# 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.



# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0257

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A1

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps, Assistant City Manager**

**FROM:** **Jennifer Ayre, MMC, City Clerk**

**DATE:** **April 27, 2026**

**RE:**
**Approve Meeting Minutes:**
**March 12, 2026 - Special**
**April 6, 2026 - Work Session**
**April 8, 2026 - Special**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**
Goal IV: The City of Fayetteville will continue to have a collaborative citizen and business engagement base

**Executive Summary:**
The Fayetteville City Council conducted meetings on the referenced dates during which they considered items of business as presented in the drafts.

**Background:**
The draft minutes are from the meeting held on the above-mentioned dates.

**Issues/Analysis:**
None.

**Budget Impact:**
None.

**Options:**
1. Approve the draft minutes.
2. Amend the draft minutes then approve draft minutes as amended.
3. Do not approve the draft minutes and provide direction to staff.

**Recommended Action:**
Approve the draft minutes.

**Attachments:**
Three sets of draft minutes

**FAYETTEVILLE CITY COUNCIL/STATE DELEGATION**
**SPECIAL MEETING MINUTES**
**COUNCIL CHAMBERS, CITY HALL**
**433 HAY STREET, FAYETTEVILLE, NC**
**MARCH 12, 2026**
**8:30 A.M.**

Present: Mayor Mitch Colvin

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); D. J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

North Carolina General Assembly Delegation:
Senator Tom McInnis (District 21); Representative Mike Colvin (District 42); Representative Diane Wheatley (District 43); Representative Charles Smith (District 44)

Absent: Senator Val Applewhite (District 19); Representative Frances Jackson (District 45)

Others Present:
Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jeff Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
John Jones, OCS Director
Chris Williams, Management Analyst
Andrew Mansell, City Manager's Office Intern
John Easterling, Checkmate Government Relations
Jennifer Ayre, City Clerk

**1.0 CALL TO ORDER**

Mayor Colvin called the meeting to order and welcomed the State Delegation members.

**2.0 INVOCATION**

The invocation was offered by Council Member Ferguson.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to the American Flag was led by the City Council.

**4.0 APPROVAL OF AGENDA**

This item was not addressed.

**5.0 ITEMS OF BUSINESS**

**5.1 Welcome and Introductions**

Mayor Colvin stated the goal is to discuss various City priorities to share with the delegation and anything the delegation believes will be helpful to the City to ensure alignment and bringing resource to the community. Representative Wheatley thanked the City for allowing the delegation to come and hear all of the needs of the community. The Cumberland County Delegation and Fayetteville City Council introduced themselves.

**5.2 Discussion of City of Fayetteville's State Legislative Agenda with North Carolina Delegation**

Mayor Colvin stated there are the nine funding requests that included $4 million for a mental health co-response, homeless support, community-based violence interruption; $2 million in affordable and workforce housing initiatives; $500,000.00 for a transportation connectivity study; $5 million for sewer and water extension; $10 million for pedestrian and safety projects; $1 million for workforce development initiatives; $3 million for regional public safety training center; $2 million for Cape Fear River Park Trail Extension; and $2 million for Solid Waste & Transit facility.

Sewer and Water Extension

Many City requests are based on the need to get infrastructure in place throughout the City, especially western Fayetteville, in order to increase businesses and residents in the area. There are concerns regarding the speed and cost of installation for the Fayetteville Public Works Commission (PWC) water and sewer hook ups for residents that were annexed. Staff are reviewing how to expand the water and sewer grant program to increase the ability for residents to connect and one of the asks is for matching funds for infrastructure.

Representative Wheatley stated the first funding priority should be sewer and water extension at a County-wide level. This will help with housing, workforce and other needs. All of the State Delegation stated having matching funds will also assist in helping them work towards funding.

Discussion ensued.

Affordable and Workforce Housing

The City increased the homeowners downpayment assistance program and expanded it from only low-to-moderate incomes to anyone. This has allowed the City to give more than $1 million to over 50 homeowners in the last two years. Additionally, the City is focused on building workforce housing on Catalyst Site 1 and securing the Murchison Choice Neighborhood implementation grant.

City staff has hired a consultant to review permitting and inspections processes to ensure that it is efficient for developers.

Discussion ensued regarding how to create opportunities for housing, costs of housing and property taxes.

Workforce Development Initiatives

In order to continue to build a strong economic future, there is a need to continue to work together to build a pipeline between schools, community colleges, and employers. Fayetteville Technical Community College has been working with the partners to build the programs in the defense and technology sectors. Over the last few years, the City has invested almost $1 million to the Fayetteville-Cumberland Economic Development Corporation who brought in an economist to build out a plan to build up the workforce. The City, County, universities, and schools are committed to building out the plan to institute the plan.

Discussion ensued regarding vocational high schools and workforce development opportunities and how to allow professional licensing credentials to be recognized in North Carolina that are from another state.

Mental Health Co-Response, Homeless Support, and Community-Based Violence Interruption

Homelessness and mental health are an ongoing concern that the City works to address. To continue addressing the issues, the City of Fayetteville has entered into an agreement with Cumberland County to get the Salvation Army back up and running. The Day Resource Center is also working to connect people with services, with discussion regarding resources available to local communities and additional support services. There is an estimated 300 - 400 documented people experiencing homelessness in Fayetteville. Additionally, the Office of Community Safety (OCS) programs include a focus on homelessness and mental health, youth programing mentorship and violence. Dr. Douglas Hewett, City Manager, stated the OCS model is centered around mental health and is similar to programs in Greensboro and Durham. The plan is to have trained clinicians that respond and follow up. At full build out there would be four teams, in addition to violence intervention, and space safe activation and would cost $3-4 million annually. The Blue Street Senior Center will be renovated to make it the OCS site.

Discussion ensued.

Pedestrian and Safety Projects & Transportation Connectivity Study

The City continues to work on making Fayetteville walkable and safe. In the last two years, the City has completed almost 40 miles of sidewalks. The City has also focused on the possibility of reinstituting the red-light camera program, as well as speed centuries in school zones. Discussion ensued regarding grants that the City could apply for or Powell Bill funds for pedestrian safety.

Discussion ensued regarding safety concerns on Rosehill Road after the recent fatal accidents. Dr. Hewett stated the City has completed a staff assessment of the road and identified needs for additional signage. However, due to the legal issues connected with this, the

City is contracting out for the formal report to supplement the staff report. The staff report does not say there is anything wrong with the road and it was tragically a speed event.

Mayor Colvin stated the City has formed a committee to address transportation connectivity between airport, county-wide transit, rails, and roads. The committee will also work with the Fayetteville Area Metropolitan Planning Organization (FAMPO) to create a master strategy to build out connectivity. This will allow the City to identify gaps.

Each Council Member and State Delegation Member provided brief remarks.

**6.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 10:27 a.m.

Respectfully submitted,

| | |
|---|---|
| JENNIFER L. AYRE | MITCH COLVIN |
| City Clerk | Mayor |
| 031226 | |

**FAYETTEVILLE CITY COUNCIL**
**WORK SESSION MEETING MINUTES**
**COUNCIL CHAMBER, CITY HALL**
**APRIL 6, 2026**
**3:00 P.M.**

Present: Mayor Mitch Colvin (arrived at 3:20 p.m.);

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); D.J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); 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
Kevin Dove, Fire Chief
Roberto Bryan, Police Chief
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
David Scott, Communications Manager
Christopher Cauley, Economic & Community Development Director
Albert Baker, Economic & Community Development Assistant Director
Gerald Newton, Development Services Director
John Jones, Office of Community Safety Director
Kimberly Toon, Assistant Chief Financial Officer
Craig Harmon, Senior Planner II
Demetrios Moutos, Planner I
Jennifer Ayre, City Clerk
Members of the Press

**1.0 CALL TO ORDER**

Mayor Pro Tem Thompson called the meeting to order at 3:00 p.m.

**2.0 INVOCATION**

The invocation was offered by Council Member Davis.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the City Council.

**4.0 CITY MANAGER REPORT**

Mr. Christopher Cauley, Economic and Community Development Director, introduced Mr. Terry Slywka, the new Economic Mobility Special Project Manager. The City of Fayetteville was awarded one of sixteen International City Managers Association (ICMA) competitive grants in the nation for economic mobility and opportunity. This grant provided the opportunity to hire Mr. Slywka, who has over 20 years of economic background.

**5.0 APPROVAL OF AGENDA**

**MOTION: Council Member Haire moved to approve the agenda.**
**SECOND: Council Member Davis**
**VOTE: UNANIMOUS (9-0)**

**6.0 OTHER ITEMS OF BUSINESS**

**6.01 Dogwood Festival Production Support Request**

Ms. Kaylynn Suarez, Dogwood Executive Director, presented this item with the aid of a PowerPoint presentation. Ms. Suarez provided the history, budget, and future plans of the Dogwood Festival. The Dogwood Festival has put on multiple events throughout the last year, however, this year Fayetteville After 5 is being replaced with a Downtown Street Dance.

Ms. Suarez stated Dogwood needs the City to help fund the festival and provided three different sponsorship requests ranging between $30,000.00-$100,000.00. The City has previous provided support through funding and in-kind donations. Funding of $15,000.00 was last provided by the City in 2022.

Council Member Greene asked when the Dogwood Festival needs to know about funding. Ms. Suarez requested notification by May. Dr. Douglas Hewett, City Manager, stated funding is not currently in the budget, but if Council expresses interest in some funding, staff can find funding to assist by May.

Discussion ensued regarding possible additional funding sources, such as from the Tourism Development Authority, Cumberland County, or the Arts Council.

**6.02 2026-2027 Proposed Annual Action Plan for Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant**

Mr. Albert Baker, Assistant Economic & Community Development Director, presented this item with the aid of a PowerPoint presentation and stated the Department of Housing and Urban Development (HUD) Community Development Office has objectives for the development of viable communities that include community improvements, affordable housing, and economic opportunities. The City receives three HUD entitlement programs: Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG).

The list of CDBG grant application awards was presented for twelve non-profit organizations for a total of $742,293.00. A total of 24 applications were received. Five were incomplete and seven did not meet the minimum score threshold to be eligible for funding. The estimated CDBG Public Services cap is $262,320.00, leaving a $480,072.00 deficit in requested funding. Currently, the CDBG allocation projected for next year is $1,748,202.00 and program income is budgeted at $40,000.00. The HOME allocation projected for next year is $882,051.00 and program income is budgeted at $710,648.00 with a required local match of $220,513.00 for a total of $1,813,212.00. ESG allocation is projected at $150,188.00, with a required local match of $11,264.00, and $38,924.00 that was unallocated from last year for a total of $177,848.00, which excludes a 7.5% administration cap. The City has not yet received an award notice from HUD, and so the plan uses the current level of funding. If allocations are announced prior to the public hearing or budget adoption, staff will adjust the amounts accordingly. If they are announced after the start of the new Fiscal Year, staff will return with a budget amendment.

The Annual Action Plan process which takes place November the year prior through July was presented. The goal is to submit the Action Plan to HUD no later than the end of April. Four citizen participation meetings were held across the City, at Massey Hill Recreation Center, Smith Recreation Center, Westover Recreation Center, and E.E. Miller Recreation Center and had a total of 50 resident participants.

There are four Low Income Housing Tax Credit (LIHTC) applications that are being considered at the state level. Aspen Pointe Phase 2, Victory Pointe, Covey Apartments, and Rosehill Gardens. LIHTC is a competitive state process, and only one or two developments may be funded. Each project requested $400,000.00.

Discussion ensued regarding the homeowner assistance program, neighborhood revitalization, rental assistance, neighborhood sign program, and how the allocations align with Council priorities.

**Consensus of City Council was to allow staff to come back with answers to questions at the April 23, 2026, Council Meeting during the public hearing.**

**6.03 School Resource Officer (SRO) Program – MOA Contract Renewal**

Mr. Roberto Bryan, Police Chief, presented this item with the aid of a PowerPoint presentation and stated the Police Department has continued to increase School Resource Officers (SROs), creating a link between law enforcement and the school community, as well as building strong relationships with the students. The SROs are not employees of the County nor work for the principals, they remain employees of the Police Department and conduct themselves in accordance. The SROs do not enforce school disciplinary rules, only criminal law.

Under the agreement Cumberland County Schools (CCS) reimburses the City for SRO and Traffic Control Officers (TCO) salaries and benefits. There are currently 18 SROs covering 9 high schools, six middle schools, and three floating to ensure coverage. Under the agreement, either party can terminate with a 90-day written notice. In order to continue the SRO program, a

decision to continue or terminate must be provided to CCS by April 15, 2026. Staff recommends changing the agreement from a 1-year to 3-year agreement, increasing the 90-day termination notice to 12 months, and once reestablished, utilize the red-light camera funding to be put towards the SRO and TCO program.

Mayor Pro Tem Thompson asked for information on staffing the recommended additional three SROs or if it is possible to have an SRO at every school. Chief Bryan stated that could be accomplished through backfilling and the use of specialized units' personnel as necessary but having one SRO per school would be difficult and the current structure of having one at each high school and middle school is effective.

Council Member McMillan stated a lot of the disparities that were identified years ago are still important to the students and asked if there has been an analysis of juvenile justice referrals and arrest rates. Chief Bryan stated we do not have that type of information yet, but over time staff will be able to gather data and reiterated that the relationships between students and SROs is growing and becoming stronger. Council Member McMillan provided a list of organizations that were involved in the disparities study ten years ago.

Discussion ensued regarding the Red Light Camera and determined that the red-light camera discussion should come back soon.

Council Member McNair asked if OCS is addressing mental health assistance for students in crises. Chief Bryan stated CCS already has a mental health component within the school system and parent or guardian permission is required for CCS to assist with mental health services.

Discussion ensued.

Dr. Douglas Hewett, City Manager, stated the original funding model provided funding for the SROs, and that TCOs would be funded by CCS on a decreasing basis over a number of years.

**Consensus of Council was to bring this item back at the next meeting. Council Member McMillan was opposed to the consensus motion.**

**6.04 City Council Policy 120.09 Discussion on Announcements and Recognitions**

Mayor Colvin stated this is to discuss moving the Announcements and Recognitions back to the 2nd and 4th Monday. Council Member Ferguson recommended televising the announcements and recognitions and the public forum during the Work Session instead of moving them back. Council Member McMillan stated it appears the public forum is being segregated from the broadcast. Council has wide discretion of the format of public forum but not to diminish record. Council Member McNair asked if there is an opportunity for public feedback regarding the changes before they are made.

Discussion ensued regarding televising announcements and recognitions.

**Consensus of City Council was to place only the Announcements at the beginning of the Work Sessions, 2nd and 4th Regular Meetings of each month.**

**Consensus of City Council was to televise with video and audio the Recognitions and Public Forum during the Work Sessions. Mayor Pro Tem Thompson was opposed to the consensus motion.**

Discussion ensued.

**6.05 Telecommunications and Data Storage Facilities (Data Centers)**

Dr. Douglas Hewett, City Manager, stated the issue of data centers has been a hot topic over the last few months. Many Council Members have some understanding of data centers and tonight's presentation will address the history of data centers as well as the current standards.

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint presentation and stated in the summer of 2025 Development Services began receiving inquiries on the standards and possible locations for data centers in Fayetteville. The current Use Table does not adequately classify or regulate data centers. This prompted staff to begin researching other North Carolina and out of state jurisdictions. Interested parties were advised they could either wait for a new standard to be developed or seek a formal interpretation under the current

Unified Development Ordinance. The interested parties chose to wait for ordinance revisions. In January 2026, a working group, including the Fayetteville Public Works Commission (PWC), Fayetteville-Cumberland Economic Development Corporation (FCEDC), City Staff, and Planning Commission members, met to refine the proposed ordinance text amendments, which were then presented to the Planning Commission in February, who voted unanimously to approve them.

Mr. Willie Henry, Chief Information Officer, presented the evolution of data centers with the aid of a PowerPoint presentation. He stated staff are not to advocate for or against data centers, but to explain the history and where they are going. Data centers are comprised of servers and networks that allow computing power and data to be stored in a specific location for a specific purpose. Mr. Henry provided examples of different data centers and data center tier classifications that range between Tier I through IV and the evolving Tier V. Data centers require massive amounts of power, cooling, sustainability, fiber connectivity, physical security, a skilled workforce, and location. North Carolina is attractive because of land, government resources, economic resources, and access to fiber. Data centers have dependencies for power infrastructure expansion, workforce development, community and government partnerships, and sustainability solutions. It is not a matter of will data centers come to North Carolina, but when.

Dr. Hewett stated staff and the Planning Commission identified five text amendments that would position the City to address concerns that the City can control and align the regulatory measures with the real-world impact. The amendments were originally proposed to come to Council last month, but Council requested to receive this presentation first.

Mr. Robert Van Geons, FCEDC President & CEO, recommended the City and County proactively adopt regulations. There have been changes at the State level regarding power and how the costs are shifted to the developer. Data centers investment in buildings and legacy hardware with potential investment from hundreds of millions to billions of dollars. Ultimately it is a balancing act to ensure a project does not negatively impact the residents in the area while positively growing the economic tax base.

Council Member Haire asked how the water and electricity usage affects residents and their utility rates. Dr. Hewett stated electric rates are established by the Utility Commission and is a shared rate across a large area. Mr. Andrew Brayboy, Senior Corporate Performance Analyst, stated utility rates are shared regionally. Duke Energy and the Utilities Commission set the regional rate and the residents would share the cost if a data center is built within the service area. Mr. Van Geons stated PWC has large water infrastructure capabilities and would be reclaimed like many of the manufacturing plants in the area; therefore, would not create a direct negative impact on capacity or rates. Discussion ensued.

Dr. Hewett stated any business would more than likely come through a petition for annexation and possibly a rezoning, then be required to go through the standard development procedures that includes the Technical Review Committee, which includes partner agencies that would review impact.

**Consensus of City Council was to have staff give the same presentation from the Planning Commission to City Council.**

**6.06 City Council Agenda Item Request - Blanton Road Speed Reduction – Council Member Haire**

Council Member Haire stated he is requesting the speed limit on Blanton Road be lowered from 35 miles per hour (mph) to 25 mph.

**Consensus of City Council was to move this item forward.**

**6.07 City Council Agenda Item Request - FAST Amenities – Council Member Jones**

Council Member Jones stated he is requesting to have staff review thresholds and options for lowering the standards for adding bus shelters and benches.

**Consensus of City Council was to move this item forward.**

**6.08 City Council Agenda Item Request – Compliance Dates & Environmental Court Does Not Work – Council Member Haire**

Council Member Haire stated compliance dates are placed on violations throughout the City and is concerned with some never getting resolved or left in the Environmental Court. He

requested the City Attorney's Office to research additional opportunities to enforce compliance and address concerns when violations are sent to Environmental Court.

**Consensus of City Council was to move this item forward.**

**6.09 City Council Agenda Item Request – Sign Ordinance Discrepancies and Temporary Stay of NoV's – Council Member Hondros**

Council Member Hondros provided the history and recommendations of the sign ordinance starting in June 2025. He requested staff void any notice of violations issued in the last 60 days, halt issuance of new sign violations for 60 days, and allow the Business and Economic Committee to reconcile what Council's direction was. Discussion ensued. Dr. Douglas Hewett, City Manager, stated he can have staff document and notate where possible violations are but not issue notice of violations until discussed.

**Consensus of City Council was to have staff come back to the Business and Economic Committee with more information.**

**6.010 City Council Agenda Item Request – Peer City Comparison – Council Member Hondros**

Council Member Hondros stated he is requesting the ten largest cities in North Carolina always be used for any peer city comparisons unless otherwise specified by Council. Discussion ensued.

**Consensus of City Council was to move this item forward. Council Member McMillan was opposed to the consensus motion.**

**6.011 City Council Agenda Item Request - Staff Research on City Clerk service under CMO vs. Council – Council Member Hondros**

Council Member Hondros stated he is requesting the City Manager's Office and City Attorney's Office research the best practices, and pros and cons of the City Clerk serving directly under the Council or under the City Manager. As well if any other municipalities have a Clerk that serves under an Assistant City Manager.

**Consensus of City Council was to move this item forward. Council Members Davis, Haire, Thompson, and McMillan were opposed to the consensus motion.**

Mayor Colvin recessed the meeting at 6:25 p.m. The meeting reconvened at 6:33 p.m.

**7.0 ANNOUNCEMENTS AND RECOGNITIONS**

Mayor Colvin presented letters of congratulations to Mr. Howard Smack, Jr. and Mr. Jasper McLean for reaching a safety milestone in trucking.

Mayor Pro Tem Thompson presented a Certificate of Excellence and City Coin to Mr. Manzell Spencer, Jr., Douglas Byrd Middle School Social Studies teacher, for being named the 2026 Sandhills Regional Teacher of the Year.

Mayor Pro Tem Thompson presented a Certificate of Excellence to Junior Mayor Rylan Mack in recognition of outstanding leadership and exemplary service to the youth and community of the City of Fayetteville.

Mayor Colvin presented a proclamation proclaiming April as Child Abuse Prevention Month to Ms. Faith Boehmer, Prevention and Volunteer Coordinator for the Child Advocacy Center.

Mayor Colvin presented proclamations to City of Fayetteville 911 telecommunicators and Fayetteville State University Police Chief Damon Williams in honor of National Public Safety Telecommunicator Week, April 12 – 18, 2026.

Mayor Colvin presented the Key to the City to Dr. John Godbolt for his unwavering commitment to the community.

**8.0 PUBLIC FORUM**

1. Ms. Joann Adams, Fayetteville, NC spoke regarding the history of Southside High School in the early 1900s.

2. Ms. Lorena Murray, Fayetteville, NC, expressed concerns regarding data centers.

3. Mr. Benjamin Hultquist, Fayetteville, NC expressed the need for transit-oriented development.

4. Mr. Andrew Bryant, Fayetteville, NC, expressed concerns regarding Neville Street road conditions and FayBlock.

5. Ms. Janet Menzak, Fayetteville, NC, expressed concerns regarding data centers.

6. Dr. Katie Entrocaso, Fayetteville, NC, expressed concerns regarding treatment of unhoused and the Fayetteville Police Department Homeless Coordinator.

7. Ms. Denise Jenkins, Fayetteville, NC, expressed concerns regarding FayBlock.

8. Mr. Zachary Traylor, Fayetteville, NC, expressed concerns regarding data centers.

9. Ms. Angela Tatum, Fayetteville, NC, expressed concerns regarding data centers.

10. Mr. Austin Wiley, Fayetteville, NC, expressed concerns regarding data centers.

11. Ms. Cynthia Leeks, Fayetteville, NC, expressed concerns regarding data centers.

12. Ms. Ashley Tucker, Fayetteville, NC, expressed concerns regarding data centers.

13. Ms. Leisa Greathouse, Fayetteville, NC, expressed concerns regarding data centers.

14. Ms. Bobbie Burgess, Fayetteville, NC, expressed concerns regarding data centers.

15. Mr. Chilleko Hurst, non-resident, expressed concerns regarding Public Safety.

16. Ms. Carrol Olinger, non-resident, expressed concerns regarding data centers.

17. Ms. Vanessa Reed, non-resident, expressed concerns regarding data centers.

18. Mr. Joshua Reed, non-resident, expressed concerns regarding data centers.

19. Mr. Joey Jones, non-resident, expressed concerns regarding Parks and Recreation facility usage for private and non-profit organizations.

Written Comments

1. Ms. Adrianna Roulhac, Fayetteville, NC, wrote expressing concerns regarding data centers.

2. Mr. Joseph Schwab, Fayetteville, NC, wrote expressing concerns regarding data centers.

3. Ms. Amanda Ostrander, non-resident, wrote expressed concerns regarding data centers.

**9.0 CLOSED SESSION**

This item was not presented.

**10.0 ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

| | |
|---|---|
| JENNIFER L. AYRE<br>City Clerk<br>040626 | MITCH COLVIN<br>Mayor |

DRAFT

**FAYETTEVILLE CITY COUNCIL**
**SPECIAL MEETING MINUTES**
**COUNCIL CHAMBER, CITY HALL**
**APRIL 8, 2026**
**10:00 A.M.**

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2) (arrived at 10:51 a.m.); Antonio Jones (District 3); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: Council Member D.J. Haire (District 4);

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
Kevin Dove, Fire Chief
Roberto Bryan, Police Chief
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
Kimberly Toon, Assistant Chief Financial Officer
Andrew LaGala, Airport Director
Sheila Thomas-Ambat, Public Services Director
Byron Reeves, Deputy Public Services Director
Jerry Clipp, Human Resources Director
Tyffany Neal, Transit Director
Gerald Newton, Development Services Director
John Jones, Office of Community Safety Director
Christopher Cauley, Economic & Community Development Director
Chris Lowery, Strategic Performance and Analytics Manager
Andrew Brayboy, Senior Corporate Performance Analyst
Christopher Williams, Management Analyst
Andrew Manzell, City Manager's Office Intern
David Scott, Communications Manager
Jennifer Ayre, City Clerk
Members of the Press

## 1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 10:00 a.m.

## 2.0 INVOCATION

The invocation was offered by Council Member McNair.

## 3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the City Council.

## 4.0 APPROVAL OF AGENDA

**MOTION:** **Council Member Thompson moved to approve the agenda.**
**SECOND:** **Council Member Greene**
**VOTE:** **UNANIMOUS (8-0)**

## 5.0 OTHER ITEMS OF BUSINESS

### 5.01 Fountainworks - FY27 Fayetteville City Council Strategic Planning Retreat Debrief

Mr. Chris Lowery, Strategic Planning and Analytics Manager, stated this comes from the March 23, 2026, Council meeting to confirm everything was captured from the retreat and to re-clarify the priorities. If Council chooses to, today would be to approve the language of the priorities. Mr. Lowery introduced Ms. Julie Brenman, Senior Consultant with Fountainworks, and Ms. Laura Robinson, Learning and Development Manager.

Ms. Brenman provided an overview of the strategic planning retreat that took place beginning in January. The priorities are still being consolidated.

The four proposed priorities include:

- Continue implementing a comprehensive approach to community safety
- Enhance economic growth opportunities throughout the City
- Expand housing and neighborhood revitalization efforts, with emphasis on affordable housing needs
- Improve and expand transportation, transit, and overall connectivity for residents

City Council was in consensus to approve the language for Priority 1, Priority 2, and Priority 4.

The new recommended language for Priority 3: Expand housing and neighborhood revitalization and refurbishment efforts, with emphasis on older neighborhoods and affordable housing needs.

Discussion ensued regarding the language.

A consensus motion was taken for the Priority 3 updated recommended language "Expand housing and neighborhood revitalization and refurbishment efforts, with emphasis on mature and attainable housing needs". The consensus motion failed with Council Members Ferguson, Jones, McNair, and McMillan in opposition to the consensus motion.

A consensus motion was taken for the Priority 3 new language excluding the word refurbishment. The consensus motion failed with Mayor Colvin, and Council Members, Greene, Thompson, and McNair in opposition to the consensus motion.

Ms. Brenman stated the next step is to take the priority language to the Senior Leadership Team Retreat next week. The Strategic Plan will then come back for final approval. Discussion ensued.

Mayor Pro Tem Thompson asked if goals were not achieved last year, what will be brought back differently by staff in order to achieve the goals. Ms. Brenman stated every year the City staff refreshes their workplans and many of them are long term. Dr. Douglas Hewett, City Manager, stated staff does not lose sight of projects that have not received funding and continue to work on them and broaden the approach. Discussion ensued regarding how the federal administration plans affect the goals.

City Council was in consensus to approve the updated language for Priority 3: Expand housing neighborhood revitalization and refurbishment efforts with an emphasis on mature neighborhoods and attainable housing needs.

**5.02 Presentation of the Recommended FY2027-32 Capital Improvement Program**

Mr. Jeffery Yates, Assistant City Manager, presented this item with the aid of a PowerPoint presentation and stated by General Statute, the City Manager has to provide Council a recommended budget by the end of May. By bringing the Capital Improvement Program (CIP) and Technology Improvement Program (TIP) to City Council early, it will allow additional time for discussion. This is an introduction for informational purposes only and will be voted on with the budget in June. This is the collection of information from the departments, financial advisors, and market conditions, that helps determine different projects and strategies. The parking lot is for items that need to be researched or additional items that Council Members are interested in including. Once the budget is completed, the parking lot items will be reviewed for any that can be added within the capacity and then brought back for City Council's review.

The CIP is balanced at the current tax rate with what can realistically be delivered and aligned with the current City priorities. Even with the newly drafted strategic priorities, the recommended CIP will fit into them and still be achievable. Through Fiscal Year (FY)2027 $96.6 million in CIP Projects is recommended and through FY2032 the total program value of $668.1 million. There are $11.1 million in projects recommended for closure and $1.15 million from completed projects that can be reallocated. Discussion ensued on how funds are reallocated from completed projects.

Mr. Yates provided an overview of staff's core principles used to help prioritize and rank CIP projects. It includes a focus on finishing projects that have been started, ensure the projects can be delivered, understanding the capacity with a focus on financial, organizational and market capacities, take care of what we already have; such as buildings, roads, and other infrastructure, and plan for the long term. Discussion ensued.

The recommended CIP is balanced on the current two cent tax rate, closed project funding was reallocated, the stormwater rate implementation is underway, with possible increases based on operations, solid waste may also have a possible rate increase, the General Obligation (GO) Bond capacity has been exhausted, and staff continues to focus on grant funding. Possible funding strategies for the FY27 CIP include an additional 1-2 pennies for capital or election of a future general obligation bond. The proposed FY26 penny value is $2,393,800.00. Discussion ensued regarding exhausting the GO Bonds and what the projects were. Discussion ensued regarding Limited Obligation Bond projects.

The unassigned fund balance is a combination of General Fund and unassigned closed project money, which will be reappropriated. For FY27 $47,752,618.00 is recommended for infrastructure, $42,524,094.00 is recommended for maintenance and renewal, $1,998,504.00 is recommended for facilities renovations, and $4,337,015.00 is recommended for expansion.

Recommended new projects for general capital projects includes a total of $1,287,663.00 for a study for facility inventory and replacement, parking lot maintenance, and replacement of the timekeeping system. Public Safety recommended projects is a total of $2,074,471.00 include an upgraded CAD System, emergency medical services portal, and upgrades to the public safety radio. Parks and Recreation recommended projects for a total of $493.695.00 include track improvements and Senior Center East additional parking. Transportation recommended projects for a total of $5,018,711.00 includes City-owned signal modernization, and pavement preservation program II. Stormwater recommended projects for a total of $895,000.00, including drainage assistance, office capacity optimization, and stormwater strategic plan. Transit recommended projects for a total of $5,810,000.00, including bus replacement, support vehicle replacements, refurbishment of buses, and radio replacements.

Discussion ensued regarding the timekeeping system replacement, what projects are included in maintenance and renewal, title financing, and how projects were added to the CIP.

Additional funds include the Transit special revenue funds for a total of $100,000.00, the airport capital project funds for a total of $13,203,253.00, and the solid waste fund for a total of $378,828.00. Discussion ensued regarding the Airport Capital Project fund and what can be used for growth of the Airport.

A recommended projects list if an additional penny or additional two pennies were added was provided.

Risks to the CIP include geopolitical, political, economic, market, and organizational capacity. The Farmers Road neighborhood single access, Locks Creek neighborhood single access, and Langdon Street streetscape projects were added to the parking lot.

**MOTION: Council Member Hondros moved to receive the report**
**SECOND: Council Member Davis**
**VOTE: UNANIMOUS (9-0)**

Mayor Colvin recessed the meeting at 12:47 p.m. The meeting reconvened at 1:01 p.m.

**5.03 Authorize the City Manager to execute a contract with the apparent lowest responsive, responsible bidder, Group III Management for the McArthur Road Sports Field Complex project in the total amount of $13,663,000.**

Mr. Jeffery Yates, Assistant City Manager, stated staff recently brought back the request to authorize the City Manager to enter into an agreement with the apparent lowest responsive, responsible bidder for the McArthur Road Sports Field Complex. Mr. Dan LaMontagne, Senior Project Manager with Freese and Nichols, presented this item with the aid of a PowerPoint presentation and stated the City used a single prime construction option which is allowable under North Carolina General Statute. The single prime method is awarded to the lowest, responsive, responsible bidder and the General Contractor contracts with various subcontractors that must be identified in the original bid. For single prime, the design is separate and completed before the bidding of the construction project begins. Council Member Hondros stated other projects that were stalled previously were done as single prime, but based on recent challenges, is it recommended to continue to use the single prime delivery method. Mr. LaMontagne stated the delay of projects was not due to the procurement method, but instead on the contractor.

The City conducted a competitive sealed bid process, and the lowest bidder was Eastern Builders, but they failed at being responsive because they were not licensed as a General

Contractor in North Carolina. Group III Management was the next bid reviewed and met all requirements for being the lowest, responsive, and responsible bidder. There was a mandatory pre-proposal meeting that all interested parties attended which laid out the scope of the project.

Mayor Colvin stated when it was originally presented at the March 23, 2026, Council Meeting, one of the questions asked was if Group III Management had done this type of project before and was completing that type of project before not considered a requirement. Mr. LaMontagne stated the qualification is the ability to complete large construction projects. Discussion ensued regarding requirements in the Request For Proposals (RFP) and the City's RFP process.

Mr. Dale Crawford, Crawford Design, stated he is the Project Manager for the project and explained the design process for the McArthur Sports Complex and stated it is a similar project to ones he has done previously and currently. Mr. Crawford stated he is the liaison between the contractor and the design intent. Mr. Gordon Rose, Senior Principal with Gradient, PLLC, stated the architect and engineer are the arbiter of complaints, issues, conflicts, or disagreements with the project. Discussion ensued regarding the list of subcontractors and how everyone works together, and the project is managed.

Mr. Michael Gibson, Interim Assistant City Manager, stated the project started in 2016 with an original budget was at $9 million to be built on Fields Road, but the first estimate received was $28 million. Over the years, the changes in the project design have lowered it to $13 million for the construction of the fields and buildings. Dr. Douglas Hewett, City Manager, stated the location was never confirmed for any of the bond projects.

Council Member Hondros asked if we have approached the Tourism Development Authority (TDA). Mr. Gibson stated there have been several conversations with the TDA and some funding is available but need to ensure sustainability. Discussion ensued.

Mr. Oscar "Skip" Greene, with Group III Management, stated they have done projects on Fort Bragg to renovate the historic district, which added 1,000 geothermal wells and then added ball fields on top of the wells. Mr. Greene stated knowing that this is more ball fields than before, Group III Management has hired Mr. Bill Ellis, who will be onsite once a week. Group III Management has extensive experience in Fayetteville over the last thirty years.

Mr. Leonord Hughes with Turner & Townsend Heery is the Owners Advisor to the City and stated they will advise on the construction, meet with the construction team, designers, and project manager, as well as provide advice to the City when mitigating issues. Turner & Townsend Heery will also complete site visits, address any issues during those visits, review and advise on requested change orders, and the project timeline. Additionally, they will manage the reviewing and advising of payment requests and handle the final project closure. Turner & Townsend Heery is scheduled to report findings monthly but can meet as necessary.

**MOTION:** **Council Member Ferguson moved to authorize the City Manager to execute a contract with the apparent lowest responsive, responsible bidder, Group III Management for the McArthur Road Sports Field Complex project in the total amount of $13,663,000.**
**SECOND:** **Council Member Jones**
**VOTE:** **UNANIMOUS (9-0)**

**5.04 Expanding Water and Sewer Assessment Assistance Program- Phase V**

Mr. Christopher Cauley, Economic and Community Development Director, stated the water and sewer assessment assistance program was established over 20 years ago and was created to assist eligible homeowners with the required cost of $5,000.00 for water and sewer assessments, as well as the cost of hiring a plumber to connect the water and sewer to their home. It was originally for low-income residents but now includes moderate income residents at 80 percent (%) of the area median income (AMI). The program provides $2,000.00 towards the $5,000.00 assessment and $900.00 for a plumber to connect, and is not available for vacant or rental properties.

The program could be increased from 80 to 120% AMI. It is funded through the General Fund and funding will have to be appropriated to increase and expand the program. The program must remain tied to the required water and sewer assessments. The current program is approximately $20,000.00, but the cost of increasing the program is currently unknown. Over the lifetime of the program, about $1 million has been spent. Use of the program has been limited in recent history, with 3 houses utilizing the program in 2023-2024 and 1 house in 2024-2025, however, there have been 609 households over the lifetime of the program.

Discussion ensued regarding raising the AMI, placing a specific amount into the program to help determine usage the first year, and increasing the connection fee from $900.00.

Mr. Cauley stated the Economic and Community Development Department currently participates in the PWC annexation community meetings and their contact information is in the letters from PWC.

Dr. Douglas Hewett, City Manager, stated he will work with staff to bring back different options and PWC to create common language for the assessment and the program. Discussion ensued.

**MOTION: Council Member Hondros moved to receive the report and have staff return with program options by the May Work Session**
**SECOND: Council Member McMillan**
**VOTE: UNANIMOUS (9-0)**

**5.05 Senior Technology Literacy Initiative**

Mr. Christopher Williams, Management Analyst, presented this item with aid of a PowerPoint presentation and stated the purpose was to evaluate technology access and learning opportunities for seniors, with a focus on expanding the technology learning resources, assessing feasibility of donated devices, and improving access.

There are currently technology classes in partnership with the Cumberland County Library at both Senior Centers. The City Information Technology (IT) Department procured 20 iPads with Wi-Fi that will be deployed to Parks & Recreation for the next phase of implementation at a total investment of $9,500.00. Staff is working with community partners such as the Cumberland County Council on Older Adults and the Fayetteville-Cumberland Youth Council (FCYC). FCYC is focused on to developing an intergenerational program where the students design and deliver training at the Senior Centers and work with the Council on Older Adults. Mr. Williams stated the recommendations are to continue the training efforts provided by the library, authorize IT to acquire additional devices for the courses as needed, and support FCYC

Mr. Willie Henry, Chief Information Officer, stated with the procurement of the devices, we are partnering with Parks and Recreation to teach the youth to develop programs and provide the training at the Senior Centers. The students receive the credit, and the seniors receive the training. Dr. Douglas Hewett, City Manager, stated to ensure we are providing the services where there is the most need, staff will work on creating a technology literacy survey and allow the tablets available for check out while at the Senior Center. This will help determine if the issue is literacy or access.

Council Member Davis recommended reaching out to non-profits that focus on older adults to help create the program.

**MOTION: Council Member Jones moved to receive the report.**
**SECOND: Council Member Thompson**
**VOTE: UNANIMOUS (9-0)**

**5.06 Gun Safety Billboards**

Dr. Andrew Mansell, City Manager's Office Intern, presented this item with the aid of a PowerPoint presentation and stated staff identified several public awareness campaign options for gun safety. It is understood that different approaches reach different people, therefore, potential campaign options include local radio, community engagement events in partnership with the Fayetteville Police Department, social media/digital advertising, digital billboards, and participation in NC S.A.F.E. (Secure All Firearms Effectively) Week through the Office of Community Safety (OCS). Dr. Manzell also provided potential campaign slogans.

The City's Marketing and Communications (MarCom) team has identified several communication channels that could support a public awareness campaign promoting responsible firearm storage. Through the City's FY26 contract with Cumulus Media, messaging could be placed on local radio stations WFNC AM 640, Magic 106.9, Rock 103, and Q98, with additional stations operated by Beasley Media Group considered if expanded coverage is desired. Digital advertising opportunities could include placements through local platforms such as CityView and targeted advertisements on the City's social media channels, along with high-visibility messaging through digital billboards at key locations across the city. The City could

also leverage its existing communication channels, including FayTV/Spectrum Channel 7, the City Manager's E-Newsletter, and official social media platforms, where short video messages from Council Members or community partners could reinforce campaign messaging. In addition, the Fayetteville Police Department has agreed to support the campaign by incorporating firearm safety messaging into its community movie night events, providing a family-friendly opportunity to share responsible firearm storage information and broader safety education. OCS has also identified an opportunity to expand outreach by partnering with NC S.A.F.E. Week, a statewide initiative held each June that promotes responsible firearm storage and public education aimed at reducing firearm-related injuries and deaths.

Council Members recommended including WIDU, Beasley Broadcasting, Fayetteville Press, other printed media, and possible streaming services.

Dr. Mansell stated while all the currently recommended options are free or already included in current contracts, if Council chose to, $5,000.00 could be used to funds ads on social media and streaming services.

Council Member Greene requested it come back with associated costs in the budget cycle.

**MOTION:** **Council Member McNair moved to direct staff to explore all options for implementing a public awareness campaign focused on firearm safety and responsible gun storage**
**SECOND:** **Council Member Thompson**
**VOTE:** **UNANIMOUS (9-0)**

**6.0 ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:56 p.m.

Respectfully submitted,

| | |
|---|---|
| JENNIFER L. AYRE | MITCH COLVIN |
| City Clerk | Mayor |
| 040826 | |

DRAFT

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0279

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A2

**TO:** **Mayor and Members of City Council**

**THRU:** **Douglas J. Hewett, ICMA-CM, City Manager**

**FROM:**

**DATE:** **April 27, 2026**

**RE:**
**Approve Dogwood Festival Funding Support of $75,000.00**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**
Goal IV: The City of Fayetteville will be a desirable place to live, work, and recreate
Objective 4.2 - To enhance diverse recreation, leisure, and cultural opportunities.

**Executive Summary:**
At the April 6, 2026, City Council Work Session, Ms. Kaylynn Suarez, Executive Director of the Dogwood Festival presented the Festival's request for City support and outlined several options for assistance. Based on that presentation and subsequent discussions with Council Members, there appears to be support for a one-time grant of $75,000 to assist with the 2026 Festival. Staff also seeks Council direction to develop a proposed multi-year funding framework for FY27, FY28, and FY29 tied to defined performance measures and annual reporting.

**Background:**
The Fayetteville Dogwood Festival is a long-standing community event and one of downtown Fayetteville's most visible annual attractions. For many years, the Festival has served as a community gathering point that supports downtown activity, local business engagement, tourism, and civic pride. The 2026 Spring Festival is scheduled for April 24-26, 2026, and continues to be offered as a free community event.
The City has historically supported the Festival through both direct financial assistance and substantial in-kind services. Past City funding support was provided in 2017, 2018, 2019, 2021, 2022, and 2023, and City departments continue to assist with a range of event-related operational needs each year.

**Issues/Analysis:**
A one-time grant, around City Council's consensus of $75,000, is a practical way to respond to the request presented to Council on April 6, support this year's Festival and the continuing sustainability of the Dogwood Festival organization. Support also represents a meaningful but measured investment by the City while allowing Council and staff to consider a more structured approach for future years.

As noted in the April 6 presentation, the City provides substantial in-kind support for

Festival operations, including assistance connected to event logistics, public safety, site support, and other operational needs.

With Council direction, staff will return later this year during the budget process with options for possible support in FY27, FY28, and/or FY29 tied to defined performance measures and annual reporting. Potential metrics could include attendance estimates, participation by Fayetteville-based vendors and small businesses, private sponsorship and fundraising performance, tourism or visitor spending indicators, annual financial reporting, and a post-event summary addressing public safety coordination, downtown activity, and the use of City funds. Future support options could also be structured to encourage increased private fundraising, support by other public entities, and earned revenue over time, with City participation adjusted accordingly.

**Budget Impact:**
Approval of this item would authorize a one-time $75,000 support and operations grant for the 2026 Fayetteville Dogwood Festival. Funding source would be identified by staff consistent with available FY26 resources and brought forward for the necessary budget action, if required. Any proposed funding for FY27 through FY29 would return to Council as part of future budget deliberations and would be contingent upon annual performance measures and available funding.

**Options:**
1. Approve a one-time $75,000 support and operations grant for the 2026 Fayetteville Dogwood Festival and direct staff to develop a proposed FY27-FY29 funding framework tied to measurable outcomes.
2. Approve a different amount and provide further direction to staff regarding future funding expectations.
3. Do not approve funding support and provide further direction to staff.

**Recommended Action:**
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.

**Attachments:**
Proposal from Dogwood Festival
Proposal for Legacy Founding Sponsorship

# Proposal for City of Fayetteville Support

44th & 45th Fayetteville Dogwood Festival
Submitted to: City of Fayetteville
Requested Support: 2026 & 2027 Festival
Purpose: Core Infrastructure, Safety & Accessibility Support

The Fayetteville Dogwood Spring Festival is a long-standing, free community event that brings together residents, families, local businesses, artists, and visitors to downtown Fayetteville. As we prepare for the upcoming Spring Festival, our focus is on safe operations, accessibility, and efficient event flow while remaining fiscally responsible.

To meet these goals, we respectfully request City of Fayetteville in-kind equipment support to cover the bare-minimum infrastructure needed to host a safe and successful festival.

This request focuses strictly on essential equipment, not enhancements, and directly supports public safety, crowd management, ADA accessibility, and operational efficiency.

## Requested City Equipment Support

We are requesting the following equipment and usage support from the City of Fayetteville:

### Tents & Covered Infrastructure

- **Three (3) 20x20 tents**
  *Used for operations, first aid, volunteer coordination, and city/public safety needs*

- **Ten (10) 10x10 tents**
  *Used for information booths, nonprofit partners, volunteer check-in, and shade relief*

### Event Operations & Safety Equipment

- **One (1) scissor lift (usage support)**
  *Required for safe installation of banners, lighting, and elevated signage*

- **Six (6) large outdoor light generators or supplemental lighting units**
  *Critical for evening safety, walkways, vendor areas, and emergency visibility*

- **Two hundred fifty (250) folding chairs**
  *Used for public seating, seniors, ADA accommodations, and family rest areas*

# Proposal for City of Fayetteville Support

44th & 45th Fayetteville Dogwood Festival
Submitted to: City of Fayetteville
Requested Support: 2026 & 2027 Festival
Purpose: Core Infrastructure, Safety & Accessibility Support

## Staging, Viewing & Crowd Management

- **One (1) large mobile stage**
  *Primary performance and programming stage*

- **Large outdoor bleachers**
  *Improves sightlines, reduces crowd congestion, and supports accessibility*

## Transportation & Accessibility

- **One (1) golf cart**
  *Used for essential transportation of staff, volunteers, accessibility needs, and emergency response*

## Why This Support Matters

Providing this equipment through City support:

- Enhances public safety and visibility
- Improves ADA accessibility and mobility
- Reduces crowd congestion and bottlenecks
- Allows the festival to remain free and open to all
- Reduces financial strain on the nonprofit organizers
- Ensures efficient coordination with city departments and emergency services

Without this equipment, the festival would face increased rental costs that significantly impact our operating budget and reduce resources available for programming and community engagement.

