

**FAYETTEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
APRIL 27, 2026
6:30 P.M.**

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); Lynne Greene (District 5); Council Member Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: D.J. Haire (District 4)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Kevin Dove, Fire Chief
Christopher Joyce, Assistant Chief of Police
Byron Reeves, Assistant Public Services Director
Christopher Cauley, Economic and Community Development Director
Gerald Newton, Development Services Director
Craig Harmon, Senior Planner
Kecia Parker, Real Estate Manager
Kimberly Toon, Purchasing Manager
Victoria Curtis, Assistant City Attorney
Sabina Wells, Deputy City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 6:45 p.m.

2.0 INVOCATION

The invocation was offered by Pastor Derrick Montgomery, United Ministries in Christ.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor and City Council

4.0 ANNOUNCEMENTS AND RECOGNITIONS

Mayor Colvin presented a proclamation to Ms. Crystal McLean of Money Box Academy in recognition of Financial Literacy Month.

Mayor Pro Tem Thompson recognized May as Lupus Awareness Month and encouraged residents to donate to the cause and to be screened for the disease.

5.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager, stated the City's Fleet Division has been recognized as one of the top 100 Public Fleets in the Americas.

Dr. Hewett introduced Fire Chief Kevin Dove and Assistant Chief of Police Christopher Joyce to recognize their departments exemplary work at a large fire over the weekend at the Extended Stay America hotel, which displaced 94 individuals.

6.0 APPROVAL OF THE AGENDA

MOTION: Mayor Pro Tem Thompson moved to approve the agenda, moving items 11.01 - Approve Appointment Committee Recommendations for Boards and Commissions, 11.02 - Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance and 11.03 -

Presentation on North Carolina Development Moratoria to items 8.05, 8.06, 8.07

SECOND: Council Member Davis

VOTE: UNANIMOUS (9-0)

7.0A CONSENT AGENDA

MOTION: Mayor Pro Tem Thompson moved to approve the consent agenda, with the exception of pulling Item 7.0A2 - Approve Dogwood Festival Funding Support of \$75,000.00, for a separate vote, and tabling Items 7.0A10 - PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank, 7.0A11 - PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms, and 7.0A12 - PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase, for a future Council meeting.

SECOND: Council Member Jones

VOTE: UNANIMOUS (9-0)

7.0A1 Approval of Meeting Minutes:
March 12, 2026 – Special Meeting
April 6, 2026 – Work Session
April 8, 2026 – Special Meeting

City Council approved the three draft meeting minutes.

7.0A2 THIS ITEM WAS PULLED FOR A SEPARATE VOTE

7.0A3 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)

City Council approved 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. The sites at 545, 607, and 537 are vacant lots while site 533 contains a manufactured home and accessory building. This is a straight rezoning, and these properties have not been the subject of a rezoning application within the last five years. The Zoning Commission heard this item on March 10, 2026, and unanimously recommended approval.

7.0A4 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

City Council approved the proposed map amendment rezonings with the following conditions: 1.) The property shall not exceed 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: 1) 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 goal policies. 2) Contextual Appropriateness: The proposed Mixed-Use Conditional Zoning (MU/CZ) 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. 3) 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 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).

City Council of approved the rezoning of approximately 11.78 acres at 603 and 618 Covey Drive (PIN 9497743273000 and 9497733788000) from Single Family 10 and 6 (SF-10/SF-6) to Mixed Residential 5 (MR-5), based on the following: 1) Plan consistency: The Future Land Use Map designates the area Medium Density Residential (MDR), and the Future

Land Use Plan supports MDR patterns and a mix of housing types in appropriate locations. 2) 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. 3) 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. 4) 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. The Zoning Commission heard this item on March 10, 2026, and unanimously recommended approval.

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

City Council approved 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. The Zoning Commission heard this item on March 10, 2026, and unanimously recommended approval.

**7.0A7 Adopt Ordinances for Uninhabitable Structures: Demolition Recommendations
1299 Bingham Drive – District 7
5329 Murchison Road – District 3**

City Council adopted the demolition ordinances for one residential determined to be dangerous and one commercial structure that have been determined to be blight.

