

**MINUTES
CITY OF FAYETTEVILLE
ZONING COMMISSION MEETING
FAST TRANSIT CENTER COMMUNITY ROOM
APRIL 8, 2025 @ 6:00 P.M.**

MEMBERS PRESENT

Kevin Hight, Chair
Stephen McCorquodale, Vice-Chair
Tyrone Simon
Justin Herbe
Roger Shah

STAFF PRESENT

Craig Harmon, Senior Planner
Heather Eckhardt, Planner II
Demetrios Moutos, Planner I
Lisa Harper, City Attorney
Catina Evans, Office Assistant II

The Zoning Commission Meeting on Tuesday, April 8, 2025, was called to order by Chair Kevin Hight at 6 p.m. The members introduced themselves.

LEGISLATIVE HEARINGS

P25-13. A request to rezone from SF-10 to LC at 549 Stacy Weaver Drive (REID #0530028255000) owned by Paul Thompson Development Corp.

Craig Harmon presented case P25-13. He described the surrounding area including existing commercial developments. The Future Land Use Plan calls for the area to be designated as mixed-use neighborhood, which allows for commercial development. The structure on the property has been used for a variety of commercial uses over the years. A single-family neighborhood resides behind the property, and a library and commercial property exists on the opposite side of the road. The applicant met with the Technical Review Committee and is considering building a gas station on the property. Staff recommended approval of the rezoning.

Mr. Hight opened the legislative hearing for case P25-13.

Speakers in favor:

Crawford McKeathan, 2814 Sky Drive, Fayetteville, NC 28303

- Mr. McKeathan represented the landowner, who developed the College Lakes subdivision. The owner is requesting to rezone only a 2-acre portion of the larger 6-acre tract.

Patrick Budronis, 1646 W. Snow Avenue, Suite 63, Tampa, FL 33606

- Mr. Budronis stated there is a proposal for a 7-Eleven convenience store.

Speakers in Opposition:

Tawanda Peterson, 5027 Hampshire Drive, Fayetteville, NC 28311

- Ms. Peterson asked if there would remain a buffer between her yard and the subject property. She said the trees close to her property are marked, and she wants to maintain the buffer of trees. She wants to know if there will be a fence to block off her property from the subject property.

Mr. Budronis said a buffer is required, and Mr. Harmon said it was a type D buffer. They said it would take six to seven months to complete construction. The fence would be placed on the property line. Mr. Budronis said there would be a retention pond on the property. Mr. Simon asked the staff who would manage the fence, and Mr. Harmon said the property owners would maintain it.

Carlos Hance, 5043 Chesapeake Road, Fayetteville, NC 28311

- Mr. Hance said he lives on Chesapeake Road and there are several gas stations in the area. He is concerned that the development would cause an increase in accidents in the area.

Mr. Shah asked Mr. Budronis if the residents were notified about the project, and he said no. Mr. Budronis said anything within the proposed zoning district that is allowable can be built. Traffic patterns can change. Mr. Shah noted that residents should be informed about these developments.

Mr. Hight closed the hearing for case P25-13, and the board deliberated.

MOTION: Tyrone Simon motioned to deny the map amendment because it is not consistent with the Land Use Plan because it does not encourage growth in the area well-served by infrastructure, and urban services, including roads, utilities, parks, schools, police, fire, and emergency services, because several gas stations are already in the area, and building another one would not help the community. It does not encourage intense uses, greater mix uses, and denser residential types in key focal areas, because although Fayetteville is 500 houses short, they are building a gas station. It does not meet goals #1 and #4 because building another gas station does not make the area attractive. It is inconsistent with the proposed land use and does not align with the Future Land Use Plan. The designation as requested would permit uses that are incongruous to those existing on adjacent tracts. And it does not align with the consistency and reasonable statements.

SECOND:
VOTE:

The motion failed for lack of a second vote. Then, Mr. Herbe decided to second the motion, so Mr. Hight asked for another motion and Mr. Simon restated this motion.

MOTION: Tyrone Simon moved that the motion be denied as previously stated.

SECOND: Justin Herbe

VOTE: 3-2 (Roger Shah and Stephen McCorquodale opposed.)