

# City Council



## ZONING CASES

*January 8, 2024*



**Owner:** County of Cumberland, represented by Jermaine Walker

**Applicant:** Jimmy Kizer, Moorman, Kizer & Reitzel, Inc

**Request:** Conditional rezoning to DT-2/CZ

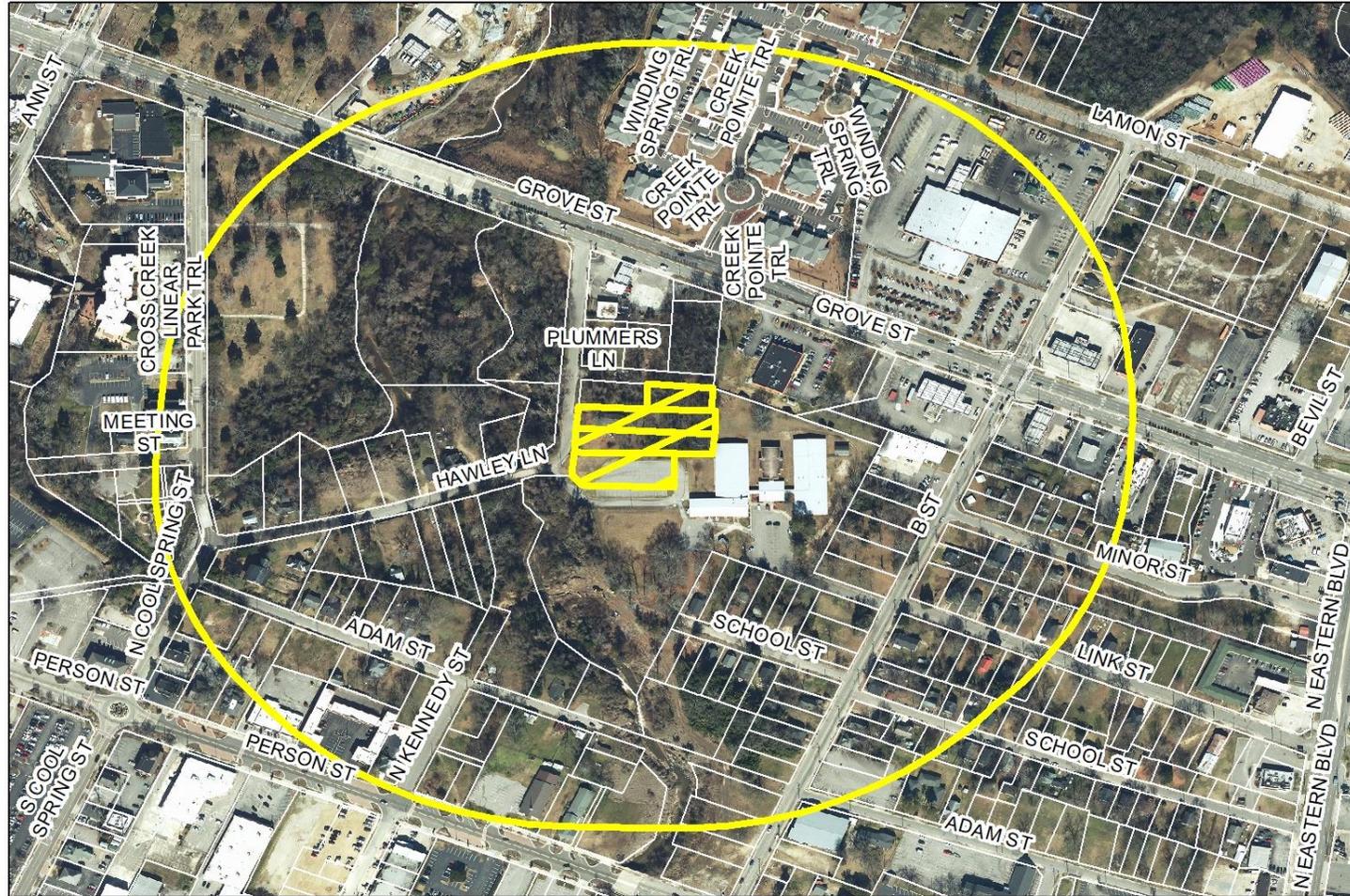
**Located:** 344, 348, 352 Hawley Lane and unaddressed Plummers Lane

