



City of Fayetteville

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

Meeting Agenda - Final City Council Regular Meeting

Monday, October 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 [25-4996](#)

Approve Meeting Minutes:
October 6, 2025 - Work Session
October 13, 2025 - Discussion of Agenda Items
October 13, 2025 - Regular

Recommendation: Approve the draft minutes.

7.0A2 [25-4976](#)

Adopt Resolution for Proposed 2026 City Council Meeting Dates
Calendar

Recommendation: Adopt resolution for the 2026 City Council Meeting Dates
Calendar

7.0A3 [25-4901](#)

Approve Bid Recommendation for a Site Plan Review Process
Improvement Study and Authorize the City Manager to Execute a
Contract

Recommendation: Staff recommends that Council move to approve the award of
and authorize the City Manager to execute a contract with
Berry, Dunn, McNeil & Parker, LLC. If the study begins in
December 2025, it would be completed by June 2026.

7.0A4[25-4930](#)

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.

Recommendation:

Move to approve Case P25-45, rezoning □2.55 acres (PIN 0425754360000) from Cumberland County M(P) to City LI (Light Industrial), finding the action consistent with the text of the City's Future Land Use Plan (Goals 1-2; Policies LU-1, LU-2) and the FY2025 Strategic Plan (Goals II, III), reasonable, and in the public interest given the airport-area industrial context and availability of public utilities; and, to the extent the adopted Future Land Use Map depicts any Low-Density Residential on the subject tract, to concurrently amend the Map to Employment Center for consistency:

* The request is consistent with the City's adopted Future Land Use guidance to focus value and investment around existing infrastructure and to promote compatible economic and industrial development in key areas (Goals 1 and 2; Policies LU-1 and LU-2). The planning framework identifies this corridor for employment/industrial use, and case materials note the Southwest Cumberland future land use vision anticipates Light Industrial at this location. The site is served by public water and sewer, reinforcing orderly, infrastructure-efficient growth.

* LI is appropriate and compatible with the surrounding context. Case materials and maps show the subject property is located in a predominantly industrial corridor near the airport with adjacent County M(P)/industrial and nearby City HI and CC districts; applying LI in this location aligns with existing and emerging use patterns and avoids creating an isolated district. Case materials document more than ten industrial sites in the immediate vicinity, and the P25-45 rezoning map illustrates the M(P)-to-LI request on PIN 0425754360000.

* There are no identified adverse impacts on public health, safety, or general welfare resulting from the map amendment. The site is vacant within an established industrial corridor near the airport, and any future development must comply with City development review for access, utilities, stormwater, buffering to the two large residential lots to the east, and all applicable over, fire, and life-safety standards - mitigating site-specific effects at the time of development. The applicant reports no environmentally sensitive areas and will meet buffering requirements per the Unified Development Ordinance.

- 7.0A5** [25-4970](#) Approve Ordinances for Uninhabitable Structures: Demolition Recommendations
- 1912 Murchison Road District 4
2005 Murchison Road District 4
- Recommendation:** Staff strongly recommends that Council adopt the ordinances authorizing demolition of these structures. We will continue to engage with the property owners up to the scheduled demolition date, offering opportunities for voluntary compliance, self-demolition, or grant-supported abatement through Economic Community Development.
- Should a property come into compliance voluntarily, staff will present a demolition rescission ordinance to Council to formally remove the order from the property deed.
- Prompt approval of the demolition ordinances is essential, as it enhances our leverage with property owners and is the only available mechanism to stay or suspend demolition proceedings once an order has been adopted.
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- 7.0A6** [25-4956](#) Adopt Capital Project Ordinance Amendment & Bid Recommendation - Ivy and Lyon Road Drainage Improvement Project
- Recommendation:** Council approves the award and authorize execution of a contract in the amount of \$6,154,032 for the Ivy and Lyon Road Drainage Improvement Project, with the lowest responsive and responsible bidder, Roadworks Construction Company and approve CPOA 2024-13 to appropriate additional funds for utility improvements associated with the project to be reimbursed by PWC.
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- 7.0A7** [25-4961](#) Authorization to Accept Grant Funding from Keep America Beautiful for Fayetteville Beautiful and Adoption of Budget Ordinance Amendment to Appropriate Funds
- Recommendation:** Staff recommends that City Council move to authorize staff to accept the grant from Keep America Beautiful and adopt Budget Ordinance Amendment 2026-3 to appropriate the \$5,000 in funding.
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- 7.0A8** [25-4984](#) Approve Interlocal Agreement - Joint Use of Facilities with Cumberland County Board of Education
- Recommendation:** City Council moves to authorize the signature of the 2025-2028 Interlocal Agreement for Joint Use of Facilities with Cumberland County Schools.

- 7.0A9** [25-4981](#) PWC - Approve Bid Recommendation - Powdered Activated Carbon Slurry
- Recommendation:** The Fayetteville Public Works Commission recommends the City Council approve the purchase award for the Powdered Activated Carbon Slurry to Brenntag Mid-South, Inc, Durham, NC, the lowest responsive and responsible bidder, and in the best interest of PWC, for the total amount of \$108,900.00, and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

7.0B ITEMS PULLED FROM CONSENT

8.0 STAFF REPORTS

- 8.01** [25-4973](#) Receive the Fayetteville Fire Department 2025 3rd Quarter Review
- Recommendation:** Receive the report as presented
- 8.02** [25-4967](#) Receive the Fayetteville Police Department 3rd Quarter Review
- Recommendation:** Receive the report as presented

9.0 PUBLIC HEARINGS (Public & Legislative Hearings)

- 9.01** [25-4971](#) 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)
- Recommendation:** * The 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 Medium Density Residential designation with Park/Open Space along Big Cross Creek, 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.
Note: As a reminder, this application was denied by the Zoning Commission and has been appealed to the City Council for further consideration.

- 9.02** [25-4972](#) AX25-02: CRA Commercial Development LLC is petitioning to annex a parcel of approximately 2.55 acres at 3456 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.

Recommendation: Professional Planning Staff recommends that the City Council adopt the annexation ordinance for AX25-02, annexing approximately 2.55 acres located at 3456 Black & Decker Road (PIN 0425-75-4360) into the corporate limits, effective October 27, 2025.

10.0 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.

- 10.01** [25-4995](#) Administrative Report Concerning Massey Hill Recreation Afterschool Programming

Recommendation: For information only, no action required unless Council moves to add to an upcoming Work Session.

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

October 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.



Five Council Strategic Priorities

