

**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 $\pm$ 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 $\pm$ 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