

**P24-10.** Rezoning from Mixed Residential 5 Conditional Zoning (MR-5/CZ) to amended Mixed Residential 5 Conditional Zoning (MR-5/CZ) located at 0 Rock Creek Lane and 0 Mount Rainer Road (REID 0439300490000 & 0439302525000) totaling 17.61 acres ± and being the property of Northridge Park Developers LLC & Green Valley South LLC.

Heather Eckhardt presented case P24-10. The request is to modify the existing MR-5 zoning district located off of Rock Creek Lane and Mount Rainer Road. The subject property is located south of Country Club Drive between Rosehill Road and Ramsey Street. The Future Land Use Plan calls for the area to be designated low-density residential. The surrounding area consists of vacant land, a single-family subdivision, and a church. The only proposed condition is to limit the site to a maximum of 125 dwelling units. The zoning would allow the owners to utilize all of the uses allowed under the MR-5 zoning. The staff is recommending approval of the modifications to the property. Ms. Eckhardt presented the Board with their voting options.

Mr. Patel opened the hearing for case P24-10.

Speakers in favor:

Johnathan Charleston, 201 Hay Street, Fayetteville, NC 28302

- Mr. Charleston, the applicant's representative, stated the request was needed to allow for the development of townhouses on the site.

Mr. Patel closed the hearing for case P24-10.

**MOTION:** Alex Keith made a motion to approve the map amendment to the existing MR-5/CZ zoning district as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement.

**SECOND:** Stephen McCorquodale

**VOTE:** Unanimous (5-0)