

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 P26-10 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 2.1 & 2.4) <ul style="list-style-type: none"> The proposal broadens the city tax base by allowing a business to operate in place of a strictly residential home. A business within this district would generate taxable revenue from the business and its employees as well as would pay commercial property taxes rather than residential. It allows small businesses to establish and grow with the need for expensive office spaces or storefronts and to better serve a local customer base on well-traveled arterials such as Hope Mill Road 	X	
Goal III: City Invested in Today and Tomorrow (Objective 3.2) <ul style="list-style-type: none"> The request is an efficient use of existing land and infrastructure by repurposing an existing structure while producing limited additional impact on existing utilities or infrastructure. In effect, increasing land available for use through efficiency. 	X	
Goal IV: Desirable place to live, work, and recreate (Objective 4.5) <ul style="list-style-type: none"> The property is, in part, used to house displaced families potentially preventing a rise in the homeless population and protecting at risk populations. The business operates in a capacity that serves the enhancement of the well-being of the local community as well as creating a positive social environment. 	X	

2. FUTURE-LAND USE POLICES AND STRATEGIES:

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1: Encourage growth in areas well-served by infrastructure and urban services (1.2, 1.3, 1.6, 1.7) <ul style="list-style-type: none"> The property is already served by public utilities and can rely on the existing setup to operate as the operation of the business converts an existing single-family home into a commercial business. 	X	

<p>LU-2: Encourage Strategic Economic Development (2.1)</p> <ul style="list-style-type: none"> The location has access to many potential clients and will gain exposure to additional clients who patronize adjacent businesses that are of a similar local flavor. 	<p>X</p>	
<p>LU-3: Encourage Redevelopment (3.1)</p> <ul style="list-style-type: none"> Reusing an existing structure that will be modified to fit a commercial designation is classic redevelopment and will necessitate further reconstructive efforts to adhere to the new code standards. 	<p>X</p>	
<p>LU-4: Create well-designed and walkable commercial and mixed-use districts (4.1, 4.2)</p> <ul style="list-style-type: none"> The area is well serviced by sidewalks and are a mix of residential and commercial properties that the rezoning will inherently maintain as a residential building is repurposed to a commercial one. 	<p>X</p>	

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

<p>X</p>	<p>The requested map amendment is consistent or aligns with the area's designation on the FLUM</p>	<p>OR</p>	<p>The requested map amendment is NOT consistent or DOES NOT align with the area's designation on the FLUM</p>
<p>X</p>	<p>As requested, the proposed designation would permit uses complementary to those existing on adjacent tracts.</p>	<p>OR</p>	<p>As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.</p>

Reasonableness

The proposed zoning amendment (SF-10 to O&I) 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 and features of the site support a modest infill pattern that is compatible with existing nearby residential and commercial activity and available utilities
- The amendment includes conditions that limit potential negative impacts on neighboring uses.
- The proposed use(s) address the needs of the area and/or the city.
- 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]

X Improves net total consistency with the Future Land Use Map and Comprehensive Plan.

X Improves the net total tax base.

 Preserves environmental and/or cultural resources.

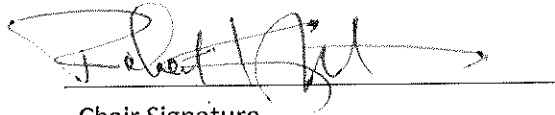
X Facilitates desired development such as infill and/or in an infrastructure-served area.

 Provides needed housing/commercial area.

Additional comments: Development details will be reviewed by the Technical Review Committee (TRC) when the respective building use is changed, and renovations are required to use the building in the requested capacity.

April 14, 2026

Date



Chair Signature



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