1299 Bingham Drive – District 7

AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC, 1299 BINGHAM DRIVE, PIN 0406-47-5257. ORDINANCE NO. NS2026-010.

5329 Murchison Road – District 3

AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC, 5329 MURCHISON ROAD, PIN 0429-15-5344. ORDINANCE NO. NS2026-011.

7.0A8 Approve Bid Recommendation - Sewer Lift Station 29 at Airport - T.A. Loving Company d/b/a Pipeline Utilities, Inc

City Council approved the award of and authorizes 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 \$3,325,000.00.

7.0A9 Adopt Resolution Calling a Public Hearing Regarding the Permanent Closing of a Portion of Fargo Drive

City Council adopted a resolution calling for a public hearing on June 8, 2026, regarding the permanent closing of a portion of Fargo Drive. The City of Fayetteville has received a petition from Cape Fear Valley Hospital Systems to permanently close a portion of Fargo Drive which has never been constructed or opened. The portion of the street to be closed was dedicated on a plat dated August 1959 entitled "Bordeaux, Section IV" and recorded in the Cumberland County Registry in Plat Book 22, Page 52. The property abutting said street has been recombined to allow for future development in a plat entitled "Recombination And Easement Plat Cumberland County Hospital Systems, Inc" dated September 2025, and recorded in Plat Book 153, Pages 106-108 of the Cumberland County Registry on October 2, 2025. Permanently closing the street will not deny access to any property owners.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA CALLING A PUBLIC HEARING REGARDING THE PROPOSED PERMANENT CLOSING OF A PORTION OF FARGO DRIVE. RESOLUTION NO. R2026-022

7.0A10 THIS ITEM WAS TABLED TO A FUTURE COUNCIL MEETING.

7.0A11 THIS ITEM WAS TABLED TO A FUTURE COUNCIL MEETING.

7.0A12 THIS ITEM WAS TABLED TO A FUTURE COUNCIL MEETING.

7.0B ITEMS PULLED FROM CONSENT

7.0B2 Approve Dogwood Festival Funding Support of \$75,000.00

Ms. Kaylynn Suarez, Dogwood Festival Executive Director, stated the Dogwood Festival was a successful event over the weekend and the final attendance headcount and expenditures would be finalized within the next week. Ms. Suarez explained the requested support would supplement expenses incurred over the past weekend at the Dogwood Festival. Council Member McMillan stated that the Dogwood Festival has turned into a cultural event and looks forward to providing support in the future and ways to engage with the Festival. Mayor Colvin recommended that corporate sponsors can be doing more to aid the Festival. Ms. Suarez stated this is the reason they have recently filed to be changed to a 501(c)(3).

MOTION: Mayor Pro Tem Thompson moved to approve Dogwood Festival funding support of \$75,000.00

SECOND: Council Member Davis

VOTE: PASSED by a vote of 7 in favor to 2 in opposition (Council Member Ferguson and Hondros)

8.0 PUBLIC HEARINGS

8.01 Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of Maxwell Street

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the City received a petition from Sewak, LLC, to close a portion of Maxwell Street for the Cedar Rose subdivision off Deep Creek Road. The road has never been constructed or opened and is not utilized as access to any surrounding properties. The emergency response times, nor traffic will be affected and a utility easement will be reserved. The property has been posted for thirty days, and it was advertised in the newspaper for four (4) consecutive weeks.

This is the advertised public hearing set for this date and time, the public hearing was opened.

Mr. Sanjay Khazanchi, Apex, NC, spoke in favor of the permanent closing of Maxwell Street.

There being no further speakers, the public hearing was closed.

A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING A PORTION OF MAXWELL STREET. RESOLUTION NO. R2026-023.

MOTION: Council Member Davis moved to Adopt the Resolution and Order permanently closing a portion of Maxwell Street.

SECOND: Council Member McNair

VOTE: UNANIMOUS (9-0)

8.02 Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of McDonald Street

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the City received a petition from Sewak, LLC, to close a portion of McDonald Street, which has never been constructed or opened and is not utilized as access to any surrounding properties. The emergency response times, nor traffic will be affected and a utility easement will be reserved. The property has been posted for thirty days, and it was advertised in the newspaper for four (4) consecutive weeks.

