

**MINUTES  
CITY OF FAYETTEVILLE  
ZONING COMMISSION MEETING  
CITY HALL - LAFAYETTE ROOM  
433 HAY STREET  
MAY 12, 2026 @ 6:00 P.M.**

**MEMBERS PRESENT**

Justin Herbe, Vice-Chair  
Zacchaeus Eley  
Roger Shah

**STAFF PRESENT**

Craig Harmon, Senior Planner  
Thomas Cohen, Planner I  
Victoria Curtis, Assistant City Attorney  
Catina Evans, Office Assistant II  
Shaun Williams, Councilman, District 8  
Deno Hondros, Councilman, District 9

**MEMBERS ABSENT**

Kevin Hight, Chair  
Phillip Fehler  
Kim Medley, (Alt.)  
Toeyna Monds, (Alt.)

The Zoning Commission Meeting held on Tuesday, May 12, 2026, was called to order by Justin Herbe at 6:03 p.m. The members introduced themselves.

**I. APPROVAL OF THE AGENDA**

**MOTION:** Justin Herbe made a motion to approve the agenda with the amendment to move case A26-22 to the end of the agenda and table case P26-15 until the Zoning Commission meeting on Tuesday, July 14, 2026.

**SECOND:** Roger Shah

**VOTE:** Unanimous (3-0)

**II. APPROVAL OF THE CONSENT AGENDA TO INCLUDE THE MINUTES FROM THE APRIL 14, 2026, MEETING**

**MOTION:** Roger Shah made a motion to approve the minutes from the April 14, 2026, meeting.

**SECOND:** Justin Herbe

**VOTE:** Unanimous (3-0)

**III. EVIDENTIARY HEARINGS**

**A26-22.**

**MOTION:** Justin Herbe made a motion to table case A26-22 until the meeting on June 9, 2026.

**SECOND:** Zacchaeus Eley

**VOTE:** Unanimous (3-0)

#### IV. LEGISLATIVE HEARINGS

**P26-18.** A request to amend the conditions of ± 23.72 acres at 1220 Bridgehead Circle (REID #0409923535000) & Unaddressed Military Business Park (REID #040982990900), which are both zoned as Conditional Business Park (BP/CZ), by David Brown of Cline Design.

Thomas Cohen presented case P26-18.  
Justin Herbe opened the hearing for case P26-18.

**Speakers in favor:**

Jerry Truong, On 3 Build, 2543 Raven Hill Drive, Suite C, Fayetteville, NC 28303  
David Brown, Cline Design, 125 North Harrington Street, Raleigh, NC 27603

**Speaker in opposition:**

None

Justin Herbe closed the hearing for case P26-18.

**MOTION:** Zacchaeus Eley made a motion to approve the conditional rezoning using the conditions as presented, finding the request is consistent with the Future Land Use Plan and the consistency and reasonableness statement.

**SECOND:** Roger Shah

**VOTE:** Unanimous (3-0)

**P26-19.** Request to initially zone property located at 230 W Mountain Drive (REID #'s 0427432465000, 0426909378000 & 0426907043000) on lots totaling 6.01 acres owned by Patriot Hauling LLC.

Craig Harmon presented case P26-19.  
Justin Herbe opened the hearing for case P26-19.

**Speakers in favor:**

Sabian Scafidi, 29 Van Campen Boulevard, Suite 113 & 115, Wilmington, NC 28403

**Speakers in opposition:**

None

Justin Herbe closed the hearing for case P26-19.

**MOTION:** Justin Herbe made a motion to approve the rezoning based on the consistency and reasonableness statement that was provided.

**SECOND:** Roger Shah

**VOTE:** Unanimous (3-0)

**P26-20.** A request to rezone the ±2.9 acres at 6438 (REID #0407108106000) & 6440 Raeford Road (REID #0407106373000) from Single-Family 10 (SF-10) to Limited Commercial (LC), from Kevin Carrol of Carroll Group Investments LLC.

Thomas Cohen presented case P26-20.  
Justin Herbe opened the hearing for case P26-20.

**Speaker in favor:**

Rhett Bunce, Carroll Group Investments LLC, PO Box 528, Stedman, NC 28391

**Speakers in opposition:**

None

Justin Herbe closed the hearing for case P26-20.

**MOTION:** Roger Shah made a motion to approve the request to rezone the 2.9 acres at 6438 and 6440 Raeford Road from Single-Family SF-10 to Limited Commercial LC based on the consistency and reasonableness statement that the staff has provided.

**SECOND:** Justin Herbe

**VOTE:** Unanimous (3-0)

**P26-21.** A request to rezone the ±0.59 acres at 1406 Edgecombe Ave (REID #0438332515000) from Single-Family 6 (SF-6) to Mixed Residential 5 (MR-5), from Claudia Zamora.

Thomas Cohen presented case P26-21.  
Justin Herbe opened the hearing for case P26-21.

**Speakers in favor:**

Claudia Zamora, 3044 Candlelight Drive, Fayetteville, NC 28311

Kevin Keys, 410 Langdon Street, Fayetteville, NC 28301

**Speaker Neutral (Attended for Informational Purposes):**

Kendra Henry, 1412 Edgecombe Avenue, Fayetteville, NC 28301

Janice Smith, 424 Langdon Street, Fayetteville, NC 28301

**Speakers opposed:**

None

Justin Herbe closed the hearing for case P26-21.

**MOTION:** Zaccheus Eley made a motion to deny the rezoning request because it is not consistent with the consistency and reasonableness statement provided by staff.

**SECOND:** Roger Shah

**VOTE:** Unanimous (3-0)

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

**MOTION:** Justin Herbe made a motion to adjourn the May 12, 2026, meeting.

**SECOND:** Zaccheus Eley

**VOTE:** Unanimous (3-0)

The meeting adjourned at 7:23 p.m.  
Submitted by Catina Evans

DRAFT