

# ZONING COMMISSION



# ZONING CASES

*November 27, 2023*



**Owner:** Fulcher Real Estate LLC

**Applicant:** Kenneth Smith

**Request:** Rezoning from M(P)/M(P)CZ to HI

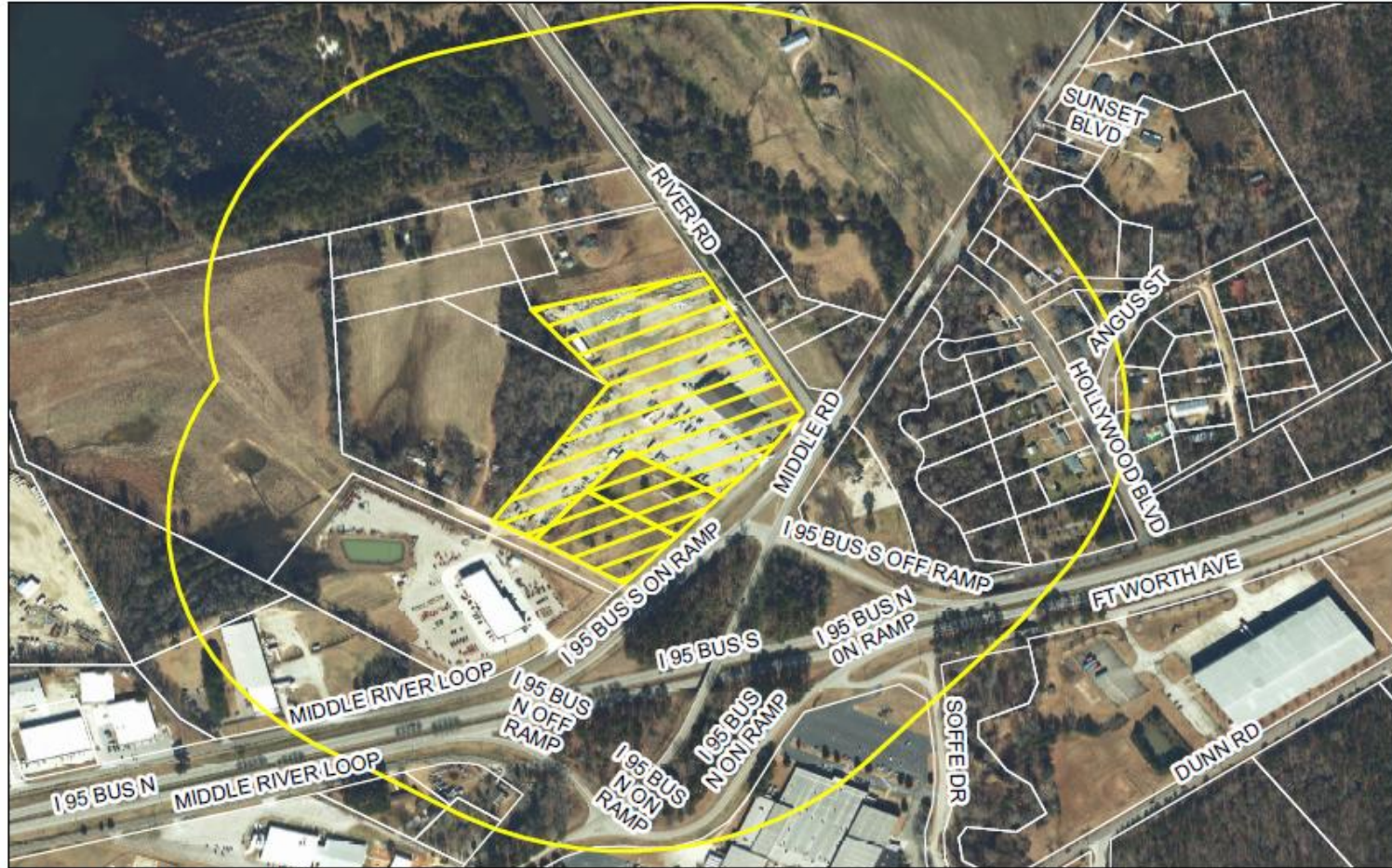
**Located:** 1416, 1446, & 1476 Middle River Loop

**Acreage:** 13.84 acres ±

**District:** 2 – Shakeyla Ingram

**REID #:** 0447683174000, 0447673767000, & 0447672620000







**Aerial Notification Map**

Case #: P23-43  
 Request: Rezoning Planned Industrial (M(P))  
 to Heavy Industrial (HI)

