

Project Overview

#1893527

Project Title: Glenville Water Treatment Plant - PWC

Jurisdiction: City of Fayetteville

Application Type: 5.2) Conditional Rezoning

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 730 FILTER PLANT DR
(0428906947000)

Zip Code: 28301

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data

Project Address: 730 FILTER PLANT DR

General Project Information

Proposed Conditional Zoning District: LI/CZ - Conditional
Light Industrial

Lot or Site Acreage to be rezoned: 13.2

Was a neighborhood meeting conducted?: No

Date of Neighborhood Meeting:

Number of Residential Units: 0

Nonresidential Square Footage: 0

Landowner Information

Landowner Name: City of Fayetteville

Deed Book and Page Number: 5270-0282

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 subject property, currently zoned LC (Light Commercial), has operated continuously as a water treatment facility since 1942. The applicant, **Fayetteville Public Works Commission (PWC)**, is requesting a rezoning to **LI (Light Industrial) with conditions** to bring the property into zoning compliance while maintaining its long-standing use.

Proposed Use and Activities:

- Continued operation as a **water treatment facility**.
- Activities include **water intake, filtration, chemical**

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

To ensure compatibility with surrounding land uses and to address any potential concerns, the following conditions are proposed as part of the rezoning to Light Industrial (LI):

1. Use Limitation

The property shall be limited to use as a **municipal water treatment facility**, including associated infrastructure and support operations. No other industrial uses permitted under LI zoning shall be allowed without a future rezoning or modification of conditions.

2. Hours of Operation

The facility shall continue to operate **24/7**, as required for uninterrupted public utility service.

treatment, storage, and distribution.

- **Future construction of a Granular Activated Carbon (GAC) facility** is planned. This facility will enhance the treatment process by targeting the removal of **per- and polyfluoroalkyl substances (PFAS)**, also known as forever chemicals, which are a growing concern for public health and environmental safety.
- The GAC facility will be integrated into the existing treatment process and will not introduce any new or incompatible uses to the site.

Hours of Operation:

- The facility operates **24 hours a day, 7 days a week**, to ensure continuous water service to the community.

Operating Characteristics:

- The site is secured and fenced, with limited public access.
- Operations are conducted indoors or within enclosed structures to minimize noise, odor, and visual impacts.
- Traffic is minimal and primarily limited to staff and service vehicles.

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

The subject property is surrounded by a mix of zoning districts and land uses that reflect a blend of commercial, institutional, residential, and utility functions:

- **East:** Zoned **LC (Light Commercial)**, this area includes a variety of **mixed commercial businesses**.
- **North:** A combination of **OI (Office-Institutional)** and **MR5 (Mixed Residential)** zoning. These areas include **institutional uses** and **residential developments**.
- **Northwest:** An **existing lake** that serves as a **water source for the treatment facility**. This natural feature is integral to the facility's operation and provides a buffer from other land uses.
- **South (across the road):** Zoned **CC (Community Commercial)** and **MR5**. The CC-zoned parcel contains an **existing electrical substation**, while the MR5-zoned area is a **recreational facility**, offering community-serving amenities.

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.:

The proposed rezoning of the subject property from LC (Light Commercial) to LI (Light Industrial) with conditions is consistent with the goals and strategies outlined in the City of Fayetteville's 2040 Comprehensive Plan and supporting long-range planning documents.

1. Alignment with Future Land Use Goals

The 2040 Comprehensive Plan emphasizes the importance of maintaining and enhancing public infrastructure, including water and

3. Traffic and Access

Vehicular access shall be limited to existing driveways. No significant increase in traffic volume is anticipated. Any future changes to access points or traffic patterns will be coordinated with the City's traffic engineering division.

4. Screening and Buffering

Existing vegetative buffers and fencing shall be maintained. Any new improvements will include appropriate screening to preserve the character of adjacent properties.

5. Environmental Compliance

The facility shall continue to operate in compliance with all applicable local, state, and federal environmental regulations, including those governing water quality, chemical storage, and discharge.

utility services, as a foundation for sustainable growth and development. The continued operation of the water treatment facility directly supports this objective by ensuring reliable access to clean water for the community.

2. Compatibility with Land Use Policies

The plan encourages the preservation and adaptive reuse of existing infrastructure, particularly in areas where public utilities are already in place. The facility has operated in this location since 1942, and the proposed rezoning does not introduce a new use but rather formalizes an existing one. This approach aligns with the plans strategy to reduce land use conflicts and promote efficient land utilization.

3. Environmental and Operational Considerations

The facilities operations are consistent with the plans emphasis on environmental stewardship and infrastructure resilience. The site is adjacent to a lake that serves as a water source, and the facilities continued use under LI zoning ensures that environmental safeguards and operational standards remain in place.

4. Support from Related Planning Documents

The Citys long-range planning documents, including the Recommendations Report and the 2030 Growth Vision Plan, support the modernization and zoning compliance of essential public services. These documents advocate for infrastructure that keeps pace with community needs and for land use decisions that reinforce the citys service delivery capabilities.

