



City of Fayetteville

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

Meeting Agenda - Final City Council Regular Meeting

Monday, April 27, 2026

6:30 PM

Council Chamber

1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 ANNOUNCEMENTS

5.0 CITY MANAGER REPORT

6.0 APPROVAL OF AGENDA

7.0A CONSENT AGENDA

7.0A1 [26-0257](#) Approve Meeting Minutes:
March 12, 2026 - Special
April 6, 2026 - Work Session
April 8, 2026 - Special
Recommendation: Approve the draft minutes.

7.0A2 [26-0279](#) Approve Dogwood Festival Funding Support of \$75,000.00
Recommendation: Approve a one-time \$75,000 support and operations grant for the 2026 Fayetteville Dogwood Festival and direct staff to return with a proposed multi-year funding framework for FY27, FY28, and FY29 tied to defined performance metrics and annual reporting.

7.0A3 [26-0200](#) Approve P26-06: A request to rezone properties at 533, 537, 545, & 607 Pritchett Rd (0407252027000, 0407242818000, 0407252339000, 0407252226000) consisting of 1.76 acres and owned by WILLIAMS, CLARKE A; WILLIAMS, FLORENCE M , from Single Family Residential 10 (SF-10) to Mixed Residential 5 (MR-5).
Recommendation: The Zoning Commission and Professional Planning Staff recommends that the City Council move to APPROVE of the proposed map amendment from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5) for the approximately 1.76 acres located at 545, 607, 533, and 537 Pritchett Road.

7.0A4

[26-0187](#)

Approve P26-07. Rezoning of seventeen parcels zoned as Community Commercial; eighteen parcels zoned Mixed Residential 5 (MR-5); three parcels split zoned Community Commercial (CC) and Mixed Residential 5 (MR-5); and one parcel split zoned Heavy Industrial (HI) and Mixed Residential 5 (MR-5) located on Blount, Chase and Gillespie Streets to Mixed-Use Conditional Use (MU/CZ), totaling ± 8.77 acres

Recommendation:

The Zoning Commission and Professional Planning Staff recommend that the City Council approve the proposed map amendment rezonings with the following conditions:

- 1.) The property shall not exceed a lot coverage of seventy-five percent (75%);
- 2.) The building height shall not exceed 75 feet; and
- 3.) The property shall be exempt from the minimum number of required off - street parking spaces.

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 Community Center (CC) and Employment Center (EC). The rezoning advances Strategic, Compatible Growth goals identified in policies LU-1 and LU-5.
- Contextual Appropriateness: The proposed MU/CZ zoning enhances the adjacent areas and supports the shift from a former mainly residential area to a mixed-use development consisting of residential, commercial, and recreational.
- Public Interest: The request does not currently involve any new construction or site modifications and will not increase demands on public infrastructure or services and will not adversely impact public health, safety, or general welfare.

- 7.0A5** [26-0239](#) Approve P26-08 - Wiley Bunce has asked to change the zoning map. He wants to change about 11.78 acres at 603 Covey Drive and 618 Covey Drive from SF-10 and SF-6 (Single-Family Residential 6 and 10) to MR-5 (Mixed Residential 5).

Recommendation: The Zoning Commission and Professional Planning Staff recommend approval of P26-08 as requested and rezone approximately 11.78 acres at 603 and 618 Covey Drive (PIN 9497743273000 and 9497733788000) from SF-10/SF-6 to MR-5, based on the following:

- * Plan consistency: The Future Land Use Map designates the area MDR, and the Future Land Use Plan supports medium-density residential patterns and a mix of housing types in appropriate locations.
- * Compatibility and orderly pattern: The record describes a surrounding zoning mix that already includes MR-5 alongside SF districts, supporting a finding that the amendment does not create isolated zoning and fits the broader residential context.
- * Infrastructure-supported growth: The applicant states that public water and public sewer serve the site, and the Future Land Use Plan prioritizes growth in areas with infrastructure and coordinated utility planning.
- * Strategic Plan alignment: The request advances Goal III's strategic land use management direction and Goal IV's neighborhood/housing objectives by aligning zoning entitlements with planned residential growth and housing choice.

- 7.0A6** [26-0201](#) Approve P26-09: A request to rezone the property at 3456 Black & Decker Rd (0425754360000) consisting of 2.55 acres and owned by CVA Commercial Development LLC from Light Industrial (LI) to Community Commercial (CC).

Recommendation: The Zoning Commission and The Professional Planning Staff recommends that the City Council move to APPROVE of the proposed map amendment from Light Industrial (LI) to Community Commercial (CC) for the approximately 2.55 acres located at 3456 Black and Decker Road.