This is the advertised public hearing set for this date and time, the public hearing was opened.

Mr. Sanjay Khazanchi, Apex, NC, spoke in favor of the permanent closing of McDonald Street.

Mr. James Winder, 424 McDonald St., Fayetteville, NC, spoke in opposition of the permanent closing of McDonald Street.

There being no further speakers, the public hearing was closed.

A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING A PORTION OF MCDONALD STREET. RESOLUTION NO. R2026-024.

MOTION: Council Member Davis moved to Adopt the Resolution and Order permanently closing a portion of McDonald Street.

SECOND: Council Member Hondros

VOTE: UNANIMOUS (9-0)

8.03 Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of an Unnamed Street Off Cedar Street

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the City received a petition from Sewak, LLC, to close a portion of an unnamed street of Cedar Street, which has never been constructed or opened and is not utilized as access to any surrounding properties. The emergency response times, nor traffic will be affected and a utility easement will be reserved. The property has been posted for thirty days, and it was advertised in the newspaper for four (4) consecutive weeks.

This is the advertised public hearing set for this date and time, the public hearing was opened.

Mr. Sanjay Khazanchi, Apex, NC, spoke in favor of the permanent closing of an unnamed street off Cedar Street.

There being no further speakers, the public hearing was closed.

A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING OF A PORTION OF AN UNNAMED STREET OFF CEDAR STREET. RESOLUTION NO. R2026-025

MOTION: Council Member Davis moved to Adopt the Resolution and Order permanently closing a portion of an unnamed street off Cedar Street.

SECOND: Council Member Hondros

VOTE: UNANIMOUS (9-0)

8.04 Adoption of Resolution Authorizing the 2026-2027 Proposed Annual Action Plan for Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grants

Mr. Christopher Cauley, Economic & Community Development Director, presented this item with the aid of a PowerPoint presentation and stated this item was previously presented to Council at the April 6, 2026, Work Session and is here for the public hearing and adoption. The Economic and Community Development Department (ECD) aligns resources by creating and sustaining affordable housing, supporting economic development, partnering with community organizations to address homelessness/poverty, and strengthening neighborhoods. ECD is a core City department that is supported by the General Fund but leverages federal grants to maximize community impact. 60 percent (%) of ECD's salaries come from the General Fund and 90% of the programs ECD supports come from federal grants, with 10% coming from local investment, not including smaller grants.

The annual action plan builds on a five (5) year strategic plan that the U.S. Department of Housing and Urban Development (HUD) requires the City to create. The consolidate plan requires a market study, review a needs analysis, housing in the community, barriers to affordable housing, growth pattern and plans, and then ECD develops the 5-year plan of the programs and activities they are going to fund. Every year HUD requires citizen participation through public input meetings, comment periods, and two hearings. This is to ensure transparency and that ECD is making community-informed decisions. The Redevelopment Commission oversees this process as well and their recommendation are what Council is

receiving. The staff plans, develops, and oversees programs, while community partners deliver the services.

For Fiscal Year 27 (FY27), the City is anticipating having \$3.6 million in funding, which includes entitlements, program income, and match. The entitlement funding is provided directly from HUD and the City anticipates receiving \$2,682,047.00. Program income is when the City loans out money to programs and those loans are repaid, and the City anticipates receiving \$710,648.00. The HOME and Emergency Solutions Grants (ESG) require the City to match HUD's contributions of \$224,505.00.

Affordable housing opportunities are provided through the Community Development Block Grant (CDBG) program to assist low to moderate income homeowners with emergency repairs and the City anticipates receiving \$335,391.00. \$1,290,362.00 has been designated for the HOME-Affordable Housing Development program to assist with new development of rentals and homeownership, and \$400,000.00 has been allocated to the Homebuying Hero program to assist low to moderate income home buyers with down payment assistance.

