

**MINUTES
CITY OF FAYETTEVILLE
PLANNING COMMISSION MEETING
LAFAYETTE ROOM, CITY HALL
APRIL 21, 2026 @ 6:00 PM**

Members Present

Larry Marshall, Chair
Alex Keith, Vice-Chair
Austin Joseph
Raymond Makar
Joe Connor

Staff and Guests Present

Craig Harmon, Senior Planner
Victoria Curtis, Assistant City Attorney
Catina Evans, Office Assistant II

Members Absent

Ernest Logan
Heather Holmes
Maybelyn Rodriguez Laureano
Monique Hamilton, (Alt.)
Erica Hughey, (Alt.)
Keith Reid

I. CALL TO ORDER

Larry Marshall called the April 21, 2026, Planning Commission meeting to order at 6:03 p.m. The members introduced themselves.

II. APPROVAL OF THE AGENDA

MOTION: Joe Connor made a motion to approve the agenda.

SECOND: Austin Joseph

VOTE: Unanimous (5-0)

III. APPROVAL OF CONSENT ITEMS TO INCLUDE THE MARCH 17, 2026, MEETING MINUTES

MOTION: Alex Keith made a motion to approve the consent items to include the minutes from the March 17, 2026, meeting.

SECOND: Austin Joseph

VOTE: Unanimous (5-0)

IV. LEGISLATIVE HEARING:

Update to multiple sections of the Unified Development Ordinance

Craig Harmon presented updates to eight sections of the UDO as follows:

- 30-5.D.4.b-Exemption for Safety (Fences and Walls)
 - Add non-residential uses in light and heavy industrial uses to allow for a taller fence height.
- 30-3.E.2- Office and Institutional (OI) District
 - Lower the minimum lot area for some uses and increase the gross density for certain areas.
 - Attached single-family and 2-4 family dwellings would fall into this district, lowering the lot area.
- 30-3.E.3-Neighborhood Commercial (NC) District
 - Lowers the minimum lot area for some uses.
- 30-3.E.11-Downtown 2 (DT-2) District
 - Single-family detached and single-family town homes would be 4,000 per unit or 12 acres
- 30-3.D.5-Mixed Residential 5 (MR-5) District
 - Established text changes to clarify the standards
- 30-4.A.2-Use Table
 - Removes single-family detached from OI and NC districts.
- 30-3.B.2-Zero Lot Line Applicability
 - Removes the requirement for a Special Use Permit when a zero lot line development is proposed on a tract smaller than three (3) acres.
- 30-6.A.4-Subdivision Design Standards
 - Removes the requirement for a Special Use Permit when a zero lot line development is proposed in a tract smaller than three acres.

Speakers in favor:

None

Speakers in opposition:

None

Larry Marshall closed the legislative hearing.

MOTION: Eric Connor made a motion to approve the proposed text amendments as presented. (Option 1).

SECOND: Alex Keith

VOTE: Unanimous (5-0)

V. ADJOURNMENT

MOTION: Alex Keith made a motion to adjourn the Tuesday, April 21, 2026, meeting.

SECOND: Austin Joseph

VOTE: Unanimous (5-0)

The meeting adjourned at 6:26 p.m.

Respectfully Submitted by Catina Evans, Office Assistant II