

**FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEFING MINUTES  
TEAMS  
FEBRUARY 18, 2026  
5:00 P.M.**

Present: Council Members Malik Davis (District 2); Antonio Jones (District 3); D.J. Haire (District 4); Derrick Thompson (District 6); Shaun McMillan (District 8)

Absent: Mayor Mitch Colvin; Council Members Stephon Ferguson (District 1); Lynne Greene (District 5); Brenda McNair (District 7); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Jodi Phelps, Assistant City Manager  
Jeffery Yates, Assistant City Manager  
Michael Gibson, Interim Assistant City Manager  
Roberto Bryan, Jr., Police Chief  
Gerald Newton, Development Services Director  
Dereke Planter, Code Enforcement Administrator Supervisor  
Sheila Thomas-Ambat, Public Services Director  
Brian McGill, Public Services Assistant Director  
Byron Reeves, Public Services Assistant Director  
David Steinmetz, Assistant Development Services Director  
Willie Henry, Chief Information Officer  
Christopher Cauley, Economic & Community Development Director  
Albert Baker, Assistant Economic & Community Development Director  
Craig Harmon, Senior Planner (departed at 5:31 p.m.)  
Yamile Nazar, Human Relations Manager  
Scott Walters, Senior Planner (departed at 5:36 p.m.)  
Sonyé Randolph, Assistant City Attorney  
Angelica McDonald, Assistant City Attorney  
Victoria Curtis, Assistant City Attorney  
John Jones, Office of Community Safety Director (arrived 5:09 p.m.)  
Jennifer Ayre, City Clerk

## **1.0 CALL TO ORDER**

Mayor Pro Tem Thompson called the meeting to order, and it was noted a quorum was not present.

## **2.0 AGENDA BRIEFING – Review of Items for the February 23, 2026, City Council Meeting**

Mr. Craig Harmon, Senior Planner, presented the rezoning items on the consent *Item 7.0A2 - Approve P26-01: A request to rezone property at 600 Hope Mills Rd (0416184349000 ), consisting of 3.72 acres and owned by LAFAYETTE LAND CORPORATION, from Office and Institutional (OI) to Limited Commercial (LC).* and *7.0A3 - Approve P26-02. A request to amend the MR-5/CZ conditional zoning conditions for property located at 0 Mount Rainer Rd and 0 Rock Creek Ln (PINs 0439300490000 and 0439302525000), consisting of 17.61 acres and owned by Northridge Towns, LLC, et al. to allow up to 200 residential units.* Item 7.0A3 has been before Council multiple times over the past 17 years, once for a conditional rezoning to do condos on the property, once to do single family homes, most recently two years ago for a rezoning to allow for the option of multi-family or single family, and now the owners are requesting an amendment to the conditional rezoning to allow for 200 units and let the market decided what type of housing it is.

Mr. Dereke Planter, Code Enforcement Administrator Supervisor, presented *Item 7.0A4 - Rescind Demolition Ordinances: 820 Zadock Drive - District 8 and 2005 Murchison Road - District 4.* 820 Zadock Drive has been repaired by the owner and 2005 Murchison Road was demolished by the owner and can therefore be removed from the demolition list.

Mr. Planter presented *Item 7.0A5 - Approve Ordinances for Uninhabitable Structures: Demolition Recommendations: 355 Dick Street – District 2, 357 Dick Street – District 2 501 Jennings Farm Road – District 7, 4070 Rosehill Road - District 3.* Mr. Planter there are four residential structures that have been deemed dangerous. 355 Dick Street is being managed by the same owner as 206 Campbell Avenue was. The property owner's legal guardian is Mr.

Konchan Khamone and is doing all of the unpermitted work. He applied for a permit in 2024 and has expired three times. Mr. Khamone did attend the hearing in place of the owner and request 120 days to complete the repairs, which have not been started. Past due taxes on the property are \$1,066.74.

