

**MINUTES
CITY OF FAYETTEVILLE
PLANNING COMMISSION MEETING
LAFAYETTE ROOM, CITY HALL
FEBRUARY 17, 2026 @ 6:00 PM**

Members Present

Alex Keith, Vice-Chair
Austin Joseph
Joe Connor
Raymond Makar
Erica Hughey (Alt.)

Members Absent

Larry Marshall, Chair
Heather Holmes
Maybelyn Rodriguez Laureano
Ernest Logan
Keith Reid
Monique Hamilton (Alt.)

Staff and Guests Present

Demetrios Moutos, Planner II
Board Liaison - Craig Harmon, Senior Planner
Victoria Curtis, Assistant City Attorney
Tom Cohen, Planner I
Catina Evans, Office Assistant II
Robert Van Geons, President/CEO, Fay/Cumberland County
Economic Development Corporation

I. CALL TO ORDER

Alex Keith called the February 17, 2026, Planning Commission meeting to order at 6:00 p.m. The members introduced themselves.

II. APPROVAL OF THE AGENDA

MOTION: Austin Joseph made a motion to approve the agenda.

SECOND: Joe Connor

VOTE: Unanimous (5-0)

III. APPROVAL OF CONSENT ITEMS TO INCLUDE THE JANUARY 20, 2026, MEETING MINUTES

MOTION: Joe Connor made a motion to approve the consent items to include the minutes from the January 20, 2026, meeting.

SECOND: Austin Joseph

VOTE: Unanimous (5-0)

IV. LEGISLATIVE HEARING:

TA26-01. Proposed amendments to Chapter 30 of the Unified Development Ordinance to establish use types, standards, and definitions for Telecommunications and Data Storage Facilities.

Demetrios Moutos presented this text amendment as follows:

- He discussed land use classifications and how the amendment supports the strategic plan.
- He noted that noise is the main concern.
- He discussed the issues and analysis, targeting the ordinance-by-ordinance logic.
- He noted how the amendment aligns with the Future Land Use Plan.

Mr. Moutos discussed the ordinances as follows:

Ordinance 1-The foundation and the definitions of data storage centers. Mr. Moutos noted the accessory forms, the impact-drivers experienced by neighborhoods, and compatibility triggers, defining noise-sensitive land use.

Mr. Moutos noted the various definitions included in this section. He clarified the notation of *adjacent use* within the ordinance.

Ordinance 2-The Use Table-He discussed the districts and where the data centers would be permitted. Mr. Moutos stated that in the case of energy centers, a special use permit (SUP) would be necessary.

Ordinance 3-Use Specific Standards- Mr. Moutos discussed the compatibility requirements for the data centers, touching on the location of the equipment, loading and service areas, and the addition of fencing (mentioned in the development standards).

Ordinance 4-Noise Compliance- Mr. Moutos noted the table in Chapter 12, with an emphasis on strict noise level requirements for commercial businesses. Noise studies entail the conditions under which certain triggers would require a sound study, in accordance with UDO Standards. Several noise studies would have to be conducted, with the second occurring within 60 days and allowing for a verifying period of what was initially purposed for the data center. Mr. Moutos stated that the City is not attempting to create a new noise ordinance, but they are using the current one as a backdrop to define uses within the proposed ordinance.

Ordinance 4-Parking and Loading- Parking spaces are determined based on the office area and the number of employees present during the largest shift. He noted that many visitors' spaces would be included in the parking, with the maximum parking capped at 2-times the minimum parking. An alternative parking plan can be utilized if necessary.

Ordinance 5-Airport Overlay- Mr. Moutos mentioned the requirements within the Airport Overlay. He discussed the budget impacts, noting that it does not require cost impact, but additional staff time.

Mr. Moutos provided the board with their options to adopt, adopt and revise, reject or table the amendment until a later time.

Mr. Keith opened the hearing for TA26-01.

Speaker in favor:

Robert Van Geons, Fayetteville Cumberland County Economic Development Corporation, 201 Hay Street, Suite 401-A, Fayetteville, NC 28301

Mr. Keith closed the hearing, and the board deliberated.

MOTION: Joe Connor made a motion to approve the UDO text amendment TA26-01 with a revision to Ordinance 4, Loading Standard, to change *principal building* to *loading dock*.
SECOND: Austin Joseph
VOTE: Unanimous (5-0)

V. ADJOURNMENT

MOTION: Alex Keith made a motion to adjourn the Tuesday, February 17, 2026, meeting.
SECOND: Joe Connor
VOTE: Unanimous (5-0)

The meeting adjourned at 7:11 p.m.
Respectfully Submitted by Catina Evans