

# CITY COUNCIL



# ZONING CASES

*January 13, 2025*



**Owner:** Preston D Jackson Heirs

**Applicant:** Jacob Joby

**Request:** Agricultural Residential (AR) to Light Industrial (LI)

**Location:** 0 S Reilly Road

**Acreage:** 5.21 acres +/-

**District:** 7

**REID #:** 9497225630000





### Aerial Notification Map

Case #: P24-46

Request: Rezoning  
Agricultural Residential (AR) to  
Light Industrial (LI)

Location: 0 S Reilly Road  
9497225630000

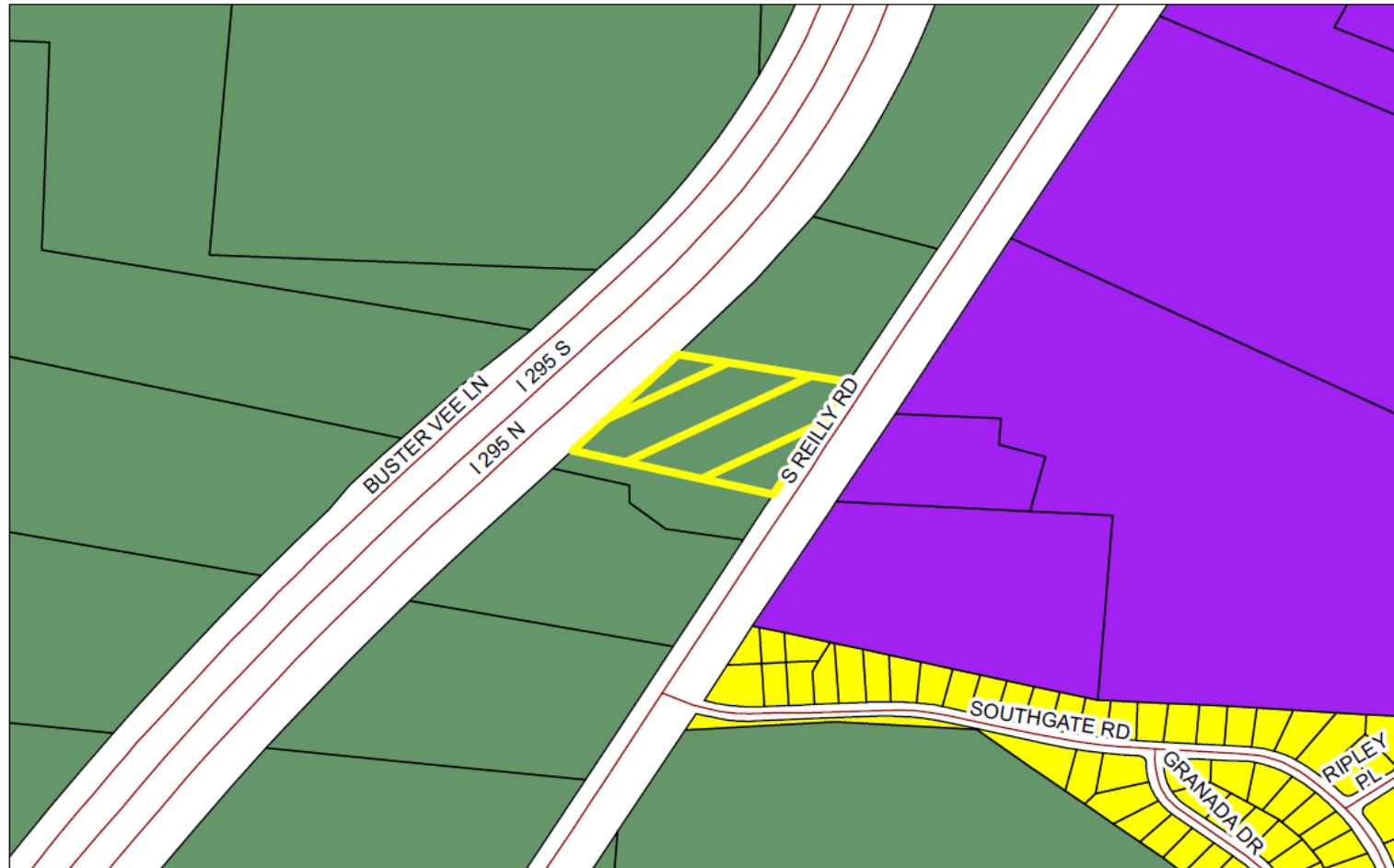
### Legend



P24-46



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







**Zoning Map**  
Case #: P24-46

Request: Rezoning  
Agricultural Residential (AR) to  
Light Industrial (LI)