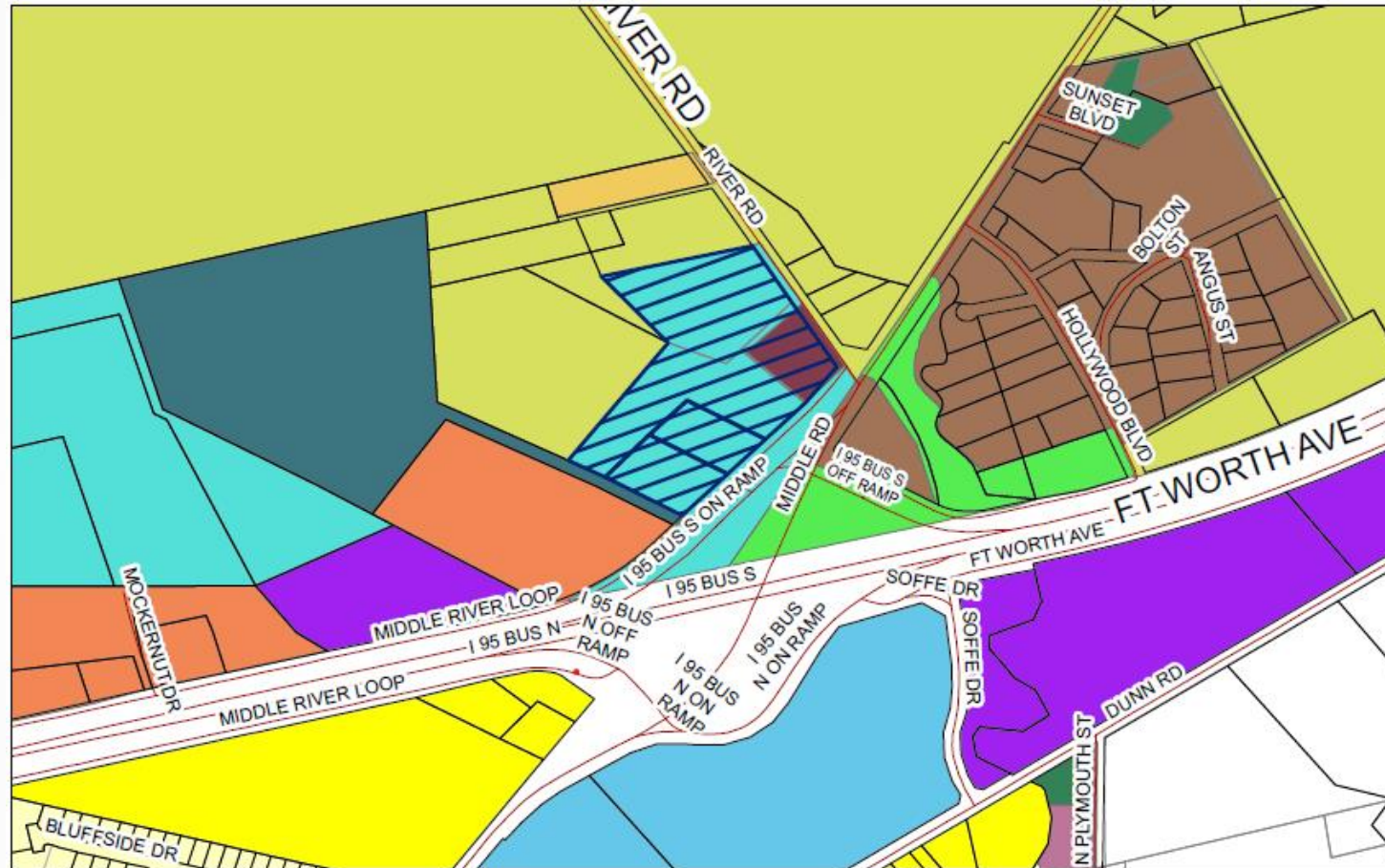
Location: 1416 Middle River Loop  
 1446 Middle River Loop  
 1476 Middle River Loop

**Legend**

-  P23-43 Buffer
-  P23-43



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






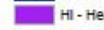
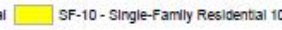












### Zoning Map

Case #: P23-43

Request: Rezoning Planned Industrial (M(P))  
to Heavy Industrial (HI)

