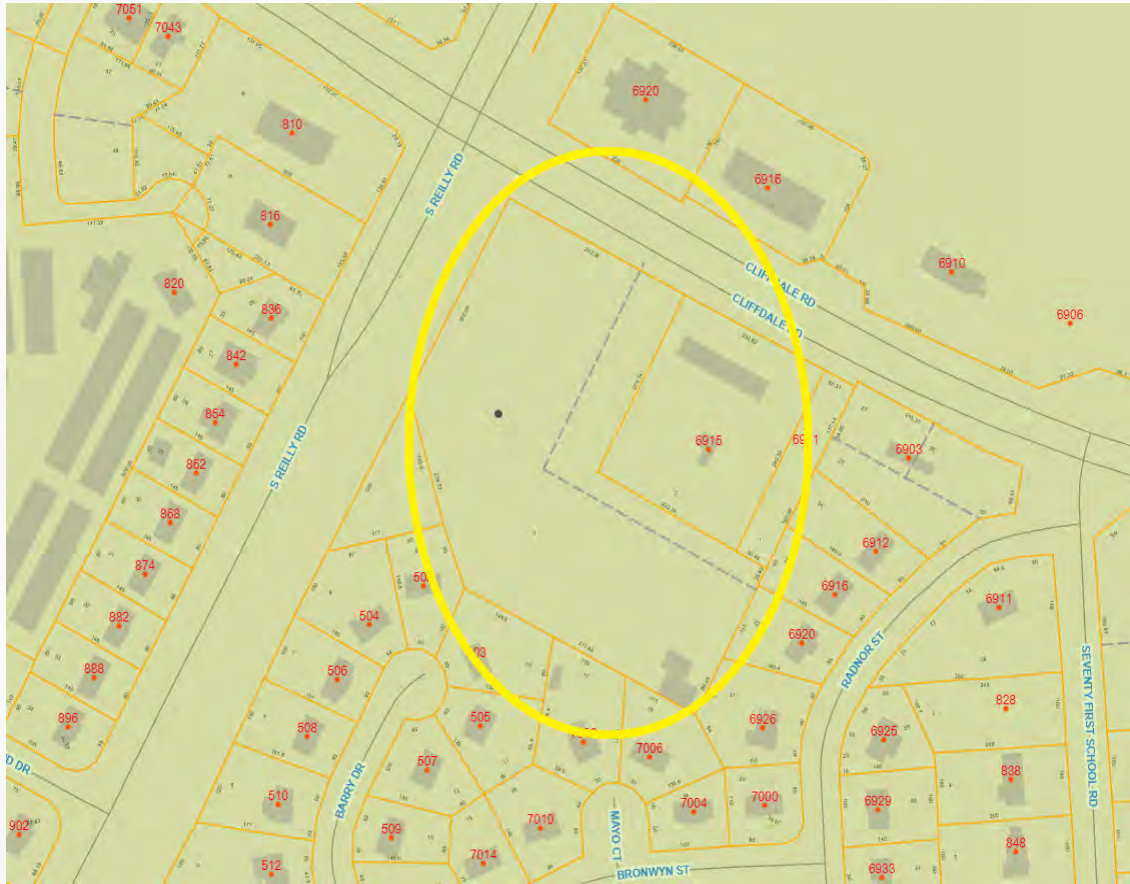
Location: Cliffdale Rd and S Reilly Rd

Description: Subdivision to create corner lot for sale and purchase

Status: Approved.



