

Project Overview**#1870043****Project Title:** Carvers Falls Solar Utility Station**Jurisdiction:** City of Fayetteville**Application Type:** 5.5) Notice of Appeal**State:** NC**Workflow:** Staff Review**County:** Cumberland**General Information****Project Tax PIN (Parcel):** 0540184339000**Type of Decision, interpretation, or action, being appealed:**
Denial of rezoning - conditional**City Project Identification Number of action being appealed:**
P25-47**Decision-making body responsible for the decision, interpretation, or action being appealed:** Zoning Commission**Date of action that is being appealed::** 09/15/2025**Has an appeal been filed for this property within the last year?:** No**Written Description of Request**

Please identify what you are appealing. Provide supporting information you believe supports your opinion (supporting information may be attached on separate sheets and uploaded on the following application pages).

Written Description of Request:

Fayetteville Public Works Commission is appealing the denial of the conditional rezoning application for the Carvers Falls Solar Utility Station (PIN: 0540184339000, 40.54 acres) by the Zoning Commission. The reason for denial was based on the Commissions finding regarding the consistency and reasonableness of statement.

Supporting Information:

- **Consistency with Comprehensive Plan:**

The proposed amendment is consistent with the City of Fayettevilles long-range planning goals, which emphasize sustainable development and infrastructure modernization. The solar utility station supports environmentally responsible growth and aligns with objectives outlined in the Unified Development Ordinance and other planning documents.

- **Reasonableness of Request:**

The project is a passive, low-impact use that preserves natural buffers and minimizes disruption to surrounding residential and mixed-use areas. Strict conditions are proposed, including limiting the use to solar energy generation, fencing, natural tree buffers, and minimal lighting. These measures ensure compatibility with adjacent zoning districts and protect neighborhood character.

- **Community Need:**

The solar utility station directly addresses Fayettevilles demonstrated need for sustainable energy infrastructure. It supports the Public Works Commissions renewable energy initiatives and responds to public interest in clean energy options, as shown by strong participation in community solar programs.

- **Orderly Development Pattern:**

The project maintains compatibility with surrounding zoning through natural buffers and landscaping, and its passive operation ensures minimal disruption. It does not encourage premature development or strip-style commercial activity.

- **No Significant Adverse Impacts:**

The project is not expected to negatively impact property values or the natural environment, due to substantial buffering, erosion control measures, and the passive nature of the facility.

Primary Point of Contact

Project Contact - Primary Point of Contact

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