**Acreage:** 1.86 acres  $\pm$

**District:** 2 – Malik Davis

**ZC Recommendation:** Approval





**Aerial Notification Map**  
Case #: P23-47

Request: Rezoning to DT-2/CZ

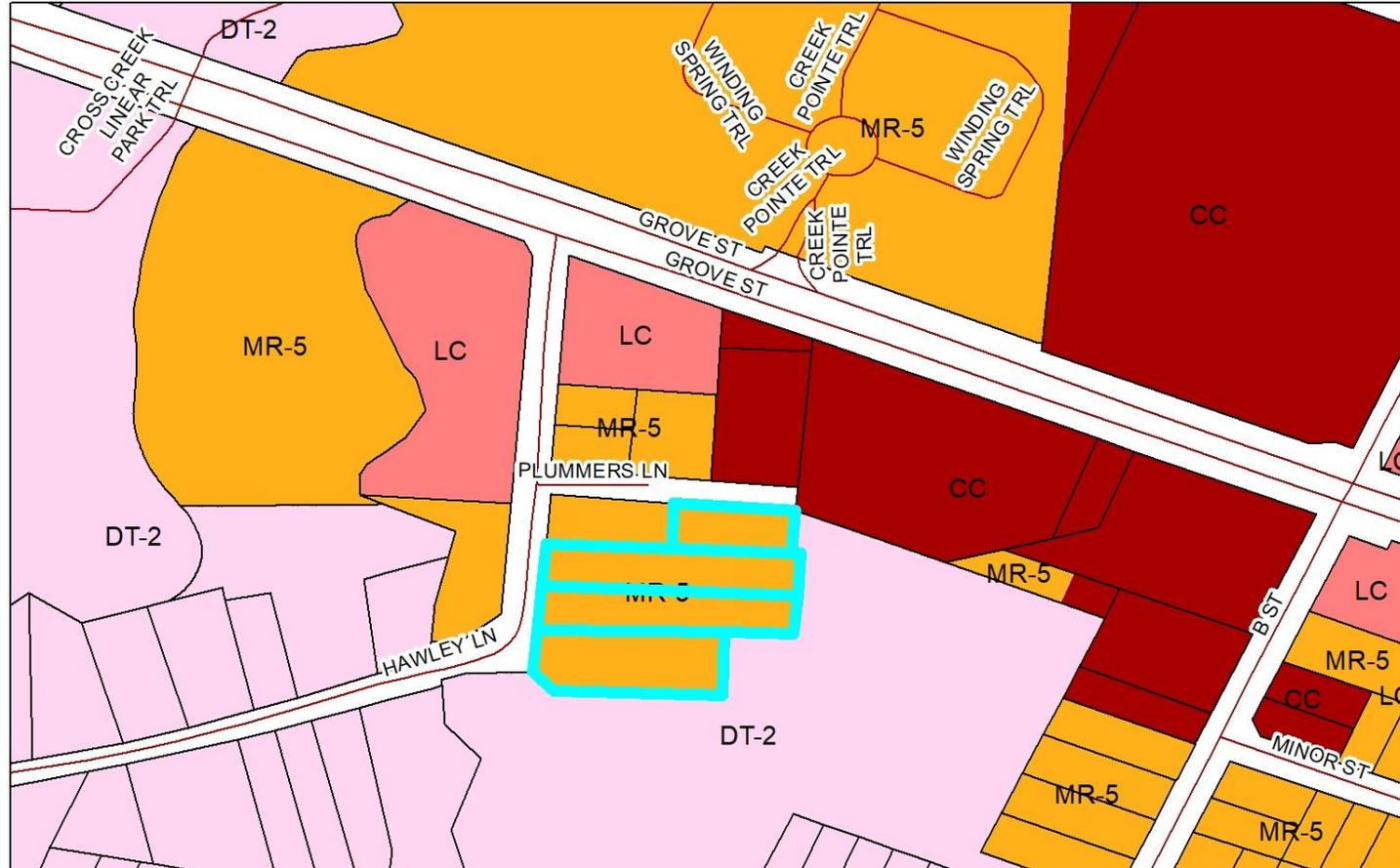
Location: 344, 348 352 Hawley Lane and unaddressed Plummers Lane

