

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P25-41 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"> Goal 1: Focus value and investments around infrastructure and strategic nodes. <ul style="list-style-type: none"> The subject property is located within the city limits and is already served by public infrastructure, including water/sewer, emergency services, and access to Morganton Road and Bonanza Drive. 	X	
<ul style="list-style-type: none"> Goal 2: Promote compatible economic and commercial development in key identified areas. <ul style="list-style-type: none"> The CC/CZ and NC districts will allow neighborhood-scale commercial and service uses compatible with nearby residential and civic development. 	X	
<ul style="list-style-type: none"> Goal 3: Encourage redevelopment and infill development. <ul style="list-style-type: none"> The rezoning supports infill development by reusing underutilized land near a major intersection with available services. 	X	
<ul style="list-style-type: none"> Goal 4: Foster safe, stable, and attractive neighborhoods. <ul style="list-style-type: none"> Buffering, conditional use limitations, and strategic placement of commercial and AR zoning protect neighborhood character and environmental assets. 	X	
<ul style="list-style-type: none"> Goal 5: Preserve and enhance environmental features. <ul style="list-style-type: none"> Floodplain and steep slope areas are being downzoned to AR, which avoids overdevelopment and enhances environmental protection. 	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"> The site is within the city limits and supported by public utilities and transportation networks. 	X	
LU-1.6: Require infrastructure prior to or in tandem with development. <ul style="list-style-type: none"> No premature infrastructure extensions are needed. Development will use existing corridors. 	X	

LU-2.1: Encourage economic development in designated areas. <ul style="list-style-type: none"> The rezoning introduces uses such as warehouse/distribution, retail, and personal services in an area identified for Neighborhood Mixed Use. 	X	
LU-2.5: Support adaptive reuse and redevelopment opportunities. <ul style="list-style-type: none"> The rezoning repurposes a previously rezoned but undeveloped site, adapting to shifting market conditions. 	X	
LU-4.1 & LU-4.2: Encourage context-sensitive, pedestrian-friendly commercial/mixed-use districts. <ul style="list-style-type: none"> Lateral access and buffering between commercial and residential uses support safe and connected neighborhoods. 	X	
LU-8.2: Preserve unique natural features through site design <ul style="list-style-type: none"> Floodplain and environmentally sensitive areas are downzoned to AR. 	X	
LU-10.4: Avoid development in 100-year floodplains <ul style="list-style-type: none"> The CC/CZ and NC zoning avoids flood-prone land; these areas are assigned AR zoning. 	X	

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

X	The proposed land use is consistent and aligns with the area's 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.
X	The proposed designation, as requested, would permit uses that are complementary to those existing on adjacent tracts.	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 as stated in the Staff Report, and because: [select all that apply]

- X** The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community.
- X** The amendment includes conditions that limit potential negative impacts on neighboring uses.

X

The proposed uses address the needs of the area and/or the City.

X

The proposal adapts the zoning code to reflect modern land-use trends and patterns.

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.

X

Preserves environmental and/or cultural resources.

X

Facilitates a desired kind of development.

X

Provides needed housing/commercial area.

Additional comments, if any (write-in):

August 12, 2025

Date

S. P. McCorquodale

Vice-Chair Signature

S. Phillip McCorquodale

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