

City of Dunn Planning Board
Tuesday, April 1, 2025
City Council Meeting Room at 5:30 p.m.

- I. Pledge of Allegiance and Invocation**
- II. Adjustments to / Approval of the Agenda**
- III. Minutes – March 4, 2025**
- IV. Public Meeting withdrawals/deferrals**
- V. Abstentions by Board Members**
- VI. Public Meeting Items**

- a. RZ-25-01, Juniper Creek Apartments – S. Powell Ave**
PIN(s) 1506-99-7325 (portion of)

The applicant is requesting a zoning map amendment to conditionally rezone a portion of the subject property at PIN 1506-99-7325.000, S Powell Avenue from Office & Institutional (O&I) to Office and Residential Multi-family (RM) for the purpose of developing a multi-family residential complex.

- a. RZ-25-02, Susan Tart Townhomes – Susan Tart Road and SUP-25-0**
PIN(s) 1516-06-0454

The applicant requests a Major Modification of the originally approved CZ-03-23 Conditional Zoning with Master Plan. The requested rezoning in this application is the same (CZ-MXU), and the only proposed changes are a reduction to 22 townhome units and the redesign of the development's Master Plan to change the location of the previously approved townhome and commercial components. The property is located on Susan Tart Road east of Tilghman Drive.

- b. RZ-25-03, Ironbrook Square Apartments – 800 N Fayetteville Rd**
PIN(s) 1516-79-6705.000

The applicant is requesting a zoning map amendment to conditionally rezone the subject property at 800 N Fayetteville Avenue from Industrial (I-10) to Residential Multifamily (RM) for the purpose of developing a multi-family residential complex. The property is located at 800 N. Fayetteville Road.

The property is located on S. Powell Avenue between S. Powell Avenue and Tilghman Drive.

- VII. Adjournment**