

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MINUTES
TEAMS
OCTOBER 22, 2025
5:00 P.M.**

Present: Council Members Malik Davis (District 2) (arrived at 5:08 p.m.); Derrick Thompson (District 6); Brenda McNair (District 7); Deno Hondros (District 9)

Absent: Mayor Mitch Colvin; Council Members Katherine K. Jensen (District 1); ; Mario Benavente (District 3); D.J. Haire (District 4); Lynne Greene (District 5); Courtney Banks-McLaughlin (District 8)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Kelly Strickland, Assistant City Manager
Adam Lindsay, Assistant City Manager
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager
Roberto Bryan, Jr., Police Chief
Todd Joyce, Assistant Chief of Police
Gerald Newton, Development Services Director
Loren Bymer, Marketing & Communications Director
Dereke Planter, Code Enforcement Administrator Supervisor
Byron Reeves, Deputy Public Services Director
David Steinmetz, Assistant Development Services Director
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
Albert Baker, Assistant Economic & Community Development Director
Craig Harmon, Senior Planner
Lisa Harper, Assistant City Attorney
Sonyé Randolph, Assistant City Attorney
Angelica McDonald, Assistant City Attorney
Veronica Curtis, Assistant City Attorney
John Jones, Office of Community Safety Director
Jennifer Ayre, City Clerk

1.0 CALL TO ORDER

Council Member Thompson called the meeting to order, and it was noted a quorum was not present.

2.0 AGENDA BRIEFING – Review of Items for the October 27, 2025, City Council Meeting

Dr. Gerald Newton, Development Services Direct stated Ms. Kelly Strickland, Assistant City Manager, has been working on *Item 7.0A3 - Approve Bid Recommendation for a Site Plan Review Process Improvement Study and Authorize the City Manager to Execute a Contract*. Ms. Strickland stated the item is the request to approve the site plan process improvement study. The winning bidder is Barry Dunn, and there was an extensive process to select them. Discussion ensued. Ms. Strickland stated the Requests For Proposals for the top four bidders will be sent to City Council.

Item 7.0A4 - Approve P25-45: Request to Initially rezone 2.55 acres (PIN 0425754360000) from county M(P) to LI, owned by CRA Commercial Development, represented by Lori Epler of Larry King & Assoc. is for the initial rezoning that is in connection with an annexation on Black and Decker. Mr. Craig Harmon, Senior Planner, stated it is currently zoned in the county to the City's equivalent of light industrial. The business is manufacturing, and they want to bring it into the city as light industrial. The property beside it is light industrial as well. There was no opposition at the Zoning Commission Meeting. Discussion ensued on whether the rezoning or annexation goes first.

Item 7.0A5 - Approve Ordinances for Uninhabitable Structures: Demolition Recommendations: 1912 Murchison Road District 4, 2005 Murchison Road District 4 was presented by Dereke Planter, Code Enforcement Administrative Supervisor. There are two commercial properties for demolition recommendation due to being identified as blight. 1912 Murchison Road has been recommended for demolition previously, but the owners were able to

address the violation at that time and has been boarded up since 2021. 2005 Murchison Road is in conversations with Economic & Community Development to determine if they can repair the property or complete self-demolition and staff will continue to work with them.

Discussion ensued regarding the demolition ordinance for 206 Campbell Avenue and how homes are identified for demolition recommendation.

Dr. Newton stated *Item 9.01 – P25-30: A request to rezone 2211 Rosehill Road (0438470005000), consisting of 21.27 acres and owned by Cross Creek Refuse LLC, from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5). (Tabled from August 25)* was recommended for denial by the Zoning Commission and the appeal was set for a public hearing in August. It was tabled until the October 27, 2025, meeting at the request of the owner. The owner is again requesting it be tabled to a future meeting. Discussion ensued.

Item 9.02 – AX25-02: CRA Commercial Development LLC is petitioned to annex a parcel of approximately 2.55 acres at 2456 Black & Decker Rd (PIN 0425754360000) into the corporate limits of the City of Fayetteville. This parcel is situated on the south side of Black & Decker Road, west of Gillespie Street, near the intersection of Dedication Drive and Black & Decker Road is the annexation connected to Consent Agenda Item 7.0A4. The staff and Zoning Commission recommended approval.

There being no further business, the meeting adjourned at 5:55 p.m.

JENNIFER L. AYRE
City Clerk
102225

MITCH COLVIN
Mayor