



City of Fayetteville

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

Meeting Agenda - Final City Council Regular Meeting

Monday, December 8, 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

7.0 PUBLIC FORUM

8.0A CONSENT AGENDA

8.0A1 [25-5051](#)

Approve Meeting Minutes:
November 13, 2025 - Special
November 24, 2025 - Discussion of Agenda Items
November 24, 2025 - Regular
December 1, 2025 - Inauguration

Recommendation: Approve the draft minutes.

8.0A2 [25-4997](#)

Accept Certification of Results from the Cumberland County Board of Elections for the November 4, 2025 Municipal Election for Mayor and City Council Districts 1, 2, 3, 4, 5, 6, 7, 8, and 9

Recommendation: Staff recommends Council move to accept the Certification of Results from the Cumberland County Board of Elections as presented.

8.0A3 [25-5042](#)

Approve City Council Policies Review Committee Recommendation

8.0A4[25-5052](#)

Approve P25-51: A request to conditionally rezone 5 parcels on Hillsboro Street (0437488315000, 0437488518000, 0437488512000, 0437488423000, 0437488219000), consisting of 1.58 acres and owned by Fayetteville Area Operation Inasmuch, from Mixed Residential 5 (MR-5) to Mixed Residential Conditional Zoning (MR-5/CZ).

Recommendation:

The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the proposed map amendment from Mixed Residential 5 to Mixed Residential 5 - Conditional Zoning (MR-5/CZ), based on the following findings:

* Policy Consistency: The proposed conditional rezoning is consistent with the City's adopted 2040 Future Land Use Plan (FLUP), which designates the area for Neighborhood Improvement. The MR-5 district, and proposed conditions, aligns with land use policies that promote context-sensitive infill, housing variety, and long-term neighborhood stability. The rezoning advances Strategic, Compatible Growth goals identified in policies LU-1, LU-4, LU-6, and LU-7.

* Contextual Appropriateness: The proposed rezoning is contextually appropriate because it complements the surrounding residential character and land uses along Hillsboro Street. The project continues the pattern of mixed residential and supportive housing in the area, using vacant lots for compatible infill development. The minor reductions in setback and parking allow for efficient site design without disrupting neighborhood scale or character, while the conditional zoning ensures consistency with city planning goals and community context.

* Public Interest: The rezoning serves the public interest by providing much-needed housing for veterans, supporting neighborhood reinvestment, and utilizing existing infrastructure efficiently. It advances the City's 2040 Comprehensive Plan goals for neighborhood improvement, housing diversity, and social equity, while ensuring long-term stability through continued ownership by Operation Inasmuch.

8.0A5[25-5053](#)

Approve P25-52: A request to conditionally rezone a portion of 730 Filter Plant Drive (0428906947000), consisting of 13.2 acres and owned by City of Fayetteville, from Limited Commercial (LC) to Light Industrial Conditional Zoning (LI/CZ).

Recommendation:

The Zoning Commission and Professional Planning Staff recommends that the City Council move to approve the proposed map amendment from Limited Commercial (LC) to Light Industrial - Conditional Zoning (LI/CZ) based on the following findings:

*** Policy Consistency:**

The proposed conditional rezoning is consistent with the City's adopted 2040 Future Land Use Plan (FLUP), which identifies the area for Office & Institutional and Commercial Strip Redevelopment. The Light Industrial district-when paired with the offered conditions-supports the intent of these designations by reinforcing the continued use of public utility infrastructure within an established service area. The request also advances the City's Strategic and Compatible Growth objectives (LU-1) by ensuring that essential municipal operations remain functionally integrated into the broader urban framework.

*** Contextual Appropriateness:**

The rezoning is contextually appropriate and compatible with surrounding land uses. It primarily serves to bring an existing, long-standing municipal facility into conformity with current zoning regulations, without introducing adverse impacts to nearby residential or commercial properties. The proposed conditions ensure that site operations remain well-buffered, environmentally compliant, and visually consistent with the surrounding area.

*** Public Interest:**

The proposed map amendment clearly advances the public interest by facilitating the continued operation and potential modernization of a critical public utility-the Glenville Lake Water Treatment Facility. Maintaining and enhancing this facility directly supports public health, safety, and welfare by ensuring reliable access to clean water for the residents and businesses of Fayetteville.