# Proposal for City of Fayetteville Support

44th & 45th Fayetteville Dogwood Festival
Submitted to: City of Fayetteville
Requested Support: 2026 & 2027 Festival
Purpose: Core Infrastructure, Safety & Accessibility Support

## Community Impact

The Fayetteville Dogwood Festival supports:

- Downtown economic activity
- Local and small businesses
- Nonprofit and community organizations
- Family-friendly arts and cultural programming
- Safe, inclusive public gathering spaces

City-provided equipment directly supports these outcomes while reinforcing Fayetteville's commitment to accessible community events.

The Fayetteville Dogwood Festival has been a trusted community tradition for more than four decades. With the City of Fayetteville's support in providing essential equipment, we can continue to host a safe, organized, and welcoming Spring Festival that reflects the pride and spirit of our city.

We appreciate your continued partnership and consideration and look forward to working together to ensure another successful festival for our community.

Sincerely,

Kaylynn Suarez, Executive Director
The Fayetteville Dogwood Festival
Director@thedogwoodfestival.com
Cell: 254-289-4091

# Proposal for Legacy Founding Sponsorship

Submitted to: City of Fayetteville
Requested Support: $100,000 Annually (3-5years)
Purpose: Partnership & Sustainability

The Fayetteville Dogwood Festival respectfully invites the City of Fayetteville to become a **Legacy Founding Sponsor** of the festival through a multi-year partnership designed to ensure the long-term sustainability, quality, and accessibility of one of Fayetteville's most iconic community events.

This investment would provide predictable funding to stabilize festival operations while creating direct, measurable benefits for the City, local businesses, and the community at large.

Our shared goal is clear: **to protect and grow the Fayetteville Dogwood Festival through its 50th year and beyond.**

## Purpose of the Legacy Founding Sponsorship

The Legacy Founding Sponsorship is designed to:

- Ensure consistent, professional production and entertainment quality
- Reduce financial volatility year over year
- Strengthen long-term planning and accountability
- Preserve free and accessible community programming
- Reinvest savings back into Fayetteville-based businesses

This partnership positions the City of Fayetteville as the highest ranking partner of a legacy event, not simply a funder.

## Annual Investment & Term

- **Annual Investment:** $100,000
- **Contract Term:** 3–5 years (negotiable)
- **Annual Review:** Budget, outcomes, and measurable impact reporting provided each year

# Proposal for Legacy Founding Sponsorship

Submitted to: City of Fayetteville
Requested Support: $100,000 Annually (3-5years)
Purpose: Partnership & Sustainability

## Use of Funds

City funds would be allocated toward core festival infrastructure, including:

- **Production & Technical Operations**
    - Stage, sound, lighting, and visual production
- **Entertainment & Talent**
    - Regional and national musical acts
- **Logistics & Operations**
    - Site infrastructure, safety coordination, equipment, staffing
- **Marketing & Promotion**
    - Digital, print, outdoor, and regional outreach
- **Public Safety & Accessibility Enhancements**
    - ADA accommodations, lighting, crowd flow improvements
- **Operational Stability Reserve**
    - Ensuring continuity during years of unexpected fundraising shortfalls

This investment allows the festival to plan responsibly without compromising quality or safety while ensuring the growth of our community tradition.

# Proposal for Legacy Founding Sponsorship

Submitted to: City of Fayetteville
Requested Support: $100,000 Annually (3-5years)
Purpose: Partnership & Sustainability

## Governance & Advisory Participation

As part of the Legacy Founding Sponsorship, the City of Fayetteville would receive:

- **One (1) non-voting seat on the Fayetteville Dogwood Festival Advisory Council**
    - Provides insight, transparency, and collaboration
    - Ensures alignment with city goals
    - Maintains independence of the nonprofit board while fostering partnership

This role is advisory in nature and carries no fiduciary or voting responsibility.

## Branding & Recognition Benefits

The City of Fayetteville would receive top-tier, year-round visibility, including:

- City logo on ALL festival marketing materials, including:
    - Digital ads
    - Social media
    - Website
    - Posters, banners, and signage
    - Press releases and media kits
- Prominent logo placement at the Spring Festival, including:
    - Main stage signage
    - Entrance and wayfinding signage
    - VIP areas
- Verbal recognition during key festival programming
- Recognition as “Legacy Founding Sponsor” in official festival communications
- Recognition will be officially given at the Spring 2026 festival and presented to the City

# Proposal for Legacy Founding Sponsorship

Submitted to: City of Fayetteville
Requested Support: $100,000 Annually (3-5years)
Purpose: Partnership & Sustainability

## VIP & Hospitality Benefits

- Twenty (20) VIP tickets annually for the Spring Festival
    - Access to the VIP Tent
    - Hospitality, viewing areas, and networking opportunities
- Ideal for city leadership, partners, and special guests

## Direct Community Reinvestment: A Gift From the City

As a formal thank you to the City of Fayetteville, the festival commits to passing savings directly back to the community:

- Reduced vendor or participation fees for future events
- Eligibility limited to **businesses with a Fayetteville address**
- Marketed explicitly as:

    *"A gift to our local businesses, made possible by the City of Fayetteville."*

This ensures City support creates tangible, measurable economic benefit for Fayetteville-based businesses.

## Accountability & Measurables

To ensure transparency and responsible stewardship, the festival will provide:

- Annual Spring Festival Budget Summary
- Clear line-item reporting showing use of City funds
- Attendance estimates and economic impact indicators
- Marketing reach metrics
- Local business participation data
- Annual review meeting with City representatives

These measurables ensure public funds are used efficiently and aligned with agreed-upon goals.

# Proposal for Legacy Founding Sponsorship

Submitted to: City of Fayetteville
Requested Support: $100,000 Annually (3-5years)
Purpose: Partnership & Sustainability

## Why This Matters

The Fayetteville Dogwood Festival is:

- A cultural anchor for downtown Fayetteville
- A driver of local economic activity
- A free, inclusive event accessible to all residents
- A reflection of Fayetteville's identity and pride

Reaching the festival's 50th anniversary requires foresight, partnership, and shared responsibility.

This Legacy Founding Sponsorship creates that foundation.

By becoming a **Legacy Founding Sponsor**, the City of Fayetteville secures its place as a long-term partner in one of the city's most beloved traditions, while ensuring transparency, visibility, and direct community benefit.

We are excited about the opportunity to build something lasting together and look forward to discussing this partnership in greater detail.

Sincerely,

Kaylynn Suarez, Executive Director
The Fayetteville Dogwood Festival
Director@thedogwoodfestival.com
Cell: 254-289-4091

# Proposal for City of Fayetteville Support

Fayetteville Fridays: Downtown Street Dance
Submitted to: City of Fayetteville
Requested Support: In-Kind and Financial
Purpose: Music, Movement, Local Business & Community Engagement

Fayetteville Fridays: Downtown Street Dance is a proposed monthly micro-event series designed to activate downtown Fayetteville through music, movement, and community connection. Hosted in partnership with the Fayetteville Dogwood Festival, this series will highlight downtown Fayetteville while intentionally supporting Fayetteville and Cumberland County businesses *only*.

These events are designed to be smaller-scale, high-impact, and community-focused, creating a consistent reason for residents and visitors to return downtown on the first Friday of the month.

## Event Purpose & Goals

The goal of Fayetteville Fridays is to:

- Activate downtown Fayetteville during off-festival months
- Increase foot traffic to downtown businesses
- Create a safe, welcoming, and energetic street-level experience
- Support local musicians, DJs, and entertainers
- Strengthen the City of Fayetteville's commitment to arts, culture, and community engagement

This series also serves as a bridge between major festivals, maintaining momentum and visibility for downtown Fayetteville throughout the summer.

## Event Format

- **Event Name:** Fayetteville Fridays: Downtown Street Dance
- **Frequency:** First Friday of the month
- **Proposed Months:** May–July *or* July–September
- **Duration:** Evening event (5PM-–9PM, setup from 11AM-4PM)
- **Cost to Attend:** Free and open to the public

# Proposal for City of Fayetteville Support

Fayetteville Fridays: Downtown Street Dance
Submitted to: City of Fayetteville
Requested Support: In-Kind and Financial
Purpose: Music, Movement, Local Business & Community Engagement

Each event will feature:

- Live music or DJ-led street dance
- Local entertainment
- Downtown Fayetteville business participation
- Open dance space and community gathering areas for all ages

## City of Fayetteville Support Request

To successfully host Fayetteville Fridays, we respectfully request the following City of Fayetteville support:

### In-Kind Equipment Support

- **One (1) large mobile stage**
- **One (1) generator**
- **One (1) 20x20 tent** (operations, sound, or city use)

### Public Safety Support

- **Police coverage and coordination** during event hours
    - Traffic flow and pedestrian safety
    - Crowd management and visibility
    - Emergency response readiness

Police presence is essential to ensuring a safe, family-friendly environment, supporting both attendees and surrounding downtown businesses.

# Proposal for City of Fayetteville Support

Fayetteville Fridays: Downtown Street Dance
Submitted to: City of Fayetteville
Requested Support: In-Kind and Financial
Purpose: Music, Movement, Local Business & Community Engagement

## Financial Support

- **$30,000 in financial support** to cover:
    - Professional production
    - Sound and lighting
    - Entertainment and talent
    - Technical staffing and safety support

This investment ensures a high-quality experience while keeping the event accessible and free to the public. And this financial support covers all three events needs.

## Role of the Fayetteville Dogwood Festival

The Fayetteville Dogwood Festival will serve as the event producer and community partner, responsible for:

- Event coordination and logistics
- Vendor and business outreach
- Entertainment booking and scheduling
- Marketing and promotion
- Volunteer coordination
- On-site event management
- Insurance listing the city as a COI

Dogwood's existing infrastructure and experience allow for efficient execution while minimizing cost and operational risk.

# Proposal for City of Fayetteville Support

Fayetteville Fridays: Downtown Street Dance
Submitted to: City of Fayetteville
Requested Support: In-Kind and Financial
Purpose: Music, Movement, Local Business & Community Engagement

## Community & Economic Impact

Fayetteville Fridays will:

- Drive consistent foot traffic to downtown businesses
- Encourage local spending and small business visibility
- Provide safe, family-friendly evening entertainment
- Strengthen Fayetteville's cultural identity
- Reinforce downtown as a vibrant gathering place

By focusing on micro-events, the City can maximize impact while maintaining manageable costs and staffing needs.

## Alignment With City Goals

This event series aligns with the City of Fayetteville's goals related to:

- Downtown revitalization
- Arts and cultural programming
- Economic development
- Public safety and community wellness
- Public-private partnerships

Fayetteville Fridays: Downtown Street Dance offers a sustainable, scalable, and community-driven approach to downtown activation. With the City of Fayetteville's partnership including equipment, police coverage, and financial support… this series can become a signature monthly experience that celebrates local businesses, music, and Fayetteville pride.

We appreciate the City's continued commitment to community engagement and look forward to collaborating on this exciting initiative.

Sincerely,

Kaylynn Suarez, Executive Director
The Fayetteville Dogwood Festival
Director@thedogwoodfestival.com
Cell: 254-289-4091

Outlook

## [EXTERNAL]Proposal for the Dogwood Festival: Production Support Request

**From** Kaylynn Suarez <director@thedogwoodfestival.com>
**Date** Tue 2/3/2026 3:13 PM
**To** Doug Hewett <DougHewett@FayettevilleNC.gov>

4 attachments (10 MB)
Proposal for Legacy Founding Sponsorship.pdf; Financial Aide for Production of 2026 Core Infrastructure.pdf; Support & Financial Aide for New Micro Series Event.pdf; Proposal for Fayetteville Dogwood Festival 2026- Production.pdf;

Good Afternoon, Dr. Hewett,

I hope this message finds you well. I am writing on behalf of the Fayetteville Dogwood Festival to respectfully request consideration for financial support from the City of Fayetteville.

First and foremost, we are deeply grateful for the in-kind services the City continues to provide year after year. That support plays an important role in the success of the festival. However, as economic pressures continue to affect organizations across our community, the Dogwood Festival is not immune to those challenges. At this time, additional financial assistance is essential to ensure the continued success and longevity of this longstanding tradition.

Each year, the Fayetteville Dogwood Festival welcomes an estimated 80,000 to more than 200,000 attendees to downtown Fayetteville during the Spring Festival alone. This level of attendance reflects not only the festival's cultural significance but also its measurable impact on downtown commerce, tourism, and community engagement.

Since stepping into the role of Executive Director, my primary focus has been on sustainability, ensuring that the Dogwood Festival continues to thrive for generations to come. With that mission in mind, I come to the City of Fayetteville with a humble heart and purpose to ask for financial partnership and support.

I am also pleased to share that the Fayetteville Dogwood Festival has formally obtained all required documentation and is now recognized as an official 501(c)(3) nonprofit organization, replacing our previous 501(c)(4) status. This transition reflects our continued commitment to transparency, accountability, and long-term stewardship of the festival, and further positions Dogwood to operate as a community-centered nonprofit with lasting impact.

I have outlined multiple proposal options to allow flexibility, fully understanding that the City may have varying objectives and priorities. I am more than willing to collaborate closely to ensure that any support aligns with both the City's goals and the long-term vision of the festival our organization has.

On a personal note, Fayetteville holds a special place in my heart. I have lived across the United States and overseas, yet Fayetteville has always felt like home. That sense of belonging is a driving

force behind my commitment to this role and to the mission of bringing our community together. My hope is that through Dogwood, others can experience and see this city with the same pride and appreciation that I do.

I truly believe that together, we can protect a cherished tradition while continuing to support downtown growth, economic vitality, and community pride.

Thank you for your time and consideration. I look forward to the opportunity to discuss this further and to continue working together in the service of our community.

Warm regards,
Kaylynn Suarez
Executive Director
Fayetteville Dogwood Festival

*PS: I have also included a proposal for a possible new event to focus on "home" and local as a partnership.*

--



**KAYLYNN SUAREZ**
*Executive Director*
Director@TheDogwoodFestival.com
(O): (910) 323-1934 (C): (254) 289-4091
222 Hay Street, Fayetteville, NC 28301

the Fayetteville Dogwood Festival

Visit our site & follow our socials: Facebook | Instagram | Website

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# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0200

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A3

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps - Assistant City Manager**
**Dr. Gerald Newton, AICP - Development Services Director**

**FROM:** **Thomas Cohen - Planner I**
**Craig Harmon, CZO - Senior Planner**

**DATE:** **April 27, 2026**

**RE:**
**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).

**COUNCIL DISTRICT(S):**
7 - Brenda McNair

**Relationship To Strategic Plan:**
Goal I: Safe & Secure Community

- Objective 1.2 - To ensure traffic and pedestrian safety

The site plan provided for townhome development includes a lot length driveway for the residents to have ample room to safely access and exit the property. Parking spaces are not attached to Pritchett Road reducing the likelihood of accidents.

Goal II: Responsive City Government Supporting a Diverse & Viable Economy

- Objective 2.1 - To ensure a diverse City tax base.

The proposal broadens the city tax base by enabling the construction of more units per acre as Mixed Residential 5 (MR-5) than as Single Family 10 (SF-10) on already serviced land - increasing the tax value per acre and increasing land and utility utilization.

Goal III: City Invested in Today & Tomorrow

- Objective 3.2 - To manage the City's future growth and strategic land use.

The proposal aligns with the Future Land Use Plan’s intentions of increasing density while also increasing infill development. These properties are empty but not undeveloped land and surrounded by existing residential development.
Goal IV: Desirable place to live, work, and recreate

- Objective 4.5 - To ensure a place for people to live in great neighborhoods

The proposal would provide access to multifamily housing as part of infill development, allowing for more affordable housing costs than if the land remained Single Family 10. A neighborhood with diverse housing opportunities with access to residential and school services is a desirable place to be with positive opportunities

generated from additional residents.

**Executive Summary:**
P26-06 is a request to rezone approximately 1.76 acres across four parcels located at 545 (±0.65ac), 607 (±0.29ac), 533 (±0.41ac), and 537 (±0.42ac) Pritchett Road from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5). 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 sites are surrounded by a mixture of undeveloped, developed, and empty parcels. The undeveloped land is directly west of each site. The developed parcels are detached, single-family homes to the North, East, and South of the sites while a manufacture home park is located to the Southwest. In addition, 541 Pritchett Road is a developed and detached single-family home residing between sites 545 and 537 Pritchett Road.

On March 10 of 2026 the request achieved a unanimous (5-0) recommendation of approval by the Zoning Commission. The motion to approve was made by Zaccheaus Eley and was seconded by Robert Hight. There were two speakers in favor and one in opposition.

**Background:**
Rezoning Request: From Single Family 10 (SF-10) to Mixed Residential 5 (MR-5)
Parcel Identification Number (PIN):

- 545 Pritchett Road: 0407252027000
- 607 Pritchett Road: 0407242818000
- 533 Pritchett Road: 0407252339000
- 537 Pritchett Road: 0407252226000

Site Size:

- 545 Pritchett Road: ± 0.65 acres
- 607 Pritchett Road: ± 0.29 acres
- 533 Pritchett Road: ± 0.41 acres
- 537 Pritchett Road: ± 0.42 acres
- Collective Total: ± 1.76 acres

Existing Site Conditions: Each site is a vacant lot
Utilities: Each subject parcel has access to public sewage and water

Applicant Narrative (Summary): Applicant states the intention to build ADA-accessible, multifamily, housing that will abide by local character by rezoning the subject lots into MR-5 as part of infill development based around expanding on the existing mix of SF-10 and MR-5 housing.

Public Notice: Notification letters were sent to property owners within 1,000 feet of the subject site equating to 173 notices sent.

**Issues/Analysis:**

Case P26-06 is a request to rezone four parcels located at 533, 537, 545, and 607 Pritchett Road from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5). Per NCGS-160D, general rezoning would entitle the landowner to the full range of uses specified for that designation but bounded by the Unified Development Ordinance (UDO). The MR-5 district is intended to meet diverse housing needs by allowing a variety of residential housing options ranging from moderate to high densities of up to 20 units per acre with potential for zero lite line development. The zone also allows for centrally located open spaces, complementary institutional uses (Religious institutions, post offices, police sub-stations, day care, and small-scale convenience retail) as accessory uses. The density allowance increased to 24 units per acre if the site abuts an arterial, collector, or major street so street classification matters.

Immediately surrounding the subject properties are detached single-family homes, the Cliffdale Church Complex, an undeveloped segment on land, and a manufactured home park. Beyond the immediate are apartments and residentially oriented services such as a bus stop, post office, elementary school, rec center, convenience store, and a daycare center. While the abutting street is a local street, the intersection a quarter mile North is Cliffdale Road, a minor arterial. However, this does not enable the higher density allowance for MR-5 but shows the area is of mixed, neighborly, use.

The Future Land Use Plan 2040 (FLUP) designations are central to policy analysis affixed by local contexts, reasonableness of the request, and service to the public good. Per the FLUP the subjects located at 533, 537, and 545 Pritchett Road are designated to be High Density Residential (HDR) while the subject located at 607 Pritchett Road is to be Medium Density Residential (MDR).

HDR is defined as being town homes and apartments in 3-5 story buildings with some very small single-family lots possible at a density of 5-16 dwellings per acre. MDR is defined as primarily single-family residential neighborhoods with small lots at 3-6 dwellings per acre with interspersed duplexes and town homes.

In relation to density, the maximum density achievable by the current SF-10 zoning district is limited but can achieve a density consistent with the lower spectrum of the moderate density residential category. While MR-5 represents a significant range of use cases and potential densities, the physical dimensions of the lots, even if combined, would achieve the lower to middle spectrum of the high-density residential category. With the addition of transitional standards and other requirements that potential is pushed toward the lower end of that spectrum.

The applicant has also given documented intention of building townhomes by combining the northern two lots together and the southern two lots together. While MR-5 has a high theoretical maximum number of dwellings per acre when physical reality is combined with the intention of townhomes the use intensity is brought down to the middle area of the HDR spectrum.

The request is consistent with the FLUP as MR-5 provides the range of housing

options that meet the medium-to-high density residential designation indicated for all four subjects. In relation to local contexts, the request is reasonable as the area can support greater density via the presence of underutilized land and housing type variety both in the immediate and outlaying.

Noted is the presence of a single floor, single family, home between 537 and 545 Pritchett Road and similar type homes abutting 533 and 607 Pritchett Road. The UDO does have, in Section 30-5K, transitional standards that would potentially limit intensity and require the potential use of buffers, height adjustments, and other standards outlined by the UDO.

The request serves to enable infill development, appropriate resource utilization, as well as an increase to the diversity of housing stock which raises the tax base of the area which has direct impacts on local services such as the nearby school and postal office. It also has the potential to have an impact on the abutting properties which are of a much lower intensity use case

.

**Budget Impact:**

Approval or denial of the requested rezoning does not create immediate and direct impacts on the budget other than the budget allocated operating cost of relevant staff. Any indirect budget impact via utility extensions, enhancements, or other such costs are not triggered by the map amendment itself and will be evaluated through other processes.

**Options:**

1. **Approval (Recommended Action):**

Recommend approval of the zoning map amendment from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5) for the subject parcels - find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

2. **Approval to a More Restrictive District:**

Recommend approval of the zoning map amendment from Single Family 10 (SF-10) to a more restrictive zoning district - one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

3. **Denial of Map Amendment:**

Recommends denial of the proposed map amendment - find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

4. **Table the Case:**

The commission could table the case and allow the applicant to reapply to MR-5 with conditions - requiring enforceable commitments to address land use and/or transitional concerns

**Recommended Action:**

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.

**Attachments:**

1. Application
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Surrounding Area Pictures
7. Consistency and Reasonableness Statement

**Planning & Zoning**
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

## Project Overview #1993602

**Project Title:** Pritchett Road Townhouse
**Application Type:** 5.1) Rezoning (Map Amendment)
**Workflow:** Staff Review
**Jurisdiction:** City of Fayetteville
**State:** NC
**County:** Cumberland

## Project Location

**Project Address or PIN:**

- 545 PRITCHETT RD (0407252027000)
- 607 PRITCHETT RD (0407242818000)
- 533 PRITCHETT RD (0407252339000)
- 537 PRITCHETT RD (0407252226000)

**Zip Code:** 28314

**Is it in Fayetteville? If you're not sure, click this link:** Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may delays and penalties for not doing so.

## GIS Verified Data

**Project Address:**

- 545 PRITCHETT RD
- 607 PRITCHETT RD
- 533 PRITCHETT RD
- 537 PRITCHETT RD

## General Project Information

**Has the land been the subject of a map amendment application in the last five years?:** No
**Previous Amendment Case #:**
**Acreage to be Rezoned:** 1.76
**Water Service:** Public
**Previous Amendment Approval Date:**
**Proposed Zoning District:** MR5
**Is this application related to an annexation?:** No
**Sewer Service:** Public

**A) Please describe all existing uses of the land and existing structures on the site, if any:**
The subject property is currently zoned **SF-10** and is **vacant/underutilized**, with no development that fully utilizes available public infrastructure. The site is served by **public water and sewer**, making it appropriate for residential redevelopment that responds to current housing needs.

**B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**
Properties in the immediate surrounding area include a **mix of SF-10 and MR-5 zoning**, with existing single-family and multifamily residential uses. The presence of **MR-5 zoning nearby establishes a clear precedent** for higher-density residential development. The proposed rezoning is compatible with surrounding land uses and represents a logical continuation of the existing zoning pattern.

**Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).**

**A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:**
The proposed rezoning from **SF-10 to MR-5** is **consistent with the Comprehensive Plan**, which supports **housing diversity, affordable housing, and efficient use of public infrastructure**. The amendment allows for multifamily and accessible housing in an area already served by public utilities and surrounded by a mix of **SF-10 and MR-5 zoning**, making it compatible with existing and planned development patterns.

**B) Are there changed conditions that require an amendment? :**
Yes. **Housing needs in the area have changed**, including an increased demand for **affordable, accessible, and multifamily housing**, particularly for **displaced residents and veterans**. The availability of **public water and sewer**, combined with nearby **MR-5 zoning and multifamily development**, supports the need for this amendment to better reflect current conditions and community needs.

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:**
The proposed rezoning directly responds to a **documented shortage of affordable and accessible housing**, particularly for **displaced residents, veterans, and larger households**. By allowing **MR-5 development**, the amendment makes it possible to deliver **ADA-compliant units and family-sized housing** in an area already served by public infrastructure, providing a clear and immediate public benefit and meeting an identified community need.

**D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:**
The proposed rezoning to **MR-5** is compatible with existing and planned development in the surrounding area, which includes a **mix of SF-10 and MR-5 zoning** and established residential uses. The MR-5 district is appropriate for the subject land because it allows **context-sensitive multifamily development**, supports **affordable and ADA-accessible housing**, and efficiently utilizes existing public water and sewer while remaining consistent with the surrounding residential character.

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:** The proposed rezoning to **MR-5** results in a **logical and orderly development pattern** by extending an existing mix of **SF-10 and MR-5 zoning** already present in the immediate area. The amendment promotes **compatible infill development**, makes efficient use of **existing public infrastructure**, and supports planned residential growth without introducing incompatible land uses, thereby reinforcing a cohesive and intentional development pattern.

**F) State the extent to which the proposed amendment might encourage premature development.:**
The proposed rezoning to **MR-5** does **not encourage premature development**. The subject site is already served by **public water and sewer**, is located within an established residential area, and is surrounded by existing **SF-10 and MR-5 development**, indicating that infrastructure and land use patterns are already in place to support appropriate development at this time.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:**
The proposed rezoning to **MR-5** will **not result in strip-style commercial development**. The amendment is strictly residential in nature and is intended solely to allow **multifamily, affordable, and ADA-accessible housing**. No commercial uses are proposed, and the rezoning maintains the residential character of the area while preventing linear or commercial strip development.

**H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:**
The proposed rezoning to **MR-5** does **not create an isolated zoning district**. The subject site is located within an area that already contains a **mix of SF-10 and MR-5 zoning**, making the amendment consistent with and related to surrounding zoning patterns. The rezoning represents a **logical infill extension of existing MR-5 zoning** and maintains continuity with adjacent and nearby residential districts.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:**

The proposed rezoning to **MR-5** is **not expected to result in significant adverse impacts on surrounding property values**. The development will be residential in nature, compatible with nearby **SF-10 and MR-5 zoning**, and supported by existing public infrastructure. Well-designed, affordable, and accessible housing has been shown to **stabilize neighborhoods and support long-term community value** when appropriately integrated into established residential areas.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:**

The proposed rezoning to **MR-5** will **not result in significant adverse impacts on the natural environment**. The site is suitable for residential infill, is served by **existing public water and sewer**, and any development will comply with **applicable environmental, stormwater, and land development regulations**, ensuring impacts are minimized and appropriately managed.

## Primary Contact Information

**Project Owner**
Kevin Cole

7038 Rockridge Ln
Fayetteville, FL 28306
P:3057487291
kevincoledesigns@gmail.com

**Indicate which of the following project contacts should be included on this project:** Architect

**Project Contact - Agent/Representative**
Kevin Cole

7038 Rockridge Ln
Fayetteville, FL 28306
P:3057487291
kevincoledesigns@gmail.com

**Project Contact - Architect**
Kevin Cole

7038 Rockridge Ln
Fayetteville, FL 28306
P:3057487291
kevincoledesigns@gmail.com

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :**

**NC State Electrical Contractor #1 License Number:**
**NC State Electrical Contractor #2 License Number:**
**NC State Electrical Contractor #3 License Number:**

**NC State General Contractor's License Number:**

**NC State Mechanical Contractor's #1 License Number:**
**NC State Mechanical Contractor's #2 License Number:**
**NC State Mechanical Contractor #3 License Number:**
**NC State Plumbing Contractor #1 License Number:**
**NC State Plumbing Contractor #2 License Number:**

## AFFIDAVIT OF OWNERSHIP

I, WILLIAMS, CLARKE, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at PIN: 0407-25-2027, 0407-25-2339, 0407-25-2226 and 0407-24-2818 in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to KCA Design Studio's Inc to submit a Rezoning/Conditional Rezoning/Variance/Special Use Permit/Certificate of Appropriateness/Annexation (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on _____.

Signature of Affiant

Signature of Affiant

Prince George's Maryland
~~Cumberland County, North Carolina~~

Sworn to and subscribed before me this day on the 13 day of January, 2026

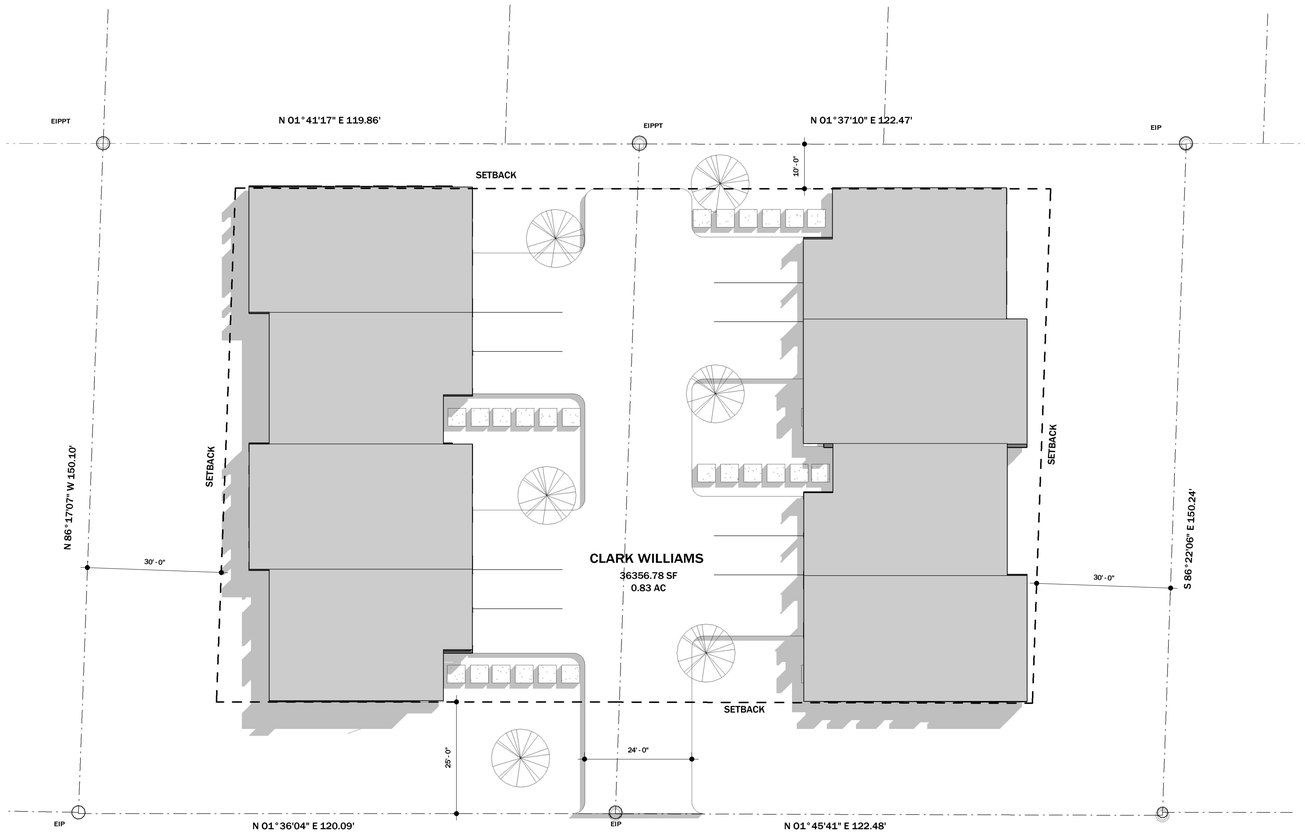
Signature of Notary Public

(Official Seal)

Warren M Gross Jr, Notary Public
Printed Name of Notary Public

My Commission Expires: 04/06/2027

WARREN M GROSS JR.
Notary Public - State of Maryland
Prince George's County
My Commission Expires Apr 6, 2027




PRITCHETT ROAD

60' PUBLIC R/W
(PB: 120, PG:71)

1 **SITE PLAN**

SCALE: 1/16" = 1'-0"

# PROPOSED 8 UNIT TOWNHOMES

## 533 & 537 PRITCHETT ROAD, FAYETTEVILLE. NC

**GENERAL NOTES**

REFER TO CIVIL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR COORDINATION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO BEGINNING CONSTRUCTION.

ALL EXTERIOR DIMENSIONS ARE TO FACE OF WOOD STUD FRAME UNLESS OTHERWISE INDICATED.

CONCRETE SLAB AT FIRST FLOOR TO BE INSULATED PER NC ENERGY CODE REQUIREMENTS.

ALL CONSTRUCTION SHALL COMPLY WITH 2024 NORTH CAROLINA BUILDING CODE (WOOD FRAME TYPE VB CONSTRUCTION).

**APPLICABLE CODES:**

NORTH CAROLINA STATE BUILDING CODE – 2024 EDITION
NC FIRE PREVENTION CODE – 2024 EDITION
NC ENERGY CONSERVATION CODE – 2024 EDITION
ANSI A117.1 – ACCESSIBILITY STANDARD

**TERMITE PROTECTION NOTE:**

TERMITE TREATMENT SHALL BE PROVIDED TO ALL STRUCTURAL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR GRADE, IN ACCORDANCE WITH NCBC SECTION 1816. A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED BY A LICENSED PEST CONTROL COMPANY PRIOR TO FOUNDATION INSPECTION.

**PUBLIC RIGHT-OF-WAY NOTE:**

ANY WORK IMPACTING THE PUBLIC RIGHT-OF-WAY (INCLUDING DRIVEWAYS, CURB CUTS, LANDSCAPING, OR UTILITIES) SHALL BE SUBJECT TO APPROVAL AND PERMITTING BY THE CITY OF FAYETTEVILLE PUBLIC SERVICES DEPARTMENT.

| SITE AND ZONING DATA | | |
|---|---|---|
| ZONE: MR-5 (MIXED RESIDENTIAL 5 DISTRICT) | | |
| | REQUIRED | SITE |
| MIN. LOT AREA | 15,000 SF + 1,000 SF PER UNIT | 36356.78 SF |
| MIN. LOT WIDTH | 60' | 150.10' |
| MIN. FRONT YARD SETBACK | 25' OR 50' FROM CENTERLINE OF PRIVATE STREETS | 25' |
| MIN. REAR YARD SETBACK | 30' OR 16' WHEN CORNER SIDE SETBACK IS 25' OR MORE | 30' |
| MIN. SIDE SETBACK | 10' | 10' |
| MAX. LOT COVERAGE (% OF LOT AREA) | 55% | 48.26% |

**ADDRESS:**

533 & 537 PRITCHETT ROAD, FAYETTEVILLE. NC

**LEGAL DESCRIPTION:**

**SITE DATA:**

**GENERAL SITE INFO**

EXISTING LAND USE: VACANT
PROPOSED LAND USE: TOWNHOUSE
ZONING DESIGNATION: MR5 (MIXED RESIDENTIAL 5 DISTRICT)
LAND USE DESIGNATION: RESIDENTIAL GROSS SITE AREA: 36,356.78 SF
BUILDING FOOTPRINT: 10,632.48 SF (29.24%)
PARKING & DRIVE AISLES (ASPHALT): 6,530.98 SF (17.96%)
PERVIOUS AREA (LANDSCAPE): 18,809.32 SF (51.73%)
TOTAL BUILDING GROSS FLOOR AREA: 15,936.84 SF
FLOOR AREA RATIO (FAR): 0.4

| LOT COVERAGE | AREA | % COVERAGE |
|---|---|---|
| BUILDING LOT COVERAGE (FOOTPRINT) | 10,632.48 SF | 29.24% |
| PARKING AND DRIVE AISLES | 6,530.98 SF | 17.96% |
| PERVIOUS AREA (LANDSCAPE) | 18,809.32 SF | 51.73% |

**VEHICULAR PARKING DATA**

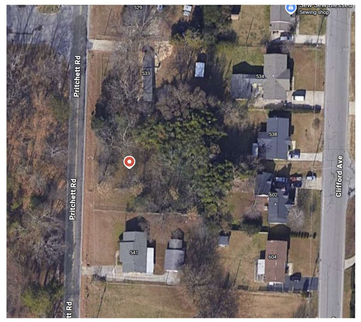
| DWELLING: | REQUIRED | PROPOSED |
|---|---|---|
| MULTI-FAMILY DWELLING | 1.8 PER DU | 2 PER DU |

**BUILDING HEIGHTS AND SETBACKS**

| SETBACK TYPE | REQUIRED | PROPOSED |
|---|---|---|
| FRONT | 25' | 25' |
| REAR | 30' | 30' |
| SIDE | 10' | 10' |
| BUILDING HEIGHT | 75' | 23' |

**UTILITIES PROVIDER**

SEWER AND WATER SERVICES: CITY OF FAYETTEVILLE




**PROJECT LOCATION** NTS

ALL IDEAL ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS .OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON ;FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KCA DESIGN STUDIO INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

CONSULTANTS

Architect
Name:
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Addr: 7038 Rockridge Lane
Fayetteville, NC, 28306
Phone: 305-748-7291
email: kevincoledesigns@gmail.com
website: https://kcadesignstudios.net

REVISIONS

| No. | Date | Action |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

PROJECT NAME
PROPOSED 8 UNIT TOWNHOMES
533 & 537 PRITCHETT ROAD, FAYETTEVILLE. NC

DRAWING NAME

PROPOSED SITE PLAN

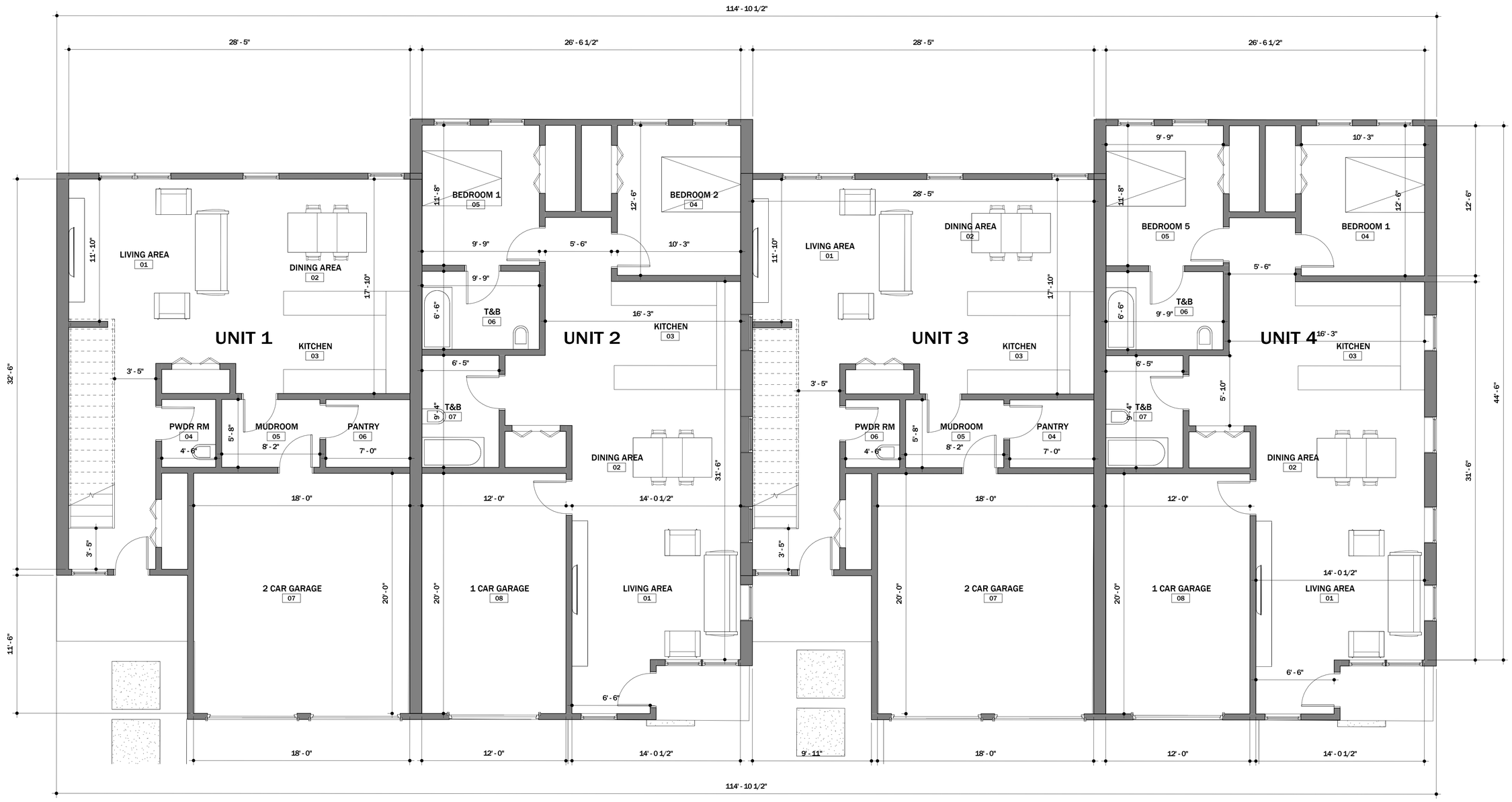
| | | |
|---|---|---|
| Drawn By | : | Author |
| Checked By | : | Checker |
| Issue Date | : | 02/10/2026 |
| Scale | : | 1/16" = 1'-0" |
| Job No. | : | T001 |

A-100

SEAL

KCA DESIGN STUDIOS INC
ARCHITECTURAL CORPORATION
54393
NORTH CAROLINA

NOT VALID WITHOUT SEAL
2026-02-10 10:05:14 PM




1 **PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

## CONSULTANTS

**Architect**


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## REVISIONS

| No. | Date | Action |
|---|---|---|

PROJECT NAME

PROPOSED 8 UNIT TOWNHOMES

533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

DRAWING NAME

PROPOSED FIRST FLOOR PLAN

| | | |
|---|---|---|
| Drawn By | : | Author |
| Checked By | : | Checker |
| Issue Date | : | 11/15/2023 |
| Scale | : | As indicated |
| Job No. | : | T001 |

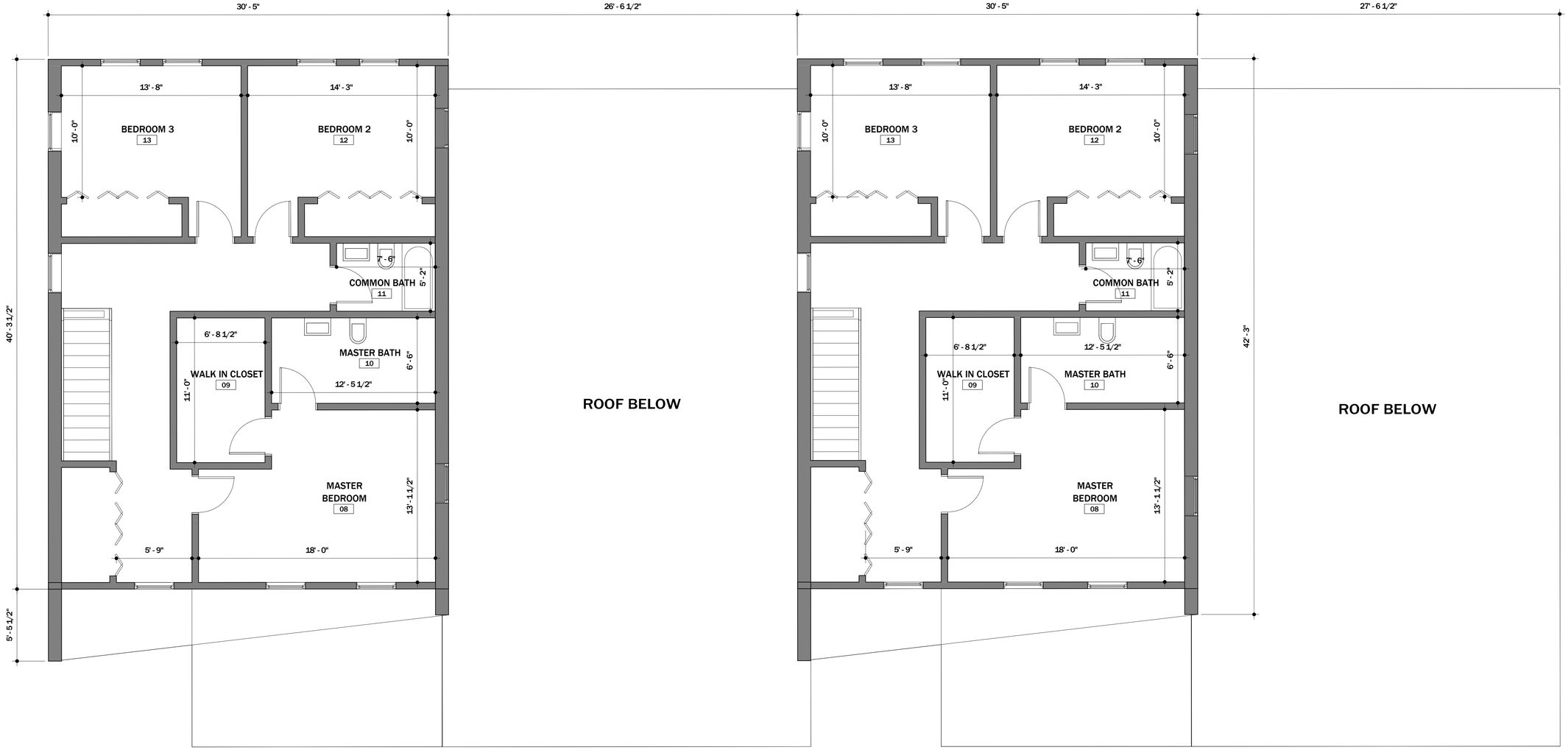
A-101

SEAL

KCA DESIGN STUDIOS, INC
ARCHITECTURAL CORPORATION
54393
NORTH CAROLINA

NOT VALID WITHOUT SEAL

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## 1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

## CONSULTANTS


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email: kevincoledesigns@gmail.com
website: https://kcadesignstudios.net


## REVISIONS

| No. | Date | Action |
|---|---|---|
| | | |

PROJECT NAME

PROPOSED 8 UNIT TOWNHOMES

533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

## DRAWING NAME

PROPOSED SECOND FLOOR PLAN

| | | |
|---|---|---|
| Drawn By | : | Author |
| Checked By | : | Checker |
| Issue Date | : | 01/11/2026 |
| Scale | : | 1/4" = 1'-0" |
| Job No. | : | T001 |

