



Board of Adjustment

**** NOTICE OF PUBLIC HEARING ****
BOARD OF ADJUSTMENT (BOA) CASE
BOA-2025-0021: VARIANCE

BOA Hearing Date:	January 15, 2026
Time:	6:00 PM, or shortly thereafter
Hearing Location:	Court Room 3, Old Court House Building, 2 nd floor 130 Gillespie Street, Fayetteville, NC
Hearing Item:	Variance from Section 1104, District Dimensional Provisions and Section 1002.E.4, Incidental Uses, County Zoning Ordinance, requesting a reduction in the minimum side yard setback standard by four (4) feet ten (10) inches for a two-story accessory building and garage with a floor area not to exceed 1,140 sq. ft. on a parcel containing 2.00 +/- acres within the A1 Agricultural Zoning District; located 8255 Maxwell Rd; submitted by Sara Sealey (Agent/Applicant) on behalf of Mark Holden and Grace Perry Holden (Owners).

December 30, 2025

Dear Property Owner(s):

The Board of Adjustment will hold a public hearing on Thursday, January 15, 2026, beginning at 6:00 P.M. or shortly thereafter, in Court Room 3 on the 2nd floor of the Old Court House Building, located at 130 Gillespie Street, Fayetteville, NC and will hear the following:

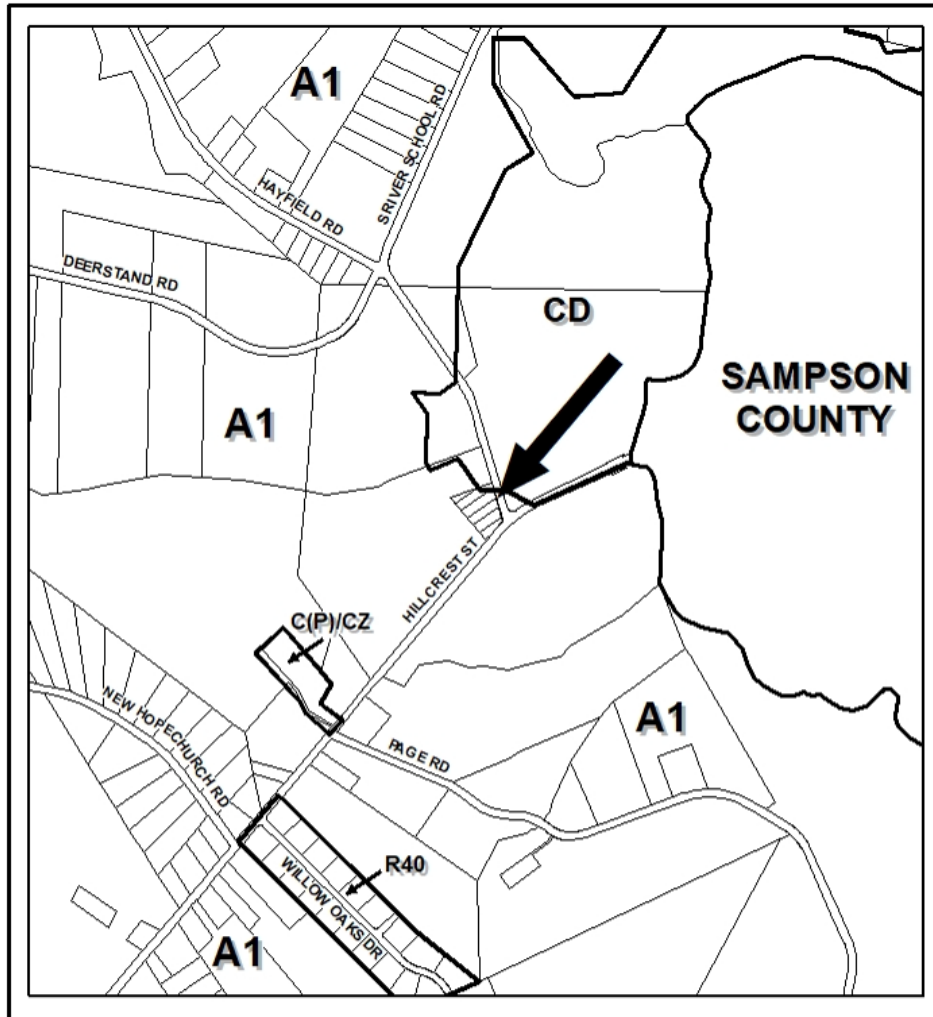
BOA-2025-0021: Variance from Section 1104, District Dimensional Provisions and Section 1002.E.4, Incidental Uses, County Zoning Ordinance, requesting a reduction in the minimum side yard setback standard by four (4) feet ten (10) inches for a two-story accessory building and garage with a floor area not to exceed 1,140 sq. ft. on a parcel containing 2.00 +/- acres within the A1 Agricultural Zoning District; located 8255 Maxwell Rd; submitted by Sara Sealey (Agent/Applicant) on behalf of Mark Holden and Grace Perry Holden (Owners).

A sketch map identifying the location of the above referenced property, shown in a cross-hatched pattern, appears on the reverse side of this letter. Also, a site plan is attached. Persons who wish to speak at this public meeting before the Board of Adjustment must sign up prior to commencement of the hearing. A sign-up sheet will be available 15 minutes before the start of the BOA hearing.

A copy of the variance application can be viewed by the public at the Department of Planning and Inspections, Room 103, 130 Gillespie Street, Fayetteville, NC, from 8:00 AM to 4:30 PM weekdays but excluding holidays. If you have questions regarding the proposed variance request application or the upcoming BOA hearing, please call the Planning Department at (910) 678-7758 or -7627.



Board of Adjustment



REID:0498-65-9777-000



(Not to Scale)

**BOARD OF ADJUSTMENT
VARIANCE**

ACREAGE: 2.00 AC. +/-

HEARING: BOA-25-0021

