

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 P26-25 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
Goal II: Responsive City Government Supporting a Diverse & Viable Economy (Objectives 2.3) In Level III Group Homes staff must be licensed and always present. This means that well paid and local professionals who specialize in such work will be employed and contribute to the local economy.	X	
Goal III: City Investment in Today & Tomorrow (Objective 3.2) Locating suitable placement for a Level III Group Home is difficult and conversion of an existing home with appropriate space while keeping the property residentially zoned will save on land used and make reconversion back to standard residential use seamless.	X	
Goal IV: Desirable Place to Live, Work, & Recreate (Objectives 4.2 & 4.6) - A Level III Group Home provides a stable and supportive environment for minors who need individualized care, support, and development that will prepare them better for adult life. This can provide previously unavailable enrichment opportunities and help prevent future homelessness. Goal VI: Collaborative citizen & business engagement base (Objective 6.1) - A group home requires licensure from the NC Department of Health Service Regulation (DHSR), program accreditation, and a Letter of Support from a local management entity to operate. It will also require inspections from local government to ensure compliance and a suitable environment.	X	

2. FUTURE-LAND USE POLICES AND STRATEGIES:

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-3: Encourage redevelopment along underutilized strip corridors and reinvestment in distressed residential neighborhoods (Objective 3.2). Rezoning from AR to SF-15 will enable an array of different housing options including duplexes and Group Homes (Small).	X	
LU-4: Create well-designed and walkable commercial and mixed-use districts (Objectives 4.2) Group Homes and Therapeutic Homes are recommended to be within a quiet and residential context for the health, safety, and development of residents within the home. The area is a quiet residential area on the edge of the city.	X	
LU-6: Encourage Development Standards that result in quality neighborhoods (Objectives 6.1 & 6.2) The request keeps the property within a residential zone and context while providing access to quality temporary housing and services to needful youth whom are non-violent and non-threatening.	X	
LU-7: Encourage a mix of housing types for all ages and incomes (Objectives 7.1, 7.3, and 7.4) The request enables a variety of housing types to be developed outside of the Group Home context. Level III Group Homes focus on children and adolescents and are subject to both state and city level requirements that require proper upkeep and maintenance of the property.	X	

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

☒	The requested map amendment is consistent or aligns with the area's designation on the FLUM	OR	☐	The requested map amendment is NOT consistent or DOES NOT align with the area's designation on the FLUM
☒	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 AR to SF-15 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 the request and potential use cases.
- ☐ The amendment includes conditions that limit potential negative impacts on neighboring uses.
- ☒ The proposed use addresses the needs of the area by enabling child and adolescent care services.
- ☒ 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 health and safety of the community.
- ☒ 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:

June 9, 2026

Date


Chair Signature

Robert K. Hight
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