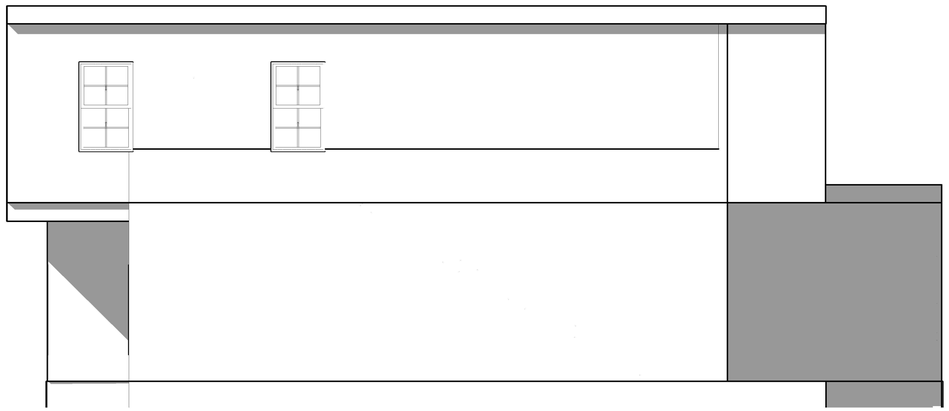
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SEAL

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ARCHITECTURAL CORPORATION
54393
NORTH CAROLINA

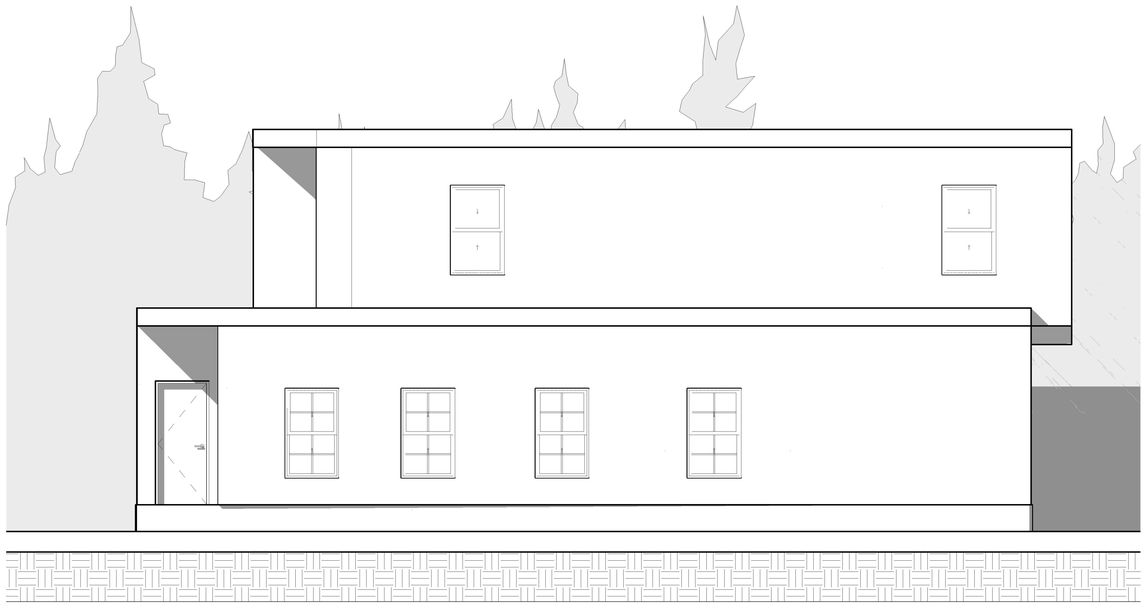
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1 **NORTH**

SCALE: 1/4" = 1'-0"



2 **SOUTH**

SCALE: 1/4" = 1'-0"

## CONSULTANTS


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## REVISIONS

| No. | Date | Action |
|---|---|---|
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| | | |

PROJECT NAME

PROPOSED 8 UNIT TOWNHOMES

533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

DRAWING NAME

PROPOSED ELEVATION

| | | |
|---|---|---|
| Drawn By | : | Author |
| Checked By | : | Checker |
| Issue Date | : | 11/15/2023 |
| Scale | : | 1/4" = 1'-0" |
| Job No. | : | T001 |

A-201

SEAL

KCA DESIGN STUDIOS, INC
ARCHITECTURAL CORPORATION
54393
NORTH CAROLINA

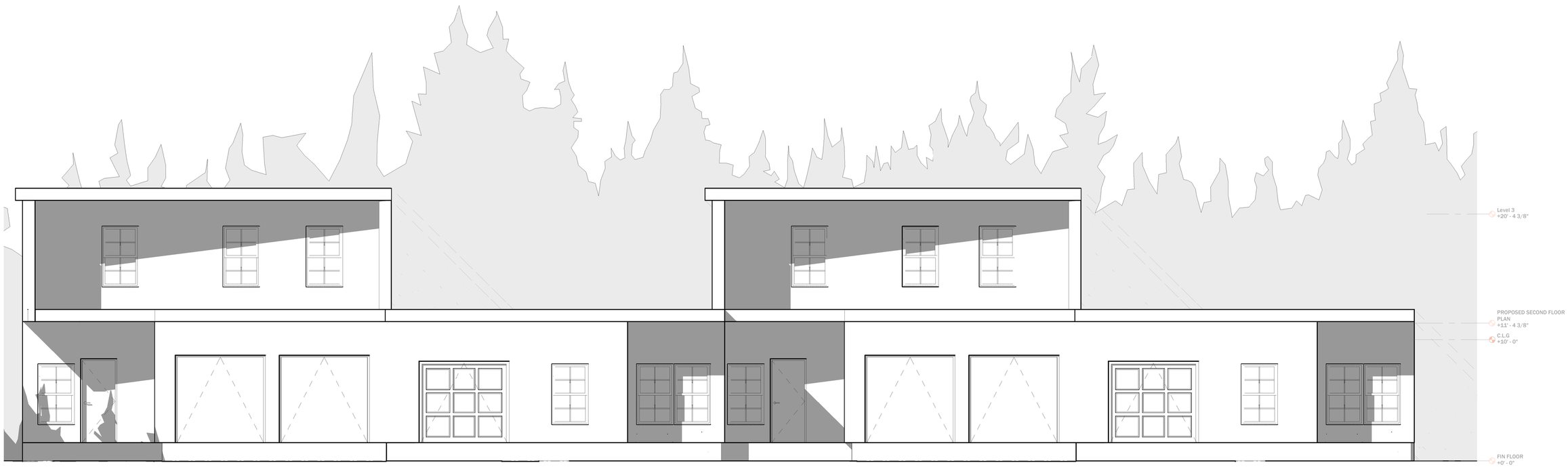
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## 2 WEST

SCALE: 1/4" = 1'-0"




## 1 EAST

SCALE: 1/4" = 1'-0"


CONSULTANTS

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email: kevincoledesigns@gmail.com
website: https://kcadesignstudios.net


REVISIONS

| No. | Date | Action |
|---|---|---|
| | | |

PROJECT NAME

PROPOSED 8 UNIT TOWNHOMES

533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

DRAWING NAME

PROPOSED ELEVATION

| | | |
|---|---|---|
| Drawn By | : | Author |
| Checked By | : | Checker |
| Issue Date | : | 11/15/2023 |
| Scale | : | 1/4" = 1'-0" |
| Job No. | : | T001 |

A-202

SEAL

KCA DESIGN STUDIOS, INC
ARCHITECTURAL CORPORATION
54393
NORTH CAROLINA

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# Consistency and Reasonableness Statement

## Map Amendments

Pursuant to N.C.G.S. § 160D-604 and § 160D-605, the Zoning Commission determines that the proposed zoning map amendment in case P26-06 is consistent with the City of Fayetteville's Future Land Use Map as well as the Comprehensive Plan and Strategic Plan.

The following analysis reviews the proposed amendment in relation to the goals and policies of the Future Land Use Map, Comprehensive Plan, and Strategic Plan following the Commission's established review format.

**Consistency**

1. **STRATEGOC PLAN GOALS**

| GOAL(S) | CONSISTENT | INCONSISTENT |
|---|---|---|
| **Goal I: Safe & Secure Community (1.2)**<br>• The site plan provided for townhome development includes a lot length driveway for the residents to have ample room to safely access and exit the property. Parking spaces are not attached to Pritchett Road reducing the likelihood of accidents. | X | |
| **Goal II: Responsive City Government Supporting a Diverse & Viable Economy (Objectives 2.1)**<br>• The proposal broadens the city tax base by enabling the construction of more units per acre as Mixed Residential 5 (MR-5) than as Single Family 10 (SF-10) on already serviced land – increasing the tax value per acre and increasing land and utility utilization. | X | |
| **Goal III: City Invested in Today and Tomorrow (Objective 3.2)**<br>• The proposal aligns with the Future Land Use Plan's intentions of increasing density while also increasing infill development. These properties are empty but not undeveloped land and surrounded by existing residential development. | X | |
| **Goal IV: Desirable place to live, work, and recreate (Objective 4.5)**<br>• The proposal would provide access to multifamily housing as part of infill development, allowing for more affordable housing costs than if the land remained Single Family 10. A neighborhood with diverse housing opportunities with access to residential and school services is a desirable place to be with positive opportunities generated from additional residents. | X | |

2. **FUTURE-LAND USE POLICES AND STRATEGIES:**

| LAND USE POLICIES AND STRATEGIES | CONSISTENT | INCONSISTENT |
|---|---|---|

| | | |
|---|---|---|
| **LU-1: Encourage growth in areas well-served by infrastructure and urban services (1.1, 1.6, 1.7)**<br>• This is infill development of vacant lots within a residential area that is set to provide townhomes. Applicant is working with the PWC to minimize work required to access utilities which are all present on Pritchett Road. | **X** | |
| **LU-6: Encourage Development Standards that result in quality neighborhoods (6.2)**<br>• The front of each townhome faces one another providing some passive surveillance. The elongated driveway assists in clearly demarcating between the public road and private properties of the townhomes. | **X** | |
| **LU-7: Encourage a Mix of Housing Types for All Ages and Incomes (7.2)**<br>• Multiple units are to be fully ADA accessible providing housing to the elderly or disabled. Townhomes also provide a lower entry cost for a home-seeker compared to single family detached by providing more housing potential at a lesser cost. | **X** | |

3. The proposed amendment is consistent with the Future Land Use Map as follows:

| | | | | |
|---|---|---|---|---|
| **X** | The requested map amendment is consistent or aligns with the area's designation on the FLUM | **OR** | | The requested map amendment is **NOT** consistent or **DOES NOT** align with the area's designation on the FLUM |
| **X** | As requested, the proposed designation would permit uses complementary to those existing on adjacent tracts. | **OR** | | As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts. |

**Reasonableness**

The proposed zoning amendment (SF-10 to MR-5) is both reasonable and in the interest of the public. It supports the policies of the Comprehensive and Strategic Plans because: [select all that apply]

X The size and features of the site support a modest infill pattern that is compatible with existing nearby residential and commercial activity and available utilities

____ The amendment includes conditions that limit potential negative impacts on neighboring uses.

X The proposed use(s) address the needs of the area and/or the city.

X The proposal promotes orderly development by aligning with surrounding land uses.

The amendment is also in the public interest because it: [select all that apply]

X Improves net total consistency with the Future Land Use Map and Comprehensive Plan.

X Improves the net total tax base.

____ Preserves environmental and/or cultural resources.

X Facilitates desired development such as infill and/or in an infrastructure-served area.

X Provides needed housing/commercial area.

Additional comments: Applicant is intending to make use of city Sustainable Development Initiatives found on 30-5.N as well as is intending to construct the roofs with solar panels.

May 10, 2026

Date

Chair Signature

Print




**Aerial**
**Case #: P26-06**

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

**REQUEST:** Rezone SF-10 to MR-5

**LOCATIONS:** 533 Pritchett Rd (0407252339000)
537 Pritchett Rd (0407252226000)
545 Pritchett Rd (0407252027000)
607 Pritchett Rd (0407242818000)

P26-06 Aerial

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY




**Current Zoning Map**
**Case #: P26-06**

**REQUEST: Rezone SF-10 to MR-5**

**LOCATIONS: 533 Pritchett Rd (0407252339000)**
**537 Pritchett Rd (0407252226000)**
**545 Pritchett Rd (0407252027000)**
**607 Pritchett Rd (0407242858000)**

P26-06
MR-5 - Mixed Residential 5
NC - Neighborhood Commercial
SF-6 - Single Family Residential 6
SF-10 - Single Family Residential 10

N

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

FAYETTEVILLE NC
AMERICA'S CAN DO CITY




**Future Land Use**
**Case #: P26-06**

**REQUEST: Rezone SF-10 to MR-5**

**LOCATIONS: 533 Pritchett Rd (0407252339000)**
**537 Pritchett Rd (0407252226000)**
**545 Pritchett Rd (0407252027000)**
**607 Pritchett Rd (0407242858000)**

P26-06
PARKOS - PARK / OPEN SPACE
LDR - LOW DENSITY
MDR - MEDIUM DENSITY
HDR - HIGH DENSITY RESIDENTIAL
OI - OFFICE / INSTITUTIONAL

N

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

FAYETTEVILLE NC
AMERICA'S CAN DO CITY


PUBLIC
HEARING
910-433-1612


PUBLIC
HEARING
910-433-1612

















# City Council



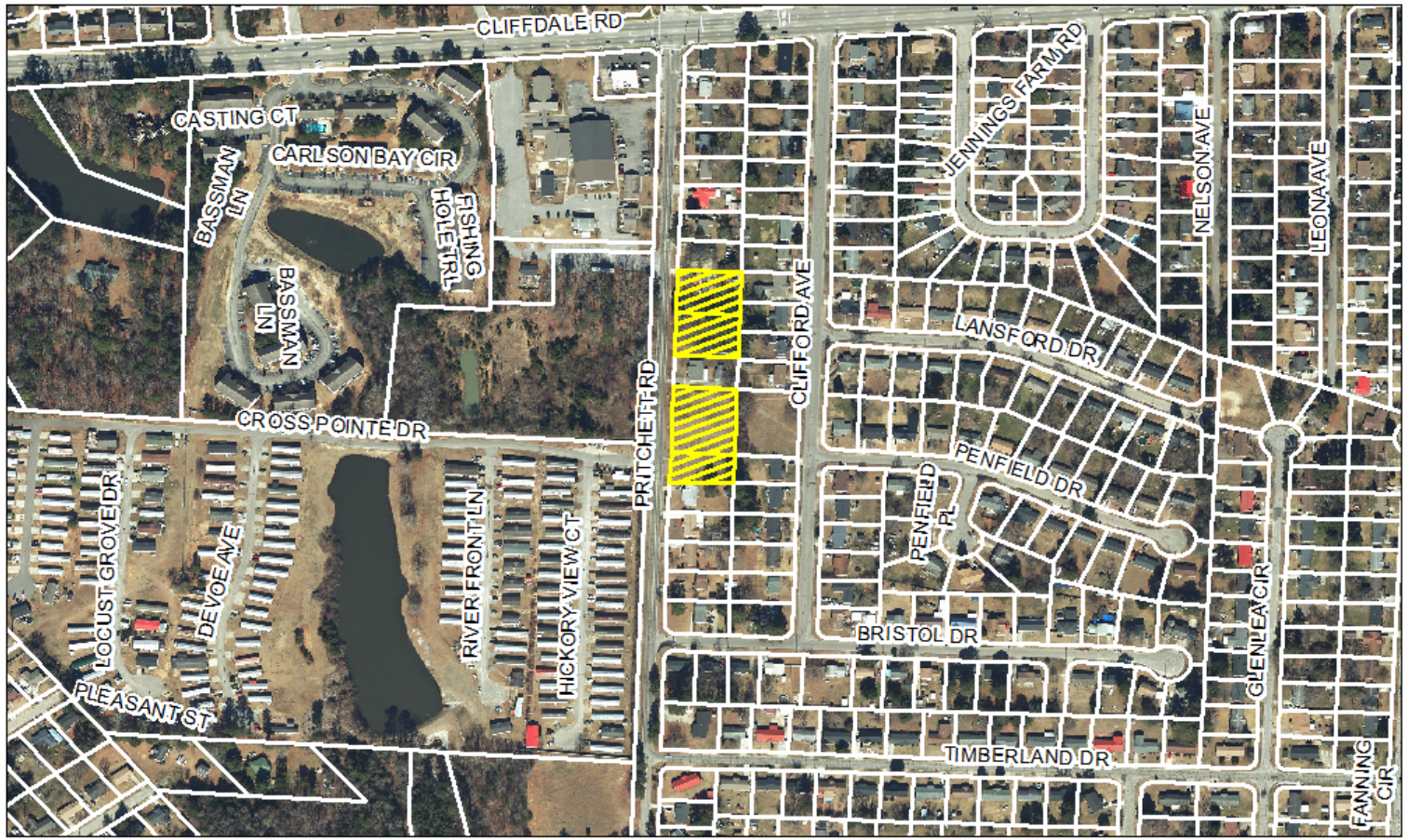

# ZONING CASES

*April 27, 2026*

FAYETTEVILLE N

| | |
|---|---|
| **Owner:** | Clarke Anthony Williams |
| **Applicant:** | Kevin Cole |
| **Request:** | Rezoning from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5) |
| **Locations:** | 533, 537, 545, and 607 Pritchett Road |
| **Acreage:** | +/- 1.76 acres (collective) |
| **District:** | 7 – Brenda McNair |
| **REID #:** | 0407252339000, 0407252226000, 0407252027000, and 040724281800 (Respective) |

# Subject Property




**Aerial**
**Case #: P26-06**

**REQUEST: Rezone SF-10 to MR-5**

**LOCATIONS: 533 Pritchett Rd (0407252339000)**
**537 Pritchett Rd (0407252226000)**
**545 Pritchett Rd (0407252027000)**
**607 Pritchett Rd (0407242818000)**

P26-06 Aerial

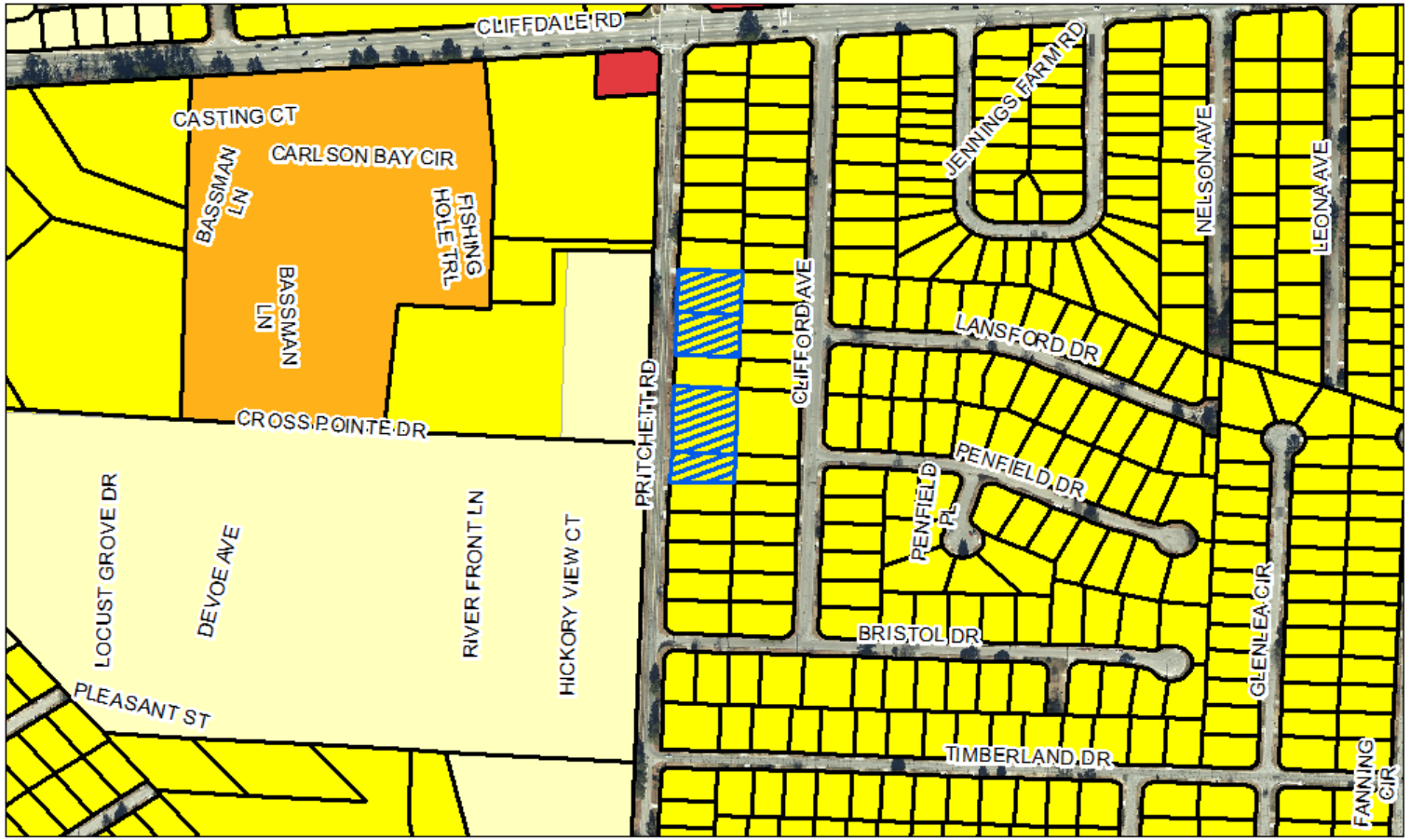
N

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

# Zoning Map




**Current Zoning Map**
**Case #: P26-06**

**REQUEST: Rezone SF-10 to MR-5**

**LOCATIONS: 533 Pritchett Rd (0407252339000)**
**537 Pritchett Rd (0407252226000)**
**545 Pritchett Rd (0407252027000)**
**607 Pritchett Rd (0407242818000)**

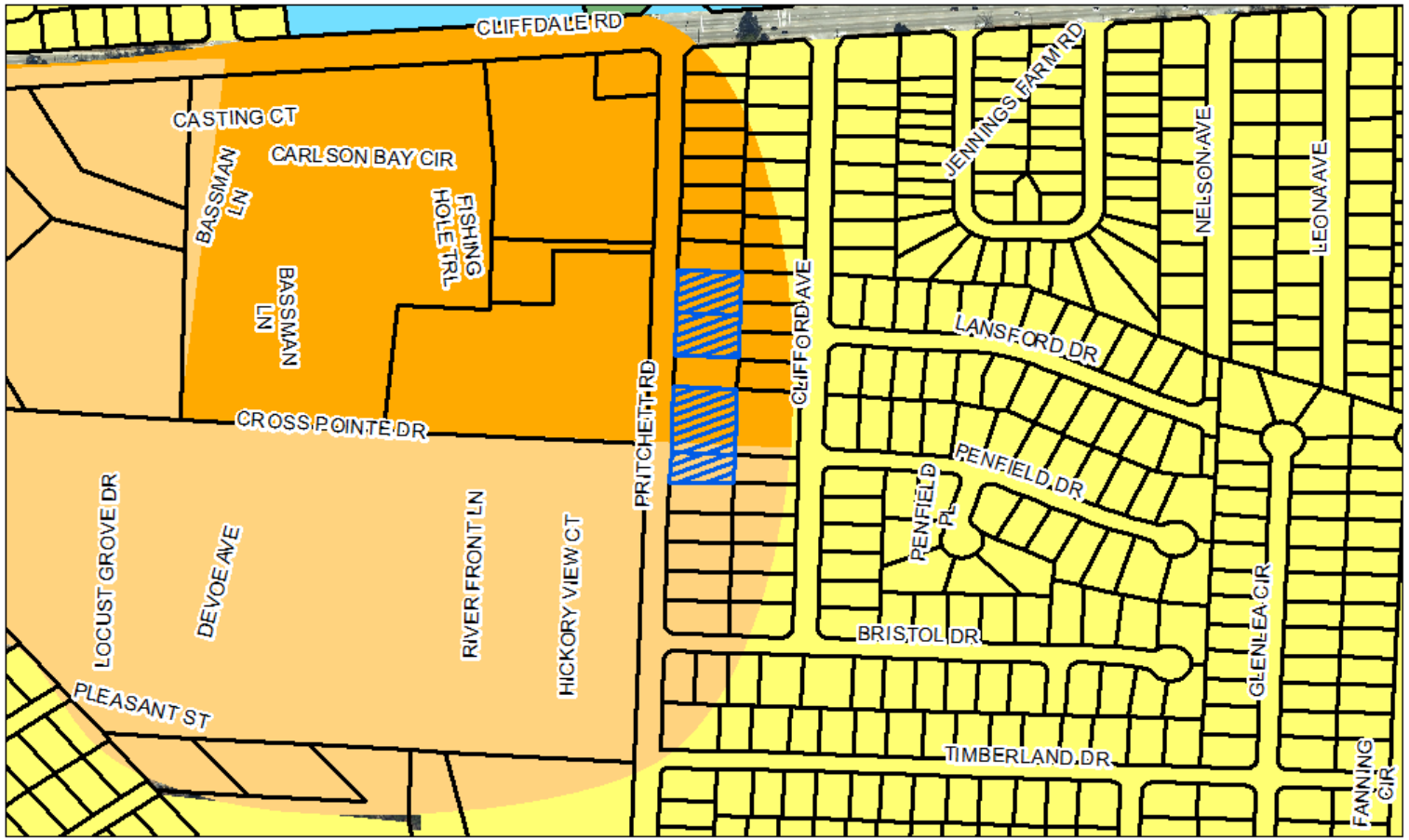
P26-06
MR-5 - Mixed Residential 5
NC - Neighborhood Commercial
SF-6 - Single-Family Residential 6
SF-10 - Single-Family Residential 10

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

# Land Use Map




**Future Land Use**
**Case #: P26-06**

**REQUEST: Rezone SF-10 to MR-5**

**LOCATIONS: 533 Pritchett Rd (0407252339000)**
**537 Pritchett Rd (0407252226000)**
**545 Pritchett Rd (0407252027000)**
**607 Pritchett Rd (0407242818000)**

P26-06
PARKOS - PARK / OPEN SPACE
LDR - LOW DENSITY
MDR - MEDIUM DENSITY
HDR - HIGH DENSITY RESIDENTIAL
OI - OFFICE / INSTITUTIONAL

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

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FAYETTEVILLE NC
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# Subject Properties

533 and 537 Pritchett Rd



545 and 607 Pritchett Rd



# Surrounding Properties













# Zoning Maximum Potentials

**Summary of Standards**

SF-10 (Current)

- Lower-intensity residential
- Maximum Height = 30’
- Maximum Coverage = 35%
- SF Detached (10000 / unit)
- SF Attached (9000 / unit)
- Two-to-Four Family (7500 / unit)

MR-5 (Request)

- Moderate to high intensity residential
- Maximum Height = 75’
- Maximum Coverage = 55%
- SF Detached (5000 for 1st then 4000 / unit)
- SF Attached (4000 / unit)
- Two-to-Four Family (4000 / unit)
- Multi Family (15000 + 1000n)

**Theoretical Maximum**

533-537 Combined (0.85 Acres aka 37,026 sf)

- SF-10 = 4 units (4.71 du/ac)
- MR-5 = 22 units (25.88 du/ac)
- MR-5 (TH) = 9 units (10.59 du/ac)

545-607 Combined (0.91 Acres aka 39,639.6 sf)

- SF-10 = 5 units (5.43 du/ac)
- MR-5 = 24 units (26.09 du/ac)
- MR-5 (TH) = 9 units (9.87 du/ac)

# Concerns and Considerations

**Core Concerns**

- Presence of 541 Pritchett Rd
  - Between 537 and 545 Pritchett Rd
  - Single-floor, single-family, home with detached garage
- Traffic flow and volume

**Considerations**

- Section 30-5K of the UDO outlines transition standards
  - Height and massing regulations before increased setback requirements apply
  - Outlines buffer types and applications
  - Outlines where parking cannot be
  - Requires light shielding to prevent any light trespass
  - Operational standards to use and time of day
- Fifth of a mile from a minor arterial (Cliffdale)
- West side of Pritchett Road is a mobile home park, undeveloped land, and a convenience store

# Recommended Action

- The Professional Planning Staff recommends that the Zoning Commission move to recommend **APPROVAL** 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.

- The proposed zoning map amendment is consistent with the Future Land Use Plan which designates the subject properties for high density residential. Mixed Residential 5 (MR-5) aligns accurately to this designation by allowing for a range of uses from detached single-family to townhomes to low-rise multifamily.

- The range of potential MR-5 uses, when accounting for dimensional limitations and UDO requirements, is suitable to the overall area context which includes a range of residential types, uses, and is located near neighborhood-oriented services that would benefit from increased density.

# Options

**1. Approval (Recommended Action):**

Recommend approval of the zoning map amendment from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5) for the subject parcels – find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

**2. Approval but to a More Restrictive District:**

Recommend approval of the zoning map amendment from Single Family 10 (SF-10) to a more restrictive zoning district – one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

**3. Denial of Map Amendment:**

Recommends denial of the proposed map amendment – find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

**4. Table the Case:**

The commission could table the case and allow the applicant to reapply to MR-5 with conditions – requiring enforceable commitments to address land use and/or transitional concerns.

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0187

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A4

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps, Assistant City Manager**
**Gerald Newton, Development Services Director**

**FROM:** **Jennifer C. Baptiste - Development Ombudsman/Special Project Coordinator**

**DATE:** **April 27, 2026**

**RE:**
**Approve P26-07.** Rezoning of seventeen parcels currently zoned as Community Commercial (CC) (REID numbers 0437515504000, 0437512757000, 0437514432000, 0437513435000, 04375131483000, 0437514236000, 0437515591000, 0437515229000, 0437515441000, 0437515665000, 0437512743000, 0437512885000, 0437513207000, 0437513274000, 0437515214000, 0437515336000, and 0437515476000), addressed as 0 Gillespie, 411 Chase Street, 110 Chase Street, 0 Chase Street, 112 Chase Street, 0 Chase Street, 422 Gillespie Street, 434 Gillespie Street, 430 Gillespie Street, 412 Gillespie Street, 415 Chase Street, 135 Blount Street, 113 Chase Street, 0 Chase Street, 438 Gillespie Street, 432 Gillespie Street, and 426 Gillespie Street; eighteen parcels zoned Mixed Residential 5 (MR-5) (REID numbers 0437510429000, 0437511349000, 0437510474000, 0437513842000, 0437513760000, 0437511545000, 0437510695000, 0437510555000, 0437511619000, 0437511723000, 0437512627000, 043751388000, 0437512323000, 0437512467000, 0437514749000, 0437510579000, 04375115930000, and 0437512602000), addressed as 434 Chase Street, 145 Chase Street, 129 Blount Street, 412 Gillespie Street, 0 Chase Street, 424 Chase Street, 432 Chase Street, 420 Chase Street, 418 Chase Street, 417 Chase Street, 125 Blount Street, 0 Chase Street, 116 Chase Street, 123 Blount Street, 428 Chase Street, 120 Chase Street, and 425 Chase Street; two parcels zoned Limited Commercial (LC) (REID numbers 0437515707000 and 0437516724000), addressed as 119 Blount Street and 402 Gillespie Street; three parcels split zoned Community Commercial (CC) and Mixed Residential 5 (MR-5) (REID numbers 0437513597000, 0437513572000, and 0437514671000), addressed as 422 Gillespie street, 426 Gillespie Street, and 418 Gillespie Street; one parcel split zoned Heavy Industrial (HI) and Mixed Residential 5 (MR-5) (REID number 0437510764000), addressed as 0 Blount Street to Mixed-Use Conditional Use (MU/CZ), totaling 8.77 acres ± and being the properties of the City of Fayetteville, represented by Derrick McArthur or Economic & Community Development and Austin Amandolia of HR & A Advisors, Inc.

**COUNCIL DISTRICT(S):**
2 - Malik Davis

**Relationship To Strategic Plan:**
Goal II: Responsive City Government Supporting a Diverse and Viable Economy

- Objective 2.1 - To ensure a diverse City tax base.

- Objective 2.2 - To invest in community places to ensure revitalization and increase quality of life.

**Executive Summary:**

The subject properties are currently owned by the City of Fayetteville.
The applicant is requesting to rezone approximately 8.77 acres located at the corner of Blount and Gillespie Streets and having various addresses. Seventeen (17) parcels are zoned as Community Commercial (CC), another eighteen (18) parcels zoned as Mixed Residential 5 (MR-5), two (2) parcels zoned Limited Commercial (LC), three (3) parcels split zoned Community Commercial (CC) and Mixed Residential 5 (MR-5), and one (1) parcel split zoned Heavy Industrial (HI) and Mixed Residential 5 (MR-5) to Mixed Use Conditional Use (MU/CZ). The proposed rezoning would place the parcel under a single zoning district and allow for easier site development.
Most of the subject properties have direct access onto either Blount Street or Gillespie Street while others have internal access via an interior roadway, Chase Street.
The properties are served by public water and sewer and have not been the subject of a rezoning application within the past five years. This request is not associated with an annexation.

**Background:**

Owner: The City of Fayetteville
Applicants: Derrick McArthur of The City of Fayetteville's Economic & Community Development Department
Austin Amandolia of HR & A Advisors, Inc.
Requested Action: Various zoning districts to MU/CZ
REID #: Various
Status of Property: Most properties are devoid of structures but REID # 0437512885000, 135 Blount Street, is the current site of the historic E.E. Smith House.
Size: 8.77 acres ±
Surrounding Land Use & Zoning:
· North: Community Commercial (CC) - Vacant Commercial & Single-Family Residential
Limited Commercial (LC) - Vacant
Office Institutional (OI) - Single-Family Residential
· South: Heavy Industrial (HI) - Vacant
Community Commercial (CC) - Religious Institution
· West: Heavy Industrial (HI) - Commercial
· East: Community Commercial (CC) - Commercial Office Building
Limited Commercial (LC) - Vacant Office Building
Office Institutional (OI) - Commercial Office Building
Letters Mailed: 135
Land Use Plans:
With the adoption of the 2040 Comprehensive Plan: Future Land Use Map & Plan on May 26, 2020, all properties within the City of Fayetteville-and those within its Municipal Influence Area (MIA)-are guided by the land use policies and long-range development vision outlined in the Plan.
The subject property is designated as Community Center (CC) and Employment

Center (EC). The Community Center (CC) designation is defined as development with "150,000 - 4000,000 square feet nonresidential leasable space. Vertically mixed uses with 3 - 5 stories. Ground floors mainly nonresidential, upper floors office (or maybe residential). High density residential and multi-family inter-mixed. Single family on edges."
The Employment Center (EC) designation is defined as "high intensity nonresidential uses with high impact or likelihood for nuisances." The intent is to encourage regional employment centers with larger industrial uses and or business parks that house a variety of production orientated uses.

**Issues/Analysis:**
History:
This site consists of forty - one individual parcels with separate REID numbers. Parcels were acquired between 2011 and 2018 through a combination of methods. The vast majority of properties were purchased by the City with a handful being acquired through eminent domain.
Initially, the project was conceived of as a Hope Six Business Park which transitioned into the Centere City Business Park. Both projects were designed to incorporate commercial, industrial and recreational uses on the site to support the adjacent neighborhoods.
The current proposal maintains the intent of the initial two projects but adds residential elements to the site.
Surrounding Area:
The subject properties are located at the corner of Blount and Gillespie Streets and is approximately half a mile south of Downtown Fayetteville.
To the **north**, across Blount Street, the properties are zoned Community Commercial (CC), Limited Commercial (LC), and Office Institutional (OI) and have vacant commercial buildings and single-family residential homes.
To the **south** are properties zoned Heavy Industrial (HI) and Community Commercial (CC) with a vacant industrial site and a religious institution, Mattock Memorial AME Zion Church.
To the **west**, across the railroad tracks, the parcels are zoned Heavy Industrial (HI) and are currently developed with various commercial businesses and warehouses.
To the **west**, across Gillespie Street, are properties zoned Community Commercial (CC), Limited Commercial (LC), and Office Institutional (OI) with commercial office buildings.
Map Amendment (Conditional Rezoning):
Section 30- 2. C. 1 of Fayetteville's Unified Development Ordinance outlines the process for amending the Official Zoning Map through a rezoning (map amendment). The City Council holds the authority to approve such amendments, which may be initiated by city boards, officials, or eligible applicants. Down-zoning initiated by third parties is prohibited without the written consent of affected property owners, in accordance with state law. Rezoning applications accompanied by applicant-proposed conditions are treated as Conditional Rezonings and follow a separate review process. The standard review process includes staff analysis, potential input from the Historic Resources Commission, a public hearing, recommendation by the Zoning Commission, and final consideration by the City Council. The Zoning Commission and the City Council must adopt a consistent statement confirming whether the proposed

amendment aligns with city-adopted plans and a reasonableness statement justifying the decision based on compatibility, community needs, and environmental impact. Once approved, rezoning actions do not expire but are subject to future amendments.
Conditional Rezoning:
Conditional Rezoning allows a property owner to rezone land to a zoning district with tailored conditions that ensure alignment with the City's adopted plans and help address development impacts. This process may only be initiated by the property owner and follows the standard development review procedures with modifications specific to conditional zoning. Applications must include any proposed conditions and may also request vested rights. The Technical Review Committee reviews the application before the Zoning Commission holds a legislative hearing and issues a recommendation. If no appeal is filed, the City Council may act on the application without another public hearing; otherwise, a legislative hearing is held before final action. Approval requires both a plan consistency statement and a statement of reasonableness. Conditions must conform to City policies and cannot be less restrictive than base zoning standards unless they improve compatibility or planning outcomes. Approved conditions become binding, and only minor deviations may be administratively approved. Material changes require a new rezoning. Conditional zoning districts are designated with a "/CZ" suffix on the Official Zoning Map. If no development application is submitted within two years, the City may revert the zoning.
Specifics of this Conditional Rezoning:
The applicant is requesting a conditional rezoning from multiple zoning districts to Mixed Use - Conditional Zoning (MU/CZ). The applicant is not submitting a development site plan as part of this application.
The Mixed Use (MU) zoning district is intended to accommodate and foster the coordinated development of a compatible and balanced mix of mutually supporting living, working, shopping, educating, entertainment, and recreating uses. The district is subject to flexible standards intended to encourage an appropriate scale and balance of uses and development to ensure district development is compatible with surrounding uses. Uses may be either vertically integrated within a single building or horizontally integrated within separate buildings on the same site.
As part of the conditional rezoning request, the applicant is requesting the following conditions apply:
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.

Land Use Plan Analysis:
The subject properties are designated as Community Center (CC) and Employment Center (EC) development on the City's 2040 Future Land Use Map, adopted in May 2020. Development of these properties with a use allowed in the Mixed-Use zoning district is consistent with the intent and guiding policies of the Future Land Use Plan. The rezoning to MU/CZ, with the conditions identified above, matches the general intent of the Future Land Use Plan and the Unified Development Ordinance. This fulfills key strategies outlined in the Plan's Strategic, Compatible Growth policies (LU-1 and LU-5), which encourage growth in areas served by infrastructure, support reinvestment in established neighborhoods, and improve gateways.

Consistency and Reasonableness Statements:
The proposed conditional rezoning from the various zoning districts to Mixed Use Conditional Use (MU/CZ) is consistent with the City of Fayetteville's 2040 Future Land Use Plan, which designates the area for Community Center (CC) and Employment Center (EC) development. The request aligns with the Plan's goals to support residential and nonresidential development.

**Budget Impact:**
The proposed conditional rezoning is expected to increase both residential and commercial redevelopment within the area, with minimal new infrastructure or service demands while taking unused properties and encouraging economic development as well as potentially increasing property tax revenue.

**Options:**
**1. Approval as Presented (Recommended Action):** Move to approve the map amendment to MU/CZ as presented. Based on the evidence presented and adopted the attached Plan Consistency and Statement of Reasonableness finding the request consistent with the Future Land Us Plan as well as approve 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.

**2. Approval with Revised or Additional Conditions:** Move to approve the proposed conditional rezoning, subject to revised or additional conditions agreed to in writing by the applicant and adopt the attached Plan Consistency and Statement of Reasonableness finding the request consistent with the Future Land Use Plan.
**3. Denial of the Application:** Move to deny the map amendment request, based on the evidence in the record, and adopt a Plan Inconsistency and Statement of Reasonableness setting forth why the request is inconsistent with the Future Land Use Plan and not in the public interest.

**Recommended Action:**
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.

**Attachments:**

1. Plan Application
2. Aerial Notification Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Property
6. Surrounding Property Photos
7. Signed Consistency and Reasonableness Statement

**Planning & Zoning**
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

## Project Overview #2006361

**Project Title:** Blount & Gillispie
**Application Type:** 5.2) Conditional Rezoning
**Workflow:** Staff Review
**Jurisdiction:** City of Fayetteville
**State:** NC
**County:** Cumberland

## Project Location

**Project Address or PIN:**

- 434 CHASE ST (0437510429000)
- 145 CHASE ST (0437510474000)
- 119 BLOUNT ST (0437515707000)
- 129 BLOUNT ST (0437513842000)
- 0 GILLESPIE ST (0437515504000)
- 412 GILLESPIE ST (0437513760000)
- 0 CHASE ST (0437511545000)
- 411 CHASE ST (0437512757000)
- 422 GILLESPIE ST (0437513597000)
- 110 CHASE ST (0437514432000)
- 424 CHASE ST (0437510695000)
- 432 CHASE ST (0437510555000)
- 0 BLOUNT ST (0437510764000)
- 420 CHASE ST (0437511619000)
- 418 CHASE ST (0437511723000)
- 417 CHASE ST (0437512627000)
- 0 CHASE ST (0437513435000)
- 112 CHASE ST (0437513483000)
- 426 GILLESPIE ST (0437513572000)
- 125 BLOUNT ST (0437513890000)
- 0 CHASE ST (0437514236000)
- 418 GILLESPIE ST (0437514671000)
- 422 GILLESPIE ST (0437515591000)
- 0 CHASE ST (0437512323000)
- 116 CHASE ST (0437512467000)
- 123 BLOUNT ST (0437514749000)
- 434 GILLESPIE ST (0437515229000)
- 430 GILLESPIE ST (0437515441000)
- 412 GILLESPIE ST (0437515665000)
- 402 GILLESPIE ST (0437516724000)
- 428 CHASE ST (0437510579000)
- 120 CHASE ST (0437511593000)
- 425 CHASE ST (0437512602000)
- 415 CHASE ST (0437512743000)
- 135 BLOUNT ST (0437512885000)
- 113 CHASE ST (0437513207000)
- 0 CHASE ST (0437513274000)
- 438 GILLESPIE ST (0437515214000)
- 432 GILLESPIE ST (0437515336000)
- 426 GILLESPIE ST (0437515476000)

**Zip Code:** 28301

Please see checklist for instructions for multiple buildings on a single parcel submittals

**Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link:** Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may delays and penalties for not doing so.

## GIS Verified Data

**Project Address:**

- 434 CHASE ST
- 145 CHASE ST
- 119 BLOUNT ST
- 129 BLOUNT ST
- 0 GILLESPIE ST
- 412 GILLESPIE ST
- 0 CHASE ST
- 411 CHASE ST
- 422 GILLESPIE ST
- 110 CHASE ST
- 424 CHASE ST
- 432 CHASE ST
- 0 BLOUNT ST
- 420 CHASE ST
- 418 CHASE ST
- 417 CHASE ST
- 0 CHASE ST
- 112 CHASE ST
- 426 GILLESPIE ST
- 125 BLOUNT ST
- 0 CHASE ST
- 418 GILLESPIE ST
- 422 GILLESPIE ST
- 0 CHASE ST
- 116 CHASE ST
- 123 BLOUNT ST
- 434 GILLESPIE ST
- 430 GILLESPIE ST
- 412 GILLESPIE ST
- 402 GILLESPIE ST
- 428 CHASE ST
- 120 CHASE ST
- 425 CHASE ST
- 415 CHASE ST
- 135 BLOUNT ST
- 113 CHASE ST
- 0 CHASE ST
- 438 GILLESPIE ST
- 432 GILLESPIE ST
- 426 GILLESPIE ST

## General Project Information

**Proposed Conditional Zoning District:** MU/CZ - Conditional Mixed Use

**Lot or Site Acreage to be rezoned:** 8.5

**Was a neighborhood meeting conducted?:** No

**Date of Neighborhood Meeting:**

**Number of Residential Units:**

**Nonresidential Square Footage:**

## Landowner Information

**Landowner Name:** City of Fayetteville

**Deed Book and Page Number:** 0109-0008

## Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

**A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:**

**B) Describe the proposed conditions that should be applied.:**

**C) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

## Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

**A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:**
The proposed amendment aligns with the City of Fayetteville's Comprehensive Plan, which encourages reinvestment, adaptive reuse, and infill development in existing urban areas. The Comprehensive Plan emphasizes compact development patterns, mixed-use activity nodes, walkability, and the strategic reuse of underutilized sites along major corridors. This amendment supports these objectives by facilitating development that is in harmony with the established land use policies and economic development goals. which encourage reinvestment, adaptive reuse, and infill development within existing urban areas.

**B) Are there changed conditions that require an amendment? :**
Recent changes in the area warrant consideration of the proposed amendment. These factors include evolving market conditions, increasing reinvestment pressures along Gillespie Street, and a greater focus on mixed use and pedestrian oriented development at the site. Additionally, investments in infrastructure, nearby redevelopment activities, and shifting community needs further justify updating the zoning to align with current conditions and future growth objectives on the site. I

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:**
The proposed amendment addresses a demonstrated community need by facilitating reinvestment in an underutilized site and supporting development that can provide commercial services, employment opportunities, and housing options in proximity to established neighborhoods. The amendment advances economic development goals, supports neighborhood serving uses, and contributes to broader efforts to enhance corridor vitality and community vibrancy.

**D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:**
The proposed zoning district is compatible with both existing and planned uses surrounding the subject property. It provides a transitional scale and intensity that bridges nearby residential neighborhoods and existing commercial activity along Gillespie Street. The proposed district allows for a range of uses that are consistent with the surrounding context while providing flexibility to respond to market demand

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:**
The proposed amendment promotes a logical and orderly development pattern by reinforcing existing development trends along the corridor and encouraging infill development where public infrastructure already exists. The amendment supports efficient land use, reduces development pressure on undeveloped areas, and aligns with the Citys long range growth objectives.

**F) State the extent to which the proposed amendment might encourage premature development.:**
Development of the site would occur within an already urbanized area served by existing streets, utilities, and public services.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:**

The zoning framework supports site design standards and development patterns that emphasize connectivity, pedestrian orientation, and compatibility with surrounding uses. The proposed amendment encourages development that is more integrated and mixed use in nature.

