

City Council



ZONING CASES

June 22, 2026



Owner: Richard Wilder III

Applicant: Kevin Carroll of Carroll Group Investments


Request: Rezone from Single Family 10 (SF-10) to Limited Commercial (LC)

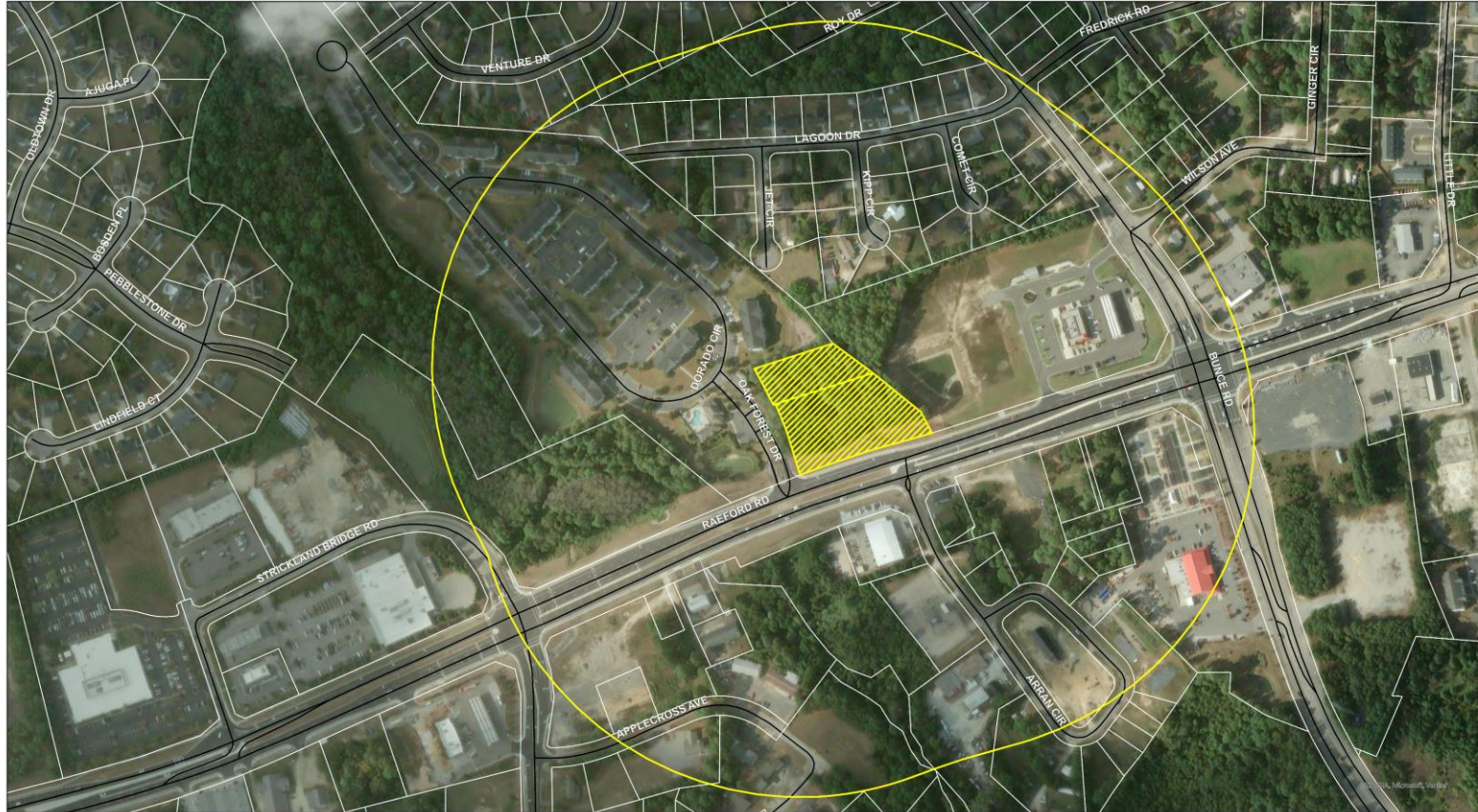
Locations: 6438 & 6440 Raeford Road

Acreage: ± 2.9

District: 7 – Brenda McNair

REID #: 040710810600 & 0407106373000

A faint, light blue map of Fayetteville, North Carolina, is visible in the background on the right side of the page. It features a white star in the center, matching the city's logo.



