



City of Fayetteville

433 Hay Street
Fayetteville, NC
28301-5537
(910) 433-1FAY (1329)

Meeting Agenda - Final City Council Regular Meeting

Tuesday, May 27, 2025

6:30 PM

Council Chamber

1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 ANNOUNCEMENTS AND RECOGNITIONS

5.0 CITY MANAGER REPORT

6.0 APPROVAL OF AGENDA

7.0A CONSENT AGENDA

- 7.0A1** Approval of Meeting Minutes:
May 5, 2025 - Work Session
May 5, 2025 - Special - Public Safety
May 5, 2025 - Special - Evaluation
May 12, 2025 - Special - Evaluation
May 12, 2025 - Discussion of Agenda Items
May 12, 2025 - Regular
May 15, 2025 - Budget Work Session

Attachments: [050525 WKS](#)
[050525 Special - Public Safety](#)
[050525 Special - Evaluation](#)
[051225 Special - Evaluation](#)
[051225 DOAI](#)
[051225 Regular](#)
[051525 Budget WKS](#)

7.0A2 P25-12: A request to rezone from SF-6 to MR-5 at 2721 & 2717 RAMSEY ST, & 106 NORTHWEST AVE. (READ# 0438695890000, 0438695780000, owned by CRESFUND INVESTMENTS LLC.

Attachments: [Application](#)
 [P25-12 Aerial Notification Map](#)
 [P25-12 Zoning Map](#)
 [P25-12 Land Use Map](#)
 [P25-12 Subject Property](#)
 [P25-12 Surrounding Properties](#)
 [P25-12 Consistency and Reasonableness Statements](#)
 [P25-12 Draft Meeting Minutes](#)

7.0A3 P25-14. A request to rezone 2022 & 2026 Progress Street (REID 0436032534000 & 0436031348000), owned by King Construction & Development Company Inc, from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5).

Attachments: [Application](#)
 [Aerial Notification Map](#)
 [Zoning Map](#)
 [Land Use Map](#)
 [Subject Property](#)
 [Surrounding Properties](#)
 [Signed Consistency and Reasonableness Statement](#)

7.0A4 P25-15. A request to rezone 211 Rankin Street (REID 0437532039000), owned by 211 Rankin Street, LLC, from Heavy Industrial (HI) to Downtown 2 (DT-2).

Attachments: [Application](#)
 [Aerial Notification Map](#)
 [Zoning Map](#)
 [Land Use Map](#)
 [Subject Property](#)
 [Surrounding Properties](#)
 [Consistency and Reasonableness Statement](#)

- 7.0A5** P25-19 - A request to rezone 439 Moore Street (REID 0437478289000) from Mixed Residential 5 (MR-5) to Office and Institutional (OI), submitted by Lynn Vick and owned by Michael P. Vick, Lynn R. Vick, and Herbert W. Vick Jr.

Attachments: [P25-19 Application](#)
[P25-19 Aerial Notification Map](#)
[P25-19 Zoning Map](#)
[P25-19 Future Land Use Map](#)
[P25-19 Subject Property](#)
[P25-19 Surrounding Properties](#)
[P25-19 Signed Consistency and Reasonableness Statements](#)

- 7.0A6** P25-21: A request to rezone 116 Broadfoot Avenue (REID 0427956296000) from Office and Institutional (OI) to Neighborhood Commercial (NC). The property is owned by Stew-Fox, LLC and is represented by George Regan, Jr. of Thorp and Clarke, PA.

Attachments: [P25-21 Application](#)
[P25-21 Aerial Notification Map](#)
[P25-21 Zoning Map](#)
[P25-21 Future Land Use Map](#)
[P25-21 Subject Property](#)
[P25-21 Surrounding Properties](#)
[P25-21 Signed Consistency and Reasonableness Statements](#)

- 7.0A7** P25-22: A request to rezone an unaddressed parcel on Glensford Drive and five unaddressed parcels on Morris Street (0417114319000, 0417111485000, 0417111176000, 0417019333000, 0417019444000, and 0417017428000), owned by John & Helen Sykes, from Single Family Residential 10 (SF-10) to Community Commercial (CC).

Attachments: [Application](#)
[Aerial Notification Map](#)
[Zoning Map](#)
[Land Use Map](#)
[Subject Property](#)
[Surrounding Properties](#)
[Signed Consistency and Reasonableness Statement](#)

7.0A8 P25-23: A request to rezone 6.7 acres from BP/CZ to BP/CZ for condition changes at Unaddressed Coalition Blvd (REID #0419014924000) owned by DEFENSE ASSET GROUP LLC.