**H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:**
The proposed zoning is compatible with adjacent and nearby zoning classifications and reflects a logical extension of existing commercial and mixed use zoning patterns along the corridor.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:**
The proposed amendment is not expected to significantly harm the property values in the surrounding area. In fact, the reinvestment and redevelopment of the site are likely to improve its appearance, functionality, and economic vitality. This positive enhancement may, over time, positively influence the property values of neighboring areas.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:**
The proposed amendment is not anticipated to result in significant adverse impacts on the natural environment.

## Primary Contact Information

**Project Owner**
Derrick McArthur
City of Fayetteville
433 Hay Street
Fayetteville, NC 28302
P:9104331601
derrickmcarthur@fayettevillenc.gov

**Project Contact - Agent/Representative**
Derrick McArthur
City of Fayetteville
433 Hay Street
Fayetteville, NC 28302
P:9104331601
derrickmcarthur@fayettevillenc.gov

**Indicate which of the following project contacts should be included on this project:**

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :**

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

**NC State General Contractor's License Number:**

**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Mechanical Contractor #3 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**

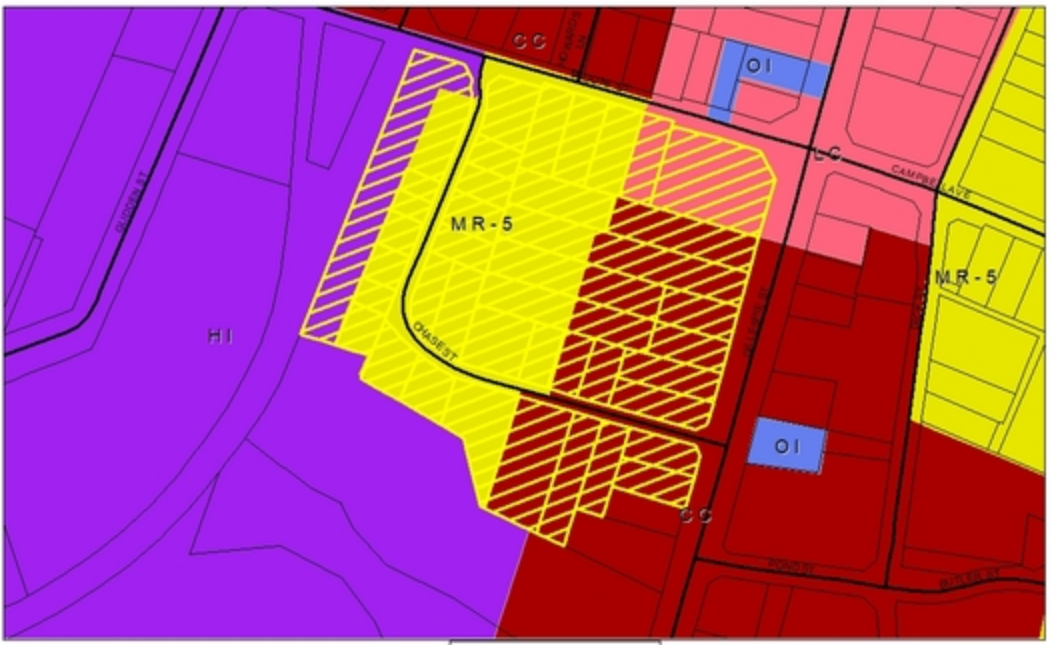


Aerial Map
Case#: P24-07

REQUEST: Rezone seventeen parcels zoned Community Commercial (CC), seventeen parcels zoned Mixed Residential 5 (MR-5), two parcels zoned Limited Commercial (LC), 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) to Mixed Use Conditiona Use (MU/CZ).

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY




Future Land Use Map
Case#: P24-07

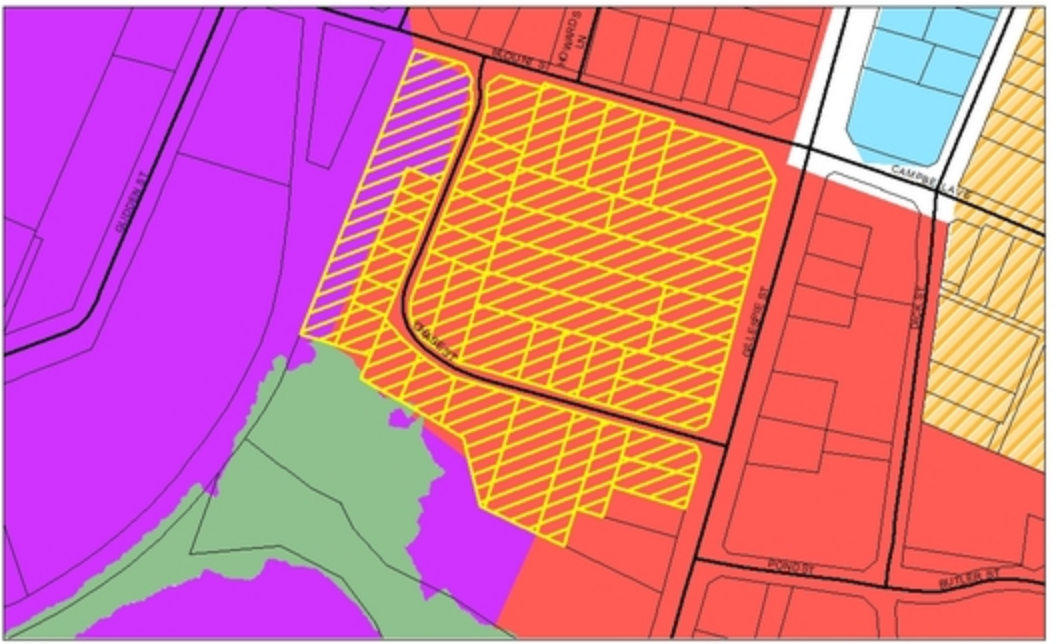
REQUEST: Rezone seventeen parcels zoned Community Commercial (CC), seventeen parcels zoned Mixed Residential 5 (MR-5), two parcels zoned Limited Commercial (LC), three parcels split zoned Community Commercial (CC) and Mixed Residential 5 (MR-5), and one parcel split zoned Heavy Industrial (HI) and Mixed Residential 5 (MR-5) to Mixed Use Conditiona Use (MU/CZ).

Legend

- CC - Community Commercial
- HI- Heavy Industrial
- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- OI- Office & Institutional

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY




Future Land Use Map
Case#: P24-07

REQUEST: Rezone seventeen parcels zoned Community Commercial (CC), seventeen parcels zoned Mixed Residential 5 (MR-5), two parcels zoned Limited Commercial (LC), 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) to Mixed Use Conditiona Use (MU/CZ).

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

# Subject Property







FAYETTEVILLE NC

# Surrounding Properties





North



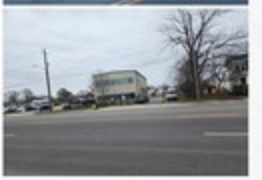
West

South






East





# Consistency and Reasonableness Statement

## Map Amendments

Pursuant to N.C.G.S. §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case **P26-07** is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan.

**Consistency**

1. GOALS

| GOAL(S) | CONSISTENT | INCONSISTENT |
|---|---|---|
| • Goal 1: Focus value and investments around infrastructure and strategic nodes.<br>o The site is serviced by public water/sewer in an area adjacent to Downtown Fayetteville. | X | |
| • Goal 2: Promote compatible economic and commercial development in key identified areas.<br>o MU/CZ zoning in an established Downtown-adjacent corridor advances job growth and a diverse tax base.<br>• Goal 3: Encourage infill/redevelopment where services exist.<br>o The request converts a formerly developed area, but currently vacant, into new uses.<br>• Goal 4: Foster safe, stable, and attractive neighborhoods.<br>o Neighborhood compatibility is addressed through required buffering/height transitions at site review.<br>• Goal 5: Preserve and enhance environmental features.<br>o No sensitive features are identified; compliance will be ensured at the TRC/site plan. | X<br>X<br>X<br>X | |

2. LAND USE POLICES AND STRATEGIES:

| LAND USE POLICIES AND STRATEGIES | CONSISTENT | INCONSISTENT |
|---|---|---|
| LU-1 (Strategic, infrastructure-served growth) – Directs growth to serviced nodes; discourages leapfrog extensions. | X | |
| LU-1.6 (Infrastructure concurrent with development) – Any needed extensions reviewed via standard processes. | X | |
| LU-2 (Targeted economic development in Employment/Industrial Areas) – Positions a potential mixed-use node adjacent to Downtown corridor. | X | |
| LU-6/Neighborhood Quality – Requires buffering/screening at residential edges (east). | X | |

| | | |
|---|---|---|
| LU-12/Institutions & Compatibility (Airport Context) – Overlay standards/Part 77 reviews manage height/use externalities. | X | |

3. The proposed amendment is consistent with the Future Land Use Map as follows:
   - **Text Consistency:** The proposal aligns with FLU goals/policies to focus employment uses in serviced airport-area nodes. **Consistent.**
   - **Map Consistency:** The site lies within the **Community Center (CC) and Employment Center (EC)**, with an indicated **LDR edge** on/near the tract. Where LDR applies to the subject acreage, approval should include a **concurrent FLU Map update to EC** for full consistency.

**Reasonableness**

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above **and** the Strategic Plan (Goal II: diverse tax base; Goal III: growth management) as stated in the Staff Report, and because:

X The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by curing a split-zoned, nonconforming condition.

X The amendment includes conditions that limit potential negative impacts on neighboring uses.

X The proposed uses address the needs of the area and/or the City by enabling compliance and modest reinvestment in an existing commercial corridor.

X The proposal adapts the zoning map to reflect current land-use patterns by aligning zoning administration with City standards.

The amendment is also in the public interest because it: [select all that apply]

X Aligns with the long-range plan designation of Community Center (CC) and Employment Center (EC).

X Improves the tax base (anticipated neutral-to-modestly positive near-term fiscal outlook)

X Preserves environmental and/or cultural resources.

X Facilitates a desired kind of development in the area.

X Provides a needed **employment and development** area.

Additional comments, if any (write-in):

March 10, 2026
Date

Chair Signature

3-10-26
Print Robert K. Hagy

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0239

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A5

**TO:** **Mayor and City Council Members**

**THRU:** **Jodi Phelps - Assistant City Manager**
**Dr. Gerald Newton, AICP - Development Services Director**

**FROM:** **Craig Harmon, CZO - Senior Planner**

**DATE:** **April 27, 2026**

**RE:**
**Approve P26-08 - Rezoning Request (Map Amendment)**
Wiley Bunce requests to rezone approximately 11.78 acres at 603 Covey Dr. (PIN 9497743273000) and 618 Covey Dr. (PIN 9497733788000) from SF-10 and SF-6 to MR-5.

**COUNCIL DISTRICT(S):**
Council District 7 - Brenda McNair

**Relationship To Strategic Plan:**
This request directly advances the Strategic Plan's focus on managing future growth and strategic land use, and it helps ensure that Fayetteville remains a desirable place to live.

- **Goal III: City Investment Planning - Objective 3.2 (manage future growth and strategic land use):** The request seeks residential entitlements in an area served by public utilities and within an established development context, aligning growth decisions with planned land use and service availability.
- **Goal III - Objective 3.3 (timely and accurate construction review/inspection services):** The rezoning decision establishes the entitlement framework, and subsequent development reviews apply adopted technical standards to address site-specific impacts.
- **Goal IV: Live, Work, & Recreate - Objective 4.5 (ensure a place for people to live in great neighborhoods):** MR-5 expands housing choices beyond SF districts, while later development review enforces neighborhood-compatibility standards such as buffers, lighting, access, and stormwater.

**Executive Summary:**
**Request**
The applicant seeks to rezone approximately 11.78 acres at 603 and 618 Covey Drive from SF-10 to MR-5 through a conventional map amendment.
On March 10 of 2026 the request achieved a unanimous (5-0) recommendation of approval by the Zoning Commission..

**Background:**
**Site Context and Existing Conditions**

- The applicant states the site remains vacant and wooded, with no existing

structures.

- The applicant states that public water and public sewer serve the site.
- The case exhibit illustrates how the parcels relate to surrounding streets and parcels (see map exhibits).

**Surrounding Zoning**

The applicant identifies adjacent and across-the-street zoning as MR-5, SF-10, and SF-6.

**Applicable Planning Framework**

**Future Land Use Plan**

The Future Land Use Plan:

- The Future Land Use Map and related policies guide rezoning decisions and communicate the desired development pattern and form.
- Citywide goals and policies prioritize infrastructure-supported growth, safe and stable neighborhoods, housing choice, and military compatibility.

Key policy anchors relevant to this case include:

- **LU-1:** Encourage growth in areas well-served by infrastructure and urban services; coordinate with utilities; and require adequate infrastructure in place prior to or in tandem with new development.
- **LU-6/LU-7:** Encourage development standards that result in quality neighborhoods and encourage a mix of housing types (including attached and multi-family forms in appropriate places), with design standards to maintain compatibility.
- **Military compatibility goals/policies:** Encourage growth patterns that respect the operational mission of the military while allowing reasonable property use near the installation, including coordination and compatibility measures where applicable.

**Issues/Analysis:**

1. **Future Land Use Map consistency**
    a. The Future Land Use Map designates the site as MDR (Medium Density Residential). MDR's description anticipates that primarily residential areas can accommodate a broader mix of housing forms than low-density-only patterns.
    b. Map amendments should align with adopted plans and policies that guide long-term land use decisions.
    c. The Commission can reasonably find the requested MR-5 district **consistent** with MDR because MR-5 implements a medium to high-density residential framework and expands housing choice relative to SF districts, within a residential land-use function.
2. **Compatibility with surrounding zoning and development patterns**
    a. The applicant states that the area immediately surrounding the site includes a mix of residential zoning districts: MR-5, SF-10, and SF-6.
    b. Map amendments should fit the surrounding context and rely on adopted development standards to manage site-specific impacts at the development-review stage. (UDO map amendment standards; compatibility and public-interest considerations.)

c. The Commission can reasonably find the request compatible with the surrounding zoning pattern described in the record because MR-5 already exists in the surrounding area, and the UDO's development standards will govern transition impacts (buffers/landscaping, lighting, access design, stormwater, solid waste design) at the time of site plan and permits.

3. **Orderly development pattern and isolated zoning**
   a. The applicant states that MR-5 exists on adjacent or nearby property and that the request extends a residential zoning pattern instead of introducing a new, unrelated district.
   b. Map amendments should support a logical and orderly development pattern and avoid the creation of isolated zoning districts.
   c. The Commission can reasonably find the request supports an orderly development pattern and does not create isolated zoning, given the presence of MR-5 in the surrounding zoning mix described in the record.
4. **Infrastructure/service context and "premature development"**
   a. The applicant states that public water and public sewer serve the site. The Future Land Use Plan emphasizes growth where infrastructure and urban services exist and calls for coordinated utility planning and adequate infrastructure in place prior to or in tandem with development.
   b. The Commission should consider whether the rezoning would encourage premature development, unsupported by infrastructure and services.
   c. The Commission can reasonably find the request aligns with infrastructure-supported growth principles because the record identifies public utilities as available. The Commission can also rely on later permitting and utility coordination to confirm capacity, extensions, and service commitments consistent with LU-1.
5. **Changed conditions and community need**
   a. The applicant asserts that conditions have changed in the surrounding area, including increased residential development and adjacent residential zoning that supports a broader range of housing types. The applicant also states that the request addresses a housing supply and choice need aligned with the City's long-range planning direction.
   b. The Commission may consider changed conditions and demonstrated community need as part of the legislative record supporting the amendment.
   c. The Commission can reasonably find that the changed conditions and community-need assertions in the application support consideration of the request, particularly where the adopted FLUP framework (MDR + LU-7) supports a broader mix of housing types in appropriate locations.
6. **Natural environment and stormwater impacts**
   a. The applicant states that the rezoning will not significantly harm the natural environment and notes that future development must comply with applicable environmental regulations (stormwater, erosion control, and regulated features). The Future Land Use Plan also emphasizes preserving and enhancing environmental features through open space

protection and stormwater-resilient site planning policies.

b. The Commission may consider whether the amendment results in significantly adverse environmental impacts.

c. The Commission can reasonably find the rezoning itself does not directly cause environmental impacts; instead, it changes entitlements. The Commission can rely on subsequent development review and environmental permitting to address stormwater and land-disturbance impacts consistent with adopted regulations and FLUP policy direction.

**7. Property values**

a. The applicant states that the amendment will not significantly harm surrounding property values and anticipates compatibility with surrounding uses.

b. The Commission may consider potential adverse impacts to surrounding properties as part of the public-interest and reasonableness determination.

c. The Commission can reasonably treat this factor as neutral on the current record because the application does not provide quantified market evidence. The Commission can instead weigh compatibility based on the surrounding zoning pattern, MDR plan direction, and the ability of adopted standards to manage impacts during development review.

**Budget Impact:**

- **Near-term (legislative action):** Staff must process the rezoning and conduct public hearing procedures for this item, which primarily requires their time.
- **Development stage (if constructed):** Private developers must fund and construct on-site improvements and comply with permitting requirements. Council evaluates any potential public capital projects separately through the adopted budget and capital process.

**Options:**

The City Council may take one of the following actions:

1. Deny the application.
2. Approve a rezoning to a more restricted base zoning district.
3. Approve the rezoning with a reduction in area.
4. Approve the rezoning as requested (SF-10/SF-6 to MR-5) recommended.

**Recommended Action:**

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.

**Attachments:**

1. Rezoning Application (Case P26-08)
2. Affidavit of Ownership
3. Zoning Map - Subject and Vicinity
4. Aerial Map - Subject and Surroundings
5. Future Land Use Map - Subject and Vicinity
6. Pre-Application/TRC Comment Letter (Covey Dr Apartments)
7. Conceptual Development Exhibits (for context only) - NCHFA preliminary submission package
8. Context Photos - aerial, context callouts, and street-view images of neighboring properties
9. Consistency and Reasonableness Statements

**Planning & Zoning**
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

## Project Overview #2012336

**Project Title:** Covey Dr Apartments
**Application Type:** 5.1) Rezoning (Map Amendment)
**Workflow:** Staff Review
**Jurisdiction:** City of Fayetteville
**State:** NC
**County:** Cumberland

## Project Location

**Project Address or PIN:**
- 603 COVEY DR (9497743273000)
- 618 COVEY DR (9497733788000)

**Zip Code:** 28314

**Is it in Fayetteville? If you're not sure, click this link:** Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may delays and penalties for not doing so.

## GIS Verified Data

**Project Address:**
- 603 COVEY DR
- 618 COVEY DR

## General Project Information

**Has the land been the subject of a map amendment application in the last five years?:** No
**Previous Amendment Case #:**
**Acreage to be Rezoned:** 11.78
**Water Service:** Public
**Previous Amendment Approval Date:**
**Proposed Zoning District:** MR-5
**Is this application related to an annexation?:** No
**Sewer Service:** Public

**A) Please describe all existing uses of the land and existing structures on the site, if any:**

The site is currently a vacant, wooded property with no existing structures.

**B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

The lands adjacent to and across the street from the subject site are zoned MR-5, SF-10, and SF-6. The proposed MR-5 zoning designation is consistent with and naturally fits within this existing mix of residential zoning and uses in the surrounding area.

## Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

**A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:**

The proposed rezoning is consistent with the City of Fayettevilles adopted 2040 Comprehensive Plan, which encourages additional residential development in areas served by existing infrastructure and supports medium-density residential uses that expand housing choice. The plan emphasizes the importance of providing a range of housing types to meet current and future demand, including workforce and affordable housing, and specifically calls for reducing land-use barriers that limit the production of attainable housing. Rezoning the subject site to MR-5 aligns with these goals by allowing a residential use that is compatible with surrounding zoning and development patterns while supporting the Citys objective of increasing housing supply and affordability. The proposed development advances the Comprehensive Plans vision by delivering new, quality residential housing in a manner that promotes sustainable growth and responds to demonstrated housing needs within the community.

**B) Are there changed conditions that require an amendment? :**
Yes. Conditions in the surrounding area have changed since the original zoning designation was established, including increased residential development and adjacent residential zoning that support a broader range of housing types. In addition, the Citys adopted Comprehensive Plan emphasizes expanding housing choice and encouraging appropriately scaled residential development in areas served by existing infrastructure. These changes support the proposed amendment and justify updating the zoning to reflect current land use patterns and community needs.

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:**

The proposed amendment addresses a demonstrated community need by enabling additional residential development that expands housing supply in an area served by existing infrastructure. Fayettevilles adopted Comprehensive Plan identifies the need to increase housing options, including workforce and affordable housing, to accommodate population growth and support economic stability. Rezoning the site to allow MR-5 residential use directly responds to this need by facilitating the development of quality housing that is compatible with surrounding uses while advancing the Citys long-term housing and land use objectives.

**D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:**
The proposed amendment is compatible with both existing and planned uses surrounding the subject site. The surrounding area includes a mix of residential development, including single-family homes, duplexes, and multifamily housing, creating a diverse residential context. The proposed zoning district is appropriate for the land as it allows a range of residential housing types, such as multifamily, duplex, and townhome development, that are consistent with nearby uses and scale. Rezoning the site supports an orderly transition between existing residential forms, reinforces compatibility with adjacent zoning districts, and aligns with the Citys long-term land use and housing objectives.

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:**
The proposed amendment results in a orderly development pattern by aligning the subject sites zoning with the existing mix of residential uses in the surrounding area. The amendment supports a continuation of residential development rather than introducing incompatible uses and allows housing types that are consistent with nearby single-family, duplex, and multifamily development. Rezoning the site promotes efficient use of land and existing infrastructure, reinforces established development patterns, and supports planned growth in a manner consistent with the Citys Comprehensive Plan and long-term land use goals.

**F) State the extent to which the proposed amendment might encourage premature development.:**
The proposed amendment would not encourage premature development. The site is located in an area with existing public infrastructure and established residential development, and any future development would occur in accordance with market demand, applicable development regulations, and the Citys adopted Comprehensive Plan. Rezoning the property simply allows for appropriate residential use when development occurs and does not obligate or accelerate construction ahead of planned or supported growth.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:**
The proposed amendment does not result in strip-style commercial development. The requested zoning district allows for residential uses only and does not permit commercial or retail development.

**H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:**

The proposed amendment would not result in the creation of an isolated zoning district. The requested MR-5 zoning is already present on adjacent and nearby properties, and the amendment would extend an existing residential zoning pattern rather than introduce a new or incompatible district. As such, the proposed zoning is consistent with surrounding residential zoning districts and supports a cohesive use development.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:**

The proposed amendment is not expected to result in significant adverse impacts on the property values of surrounding lands. The rezoning supports residential development that is compatible with existing uses and zoning in the area, including nearby single-family, duplex, and multifamily housing. By allowing appropriately scaled residential development consistent with surrounding patterns and the Citys Comprehensive Plan, the amendment is anticipated to maintain, and potentially enhance, area property values through the addition of quality housing.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:**

The proposed amendment is not expected to result in significant adverse impacts on the natural environment. Any future development of the site will be required to comply with all applicable local, state, and federal environmental regulations, including stormwater management, erosion control, and protection of any regulated environmental features.

## Primary Contact Information

**Project Owner**
Wiley Bunce

4128 S River School Rd
Wade, NC 28395
P: (910) 323-4458
pam@brownrealestatenc.com

**Indicate which of the following project contacts should be included on this project:** Developer

**Project Contact - Agent/Representative**
Rob Sessoms
Park Group Land Company, LLC
4244 Donnybrook Place
Charlotte, NC 28205
P:2525644514
robsessoms123@gmail.com

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :**

**Project Contact - Developer**
Rob Sessoms
Park Group Land Company, LLC
4244 Donnybrook Place
Charlotte, NC 28205
P:2525644514
robsessoms123@gmail.com

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

**NC State General Contractor's License Number:**

**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Mechanical Contractor #3 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**

**AFFIDAVIT OF OWNERSHIP**

I, Wiley L. Bunce, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 618 Covey Dr in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to Park Group Land Company, LLC to submit a Rezoning/Conditional ~~Rezoning/Variance/Special Use Permit/Certificate of~~ Appropriateness/Annexation (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on 1/28/2026.

Wiley L Bunce
Signature of Affiant

Signature of Affiant

---

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 28 day of January, 2026

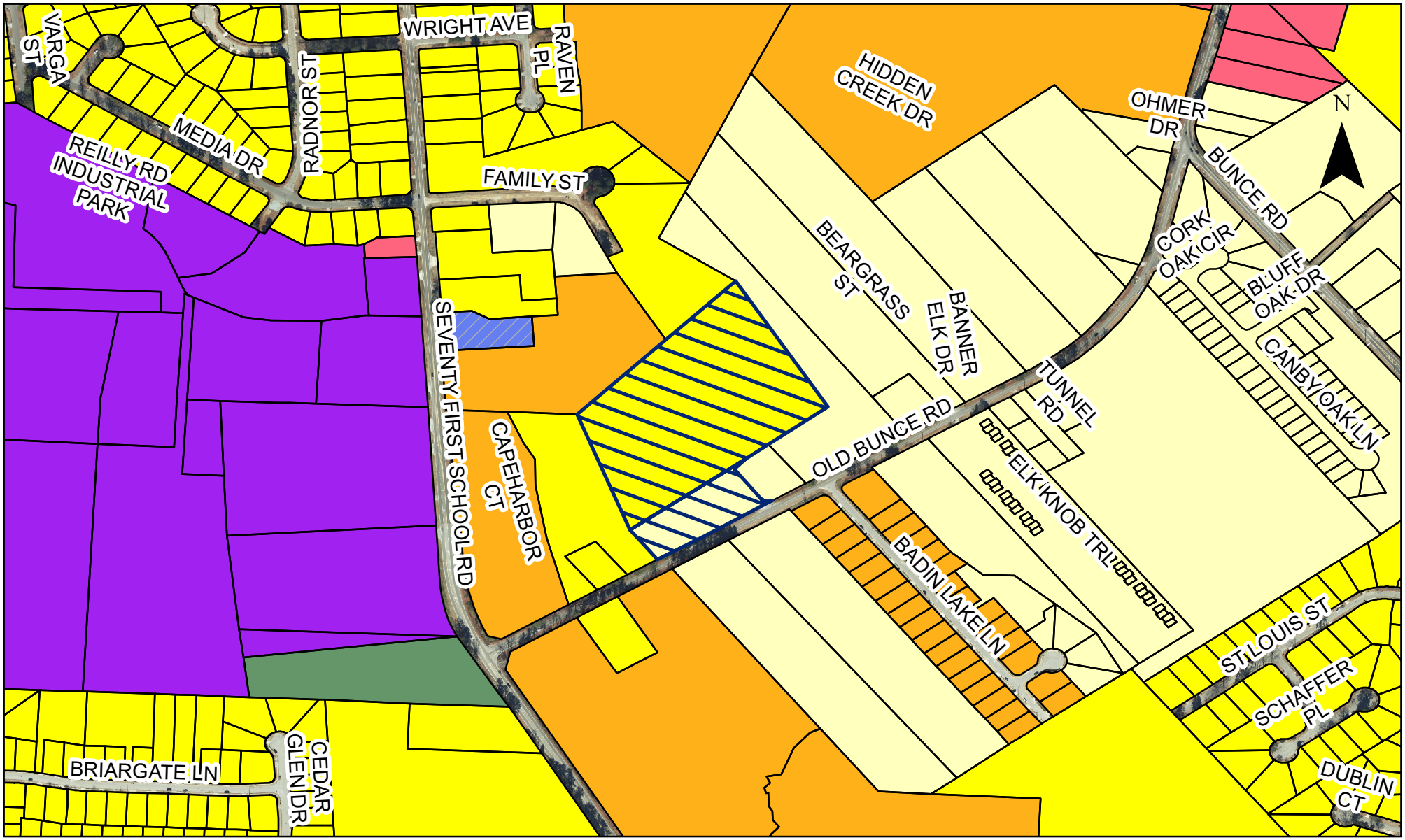
Signature of Notary Public

(Official Seal)

Peggy Marks, Notary Public

Printed Name of Notary Public

My Commission Expires: 7-25-2026




# Zoning

**Case #: P26-08**

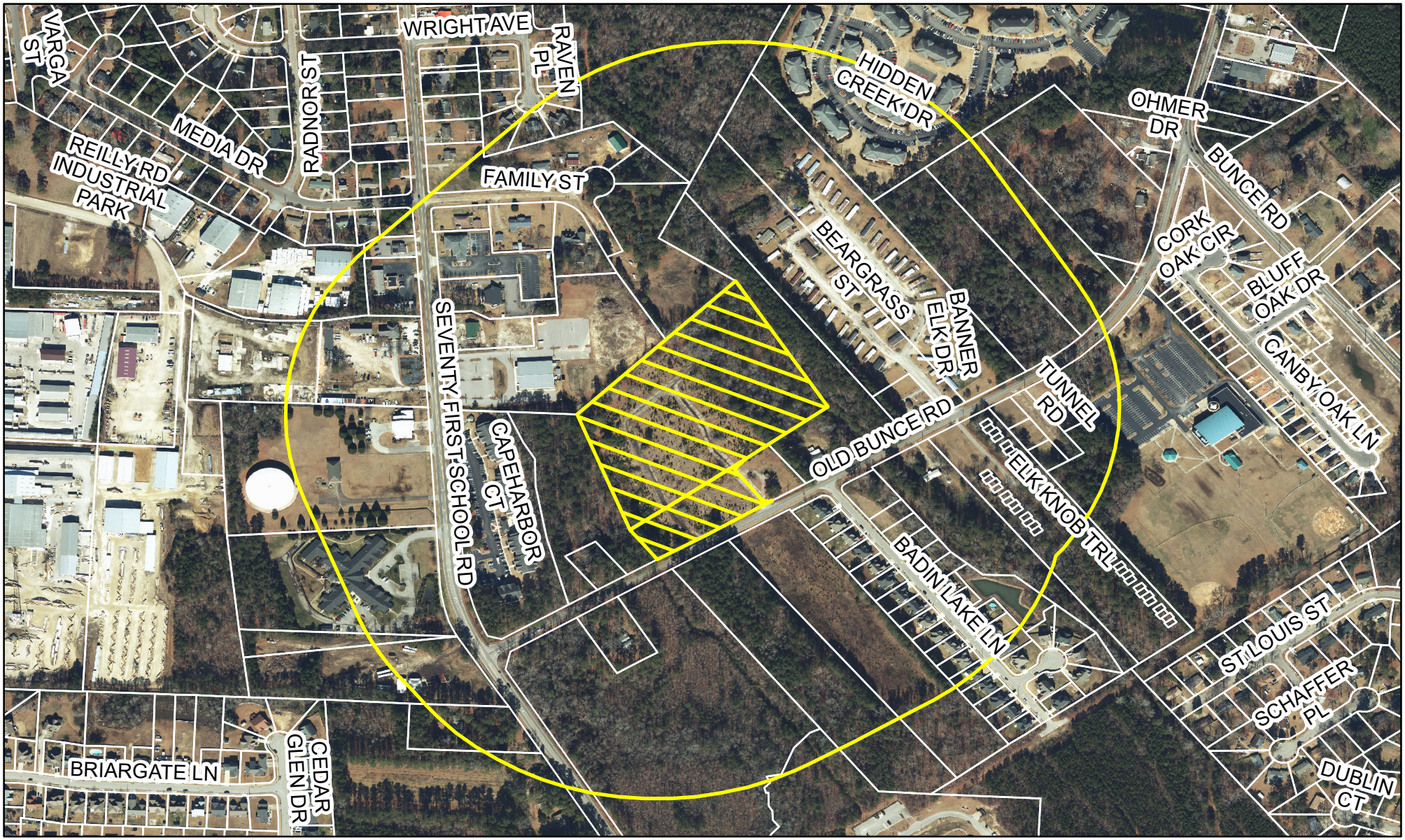
**REQUEST:** Rezoning SF-10 and SF-6 to MR-5

**LOCATION:** 603 COVEY DR
618 COVEY DR
9497743273000
9497733788000

- P26-08
- AR - Agricultural-Residential
- HI - Heavy Industrial
- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- OI/CZ - Conditional Office & Institutional
- SF-6 - Single-Family Residential 6
- SF-10 - Single-Family Residential 10

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

FAYETTEVILLE NC
AMERICA'S CAN DO CITY




# Aerial

**Case #: P26-08**

**REQUEST:** Rezoning SF-10 and SF-6 to MR-5

**LOCATION:** 603 COVEY DR
618 COVEY DR
9497743273000
9497733788000

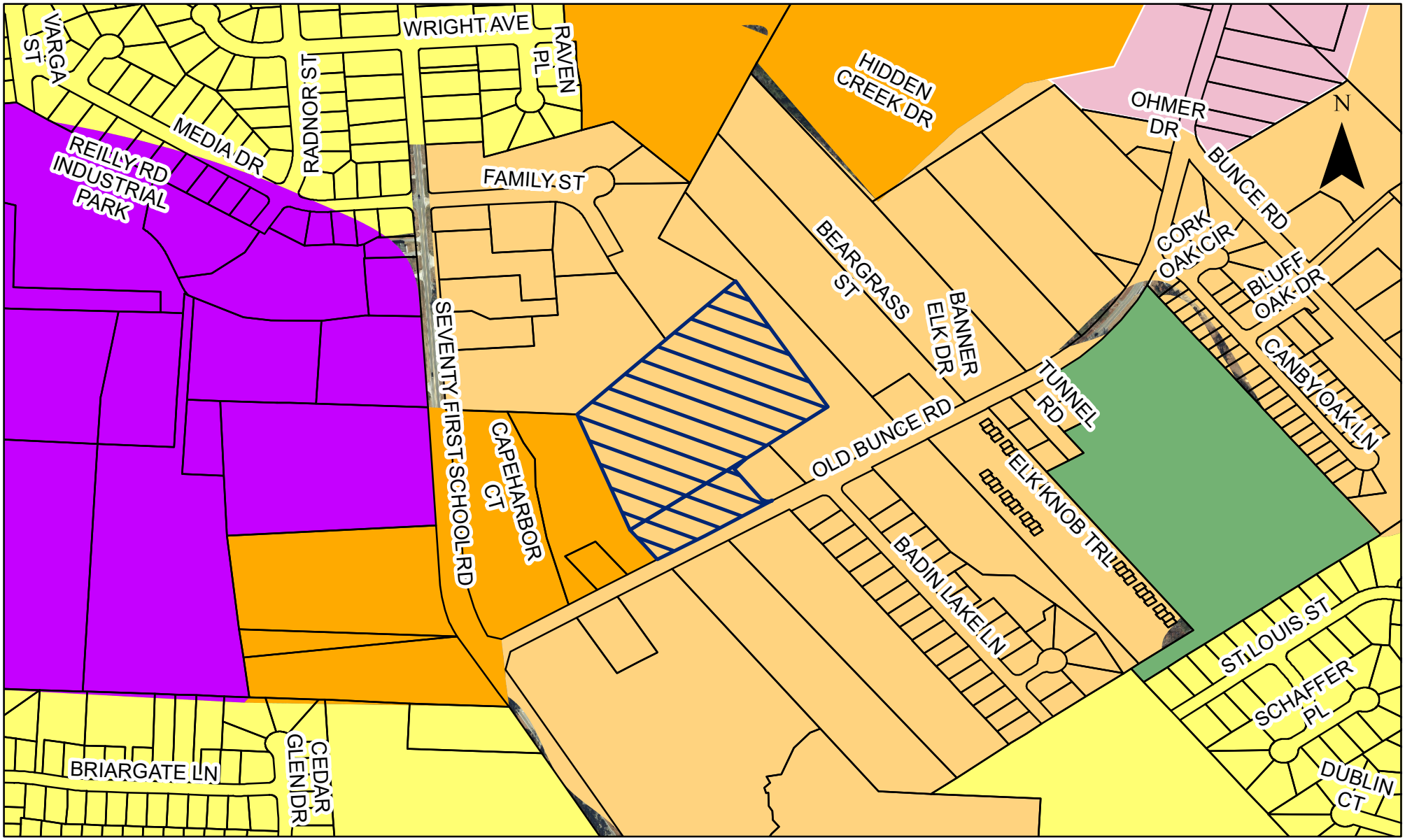
P26-08 Buffer

P26-08

N

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

FAYETTEVILLE NC
AMERICA'S CAN DO CITY




## Future Land Use Plan

**Case #: P26-08**

**REQUEST:** Rezoning SF-10 and SF-6 to MR-5

**LOCATION:** 603 COVEY DR
618 COVEY DR
9497743273000
9497733788000

- P26-08
- PARKOS - PARK / OPEN SPACE
- LDR - LOW DENSITY
- MDR - MEDIUM DENSITY
- HDR - HIGH DENSITY RESIDENTIAL
- NMU - NEIGHBORHOOD MIXED USE
- EC - EMPLOYMENT CENTER

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

# Subject Property





FAYETTEVILLE NC

# Surrounding Properties









**Development Services Division**
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

**Technical Review Committee (TRC) Comments:**

Development Name: **Covey Dr Apartments**
Case Number:

Development Summary: **Covey Apartments will be a 68/72-unit family development located in Fayetteville, North Carolina. The development will consist of multifamily residential buildings designed to serve families. The unit mix will include twelve (12) one-bedroom units, thirty-two (32) two-bedroom units, and twenty-four (24) three-bedroom units.**

**The project will include family-oriented amenities, including picnic shelters, a playground, and a clubhouse/community space with a computer room. All site amenities will be consistent with Agency requirements.**

Location:
- **603 COVEY DR (9497743273000)**
- **618 COVEY DR (9497733788000)**

Zoning:
Reference:

**Project Review Dates:**

Pre-Application Conference: **2/18/2026 10:00 AM**
Preliminary:
Final Review:

**Next Steps:**

Application Type: **4.2) Major Site Plan (Preliminary)**

Development Services Contact: **Chester Green**
Phone: **910-433-1497**
Email: **cgreen@ci.fay.nc.us**

Emailed To: **Rob Sessoms**
**252 Sea Oats Tr**
**Kitty Haek, NC 27949**

**E: robsessoms123@gmail.com**
**P: 2525644514**

Project Owner:

Review Status: **Submit application and fee. To receive final TRC/Site Plan approval a landscape, open space, elevation, and lighting plan shall be required.**

**Additional Submittals That May Be Required:**

- City Engineering (Development Application, Stormwater/Drainage, Street and Sidewalks Plans) – Approval Required prior to the

issuance of building permits

- City Traffic Services and NCDOT (Driveway Permit Application and Roadway Improvements) – Approval Required prior to the issuance of building permits
- Public Works Commission (PWC) (Water, Sewer, and Electrical Applications and Plans, Fire Flow Data, Main Extensions when required)
- Army Corp of Engineers and/or NCDENR-DWQ – (when applicable) – Approval Required prior to land disturbance
- City Inspections (Construction Drawings for Building Permitting)

**Ordinance:** http://www.online.encode-360.com/regs/fayetteville-nc/doc-viewer.aspx#secid-10498

**TRC Staff Comments:** (Staff has compiled the various review agencies' comments for you as a courtesy. These should be used to supplement your notes from the TRC meeting you attended. Additionally, preliminary comments are emailed to those listed on the submittal application in draft form prior to the scheduled TRC meeting. As a courtesy, these comments are revised as needed based on the TRC meeting discussion and again emailed to those listed on the application.)

## Open Issues: 12

### 1. Fire

#### General Issues

##### 2. New Issue

City of Fayetteville
Patrick Bradley
9104331323
patrickbradley@fayettevillenc.gov

- The fire department access road shall have a minimum width of 20 feet of clearance and shall reach within 150 feet of all portions of the exterior walls of the first story of each building. The distance can be extended to 200 feet if buildings are equipped throughout with an approved sprinkler system. Streets and/or drives in excess of 150 feet shall provide an approved turn-around for emergency vehicles. **As phased final plats are submitted temporary turn-around shall be required for street sections more than 150 feet.**
- Fire hydrants shall be provided within 400 feet of all portions of the building as **measured by an approved route** around the exterior of the building. Buildings equipped throughout with an approved sprinkler system shall be allowed a distance of 600 feet. If the FDC is supplying a standpipe system, the hydrant must be within 100' of the connection. If this distance cannot be met a new hydrant shall be required to be installed.
- Gated areas shall be equipped with Knox brand access to allow for emergency vehicle access. Gates installed during construction must be equipped with a Knox padlock for Fire Department access during construction.
- Building will have a Knox key box mounted in an approved location.
- Developments shall comply with the Fire Flow requirements of Appendix B of the N.C. Fire Code; higher standards may be required by the providing utility. A request for a Fire Flow test can be submitted to the Public Works Commission (PWC). Robert.turner@faypwc.com Final TRC approval will not be given without approved flow.
- Approved Fire department access roads, capable of supporting all fire department vehicles under all weather conditions during demolition and construction shall be provided. (Approved FD access road consist of minimum first layer of asphalt.)
- An approved water supply for fire protection shall be available as soon as combustible material arrives on site.
- The location of the FDC shall be away from the building and shall be approved by the Fire Dept. Connection shall be a 5" Storz type threads. All water lines, type(s) of control valves and indication of where the utility company/fire department service ends/begins, in regards to the sprinkler system, shall be shown on plans. The FDC detail plan shall be provided with TRC preliminary submittal and approved as part of the TRC final approval. FDC line shall be a separate line independent of the fire line.

### 2b. Alannah Planning

#### General Issues

##### 10. General

City of Fayetteville
Alannah Hudson

**Standard Comments:**

| | |
|---|---|
| 9104331416<br>alannahhudson@fayettevillenc.gov | 1. Street address numbers shall be assigned prior to building permits being issued. The builder shall post the address numbers (minimum 4") in full view of the street immediately upon beginning construction. (Please contact: Cumberland County Address Dept. 678-7666)<br>2. A commercial grade bike rack as required by **Article 30-5.A.9** shall be placed on a pad that is connected to the sidewalk system but shall not impede the sidewalk and shall be within 150 feet of an entrance. Indicate on the plan.<br>3. A recombination plat shall be required prior to the issuance of building permits. The owner's signature shall be on the plat.<br>4. The owner(s) shall develop in accordance with the approved site plan, engineering plan, and utility plan. Deviation from the approved plan may result in additional submittals/approvals.<br>5. Revisions to plans shall require resubmission for review/approval).<br>6. Any future development shall be submitted for review/approval.<br>7. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.<br>8. A sidewalk with approved handicap ramps and striping shall be required from the public sidewalk system to the development per **Article 30-5.F.9.b.8.**<br><br>**Site Specific Comments:**<br><br>-Bike racks needed within 150 feet of each entrance<br>-Cluster mailboxes shown<br>-Elevations look good<br>-Handicap ramps and striping must be shown on sidewalks |

## 11. General

| | |
|---|---|
| City of Fayetteville<br>Alannah Hudson<br>9104331416<br>alannahhudson@fayettevillenc.gov | **Standard Comments:**<br><br>1. Coordination with PWC for landscaping and lighting plans, to confirm no interference with easements will be required. PWC approval of these plans will be required prior to TRC approval.<br>2. For Final Site Plan Approval an **Exterior Lighting plan** for all new exterior lighting shall be required. **See Article 30-5.E**<br><br>• All exterior lights shall be full cut off fixtures.<br>• The Lighting Plan shall indicate the pole height (max. 20 feet in residential districts and OI, NC, MU, and DT districts, max. 30 feet in LC, CC, BP and industrial districts.)<br>• Maximum illumination, measured in foot-candles at ground level, at a property line shall not exceed the standards in **Table 30-5.E.5**<br>• Light poles shall be located at least 15 feet from canopy and 5 feet from understory tree trunks.<br>• Any adjustments in the field need to comply with this standard and be approved.<br><br>3. A **Landscape Plan** prepared by someone knowledgeable of plant material and design is required. **See Article 30-5.B**<br><br>It is recommended that the landscape plan be included on a separate sheet. The plan shall include all applicable street trees, site and building landscaping, VUA (parking lot and drive aisle) landscaping, screening, |

property perimeter and/or street yard buffers. (Type D along the residentially zoned property lines).
Recommended Plant Lists

- A planting legend summarizing quantity, size, type and spacing of plants should be included on plan.
- Existing vegetation may be used to satisfy required buffers. Staff will determine if additional plantings are needed to satisfy this requirement.
- Identify easement locations to ensure that there is no conflict between utilities and required landscaping.
- Tree islands must meet minimum soil area requirements.
- Canopy trees require 274 SF of uninterrupted soil area and min. width of 10'.
- Understory trees require 180 SF of uninterrupted soil area and min. width of 7'.
- Shrubbery to be a minimum of 2.5 feet from front end of the parking spaces to prevent damage from car overhang.
- All shrubs installed as vehicular use screening are to be maintained as a continuous hedge at a minimum height of 36 inches.

4. Please add the following notes to the plan for the installer:

- Shrubbery is to be planted at least 30" from curbing and from end of parking spaces to prevent damage from car overhang.
- Shrubs installed as vehicular use screening are to be maintained at a min. height of 36"; Min. installation height is 24".
- Site lighting plans require lights to be a min. of 15 feet from trees. Any adjustments in the field need to comply with this standard and be approved by staff.
- Each tree must be planted such that the root flare is visible at the top of the root ball. Trees where the root flare is not visible will be rejected. Do not cover the root flare with mulch.
- Do not place mulch in contact with the tree trunk. Keep mulch a min. of 4" away from the trunk base.
- Any changes to the proposed plant schedule must be approved by the designer of record and staff. In cases where the plant schedule only includes the plant type and does not include the plant species, the contractor shall be required to submit to the City for approval, a detailed plant schedule and associated planting plan prepared by someone knowledgeable about plant material and design, prior to proceeding with installation.
- Property Perimeter Buffer - In areas where existing vegetation is to be used to satisfy perimeter landscape buffer, the City may determine, after an on-site inspection, that additional planting is required to satisfy the required buffer.

5. In accordance with **Article 30-5.B.6. Tree Preservation** - Trees 30 inches or greater in diameter at breast height (4.5 feet) are considered Specimen Trees. The location of all specimen trees shall be noted on the plan along with their size. Removal of healthy specimen trees is discouraged and a fee-in-lieu of preservation is imposed ($50 per caliper inch if removed or if the critical root zone is not protected during construction.)
6. **Article 30-2.C.9 Clear-Cutting Permit**: Do not remove any trees prior to final site plan approval. A Clear-Cutting Permit may be

required if land clearing is to begin prior to site plan approval. If trees are improperly removed a fine and/or mitigation plan shall be required. A State Soil and Erosion Control Permit shall also be required prior to clearing the site.