Aerial Notification Map

Case #: P26-20

Request: SF-10 to LC
 Location: 6438 & 6440 Raeford Rd
 (040710806000, 0407106373000)



P26-20



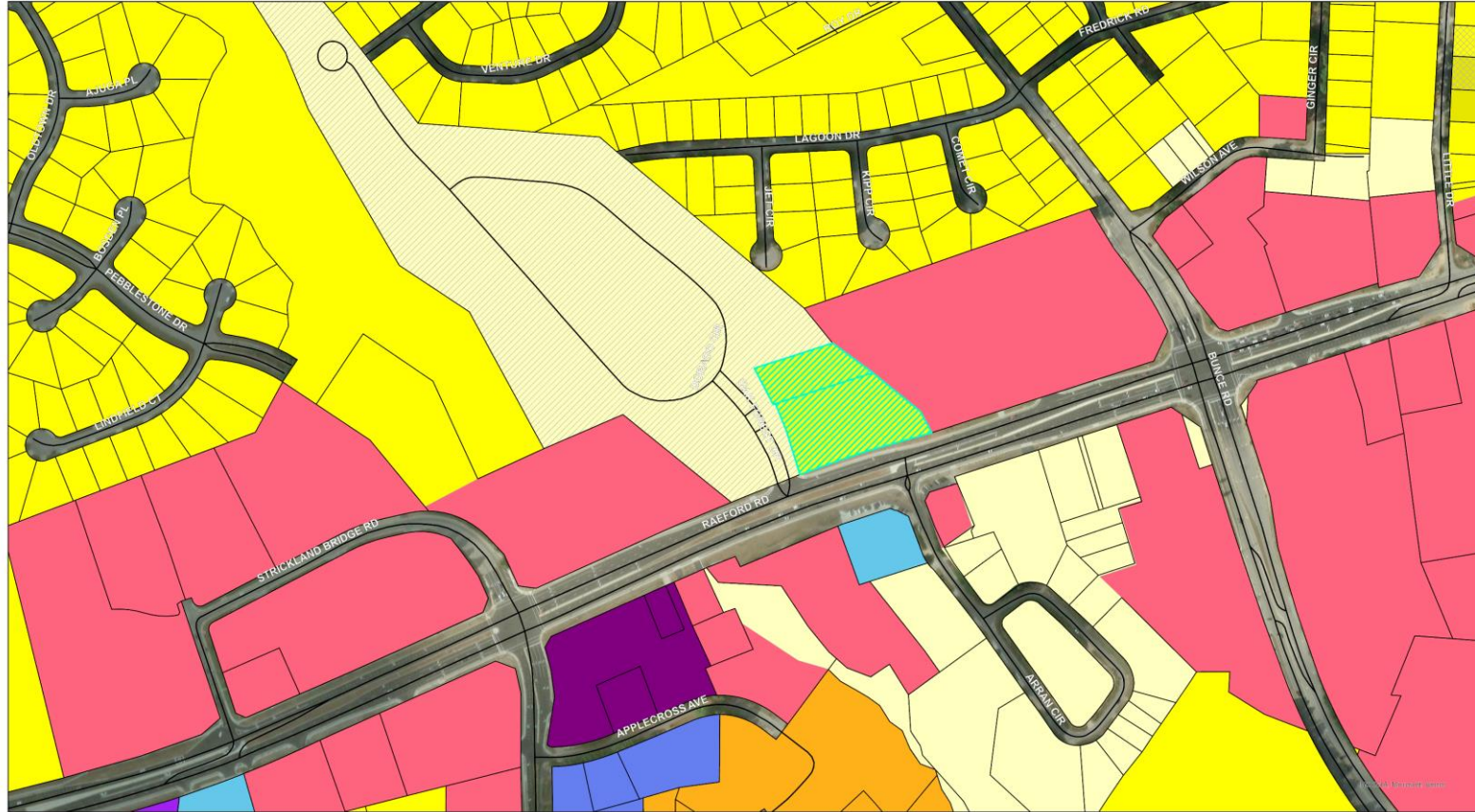
P26-20 Buffer



Streets

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.