Area Map

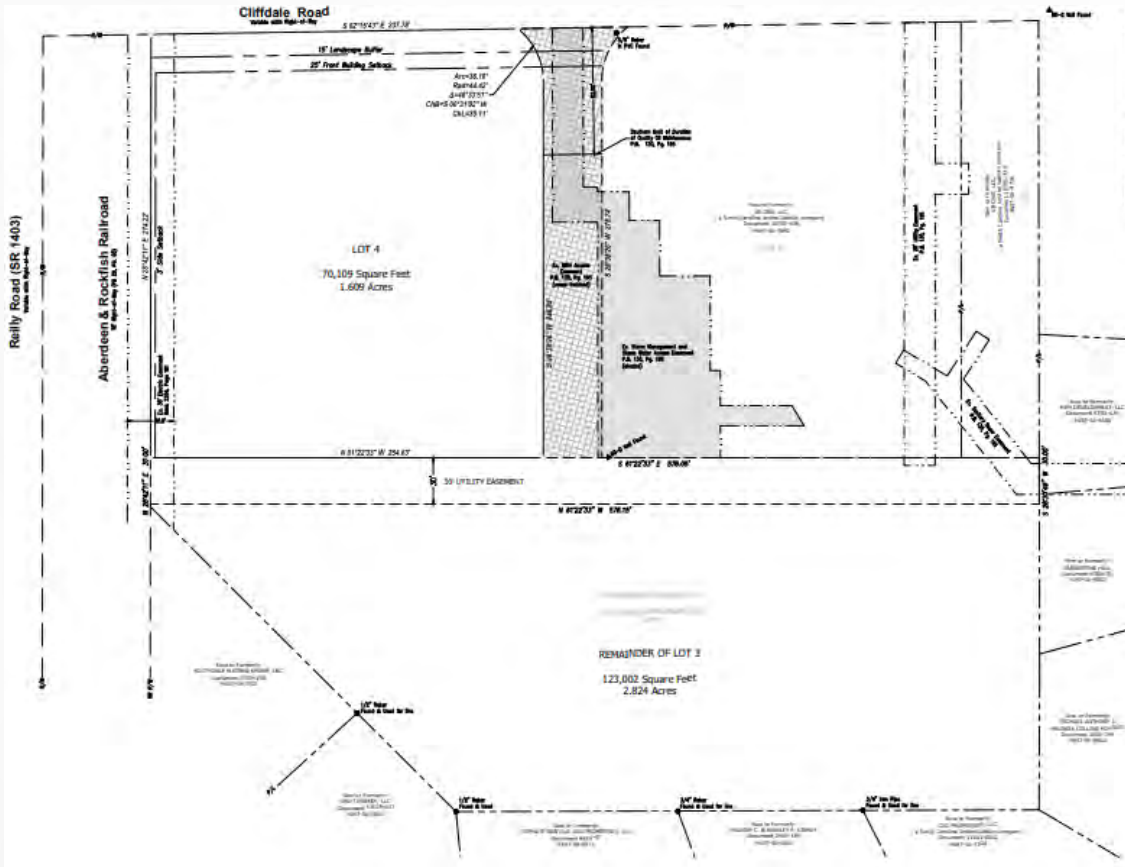


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Henry Townhomes

Case #: 23-048

Location: 1511, 1517 Fort Bragg Rd.

Description: Construction of 6 townhomes to include parking, sidewalks, and utilities.

Status: Currently under review.