7. **Article 30-5.B.7. Tree Preservation Incentives**: Saving existing trees may result in a reduction of open space dedication and/or may count toward required landscaping. A 300 percent credit for the preservation of the critical root zoned is available.
8. Tree protection areas based on a tree's critical root zone (one foot radius per one inch of tree diameter) shall be noted and drawn to scale on demolition, grading, erosion control, and landscaping plans. **Include the following information:**

PRIOR TO CONSTRUCTION:
The contractor shall install and maintain, for each protected tree or group of trees fencing that encircles the outer limits of the tree(s) critical root zone to protect them from construction activity. All fencing shall be in place prior to any site work and shall remain in place until all exterior work is completed.
PROTECTIVE FENCING:
Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet high and supported at a maximum of ten-foot intervals, enough to keep the fence upright and in place. The fencing shall have a tree protection sign affixed every twenty feet and be clearly visible to the workers.

9. **Open Space** Requirement: Residential sites (*greater than five acres to 20 acres*) - Fifteen percent of the site shall be dedicated as Open Space. A minimum of 10% shall be provided with at least 50% being usable for active or passive amenities and shall be planned and improved with those amenities. Indicate the location, square footage, and details of the area and the amenities on the plan. Payment-in-Lieu is available for the remaining 5% required Open Space, calculated at the rate of $12,038.96 per acre. **See Article 30-5.C**
10. You may contact the County Tax Dept. regarding tax-exempt status of required open space areas – Michelle Faircloth or Jeff Benenhaley (910-678-7531 – 678-7559).
11. Open Space: Usable: Bus stop areas and Urban amenity areas count at 200% credit toward usable open space. Usable areas shall have access, shade, seating, and are required to be ADA compliant. Illustrate details of access, shade, seating, enclosures, and commercial-grade furnishings. Non-Usable: Open space areas are to be planted with a minimum of 24 trees per acre. Tree save areas and stormwater ponds may count toward open space. Reference: Bonus and Incentives Section 30-5.C.4. For Final Site Plan approval open space areas with details shall be required. Please include a table with open space calculations summarized for each area.

**Site Specific Comments:**

-Lighting plan needed if you are using external lighting other than wall packs
-Landscape plan needed
-Open space plan and calculations needed

## 3. Zoning

### General Issues

#### 7. General Comments

City of Fayetteville
David Winstead
(910) 433-1062
dwinstead@ci.fay.nc.us

Generic/Standard Comments

- Will need to rezone to MR-5 and must meet all dimensional standard for this zoning district. https://online.encodeplus.com/regs/fayetteville-nc.
- This review does not approval signage and all signage is a separated review. Signage is required to obtain any/all permits prior to the installation of any permanent signs. New sign ordinance was adopted 6/23/2025.

Site Plan Specific Comments

Site Plan updates needed:

- This project is required to rezone the properties and approved recorded recombination plat before approval.
- The site plan will need to show the distance from the proposed structures to the property line and the distance between each structure.
- The parking calculation meets/exceed the minimum standards per City Ordinance for multi-family dwelling of 1.8 parking spaces.
- All required parking stalls meet the minimum of 9 feet in width by 20 feet in length and all two-way aisle is 24 feet & one-way aisle is 22 feet.
- Will need the correct address for this project before permitting and all address will have to go through Cumberland County 911 addressing department for approval.

## 5. Engineering

### General Issues

#### 5. General Comments

City of Fayetteville
Michael Monge
9104331240
michaelmonge@fayettevilleNC.gov

1. Your project requires an infrastructure permit, which requires a new application to be created. Please visit the link below to begin the application process.

**Begin Infrastructure Permit Application Process**

2. Stormwater management facilities must limit the one-year and ten-year developed peak discharge rates to predeveloped peak discharge rates or to the amount that can be accommodated by the receiving downstream drainage system, whichever is **more** restrictive. (Sec. 23-28 of the Stormwater Control Ordinance)

3. This site is greater than an acre and requires an Erosion Control Permit. Please coordinate with NCDEQ and submit an approved permit prior to any land disturbance or issuance of the Infrastructure Permit.

## 7. Environmental Services

### ! 2026-01-22 Covey Drive NCHFA Prelim. Sub. Pkg - FINAL.pdf

#### 4. Multifamily

City of Fayetteville
Michael Mundell
9104331329
michaelmundell@fayettevillenc.gov

1. Location will be required to meet the requirements of Article II of the Solid Waste Ordinance, Multifamily recycling.

2. See Article I sec.22-6 and 22-7 of the Solid Waste Ordinance for

guidance.

The recycling storage location must be called out on the site plan.

The trash enclosure location is acceptable.

Solid Waste will need to see the architectural details for the enclosure.

## 8. PWC Water

### General Issues

#### 8. General Comments

Fayetteville Public Works Commission
Seth Reeves
9102234227
seth.reeves@faypwc.com

1. All projects are required to submit separately to PWC for review and/or approval. Submit required information through the PWC GeoCivix portal at https://faypwc.geocivix.com/secure/.
2. The Submittal Checklist and plans for the project are required to be included with the submittal to PWC. Additional documents that may be required are identified in the Submittal Checklist that is available at https://www.faypwc.com/design-standards/.

3. For projects requiring water and/or sewer main extensions, PWC has local delegated permitting authority from the State and may issue your water and sewer permits.

4. Water and sewer mains shall be extended in accordance with PWC's policies.

5. You may contact PWC for information on obtaining water and sewer services. (PWC – Water Resources Engineering, 910-223-4730)

6. No permanent structure(s) shall be permitted within any PWC utility easements.

7. Landscaping plan(s) shall be included in the submittal to PWC. No trees are allowed to be planted in PWC water and sewer utility easements. Non-invasive shrubs can be placed in the rear 5 feet of easements (if necessary). Chet Green can provide a list of vegetation allowed within easement areas. Existing and proposed PWC easements must be shown on the landscaping plan in addition to being shown on the utility plan(s).

8. Any existing water and/or sewer laterals that are not utilized on the project must be killed out at the main in accordance with PWC requirements.

9. A fire hydrant flow test may be required as determined by the fire marshal's office. As of July 1, 2019 the hydrant flow test fee is $500. Application may be submitted through the PWC GeoCivix portal at https://faypwc.geocivix.com/secure/.
10. The application form is available at https://www.faypwc.com/design-standards/. Contact Robert Turner (910-223-4746, robert.turner@faypwc.com) at PWC with any questions.

11. A water permit is not required for fire lines of any size for projects submitted to PWC for review after January 01, 2017.

12. A hydraulic analysis (i.e. fire hydrant flow calculations) shall be submitted to PWC for review as determined by the fire marshal's office. These calculations shall demonstrate that the required fire flow may be supplied by the approved fire hydrant(s), as determined by the fire marshal's office, while maintaining 20 psi residual pressure on the PWC water system.

13. For projects in PWC's electric service area, a copy of the electrical panel schedule shall be included with the PWC submittal. For additional information,

please contact PWC Electrical Engineering at 910-223-4514.

### 9. Site Specific Comments

Fayetteville Public Works Commission
Seth Reeves
9102234227
seth.reeves@faypwc.com

- PWC records show existing Aqua water main within the proposed project site. Recommend contacting Aqua on water availability and infrastructure on-site. Have been told that they currently are not taking any new customers in the Fayetteville service area.

- For PWC sewer, would just need to extend sewer to serve proposed development. Existing 8" PWC sewer main on 603 Covey Drive.

- For PWC water, would just need to extend water to serve proposed development. Existing 12" PWC water main along Old Bunce Road.

- Can provide GIS maps and/or as-builts upon request.

## 8a. PWC Electric

### General Issues

### 3. General Comments

Fayetteville Public Works Commission
Calvin Maykovich
9104831382
calvin.maykovich@faypwc.com

1. Utility Plans, Application and Fees shall be submitted directly to the Public Works Commission (PWC). You may contact PWC for information on obtaining electrical services. (PWC – Electrical Resources Engineering, 910- 818-2250) The Link to PWC's Electrical Standards is ESS final (faypwc.com).
2. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements.
3. Email the CAD file to calvin.maykovich@faypwc.com.

Understory trees are allowed to be planted in PWC electrical utility easements. Canopy trees can be placed 15 feet off the center line of distribution lines and 25 feet off the center line of transmission lines if necessary. Chet Green, can provide a list of vegetation allowed within easement areas. **Existing and proposed PWC easements must be shown on the landscaping plan.**

## 9a. Traffic

### General Issues

### 6. General Comments

City of Fayetteville
Molly Hagen
9104331730
mollyhagen@fayettevillenc.gov

This project requires a N.C. Department of Transportation (NC DOT) Street and Driveway Access Permit. A fillable application can be found at the following link: DOT Driveway Permit Application

Once complete, open a Driveway Permit request in the City of Fayetteville's E-Development Portal, commonly known as "IDT".
Link to IDT Portal: City of Fayetteville E-Development Portal.
Link to step-by-step instructions: Driveway Permit Step-by-Step Instructions

The driveway permit will be reviewed and approved by the City of Fayetteville Traffic Services Division prior to submission to the NC DOT. Once approved by the city, Traffic Services will upload the signed application and stamped Site Plan to IDT. It is then the responsibility of the applicant to engage NC DOT for their approval. NC DOT contact is Mr. Troy Baker at (910) 364-0601

or tlbaker2@ncdot.gov.

Fees are as follows:
$50 paid to directly to NC DOT
$200 paid to the City of Fayetteville ($400 if over 75,000 square feet)
Paying online through IDT is preferred and will result in the fastest approval. However, applicants may send a check to:

Traffic Services Division
339 Alexander St.
Fayetteville, NC 28301
*If paying by check, include the project address and the IDT Project Number.

Once approved by NC DOT, applicant must upload the final, approved application (signed by NC DOT) to the IDT portal so the City of Fayetteville can maintain a copy.

Additional Notes:

A minimum 20' radius is required on all city access driveways. Radii and driveway widths must be labeled on the site plan.

Any existing curb cuts and/or driveway aprons that are no longer being used or no longer allowed shall be removed and replaced with curb and gutter. This must be depicted on the site plan.

Where any new driveway is constructed or an existing driveway reconstructed that requires a driveway permit, ***a city standard sidewalk must be constructed along the entire length of the property served by such driveway***. Sidewalk must be 5' wide and 4" thick. Sidewalk across driveways must be 5' wide and 6" thick. Sidewalk installation may require curb drops, ADA ramps, truncated domes, and a 5-foot landing at pedestrian crossings. Appropriate ramp detail shall be provided with the driveway permit and labeled on the site plan. All sidewalk details must be site specific and not a compilation of all available sidewalk details.

Sidewalks constructed within NC DOT right-of-way require a three-party encroachment agreement to allow the City of Fayetteville to maintain the sidewalk. This agreement is filled out by the applicant, endorsed by the City of Fayetteville, and then approved by NC DOT. The final, signed three-party encroachment agreement must be uploaded to the IDT portal.
Blank Three-Party Encroachment Agreement
Sample Three-Party Encroachment Agreement

Future sidewalk placement will depend on pavement end treatment and conditions:

1. If rollback curb and gutter is used, sidewalk must be offset 2.5' from the back of the rollback curb.
2. If vertical curb and gutter is used, sidewalk may be constructed directly behind the curb.
3. If strip pavement is used, sidewalks will require an easement and required setback will be determined by the City Traffic Engineer.

When any portion of public sidewalk is constructed on private property, a

sidewalk easement is required to allow the City of Fayetteville to maintain the sidewalk. This easement must be indicated on the site plan.

Should cross sections of existing sidewalk at adjacent properties be greater than the minimum width, installation of new sidewalk should match the existing cross section width.

Sidewalks shall be constructed or a bond issued prior to final plat approval and/or issuance of a Certificate of Occupancy.

Payment in lieu of construction of a sidewalk may be approved by the City Traffic Engineer for extenuating circumstances.

For multi-family developments, appropriate stacking distance is required from the edge of the street to the parking area or to any mail cluster kiosk:
1. 1-49 parking spaces requires 35 feet
2. 50-249 parking spaces requires 45 feet
3. 250-499 parking spaces requires 100 feet
4. >500 parking spaces requires 100 feet plus 15 feet for every additional 50 parking spaces

A sight distance triangle may be required: 20' x 20' and/or 10' x 70'. No object (including signs) shall interfere with visibility within the sight distance triangle of an intersection of streets.

A Traffic Impact Analysis (TIA) will be required if the site meets criteria as described in the Unified Development Ordinance (UDO), Chapter 30 Article 30-5 Section M Subsection 2.

The City Transit Division may require a bus stop at this location. Bus stops can be required for sites on an established or planned transit route. Bus stops are generally placed in the right-of-way but an additional on-site easement may be required. Placement of a 5' x 20' concrete pad, 5 inches thick that will accommodate a shelter and bench shall be required. A 5' wide access pad may also be required if applicable. This bus stop area can count at 200% toward the required usable open space area. The developer shall construct the concrete pad and the City will be responsible for placement of the bench and shelter.

## RLUAC

### General Issues

#### 12. RLUAC Review Comments

Regional Land Use Advisory Commission (RLUAC)
Vagn Hansen
910 583-1233
director@rluac.com

Following a review of the above referenced application by the RLUAC Land Use Committee, it has been determined that:

- The subject parcel is identified as Important to Protect in the Fort Bragg Compatible Use Rating System due to its location within an area that is subject to periodic exposure to noise levels in the range of 115 dB – 130 dB associated with large caliber weapons training on Fort Bragg.

Future residents of the proposed development will be periodically exposed to noise levels in excess of 115 decibels associated with large caliber weapons training on

Fort Bragg. Such exposure may occur on any day of the week and at any time of day or night. This may negatively impact residents' quality of life, particularly if they are unaware of the noise impact from weapons training in the area prior to deciding to reside in this location.

To ensure that future residents understand the potential for high noise exposure, RLUAC recommends that the owner / developer provide disclosure of the noise impact to prospective residents. Awareness of the noise environment will help to ensure that prospective tenants make informed decisions about residing in an area with this type of exposure. Providing such notice is also intended to reduce the number of complaints that Fort Bragg receives regarding training activities on and around the installation. This, in turn, helps to sustain the military's ability to conduct necessary training and maintain military readiness, as excessive complaints may lead to alteration or curtailment of critical training activities.

**Military Impact Notice – Example Language:**

*"NOTICE: This property is located within an area that may be subject to impacts created by military operations or training activity associated with Fort Bragg. Such impacts may include noise, lowflying aircraft, smoke, dust, and similar impacts associated with military training and operations."*

RLUAC also encourages the applicant to consult with an acoustic engineer to identify construction methods / materials that may be available to mitigate noise levels inside of the residences.

While RLUAC's findings and recommendations are non-binding on the City of Fayetteville, their consideration and incorporation into your review of this case will help to improve compatibility outcomes for our region as a whole by protecting Fort Bragg's military training and operational missions.

Thank you for providing the opportunity for RLUAC to review this case.

Hon. Kia Anthony, Chairwoman
Fort Bragg Regional Land Use Advisory Commission

Vagn K. Hansen II, AICP, Executive Director
Fort Bragg Regional Land Use Advisory Commission

## Special Project Coordinator

### General Issues

#### 1. TRC Comments

| | |
|---|---|
| City of Fayetteville<br>Jennifer Baptiste<br>9104331701<br>jenniferbaptiste@fayettevillenc.gov | Good day, I am the Development Service Ombudsman Manager/Special Project Coordinator. If you need any assistance with your development project, please contact me.<br>Reply |



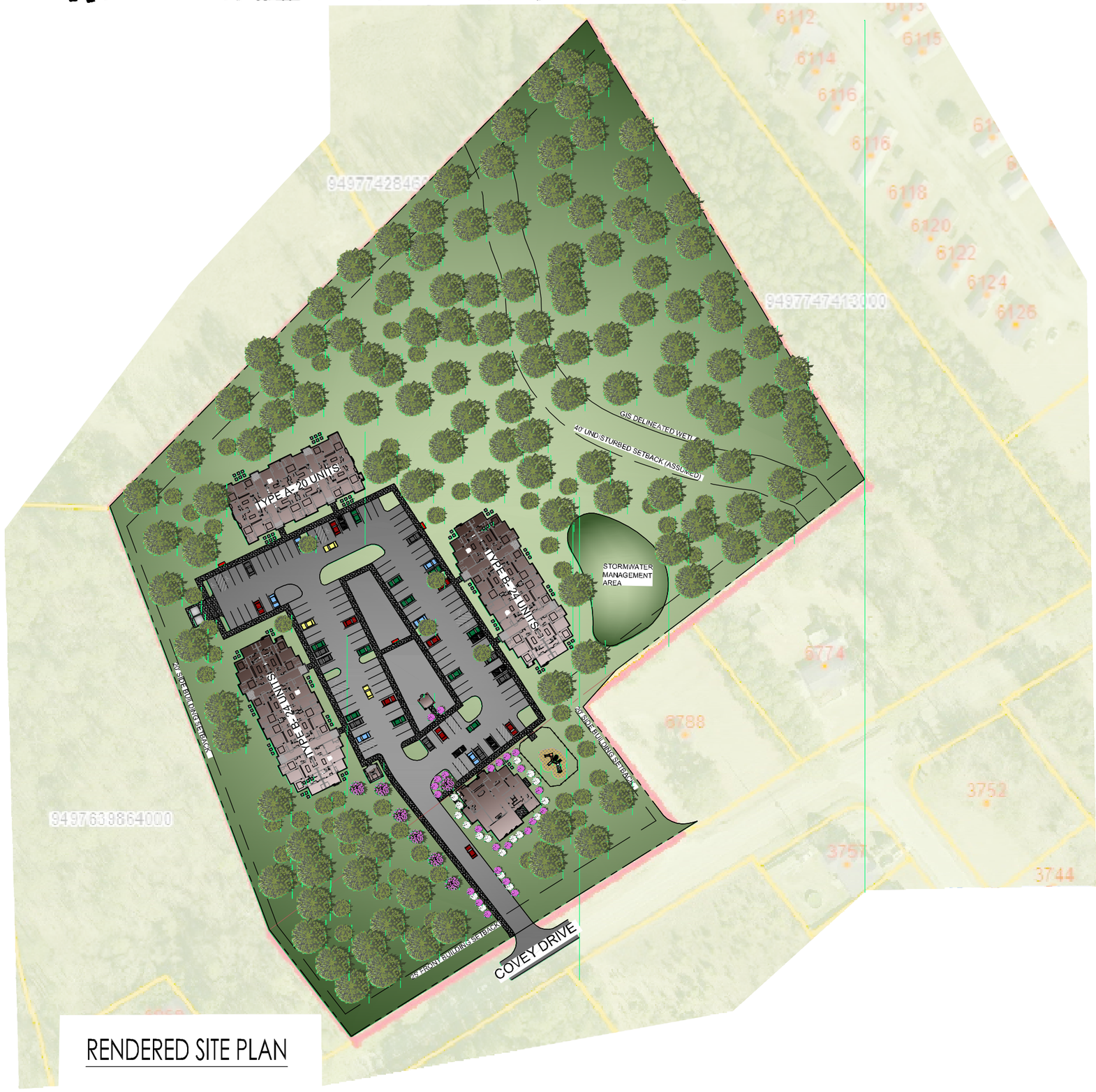

PDI Architecture, LLC
1020 Breazeale Road, Pendleton, SC 29670
(864) 224-5

# Covey Apartments

Covey Drive
Fayetteville, North Carolina

January 20, 2026

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SCALE: 1:120

120' 60' 0 120'

## RENDERED SITE PLAN

RENDERED SITE PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

reference: SMS-
revisions:
scale: AS NOTED
date:
job number: 25012

Preliminary Submission
Not for Construction
January 20, 2026

sheet number:

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## FAYETTEVILLE NC. 01-19-2026 UNIT & BUILDING TYPE BREAKDOWN

| BLDG. NUMBER | BLDG. TYPE | 1BR-a | 1BR-a S/H | 1BR-a HC | 2BR-a | 2BR-a S/H | 2BR-b | | 2BR-a HC | 2BR-b HC | | 3BR-a | 3BR-a S/H | 3BR-a HC | | TOTAL UNITS PER BLDG. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | A | 9 | 1 | 2 | | | 6 | | | 2 | | | | | | 20 |
| 2 | B(1) | | | | 10 | 1 | | | 1 | | | 10 | | 2 | | 24 |
| 3 | B(2) | | | | 11 | | | | 1 | | | 10 | 1 | 1 | | 24 |
| | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| 3 | | 9 | 1 | 2 | 21 | 1 | 6 | | 2 | 2 | | 21 | 1 | 3 | | 68 |

1 BR= 12 (17.6 %)

2 BR= 32 (47.1 %)

3 BR= 24 (35.3 %)

**NOTE:** TYPE-A ACCESSIBLE UNITS (10% MIN.) = 9
(1BR= 2; 2BR= 4; 3BR= 3)

**NOTE:** HEARING & SIGHT IMPAIRED UNITS (2%)= 3
(ALL TO BE NONE-TYPE-A ACCESS. UNITS)
(1BR=1; 2BR=1 3BR=1)

## DWELLING UNIT FINISH SCHEDULE

| ROOM | *GROUND FLOOR | *FLOOR (UPPER FLRS.) | *BASE | *WALLS | WALL FINISH | *CEILING | REMARKS |
|---|---|---|---|---|---|---|---|
| ENTRY | *LVT (VINYL PLANK) | LVT (VINYL PLANK) | (SEE MLDG. SCHED.) | GYP. BRD.-PAINTED | FLAT | GYP. BRD. PTD. (SLICK) | |
| KITCHEN | *LVT (VINYL PLANK) | LVT (VINYL PLANK) | ● | ● | EGGSHELL | ● | WALLS BEHIND SINK & D/W TO BE M.R. GYP. BRD. |
| LIVING ROOM | *LVT (VINYL PLANK) | LVT (VINYL PLANK) | ↓ | ↓ | FLAT | ↓ | |
| DINING | *LVT (VINYL PLANK) | LVT (VINYL PLANK) | ↓ | ↓ | ● | ↓ | |
| LAUNDRY | *LVT (VINYL PLANK) | LVT (VINYL PLANK) | ↓ | ↓ | ↓ | ↓ | WALLS & CLG. TO BE M.R. GYP. BRD. |
| M. BEDROOM | CARPET | CARPET | ↓ | ↓ | ↓ | ↓ | |
| CLOSET | CARPET | CARPET | ↓ | ↓ | ↓ | ↓ | |
| M. BATH | *LVT (VINYL PLANK) | LVT (VINYL PLANK) | ↓ | M.R. GYP. BRD. PTD. | EGGSHELL | M.R. GYP. BRD. PTD. (SLICK) | WALLS & CLG. TO BE M.R. GYP. BRD. |
| BEDROOM # 2 | CARPET | CARPET | ↓ | ● | FLAT | GYP. BRD. PTD. (SLICK) | |
| CLOSET | CARPET | CARPET | ↓ | ↓ | ● | ● | |
| BEDROOM # 3 | CARPET | CARPET | ↓ | ↓ | ↓ | ↓ | |
| CLOSET | CARPET | CARPET | ↓ | ↓ | ↓ | ↓ | |
| BATH | *LVT (VINYL PLANK) | LVT (VINYL PLANK) | ↓ | M.R. GYP. BRD. PTD. | EGGSHELL | M.R. GYP. BRD. PTD. (SLICK) | WALLS & CLG. TO BE M.R. GYP. BRD. |
| HALLS | *LVT (VINYL PLANK) | LVT (VINYL PLANK) | ↓ | GYP. BRD.-PAINTED | FLAT | GYP. BRD. PTD. (SLICK) | |
| PANTRY, COAT, LINEN CLOSETS | MATCH ROOM IT OPENS FROM | MATCH ROOM IT OPENS FROM | ↓ | GYP. BRD.-PAINTED | ● | GYP. BRD. PTD. (SLICK) | |
| MECH. CLOSET | LVT (VINYL PLANK) (NO SOUND MAT) | LVT (VINYL PLANK)[5] (NO SOUND MAT) | NONE | M.R. GYP. BRD. PTD. | ↓ | M.R. GYP. BRD. PTD. (SLICK) | WALLS & CLG. TO BE M.R. GYP. BRD. |
| EXTER. STOR. | SEALED, PAINTED CONCRETE | SEALED, PAINTED LIGHTWEIGHT CONCRETE | NONE | M.R. GYP. BRD. PTD. | | M.R. GYP. BRD. PTD. (SLICK) | WALLS & CLG. TO BE M.R. GYP. BRD. |
| BALCONY | CONCRETE-BROOM FINISH | LIGHTWEIGHT CONCRETE-BROOM FINISH | N/A | SIDING | N/A | 1st. FLR.- VINYL SOFFIT (TRPL. 3) OVER GYP. BRD.<br>2nd FLR.- VINYL SOFFIT (TRPL. 3) OVER GYP. BRD.<br>3rd FLR.- VINYL SOFFIT (TRPL. 3) OVER GYP. BRD.<br>(SEE DTLS. FOR ADDITIONAL INFO.) | |
| BREEZEWAY | CONCRETE-BROOM FINISH | LIGHTWEIGHT CONCRETE-BROOM FINISH | N/A | SIDING | N/A | 1st. FLR.- VINYL SOFFIT (TRPL. 3) OVER GYP. BRD.<br>2nd FLR.- VINYL SOFFIT (TRPL. 3) OVER GYP. BRD.<br>3rd FLR.- VINYL SOFFIT (TRPL. 3) OVER GYP. BRD.<br>(SEE DTLS. FOR ADDITIONAL INFO.) | |

* **SOUND MAT.** ALL LVT TO BE OVER SOUND MAT (1/8" ACOUSTI-MAT)

**ATTIC STOCK.** PROVIDE TO THE OWNER AT THE COMPLETION OF THE CONSTRUCTION THE FOLLOWING.

1. PAINT & STAIN (AS APPLICABLE):
   - A. INTERIOR: 1 GALLON OF EACH COLOR AND TYPE (WALLS, CEILING, TRIM, DOORS, ETC.)
   - EXTERIOR: 5 GALLONS OF EACH COLOR AND TYPE
2. FLOORING (ALL MATERIALS, COLORS, TYPES, ETC.):
   - A. 25% 2BR UNIT'S WORTH OF MATERIAL
3. HARDWARE (ALL MATERIAL, COLORS, TYPES, ETC.):
   - A. ONE 2BR UNIT'S WORTH OF MATERIAL
4. BATH ACCESSORIES (ALL MATERIAL, COLORS, TYPES, ETC.):
   - A. ONE 2BR UNIT'S WORTH OF MATERIAL

### H.C. NOTES: (TYPE "A" ACCESSIBILITY)

1. PROVIDE 10% (5% + AN ADDITIONAL 5% REQ'D. BY THE NC HFA) OF THE TOTAL NUMBER OF APT. UNITS AS HANDICAP UNITS (TYPE "A" ACCESS.) TO MEET OR EXCEED "ANSI" AND ANY STATE ACCESSIBILITY REQUIREMENTS. THE NUMBER OF EACH TYPE OF H.C. UNIT ARE TO BE AS NOTED.
2. THE SHOWERS SHALL BE EQUIPPED W/ SHOWER SPRAY UNIT W/ A HOSE @ LEAST 60" LONG THAT CAN BE USED EITHER AS A FIXED SHOWER HEAD OR A HAND HELD SHOWER.
3. ALL SHOWERS AT TYPE "A" ACCESSIBLE UNITS SHALL BE PROVIDED W/ A FOLD-DOWN SEAT
4. FAUCETS AND CONTROLS FOR TUB/SHOWER SHALL BE LOCATED OFFSET AS SHOWN ON ELEVATIONS.
5. A REMOVABLE BASE CABINET SHALL BE PROVIDED AT THE KITCHEN SINKS, LAVATORIES, & WORKSPACES OF EACH UNIT.
6. COUNTER THICKNESS AND SUPPORTING STRUCTURES OF KITCHEN SINK AND WORK AREA SHALL BE 2" MAX. THICKNESS. COUNTER HEIGHTS SHALL BE AS SHOWN ON INTERIOR ELEVATIONS.
7. OVENS IN HANDICAPPED UNITS SHALL BE SLIDE-IN TYPE, SELF CLEANING W/ FRONT CONTROLS.
8. OVEN EXHAUST TO BE SWITCHED FROM AN ADJACENT AND ACCESSIBLE LOCATION
9. IF PROVIDED, WASHING MACHINES AND CLOTHES DRYERS IN HANDICAPPED UNITS SHALL BE FRONT LOADING. SEE APPLIANCE SCHEDULE.
10. COMBINATION SHELF AND CLOSET ROD. AT LEAST ONE SHELF/ROD TO BE 48" A.F.F. (MAX.)
11. GRAB BARS AND HANDICAPPED FIXTURES FOR THOSE UNITS DESIGNATED AS HANDICAPPED. PROVIDE BLOCKING FOR GRAB BARS AT TUB & W.C. FOR ALL GROUND FLOOR UNITS.
12. ALL SWITCHES AND THERMOSTATS TO BE MAX. 48" A.F.F.
13. OUTLETS TO BE 24" AFF MIN. AND 48" AFF MAX.
14. THRESHOLDS AT ALL UNITS TO BE 1/2" HIGH (MAX.)
15. HOT WATER AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
16. MEDICINE CABINETS, IF PROVIDED, ARE TO BE MTD. W/ THE BOTTOM SHELF AT 44" AFF. (SEE BATH ACCESSORY SCHEDULE)
17. DOOR PULLS FOR OVERHEAD CABINETS SHALL BE LOCATED AS CLOSE TO THE BOTTOM OF THE CABINET AS POSSIBLE. PULLS FOR BASE CABINETS SHALL BE LOCATED AS CLOSE TO THE TOP OF THE CABINET DOORS AS POSSIBLE.
18. GRAB BARS, TUB/SHWR. SEATS & BENCH SEATING (IF CALLED FOR) SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS, MIN., APPLIED IN ANY DIRECTION AND AT ANY POINT.
19. ENTRY DOORS FOR FULLY ACCESSIBLE UNITS (TYPE 'A') SHALL INCLUDE SPRING HINGES.
20. CONC. AT EXTERIOR DOORS TO SLOPE UP TO F.F. HEIGHT (1:48 MAX.)
21. PROVIDE SOLID IN-WALL BLOCKING FOR FUTURE GRAB BARS AT ACCESSIBLE TYPE "B" UNIT REQUIRED BATHROOMS (TUB & W.C.)

***SEE SHEET A-01 FOR ADDITIONAL UNIT NOTES.**

### SIGHT & HEARING IMPAIRED UNIT NOTES:

1. 2% OF ALL THE DWELLING UNITS (MINIMUM OF 1 OF EACH TYPE) ARE TO BE EQUIPPED FOR THE SIGHT & HEARING IMPAIRED TENANTS.
2. S & H IMPAIRED UNITS ARE TO BE EQUIPPED FOR HEARING AND SIGHT IMPAIRED RESIDENTS INCLUDING COMPLIANCE WITH ICC/ANSI A117.1 SECTION 1006 (AUDIO AND VISUAL NOTIFICATION ON FIRE ALARMS AND AT THE PRIMARY UNIT ENTRANCE)
   - A. THE UNIT MUST BE ROUGHED-IN FOR & SMOKE ALARMS WITH STROBE LIGHTS ARE TO BE INSTALLED IN EVERY S&H IMPAIRED UNIT, INCLUDING BEDROOMS, BATHROOMS AND LIVING AREA
   - B. THE UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS IN UNITS FOR FUTURE INSTALLATION OF TTY DEVICES
   - C. EACH OVERHEAD LIGHT FIXTURE AND RECEPTACLE MUST BE WIRED TO ACCOMMODATE A 150 WATT LOAD
   - D. A LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN EACH BATHROOM, BEDROOM, AND COMMON AREA IS REQUIRED FOR EACH S & H IMPAIRED UNIT
   - E. SIGNAGE FOR DESIGNATED COMMON AREAS AND ALL UNITS MUST BE IN BRAILLE AND MEET ANSI A117.1, SECTION 703 STANDARDS
   - F. S&H IMPAIRED UNITS ARE TO BE INCLUDED IN THE TYPE-A MOBILITY ACCESSIBLE UNIT DESIGNS, AT DESIGNATED LOCATIONS
3. EMERGENCY ALERT SYSTEM:
   - A. ALL MOBILITY AND HEARING AND SIGHT-IMPAIRED UNITS MUST HAVE A WIRELESS OR HARD-WIRED EMERGENCY ALERT SYSTEM INSTALLED, LOCATED IN EVERY BEDROOM AND BATHROOM THAT EITHER TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE DWELLING UNIT OR NOTIFIES THE STAFF AND 911 DURING WORK HOURS, AND 911 AFTER WORK HOURS
   - B. IF A BUILDING FIRE ALARM SYSTEM IS REQUIRED, THE HEARING AND SIGHT-IMPAIRED UNITS ARE UNDESIGNATED, AND THE REQUIRED EQUIPMENT IS NOT INSTALLED, THEN ALL UNITS MUST BE WIRED INTO THE BUILDING FIRE ALARM SYSTEM.

### GENERAL UNIT NOTES:

1. **WASHERS & DRYERS.** ARE **NOT** TO BE INCLUDED IN CONTRACT
2. **RANGES.**
   1. UPPER FLOOR & GROUND FLOOR (TYPE-B ACCESS. UNIT) RANGES ARE TO BE "SELF-CLEANING" SLIDE-IN TYPE EXCEPT H.C. UNITS (SEE SCHEDULE)
   2. H.C. UNITS ARE TO BE "SELF-CLEANING" SLIDE-IN TYPES W/ TOPS EVEN W/ COUNTERTOP
3. **BLINDS:** WINDOWS: INSTALL FAUX WOOD BLINDS (WHITE) AT ALL WINDOWS (INSTALL PER MANUFACTURER'S REQUIREMENTS)
   PATIO DOORS: INSTALL FAUX WOOD BLINDS (WHITE) AT ALL OPERABLE DOORS (INSTALL PER MANUFACTURER'S REQUIREMENTS)
4. **TOILET FLUSH HANDLES:** FLUSH HANDLE TO BE LOCATED ON ACCESSIBLE SIDE, I.E. SIDE OPPOSITE THE SIDE WALL OR TUB (TYP.)
5. **FIRE EXTINGUISHERS (2-1/2# ABC).**
   1. INSTALL WITH BRACKET IN CABINETS BELOW KITCHEN SINK.
6. **VAULTED OR TRY'D CLGS.** AT TOP FLOORS ONLY. (SEE REFLECTED CEILING PLANS)
7. **ELECTRICAL PANEL BOX:** ELECTRICAL PANEL BOX DOOR IS TO BE MOUNTED SO TOP BREAKER IS MAX. 48" FROM FINISH FLOOR. (TYP. ALL UNITS)
8. **TRANSFER GRILLS.** INSTALL DOUBLE SIDED TRANSFER GRILLS ABOVE COAT, CLOTHES, LAUNDRY, & MECHANICAL ROOM/CLOSET DOORS. COORDINATE WITH MECHANICAL. U.N.O.
9. **RADON VENTING:** PASSIVE RADON VENTING VENTED THROUGH THE ROOF IS TO BE INSTALLED AT EACH BUILDING
10. PROVIDE LEVER HANDLE HARDWARE AT EACH ENTRY DOOR .
11. PROVIDE H.C. ACCESSIBLE THRESHOLD AT EACH EXTERIOR DOOR (SLOPE B.W. CONC. & PATIO CONC. UP TO DOORS). (1:48) MAX.
12. PROVIDE SOLID BLKG. AT GRAB BAR LOCATIONS AT GROUND FLOOR UNITS. (SEE GRAB BAR LOCATION DTLS.)
13. SWITCHES AND THERMOSTATS TO BE LOCATED NOT MORE THAN 48" A.F.F.
14. OUTLETS : WALL OUTLETS TO BE 15" MIN. AFF (UNLESS SPECIFIC TO A SPECIFIC APPLIANCE). OUTLETS ABOVE COUNTER TOPS TO BE 46" AFF MAX.
15. ALL TUB CONTROLS ON THE GROUND FLOOR UNITS TO BE OFFSET TOWARD THE OPEN SIDE OF THE TUB.
16. **ENERGY STAR CERTIFICATION:** DESIGN & CONSTRUCTION IS TO COMPLY WITH 'ENERGY STAR, MULTIFAMILY, NEW CONSTRUCTION PROGRAM' AND IS TO BE CERTIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS WITH THE PROJECT DESIGN, VERIFIES CONSTRUCTION QUALITY AND TESTS COMPLETED UNITS.

PDiA

reference: SMS-

revisions

date: AS NOTED

date: 20 NOVEMBER 2012

DWELLING UNIT & BUILDING MIX, FINISH SCHEDULE & NOTES

Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number:
A-00

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| PROJECT SUMMARY | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| UNIT TYPE | NO. OF UNITS | "HUD" NET RENTABLE S.F. NET HTD. S.F. | GROSS HTD. S.F. | BALCONY AND PORCH S.F. | GARAGE/STORAGE S.F. | "MARKET GROSS" S.F. GROSS S.F. | "HUD" NET RENTABLE S.F. (TOTAL) TOTAL NET HTD. S.F. | TOTAL G.R. HTD. S.F. | "MARKET GROSS" S.F. (TOTAL) TOTAL GR. S.F. |
| | | | | | | | | | |
| 1BR-a | 10 | 769 | 828 | 99 | 26 | 953 | 7,690 | 8,280 | 9,530 |
| 1BR-a H.C. | 2 | 764 | 828 | 99 | 26 | 953 | 1,528 | 1,656 | 1,906 |
| TOTAL 1 BR = | 12 | | | | | | 9,218 | 9,936 | 11,436 |
| 2BR-a | 22 | 1,020 | 1,091 | 84 | 26 | 1,201 | 22,440 | 24,002 | 26,422 |
| 2BR-b | 6 | 1,029 | 1,103 | 84 | 26 | 1,213 | 6,174 | 6,618 | 7,278 |
| 2BR-a H.C. | 2 | 1,019 | 1,091 | 84 | 26 | 1,201 | 2,038 | 2,182 | 2,402 |
| 2BR-b H.C. | 2 | 1,029 | 1,103 | 84 | 26 | 1,213 | 2,058 | 2,206 | 2,426 |
| TOTAL 2 BR = | 32 | | | | | | 32,710 | 35,008 | 38,528 |
| 3BR-a | 21 | 1,267 | 1,356 | 72 | 26 | 1,454 | 26,607 | 28,476 | 30,534 |
| 3BR-a H.C. | 3 | 1,267 | 1,356 | 72 | 26 | 1,454 | 3,801 | 4,068 | 4,362 |
| TOTAL 3 BR | 24 | | | | | | 30,408 | 32,544 | 34,896 |
| TOTAL | 68 | | | | | | 72,336 | 77,488 | 84,860 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| CLUBHOUSE | 1 | 3,940 | 4,097 | 392 | | 4,489 | | | 4,489 |
| MAIL | 1 | | | | | 256 | | | 256 |
| SHELTER | 1 | | | | | 196 | | | 196 |
| TOTAL OPEN AIR STRUCTURES | 2 | | | | | | | | 452 |
| TOTAL ACCESSORY AREAS | 3 | | | | | | | | 4,941 |
| TOTAL NON-HTD AREA | | | | | | | | | 10,977 |
| TOTAL HUD GROSS | | | | | | | | | 89,801 |
| TOTAL GROSS S.F. | | | | | | | | | 100,778 |

| BUILDING S.F. SUMMARY | | | | | | | |
|---|---|---|---|---|---|---|---|
| BUILDING | TYPE | | 1st FLOOR | 2nd FLOOR | 3rd FLOOR | | TOTAL SF |
| BUILDING 1 | A | | 10,040 | 9,899 | 5,088 | | 25,027 |
| BUILDING 2 | B(1) | | 12,111 | 11,647 | 11,647 | | 35,405 |
| BUILDING 3 | B(2) | | 12,111 | 11,647 | 11,647 | | 35,405 |
| | | | | | | | |
| DWELLING UNIT BUILDINGS GROSS | | | | | | | 95,837 |
| CLUBHOUSE | | | 4,489 | | | | 4,489 |
| MAIL | | | 256 | | | | 256 |
| SHELTER | | | 196 | | | | 196 |
| TOTAL ACCESSORY AREAS | | | | | | | 4,941 |
| TOTAL | | | | | | | 100,778 |

| PROJECT SUMMARY BY BUILDING TYPE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| BUILDING NUMBER | TYPE | NET SF | TOTAL GROSS SF (HTD) | BALC/PORCH | NON HTD. COMM. SPACE | STOR. | B.W./ENTRY/ AIRSPACE/SQ.FT. (NON-HTD.) | TOTAL GROSS SF (HTD & NON) |
| BUILDING 1 | A | 17,450 | 18,760 | 1,860 | | 520 | 3,887 | 25,027 |
| BUILDING 2 | B(1) | 27,443 | 29,364 | 1,872 | | 624 | 3,545 | 35,405 |
| BUILDING 3 | B(2) | 27,443 | 29,364 | 1,872 | | 624 | 3,545 | 35,405 |
| | | | | | | | | |
| DWELLING UNIT BUILDINGS GROSS | | | | | | | | 95,837 |
| CLUBHOUSE | | 3,940 | 4,097 | 392 | | | | 4,489 |
| MAIL | | | | | 256 | | | 256 |
| SHELTER | | | | | 196 | | | 196 |
| TOTAL ACCESSORY AREAS | | | | | | | | 4,941 |
| TOTAL | | 76,276 | 81,585 | 5,996 | 452 | | 10,977 | 100,778 |

PDiA

reference: SMS

revisions:

scale: AS NOTED

date:

job number: 25012

SQUARE FOOTAGES & PROJECT SUMMARY

Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

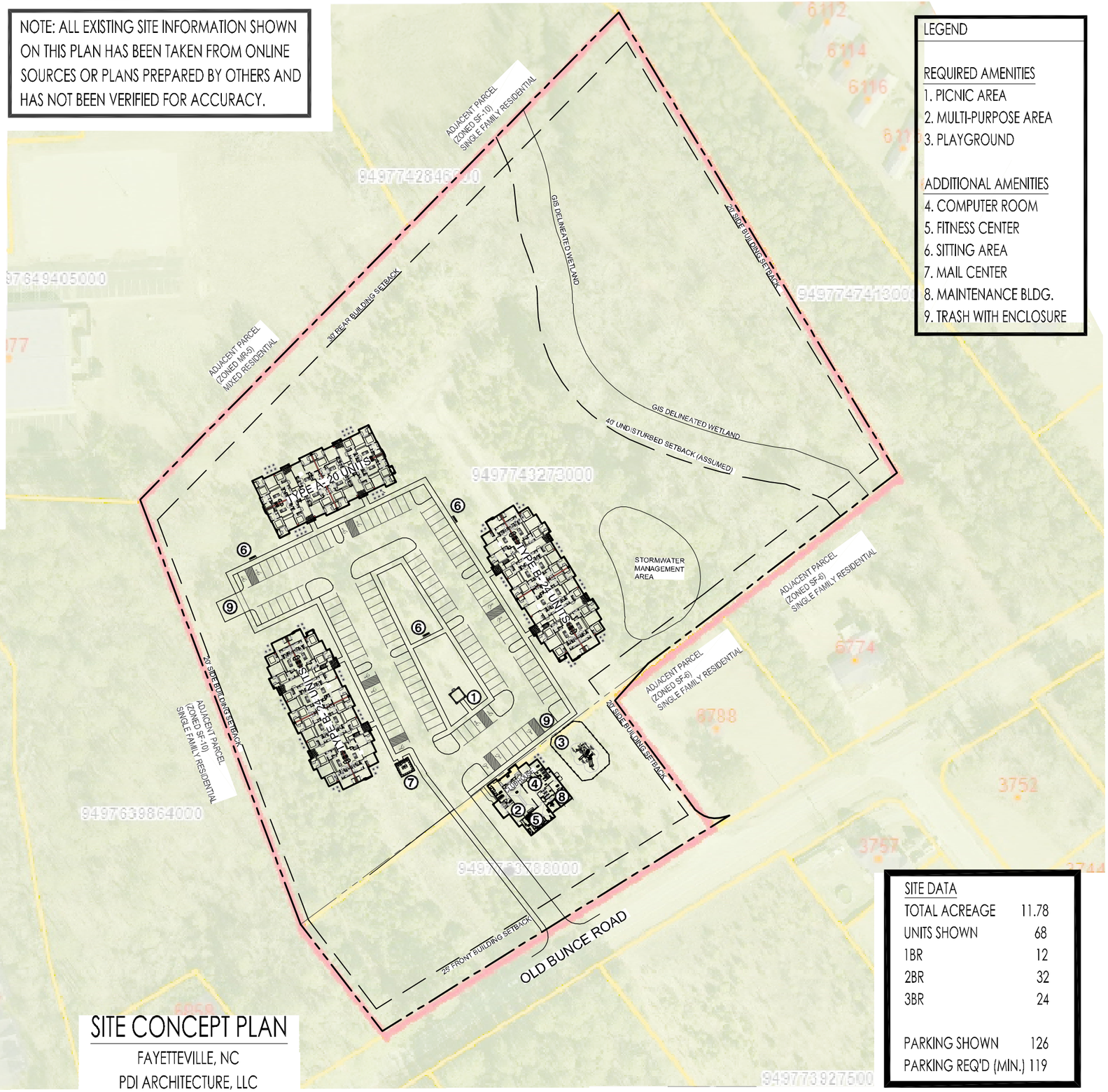
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Not for Construction
January 20, 2026

sheet number: A-00.1

## SITE PLANNING REQUIREMENTS

SITE IS LOCATED IN : FAYETTEVILLE, NC (WITHIN CUMBERLAND COUNTY)
CURRENT ZONING : to be re-zoned to MR-5
OVERLAY DISTRICT: NONE FOUND
BUILDING SETBACKS: MR-5
FRONT - 25'
SIDE - 10'
REAR - 30'
BUILDING SEPARATION- MF- MIN. 20' (USE 20' AS PDI STD. IF NONE REQUIRED)
FIRE ACCESS- ? TRUCKS TO 150' OF ALL PARTS OF BUILDING UNLESS APPROVED OTHERWISE?
DENSITY FACTOR- 20 UNITS/AC
COMMON OPEN SPACE - ?
PARKING: 1.8 PER DWELLING UNIT (SPACES ARE 9'x20' with a 24' aisle)
LOT COVERAGE (MAX.): 55%
MAX. IMPERVIOUS SURFACE AREA - ?
MAX. BUILDING HEIGHT: 75' OR 6 STORIES (GREATER OF THE 2)
MAX. BUILDING LENGTH: 220'
*BUFFERYARDS/LANDSCAPING - TRANSITION ZONE (BUFFER), BUILDING FOUNDATION, STREET YARD, PERIMETER PARKING and PARKING LOT LANDSCAPING IS REQUIRED. A TREE SURVEY AND TREE PROTECTION IS REQUIRED.

NOTE: ALL EXISTING SITE INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM ONLINE SOURCES OR PLANS PREPARED BY OTHERS AND HAS NOT BEEN VERIFIED FOR ACCURACY.




