

# City Council



# Zoning Cases

*January 22, 2024*



**Owner:** DRA LLC

**Applicant:** Thomas Lloyd

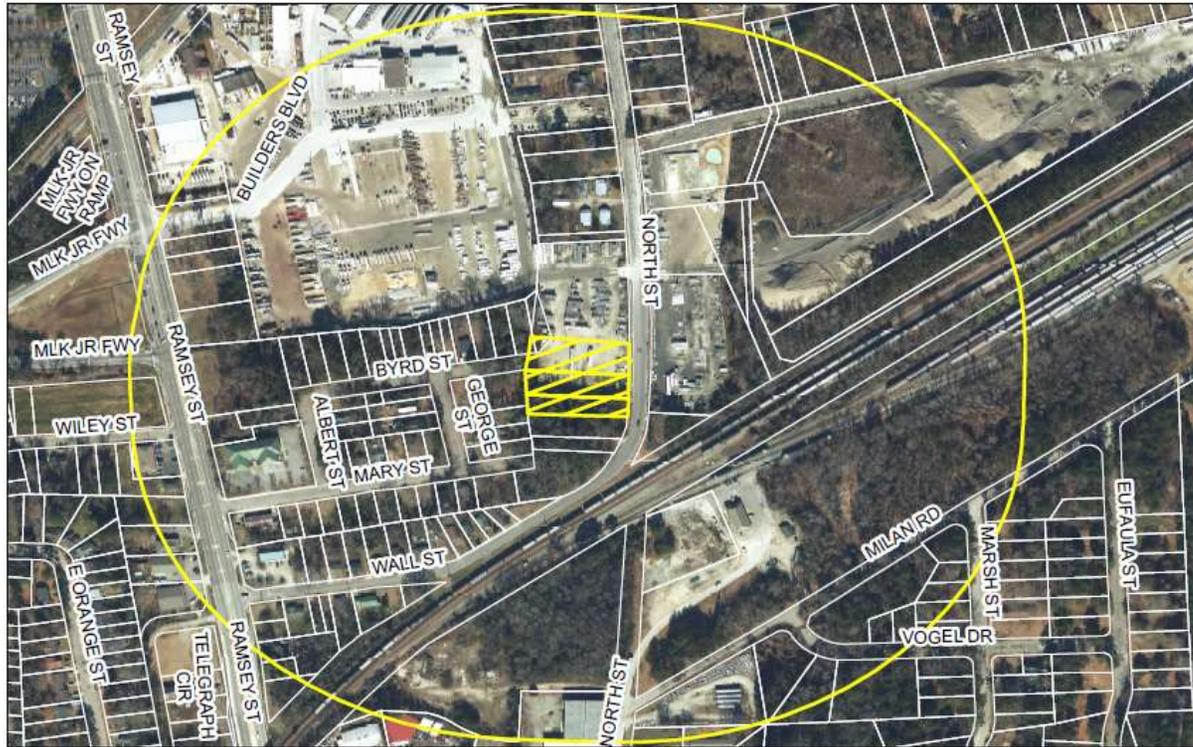
**Request:** Conditional Rezoning from MR-5 to HI/CZ

**Located:** 1009, 1015, & 0 North Street

**Acreage:** 1.42 acres ±

**District:** 2 – Malik Davis

**REID #:** 0438700243000, 0438700340000, 0438609391000



**Aerial Notification Map**

Case #: P23-39

Request: Rezoning Mixed Residential 5 (MR-5) to Heavy Industrial (HI)

Location: 1009, 1015, & 0 North St.

