

**FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEF MINUTES  
TEAMS  
AUGUST 20, 2025  
5:00 P.M.**

Present: Council Members Malik Davis (District 2); D.J. Haire (District 4); Derrick Thompson (District 6) (departed at 5:48 p.m.); Deno Hondros (District 9)

Absent: Mayor Mitch Colvin; Council Members Katherine K. Jensen (District 1); Benavente (District 3); Lynne Greene (District 5); Brenda McNair (District 7); 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  
Roberto Bryan, Jr., Police Chief  
Todd Joyce, Assistant Chief of Police  
Christopher Cauley, Economic & Community Development Director  
Dereke Planter, Code Enforcement Administrator Supervisor  
Gerald Newton, Development Services Director  
Sheila Thomas-Ambat, Public Services Director  
David Steinmetz, Assistant Development Services Director  
Willie Henry, Chief Information Officer  
Craig Harmon, Senior Planner  
Lisa Harper, Assistant City Attorney  
Sonyé Randolph, Assistant City Attorney  
John Jones, Office of Community Safety Director  
Brook Redding, Senior Assistant to the City Manager  
Jennifer Ayre, City Clerk

**1.0 CALL TO ORDER**

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

**2.0 AGENDA BRIEFING – Review of Items for the August 25, 2025, City Council Meeting**

Dr. Gerald Newton, Development Services Director, stated Item 7.0A4 - Approve Ordinances for Uninhabitable Structures: Demolition Recommendations: 408 Ingram Street, District 2; 832 East Orange Street, District 2; 806 Serro Drive, District 7; and 818 Rembrandt Drive, District 7 are four demolition ordinances, two of them are for mobile homes, one is due to a fire, and the other due to blight. Item 7.0A5 Rescind Demolition Ordinance: 3121 Fort Bragg Road, District 9 the property owner addressed the issues and staff are requesting the demolition ordinance be rescinded.

Dr. Newton stated Item 7.0A6 - Adopt Ordinances for Proposed Text Amendment to Article 24 (Streets and Sidewalks) of the City Code of Ordinances Covering Sidewalk Exemptions Related to Driveway Permits was sent by Council requesting additional review and it is being handled by Public Services. Council Member Hondros stated the Unified Development Ordinance (UDO) Committee reviewed the presentation and the item moves forward what the Committee is trying to accomplish for sidewalks without the unintended consequences of revising Chapter 30. The Chapter 24 revision only applies to new construction and not redevelopment of a site as long as they use the existing building without extensive renovations. The North Carolina Department of Transportation (NCDOT) driveway permit used to trigger sidewalks if they were not there on existing buildings and this decouples the trigger/change of use and installation of sidewalks. Mr. Adam Lindsay stated this item will bring consistency to how City streets and NCDOT streets are managed.

Dr. Newton stated Item 9.01A - Approve 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) Rosehill is coming to Council on appeal. There was a neighborhood meeting regarding this item and is expected to bring a crowd. Council Member Davis stated he attended the community meeting regarding Rosehill

Road and that many of the concerns were regarding flooding of the creek area. Council Member Davis asked if there is a process in place so that Council Members can be informed about an item before attending community meetings and recommended that the UDO Committee review Mixed Residential-5 to identify what is allowed and make recommendations to improve it for residents.

Item 9.02 - Approve P25-37: A request to rezone from SF-10 to Limited Commercial Conditional Zoning (LC/CZ) at 549 Stacy Weaver Drive (READ #0530028255000, and a portion of 0530120415) owned by Paul Thompson Development Corp has been heard previously for the request to build a 7-Eleven on two acres. At the original public hearing, Council requested conditions such as a dry pond, lighting, 8-foot fencing, and other conditions that the community requested. The applicants withdrew their original request and came back with the conditional rezoning to address the requests. A crowd is expected. Council Member Haire stated he has received an abundance of emails regarding the item.

Item 9.03 - AX25-03. Carvers Falls Road City-Owned Property is seeking annexation into the corporate limits of the City of Fayetteville for four contiguous parcels totaling approximately 40.54 acres. These parcels are situated on the Southern side of Carvers Falls Road at 430 and Unaddressed Carvers Falls Road. They can be further identified by Parcel Identification Numbers (PINs): 0540-18-4339 is unique. The forty-acre property is owned by the City and utilized by Fayetteville PWC who is requesting the annexation in order to build a solar farm. It will be annexed without any zoning. Based on state statute the appropriate zoning can be determined within 60 days.

Dr. Douglas Hewett, City Manager stated PWC has an orderly plan of the development of the solar farm project and fits into the City's sustainability plan and PWC's long-range plan of utility diversification. PWC has a grant and in order to use the funds they must break ground before the end of September and significant construction must be completed by the end of the year. If there are conditions the City wants of PWC the City will be able to request them.

Discussion ensued.

Council Member Hondros asked if the City has a comprehensive list of rights-of-way and if it measured from the center line or curb. Dr. Hewett stated it is usually from the center line. Ms. Sheila Thomas-Ambat, Public Services Director stated depending on the classification of the road it can be different.

Council Member Thompson asked if Item 7.0A11 - Adoption of Capital Project Ordinance Amendment to Appropriate Additional Funds for the Radio Core Upgrades is connected to the Durham back up radios. Dr. Hewett stated it is for equipment upgrades due to the City of Fayetteville's radio system running on Durham's radio core. Durham will be performing a cycle upgrade in FY26, which will affect all radios on the City's system (police, fire, transit, public services, PWC, FSU, etc.). To maintain radio service, the City will be required to perform a prime site upgrade simultaneously with Durham.

Council Member Haire asked for information regarding Item 11.02 - Receive an Administrative Report on the Empowering Community Safety Micro-Grant Program as of June 30, 2025 - End of Cycle Six. Ms. Kelly Strickland, Assistant City Manager, stated that it includes those who were awarded in previous funding cycles but does not include information about the current cycle. Notifications for newly received funding have not yet been sent out, but will be included in a subsequent administrative report, and Council will be notified before being announced to the public.

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

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JENNIFER L. AYRE  
City Clerk  
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MITCH COLVIN  
Mayor