357 Dick Street is owned by a business in Ohio and have past due taxes of \$2,730.34. Once notification was made to the owner, the lender was on the title as a must notify who then reached out to the City to understand why it was being condemned because funding was provided to the owner by the lender to make the repairs which never took place. Conversations have taken place with the business representative who is deciding whether to find a contractor or sell it.

501 Jennings Farm Road has had 26 documented code violations since 2015, and most have come from residents in the community. The City has been maintaining the yard, but the structure continues to deteriorate. The owner attended the hearing, but nothing has been done to bring it into compliance. There is \$1,292.77 in city assessments which were to maintain the yard, but there are no outstanding taxes. Discussion ensued regarding how city assessment fees are recuperated.

4070 Rosehill Road sustained severe damage to the roof from a tree collapsing on it. There have been no conversations with the owner, nor did they attend the hearing. There have been no utilities since 2018, nor are there any city assessments or taxes due.

Mr. Craig Harmon stated *Item 10.01 - 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 and October 27, 2025)* is the case that has been tabled twice already. The owners have come to the Technical Review Committee once with a loose plan for duplexes and quadplexes. Under the MR-5 zoning up to 231 units could be built on the property without conditions. Staff will call everyone that has signed up in the past as a reminder. Discussion ensued.

Dr. Gerald Newton, Development Services Director, stated *Item 10.02 - Public Hearing on Text Amendment to Update UDO Section 30-5.L – Signage* had been worked on by a consultant in June which was unanimously approved, however there were some unexpected and unintended consequences. Therefore, staff have worked to address the issues. Mr. Scott Walters, Senior Planner, stated there are nine adjustments for clean-up and clarifications through definitions. Some changes include taking sections out or moving sections to an exempt section, which would allow the residents to not have to apply for or get approval for certain signage. The major change is regarding wall mounted signage with three proposed options. Discussion ensued.

Ms. Jennifer Ayre, City Clerk, provided an overview of the remaining agenda items.

Council Member Davis asked if *Item 7.0A9 Fire Station No. 16 (At the Corner of Cedar Creek Road and Fields Road) Guaranteed Maximum Price (GMP #1) for Construction* includes the playground. Dr. Douglas Hewett, City Manager, stated that will be a separate item that will come later. Mr. Jeffery Yates, Assistant City Manager, stated staff anticipates breaking ground in the first part of May and the playground, while not a part of the Guaranteed Maximum Price (GMP) for construction of the facility, it is in the site plan.

Council Member Haire asked what the *Item 12.01 - Fayetteville State University Update on Memorandum of Understanding for Catalyst Site 1* report includes. Dr. Hewett stated it is a letter from Chancellor Allison and a copy of the amended and restated memorandum of understanding and partial assignment of rights from September 2025. Mr. Chris Cauley, Economic & Community Development Director, stated about two and a half years ago the City entered into a Memorandum of Understanding (MOU) with Fayetteville State University (FSU), giving them exclusive access to the site to come up with plans, complete environmental studies, and anything else needed to realize the vision for the site. The MOU was a three-year agreement, and it will end in June. FSU has been working on the project and provided their updates in the agenda item. Discussion ensued.

Dr. Hewett stated *Item 11.03 - Murchison Choice Neighborhoods 2025 Grant Application Partnership Certification and Leverage Letter* is the City's partnership certification with the Housing Authority and Pennrose. The Choice Neighborhood grant is due March 9, 2026, and this item provides pre-clearance to staff complete and necessary items to apply for the grant. Mr. Chris Cauley, Economic & Community Development Director stated there are items missing from the item that includes the draft letter, partnership certification, and presentation. Due to the

short turnaround, the items were not ready to be placed in the agenda packet today but will be provided to Council by Friday. Discussion ensued.

There being no further business, the meeting adjourned at 5:51 p.m.

Respectfully submitted,

---

JENNIFER L. AYRE  
City Clerk  
021826

---

MITCH COLVIN  
Mayor