

# Consistency and Reasonableness Statement

## Map Amendments

Pursuant to N.C.G.S. §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case **P25-43** is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan.

### Consistency

#### 1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
<ul style="list-style-type: none"> <li>Goal 1: Focus value and investments around infrastructure and strategic nodes.                             <ul style="list-style-type: none"> <li>The subject area is within the City's utility service area with water/sewer available, roadway access via Distribution Drive/Shaw Mill Road, and rail adjacency.</li> </ul> </li> </ul>	X	
<ul style="list-style-type: none"> <li>Goal 2: Promote compatible economic and commercial development in key identified areas.                             <ul style="list-style-type: none"> <li>The rezoning to HI consolidates multiple tracts in an established industrial corridor and supports the siting of a fabrication plant.</li> </ul> </li> <li>Goal 3: Encourage redevelopment and infill/employment expansion where services exist.                             <ul style="list-style-type: none"> <li>The proposal extends an existing employer within a built infrastructure network rather than creating isolated development.</li> </ul> </li> <li>Goal 5: Preserve and enhance environmental/compatibility features.                             <ul style="list-style-type: none"> <li>Location within the Fort Bragg JLUS context favors industrial over new residential intensity; compatibility policies apply at site plan/TRC review.</li> </ul> </li> </ul>	 X   X   X	

#### 2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1.1: Promote growth in areas with existing infrastructure. <ul style="list-style-type: none"> <li>Utilities and transportation access serve the site/corridor.</li> </ul>	X	
LU-1.6: Require infrastructure prior to or in tandem with development. <ul style="list-style-type: none"> <li>Any needed water/sewer main extension is reviewed/permitted through PWC processes.</li> </ul>	X	

LU-2.1: Encourage economic development in designated areas. <ul style="list-style-type: none"> <li>The Future Land Use Map places the site in an Employment Center (EC) character area intended for industrial/employment use.</li> </ul>	<b>X</b>	
LU-11 (JLUS compatibility): <ul style="list-style-type: none"> <li>Prioritize land uses compatible with Fort Bragg noise/accident potential areas; discourage new residential intensification.</li> </ul>	<b>X</b>	

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

<b>X</b>	The proposed land use is <b>consistent</b> and aligns with the area's <b>Employment Center (EC)</b> designation on the FLU Map.	OR		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
<b>X</b>	The proposed designation, as requested, would permit uses that are <b>complementary to those existing on adjacent tracts</b> within the Distribution Drive/Shaw Mill Road industrial corridor.	OR		The proposed designation, as requested, would permit uses that are incongruous to those existing on adjacent tracts.

### Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above **and** the Strategic Plan (Goal II: diverse tax base; Goal III: growth management) as stated in the Staff Report, and because:

- X**   The size, physical contributions, and other attributes of the proposed use(s) will benefit the surrounding community by consolidating industrial activity where it already exists and leveraging rail adjacency.
- The amendment includes conditions that limit potential negative impacts on neighboring uses. (*Not applicable – straight rezoning to HI; any mitigation occurs through TRC/permitting.*)
- X**   The proposed uses address the needs of the area and the City by supporting an existing employer and expanding the industrial tax base.
- X**   The proposal adapts zoning to reflect modern employment land-use patterns in a designated employment node.

The amendment is also in the public interest because it: [select all that apply]

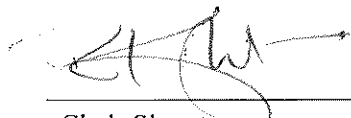
- X**   Improves consistency with the long-range plan.
- X**   Improves the tax base.
- Preserves environmental and/or cultural resources.

X Facilitates desired industrial/employment development in EC areas.

       Provides needed housing/commercial area.

Additional comments, if any (write-in):

September 9, 2025  
Date

  
Chair Signature  
R. Kevin Bryant  
Print

