

# ZONING COMMISSION

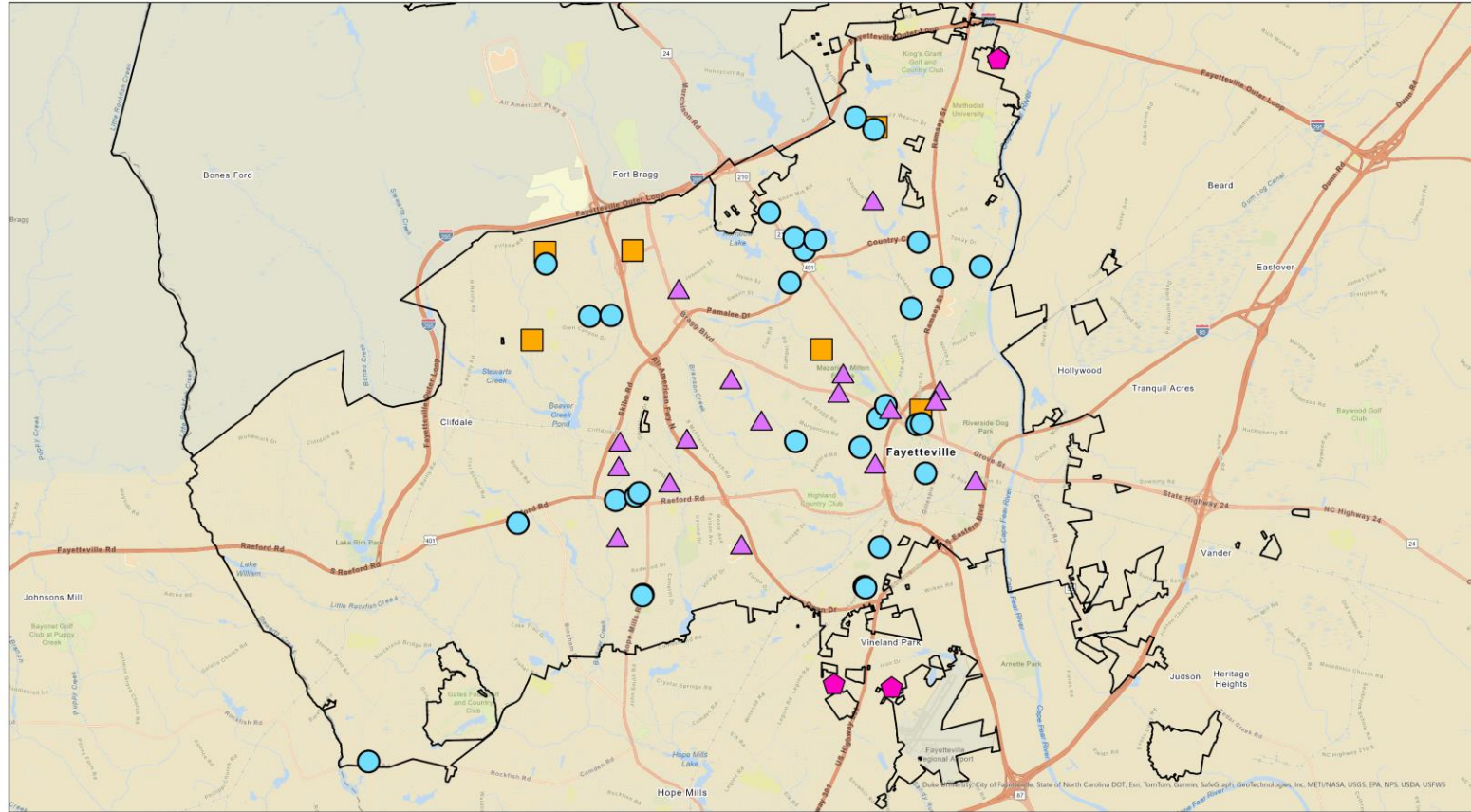
# Annual Report

*April 27, 2026*



- Appointed citizen board that conducts public meetings on matters related to zoning
- Comprised of five (5) regular members and two (2) alternative members
- Meetings are held on the second Tuesday of each month at 6:00pm in the Lafayette Room
- Public notification includes
  1. Advertisement in a local newspaper (IE: Fayetteville Observer)
  2. The posting of an informative sign on each subject property
  3. Mailed notices to all property owners within 1000ft (Map Amendment) and 300ft (Variance).
- Makes recommendations to City Council on rezonings, and conditional rezonings
- Quasi-judicially holds evidentiary hearings and makes decisions on variances
- Responsible for appeals related to sign, clear-cutting, & temporary use permits as well as administrative adjustments, certificates of occupancy, and interpretations.



- Number of cases presented = 56
  - Map Amendment = 38
  - Variance = 17
  - Appeal = 1
  - Total Area Rezoned: 385.03 acres
  - Total Area Annexed: 54.89 acres
- City Council's decision reflected the Commission's recommendations – 98%.
- The Commission agreed with Planning Staff's recommendations – 98%.
- Planning Staff's recommendations represented City Council's decisions – 100%.
- Approved Map Amendments aligned with the Future Land Use Plan – 74%
  - Alignment of map amendments with the adopted Future Land Use Plan represents direct implementation of the city's long-term vision, ensuring that zoning decisions support planned growth, development patterns, and strategic goals



## Zoning Commission Cases 2025

This map shows all successful Zoning Commission cases for the year 2025. This includes Rezonings, Conditional Rezonings, Variances, and Initial Zonings (Annexations).

## Legend

-  City Boundary
-  Variances
-  Rezonings
-  Conditional Rezonings
-  Initial Zonings

0 1.25 2.5 5 Miles



**Recommendation:** Approval of the Zoning Commission Report





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