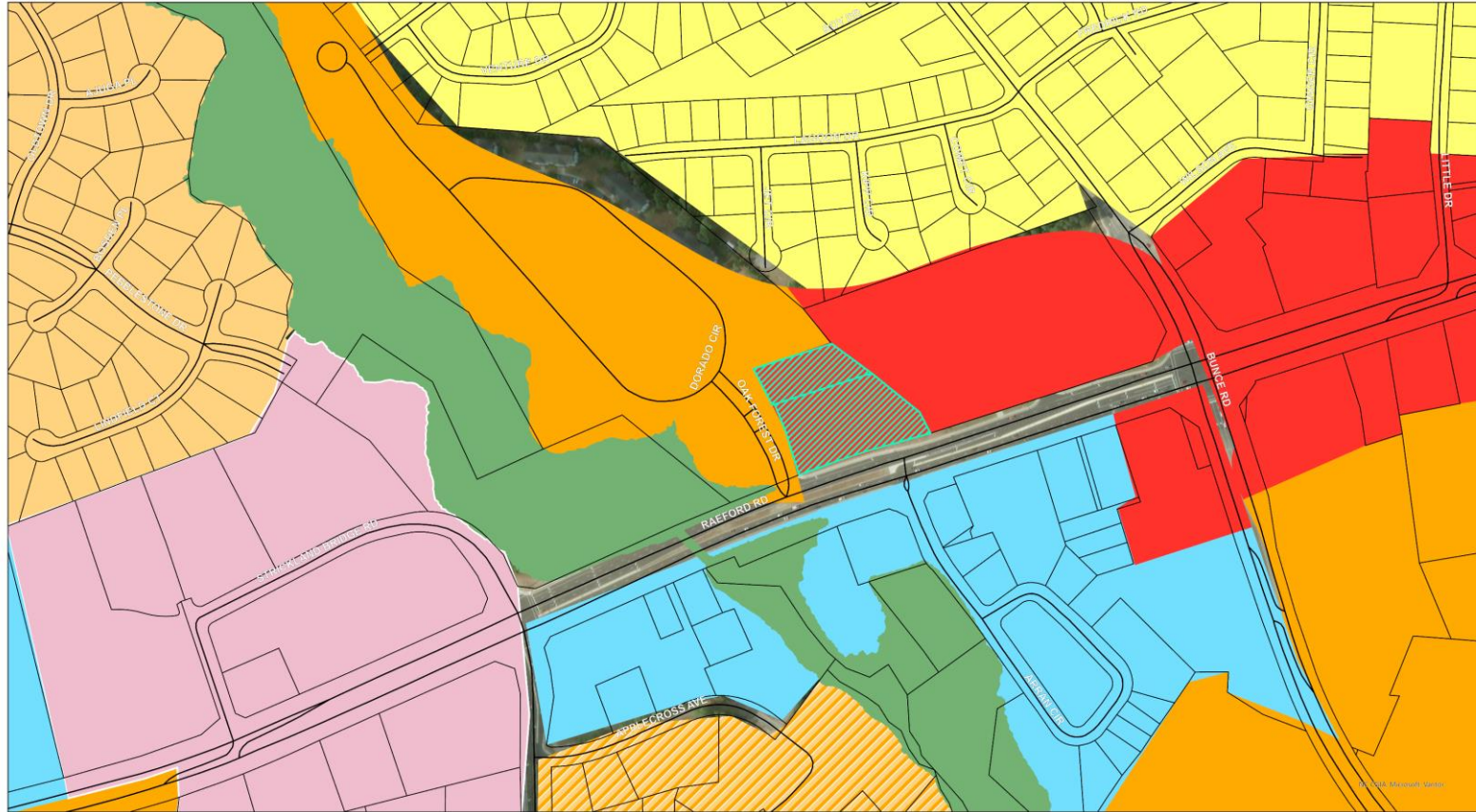
Zoning Map
Case #: P26-20

Request: SF-10 to LC
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	P26-20		SF-6 - Single-Family Residential 6
	HI - Heavy Industrial		SF-6/CZ - Conditional Single-Family Residential 6
	LC - Limited Commercial		SF-10 - Single-Family Residential 10
	LI - Light Industrial		SF-10/MHO - Single-Family Residential 10 Manufactured Home Overlay
	MR-5 - Mixed Residential 5		SF-15 - Single-Family Residential 15
	MU - Mixed-Use		SF-15/MHO - Single-Family Residential 15 Manufactured Home Overlay
	OI - Office & Institutional		Streets

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Aerial Notification Map

Case #: P26-20

Request: SF-10 to LC
 Location: 6438 & 6440 Raeford Rd
 (040710806000, 0407106373000)

	P26-20		HDR - HIGH DENSITY RESIDENTIAL
	PARKOS - PARK / OPEN SPACE		NMU - NEIGHBORHOOD MIXED USE
	LDR - LOW DENSITY		HC - HIGHWAY COMMERCIAL
	MDR - MEDIUM DENSITY		OI - OFFICE / INSTITUTIONAL
	NIR - NEIGHBORHOOD IMPROVEMENT		Streets

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Surrounding Properties

Across



Across



Adjacent



Behind



Behind




Concerns

- **Traffic**
 - Oak Forest Drive is currently the only access point to both parcels
- **Nuisance**
 - Adjacent to residential and a dog park
 - Future construction

Considerations

- **UDO Section 30-5K** outlines transition standards
 - Height and massing regulations before increased setback requirements apply
 - Outlines buffer types and applications
 - Outlines where parking cannot be
 - Requires light shielding to prevent any light trespass
 - Operational standards to use and time of day
- **UDO Section 30-5D** outlines buffering standards
 - Type D: Opaque Buffer

TYPE D: OPAQUE			
	<p>This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.</p>	<p>Nine canopy trees + ten understory trees + 55 shrubs per 100 linear feet</p>	<p>One 6-foot-high solid fence + six canopy trees + 25 shrubs per 100 linear feet</p>

- The Professional Planning Staff and Zoning Commission recommend that the City Council move to **APPROVE** the proposed map amendment from Single Family 10 (SF-10) to Limited Commercial (LC) for the approximately 2.90 acres located at 6438 & 6440 Raeford Road.
- **Future Land Use:** The Future Land Use Designation is for Highway Commercial (HC) which generally aligns with the Limited Commercial (LC) standards.
- **Local Context:** The local context aligns with the sought district. Adjacent properties are all a mixture of moderate-to-high intensity commercial and residential properties. Residential that resides behind commercial fronting Raeford Road is a common sight in the area.



1. Approval:

Approve the zoning map amendment from Single Family 10 (SF-10) to Limited Commercial (LC) for the subject parcel – find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency & reasonableness statement.

2. Approval but to a more restrictive district:

Approve the zoning map amendment from Single Family 10 (SF-10), but to a more restrictive zoning district than requested – one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency & reasonableness statement.

3. Denial of Map Amendment:

Deny the proposed map amendment – find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

