

# Consistency and Reasonableness Statement

## Map Amendments

Pursuant to N.C.G.S. § 160D-604 and § 160D-605, the Zoning Commission determines that the proposed zoning map amendment in case P26-20 is consistent with the City of Fayetteville’s Future Land Use Map as well as the Comprehensive Plan and Strategic Plan.

The following analysis reviews the proposed amendment in relation to the goals and policies of the Future Land Use Map, Comprehensive Plan, and Strategic Plan following the Commission’s established review format.

### Consistency

#### 1. STRATEGOC PLAN GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
<p>Goal II: Responsive City Government Supporting a Diverse &amp; Viable Economy (Objectives 2.1 &amp; 2.4)</p> <ul style="list-style-type: none"> <li>The location is along Raeford Road, an established commercial corridor. The land is an abandoned single-family property that generates little to no tax revenue. Rezoning to a commercial district will allow business development along the corridor while providing the residents of a large apartment complex with ease of access to the businesses. The business potential also serves as a better tax potential than single-family residential.</li> </ul>	<b>X</b>	
<p>Goal III: City Investment in Today &amp; Tomorrow (Objective 3.2)</p> <ul style="list-style-type: none"> <li>This represents classic commercial infill development of underutilized land. While the request is of lower intensity than the Future Land Use Plan designates, the proximity to residential areas renders the request highly appropriate. It allows development in a way that can stand to serve the adjacent community rather than nuisance them. The land is also completely unsuited for single-family residential development.</li> </ul>	<b>X</b>	
<p>Goal IV: Desirable Place to Live, Work, &amp; Recreate (Objectives 4.2 &amp; 4.5)</p> <ul style="list-style-type: none"> <li>The abandoned building and unkempt wooded area represents a hazard to the adjacent apartment complex. While a serviceable barrier to the sights and sounds of Raeford Rd, the location currently acts as a beacon to wild animals, miscreants, and vagrants. The existing gates and fences will continue to serve the adjacent community even if future businesses continue to attract nuisance fauna and people.</li> </ul>	<b>X</b>	

**2. FUTURE-LAND USE POLICES AND STRATEGIES:**

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
<p><b>LU-1: Encourage growth in areas well-served by infrastructure and urban services (Objectives 1.2, 1.3, and 1.6)</b></p> <ul style="list-style-type: none"> <li>Raeford road and the local area is well served by infrastructure that has the capacity to accept further commercial development.</li> </ul>	<b>X</b>	
<p><b>LU-2: Encourage strategic economic development (Objectives 2.1, 2.2, and 2.5)</b></p> <ul style="list-style-type: none"> <li>Raeford Road is a well-established commercial corridor. The request is an example of infill development that also respects the presence of nearby non-commercial neighbors by targeting a less intensive zone than they could otherwise request. It'll also give said neighbors access to whatever is eventually built without the need of an automobile.</li> </ul>	<b>X</b>	
<p><b>LU-3: Encourage redevelopment along underutilized strip corridors and reinvestment in distressed residential neighborhoods (Objective 3.1)</b></p> <ul style="list-style-type: none"> <li>This request is classic infill development of an underutilized section of unkempt and residentially zoned property that is unviable for any form of residential development.</li> </ul>	<b>X</b>	
<p><b>LU-6: Encourage Development Standards that result in quality neighborhoods (Objectives 6.1 &amp; 6.2)</b></p> <ul style="list-style-type: none"> <li>The redevelopment of an unforested section and condemned home are liable to reduce encounters with nuisance fauna and vagrants.</li> </ul>	<b>X</b>	

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

<b>X</b>	The requested map amendment is consistent or aligns with the area's designation on the FLUM	OR	The requested map amendment is <b>NOT</b> consistent or <b>DOES NOT</b> align with the area's designation on the FLUM
<b>X</b>	As requested, the proposed designation would permit uses complementary to those existing on adjacent tracts.	OR	As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

**Reasonableness**

The proposed zoning map amendment of SF-10 to LC is both reasonable and in the interest of the public. It supports the policies of the Comprehensive and Strategic Plans because: [select all that apply]


- The size, features, and other conditions of the site support modest infill pattern that is compatible with existing nearby residential and commercial activity and available utilities
- The amendment includes conditions that limit potential negative impacts on neighboring uses.
- The proposed use addresses the needs of the area by enabling nuisance parcels to be repurposed.
- The proposal promotes orderly development by aligning with surrounding land uses.

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

- Improves net total consistency with the Future Land Use Map and Comprehensive Plan.
- Improves the net total tax base.
- Preserves environmental and/or cultural resources.
- Facilitates desired development such as infill and/or in an infrastructure-served area.
- Provides needed housing/commercial area.

Additional comments: None

May 12, 2026  
Date

  
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Vice Chair Signature  
Justin R. Herbe  
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