The Low-Incoming Housing Tax Credit (LIHTC) has four applicants to develop affordable housing. This is a competitive process with one or two projects being awarded tax credits from the North Carolina Housing Finance Agency (NCHFA). The CDBG Special Economic Development program has been allocated \$428,000.00 to fund the City's Exterior Grant Program, Economic Development Loans, Technical Assistance, and Job Creation. The Neighborhood Park Investment fund has been allocated \$150,000.00 to replace the playground equipment at Seabrook Park, and \$161,318.00 has been allocated to assist Development Services with blight removal projects for unsafe buildings.

In FY24-FY25, nearly 8,000 residents were served by community partners through the assistance of ECD, and the goal is to continue that level of service. CDBG Public Services has been allocated \$251,471.00 to assist programs that support low-to-moderate income individuals, while ESG grant funding has been allocated \$142,126.00 to help shelters and individuals experiencing homelessness. ECD received 30 applications from nonprofits requesting a total amount of \$6,228,202. 12 of those applications were recommended, requesting a total of \$1,160,682.00. The available amount in grants was \$661,471.00 and was dispersed to those 12 programs based on needs, leaving \$499,211.00 in unmet needs.

The ESG makes available \$142,126.00 for FY27. From that total, Cumberland HealthNet Street Outreach is receiving \$20,000.00, Myrover-Reese Fellowship Homes Street Outreach is receiving \$40,000.00, and Fayetteville Urban Ministry Homeless Prevention is receiving \$50,000.00. There is \$67,848.00 in unallocated ESG funds. Council has approved support of the Salvation Army, and ECD is working with the Salvation Army to assist them in making them eligible for federal grants, and then the City and County will not have to fully fund the Salvation Army.

Discussion ensued.

This is the advertised public hearing set for this date and time; the public hearing was opened. There being no speakers, the public hearing was closed.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING SUBMISSION OF THE HOUSING AND URBAN DEVELOPMENT ANNUAL ACTION PLAN APPLICATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, HOME INVESTMENTS PARTNERSHIPS PROGRAM (HOME), AND EMERGENCY SOLUTIONS GRANTS (ESG) FOR \$3,657,200 AND THE CONDUCT OF RELATED PROGRAM ACTIVITIES FOR THE 2026-2027 FISCAL YEAR. RESOLUTION NO. R2026-026.

MOTION: Council Member McNair moved to adopt the resolution authorizing the proposed 2026-2027 HUD Annual Action Plan, which guides the implementation of the CDBG, HOME, and ESG programs.
SECOND: Council Member Ferguson
VOTE: UNANIMOUS (9-0)

8.05 Approve Appointment Committee Recommendations for Boards and Commissions

Mayor Pro Tem Thompson presented this item and stated the Appointment Committee met on April 17, 2026, to review applications for appointments to two Boards and Commissions.

It is from that meeting the Appointment Committee presents the recommendations for three appoints to the City Of Fayetteville Boards and Commissions.

The Appointment Committee consists of the following members: Mayor Colvin, Mayor Pro Tem Thompson, Council Member Davis, Council Member Haire (Chair), and Council Member Hondros.

The Appointment Committee recommended the following individuals:

Historic Resources Commission

Keosha Brown April 27, 2026 – March 31, 2028

Senior Citizens Advisory Commission

Julia White April 27, 2026 – March 31, 2028

Sherale Golden-Thomas April 27, 2026 – March 31, 2028

MOTION: Mayor Pro Tem Thompson moved to approve the Appointment Committee recommendations

SECOND: Council Member Davis

VOTE: UNANIMOUS (9-0)

8.06 Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance

MOTION: Mayor Pro Tem Thompson moved to table this item for the City Attorney's Office to bring back peer city comparisons.

SECOND: Council Member Jones

VOTE: PASSED by a vote of 7 in favor to 2 in opposition (Council Members Greene and McMillan)

8.07 Presentation on North Carolina Development Moratoria

Ms. Victoria Curtis, Assistant City Attorney, presented this item with the aid of a PowerPoint presentation and stated at the April 13, 2026, City Council Regular Meeting, Council directed the City Attorney's Office to bring back a presentation on information regarding moratoria. In the land use context, moratorium is a temporary pause on development approvals. This applies to permits and approvals and is time limited. A moratorium does not stop all development. The City's authority to adopt a moratorium comes from North Carolina General Statute 160D-107(a). Council will have to define the scope and purpose of the moratorium, and then staff will develop findings and draft a moratorium ordinance. Then a notice will be given, and a public hearing will be held. The final step is the adoption of the ordinance and implementation.