**Legend**

-  Subject Properties
-  1,000' Notification Area



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



### Zoning Map

Case #: P23-47

Request: Rezoning to DT-2/CZ

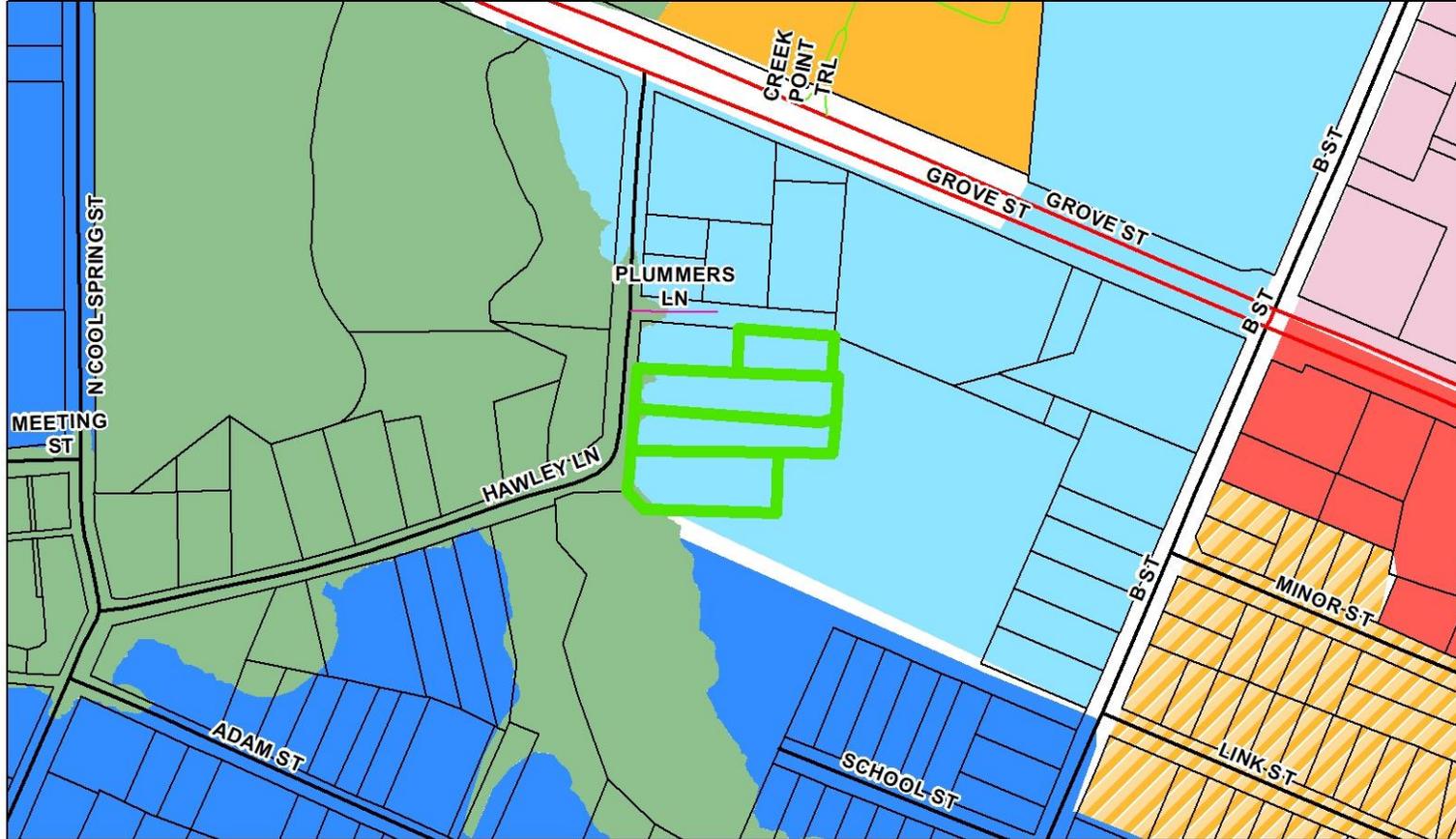
Location: 344, 348 352 Hawley Lane and unaddressed Plummers Lane