Area Map

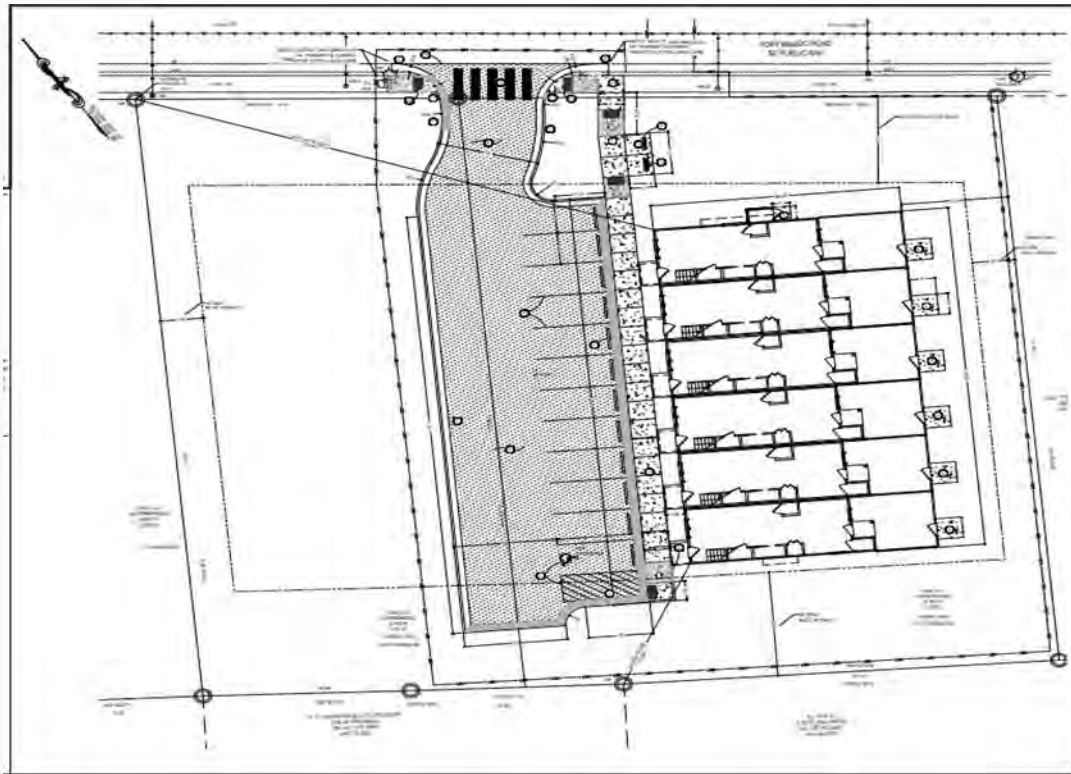


Pre-Development Photo



Proposed Development Plan

Post Development Photo



Project Name: Pineview Heights - Lots 85 And 86

Case #: 23-049

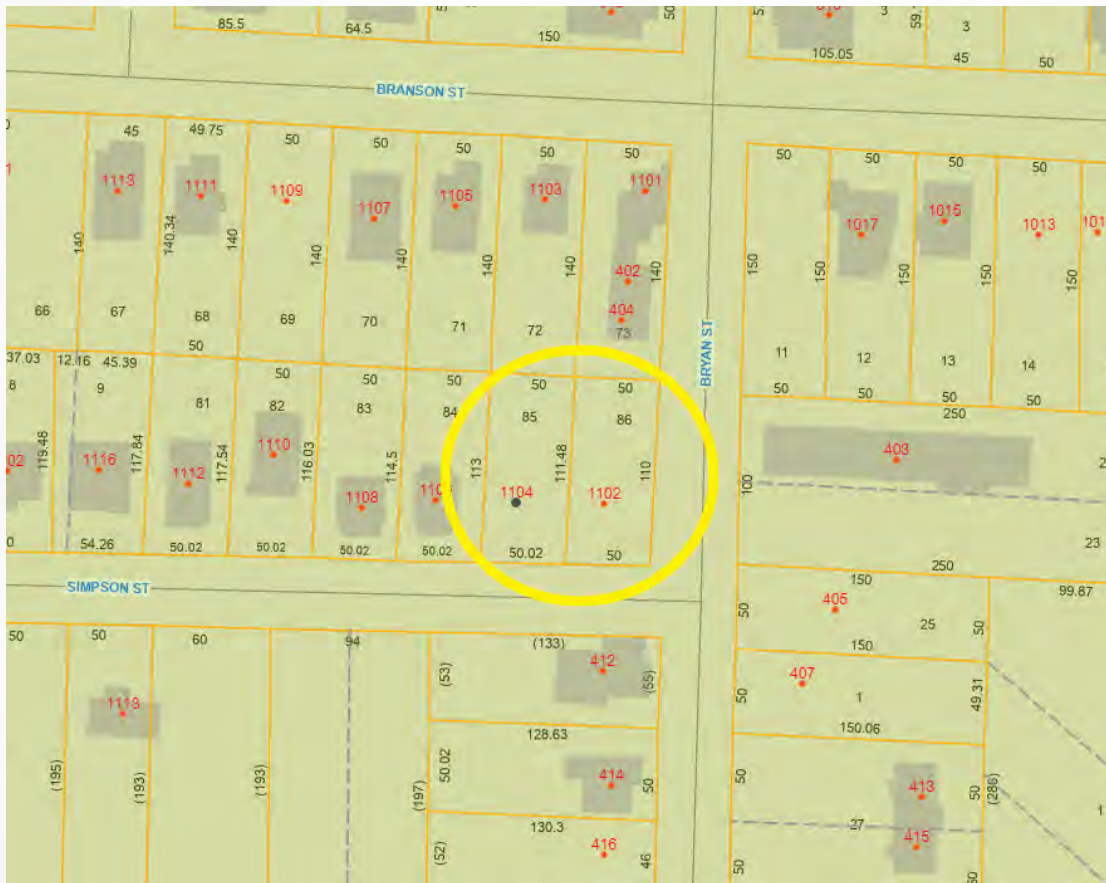
Location: 1102, 1104 Simpson St.

Description: Two Existing Lots, Zero Lot Line Required For
Construction Of Two Townhouse Units.

Status: Approved.