The moratorium ordinance requires a clear statement of the problem or conditions and alternatives considered, a statement of the development approvals subject to the moratorium, a termination date, jurisdiction, and a statement of the actions to be taken during the moratorium, to include a schedule for those actions. The City can limit the moratorium by geography, zoning district, or citywide. Moratoriums lasting 60 days or less require one public hearing, and those lasting longer than 60 days require two public hearings, one at the Planning Commission and one before City Council. In the circumstances of an imminent threat to public health, a moratorium can be adopted without notice or public hearing. Statutory exemptions from moratoria include projects with valid building permits, completed special use permit applications, approved site-specific vesting plans, substantial expenditures made in reliance on prior approvals, and subdivision plats accepted for review prior to the hearing.

Permit choice applies to completed applications submitted before a moratorium. This limits how a moratorium affects pending projects by allowing the applicant to choose which regulations apply; by either at the time of the application or to move forward at the time a decision is made. Protections may be lost after prolonged inactivity of 6 months or more. Other legal considerations include moratoriums cannot function as a de facto down-zoning, as stated in North Carolina General Statute, state and federal law may limit local regulatory authority, and the application of a moratorium depends on project-specific facts and timing.

Discussion ensued.

MOTION: Mayor Pro Tem Thompson moved to have a 120 day stay for the Planning Commission to collaborate on an ordinance and hold a public hearing and have the City-County Liaison Committee collaborate.

SECOND: Council Member Hondros

FRIENDLY AMENDMENT: Council Member McNair made a friendly amendment for Council Members to make site visits to data centers to learn more information during the 120-day stay

Mayor Pro Tem Thompson accepted the friendly amendment.

VOTE: PASSED by a vote of 6 in favor to 3 in opposition. (Council Members Jones, Greene, and McMillan)

9.0 REPORTS FROM BOARDS AND COMMISSIONS

9.01 Receive Planning Commission Annual Report

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint presentation. The Planning Commission is an appointed citizen advisory board that conducts public meetings on matters related to long-range, continuing, and comprehensive planning. The Planning Commission reviews and make recommendations to City Council on text amendments on the Unified Development Ordinance (UDO), planned developments, subdivision waivers, and development agreements. The Commission decide and handle appeals on major and minor site plans, subdivision plans, final plats, and subdivision exemptions. The Commission also reviews requests for alternative sign plans and neighborhood compatibility plans. The Planning Commission is comprised of nine members and two alternate members. In 2025, they held five public hearings, made recommendations on five UDO text amendments, and reviewed one alternative signage plan request.

MOTION: Council Member Hondros moved to accept the Planning Commission annual report.

SECOND: Council Member Davis

VOTE: UNANIMOUS (9-0)

9.02 Receive Zoning Commission Annual Report

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint presentation. The Zoning Commission is an appointed citizen board that conducts public meetings on matters relation to zoning. The Commission is comprised of five regular members and two alternative members. The Zoning Commission makes recommendations to City Council on rezonings and conditional rezonings and hold quasi-judicial evidentiary hearings and makes decisions on variances. The Commission is responsible for appeals related to signs, clear-cutting and temporary use permits, as well as administrative adjustments, certificates of occupancy and interpretations. In 2025, the Zoning Commission reviewed 38 map amendments, 17 variances and 1 appeal. They rezoned a total of 385.03 acres and annexed 54.89 acres.

MOTION: Council Member Hondros moved to accept the Zoning Commission annual report.

