

**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

Mr. Hight discussed the aspects of the legislative hearing and inquired if any board members had conflicts of interest or ex parte communication related to the evening's agenda items, and none were reported.

P25-12. A request to rezone from SF-6 to MR-5 at 2721 & 2717 Ramsey Street, & 106 Northwest Avenue (REIDs 0438695890000, 0438695780000), owned by Cresfund Investments, LLC.

Mr. Hight opened the legislative hearing for case P25-12.

Craig Harmon presented case P25-12, stating that the owners and applicants are from Cresfund Investments, LLC. They are requesting that the property be rezoned to the MR-5 zoning district. There are three addresses assigned to this property, which encompasses two houses on one property. The land is located on Ramsey Street within a shopping center that has a Family Dollar, Hudson Bay, and a United States Postal Office. Currently, the land is zoned Single-Family Residential 6 (SF-6). The Future Land Use Plan designates the land as low-density. Mr. Harmon showed the board the location of the two houses on the property and the vacant property nearby. He noted the commercial activity to the north of the area. According to the property owners, five to seven units could be built on the property. Mr. Harmon notified the board that the staff recommends this rezoning.

Mr. Hight opened the hearing for case P25-12.

Speakers in favor:

John Ashcroft, Cresfund Investments, LLC, 324 Mason St, Fayetteville, NC 28301

- Mr. Ashcroft represented the developer and explained the owners intend to develop townhouses.

Mr. McCorquodale made a motion to let late parties (who desired to) sign up to speak and the board voted unanimously (5-0) in favor.

Speakers in opposition:

Pamela Heaster, 126 West Circle Court, Fayetteville, NC 28301

- Ms. Heaster inquired about the owners' plans for the property, and Mr. Ashcroft said the owners would build townhomes on the property.

Mr. Simon asked two questions, and Mr. Ashcroft replied that there is a cul-de-sac, and the owners would build off Ramsey Street, which would require approval from the City of Fayetteville and the City Technical Review Committee.

Mr. Hight closed the public hearing for case P25-12, and the board deliberated.

MOTION: Tyrone Simon motioned to approve the map amendment to rezone because the zoning is consistent with the Future Land Use Plan and the consistency and reasonableness statements.

SECOND: Justin Herbe

VOTE: Unanimous (5-0)