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

There are changed conditions that support and necessitate the proposed rezoning amendment:

1. Zoning Compliance for Longstanding Use

Although the facility has operated as a water treatment plant since 1942, it is currently zoned LC (Light Commercial), which does not accurately reflect the property's actual use. The proposed rezoning to LI (Light Industrial) with conditions is necessary to bring the property into compliance with the Citys Unified Development Ordinance and to ensure regulatory alignment for continued operations.

2. Modernization and Infrastructure Investment

The facility has undergone or is planning operational upgrades to improve efficiency, safety, and environmental performance.

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

The proposed rezoning of the Glenville Lake Water Treatment Facility from LC (Light Commercial) to LI (Light Industrial) with conditions directly addresses a critical and ongoing community need for safe, reliable, and regulation-compliant water infrastructure.

1. Longstanding Public Utility Use

The facility has operated as a water treatment plant since 1942, serving as a cornerstone of Fayettevilles public water system. Its continued operation is essential to meeting the daily water demands of residents and businesses, as well as supporting fire protection and public health.

2. Zoning Compliance for Essential Services

The current LC zoning designation does not permit water treatment as a by-right use. Rezoning to LI with conditions will bring the facility into compliance with the Citys zoning ordinance, ensuring that the site can continue to operate legally and efficiently. This is particularly important as the facility undergoes periodic upgrades to meet evolving regulatory standards.

3. Environmental and Public Health Imperatives

Recent state and federal initiatives have emphasized the need to address emerging contaminants such as PFAS in drinking water. The Glenville facility is part of a broader infrastructure strategy that includes significant investment in advanced treatment technologies to ensure compliance with new health-based standards. Rezoning supports these efforts by enabling necessary improvements and operational continuity.

4. Community Investment and Resilience

The facilities role in Fayettevilles water infrastructure has been recognized through state funding and planning support. Continued operation under appropriate zoning ensures that the communitys investment in this critical asset is protected and that the facility remains resilient in the face of future challenges.

5. Avoiding Service Disruption

Failure to rezone the property could jeopardize permitting for future upgrades or expansions, potentially disrupting service or delaying compliance with environmental mandates. The proposed amendment ensures that the facility can continue to operate without legal or regulatory uncertainty.

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 rezoning to **Light Industrial (LI) with conditions** is compatible with the surrounding land uses and zoning designations and is the most appropriate district for the continued operation of the water treatment facility.

1. Compatibility with Existing Uses:

- The facility has operated in this location since **1942**, predating much of the surrounding development.
- Adjacent uses include:
 - **East:** Light Commercial (LC) with mixed commercial businesses.
 - **North:** Office-Institutional (OI) and Mixed Residential (MR5).
 - **Northwest:** A lake that serves as a water source for the facility.
 - **South:** Community Commercial (CC) for an electrical substation and MR5 for a recreational facility.
- The facility is **low-impact**, with limited traffic, no retail activity, and operations largely contained within existing structures. This makes it **compatible with both commercial and institutional neighbors**.

2. Appropriateness of the LI Zoning District:

- LI zoning is appropriate for **public utility infrastructure**, including water treatment plants, which are not permitted under the current LC zoning.
- The conditional nature of the rezoning ensures that **only the existing use** a municipal water treatment facility will be permitted, preventing the introduction of unrelated industrial activities.
- The rezoning will **formalize the existing use**, allowing for continued operation and future upgrades in compliance with zoning regulations.

3. Buffering and Transition:

- The site is **naturally buffered** by the adjacent lake and existing vegetation.
- The facility's design and operations are **non-intrusive**, and the proposed conditions will maintain compatibility with nearby residential and recreational uses.

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

The proposed rezoning of the Glenville Lake Water Treatment Facility from LC (Light Commercial) to LI (Light Industrial) with conditions supports a logical and orderly development pattern for the following reasons:

1. Longstanding Use and Infrastructure Compatibility

The facility has operated as a water treatment plant since 1942, predating much of the surrounding development. Its continued use under a zoning designation that formally recognizes its function ensures consistency with the built environment and avoids introducing incompatible land uses.

2. Infrastructure and Utility Alignment

The site is developed with utility infrastructure, including water intake, treatment, and distribution systems. The rezoning aligns with Fayetteville's Unified Development Ordinance, which encourages the efficient use of existing infrastructure and the clustering of utility-related uses in appropriate zones.

4. Compliance with Planning Principles

The rezoning supports the City's goals for orderly growth by:

- Maintaining essential public services in place.
- Avoiding unnecessary relocation or duplication of infrastructure.
- Ensuring zoning consistency for permitting and future improvements.

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

The proposed rezoning of the Glenville Lake Water Treatment Facility from LC (Light Commercial) to LI (Light Industrial) with conditions is not expected to encourage premature development. Instead, it represents a **formalization of an existing, long-established use** that has operated continuously since 1942.

1. No Change in Use or Intensity

The rezoning does not introduce a new or speculative use. As such, the amendment does not create new development pressure on

surrounding parcels.

2. Conditional Zoning Limits Future Development

The proposed conditions restrict the use of the property exclusively to water treatment and related public utility functions. This prevents the introduction of unrelated industrial activities that could otherwise trigger broader development interest in the area.

