

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-3.H., OVERLAY ZONING DISTRICTS, OF ARTICLE 30-3, ZONING DISTRICTS , OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection a., Purpose, of Subsection 30-3.H.2, Hospital Area Overlay (HAO)

District, is amended by deleting the same in its entirety and substituting with the following:

a. Purpose

The purpose of this district is to uphold the public health, safety, and welfare of the community in the vicinity of the Cape Fear Valley Hospital. It aims to foster harmony between residential and non-residential land uses, advocating for development that is not only compatible and of high quality but also specifically designed to support the expansion of the Cape Fear Valley Hospital and associated land uses. This approach is strategically geared to enhance the prosperity and well-being of the surrounding community. Specifically, the requirements of the overlay are intended to:

1. Protect surrounding neighborhoods from being adversely affected by inappropriate or poor-quality development;
2. Allow for compact development, while providing adequate room for parking, landscaping, and buffering;
3. Create more attractive, pedestrian-friendly developments, less dominated by the automobile; and
4. Minimize traffic impacts through limitations on certain land uses, access management, traffic calming, street improvements, intersection improvements, and other means.

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 24th day of June, 2024.

CITY OF FAYETTEVILLE

MITCH COLVIN, Mayor

ATTEST:

PAMELA J. MEGILL, City Clerk