

# Consistency and Reasonableness Statement

## Map Amendments

Pursuant to N.C.G.S §§160D-604 and -605, the City Council finds that the proposed zoning map amendment in case **P25-47** 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>• <b>Goal 1: Focus value and investments around infrastructure and strategic nodes.</b> <ul style="list-style-type: none"> <li>○ City-owned, infrastructure-served tract; coordinated with PWC for a public-utility use with minimal trips.</li> </ul> </li> </ul>	X	
<ul style="list-style-type: none"> <li>• <b>Goal 2: Promote compatible economic and commercial development in key identified areas.</b> <ul style="list-style-type: none"> <li>○ Improves grid reliability that underpins the local economy without adding strip retail.</li> </ul> </li> <li>• <b>Goal 3: Encourage infill/redevelopment where services exist.</b> <ul style="list-style-type: none"> <li>○ Utilizes a serviced site for a low-impact, conditioned use; no leapfrog extensions.</li> </ul> </li> <li>• <b>Goal 4: Foster safe, stable, and attractive neighborhoods.</b> <ul style="list-style-type: none"> <li>○ Conditions require perimeter tree preservation/screening and downward-directed lighting.</li> </ul> </li> <li>• <b>Goal 5: Preserve and enhance environmental features.</b> <ul style="list-style-type: none"> <li>○ Passive use; expansive buffering; supports LID/stormwater practices.</li> </ul> </li> <li>• <b>Goal 6: Capitalize on major institutions through compatible land use.</b> <ul style="list-style-type: none"> <li>○ Continued coordination with Fort Bragg/RLUAC on glint/glare and flight operations compatibility.</li> </ul> </li> </ul>	 X  X  X  X  X	

## 2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
<b>LU-1 (Strategic, infrastructure-served growth).</b> Direct growth and public investments in serviced areas.	<b>X</b>	
<b>LU-1.6 (Infrastructure concurrent with development).</b> Any connections/permits via standard processes.	<b>X</b>	

<b>LU-4 (Corridors &amp; Centers).</b> Avoids new strip activity; no customer-facing frontage in the neighborhood interior.	<b>X</b>	
<b>LU-6 (Neighborhood Quality).</b> Requires buffering/screening and compatible edges at residential interfaces.	<b>X</b>	
<b>LU-8/LU-9 (Environmental stewardship, open space &amp; greenways).</b> Preserves trees; supports greenway corridors and LID.	<b>X</b>	
<b>LU-11-LU-13 (Institutions &amp; Compatibility).</b> Ongoing intergovernmental coordination (Airport/Fort Bragg/RLUAC).	<b>X</b>	

### 3. Future Land Use Map (FLUM) Consistency

- **Text Consistency:** The proposal aligns with FLU goals/policies for utility coordination, resiliency, neighborhood compatibility, and environmental stewardship through conditioned buffering, lighting limits, and passive operations. **Consistent.**
- **Map Consistency:** The subject acreage is mapped as **Low-Density Residential (LDR)** with adjoining Park/Open Space corridors. Approval may include a concurrent FLU Map notation/update recognizing a **Public Utility/Infrastructure** use on the tract (and reinforcing open-space/greenway edges) for full alignment. **Partially inconsistent without the map update.**

### 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 advances Strategic Plan goals related to strategic land use/infrastructure coordination, collaboration with PWC, and prudent fiscal stewardship, and because:

- X** The size, physical conditions, and other attributes of the proposal will benefit the surrounding community by delivering resilient public-utility infrastructure on a buffered, passive site with negligible traffic and noise.

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- X** The amendment includes **conditions** that limit potential negative impacts (perimeter tree preservation/screening, downward-directed/minimal lighting, limited operations).

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- X** The proposed use addresses City needs by supporting reliable local energy service while avoiding new strip-commercial encroachment.

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- X** The action adapts the zoning map to current policy by applying **CC/CZ** with a **solar-only** entitlement on City-owned land, ensuring compatibility through enforceable conditions.

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The amendment is also in the public interest because it:

- X** Improves consistency with the long-range plan (with a concurrent FLU Map notation/update for Public Utility/Infrastructure on the subject acreage).

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- Improves the tax base. (*Public utility use on City property; fiscal impacts are negligible/enterprise-funded.*)

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X

Preserves environmental resources via buffer retention and low-impact design.

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X

Facilitates a desired kind of development (resilient public-utility/energy infrastructure in a serviced location).

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X

Supports intergovernmental coordination (PWC and RLUAC/Fort Bragg).

Additional comments, if any (write-in):

September 15, 2025

Date

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Chair Signature

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