LEGEND

REQUIRED AMENITIES
1. PICNIC AREA
2. MULTI-PURPOSE AREA
3. PLAYGROUND

ADDITIONAL AMENITIES
4. COMPUTER ROOM
5. FITNESS CENTER
6. SITTING AREA
7. MAIL CENTER
8. MAINTENANCE BLDG.
9. TRASH WITH ENCLOSURE

N
W E
S

SCALE: 1: 120
120' 60' 0 120'

## SITE CONCEPT PLAN
FAYETTEVILLE, NC
PDI ARCHITECTURE, LLC

| SITE DATA | |
|---|---|
| TOTAL ACREAGE | 11.78 |
| UNITS SHOWN | 68 |
| 1BR | 12 |
| 2BR | 32 |
| 3BR | 24 |
| PARKING SHOWN | 126 |
| PARKING REQ'D (MIN.) | 119 |

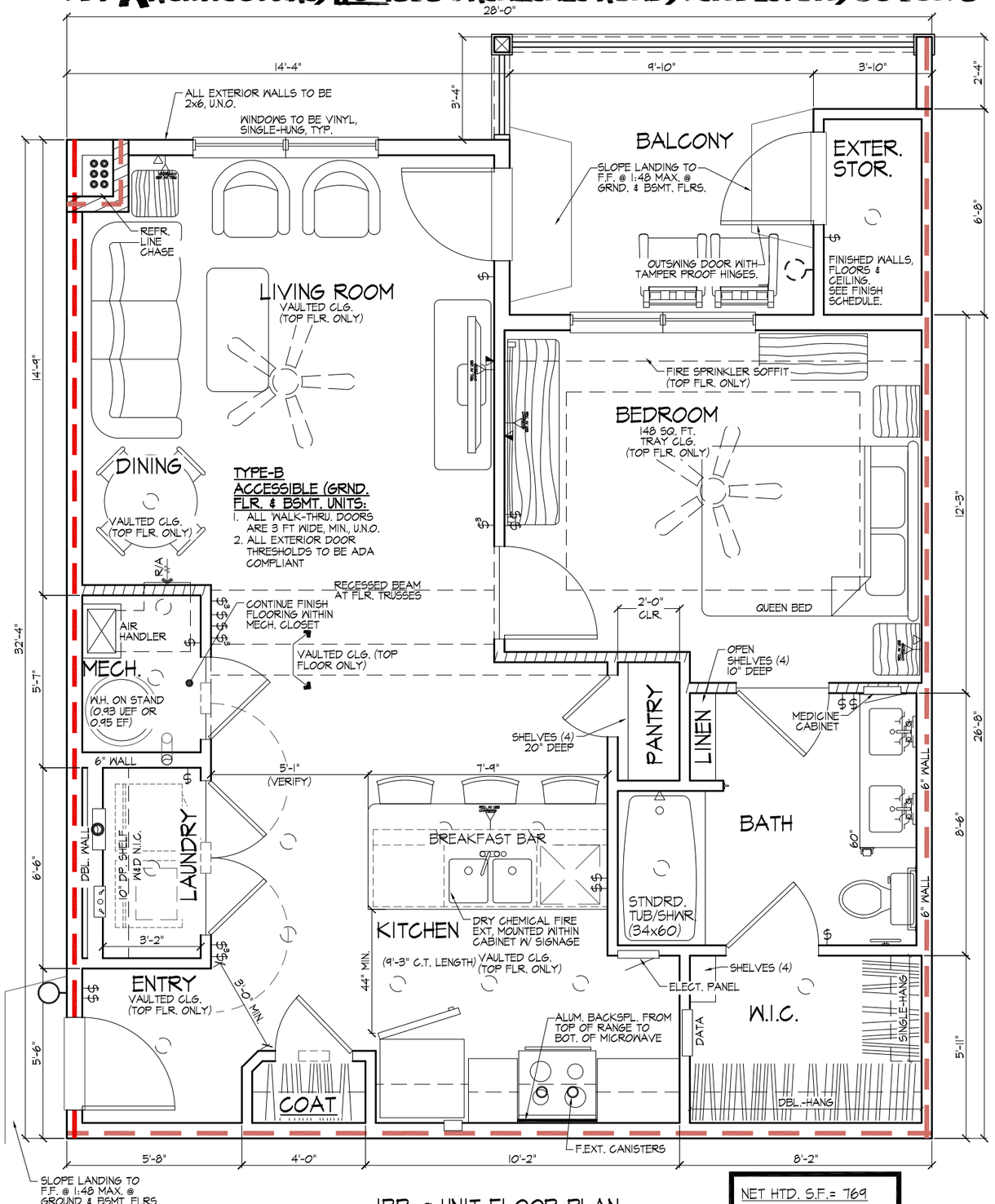
SITE CONCEPT PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

A-0.2

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## IBR-a UNIT FLOOR PLAN

SCALE: 1/4"= 1'-0" (ALL GROUND FLRS. ARE TO BE TYPE-B ACCESSIBLE)

| | |
|---|---|
| NET HTD. S.F.= | 769 |
| GROSS HTD.= | 828 S.F |
| BALCONY= | 99 SF |
| STORAGE= | 26 SF |
| TOTAL= | 953 SF |

## UNIT FINISHES NOTES:

1. ALL INTERIOR DOORS TO BE 5 PANEL, SOLID CORE
   - A. DOOR HARDWARE TO BE 'BLACK'.
2. SHELVING:
   - A. ALL CLOSET SHELVING TO BE EPOXY COATED STEEL. HANGING SHELVES ARE TO BE 'FREE SLIDE'
   - B. ALL EXPOSED SHELVING TO BE SOLID WOOD, PAINTED, INCLUDING LAUNDRY
3. TRIM: (ALL PAINTED)
   - A. BASE 1x6
   - B. DOOR & WINDOW CASING TO BE 1x4 w/ 1x6 HEAD TRIM
   - C. WINDOW STOOLS TO BE WOOD
   - D. CROWN MOLDING TO BE 1x4
   - E. CHAIRRAIL: NONE
4. CABINETS:
   - A. STYLE: 'CRAFTSMEN' STYLE, PTD.
   - B. HARDWARE TO BE ON ALL DOORS & DRAWERS AND TO BE 'BLACK', DECORATIVE BARS
   - C. COUNTERTOPS:
     1. KITCHEN: 3cm (TILE BACKSPL.)
     2. BATHROOMS: 3cm W/ 4" BACKSPL.
   - D. WALL CABINETS TO EXTEND TO CEILING W/ TOP 12"h. CABINET TO HAVE GLASS DOORS
5. TUB & SHOWER:
   - A. TUBS: TO BE FIBERGL. W/ 3-PC. TILE EMBOSED FIBERGL. SURROUNDS W/ S.S. CURVED CURTAINROD
   - B. SHOWERS: TO BE FIBERGL. W/ 3-PC. TILE EMBOSSED FIBERGL. SURROUNDS
   - C. SURROUNDS TO EXTEND TO THE CEILING
6. FAUCETS, CONTROLS, ETC.: FINISH TO MATCH HARDWARE
7. PLUMBING FIXTURES: (WHITE)
   - A. ALL TOILETS TO BE ADA COMPLIANT
8. LIGHT FIXTURES: (FINISH TO MATCH HARDWARE)
   - A. CEILING FANS: 52", VARIABLE SPEED W/ LIGHT KIT, U.N.O.
   - B. OVER BAR: HANGING PENDANTS
   - C. VANITIES: VANITY LIGHT, ONE OVER EA. LAV.
   - D. ENTRY: WALL SCONCE
   - E. BALCONY: WALL SCONSE, 'DARK SKYS' COMPLIANT
   - F. ALL OTHER LIGHTING TO BE FLUSH-MOUNTED DOWN LIGHTS (WHITE TRIM)
     1. TUB/SHOWER LIGHTING TO BE RATED FOR WET CONDITIONS
   - G. ALL TO BE 'ENERGY STAR' COMPLIANT

PDiA

reference: SMG

revisions:

scale: AS NOTED

date:

job number: 25012

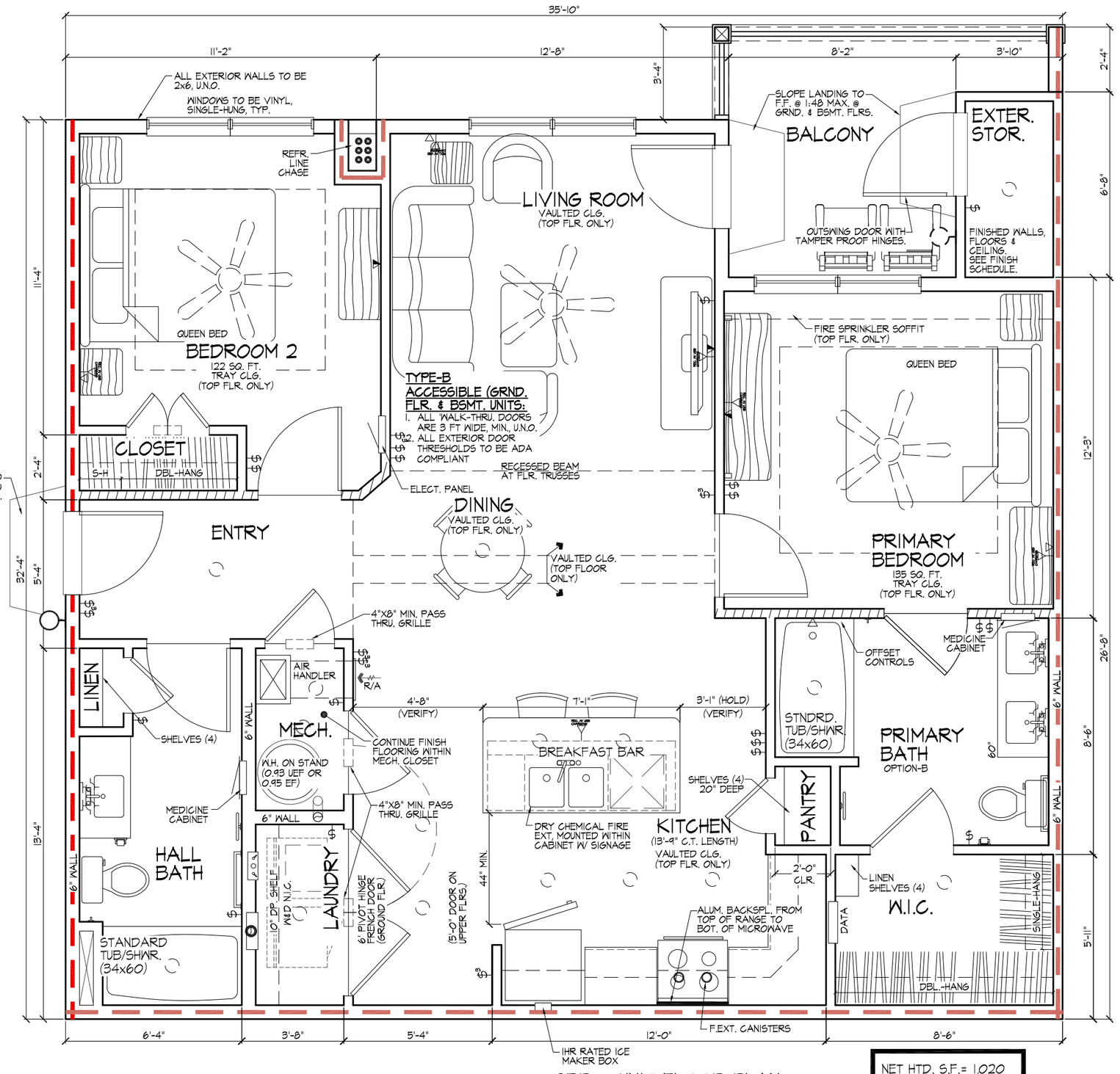
IBR-a UNIT FLOOR PLAN

Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number: A-01

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## 2BR-a UNIT FLOOR PLAN

SCALE: 1/4"= 1'-0" (ALL GROUND FLRS. ARE TO BE TYPE-B ACCESSIBLE)

| | |
|---|---|
| NET HTD. S.F.= | 1,020 |
| GROSS HTD.= | 1,091 S.F. |
| BALCONY= | 84 SF |
| STORAGE= | 26 SF |
| TOTAL= | 1,201 SF |

PDiA

revisions:
SMG

scale:
AS NOTED

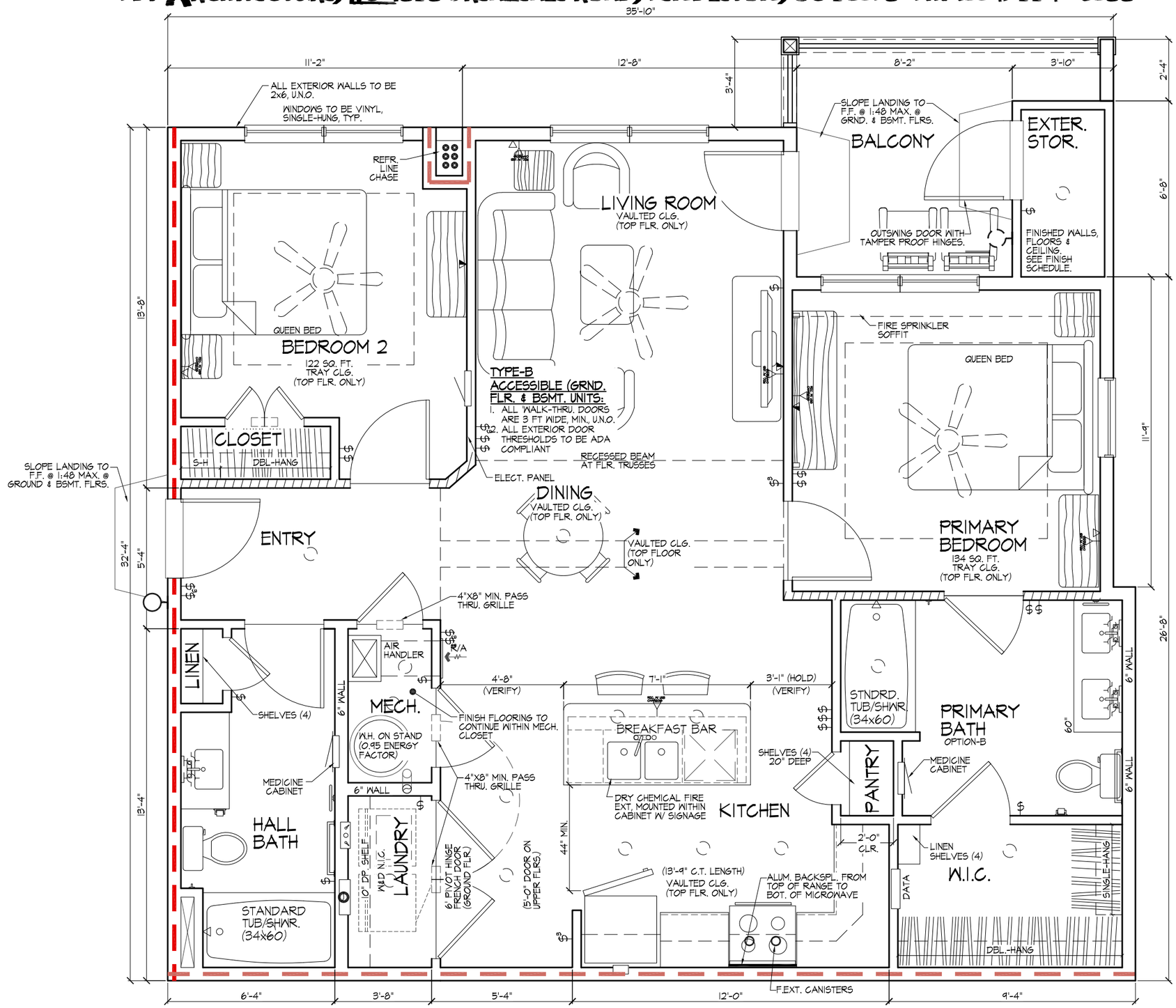
job number:
25012

2BR-a UNIT FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

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A-02

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## 2BR-b UNIT FLOOR PLAN

SCALE: 1/4"= 1'-0" (ALL GROUND FLRS. ARE TO BE TYPE-B ACCESSIBLE)

| | |
|---|---|
| NET HTD. S.F.= | 1,029 |
| GROSS HTD.= | 1,103 S.F. |
| BALCONY= | 84 SF |
| STORAGE= | 26 SF |
| TOTAL= | 1,213 SF |

PDiA

reference: SMG

revisions:

scale: AS NOTED

date:

job number: 25012

2BR-b UNIT FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number: A-03

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## 3 BR-a UNIT FLOOR PLAN

SCALE: 1/4"= 1'-0" (ALL GROUND FLRS. ARE TO BE TYPE-B ACCESSIBLE)

| | |
|---|---|
| NET HTD. S.F.= 1,267 | |
| GROSS HTD.= | 1,356 S.F. |
| BALCONY= | 72 SF |
| STORAGE= | 26 SF |
| TOTAL= | 1,454 SF |

47'-0" | 10'-4" | 11'-8" | 13'-0" | 8'-2" | 3'-10"

38'-0" | 3'-8" | 3'-4" | 12'-10" | 18'-2" | 1'-4" | 6'-8" | 12'-1" | 30'-0" | 7'-4" | 6" WALL | 4'-11" | 5'-8"

BEDROOM 3
128 SQ. FT.
TRAY CLG.
(TOP FLR. ONLY)
QUEEN BED
11'-10"

ALL EXTERIOR WALLS TO BE 2x6, U.N.O.
WINDOWS TO BE VINYL, SINGLE-HUNG, TYP.

REFR. LINE CHASE
ELECT. PANEL
CLOSET

LIVING ROOM
VAULTED CLG.
(TOP FLR. ONLY)
12'-4"

DINING
VAULTED CLG.
(TOP FLR. ONLY)

RECESSED BEAM AT FLR. TRUSSES

LOAD BRG. HEADER ABOVE

VAULTED CLG. (TOP FLOOR ONLY)

BALCONY
SLOPE LANDING TO F.F. @ 1:48 MAX. @ GRND. & BSMT. FLRS.
OUTSWING DOOR WITH TAMPER PROOF HINGES.

EXTER. STOR.
FINISHED WALLS, FLOORS & CEILING. SEE FINISH SCHEDULE.

FIRE SPRINKLER SOFFIT

PRIMARY BEDROOM
132 SQ. FT.
TRAY CLG.
(TOP FLR. ONLY)
12'-6"
QUEEN BED

TYPE-B ACCESSIBLE (GRND. FLR. & BSMT. UNITS:
1. ALL WALK-THRU. DOORS ARE 3 FT WIDE, MIN., U.N.O.
2. ALL EXTERIOR DOOR THRESHOLDS TO BE ADA COMPLIANT

BEDROOM 2
153 SQ. FT.
TRAY CLG.
(TOP FLR. ONLY)
QUEEN BED

4"X8" MIN. PASS THRU. GRILLE
CLOSET
5-H
DBL-HANG

HALL
4"X8" MIN. PASS THRU. GRILLE

LINEN
SHELVES (4)

HALL BATH
MEDICINE CABINET
STANDARD TUB/SHWR. (34x60)

MECH.
(W.H. ON STAND (0.95 ENERGY FACTOR)
AIR HANDLER
4'-2" (VERIFY) R/A
CONTINUE FINISH FLOORING WITHIN MECH. CLOSET
4"X8" MIN. PASS THRU. GRILLE

LAUNDRY
10" DP. SHELF
W&D N.I.C.
6' PIVOT HINGE FRENCH DOOR (GROUND FLR.)
(5'-0" DOOR ON UPPER FLRS.)

7'-10"
3'-6" (HOLD) (VERIFY)
DRY CHEMICAL FIRE EXT. MOUNTED WITHIN CABINET W/ SIGNAGE
44" MIN.

KITCHEN
(11-2" C.T. LENGTH)
VAULTED CLG.
(TOP FLR. ONLY)
ALUM. BACKSPL. FROM TOP OF RANGE TO BOT. OF MICROWAVE
ENTRYWAY COAT AND SHOE CABINETRY
F.EXT. CANISTERS

PANTRY
LINEN
SHELVES (4) 20" DEEP
2'-0" CLR.

PRIMARY BATH
OPTION-B
MEDICINE CABINET
DATA
W.I.C.
SINGLE-HANG
DBL.-HANG

ENTRY
SLOPE LANDING TO F.F. @ 1:48 MAX. @ GROUND & BSMT. FLRS.

6'-0" | 4'-10" | 6'-4" | 3'-8" | 4'-2" | 11'-7" | 3'-8" | 6'-9"

PDiA

reference: SMG

revisions:

scale: AS NOTED

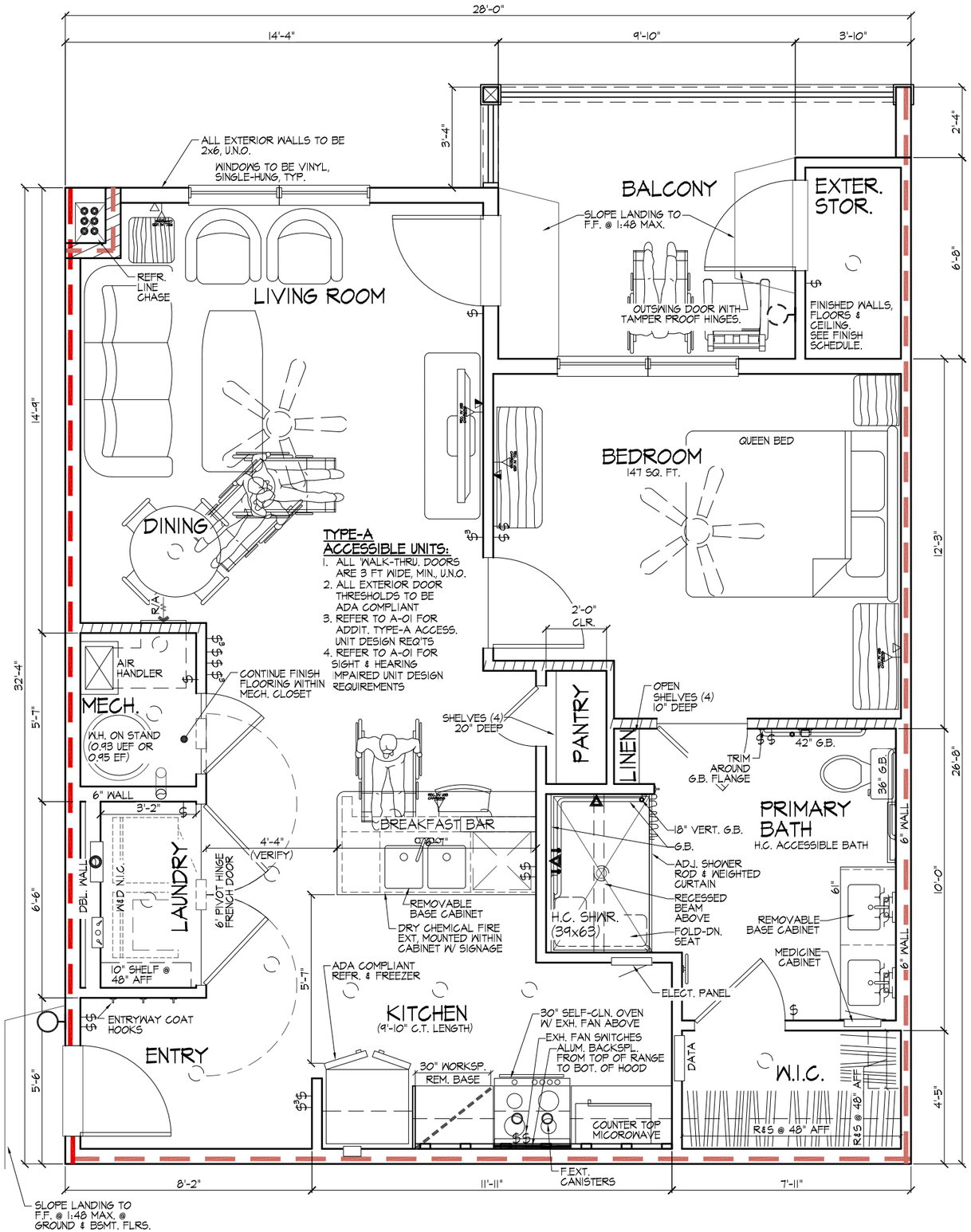
job number: 25012

3BR-a UNIT FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number: A-04

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## IBR-a H.C. UNIT FLOOR PLAN

SCALE: 1/4"= 1'-0" (TYPE-A ACCESSIBLE)

| | |
|---|---|
| NET HTD. S.F.= | 764 |
| GROSS HTD.= | 828 S.F |
| BALCONY= | 99 SF |
| STORAGE= | 26 SF |
| TOTAL= | 953 SF |

PDiA

revised: SMG

scale: AS NOTED

job number: 25012

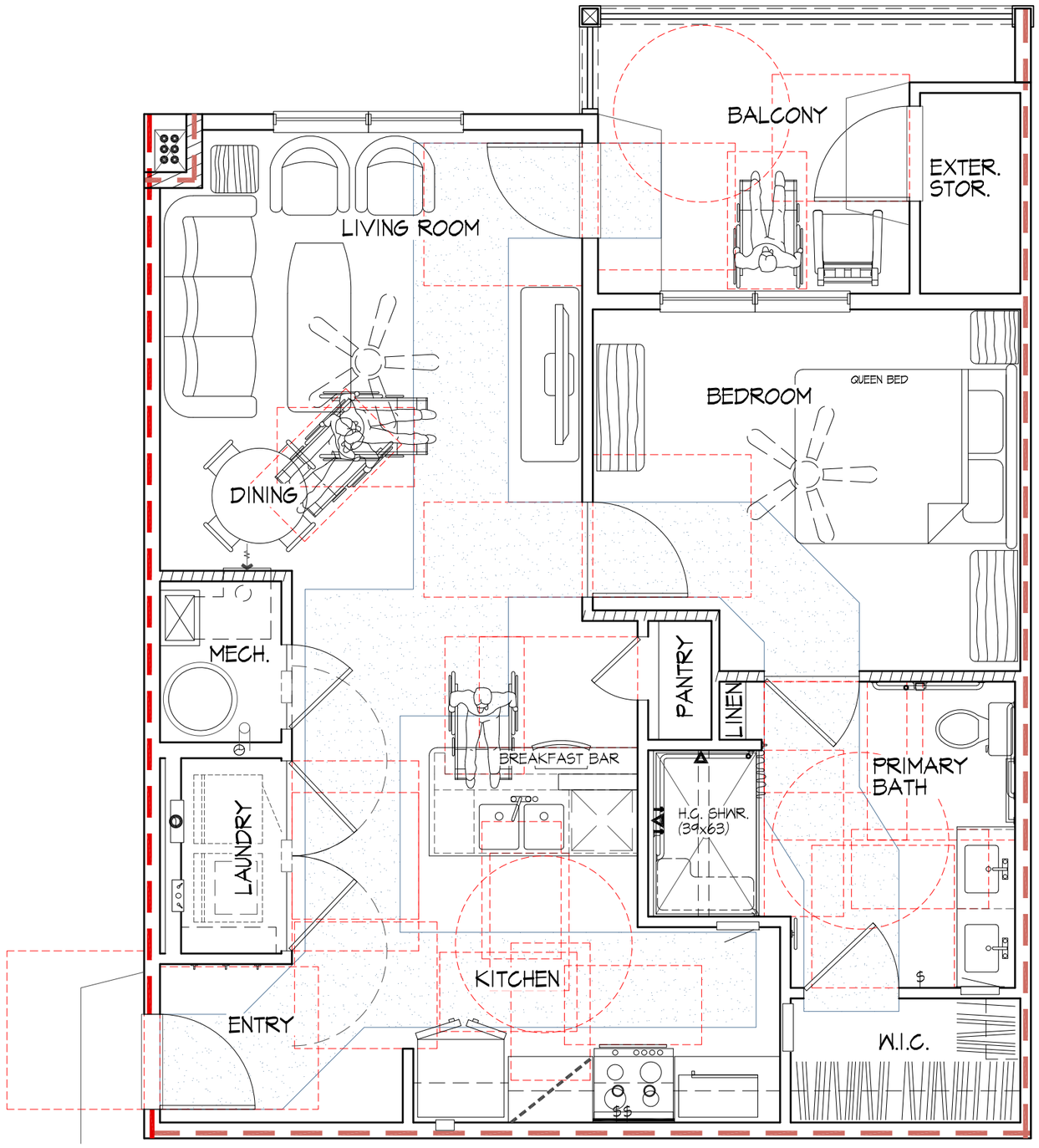
IBR-a HC UNIT FLOOR PLAN

Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

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Not for Construction
January 20, 2026

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IBR-a H.C. C.F.S. PLAN

SCALE: 1/4"= 1'-0" (TYPE-A ACCESSIBLE)

PDiA

SMG

AS NOTED

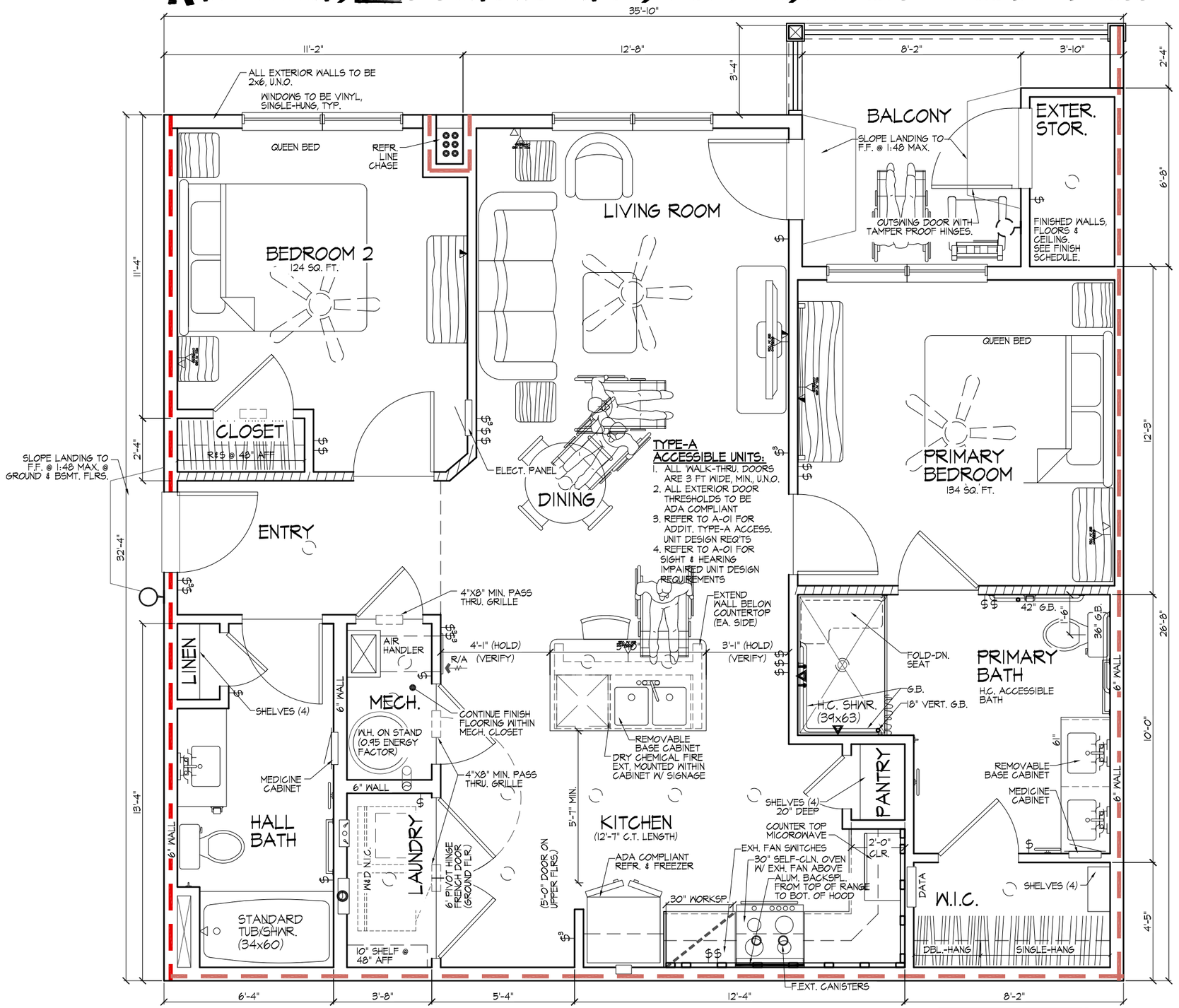
2502

IBR-a HC C.F.S. PLAN
Covey Apartments
618 Covey Drive
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A-06

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## 2BR-a HC UNIT FLOOR PLAN

SCALE: 1/4"= 1'-0" (TYPE-A ACCESSIBLE)

| | |
|---|---|
| NET HTD. S.F.= | 1,019 |
| GROSS HTD.= | 1,091 S.F. |
| BALCONY= | 84 SF |
| STORAGE= | 26 SF |
| TOTAL= | 1,201 SF |

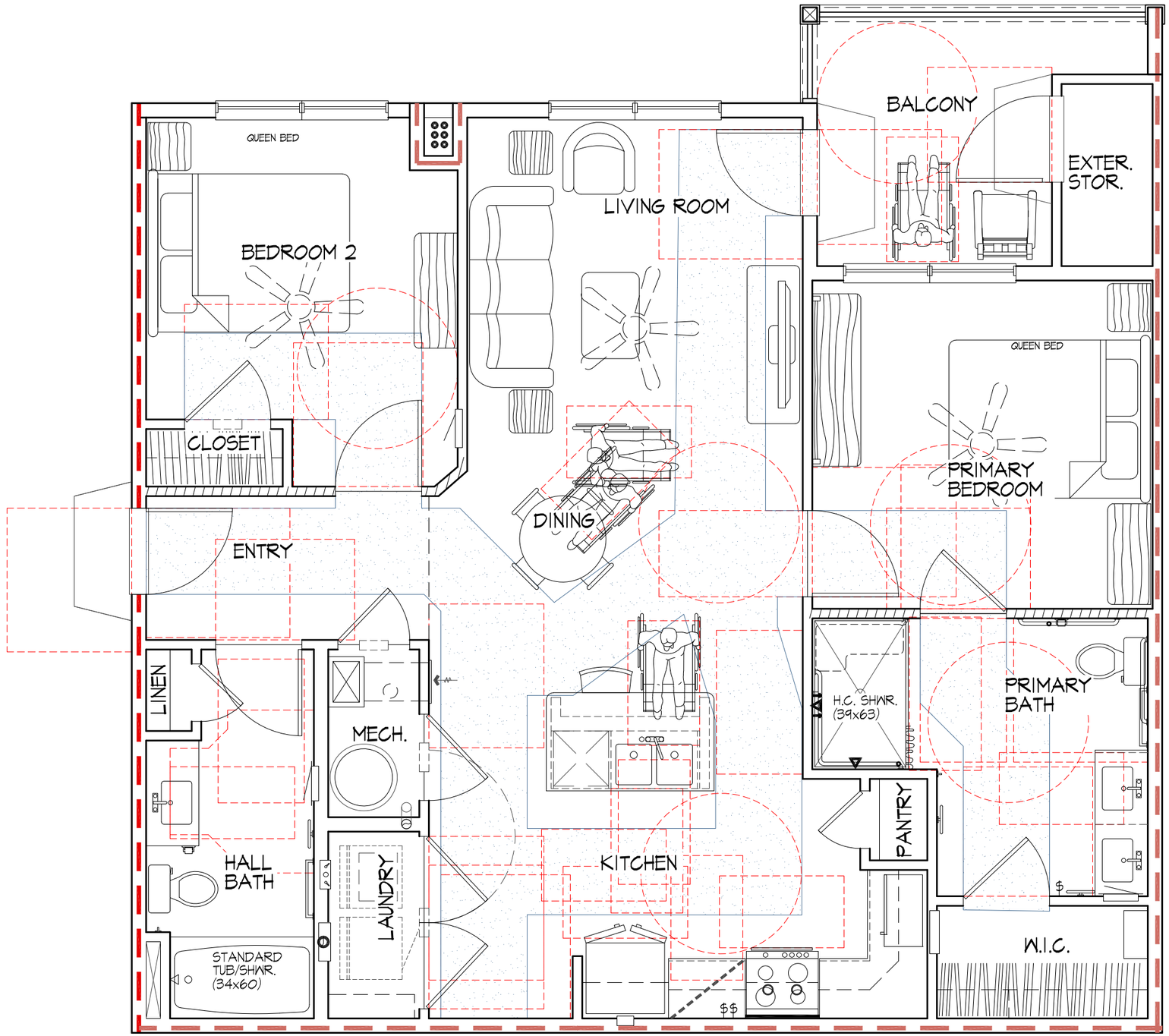
PDiA

2BR-a HC UNIT FLOOR PLAN
Covey Apartments
618 Covey Drive
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A-07

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## 2BR-a H.C. C.F.S. PLAN

SCALE: 1/4"= 1'-0" (TYPE-A ACCESSIBLE)

PDiA

reference: SMG- revisions:

scale: AS NOTED

date:

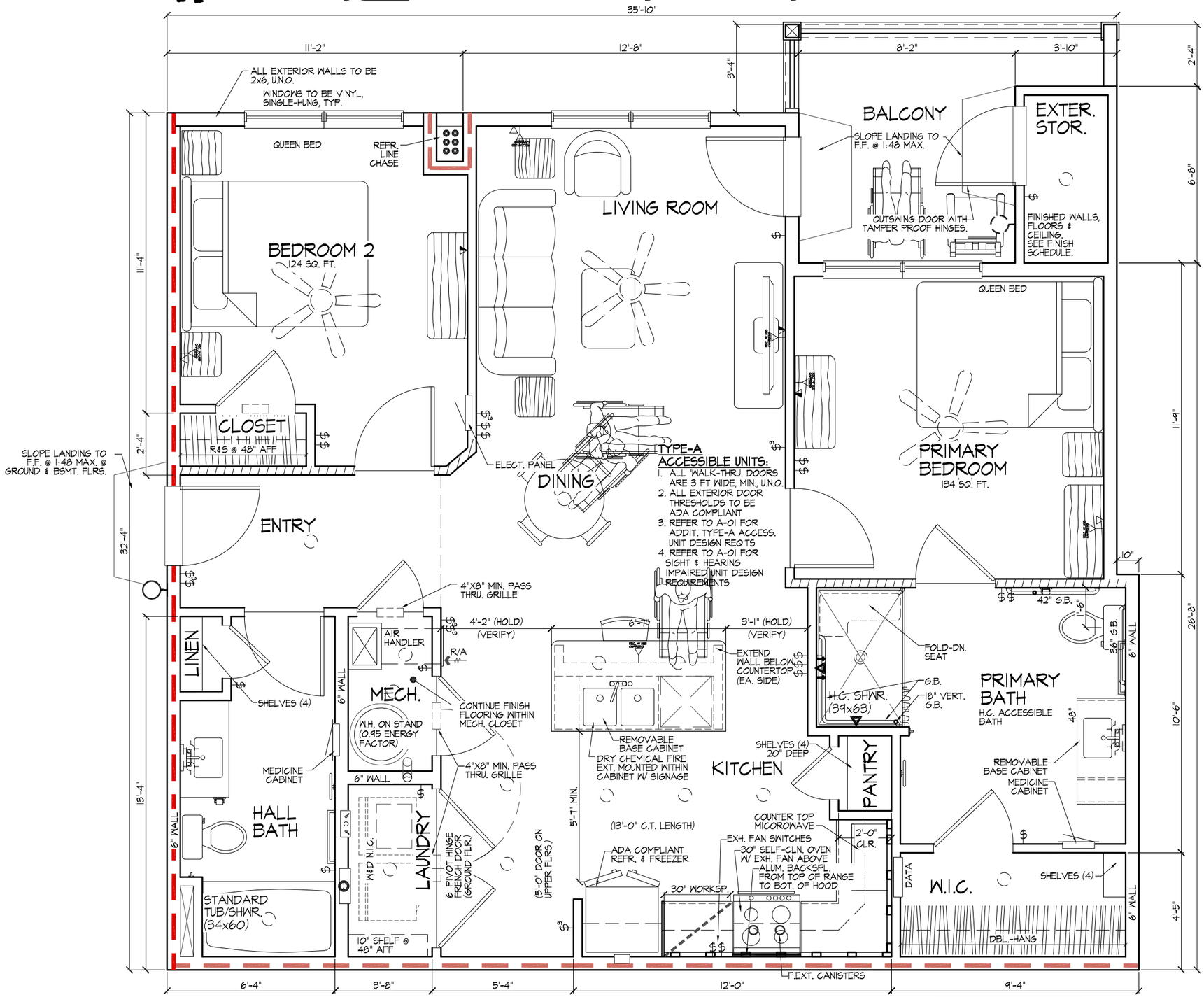
job number: 25012

2BR-a HC C.F.S. PLAN
Covey Apartments
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Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number: A-08

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## 2BR-b H.C. UNIT FLOOR PLAN

SCALE: 1/4"= 1'-0" (TYPE-A ACCESSIBLE)

| | |
|---|---|
| NET HTD. S.F.= | 1,029 |
| GROSS HTD.= | 1,103 S.F. |
| BALCONY= | 84 SF |
| STORAGE= | 26 SF |
| TOTAL= | 1,213 SF |

PDiA

reference SMS-

revisions

scale: AS NOTED

date:

job number: 25012

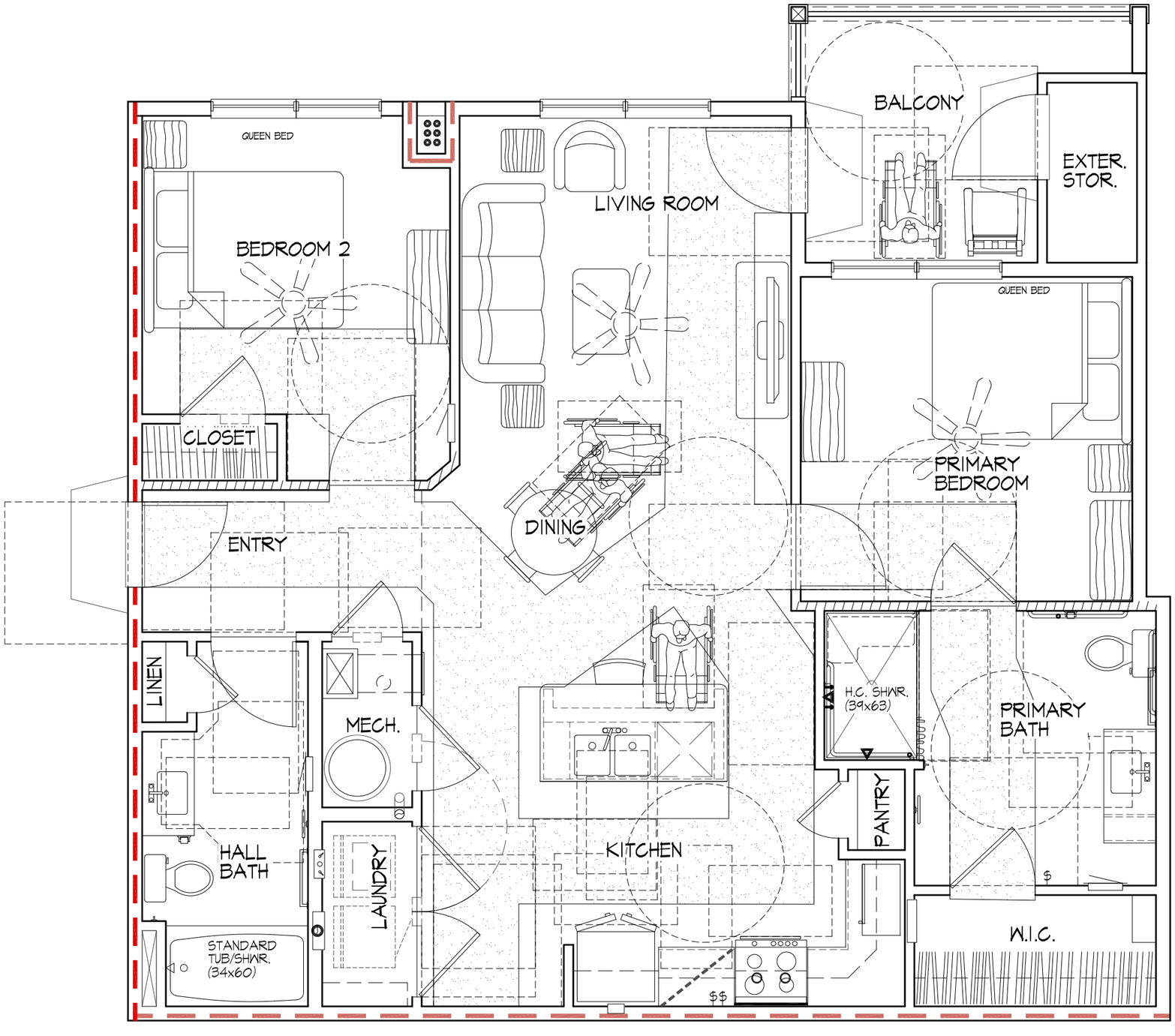
2BR-b HC UNIT FLOOR PLAN

Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

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## 2BR-b H.C. C.F.S. PLAN

SCALE: 1/4"= 1'-0" (TYPE-A ACCESSIBLE)

PDiA

2BR-b HC C.F.S. PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
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A-10

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# 3 BR-a H.C. UNIT FLR. PLAN

SCALE: 1/4"= 1'-0" (TYPE-A ACCESSIBLE)

NET HTD. S.F.= 1,267

GROSS HTD.=1,356 S.F.
BALCONY= 72 SF
STORAGE= 26 SF
TOTAL= 1,454 SF

46'-10"
10'-4" | 11'-8" | 13'-0" | 8'-2" | 3'-10"
3'-8" | 3'-4" | 12'-10" | 36'-0" | 34'-4" | 18'-2" | 4'-4"
1'-4" | 6'-8" | 12'-1" | 30'-0" | 8'-0" | 6" WALL | 4'-3" | 5'-8"
6'-0" | 4'-10" | 6'-4" | 3'-8" | 4'-2" | 13'-7" | 8'-5"

ALL EXTERIOR WALLS TO BE 2x6, U.N.O.
WINDOWS TO BE VINYL, SINGLE-HUNG, TYP.

