



# City of Fayetteville

433 Hay Street  
Fayetteville, NC  
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## Meeting Agenda - Final Zoning Commission

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Tuesday, July 14, 2026

6:00 PM

City Hall, Lafayette Conference Room

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1.0 CALL TO ORDER

2.0 APPROVAL OF AGENDA

3.0 CONSENT

**3.01**      [26-0454](#)      A26-13: Order of Approval: Findings of Fact for Tina Arcuri of Coastal Sign Services (on behalf of dd's Discounts) for a variance to the building-mounted sign standards (Section 30-5.L.8.B.2) to allow for the dd's Discounts at 1800 Skibo Road (0418023139000) to have a greater number of signs and max sign copy area.

**Recommendation:**      Option 1 above

**3.02**      [26-0459](#)      A26-22: Order of Approval - Findings of Fact: Request for a Variance to the Corner Side Setback at 423 MCPHEE DR (0427432465000) on a 0.39 acre lot owned by Robert and Evelyn Spicer...Title

**Recommendation:**      The professional Planning Staff recommends approval of the Findings as presented.

**3.03**      [26-0460](#)      A26-23 - Order of Approval, Findings of Fact: Variance  
A request by James Smith of J H Smith Investments for a variance to the fence height standards (Section 30-5.D.4.a) to allow for a taller fence for security purposes at 1651 Cedar Creek Road (0446815034000).

**Recommendation:**      The professional Planning Staff recommends approval of the Findings as presented.

**3.04**      [26-0455](#)      A26-26: Order to Approve: Findings of Fact for Alpha Signs & Lighting Permitting (on behalf of Murphy USA #25122 and SCP 207-C27-078 LLC) for a variance to the pole sign maximum height standards (Section 30-5.L.8.1.C) allowing a the pole sign at 105 Hope Mills Road (0417108460000) to be taller.

**Recommendation:**      Option 1 above

**3.05**      [26-0461](#)      NOA26-02. Notice of Appeal regarding the revocation of building, electrical, mechanical, and plumbing permits for property located at 4431 Bragg Boulevard (REID # 0418553607000), owned by 4311 Bragg, LLC (Appeal of Permit Revocations) Item to be tabled to the Commissions August 11, 2026 meeting.  
**Recommendation:**      Table item to the Commission's August 11, 2026 meeting.

**3.06**      [26-0424](#)      Approval of Meeting Minutes: June 9, 2026, meeting ..Title  
**Recommendation:**      Option 1: Approve draft minutes.

#### 4.0 EVIDENTIARY HEARINGS

**4.01**      [26-0423](#)      A26-27: Request by Donald Kinlaw for a variance to the maximum fence height standards (Section 30-5.D.4) as well as the minimum yard setback (Section 30-3.d.3) to allow a taller fence and shed at 151 Wheat Way (0408425302000).  
**Recommendation:**      N/A

**4.02**      [26-0428](#)      A26-28: A request from Mayer Mitchell for a variance to the fence height standards (Section 30-5.D.4) to allow for a taller fence at 2213 Bragg Blvd (0428404373000).  
**Recommendation:**      N/A

#### 5.0 LEGISLATIVE HEARINGS

**5.01**      [26-0429](#)      P26-29: A request from Patricia and Raymond King of King Construction and Development Company Inc to rezone the ±0.21 acres at 1928 Progress St (0436035927000) from Single Family 6 (SF-6) to Mixed Residential 5 (MR-5).  
**Recommendation:**      The Planning Staff recommends that the Zoning Commission recommends to City Council a motion to APPROVE the request to rezone the □ 0.21 acres at 1928 Progress St from SF-6 to MR-5.

**5.02**      [26-0453](#)      P26-30: A request by the Thomas R & Elizabeth E McLean Foundation Inc to rezone the ±0.16 acres at 1324 Fort Bragg Rd (0427960465000) from Mixed Residential 5 (MR-5) to Office and Institutional (OI).  
**Recommendation:**      The Planning Staff recommends that the Zoning Commission recommends to City Council a motion to APPROVE the request to rezone the □ 0.16 acres at 1324 Fort Bragg Road from MR-5 to OI.

5.03

[26-0443](#)

P26-31: A request from Cynthia Smith of Moorman, Kizer & Reitzel, Inc representing SteelFab to rezone the ±123.48 acres at Unaddressed Country Club & Distribution Dr (042953449200) from Light Industrial (LI) and Conservation District (CD) to Heavy Industrial (HI)...Title

**Recommendation:**

The Professional Planning Staff recommends that the Zoning Commission recommend approval of the proposed rezoning which is intended to facilitate industrial development that is generally consistent with the 2040 Future Land Use Plan. The Professional Planning Staff recommends that the portion of the property currently zoned Conservation District (CD) remain unchanged in order to preserve environmentally sensitive areas and maintain consistency with the purpose and intent of the Conservation District. Accordingly, staff recommends approval of the rezoning request only for the portion of the property currently zoned Light Industrial (LI), while retaining the existing Conservation District (CD) zoning.

- The proposed amendment is consistent with the policies and objectives set forth in the Future Land Use Plan (FLUP) and the Unified Development Ordinance (UDO).
  
- The permitted uses and development standards associated with the Light Industrial zoning classification are appropriate for this location, given the existing zoning designations and surrounding land uses.
  
- There are no identified adverse impacts on public health, safety, morals, or general welfare resulting from the proposed zoning change.

5.04

[26-0456](#)

P26-32: A request from Vanessa Ballard of V Ballard Consulting LLC representing Khalid Motorwala of Vival Reality LLC to rezone the ±9.49 acres at Unaddressed Gillespie St (0435031004000) from M(P) to Community Commercial (CC)...Title

**Recommendation:**

The Professional Planning Staff recommends that the Zoning Commission forward a recommendation of approval to the City Council for the proposed rezoning from the current county zoning district to Community Commercial (CC) in conjunction with the proposed annexation.

Staff's recommendation is based on the following findings:

\* The proposed rezoning is consistent with the goals, policies, and objectives of the 2040 Future Land Use Plan (FLUP) and supports the City's long-range vision for commercial and employment growth within the Municipal Influence Area.

\* The Community Commercial (CC) zoning district is appropriate for the subject property due to its location along an established transportation corridor and its proximity to existing Community Commercial (CC) and Heavy Industrial (HI) zoning districts, resulting in a logical and compatible development pattern.

\* The proposed flex space development will provide opportunities for office, warehouse, contractor, service, and other commercial uses that will support economic development, business growth, and employment opportunities within the area.

\* The property is served by, or has access to, public water and sewer infrastructure and will be subject to all applicable requirements of the Unified Development Ordinance (UDO) during future site plan and permitting review, including standards related to access, buffering, landscaping, parking, lighting, stormwater management, and environmental protection.

\* The proposed rezoning represents a logical extension of existing commercial and industrial development and is not expected to create an isolated zoning district, encourage strip commercial development, or result in significant adverse impacts to surrounding properties or the public health, safety, morals, or general welfare.

6.0 OTHER ITEMS OF BUSINESS

7.0 ADJOURNMENT



## Five Council Strategic Priorities

Ongoing commitment to a comprehensive approach to community safety

Continue the City's commitment to revitalization efforts and housing needs

Increase Parks and Recreation opportunities for youth engagement and interaction

Enhance economic growth throughout the City

Evaluate and expand transportation and other connectivity for residents