Attachments: [Application](#)
 [P25-23 Aerial Notification Map](#)
 [P25-23 Zoning Map](#)
 [P25-23 Land Use Map](#)
 [Subject Property](#)
 [Surrounding Property](#)
 [Site Plan](#)
 [Signed Consistency and Reasonableness Statement P25-23](#)

7.0A9 P25-24: A request to rezone 3.63 acres from CC to CC/CZ for an apartment complex at 6256 & 6270 Yadkin Rd (REID #0409311723000 & 0409219874000) owned by RS & JB, LLC & KEEFE ENTERPRISES INC..

Attachments: [P25-24 Application](#)
 [P25-24 Aerial Notification Map](#)
 [P25-24 Zoning Map](#)
 [P25-24 Land Use Map](#)
 [Subject Properties](#)
 [Surrounding Properties](#)
 [TRC Comment Letter Yadkin Road Multi-family](#)
 [Yadkin Road - 150-168 Prelim Site Plan](#)
 [Signed Consistency and Reasonableness Statement P25-24](#)

7.0A10 Uninhabitable Structures: Demolition Recommendations

6438 Applecross Avenue District 7
3121 Fort Bragg Road District 9
4907 Schmidt Street District 9

Attachments: [Applecross Avenue, 6438 - Aerial Map.pdf](#)
 [Applecross Avenue, 6438 - Photos.pdf](#)
 [Applecross Avenue, 6438 - Ordinance.pdf](#)
 [Demolition Scoring Matrix - Applecross Avenue, 6438.pdf](#)
 [Fort Bragg Road, 3121 - Aerial Map.pdf](#)
 [Fort Bragg Road, 3121 - Photos.pdf](#)
 [Fort Bragg Road, 3121 - Ordinance.pdf](#)
 [Demolition Scoring Matrix - Fort Bragg Road, 3121.pdf](#)
 [Schmidt Street, 4907 - Aerial Map.pdf](#)
 [Schmidt Street, 4907 - Photos.pdf](#)
 [Schmidt Street, 4907 - Ordinance.pdf](#)
 [Demolition Scoring Matrix - Schmidt Street, 4907.pdf](#)
 [2025-05-27 - Code Enforcement Demolitions - CC Meeting.pdf](#)

7.0A11 Authorize Settlement and Final Payment to Sfl+a Architects for work completed on the Senior Center East Project

Attachments: [CPOA 2025-48](#)

7.0A12 Adopt Revised Historic Resources Commission Charter

Attachments: [Historic Resources Commission Charter](#)

7.0A13 Authorization to Apply for ICMA Economic Mobility and Opportunity Special Assistants (EMO SA) Grant

Attachments: [Program Fact Sheet](#)
 [Request for Applications \(RFA\) SummaryCommunity-RFA](#)
 [Frequently Asked Questions](#)

7.0A14 PWC - Bid Recommendation - Approve Purchase Award Recommendation for the Annual Contract for Sodium Hypochlorite

Attachments: [Action Request - Annual Contract for Sodium Hypochlorite](#)

7.0A15 PWC - Bid Recommendation - Approve Purchase Award Recommendation for the Annual Contract for Magnesium Hydroxide

Attachments: [Bid Recommendation - Annual Contract for Magnesium Hydroxide](#)

7.0B ITEMS PULLED FROM CONSENT

8.0 PUBLIC HEARINGS (Public & Legislative Hearings)

- 8.01** P25-13: Notice of Appeal of a request to rezone from SF-10 to LC at 549 Stacy Weaver Drive (REID #0530028255000, and a portion of 0530120415000) owned by Paul Thompson Development Corp. (Appeal of a Zoning Commission Denial)

Attachments: [P25-13 Application](#)
 [P25-13 Aerial Notification Map](#)
 [P25-13 Zoning Map](#)
 [P25-13 Land Use Map](#)
 [p25-13 subject property](#)
 [p25-13 surrounding properties](#)
 [McArthur & Stacy Weaver - Concept](#)
 [P25-13 Consistency and Reasonableness Statements](#)
 [P25-13 Notice of Appeal](#)
 [P25-13 ZC Draft Meeting Minutes](#)
 [P25-13 CC PowerPoint](#)

- 8.02** Public Hearing on the Proposed Fiscal Year 2025-2026 Annual Operating Budget and Capital and Technology Improvement Plans

Attachments: [FY2026.Budget Hearing.05272025](#)

9.0 EVIDENTIARY HEARINGS

- 9.01** SUP25-03: Special Use Permit request to reduce the separation requirement for an Automotive Wrecker Service in a CC Zoning District at 3003, 3005, 3009 MURCHISON RD (REID# 0428597115000, 0428596376000, 0428597350000) owned by Ali Abdo, CITY PROPERTY LLC.