SECOND: Council Member Jones

VOTE: UNANIMOUS (9-0)

10.0 STAFF REPORTS

10.01 Public Infrastructure General Obligation Bond Project Update

Mr. Byron Reeves, Deputy Public Services Director, presented this item with the aid of a PowerPoint presentation. On November 8, 2022, voters approved \$25 million dollars in a General Obligation (GO) Bonds to fund transportation and mobility improvements, including roads, sidewalks, streetscapes, bridges, bicycle lanes, traffic controls, greenways, and related right-of-way acquisitions. The first phase of the street resurfacing was complete in October 2024 and totaled 20.72 miles, at a cost of \$6,937,879.16. Phase 2 was completed in August 2025 and covered 8.72 miles, at a cost of \$3,979,176.96. Phase 3 is under construction and is anticipated to be completed in January 2027 for a total of 9.89 miles, at a cost of \$9,945,758.70. By using the GO Bond funding, the City's resurfacing program was accelerated and approximately 5 percent (%) of the City's street network was resurfaced.

Addition sidewalk locations were selected from the 2018 Pedestrian Plan and Sidewalk Capital Improvement Plan (CIP) then approved by Council on September 25, 2023. In addition to the GO Bond funding, the City also received North Carolina Department of Transportation's (NCDOT) Locally Administered Project Program (LAPP) for several projects and the LAPP funds covers up to 80% of the cost, with the remaining 20% coming from the Public Infrastructure GO Bond.

There have been seven sidewalk projects completed from December 2025 to March 2026, and two currently under construction. There are four sidewalk projects being advertised for bids in May 2026 and three projects in the design phase. The City is collaborating with NCDOT to complete three large projects, titled BL-0137, BL-0138, and EB-6030, with plans being reviewed and easements acquired.

Proposed bicycle lane locations were presented and approved by Council on June 26, 2023. \$340,000.00 was appropriated for bicycle lanes. Four projects were selected and two have been completed. The Winslow Street project is being designed, the Hogan Street shared use path is being designed, and Public Services is coordinating with NCDOT regarding their Project U-4900 Murchison Road to ensure compatibility.

The GO Bond appropriated \$35,184.00 for the Dam Safety & Preservation Program. The funds are going towards The Lakes Dam inspection and repairing the downstream embankment and gabion baskets located underneath East Loch Haven Drive.

The City maintains 19 bridges and \$423,047.00 has been appropriated for Bridge Preservation. Repairs have been complete on the Cool Spring Street Bridge and bids are being advertised in June 2026 for bridge deck repairs to Hawley Lane, Campbell Avenue, and Filter Plant Road, at an estimated cost of \$300,000.00. The remaining funds will go towards bridge maintenance needs identified by the recent Municipal Bridge Inspection report received in January 2026.

\$100,000.00 has been appropriated for intersection improvements at Rosehill Road and McArthur Road, as identified in the 2018 Pedestrian Plan. These improvements include high visibility cross walks and pedestrian signals.

Five locations have been identified for thoroughfare street lighting improvements and \$136,933.00 has been appropriated and the projects are all at different stages of design.

Approximately \$1,950,000.00 has been appropriated for municipal agreements with NCDOT. Municipal agreements with NCDOT allow for public improvements to be included on NCDOT projects at the request of the City. There are currently several municipal agreement projects in different phases throughout the City.

The Roadway Safety Action Plan Grant appropriated the City \$101,216.00 from the Safe Streets for All Grant (SS4A). The Roadway Safety Action Plan is an opportunity to identify roadway safety improvements and access to economic opportunity for underserved communities. Public Services will be creating a roadway improvement action plan using the Vision Zero Safe System approach. Public Services is currently in the public engagement portion of the plan, and they anticipate the finalized plan coming to Council for adoption in December 2027.

Discussion ensued.

MOTION: Council Member Thomson moved to accept the Public Infrastructure General Obligation Bond Project Update
SECOND: Council Member Hondros
VOTE: UNANIMOUS (9-0)

11.0 OTHER ITEMS OF BUSINESS

11.01 THIS ITEM WAS MOVED TO ITEM 8.05

11.02 THIS ITEM WAS MOVED TO ITEM 8.06

11.03 THIS ITEM WAS MOVED TO ITEM 8.07

12.0 ADMINISTRATIVE REPORTS

**12.01 Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring
Downtown District, Inc**

Consensus of Council was to move this item to the May 4, 2024, Work Session.

13.0 ADJOURNMENT

There being no further business, the meeting adjourned at 9:37 p.m.

Respectfully submitted,

SABINA WELLS
Deputy City Clerk
042726

MITCH COLVIN
Mayor