Area Map

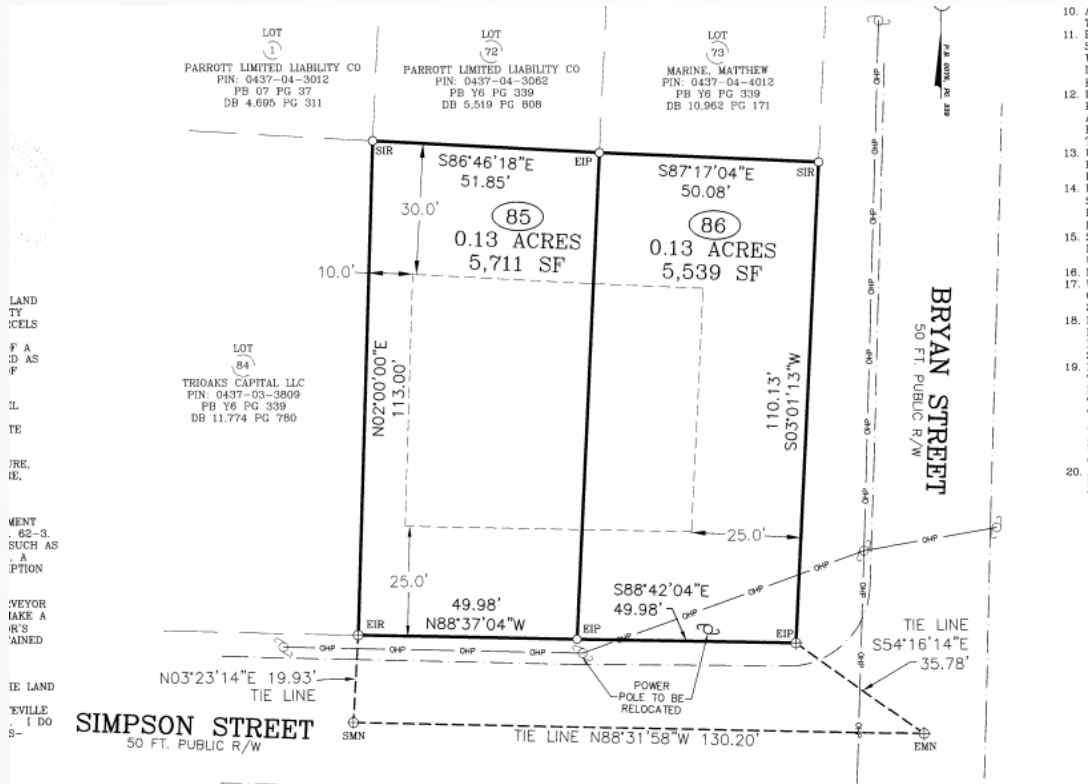


Pre-Development Photo



Proposed Development Plan

Post Development Photo



November 2023

TRC Courtesy Review – Jackson Produce - 3403 Ramsey St – 0439631395000 - I would like to open a vegetable and garden center we will sell produce, home and yard decor as well as seasonal decor, we want to sell milk, cheese, butter, we have a bakery at home and would like to sale cake, pies and breads. Everyone that we have met here have been so nice and so excited about what we want to do. I would like to build a preeminent metal building on this lot and be a business owener here in Fayetteville and give back to this community.

TRC Courtesy Review – Refreshing Springs Seven Day Adventist Church - 1729 Harper St – 0447605205000 - The construction of a 40 x 50 ft. sanctuary.

TRC Courtesy Review – Proposed City Barbeque - 2080 Skibo Rd - 2080 Skibo Rd – 0407747275000 - Proposed City BBQ Restaurant at 2080 Skibo Rd.

November 2023

- TRC Courtesy Review** – Circle K - SEC Raeford Rd & Strickland Bridge Rd - 6605 Raeford Rd – 0406096372000 - Proposed improvements to an existing C-Store site. The proposed improvements are the addition of a diesel canopy and associated driveway for trucks, and the redesign of the existing stormwater control measure to accommodate the improvements.
- TRC Courtesy Review** – Commercial Site Development on Morganton Road - Morganton Rd – 0408237943000 - Project is a site development for 5 retail spaces within a single, single story building no larger than 7200 square feet. The project will develop the building, site access and parking for 23 spaces (site restricted), stormwater management, and wet utilities.
- TRC Pre-App Review** - West Cumberland Apartments Phase 2 - Raeford Rd – 9476954439000 - Multi-Family apartments. Three (3) two story - 16 unit buildings. Two (2) three story - 24 unit buildings proposed. Total = 96 Units as proposed on the prelim. site plan.

November 2023

TRC Pre-App Review - The Sycamore - Legend Ave – 0418431472000, Sycamore Dairy Rd – 0418437663000 - Subdivision project of 300 apartment units in 13 buildings, with a outparcel to be subdivided of +/-2.05 acres.

TRC Pre-App Review - Aubrey Hills - Horseshoe Rd – 0408393051000 - The parcel is to be subdivided into two smaller lots of the existing 4.61 acre lot.





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