- 7.0A7** [26-0247](#) Adopt Ordinances for Uninhabitable Structures: Demolition Recommendations

1299 Bingham Drive – District 7
5329 Murchison Road – District 3

Recommendation: Staff recommends that Council adopt the ordinances authorizing demolition of these structures. Staff will continue to communicate with the property owner up to the scheduled demolition date, offering opportunities for voluntary compliance, self-demolition, or grant-supported abatement through the Community Development Department. If the property is brought into compliance prior to demolition, staff will return to Council with a rescission ordinance to remove the demolition order from the property record.

- 7.0A8** [26-0260](#) Approve Bid Recommendation - Sewer Lift Station 29 at Airport - T.A. Loving Company d/b/a Pipeline Utilities, Inc.
- Recommendation:*** Staff recommends that Council move to Approve award of and authorize the City Manager to execute a contract for the Airport Lift Station #29 Replacement with the lowest responsive, responsible bidder, T.A. Loving Company d/b/a Pipeline Utilities, Inc in the total amount of \$3,325,000.
- 7.0A9** [26-0226](#) Adopt Resolution Calling a Public Hearing Regarding the Permanent Closing of a Portion of Fargo Drive
- Recommendation:*** Staff recommends that Council adopt the Resolution declaring Council's intent to permanently close a portion of Fargo Drive and calling a public hearing for June 8, 2026.
- 7.0A10** [26-0262](#) PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank
- Recommendation:*** The Fayetteville Public Works Commission recommends that City Council approve the construction award for the Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank to Utility Service Co., Inc, Perry, GA, the lowest responsive, responsible bidder and in the best interests of PWC, in the total amount of \$600,500.00, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase
- 7.0A11** [26-0264](#) PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms
- Recommendation:*** The Fayetteville Public Works Commission recommends that City Council approve the purchase award recommendation for the Materials Contract for Construction Ops and Storms to Crowder Trucking LLC, Fayetteville, NC, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of \$264,700.00, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

7.0A12 [26-0265](#) PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase

Recommendation: The Fayetteville Public Works Commission recommends that the City Council approve the Sole Source Recommendation for PWC's Electrical Engineering and Construction Department to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements.

The request is specifically to authorize a one (1) year sole source agreement with the option to renew for two (2) additional one (1) year terms for the purchase of Distribution Transformers (Overhead, Single-Phase Padmount, and Three-Phase Padmount) manufactured by Electric Research Manufacturing Company (ERMCO) of Dyersburg, Tennessee for Fiscal Years 2027, 2028, and 2029, and authorize the CEO and 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 PUBLIC HEARINGS (Public & Legislative Hearings)

- 8.01** [26-0230](#) Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of Maxwell Street
Recommendation: Staff recommends that Council adopt the Resolution and Order permanently closing a portion of Maxwell Street.
- 8.02** [26-0231](#) Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of McDonald Street
Recommendation: Staff recommends that Council adopt the Resolution and Order permanently closing a portion of McDonald Street.
- 8.03** [26-0232](#) Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of an Unnamed Street Off Cedar Street
Recommendation: Staff recommends that Council adopt the Resolution and Order permanently closing a portion of an unnamed street off Cedar Street..
- 8.04** [26-0234](#) Adoption of Resolution Authorizing the 2026-2027 Proposed Annual Action Plan for Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grants
Recommendation: Adopt the resolution authorizing the proposed 2026-2027 HUD Annual Action Plan, which guides the implementation of the CDBG, HOME, and ESG programs.

9.0 REPORTS FROM BOARDS AND COMMISSIONS

- 9.01** [26-0217](#) Receive the Planning Commission Annual Report 2025
Recommendation: Staff recommends that the City Council accept the report.
- 9.02** [26-0218](#) Receive the Zoning Commission Annual Report 2025
Recommendation: Motion to accept the report as presented.

10.0 STAFF REPORTS

- 10.01** [26-0268](#) Public Infrastructure General Obligation Bond Project Update
Recommendation: Council receive staff's report pertaining to the Public Infrastructure GO Bond Project.

11.0 OTHER ITEMS OF BUSINESS

- 11.01** [26-0269](#) Approve Appointment Committee Recommendations for Boards and Commissions Appointments
Recommendation: Approve Appointment Committee recommendations as presented.
- 11.02** [26-0275](#) Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance
Recommendation: Staff recommends that Council approves specific changes.

11.03 [26-0276](#) Presentation on North Carolina Development Moratoria

Recommendation: N/A

12.0 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.

12.01 [26-0270](#) Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring Downtown District, Inc

Recommendation: Receive the report on the Downtown Municipal Service District FY25 Fourth Quarter Update from Cool Spring Downtown District, Inc.

13.0 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

April 27, 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