

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case **P25-45** is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan.

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
- Goal 1: Focus value and investments around infrastructure and strategic nodes. - The site is serviced by public water/sewer in an airport-area employment node.	X	
- Goal 2: Promote compatible economic and commercial development in key identified areas. - LI zoning in an established airport-adjacent industrial corridor advances job growth and a diverse tax base.	X	
- Goal 3: Encourage infill/redevelopment where services exist. - The request converts county M(P) to the comparable City LI district for a vacant tract within an existing employment area.	X	
- Goal 4: Foster safe, stable, and attractive neighborhoods. - Neighborhood compatibility is addressed through required buffering/height transitions at permitting.	X	
- Goal 5: Preserve and enhance environmental features. - No sensitive features are identified; compliance will be ensured at the TRC/site plan.	X	
- Goal 6: Capitalize on major institutions (Airport) through compatible land use. - Airport Overlay/FAA Part 77 review ensures operational compatibility.	X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1 (Strategic, infrastructure-served growth) – Directs growth to serviced nodes; discourages leapfrog extensions.	X	
LU-1.6 (Infrastructure concurrent with development) – Any needed extensions reviewed via standard processes.	X	

LU-2 (Targeted economic development in Employment/Industrial Areas) – Positions a small, airport-proximate parcel for light industrial use.	X	
LU-6/Neighborhood Quality – Requires buffering/screening at residential edges (east).	X	
LU-12/Institutions & Compatibility (Airport Context) – Overlay standards/Part 77 reviews manage height/use externalities.	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:

- **Text Consistency:** The proposal aligns with FLU goals/policies to focus employment uses in serviced airport-area nodes. **Consistent.**
- **Map Consistency:** The site lies within the **Employment Center (EC)**, with an indicated **LDR** edge on/near the tract. Where LDR applies to the subject acreage, approval should include a **concurrent FLU Map update to EC** for full consistency. **Partially inconsistent without the map update.**

Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above **and** the Strategic Plan (Goal II: diverse tax base; Goal III: growth management) as stated in the Staff Report, and because:

- X The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by curing a split-zoned, nonconforming condition on a small infill lot.
The amendment includes conditions that limit potential negative impacts on neighboring uses. *(Not applicable – this is a straight rezoning to LC; mitigation occurs through the City's development review at the time of any future permits.)*
- X The proposed uses address the needs of the area and/or the City by enabling compliance and modest reinvestment in an existing commercial corridor.
- X The proposal adapts the zoning map to reflect current land-use patterns by converting County **M(P)** to City **LI** and aligning zoning administration with City standards.

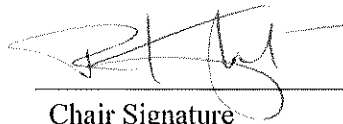
The amendment is also in the public interest because it: [select all that apply]

- X Improves consistency with the long-range plan (with a concurrent FLU Map update from LDR edge to EC).
- X Improves the tax base (anticipated neutral-to-modestly positive near-term fiscal outlook)
- Preserves environmental and/or cultural resources.
- X Facilitates a desired kind of development (light-industrial/employment reinvestment in a serviced corridor).
- X Provides a needed **employment/industrial** area.

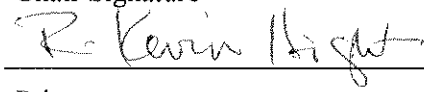
Additional comments, if any (write-in):

September 9, 2025

Date

A handwritten signature in black ink, appearing to read "R. Kevin Hight", written over a horizontal line.

Chair Signature

A handwritten signature in black ink, appearing to read "R. Kevin Hight", written over a horizontal line.

Print