### Legend

-  DT-2
-  CC - Community Commercial
-  LC - Limited Commercial
-  MR-5 - Mixed Residential 5



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



## Land Use Plan Map

Case #: P23-47

Request: Rezoning to DT-2/CZ

Location: 344, 348 352 Hawley Lane and unaddressed Plummers Lane

### Legend

#### Future Land Use 2040

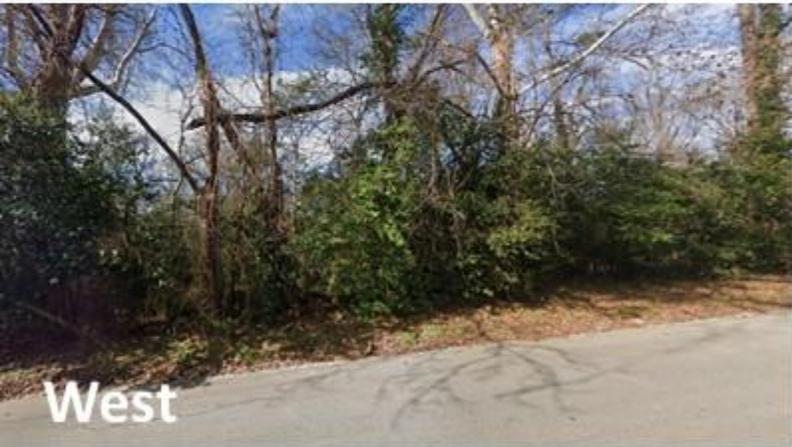
#### Character Areas

-  PARKOS - PARK / OPEN SPACE
-  NIR - NEIGHBORHOOD IMPROVEMENT
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE
-  DTMXU - DOWNTOWN
-  HC - HIGHWAY COMMERCIAL
-  OI - OFFICE / INSTITUTIONAL



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.





Conditions: The only proposed condition is to increase the maximum street front yard setback of 20 feet, to 70 feet. Due to the nature of the facility and the following factors the applicant wishes to increase this maximum setback; the desire to provide nice street yard landscaping, and to better match the existing school facility.

Analysis: According to the Future Land Use Map & Plan, it is recommended that this portion of the city should be developed as Office/Institutional (OI). The Official/Institutional designation calls for Medium-intensity nonresidential uses. Light industrial, office, flexspaces, warehouse, large schools/institutions. Businesses or buildings grouped, sometimes in business parks. This area also includes utilities and City services. The Future Land Use Plan also sets forth written goals, policies, and strategies. This application follows the City's strategic, compatible growth strategies and does meet the goals of the Land Use Plan found on the attached Consistency and Reasonableness form.

The Zoning Commission and the City's Professional Planning Staff recommend that the City Council move to APPROVE the map amendment to DT-2/CZ based on the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject property to be developed as Office/Institutional which includes government facilities.
- The uses permitted by the proposed change in zoning district classification and standards apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. The City Council Approves the amendment to the DT-2/CZ as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. The City Council approves a map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. The City Council Denies the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

[FayettevilleNC.gov](http://FayettevilleNC.gov)