



Planning & Zoning

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Project Overview

#2240779

Project Title: Carvana Facility

Jurisdiction: City of Fayetteville

Application Type: 5.2) Conditional Rezoning

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 131 PEPSI LN (0447025655000)

Zip Code: 28301

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 131 PEPSI LN

General Project Information

Proposed Conditional Zoning District: HI/CZ - Conditional Heavy Industrial

Lot or Site Acreage to be rezoned: 4.56

Was a neighborhood meeting conducted?: No

Date of Neighborhood Meeting:

Number of Residential Units:

Nonresidential Square Footage: 50000

Landowner Information

Landowner Name: BG Properties LLC

Deed Book and Page Number: Deed Book 10255, Page 855

Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:

The proposed use is a customer fulfillment center for Carvana. We do not anticipate any expansion of the existing building footprints. There will be vehicle detailing and preparation for customer delivery inside the existing building. Hours of operation will be typical business hours. Due to customer demand in the Fayetteville region, Carvana requires utilization

B) Describe the proposed conditions that should be applied.:

1. Since the UDO limits Temporary Outdoor Vehicle Storage to 25% of the buildable area on the Carvana site, the Temporary Outdoor Vehicle Storage is increased to the extent shown on the site plan submitted by Carvana's engineers showing the areas of the site to be used for Temporary Outdoor Vehicle Storage. Accordingly, the site plan for the Carvana facility in the staff report shall be a condition to be applied to this site.
2. All chain link fencing and barbed wire on site will be removed. Carvana shall install a minimum six foot high opaque fence to screen all outdoor storage on site. The opaque fence shall be either wood or vinyl.

of all the extensive paved parking on site for vehicle parking in advance final preparation and delivery to customers

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

Adjacent zoning district designation is HI; across the street zoning designations are predominantly HI along with LI, CC and LC; uses are industrial and commercial

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:

An important theme in the 2040 Comprehensive Plan is stimulating reinvestment in older commercial corridors (see Strategy #3, pages 39-40), such as Eastern Boulevard and Person Street. Since this site was discontinued from serving as City's Fleet Management facility, it has languished. It is important to bring jobs to these types of abandoned facilities since they are relatively close to existing neighborhoods and will support nearby restaurants and retail, thereby strengthening our local economy

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

Carvana requires parking to be available on all sides of the existing building. Since the site is fully paved, it is more efficient to allow parking where the pavement is in place, just as when the City used this site for its Fleet Management operations. Other than allowing parking on all sides of the existing building, Carvana expects to contain its operations within the existing footprint of the buildings on site.

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

This proposed amendment will allow for the revitalization of an abandoned facility located at the important intersection of Person Street and Eastern Boulevard. This proposed amendment will bring jobs to an important section of the City that is only about a mile away from the Cool Spring Downtown District. Accordingly, there will be new employees here on Pepsi Lane who will frequent downtown restaurants, perhaps at lunch or after work, along with the other restaurants and shops in the vicinity.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:

The proposed amendment is compatible with the surrounding area since the adjacent parcel and most of the parcels directly across the streets are zoned HI as well. Other zonings are of a similar commercial or industrial character. The proposed amendment only addresses Carvana's need for increased parking on site, as the overall use and built environment will be consistent with when this site served as the City's Fleet Management facility.

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

The proposed amendment does not change existing development on this site, which has been in place for many years. Accordingly, this amendment will bring an abandoned facility back to life, promoting more economic vitality in previously-built structures, preserving the logical and orderly development pattern along Person Street.

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

Carvana does not believe that the redevelopment of PIN 0447-02-5655, which is surrounded by other development, can encourage premature development.

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

PIN 0447-02-5655 contains a typical industrial building, and these types of industrial buildings are the backbone of local economies across North Carolina. It does not represent strip-style commercial development.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.: