

**MINUTES
CITY OF FAYETTEVILLE
ZONING COMMISSION MEETING
FAST TRANSIT CENTER COMMUNITY ROOM
JANUARY 14, 2025 @ 6:00 P.M.**

MEMBERS PRESENT

Kevin Hight, Chair
Stephen McCorquodale, Vice-Chair
Tyrone Simon
Justine Herbe

STAFF PRESENT

Craig Harmon, Senior Planner
Demetrios Moutos, Planner I
Lisa Harper, City Attorney
Catina Evans, Office Assistant II

The Zoning Commission Meeting on Tuesday, January 14, 2025, was called to order by Chair Kevin Hight at 6 p.m. The members introduced themselves.

I. APPROVAL OF THE AGENDA

MOTION: Justin Herbe
SECOND: Tyrone Simon
VOTE: Unanimous (4-0)

II. APPROVAL OF THE CONSENT AGENDA TO INCLUDE THE MINUTES FROM THE DECEMBER 10, 2024, MEETING

MOTION: Tyrone Simon
SECOND: Justin Herbe
VOTE: Unanimous (4-0)

III. LEGISLATIVE HEARING

Mr. Hight discussed the aspects of the legislative hearing and inquired if any board members had conflicts of interest or ex parte communication related to the evening's agenda items, and none were reported.

P25-01. A map amendment request to rezone 6105 A Yadkin Road (REID 0409206960000), owned by Moore Enterprises Inc., from Single-Family Residential 6 (SF-6) to Community Commercial (CC).

Demetrios Moutos, Planner I, presented the request to rezone the subject property from SF-6 to Community Commercial (CC), which was represented by George Rose. Staff recommended approval of the rezoning

Mr. Hight opened the legislative hearing for case P25-01.

Speakers in favor:

George Rose, 1206 Longleaf Drive, Fayetteville, NC 28305

- Mr. Rose spoke briefly about the zoning request, providing insights into the possibility of the owner's plans to build multi-family residential units and additional commercial developments along the front area of the property. Mr. Hight wanted a guarantee that the owner would build housing in the area due to need for such development in the area, but Mr. Rose could not assure this would occur. Mr. Rose

confirmed to Mr. Simon that the request entailed that the entire area would be rezoned Community Commercial (CC).

Deno Hondros, 2547 Ravenhill Drive, Fayetteville, NC 28303

- Mr. Hondros, a registered agent, was in agreement that there should be multi-family residential property in the area. He represents a piece of commercial property that is poised to be developed into a strip mall, which would accommodate high-end retail stores in an outdoor shopping center.

Speaker in opposition:

Mick Biehery, 6204 Milford Road, Fayetteville, NC 28303

- Mr. Biehery voiced his concern that his property taxes would increase due to this rezoning request. Mr. Harmon assured him that the rezoning would not affect his property taxes.

Mr. Hight closed the hearing for case P25-01. Mr. McCorquodale added a few insights about split-development in relation to the case, citing the need for rezoning and an adherence to the Unified Development standards in the event of redevelopment. Mr. Moutos reiterated that this would be a straight rezoning. Mr. Herbe had questions about the Regional Land Use Advisory Commission (RLUAC), which were addressed by Mr. Harmon. Mr. Herbe expressed that he was in agreement of the rezoning since it aligns with the Future Land Use Plan. The board and staff further discussed the rezoning.

MOTION: Tyrone Simon made a motion to approve the map amendment to rezone the property from SF-6 to CC as presented by staff, and he finds the request is consistent with the Future Land Use Plan as revealed in the consistency statement.

SECOND: Stephen McCorquodale

VOTE: Unanimous (4-0)

IV. OTHER BUSINESS

Mr. Harmon said there are four cases next month—two rezoning and two variance cases. Mr. Hight encouraged members of the board to reapply for their positions.

V. ADJOURNMENT

MOTION: Stephen McCorquodale motioned to adjourn the January 14, 2025, meeting.

SECOND: Tyrone Simon

VOTE: Unanimous (4-0)

The meeting adjourned at 6:28 p.m.