BEDROOM 3
126 SQ. FT.
QUEEN BED
11'-10"

REFR. LINE CHASE
4"X8" MIN. PASS THRU. GRILLE
ELECT. PANEL
CLOSET
R&S @ 48" AFF

LIVING ROOM
DINING
12'-8"

SLOPE LANDING TO F.F. @ 1:48 MAX. @ GRND. & BSMT. FLRS.
BALCONY
EXTER. STOR.
OUTSWING DOOR WITH TAMPER PROOF HINGES.
FINISHED WALLS, FLOORS & CEILING. SEE FINISH SCHEDULE.

PRIMARY BEDROOM
132 SQ. FT.
QUEEN BED
12'-6"

TYPE-A ACCESSIBLE UNITS:
1. ALL 'WALK-THRU. DOORS ARE 3 FT WIDE, MIN., U.N.O.
2. ALL EXTERIOR DOOR THRESHOLDS TO BE ADA COMPLIANT
3. REFER TO A-01 FOR ADDIT. TYPE-A ACCESS. UNIT DESIGN REQ'TS
4. REFER TO A-01 FOR SIGHT & HEARING IMPAIRED UNIT DESIGN REQUIREMENTS

BEDROOM 2
153 SQ. FT.
QUEEN BED

HALL
4"X8" MIN. PASS THRU. GRILLE
MEDICINE CABINET
REMOVABLE BASE CABINET
AIR HANDLER
4'-1" (VERIFY)
R/A
CONTINUE FINISH FLOORING WITHIN MECH. CLOSET
MECH.
W.H. ON STAND (0.95 ENERGY FACTOR)
6" WALL
HALL BATH
4"X8" MIN. PASS THRU. GRILLE
6" WALL
4"X8" MIN. PASS THRU. GRILLE
CLOSET
R&S @ 48" AFF
STANDARD TUB/SHWR. (34x60)
LAUNDRY
W&D N.I.C.
6' PIVOT HINGE FRENCH DOOR (GROUND FLR.)
10" SHELF @ 48" AFF

6'-2"
3'-1" (VERIFY)
EXTEND WALL BELOW COUNTERTOP (EA. SIDE)
REMOVABLE BASE CABINET
DRY CHEMICAL FIRE EXT. MOUNTED WITHIN CABINET W/ SIGNAGE
KITCHEN
(11'-1" C.T. LENGTH)
5'-7" MIN.
ADA COMPLIANT REFR. & FREEZER
30" WORKSP.
EXH. FAN SWITCHES
30" SELF-CLN. OVEN W/ EXH. FAN ABOVE
ALUM. BACKSPL. FROM TOP OF RANGE TO BOT. OF HOOD
COUNTER TOP MICROWAVE
F.EXT. CANISTERS

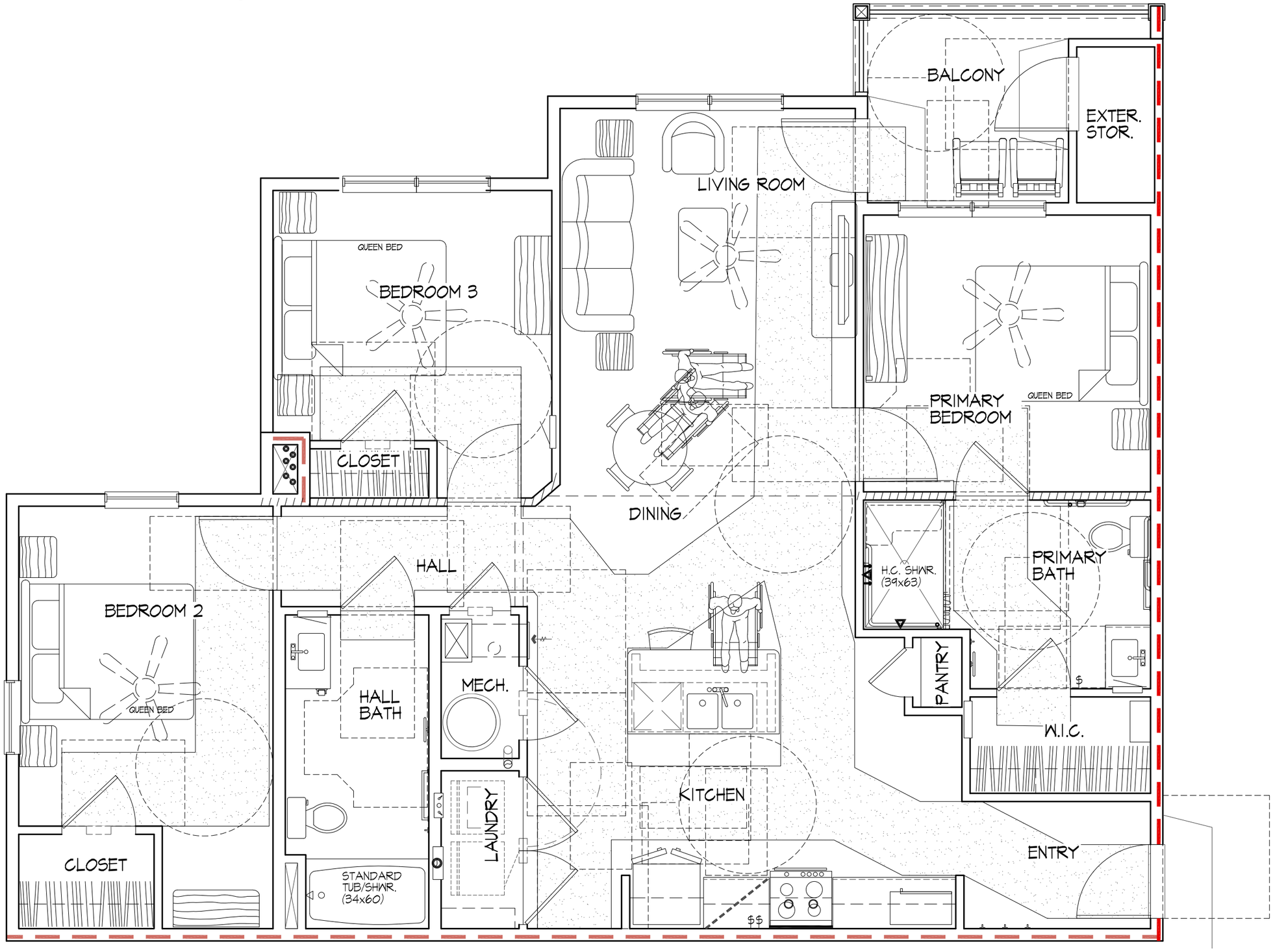
H.C. SHWR. (39x63)
FOLD-DN. SEAT
42" G.B.
36" G.B.
G.B.
18" VERT. G.B.
PRIMARY BATH
H.C. ACCESSIBLE BATH
REMOVABLE BASE CABINET
MEDICINE CABINET
PANTRY
SHELVES (4) 20" DEEP
2'-0" CLR.
DATA
W.I.C.
SHELVES (4)
DBL.-HANG
SINGLE-HANG
ENTRY
SLOPE LANDING TO F.F. @ 1:48 MAX.

3BR-a HC UNIT FLOOR PLAN
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618 Covey Drive
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Preliminary Submission
Not for Construction
January 20, 2026

sheet number
A-11

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3BR-a H.C. C.F.S. PLAN

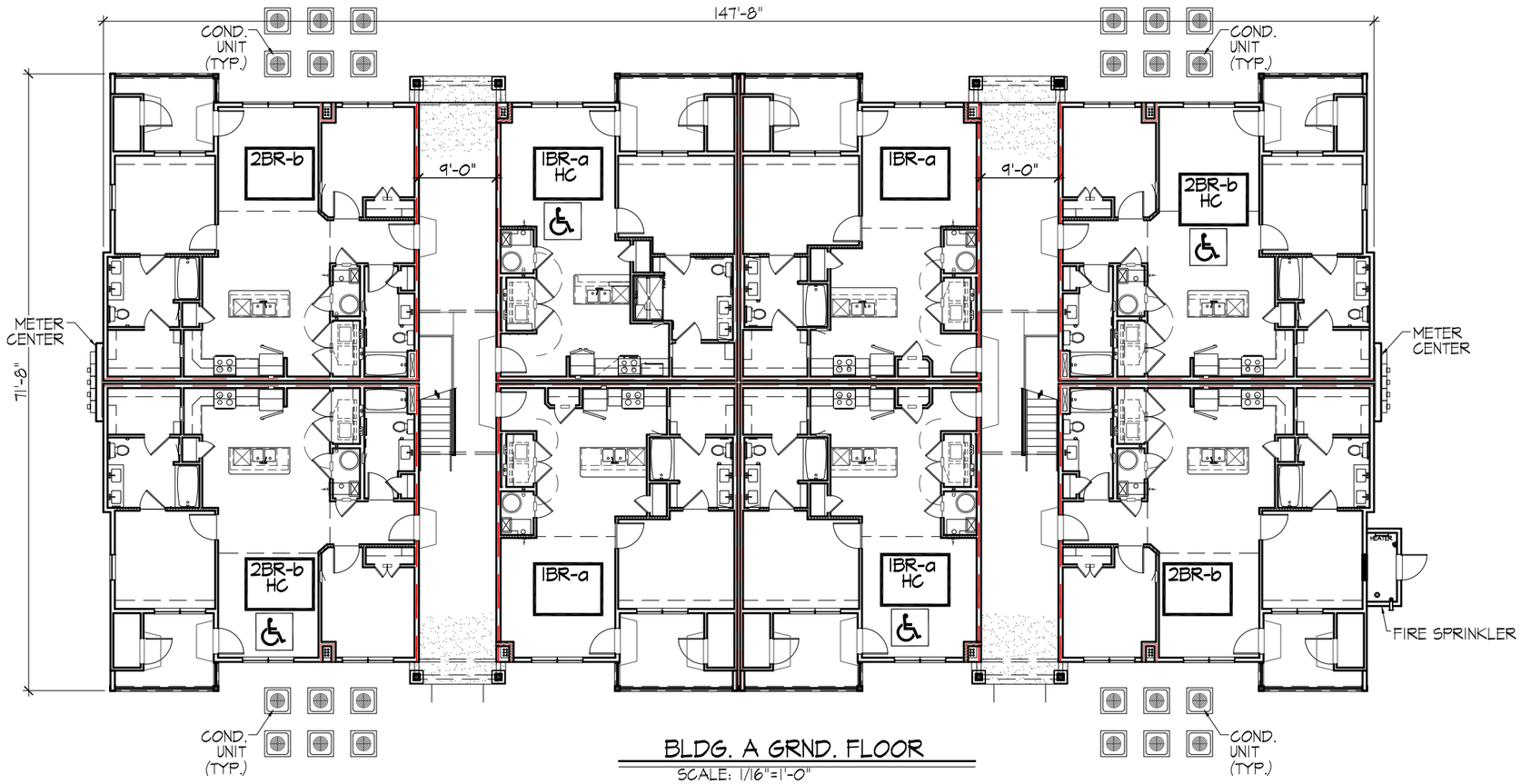
SCALE: 1/4"= 1'-0" (TYPE-A ACCESSIBLE)

3BR-a HC C.F.S. PLAN
Covey Apartments
616 Covey Drive
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January 20, 2026

A-12

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BLDG. A GRND. FLOOR

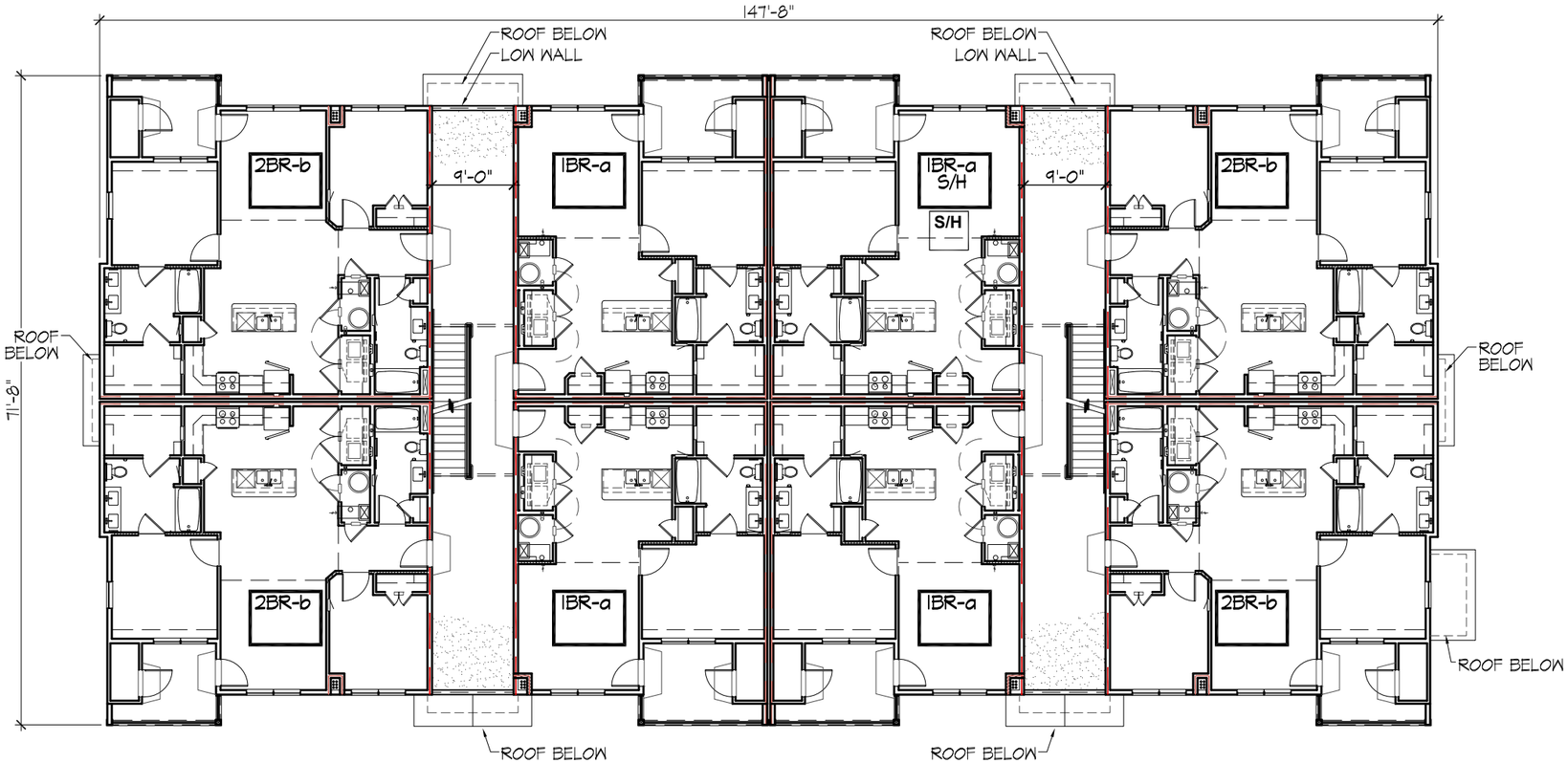
SCALE: 1/16"=1'-0"

BLDG. A- GROUND FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

A-13

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BLDG. A 2nd FLOOR

SCALE: 1/16"=1'-0"

PDiA

reference
SMS
revisions

scale
AS NOTED

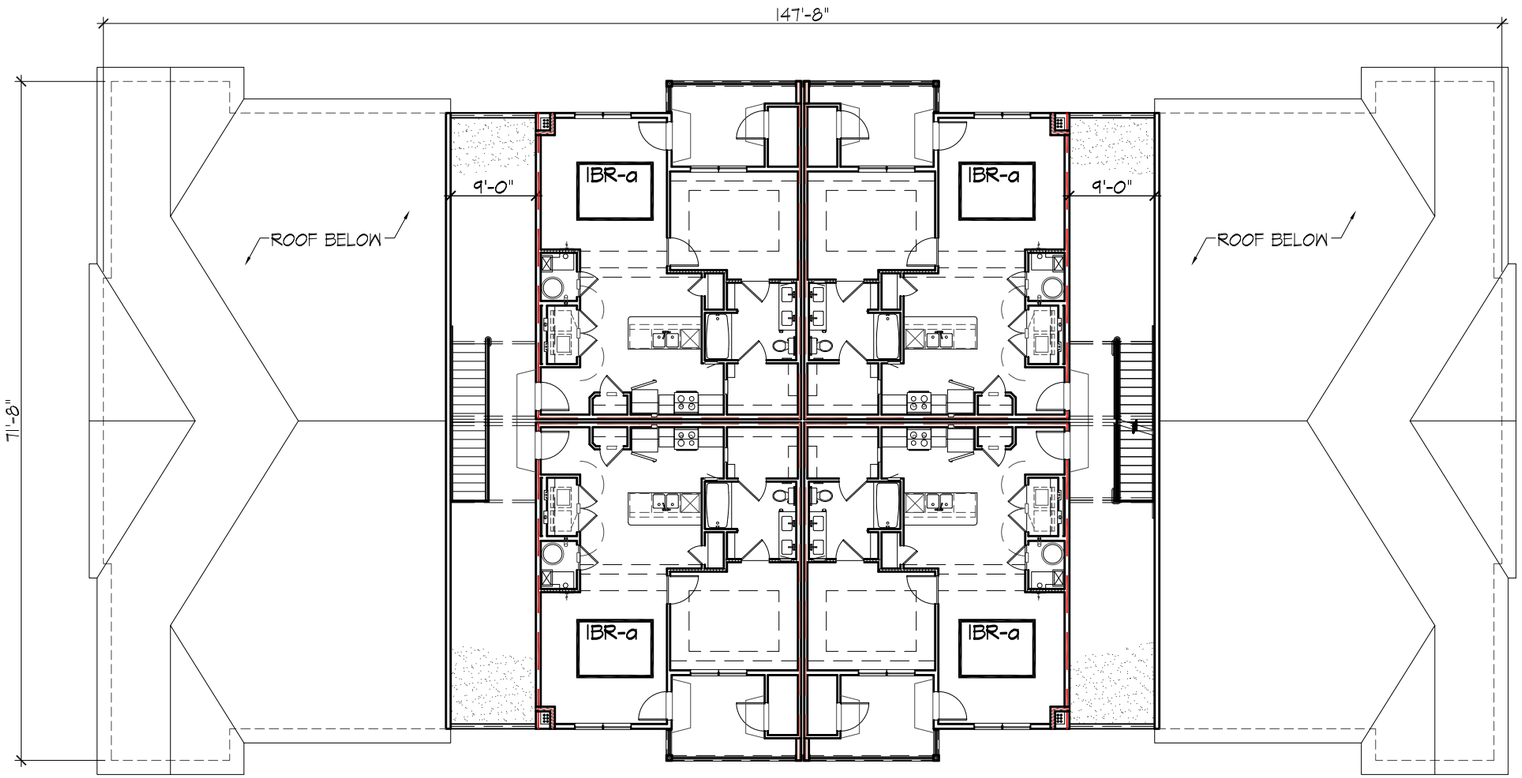
date
job number
25012

BLDG. A- 2ND FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
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January 20, 2026

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BLDG. A 3rd FLOOR

SCALE: 1/16"=1'-0"

PDiA

reference
SMS

revisions

scale
AS NOTED

date
job number
25012

BLDG. A- 3RD FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

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sheet number
A-15

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## BLDG. A- FRONT ELEVATION

SCALE: 1/16"= 1'-0"




## BLDG. A- REAR ELEVATION

SCALE: 1/16"= 1'-0"

PDiA

reference: SMS

revisions:

scale: AS NOTED

date:

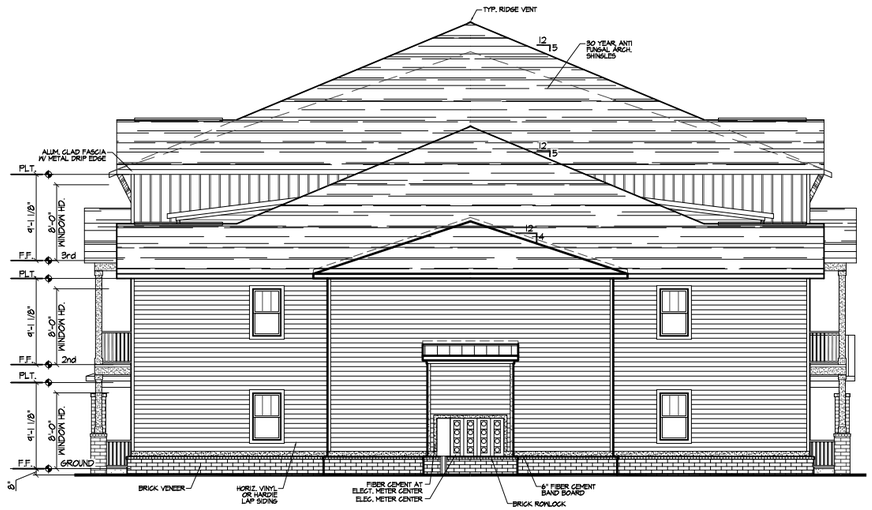
job number: 25012

BLDG. A- ELEVATIONS
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

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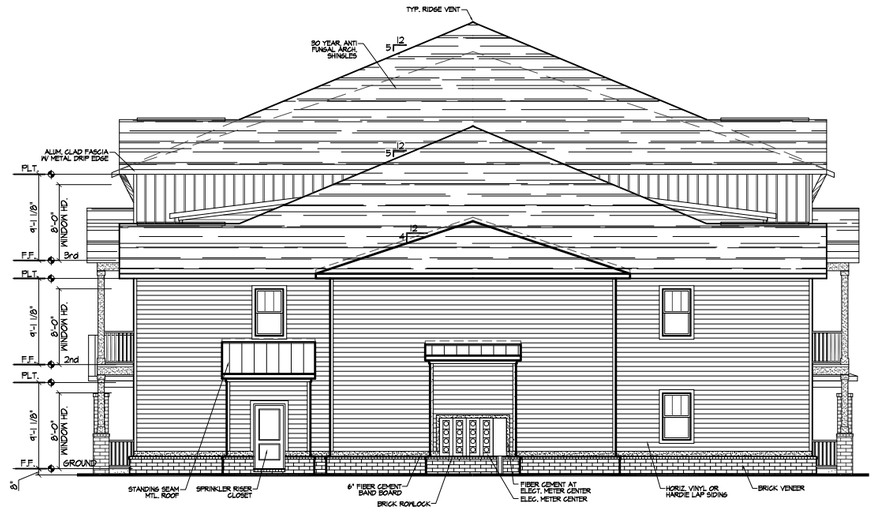
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## BLDG. A- LEFT SIDE ELEVATION

SCALE: 1/16"= 1'-0"




## BLDG. A- RIGHT SIDE ELEVATION

SCALE: 1/16"= 1'-0"

PDiA

reference: SMS

revisions

scale: AS NOTED

date:

job number: 25012

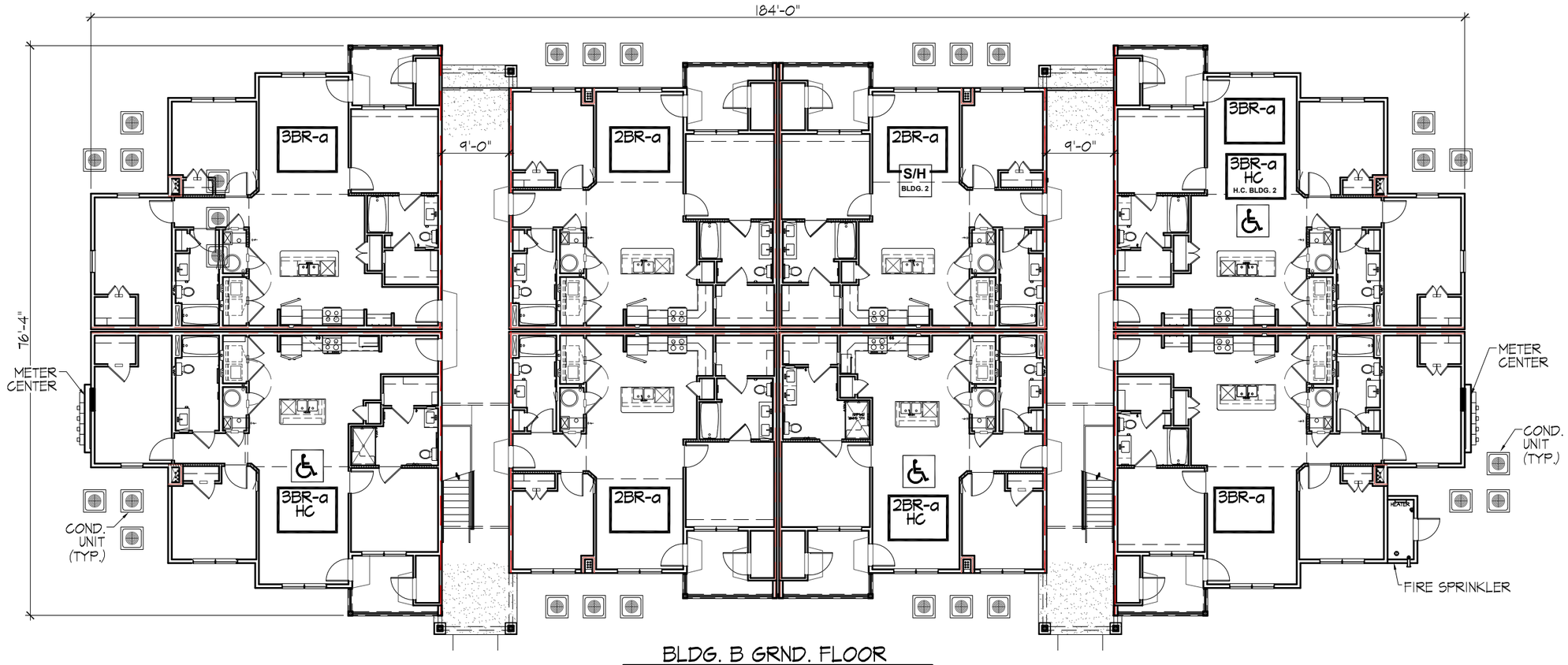
BLDG. A- ELEVATIONS

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Fayetteville, North Carolina

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January 20, 2026

sheet number: A-17

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BLDG. B GRND. FLOOR

SCALE: 1/16"=1'-0"

PDiA

reference: SMS

revisions

scale: AS NOTED

date:

job number: 25012

BLDG. B- GROUND FLOOR PLAN

Covey Apartments

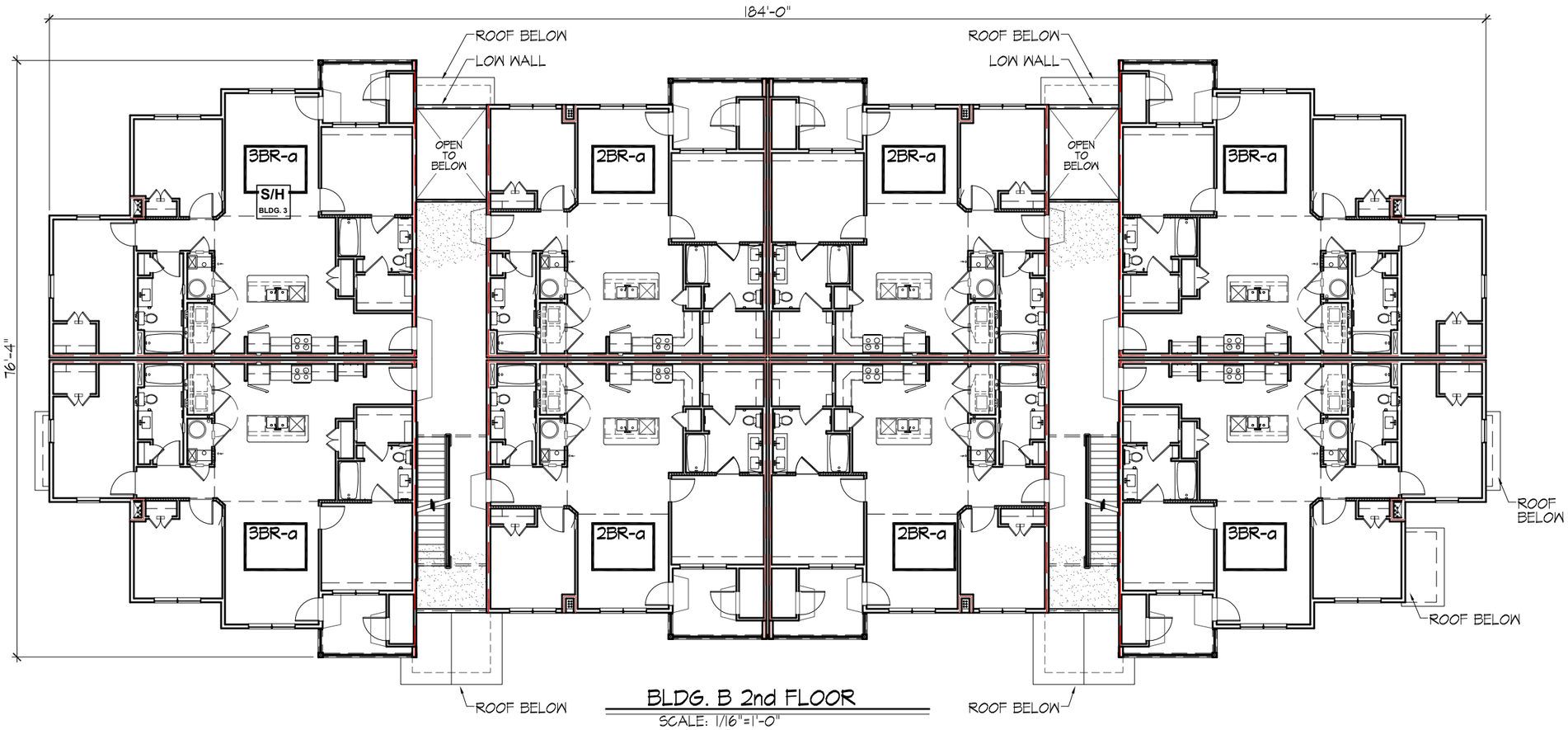
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BLDG. B 2nd FLOOR

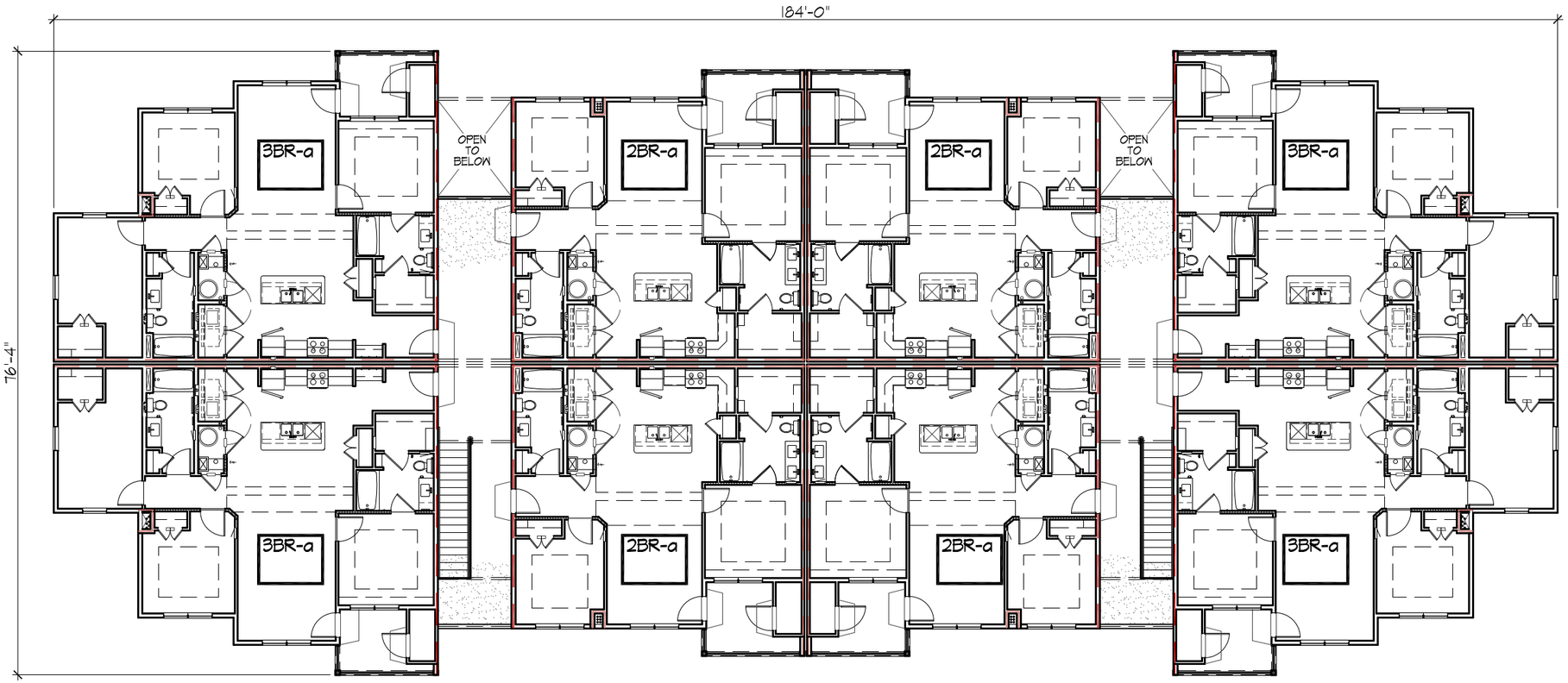
SCALE: 1/16"=1'-0"

BLDG. B- 2ND FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number
A-19

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BLDG. B 3rd FLOOR

SCALE: 1/16"=1'-0"

BLDG. B- 3RD FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

PDiA

reference: SMS-

revisions

scale: AS NOTED

date: job number: 25012

Preliminary Submission
Not for Construction
January 20, 2026

sheet number: A-20

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BLDG. B- FRONT ELEVATION

SCALE: 1/16"= 1'-0"




BLDG. B- REAR ELEVATION

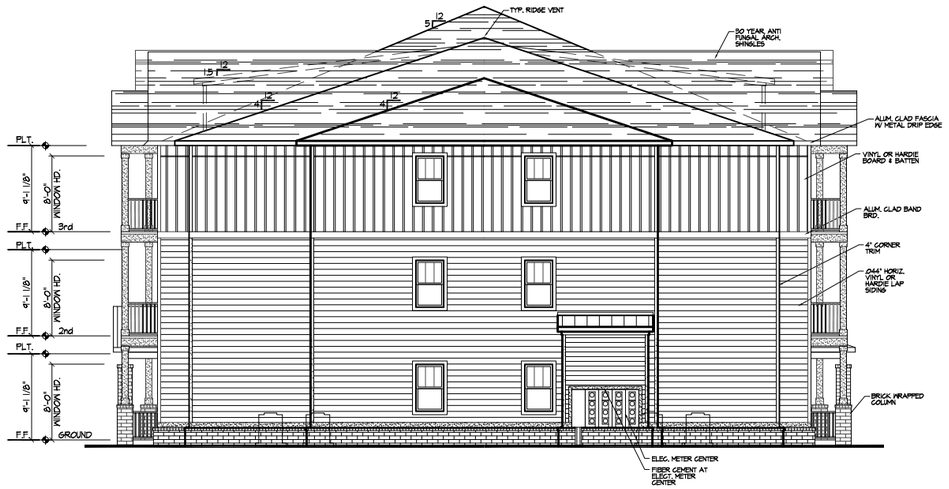
SCALE: 1/16"= 1'-0"

BLDG. B- ELEVATIONS
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

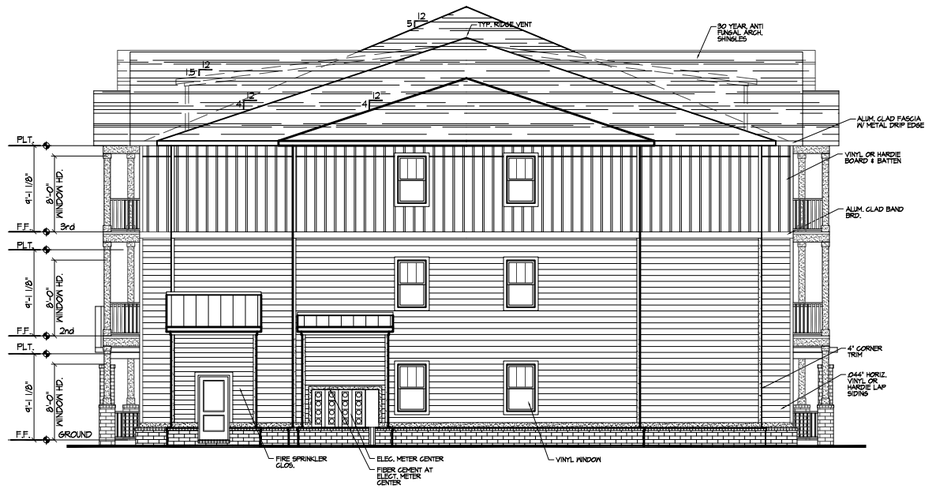
sheet number
A-21

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BLDG. B- LEFT SIDE ELEVATION

SCALE: 1/16"= 1'-0"




BLDG. B- RIGHT SIDE ELEVATION

SCALE: 1/16"= 1'-0"

PDiA

reference: SMS

revisions

scale: AS NOTED

date:

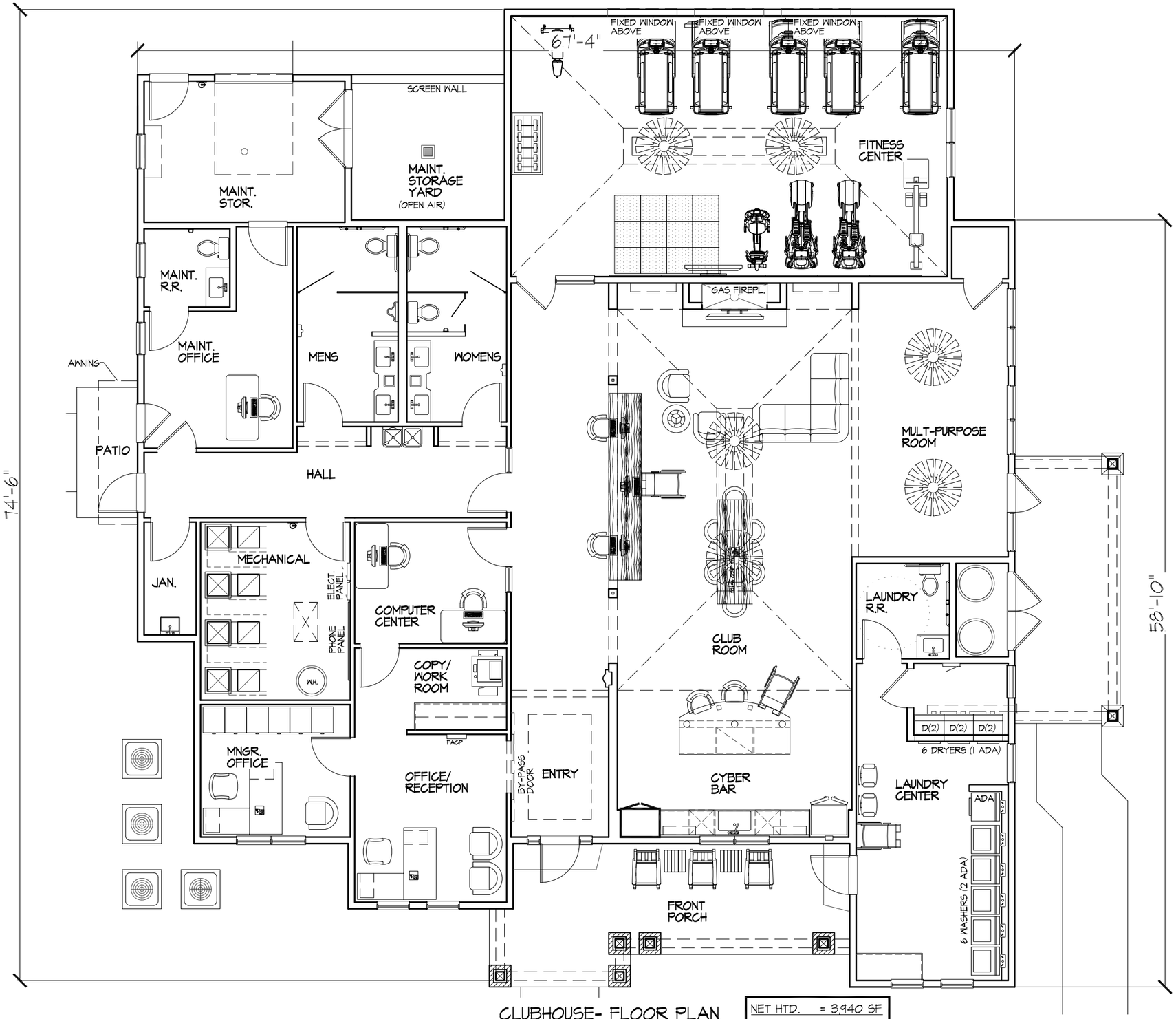
job number: 25012

BLDG. B- ELEVATIONS
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number: A-22

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## CLUBHOUSE- FLOOR PLAN

SCALE: 1/8"= 1'-0"

| | |
|---|---|
| NET HTD. | = 3,940 SF |
| GROSS HTD.= | 4,097 SF |
| PORCHES = | 392 SF |
| GROSS | = 4,489 SF |

PDiA

reference: SMS-

revisions

scale: AS NOTED

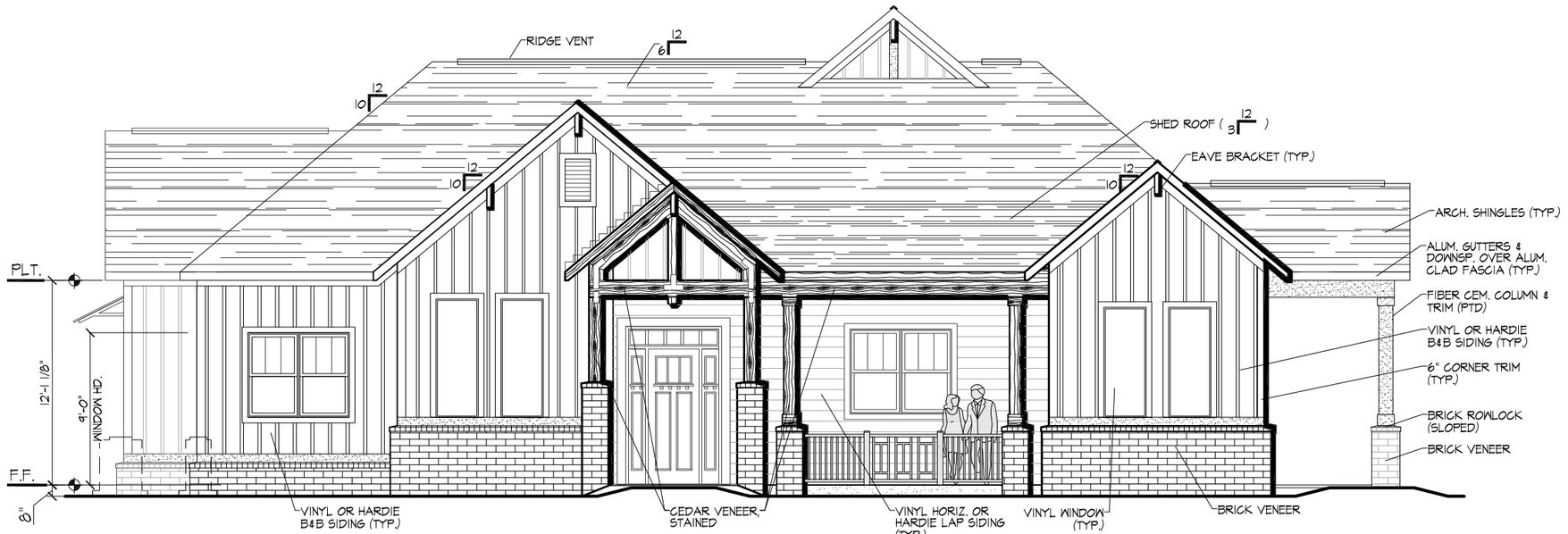
date: 29 January 2026

CLUBHOUSE- FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number
A-23

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CLUBHOUSE- FRONT ELEVATION

SCALE: 1/8"= 1'-0"




CLUBHOUSE- REAR ELEVATION

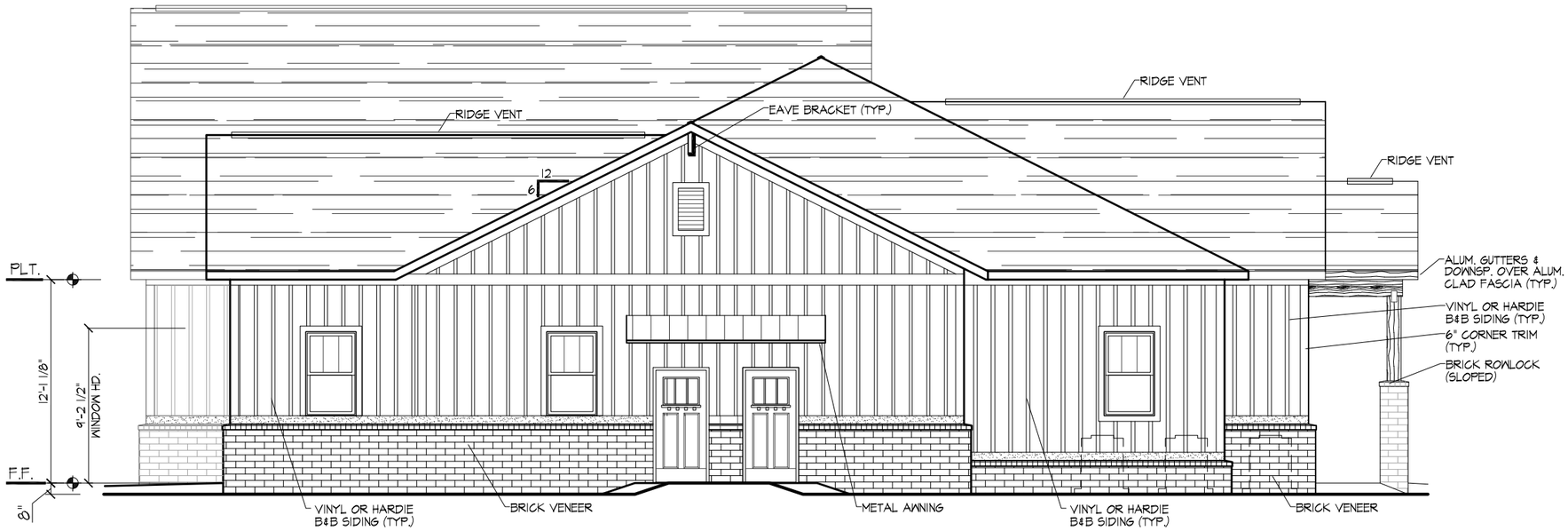
SCALE: 1/8"= 1'-0"

