

# City Council



# ZONING CASES

*May 22, 2023*



**Owner:** Various

**Request:** Creation of Airport Entrance Corridor Overlay

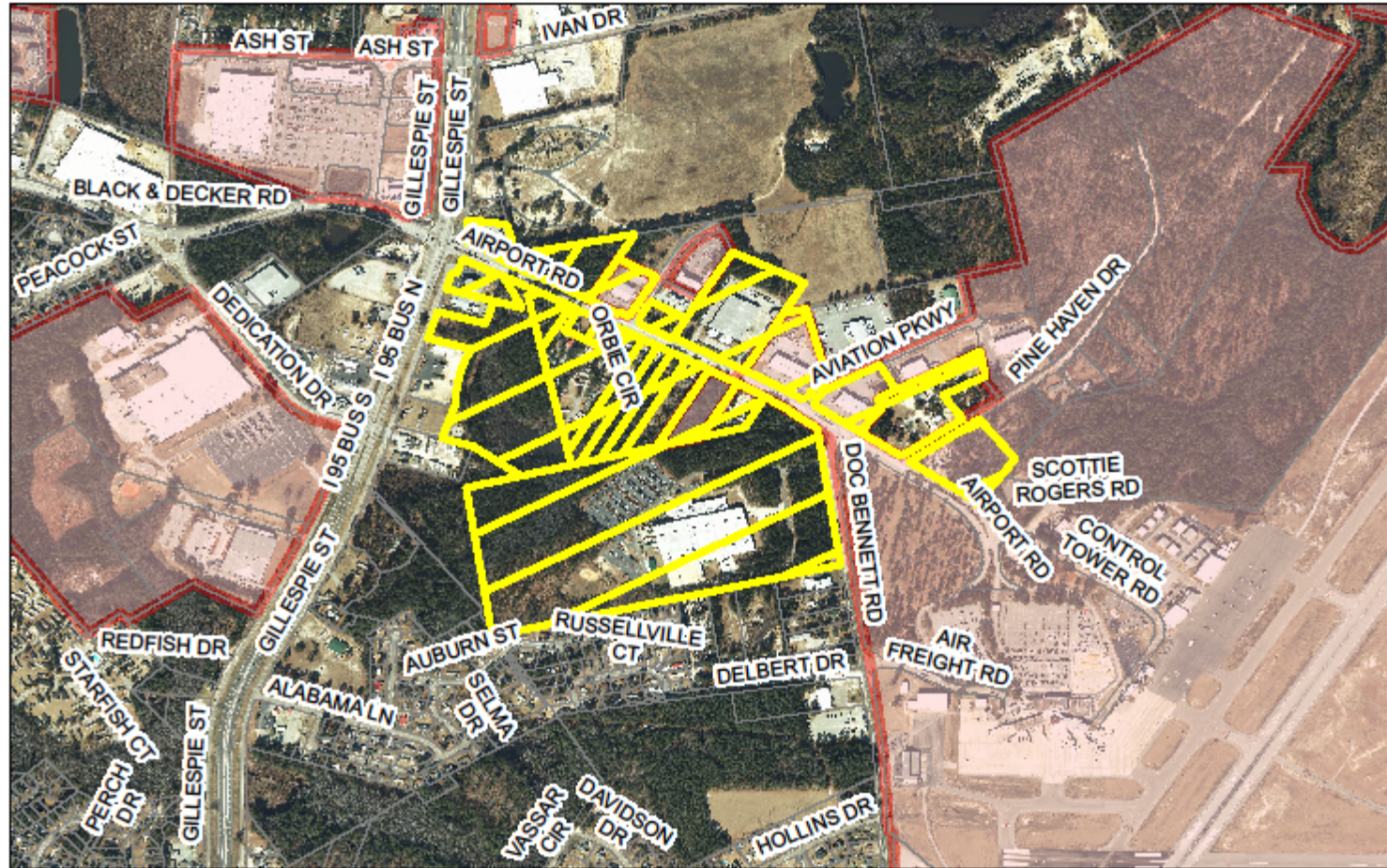
**Located:** 101 – 231 Airport Road

**Acreage:** 130 acres

**District:** 2

**REID #:** Various





### Overlay Map

Case #: P23-18

Request: **Overlay**  
 Airport Entrance Corridor Overlay

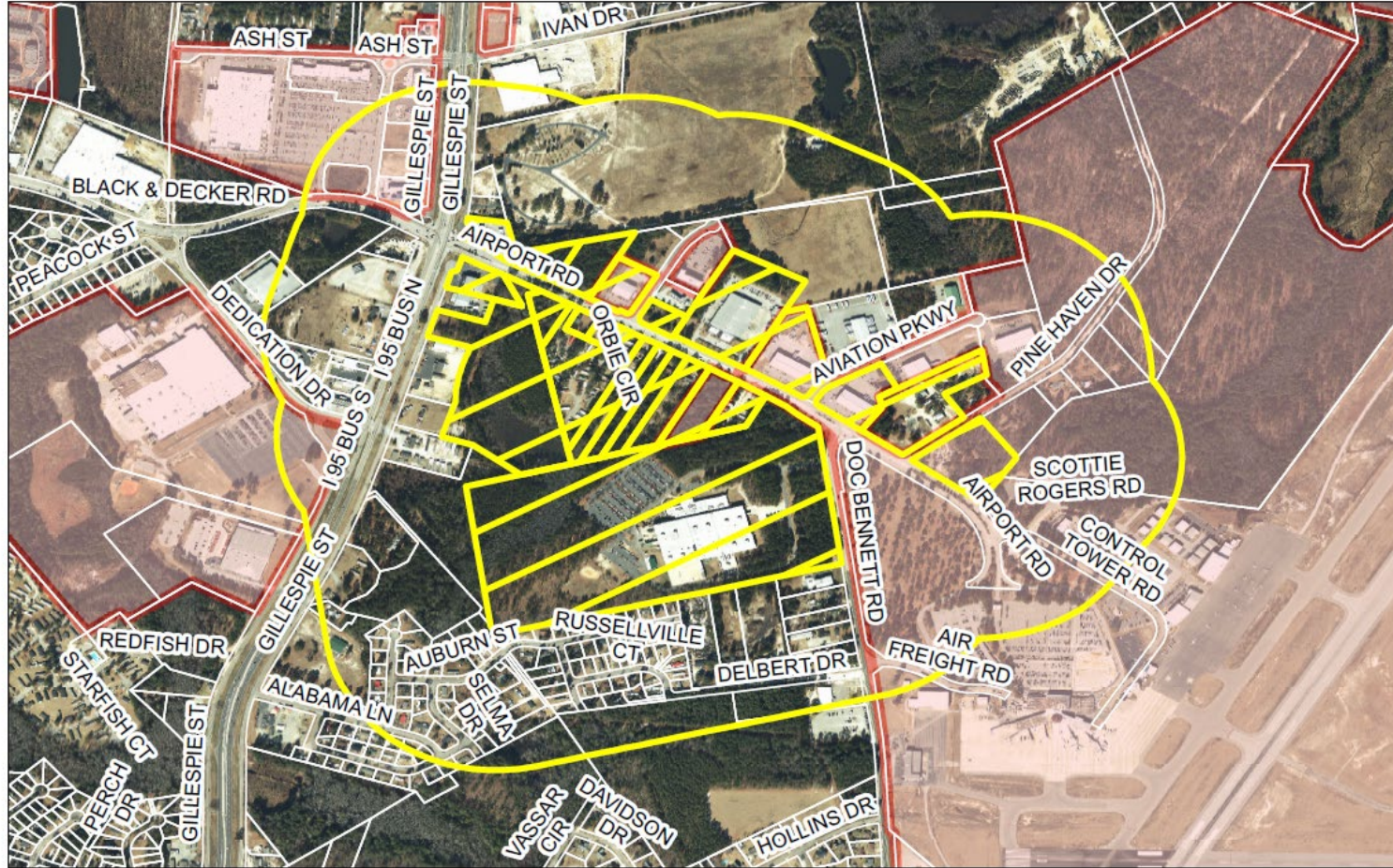
Location: 101 - 231 Airport Road

### Legend

-  AECO
-  1,000' Notification Area
-  City Limits



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



**Aerial Notification Map**

Case #: P23-18

Request: Overlay  
 Airport Entrance Corridor Overlay

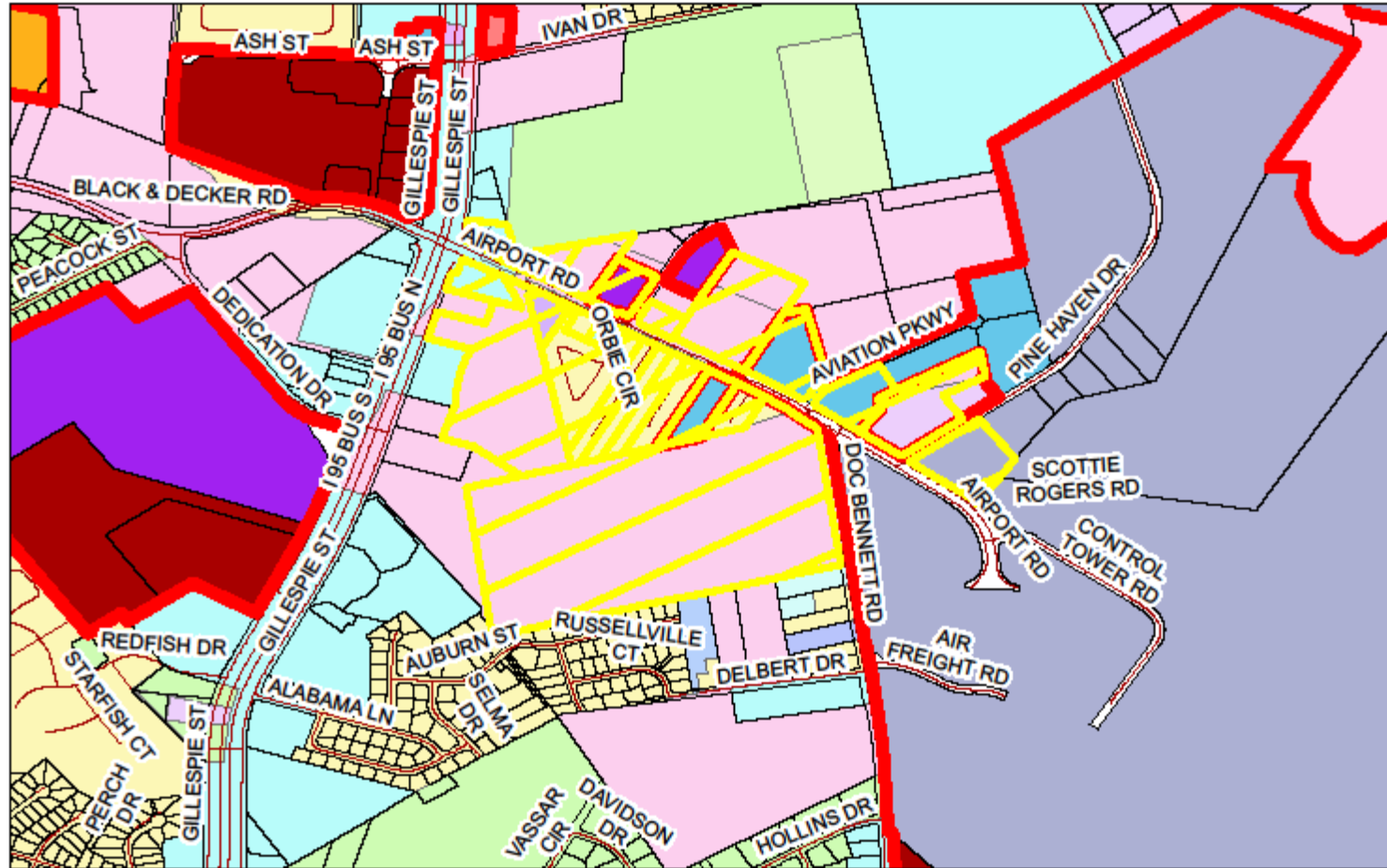
Location: 101 - 231 Airport Road

**Legend**

-  AECCO
-  1,000' Notification Area
-  City Limits



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






















**Zoning Map**  
Case #: P23-18

**Request: Overlay**  
**AECO**

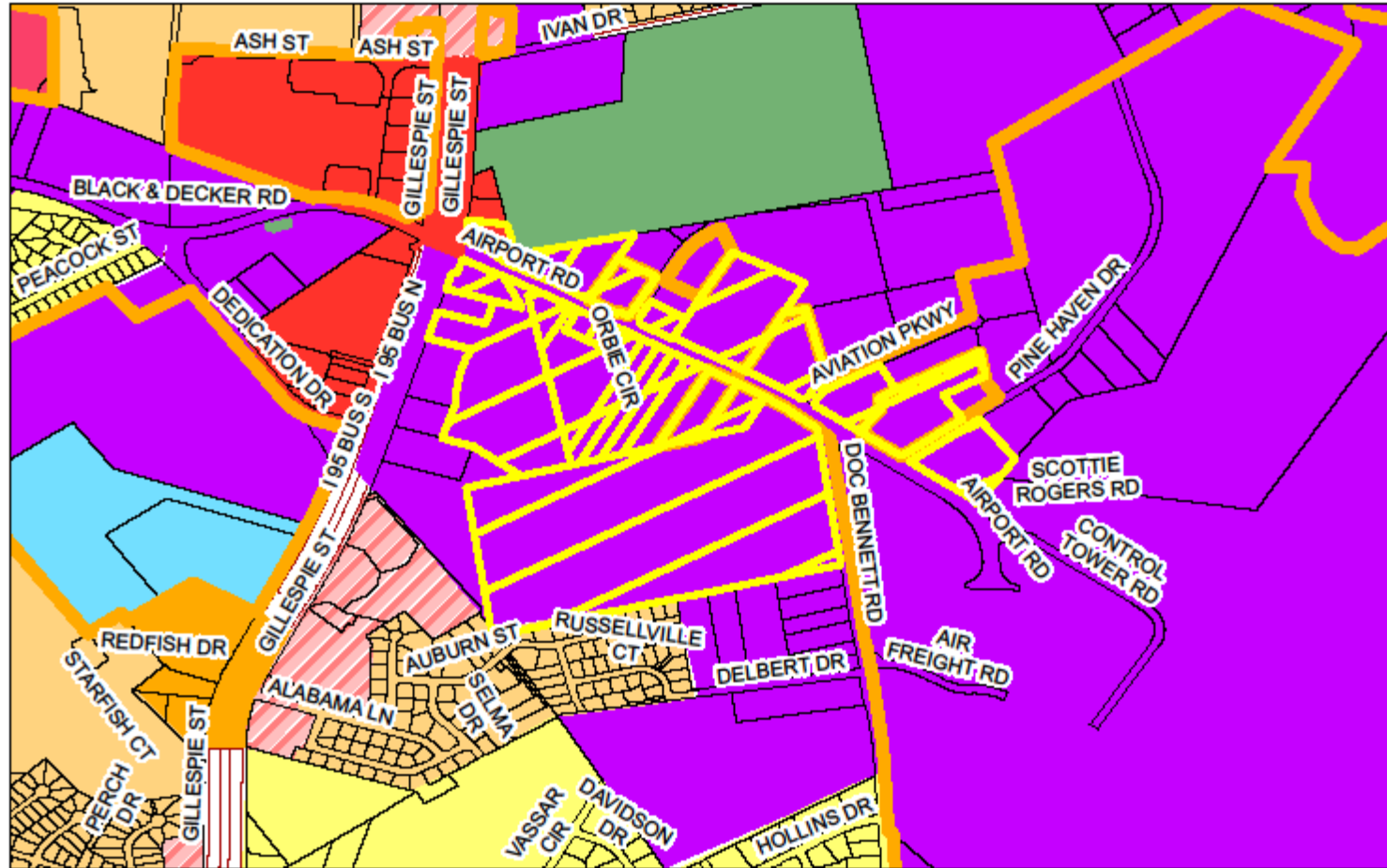
**Location: 101 - 231 Airport Road**

**Legend**

- |  |  |   |