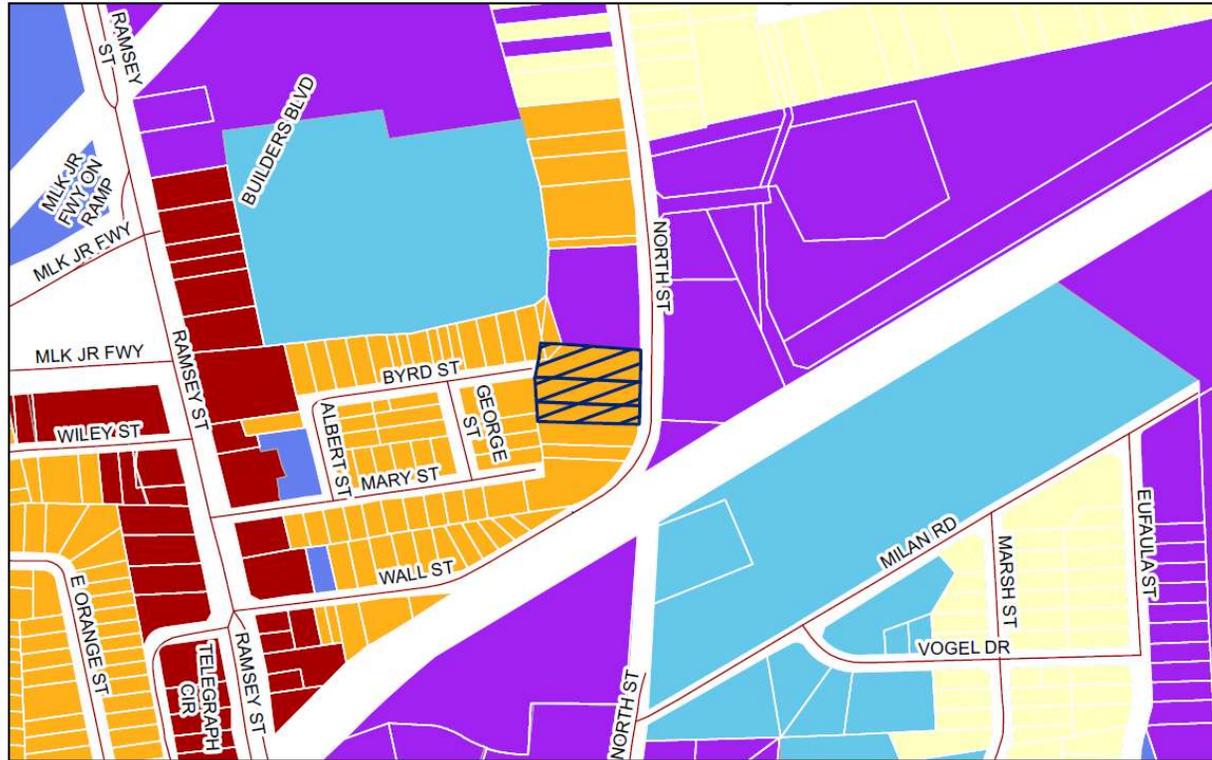
**Legend**

-  P23-39 Buffer
-  P23-39



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





### Zoning Map

Case #: P23-39

Request: Rezoning Mixed Residential 5 (MR-5) to Heavy Industrial (HI)

Location: 1009, 1015, & 0 North St.

### Legend

-  P23-39
-  CC - Community Commercial
-  HI - Heavy Industrial
-  LI - Light Industrial
-  MR-5 - Mixed Residential 5
-  OI - Office & Institutional
-  SF-6 - Single-Family Residential 6



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**Future Land Use Map**

Case #: P23-39

Request: Rezoning Mixed Residential 5 (MR-5) to Heavy Industrial (HI)

Location: 1009, 1015, & 0 North St.

**Legend**

 P23-39

**Land Use Plan 2040**

**Character Areas**

 PARKOS - PARK / OPEN SPACE

 MDR - MEDIUM DENSITY

 NIR - NEIGHBORHOOD IMPROVEMENT

 HC - HIGHWAY COMMERCIAL

 OI - OFFICE / INSTITUTIONAL

 EC - EMPLOYMENT CENTER

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# Surrounding Properties



- The properties will be recombined and include a 10-foot-wide vegetative buffer along the western and southern portions that abut MR-5.
- There will also be a 6-foot-high solid concrete wall along the same property lines along the western and southern boundary.
- The storage yard will be watered down as needed to prevent dust from escaping the site.



- Property history dates back to 1949; Fay Block Materials, Inc. established in 1945 with expansions since 1968.
- DRA, LLC acquired tracts 1 & 2 in 2012 and Tract 3 in 2023.
- Rezoning from MR-5 to HI/CZ aligns with the comprehensive plan, supporting industrial activities.
- Expansion responds to changed conditions, supports economic development, and minimizes adverse impacts on nearby housing and the environment.



The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the proposed map amendment to conditionally rezone a parcel to Heavy Industrial Conditional Zoning (HI/CZ) 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); and
- The uses permitted by the proposed change in zoning district classification and standards apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council moves to approve the map amendment to HI/CZ as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. City Council moves to approve the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. City Council moves to deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



 **FAYETTEVILLE** <sup>N</sup><sub>C</sub>  
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