Attachments: [Application](#)
 [SUP25-03 Aerial Notification Map](#)
 [SUP25-03 Zoning Map](#)
 [SUP25-03 Land Use Map](#)
 [Subject Property](#)
 [Surrounding Property](#)
 [Site Plan](#)
 [SUP25-03 Requested Separation Map](#)
 [SUP25-03 CC PowerPoint 5.27.2025](#)

- 9.02** SUP25-04 - Special Use Permit (SUP) to allow for the reduction in the separation requirement between public street right-of-way and an Ice House, located at 2726 Raeford Rd (REID # 0427217637000) and being the property, WIN-KAS NC LLC and project owner Davance Locklear Two Cams.

Attachments: [Application](#)
 [SUP25-04 Aerial Notification Map](#)
 [SUP25-04 Zoning Map](#)
 [SUP25-04 Land Use Map](#)
 [Subject Property](#)
 [Surrounding Properties](#)
 [2726 Raeford Rd Site Plan](#)
 [SUP25-04 Requested Separation Map](#)
 [SUP25-04 CC PowerPoint](#)

- 9.03** SUP25-05 - Special Use Permit (SUP) to allow for the reduction in the separation requirement between Animal Care Uses and adjoining property lines, located at 4417 RAMSEYST (REID # 0439598207000) and being the property, RIDDLE PROPERTIES LLC.

Attachments: [Application](#)
 [SUP25-05 Aerial Notification Map](#)
 [SUP25-05 Zoning Map](#)
 [SUP25-05 Land Use Map](#)
 [Subject Property](#)
 [Surrounding Properties](#)
 [Site Plan](#)
 [SUP25-05 Requested Separation Map](#)
 [SUP25-05 CC PowerPoint 5.27.2025](#)

10.0 OTHER ITEMS OF BUSINESS

- 10.01** Approval of Quarterly Report of Downtown Municipal Service District from Cool Spring Downtown District, Inc.

Attachments: [Q3 Report 2025](#)
 [Q3 Highlights](#)

- 10.02** Unified Development Ordinance (UDO) Council Committee Biannual Report

10.03 Adopt Youth Protection Safety Ordinance

Attachments: [Fayetteville Youth Protection Safety Ordinance](#)
[Proposed Fayetteville Youth Protection Safety Ordinance Redlined from Charlo](#)
[Charlotte's Youth Protection Ordinance](#)
[Youth Protection Safety Ordinance PP May 27 CAO \(2\)](#)

11.0 ADMINISTRATIVE REPORTS

Administrative Reports on a Regular Meeting agenda are for City Council review/information only. Should it be the consensus of the collective City Council, Administrative Reports will be moved forward to be placed on the next Work Session agenda for further review and discussion.

11.01 Temporary Use Standards for Special Events (30-4.E.7)

Attachments: [30-4. E.7 Special Events](#)

12.0 ADJOURNMENT**POLICY REGARDING PUBLIC HEARING AGENDA ITEMS**

Citizens wishing to provide testimony in response to a notice of public hearing or to participate in the public forum can obtain instructions to submit a statement by emailing cityclerk@fayettevillenc.gov or by calling 910-433-1989 for assistance. Individuals desiring to testify on a quasi-judicial public hearing must contact the City Clerk by 5:00 p.m. the day of the meeting to sign up to testify; instructions will be provided on how to appear before Council to provide testimony.

CLOSING REMARKS**POLICY REGARDING CITY COUNCIL MEETING PROCEDURES**
SPEAKING ON A PUBLIC AND NON-PUBLIC HEARING ITEM

Individuals who have not made a written request to speak on a nonpublic hearing item may submit written materials to the City Council on the subject matter by providing thirteen (13) copies of the written materials to the Office of the City Manager before 5:00 p.m. on the day of the Council meeting at which the item is scheduled to be discussed.

COUNCIL MEETING WILL BE AIRED

May 27, 2025 - 6:30 p.m.

Cable Channel 7 and streamed "LIVE" at FayTV.net

Notice Under the Americans with Disabilities Act (ADA):

The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City’s services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City’s programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Any person who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in any City program, service, or activity, should contact the office of Human Relations at yamilenazar@fayettevillenc.gov, 910-433-1696, or the Office of the City Clerk at cityclerk@fayettevillenc.gov, 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.

				
Integrate a comprehensive approach to violence reduction and mental health response.	Continue the City’s commitment to revitalization efforts, emphasizing affordable housing needs	Increase Parks & Recreation opportunities for youth engagement and interaction.	Use City-owned property to enhance economic growth opportunities throughout the City.	Articulate & define who we are as a City, to tell our story in Fayetteville & beyond.