

Project Overview**#1843934****Project Title:** Carvers Falls Solar Utility Station**Jurisdiction:** City of Fayetteville**Application Type:** 5.2) Conditional Rezoning**State:** NC**Workflow:** Zoning Commission Hearing**County:** Cumberland**Project Location****Project Address or PIN:** 0540184339000**Zip Code:** 28311**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:****General Project Information****Proposed Conditional Zoning District:** CC/CZ - Conditional Community Commercial**Lot or Site Acreage to be rezoned:** 40.54**Was a neighborhood meeting conducted?:** No**Date of Neighborhood Meeting:****Number of Residential Units:** 0**Nonresidential Square Footage:** 918245**Landowner Information****Landowner Name:** City of Fayetteville**Deed Book and Page Number:** DB 12303 PG 518**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 is proposed to be rezoned from Planned Neighborhood Development (PND) to Heavy Industrial (HI) under a conditional rezoning request. The intended use is for the development of a solar utility station.

Site Improvements and Buildings:

- The project will include the installation of solar arrays across approximately 35 acres of the 40.54 site.
- The solar field will be fenced for security and operational safety.
- No occupied or staffed buildings are planned for the

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

The proposed conditions include limiting the use of the property strictly to solar energy generation and related utility infrastructure, with no other industrial activities permitted. The site will be enclosed with fencing around the 35-acre solar array field, and a natural tree buffer along with planted streetscape landscaping will be maintained to minimize visual and environmental impact.

Lighting will be minimal and directed downward to reduce light pollution, and the facility will operate passively with limited human activity, and maintaining a low-impact presence in the community.

property; the site will be primarily used for solar infrastructure and related utility equipment.

Landscaping and Buffering:

- A natural tree buffer will be preserved around the perimeter of the property.
- Additional planted streetscape landscaping will be installed to enhance visual screening and minimize impact on surrounding areas.

Proposed Activities and Operating Characteristics:

- The site will operate as a solar energy generation facility, with minimal human activity on-site after construction.
- Routine maintenance and inspections will occur periodically, but the facility will not generate significant traffic or noise.
- Hours of operation will be continuous (24/7), as solar energy collection and distribution are automated and passive processes.

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

The area surrounding the subject site is predominantly zoned as Planned Neighborhood Development (PND). To the northeast and southwest, the zoning designation is Rural Residential (RR). Directly to the south, the land is zoned as Planned Neighborhood Development with Conditional Use (PNDCU). To the northwest, the adjacent zoning is Single-Family Residential 10 (SF10).

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 amendment to rezone the subject property from Planned Neighborhood Development (PND) to Heavy Industrial (HI) with conditions is consistent with the City of Fayetteville's long-range planning goals, which emphasize sustainable development and infrastructure modernization. The development of a solar utility station aligns with a vision for environmentally responsible growth and supports broader objectives outlined in the Unified Development Ordinance and long-range planning documents.

The project's low-impact nature, preservation of natural buffers, and passive operational characteristics reflect the principles of Fayetteville Public Works Commission, which encourages resilient and sustainable utility infrastructure.

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

No

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

The solar utility station directly addresses a demonstrated community need for sustainable energy infrastructure. Fayetteville Public Works Commission (PWC) has actively pursued renewable energy initiatives, including two other solar utility stations and community solar programs. The solar utility station aligns with these efforts and supports the city's broader goals for environmental stewardship.

Additionally, the project responds to growing public interest in clean energy options, as evidenced by strong participation in PWC's community solar enrollment programs. By integrating solar generation into the local grid, this helps meet community-driven objectives for cleaner, more reliable energy.

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 amendment to rezone the subject property from Planned Neighborhood Development (PND) to Heavy Industrial (HI) with conditions is compatible with the surrounding zoning designations and land uses due to its low-impact operational nature and strategic buffering measures. The solar utility station, as a passive industrial use, generates no significant noise, traffic, or emissions, making it more compatible with residential and mixed-use surroundings than traditional heavy industrial operations. The inclusion of a natural tree buffer and planted streetscape landscaping further mitigates visual and environmental impacts. Conditional rezoning allows for tailored restrictions that preserve neighborhood character while supporting regional sustainability goals.

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

The project maintains compatibility with surrounding zoning designations such as RR, PNDCU, and SF10 through the use of natural buffers and landscaped streetscapes that minimize visual and environmental impact. The solar facility's passive operational nature ensures minimal disruption to adjacent residential and mixed-use areas.

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

The proposed amendment to rezone the subject property from Planned Neighborhood Development (PND) to Heavy Industrial (HI) with conditions is unlikely to encourage premature development due to its limited scope and passive operational nature. The solar utility station is a targeted infrastructure project that does not require extensive road networks, utility expansions, or high-density construction, which are typical triggers for premature growth. Additionally, the project includes strict conditions such as fencing, and natural tree buffers, which help preserve the surrounding character. Regulatory safeguards such as erosion control permits, stormwater management requirements, and annexation agreements outlined in Fayetteville's design standards and environmental ordinances further ensure that development proceeds in a controlled and compliant manner.

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

The proposed amendment does not result in strip-style commercial development, as the solar utility station is a passive infrastructure project with no retail or service components. Its design includes secure fencing and natural landscaping, ensuring minimal traffic and no commercial frontage along roadways.

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.:

While the surrounding area includes PND, RR, PNDCU, and SF10 designations, the solar utility station is a passive infrastructure use that does not introduce incompatible commercial or industrial activity. Its low-impact nature, combined with natural buffers and conditional restrictions, ensures compatibility with adjacent zoning districts and avoids the fragmentation typically associated with isolated zoning.

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

The proposed amendment to rezone the property for a solar utility station is not expected to result in significant adverse impacts on the property values of surrounding land. The project's design includes substantial buffering measures such as natural tree preservation and planted streetscape landscaping, which help maintain visual harmony and minimize disruption. Additionally, the passive nature of the solar facility, characterized by low traffic, minimal noise, and no occupied buildings, further supports compatibility with surrounding zoning districts and land uses.

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

The project is not expected to result in significantly adverse impacts on the natural environment, as the solar utility station is a passive use with minimal emissions and land disturbance. Erosion control measures will be implemented to manage runoff and protect surrounding ecosystems, and natural tree buffers and planted landscaping will further support environmental preservation.

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: Attorney,Engineer,Other

Project Contact - Attorney

Georgette Miller

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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:

Project Contact - Engineer

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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:

Other

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