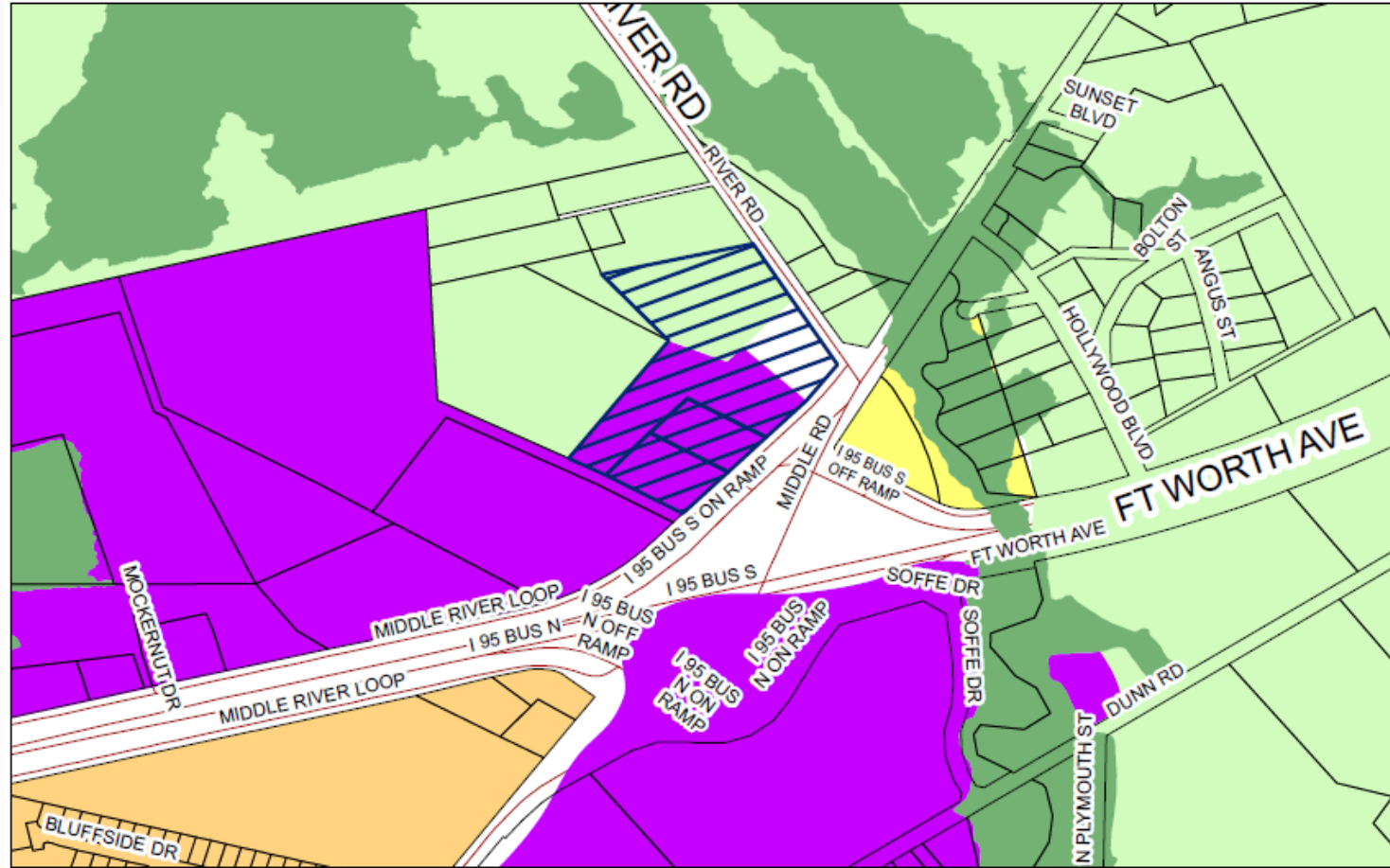
Location: 1416 Middle River Loop  
1446 Middle River Loop  
1476 Middle River Loop

#### Legend

 P23-43	 SF-6 - Single-Family Residential 6	 CD
 HI - Heavy Industrial	 SF-10 - Single-Family Residential 10	 CP
 LI - Light Industrial	 County	 HSP
	<b>CCZoning</b>	 MP
	<b>gis_ware_3</b>	 R10
 A1		 R40A
 C1P		 R5A
 C3		 RR

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**Future Land Use Map**  
Case #: P23-43

Request: Rezoning Planned Industrial (M(P))  
to Heavy Industrial (HI)


Location: 1416 Middle River Loop  
1446 Middle River Loop  
1476 Middle River Loop


**Legend**


 P23-43


**Land Use Plan 2040**


**Character Areas**

 RU - RURAL

 PARKOS - PARK / OPEN SPACE

 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

 EC - EMPLOYMENT CENTER

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- **Historical Alignment:** Aligns with area's industrial history dating back to the 1960s.
- **Consistency:** Matches surrounding industrial zoning, promoting uniform land use.
- **Logical Development:** Facilitates continuation of existing industrial usage without premature development.
- **Infrastructure Benefit:** Enables access to sanitary sewer system, supporting economic growth.
- **Economic Boost:** Allows expansion of Carolina Power & Signalization, potentially creating jobs and boosting tax revenue.
- **Property Values:** Unlikely to adversely affect neighboring property values; may enhance them.
- **Minimal Environmental Impact:** Existing structures and landscaping requirements mitigate environmental effects.



The Zoning Commission and Professional Planning Staff recommends that the City Council APPROVE the proposed map amendment to initially zone three parcels to Heavy Industrial (HI) based on the following:

- The proposed zoning map amendment adheres to the policies adopted in the Future Land Use Plan and can be made to conform with the provisions found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject parcel to be developed as Industrial/Employment Center (EC) and the proposed zoning district allows for uses that fit this category; and
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses will be appropriate in the immediate area of the land to be reclassified due to the existing zoning and the uses surrounding this property; and
- The proposed zoning district promotes logical and orderly development that would make no substantial impact upon the public health, safety, or general welfare.

1. City Council moves to approve the map amendment to HI 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>NC</sup>  
AMERICA'S CAN DO CITY

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