



City of Fayetteville

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

Meeting Agenda - Final City Council Regular Meeting

Monday, January 12, 2026

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 [26-0020](#)

Approve Meeting Minutes:
December 8, 2025 - Discussion of Agenda Items
December 8, 2025 - Regular

Recommendation: Approve the draft minutes.

8.0A2 [26-0027](#)

Approve Rescheduling of the Strategic Planning Retreat

Recommendation: Approve the cancellation of the January 20-21, 2026, Strategic Planning Retreat and call a special meeting for February 3-4, 2026.

8.0A3 [26-0007](#)

Consider Proposed Clerical Amendments to Appeal Ordinances

Recommendation: Staff recommends that Council adopt all changes.

8.0A4

[26-0010](#)

Approve P25-55: A request to rezone 4.21 acres at 3829 Distribution Drive, 3701 Distribution Drive, and an adjacent parcel (PINs 0429429042000, 0429510930000, and 0429211745000), owned by Healy Wholesale Co Inc., to Light Industrial (LI).

Recommendation:

The Professional Planning Staff and the Zoning Commission recommend that City Council approve the proposed map amendment from Community Commercial (CC) to Light Industrial (LI) for approximately 4.21 acres located at 3829, 0, and 3701 Distribution Drive (Healy Wholesale Co., Inc.), based on the following findings:

* Policy Consistency: The Future Land Use Plan identifies this area as an Employment Center, which is intended to accommodate office, industrial, warehousing, and distribution uses in locations already served by robust transportation and utility infrastructure. The LI district directly implements this designation by formalizing and reinvesting in an existing wholesale/distribution operation within an established employment corridor, consistent with land use policies that focus value and investment around infrastructure and strategic nodes and promote compatible economic and commercial development in key areas. The request also advances the FY2025 Strategic Plan's goals for a diverse and viable economy (Goal II) and city investment planning (Goal III) by supporting reinvestment, job retention, and tax-base growth in a designated employment area.

* Contextual Appropriateness: The rezoning is contextually appropriate given the existing and surrounding land use pattern along Distribution Drive. The subject property is already developed and operated as a beer and wine distribution campus, is flanked by other LI-zoned industrial uses to the northwest and southeast, and is buffered at the rear by a rail corridor and additional commercial/industrial properties, with residential uses located across Distribution Drive on the opposite side of the street. The LI district includes enhanced setback and separation standards where industrial uses abut residential zoning, which, together with Article 30-5 Development Standards, will help ensure that any redevelopment of the site remains compatible with nearby homes and maintains appropriate visual and operational buffers.

* Public Interest: The proposed map amendment serves the public interest by allowing the modernization and more efficient redevelopment of a long-standing local distribution business within a fully serviced employment corridor, thereby supporting job retention, potential employment growth, and continued private investment in the City's industrial tax base. Because the site is already served by public water and sewer and is located near existing major transportation infrastructure, the rezoning leverages prior public investment rather than requiring new extensions of urban services, in line with adopted land use and strategic planning guidance.

- 8.0A5** [25-5067](#) Addition of Certain Streets to the City of Fayetteville System
- Recommendation:** Staff recommends that Council accept the attached list of streets and drainage systems located within the street rights-of-way for inclusion in the City's system of streets.
- 8.0A6** [26-0029](#) Authorize Aubrey Hills Apartments Affordable Housing Loan Subordination
- Recommendation:** Staff recommends that Council move to authorize the subordination, execution, and filing of amended loan documents.
- 8.0A7** [26-0030](#) Adoption of Special Revenue Fund Project Ordinance 2026-12 to Appropriate the ICMA Economic Mobility and Opportunity Special Assistants Program Grant Award
- Recommendation:** Staff recommends that Council move to adopt Special Revenue Fund Project Ordinance 2026-12 to appropriate budget for the ICMA EMO Special Assistants Grant.
- 8.0A8** [26-0001](#) Adopt Resolution Providing for the Sale and Issuance of \$ 40,000,000 General Obligation Public Improvement Bonds Series 2026 Non-Taxable for Public Infrastructure (\$25 Million) and Public Safety (\$15 million)
- Recommendation:** Staff recommends the adoption of the resolution as presented.
- 8.0A9** [26-0015](#) Adopt Revised Resolution to Appointment Deputy Finance Officers for the Purpose of Signing Purchase Orders, Checks, Contracts and Agreements
- Recommendation:** Adopt the resolution designating the Assistant CFO - Procurement and Assistant CFO - Financial Reporting as deputy finance officers for the purpose of signing purchase orders, contracts, agreements, and checks, and acting as designees in the Chief Financial Officer's absence.
- 8.0A10** [26-0025](#) PWC Recommendation - Approve Construction Award for the Re-advertised Water Main Replacement & Rehabilitation
- Recommendation:** The Fayetteville Public Works Commission recommends the City Council approve the construction award recommendation for the Re-advertised Water Main Replacement and Rehabilitation to Insituform Technologies LLC, Southington, CT, the lowest responsive and responsible bidder, and in the best interest of PWC, for the total amount of \$8,979,370.00, and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0B ITEMS PULLED FROM CONSENT

9.0 REPORTS FROM BOARDS AND COMMISSIONS

9.01 [26-0022](#) Accept the Audit Committee Annual Report to City Council

Recommendation: Accept the report as presented.

10.0 STAFF REPORTS

10.01 [26-0028](#) Receive the FY26 2nd Quarter Strategic Performance Report

Recommendation: City Council accept the FY26 2nd Qtr. Strategic Performance Report.

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

January 12, 2026 - 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



Ongoing
commitment to a
comprehensive
approach to
community safety



Continue the City's
commitment to
revitalization
efforts and
housing needs



Increase Parks
and Recreation
opportunities for
youth engagement
and interaction



Enhance
economic
growth
throughout
the City



Evaluate and
expand
transportation
and other
connectivity for
residents