- 8.0A6** [25-5054](#) Approve P25-53: A request to rezone Unaddressed property at the intersection of Gardner and Hulon St. (0428397224000), consisting of 1.4 acres and owned by CRYSTAL POINT INVESTMENT SOLUTIONS LLC , from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5).
- Recommendation:** * The Zoning Commission and Professional Planning Staff recommends that the City Council approve the straight rezoning from SF-6 to MR-5. The request is consistent with the Future Land Use Plan's Neighborhood Improvement designation, and MR-5 provides the appropriate toolkit to implement that policy by allowing small-lot detached, duplex/townhome, and low-rise multifamily while preserving environmentally constrained areas through open-space and buffer requirements. The range of MR-5 uses, and associated development standards is suitable for this corridor given the surrounding mix of single-family neighborhoods, civic uses, and nearby multifamily, and compatibility will be addressed through the UDO's citywide requirements for setbacks, height, landscaping/buffering, lighting, access, and stormwater. Transportation access, utility connections, and public-safety considerations will be reviewed and conditioned at the subdivision and site-plan stages. No evidence indicates factors that would substantially harm public health, safety, morals, or general welfare.
- 8.0A7** [25-5058](#) Approval of Professional Service Contract Execution Recommendation for \$662,356 for Construction Administration for the Ivy & Lyon Road Storm Drainage and Utility Improvements Project.
- Recommendation:** Authorize execution of an engineering service contract for professional services in the amount of \$662,356 for construction administration for the Ivy & Lyon Road Storm Drainage and Utility Improvements Project to the consulting firm Timmons Group, Inc.
- 8.0A8** [25-5020](#) Adopt Resolution of Support Authorizing to Apply for North Carolina Department of Commerce Rural Economic Development Grant for Benjamin Stout Real Estate Services, Inc.
- Recommendation:** Staff recommends that City Council move to adopt the Resolution of Support for the Building Reuse Grant authorizing the City Manager to sign the grant application for Benjamin Stout Real Estate Services, Inc.
- 8.0A9** [25-5064](#) Amend the History Museum lease with the Fayetteville Area Convention & Visitors Bureau.
- Recommendation:** Authorize the City Manager to execute an amendment, as discussed, to the current lease, upon approval of the City Attorney.

8.0A10[25-5044](#)**Adopt Resolutions Declaring Four Parcels Off Blue Street and Murchison Road Surplus Property and Authorizing the Upset Bid Process and Sale of the Property****Recommendation:**

Staff recommends that the City Council adopt the Resolutions below to allow the parcels to be added back to the tax roll:

* "Resolution by the City Council of the City of Fayetteville, North Carolina Declaring Parcel 0437-29-8078 Off Murchison Road Surplus Property and Authorizing the Upset Bid Process and Sale of the Property"

* "Resolution by the City Council of the City of Fayetteville, North Carolina Declaring Parcel 0437-38-5829 Off Blue Street Surplus Property and Authorizing the Upset Bid Process and Sale of the Property"

* "Resolution by the City Council of the City of Fayetteville, North Carolina Declaring Parcel 0437-38-5836 Off Blue Street Surplus Property and Authorizing the Upset Bid Process and Sale of the Property"

* "Resolution by the City Council of the City of Fayetteville, North Carolina Declaring Parcel 0437-39-3071 Off Blue Street Surplus Property and Authorizing the Upset Bid Process and Sale of the Property".

8.0B ITEMS PULLED FROM CONSENT

9.0 REPORTS FROM BOARDS AND COMMISSIONS

- 9.01 [25-5034](#) Receive the Fayetteville Redevelopment Commission Annual Report

10.0 OTHER ITEMS OF BUSINESS

- 10.01 [25-5068](#) Authorize the City Manager to Execute an Option to Purchase Agreement with JBS Developers and the Fayetteville Metropolitan Housing Authority for 6.32+/- Acres of the City's Catalyst 1 Site
- Recommendation:** Staff recommends that Council move to authorize the City Manager to sign an Option to Purchase Agreement with JBS Developers and the FMHA for the purchase of 6.32+/- acres of the City's catalyst 1 site for the construction of an affordable housing community.
- 10.02 [25-5061](#) Approve Appointment Committee Recommendations for Boards and Commissions Appointments
- Recommendation:** Approve Appointment Committee recommendations as presented.

11.0 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

December 8, 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.



Five Council Strategic Priorities