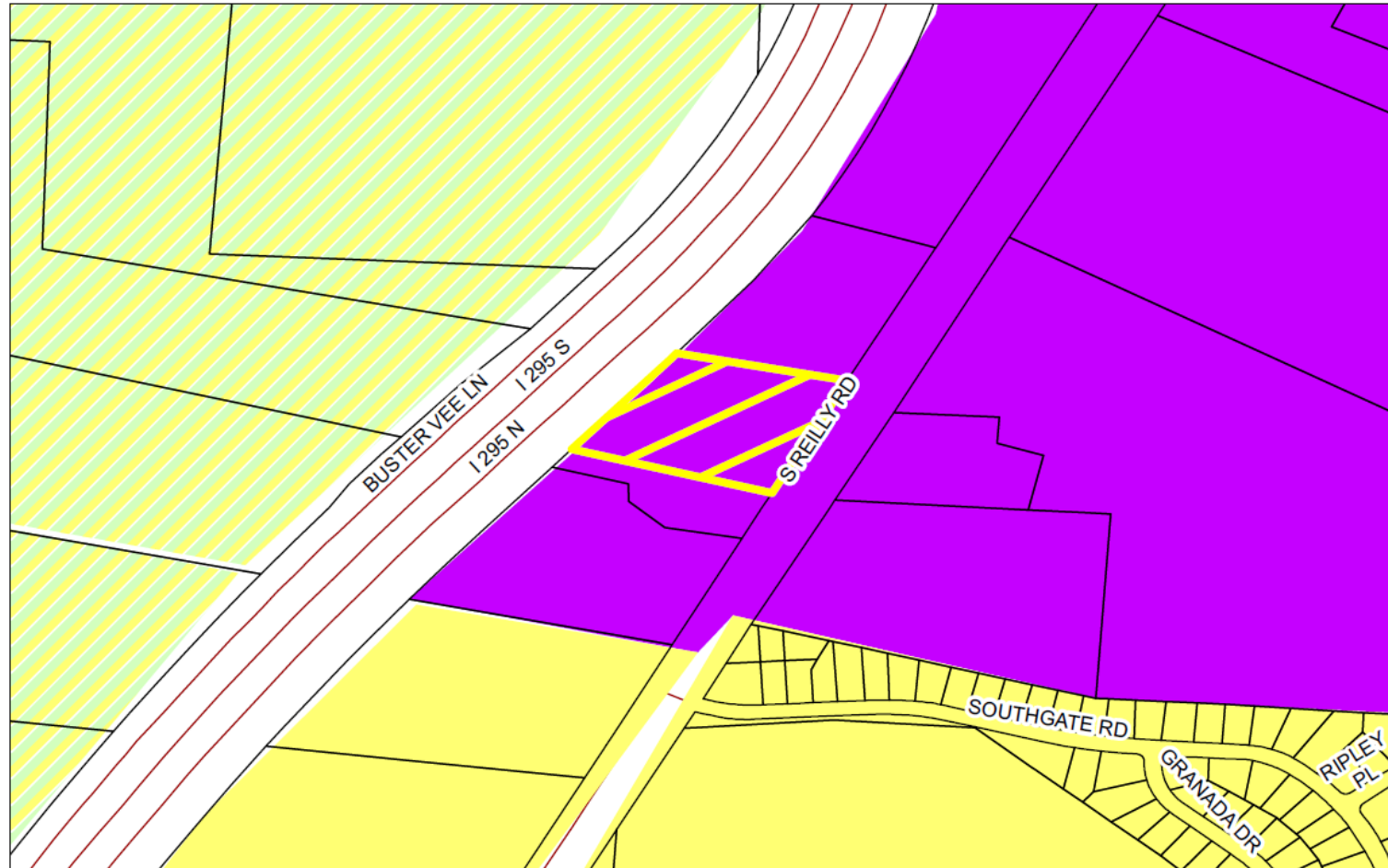
Location: 0 S Reilly Road  
9497225630000

**Legend**

-  P24-46
-  AR - Agricultural-Residential
-  HI - Heavy Industrial
-  SF-10 - Single-Family Residential 10



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### Land Use Map

Case #: P24-46

Request: Rezoning  
Agricultural Residential (AR) to  
Light Industrial (LI)


Location: 0 S Reilly Road  
9497225630000


### Legend


 P24-46

### Land Use Plan 2040

#### Character Areas

 OSS - OPEN SPACE SUBDIVISIONS

 LDR - LOW DENSITY

 EC - EMPLOYMENT CENTER



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





- The subject property and others affected by I-295 construction are now of a size that could be less profitable for agricultural use and the proximity to a major highway could make the property less desirable for residential use.
- The Future Land Use Plan indicates that the subject property and the properties to the north should develop as Industrial/Employment Center
- The subject is located across from an existing concrete business and roughly a half mile from the Reilly Road Industrial Park.
- New developments are required to meet all standards of the Unified Development Ordinance to include buffering requirements.





The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE of the map amendment to LI 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). The Future Land Use Plan calls for the subject property to be developed as Employment/Industrial Center.
- 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. Recommend approval of the amendment to LI 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. Recommend approval of 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. Denial of 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>NC</sup>  
AMERICA'S CAN DO CITY

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