3. Reinforces Orderly Development Patterns

By bringing the property into zoning compliance and maintaining its current use, the amendment supports a logical and stable land use pattern. It avoids the uncertainty that can arise from non-conforming uses and ensures that future improvements are reviewed under appropriate zoning standards

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

The proposed rezoning of the Glenville Lake Water Treatment Facility from LC (Light Commercial) to LI (Light Industrial) with conditions represents a continuation of a long-standing public utility use that is **inherently distinct from commercial retail or service-oriented development patterns**.

1. No Commercial Frontage or Retail Activity

Strip-style commercial development typically involves linear arrangements of retail or service businesses along major roadways, often with high turnover, signage, and vehicular access points. The Glenville facility:

- Has **no retail or customer-facing operations**.
- Is **not subdivided into multiple commercial parcels**.
- Does not generate **frequent customer traffic** or signage typical of strip development.

2. Secure, Enclosed, and Low-Impact Site Design

The facility is a **secured, fenced utility site** with limited access and minimal visual impact. Operations are contained within existing structures and do not encourage or support adjacent commercial sprawl.

3. Conditional Zoning Prevents Commercial Encroachment

The proposed LI zoning is **conditioned to limit the use strictly to water treatment and related infrastructure**. This ensures that no commercial or industrial uses typical of strip development can be introduced without further public review and approval.

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.:

The proposed rezoning of the Glenville Lake Water Treatment Facility from LC (Light Commercial) to LI (Light Industrial) with conditions does **not** result in the creation of an isolated zoning district. Instead, it reflects a logical and contextually appropriate adjustment that aligns with the facility's long-standing use and the surrounding land use pattern.

1. Historical and Functional Continuity

The facility has operated as a water treatment plant since 1942. The proposed LI zoning with conditions is intended solely to bring the property into compliance with current zoning regulations not to introduce a new or unrelated use.

2. Conditional Zoning Prevents Unrelated Industrial Uses

The rezoning is proposed as **LI with conditions**, which limits the use of the property exclusively to water treatment and related public utility functions. This ensures that the zoning designation remains tightly aligned with the existing use and does not open the door to unrelated industrial development that could be considered incompatible.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:

The proposed rezoning of the Glenville Lake Water Treatment Facility from LC (Light Commercial) to LI (Light Industrial) with conditions is not expected to result in significant adverse impacts on the property values of surrounding lands. In fact, the amendment is designed to preserve the status quo of a long-standing public utility use while enhancing regulatory compliance and operational stability.

1. Continuation of an Existing Use

The facility has operated as a water treatment plant since 1942. The rezoning does not introduce a new or intensified use but rather formalizes the existing one. This continuity minimizes the potential for disruption or uncertainty that could negatively affect nearby property values.

2. Conditional Zoning Limits Potential Impacts

The proposed LI zoning is accompanied by strict conditions that limit the use of the property exclusively to water treatment and related infrastructure. This ensures that no unrelated industrial activities such as manufacturing or warehousing can occur on the site, thereby protecting the character and value of adjacent residential and commercial properties.

3. Buffering and Site Design

The facility is buffered by natural features, including a lake to the northwest, and is screened from adjacent properties by fencing and vegetation. These physical buffers help mitigate visual and noise impacts, preserving the aesthetic and environmental quality of the surrounding area.

4. No Evidence of Market Sensitivity to Utility Zoning

Unlike cases where industrial rezoning introduces new, high-impact uses (e.g., manufacturing or heavy equipment operations), public utility infrastructure especially when long-established and well-buffered has not been shown to significantly depress surrounding property values. In fact, reliable public services such as water treatment are often viewed as essential infrastructure that supports stable property values.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:

The proposed rezoning of the Glenville Lake Water Treatment Facility from LC (Light Commercial) to LI (Light Industrial) with conditions is not expected to result in significant adverse impacts on the natural environment. Any future improvements will be subject to environmental review and permitting, including erosion control and stormwater management requirements. In fact, the amendment supports environmental protection and regulatory compliance in several key ways:

1. Continuation of an Existing, Regulated Use

The facility has operated as a water treatment plant since 1942 and is already subject to stringent environmental regulations at the local, state, and federal levels. The rezoning does not introduce a new use or expand the facility's footprint, but rather brings the zoning into alignment with its long-standing function.

2. Supports Environmental Compliance and Upgrades

The rezoning enables the facility to proceed with planned upgrades, including the installation of advanced treatment technologies to address emerging contaminants such as PFAS. These improvements are part of a broader infrastructure strategy supported by state and federal funding. Without the rezoning, permitting for these upgrades could be delayed, potentially hindering compliance with new environmental standards.

3. Conditional Zoning Provides Safeguards

The proposed conditions limit the use of the property to water treatment and related infrastructure, preventing the introduction of unrelated industrial activities that could pose environmental risks. This ensures that the site remains low-impact and environmentally managed.

Primary Contact Information

Project Owner

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Project Contact - Agent/Representative

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Indicate which of the following project contacts should be included on this project: Surveyor

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Project Contact - Surveyor

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