|--|--|---|
|  AECO                       |  Cumberland County Zoning |  M1(P) |
|  City Limits                |  gis_ware_1               |  M2    |
|  CC - Community Commercial  |  C(P)                     |  R10   |
|  HI - Heavy Industrial      |  C2(P)                    |  RSA   |
|  LC - Limited Commercial    |  C3                       |  R6A   |
|  LI - Light Industrial      |  HS(P)                    |  RR    |
|  M/A - Military/Airport     |  M(P)                     |   |
|  MR-5 - Mixed Residential 5 |  |   |
|  County                     |  |   |



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**Land Use Map**  
Case #: P23-18

**Request: Overlay**  
**AECO**

**Location: 101 - 231 Airport Road**

**Legend**

- |  |  |
|--|--|
|  AECO                       |  HDR - HIGH DENSITY RESIDENTIAL       |
|  City Limits                |  CSR - COMMERCIAL STRIP REDEVELOPMENT |
| <b>Land Use Plan 2040</b>  |  CC - COMMUNITY CENTER                |
| <b>Character Areas</b>   |  HC - HIGHWAY COMMERCIAL              |
|  PARKOS - PARK / OPEN SPACE |  OI - OFFICE / INSTITUTIONAL          |
|  LDR - LOW DENSITY          |  EC - EMPLOYMENT CENTER               |
|  MDR - MEDIUM DENSITY       |  |



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**West**



**North**



**East**



**South**





- Airport Entrance Corridor Overlay will be an amendment to the existing Airport Overlay District. This is a project done in conjunction with Cumberland County Planning as the area around Fayetteville Regional Airport is regulated by the City of Fayetteville and Cumberland County.
- Manufactured/mobile homes will not be permitted on properties within the AECO. Existing manufactured/mobile homes can remain.
- Of the 23 parcels located within the AECO, only 5 are within the City of Fayetteville's jurisdiction.
- The parcels within the City of Fayetteville's jurisdiction are currently zoned Light and Heavy Industrial. Manufactured/mobile homes are not permitted in these districts.

The Zoning Commission and Professional Planning Staff recommend that City Council APPROVE the map amendment for the AECO 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 Low Density Residential.
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses would not be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council approves of the map amendment/rezoning as presented based on the evidence submitted and finds that the map amendment/rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (Recommended)
2. City Council approves of the map amendment/rezoning to a more restrictive zoning district based on the evidence submitted and finds that the map amendment/rezoning would be consistent with the Future Land Use Plan and an amended consistency and reasonableness statement.
3. City Council denies the map amendment/rezoning based on the evidence submitted and finds that the map amendment/rezoning is inconsistent with the Future Land Use Plan.



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

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