CLUBHOUSE- ELEVATIONS
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

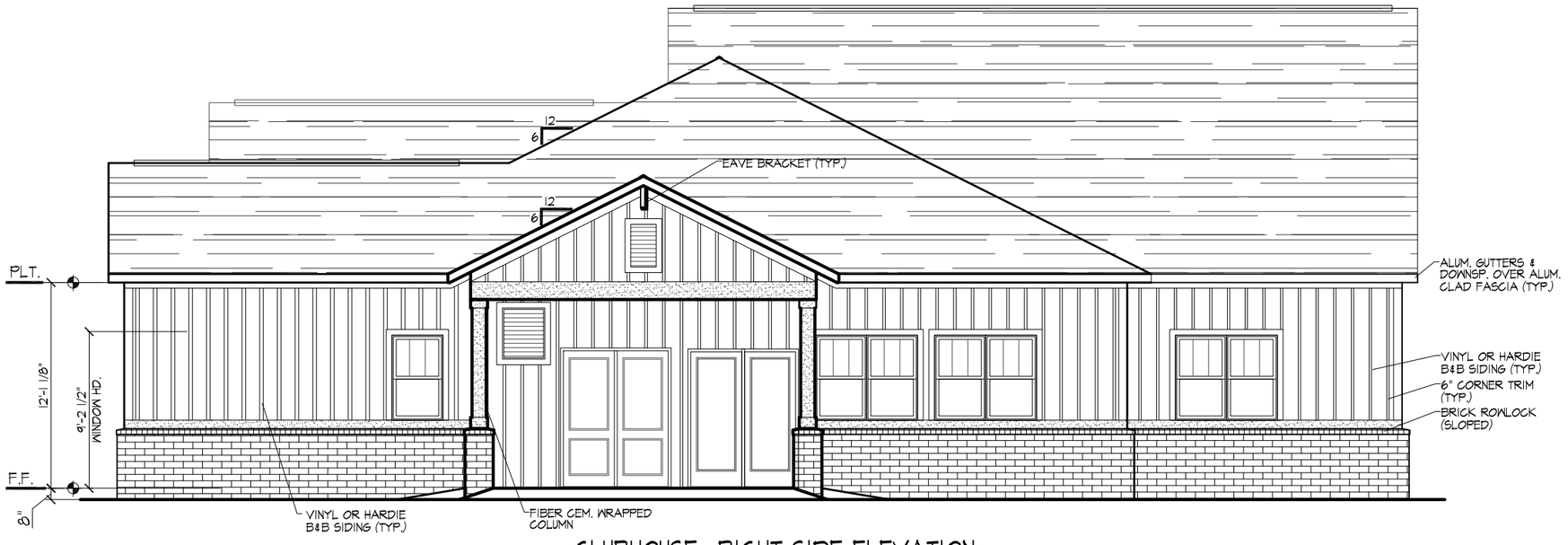
A-24

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## CLUBHOUSE- LEFT SIDE ELEVATION

SCALE: 1/8"= 1'-0"




## CLUBHOUSE- RIGHT SIDE ELEVATION

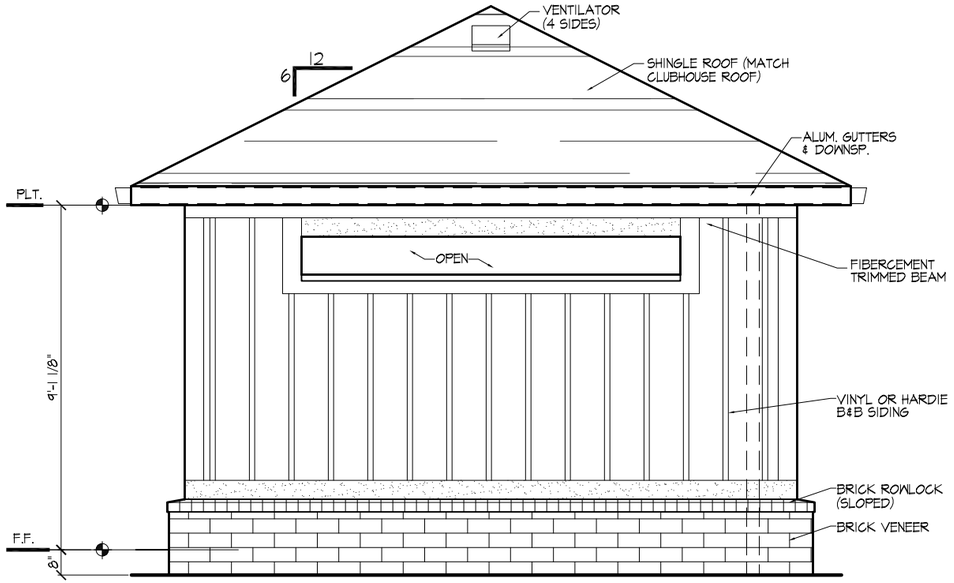
SCALE: 1/8"= 1'-0"

CLUBHOUSE- ELEVATIONS
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

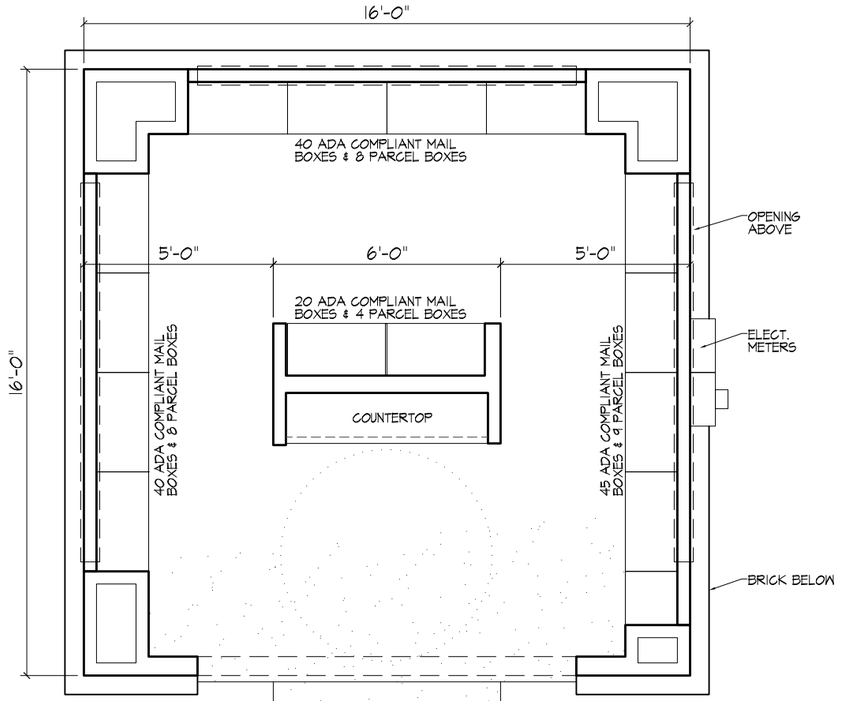
A-25

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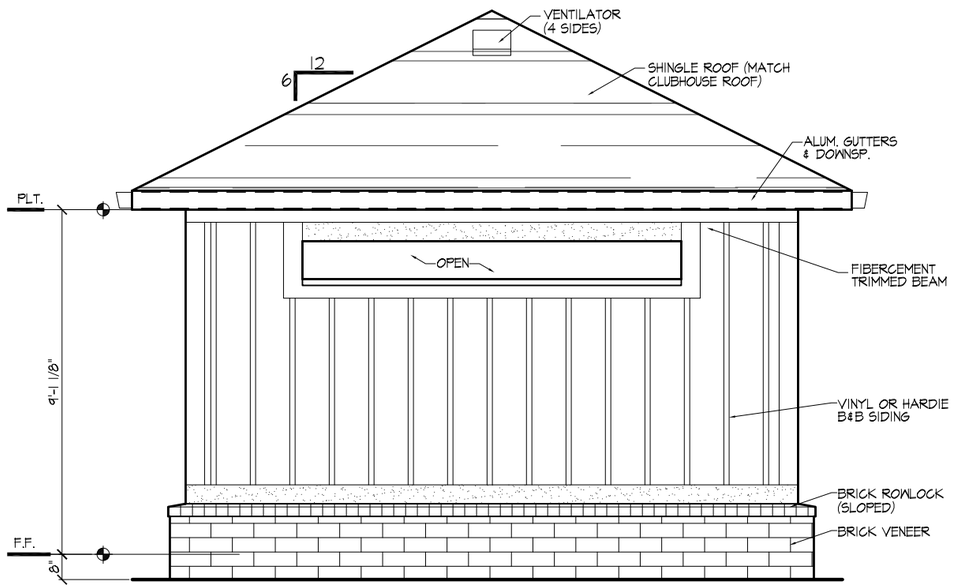

MAIL BLDG.- TYP. SIDE ELEVATTION

SCALE: 1/4"= 1'-0"



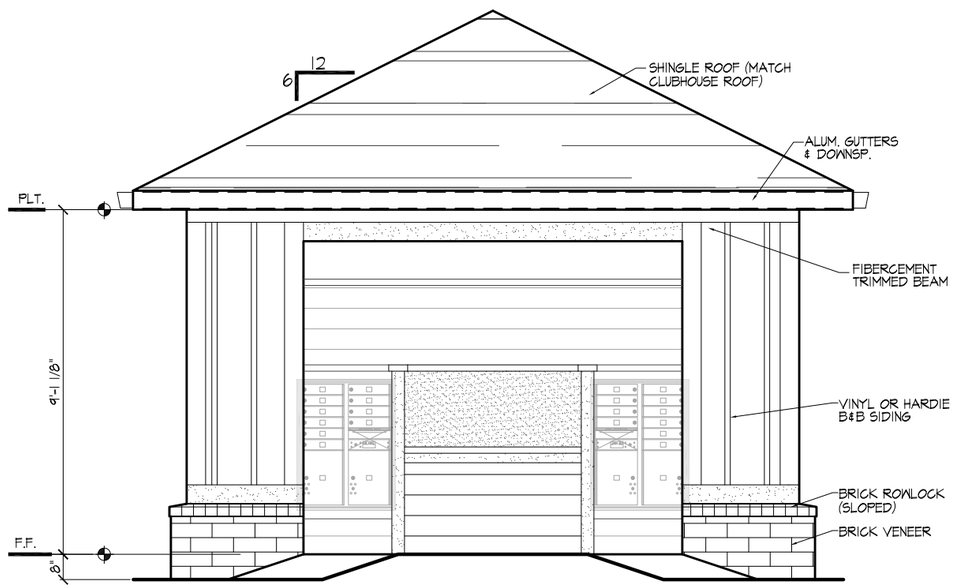

MAIL BLDG.- FLOOR PLAN

SCALE: 1/4"= 1'-0"




MAIL BLDG.- REAR ELEVATTION

SCALE: 1/4"= 1'-0"




MAIL BLDG.- FRONT ELEVATTION

SCALE: 1/4"= 1'-0"

PDiA

reference: SMS-

revisions:

scale: AS NOTED

date: 29 January 2502

MAIL BLDG.- FLOOR PLAN & ELEVATIONS

Covey Apartments

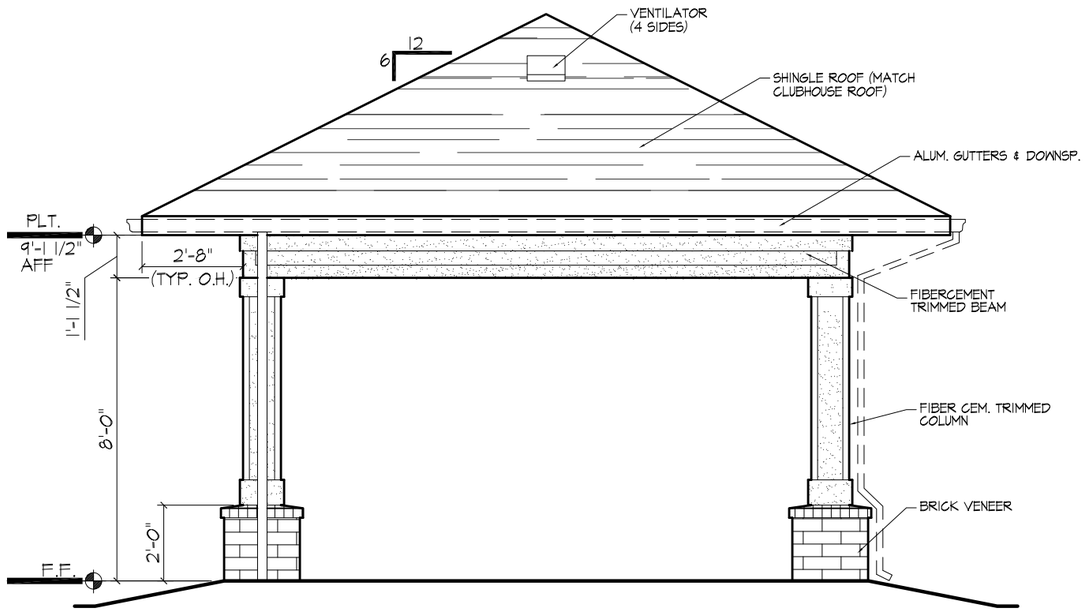
618 Covey Drive

Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

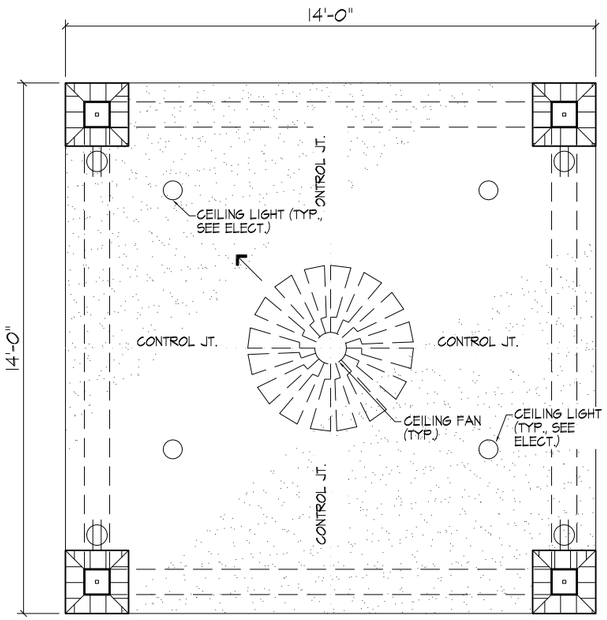
sheet number: A-26

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## PICNIC SHELTER - ELEVATION

SCALE: 1/4"= 1'-0" (ALL SIDES SIMILAR)




## PICNIC SHELTER- FLOOR PLAN

SCALE: 1/4"= 1'-0"

PDiA

reference: SMS-

revisions

scale: AS NOTED

date: 25012

job number:

PICNIC SHELTER- FLOOR PLAN & ELEVATIONS

Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number:
A-27

# Consistency and Reasonableness Statement

Map Amendments

Under N.C.G.S. §§ 160D-604 and 160D-605, the Zoning Commission evaluates the zoning map amendment in Case P26-08 (Covey Drive Apartments). This request seeks to rezone approximately 11.78 acres at 603 Covey Drive (PIN 9497743273000) and 618 Covey Drive (PIN 9497733788000) from SF-10 and SF-6 to MR-5.

**Consistency**

The P26-08 Future Land Use Map designates the subject property as Medium Density Residential (MDR). The Future Land Use Plan uses the Future Land Use Map and its policies to guide zoning and development decisions throughout the City. The Zoning Commission finds the requested MR-5 district consistent with the map's MDR designation. The request shifts entitlements from low-density single-family districts to a mixed-residential district, which better implements the medium-density residential future land use category.

1. **GOALS**

   *(Goal #2 and #3 remain generally not central to a residential-only request, and Goal #6 depends on whether the record includes a specific military/education/medical compatibility constraint for this site beyond the citywide context.)*

| GOAL(S) | CONSISTENT | INCONSISTENT |
|---|---|---|
| • **Goal #1: Focus value and investment around infrastructure and strategic nodes – Consistent.**<br>o The amendment does not encourage premature development because the site lies in an area with existing public infrastructure and established residential development. | X | |
| • **Goal #4: Foster safe, stable, and attractive neighborhoods – Consistent.**<br>o The amendment does not create an isolated zoning district because MR-5 already exists on adjacent or nearby property, and the amendment extends an existing residential zoning pattern.<br>• **Goal #5: Preserve and enhance environmental features through open space protection – Consistent (rezoning-stage).**<br>o The amendment does not cause significant adverse environmental impacts, and any future development must comply with applicable environmental regulations (stormwater, erosion control, and regulated features). | X<br><br>X | |

2. **LAND USE POLICES AND STRATEGIES:**

| LAND USE POLICIES AND STRATEGIES | CONSISTENT | INCONSISTENT |
|---|---|---|
| **LU-1: Infrastructure-supported growth**<br>• The FLUP encourages growth in areas with existing infrastructure and discourages leapfrog development. It emphasizes that coordinated facilities and services, as well as adequate infrastructure, should be in place prior to or in tandem with development.<br>• A map amendment should support logical, serviceable growth patterns consistent with the FLUP.<br>• The Commission finds the request consistent with LU-1 because the site has existing public infrastructure and the amendment does not encourage premature or leapfrog development. | X | |
| **LU-6: Quality neighborhood development standards**<br>• The FLUP directs the City to maintain and improve standards for streets, sidewalks, stormwater, and open space, and encourage CPTED-oriented design.<br>• While a rezoning establishes entitlements, adopted development standards implement LU-6 through later site plan/permitting review.<br>• The Commission finds no policy conflict with LU-6 because the amendment does not approve a site plan, and future development remains subject to the City's adopted development standards and review processes. | X | |
| **LU-7: Mix of housing types**<br>• The FLUP encourages a mix of housing types and specifically supports allowing a mix of detached and attached housing in Medium Density Residential areas identified on the Future Land Use Map.<br>• In MDR areas, the City should allow housing type flexibility to support diverse neighborhoods.<br>• The Commission finds the request consistent with LU-7 (especially LU-7.2) because the subject site lies within MDR, and the MR-5 district expands the range of residential housing types relative to SF-10/SF-6. | X | |

3. **Future Land Use Map Consistency**
    - **Text Consistency:** Rezoning from SF-10 and SF-6 to MR-5 fits the Future Land Use Plan. This change encourages growth where infrastructure already exists and allows a mix of housing in medium-density residential areas. Public infrastructure serves the site, and this request will not cause premature development. Future projects must still meet development and environmental rules.
    - **Map Consistency:** The Future Land Use Map for P26-08 designates the property as residential, including Medium-Density Residential (MDR). MR-5 zoning better achieves

the map's goal for medium-density homes and a greater variety of housing types than single-family zoning across the whole site.

**Reasonableness**

The Commission finds approval of the rezoning from SF-10/SF-6 to MR-5 reasonable and in the public interest based on the factors below:

- **Size, physical conditions, and attributes of the area proposed to be rezoned.**
  - The request covers approximately 11.78 acres at 603 and 618 Covey Drive.
  - The tract size allows the City to evaluate the site as a coordinated residential development opportunity consistent with MDR.
- **Benefits and detriments to landowners, neighbors, and the surrounding community.**
  - MR-5 already exists on adjacent or nearby property, and the amendment does not create an isolated zoning district.
  - The amendment does not encourage premature development and will occur in accordance with market demand and applicable regulations.
  - The amendment benefits the landowner by allowing a zoning district consistent with the surrounding zoning pattern described in the application and the MDR designation.
  - The community gains additional housing capacity and housing choice in an area planned for medium to high-density residential.
  - The primary potential detriment is increased residential intensity compared to SF districts; the City manages those impacts through development review and enforcement of adopted standards (access, buffering, stormwater, utilities, lighting, and related requirements).
- **Relationship between the current actual/permissible development and the development permissible under the proposed amendment.**
  - SF-10 and SF-6 primarily allow low-density detached residential entitlements; MR-5 expands the range of permitted residential types and intensity.
  - The amendment reasonably adjusts entitlements to align with the MDR future land use designation and the City's adopted policy direction to allow a broader mix of housing types in MDR areas.
- **Why the action is in the public interest.**
  - The Future Land Use Plan's goals emphasize directing growth to infrastructure-supported areas and fostering stable neighborhoods.
  - The Strategic Plan calls for managing future growth and strategic land use.
  - Approving the amendment advances the public interest by implementing the City's adopted land use policy framework (MDR) and supporting orderly, planned residential growth where the applicant states that infrastructure already exists.
- **Changed conditions warranting the amendment.**
  - The area includes existing residential development, and the MR-5 designation already exists nearby, and the amendment aligns with the City's adopted plan direction.
  - The Commission concludes that the surrounding zoning pattern described in the record and the adopted MDR designation provide a reasonable basis to update the zoning map to better align with the City's planned future land use for the area.

**Reasonableness Determination**: The Commission finds the map amendment **reasonable and in the public interest.**

March 10, 2026
Date

Chair Signature

3-10-26

Print Robert G Hafter

# City Council




# ZONING CASES

*April 27, 2026*

FAYETTEVILLE NC

FAYETTEVILLE NC

# P26-08

| | |
|---|---|
| Owner: | CRA Wiley Bunce |
| Applicant: | Rob Sessoms, Park Group Land Company, LLC |
| Request: | Rezoning to Mixed Residential 5 (MR-5) |
| Locations: | 603 & 618 COVEY DR |
| Acreage: | +/- 11.78 acres |
| District: | 7 – Brenda McNair |
| REID #: | 9497743273000 & 9497733788000 |

# Subject Property



**Aerial**
**Case #: P26-08**

REQUEST: Rezoning SF-10 and SF-6 to MR-5

LOCATION: 603 COVEY DR
618 COVEY DR
9497743273000
9497733788000

P26-08

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

# Zoning Map



**Zoning**
**Case #: P26-08**

**REQUEST:** Rezoning SF-10 and SF-6 to MR-5

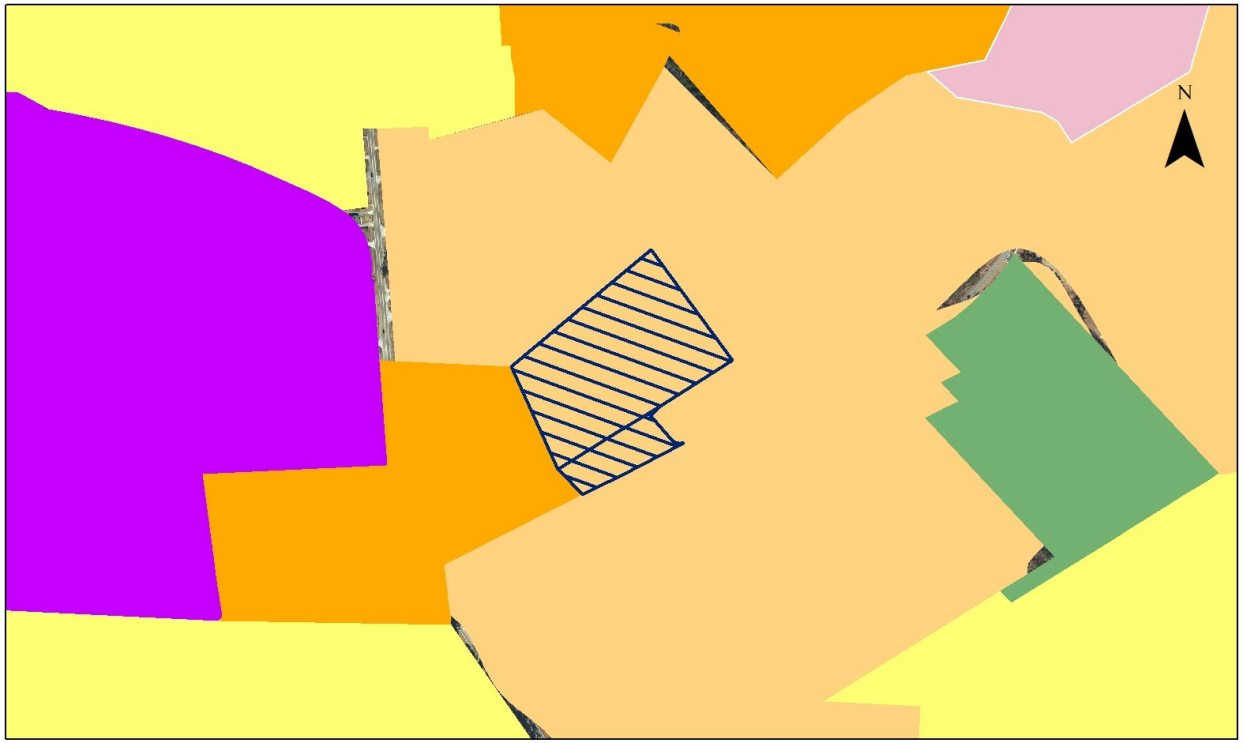
**LOCATION:** 603 COVEY DR
618 COVEY DR
9497743273000
9497733788000

P26-08

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

# Land Use Map




**Future Land Use Plan**
**Case #: P26-08**

**REQUEST:** Rezoning SF-10 and SF-6 to MR-5

**LOCATION:** 603 COVEY DR
618 COVEY DR
9497743273000
9497733788000

- P26-08
- PARKOS - PARK / OPEN SPACE
- LDR - LOW DENSITY
- MDR - MEDIUM DENSITY
- HDR - HIGH DENSITY RESIDENTIAL
- NMU - NEIGHBORHOOD MIXED USE
- EC - EMPLOYMENT CENTER

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

# Subject Property





FAYETTEVILLE NC

# Surrounding Properties









# Recommended Action

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.

# Options

The City Council may take one of the following actions:

1. Deny the application.
2. Approve a rezoning to a more restricted base zoning district.
3. Approve the rezoning with a reduction in area.
4. Approve the rezoning as requested (SF-10/SF-6 to MR-5) recommended.

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0201

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A6

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps - Assistant City Manager**
**Dr. Gerald Newton, AICP - Development Services Director**

**FROM:** **Thomas Cohen - Planner I**
**Craig Harmon, CZO - Senior Planner**

**DATE:** **April 27, 2026**

**RE:**
**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).

**COUNCIL DISTRICT(S):**
2 - Malik Davis

**Relationship To Strategic Plan:**
**Goal II: Responsive City Government Supporting a Diverse & Viable Economy**
- Objective 2.3 - To leverage partnerships for job creation and retention, with a focus on the local and regional workforce to increase per capita income.
- Objective 2.4 - To sustain a favorable development climate to encourage business growth.

Provides an increase to the city tax base by creating a commercial enterprise - expanding on the economic capacity of the area and exposing the additionally generated clientele to other commercial or business ventures in the area.
**Goal III - City Investment in Today & Tomorrow**
- Objective 3.2 - To manage the City's future growth and strategic land use.

Broadly aligns with the intentions of the Future Land Use Plan by using underutilized land to enhance economic prospects and build within an Employment Center.
**Goal IV - Desirable place to live, work, & recreate**
- Objective 4.2 - To enhance diverse recreation, leisure and cultural opportunities.

The local area has little in the way of positive recreative commercial enterprises making the request a positive addition in relation to increasing leisure time opportunities for locals and those within the general area.

**Executive Summary:**
P26-09 is a rezoning request to change the 2.55 acres located at 3456 Black& Decker Rd from Light Industrial (LI) to Community Commercial (CC).
This is a straight rezoning and the property was subject to a previous rezoning in September of 2025 under case P25-45 as part of an annexation.
The area surrounding the subject property is a mixture of single-family homes, large-scale businesses, and apartments just off I-95.

On March 10 of 2026 the request achieved a unanimous (5-0) recommendation of approval by the Zoning Commission. The motion to approve was made by Robert Hight and was seconded by Zaccheaus. There were two speakers in favor and none in opposition.

**Background:**
Rezoning Request: From Light Industrial (LI) to Community Commercial (CC)
Parcel Identification Number (PIN): 0425754360000
Site Size: 2.55 acres
Existing Site Conditions: Empty parcel
Utilities: Access to public water and sewer
Applicant Narrative (Summary): Applicant claims the parcel will be used for "wholesome indoor recreation" that will not contribute to strip-development and that a potential tenant will require the Community Commercial designation to operate.
Public Notice: Notification letters were sent to property owners within 1,000 feet of the subject site equating to 136 notices sent.

**Issues/Analysis:**
Case P26-09 is a request to rezone the 2.55-acre parcel at 3456 Black and Decker Road from Light Industrial (LI) to Community Commercial (CC). Per NCGS-160D, general rezoning would entitle the landowner to the full range of uses specified for that designation but bounded by the Unified Development Ordinance (UDO). The CC district is intended for a diverse range of medium-high-intensity retail, service, and office uses that provide goods and services to serve the residents and businesses in the community at large and are often located along major arterials or at the intersection of arterials.

The Future Land Use Plan 2040 (FLUP) designations are central to policy analysis, affixed by local contexts, reasonableness of the request, and service to the public good. Per the FLUP the subject property has a split designation - the western half of the parcel is designated to be an Employment Center and the eastern half to be Low Density Residential.

Employment Center is defined by high intensity non-residential use with a high potential for nuisance. It includes regional employment centers, business parks, and industrial uses.

Low Density Residential is defined by single family residential homes with some accessory dwellings and the occasional duplex or townhome with suburban, auto-oriented, character with utility services.

This split designation is the result of several lot recombinations beginning in late 2000 and ending in mid-August of 2021 - after the adoption of the Comprehensive Plan and after the Future Land Use Map was solidified. The current Affidavit of Ownership along with the Plat Map identifies the owners as CRA Commercial Development, LLC and the parcel as only a single lot.

The Community Commercial district is consistent with an Employment Center designation, but it is inconsistent with a Low Density Residential designation. However, annexation case P25-45 rendered the Future Land Use Map outdated. The split nature was litigated with the case as part of the initial zoning review. This review determined that Light Industrial was to be the parcel designation. Thus, Employment Center is the designation that aligns with the entirety of the parcel - rendering the request consistent with the Future Land Use Map and Comprehensive Plan.

The site, in part or in whole, are unsuited towards that Low Density Residential designation as there are only two access points - the major arterial and a small dirt road which leads to the property from Wakefield Drive. This dirt road would have been entirely unsuitable for a street.

As for area surrounding the subject property, it's a mixture of residential, commercial, and industrial development along a major arterial that intersects with I-95 about half mile from the subject property. These commercial and industrial uses directly connect to the major arterial while the residential neighborhood connects to a breakoff along Dedication Dr - limiting the impact any additional traffic will have on neighborhood. Regarding the nuisance potential, the UDO has transitional standards when a residential area abuts anything of higher intensity. This would call for significant buffering as well as access management and site design to adhere to these standards. The area is also within the Airport Overlay and is subject to further standards. The site was also the subject of an annexation within the last several months that brought the property in under the current Light Industrial district. This allows for a higher potential of nuisance than the proposed Community Commercial - representing a downshift in intensity.

Taken as a whole, the request aligns with Future Land Use Map designations and within the local context of Black and Decker Road as well as the surrounding area. It presents an infill development at a lower intensity than what was previously permitted allowing for a greater fit than the Light Industrial zoning district.

**Budget Impact:**
Approval or denial of the requested rezoning does not create immediate and direct impacts on the budget other than the budget allocated operating cost of relevant staff. Any indirect budget impact via utility extensions, enhancements, or other such costs are not triggered by the map amendment itself and will be evaluated through other processes.

**Options:**

1. **Approval (Recommended):**

Recommend approval of the zoning map amendment from LI to CC for the subject parcels - find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

2. **Approval to a More Restrictive District:**

Recommend approval of the zoning map amendment from CC to a more restrictive

zoning district - one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

3. **Denial of Map Amendment:**

Recommends denial of the proposed map amendment - find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

4. **Table the Case:**

The commission could table the case and allow the applicant to reapply to CC with conditions - requiring enforceable commitments to address land use and/or transitional concerns.

**Recommended Action:**

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.

**Attachments:**

1. Application
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Surrounding Area Pictures
7. Consistency and Reasonableness Statement

**Planning & Zoning**
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

## Project Overview #2015097

**Project Title:** BLACK AND DECKER TO CC
**Application Type:** 5.1) Rezoning (Map Amendment)
**Workflow:** Staff Review
**Jurisdiction:** City of Fayetteville
**State:** NC
**County:** Cumberland

## Project Location

**Project Address or PIN:** 3456 BLACK & DECKER RD (0425754360000)
**Zip Code:** 28304

**Is it in Fayetteville? If you're not sure, click this link:** Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may delays and penalties for not doing so.

## GIS Verified Data

**Project Address:** 3456 BLACK & DECKER RD

## General Project Information

**Has the land been the subject of a map amendment application in the last five years?:** Yes
**Previous Amendment Case #:** P25-45
**Acreage to be Rezoned:** 2.55
**Water Service:** Public
**Previous Amendment Approval Date:** 01/02/2026
**Proposed Zoning District:** CC
**Is this application related to an annexation?:** No
**Sewer Service:** Public

**A) Please describe all existing uses of the land and existing structures on the site, if any:**
EXISTING - VACANT

PROPOSED - INDOOR ENTERTAINMENT

**B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**
ADJACENT: COUNTY R10 AND MP

## Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

**A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:**
THE LAND USE PLAN CALL OR LIGHT INDUSTRIAL AT THIS LOCATION. THE PROPOSED ZONING AND USE IS COMPATIBLE WITH THAT USE.

**B) Are there changed conditions that require an amendment? :**
YES. THE OWNER HAS A PROPOSED TENANT THAT REQUIRES THIS AMENDMENT.

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:**
WHOLESOME INDOOR ENTERTAINMENT IS NEEDED TO PROVIDE HEALTHY ALTERNATIVE OPPORTUNITIES TO THE

YOUTH OF THE COUNTY AND CITY.

**D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:**
THIS AREA IS A MIXTURE OR USES AND RESIDENTIAL, SINGLE FAMILY HOMES CONSTITUTE A LARGE AMOUNT OF THAT. THERE IS LITTLE POSITIVE COMMERCIAL USES IN PLACE CURRENTLY TO SERVE THIS AREA. EXISTING USES WILL NOT BE A DETRIMENT TO THE PROPOSED AMENDMENT NO WILL IT BE TO THEM.

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:**
TO A GREAT EXTENT. THIS WILL INCREASE TAX DOLLARS AT A HIGHER RATE THAN THE CURRENT ZONING AND IS NEW DEVELOPMENT TO A LONG VACANT TRACT.

**F) State the extent to which the proposed amendment might encourage premature development.:**
TO NOW EXTEND. THE AREA IS PREDOMINATELY DEVELOPED CURRENTLY.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:**
TO NO EXTENT.

**H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:**
TO NO EXTENT.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:**
TO NO EXTENT.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:**
THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.

## Primary Contact Information

**Project Owner**
BRIAN ARMSTRONG
CRA COMMERCIAL DEVELOPMENT
2709 THORNGROVE CT
FAYETTEVILLE, NC 28303
P:910.864.3232
BRIANA@C-SPROP.COM

**Project Contact - Agent/Representative**
LORI EPLER
LARRY KING & ASSOCIATES, RLS, PA
1333 MORGANTON RD,, STE 201
FAYETTEVILLE, NC 28305
P:9104834300
LEPLER@LKANDA.COM

**Indicate which of the following project contacts should be included on this project:**

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :**

**NC State Electrical Contractor #1 License Number:**
**NC State Electrical Contractor #2 License Number:**
**NC State Electrical Contractor #3 License Number:**

**NC State General Contractor's License Number:**

**NC State Mechanical Contractor's #1 License Number:**
**NC State Mechanical Contractor's #2 License Number:**
**NC State Mechanical Contractor #3 License Number:**
**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**




**Aerial Map**
**Case #: P26-09**

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

**REQUEST:** Rezone from LI to CC

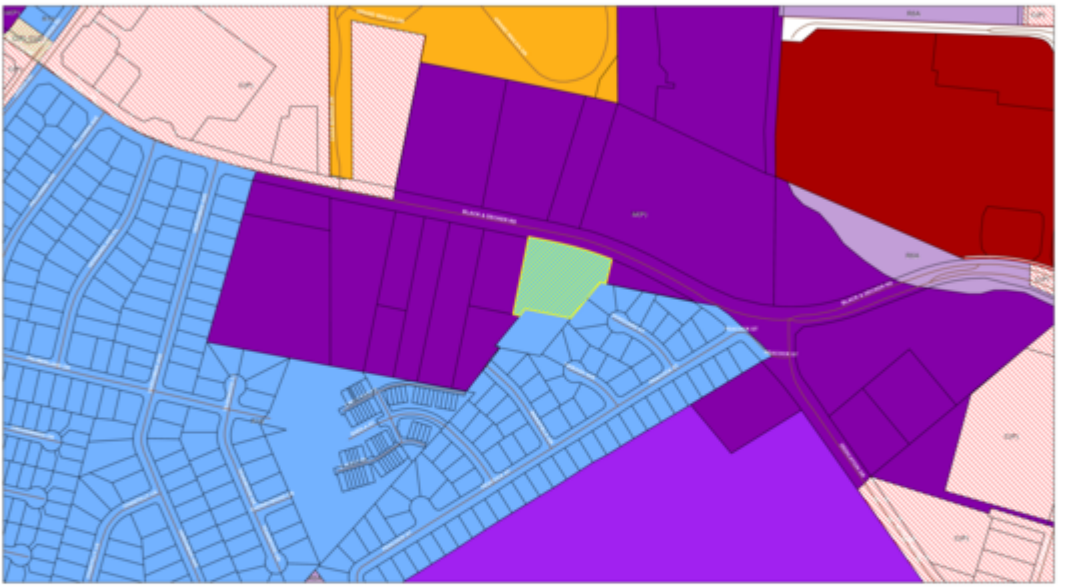
**LOCATIONS:** 3456 Black & Decker Rd (0425754360000)

P26-09 Buffer

P26-09

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



## Current Zoning Map

Case #: P26-09

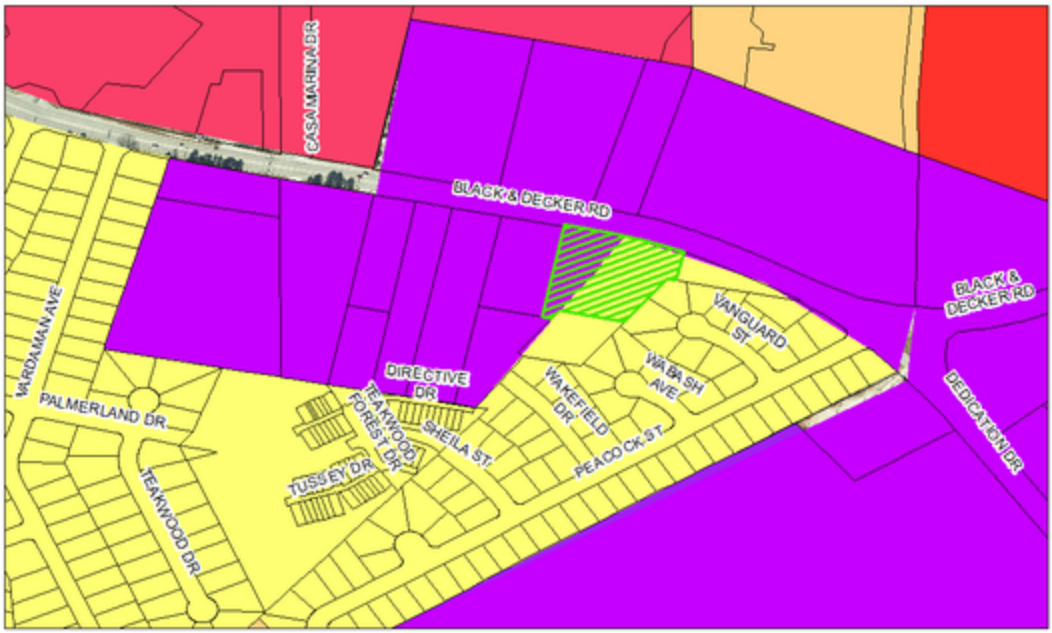
Request: LI to CC
Location: 3456 Black and Decker Road

P26-09
CC - Community Commercial
HI - Heavy Industrial
LI - Light Industrial
MR-5 - Mixed Residential 5
C(P),
C(P), CUD
M(P),
R10,
R6A,

N

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY




**Future Land Use Map**
**Case #: P26-09**

**REQUEST: Rezone from LI to CC**

**LOCATIONS: 3456 Black & Decker Rd (0425754360000)**

P26-09
LDR - LOW DENSITY
MDR - MEDIUM DENSITY
CC - COMMUNITY CENTER
HC - HIGHWAY COMMERCIAL
EC - EMPLOYMENT CENTER
CC - Community Commercial
HI - Heavy Industrial
MR-5 - Mixed Residential 5

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

# Subject Property





FAYETTEVILLE NC

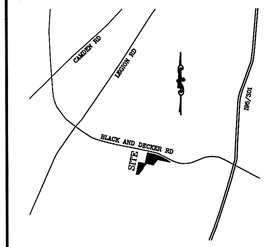
# Surrounding Properties












VICINITY MAP
NOT TO SCALE

I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN DEED BOOK 86 PAGE 163); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT/DEED BOOK AS, PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS, MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 19 DAY OF NOV, A.D., 2024.

W. Larry King PLS

PROFESSIONAL LAND SURVEYOR
(W. LARRY KING, P.L.S.)
LICENSE NUMBER L-1339

NORTH CAROLINA PROFESSIONAL SEAL L-1339 LAND SURVEYOR W. LARRY KING

I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM BELOW APPLIES TO THIS MAP.

(D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.

PROPERTY OWNER

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT, Brian Armstrong SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 21st DAY OF November, 2024.

Lori Simpson Epler
NOTARY PUBLIC

11/14/2028
MY COMMISSION EXPIRES

Notary Public
Lori Simpson Epler
Cumberland County
North Carolina

## LEGEND

- DENOTES BREAK IN LINE
- DENOTES CONTROL CORNER
- SS SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- WV WATER VALVE
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- SIR SET IRON REBAR
- EMN EXISTING MAG NAIL
- SMN SET MAG NAIL
- REC RECORDED
- MEAS MEASURED
- NOTE – 1/2" IRON REBAR SET FLUSH W/ THE GROUND AT ALL PROPERTY CORNERS
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- OH OVER HEAD POWER LINE

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION
BY Lee R Hines TLB
DATE November 21, 2024
500' DRIVEWAY SPACING REQUIRED.

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY

PB 86, PG 163

BLACK AND DECKER ROAD
VARYING PUBLIC R/W
SR 1344

TOROK, ELEK
REID: 0425755862000
D.B. 5998, PG. 735

EIR (CONTROL)
N78°35'48"W 364.85' (TIE LINE)
BACK OF CURB
EIR (CONTROL)
S78°35'17"E 77.25'
S 78°32'12" E 13.79'
SIR
S78°04'19"E 59.61' L=59.61' R=1,256.48'
S72°45'02"E 241.93' L=242.16' R=1,598.48'
SANITARY SEWER MANHOLE
DRAINAGE GRATE
S66°17'08"E 118.53' L=118.55' R=1,598.48'
S 62°26'52" E 154.69' L=154.70' R=3301.32'
S 61°43'41"E 139.10' L=139.11' R=1183.20'
S28°36'31"W 4.44'
N78°42'52"W 228.84'
N78°42'52"W 136.42'
N78°41'38"W 34.89'
27.00'
N13°23'48"E 113.79'
EIP
SIR

REID: 0425756382000
PIN: 0425-75-6382
3
0.58 AC
25,271 SQ. FT

REID: 0425756114000
PIN: 0425-75-2114
N11°31'15"E 138.76'
OLD PROPERTY LINE

3456 BLACK AND DECKER ROAD

N78°41'37"W 210.00'
OLD PROPERTY LINE
2
2.55 AC
110,968 SQ. FT

REID: 0425753045000
PIN: 0425-75-3045

N39°23'30"E 209.91'
OLD PROPERTY LINE

N11°16'30"E 359.93'

SOUTHSIDE PROPERTY
REID# 0425751393000
P.B. 86, PG. 163
D.B. 4265, PG. 734

SHI, XIU YUN
P.B. 40, PG. 16
D.B. 10149, PG. 775

DREAMS & VISION REAL ESTATE
P.B. 40, PG. 16
D.B. 9711, PG. 679

CROSSGATES
REID# 0425850106000
D.B. 3640, PG. 430

MAYNOR, LILLIAN WILLIAMS LIFE ESTATE
P.B. 40, PG. 16
D.B. 10123, PG. 114

S39°21'28"W 94.45'
S39°06'04"W 115.98'
D RAYMER PROPERTIES LLC
P.B. 40, PG. 16
D.B. 10417, PG. 94

EIR
S78°35'05"E 205.05'
32.28'
N78°35'05"W
EIP
39.87'
S39°18'20"W
N78°29'16"W 210.33'
EIP
SIR
S39°18'20"W 170.06'
N11°23'48"E 384.86'

REID: 0425752114000
PIN: 0425-75-2114
1
1.35 AC
59,008 SQ. FT

WILLIAMS, FAYE YVONNE
REID: 0425753045000
D.B. 9160, PG. 423

EIR
S 51°03'19" E 21.53'
ECM
S34°12'11"W 42.21'
S 38°02'18" W 26.25'
EIR
EIR
S36°08'22"W 60.20'
SIR
SANITARY SEWER MANHOLE
S36°08'22"W 120.52'

HARRIS, CARNELL; NANCY E. WRIGHT
P.B. 40, PG. 16
D.B. 6477, PG. 04

WAKEFIELD DRIVE
60 FT. PUBLIC R/W

ROLLING FRITO-LAY SALES LP
REID# 0425659178000
D.B. 7339, PG. 788

HODGES, DANIEL
P.B. 40, PG. 16
D.B. 7119, PG. 814

N79°16'26"W 67.37'
SIR
S79°16'26"E 39.48' (TIE LINE)

TEAKWOOD FOREST
PHASE 1
P.B. 118, PG. 148

The division of property shown and described hereon is exempt from the Cumberland County Subdivision Ordinance by definition and/or ordinance. Cumberland County Planning & Inspections Department.
Director/Designee: Trinity Donnelson
Date: November 21, 2024

Review of this plat evaluates compliance with North Carolina General Statues for subdivision exemption only. Further development of the parcels shown subsequent to the date of this plat shall be subject to all applicable Federal, State and local laws, statues, ordinances and/or codes. Cumberland County Planning & Inspection Dept.

FILED Nov 21, 2024 02:58:36 pm
BOOK 00152
PAGE 0021 THRU 0021
INSTRUMENT # 35460
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS
CL

Plat Review Officer Certification
State of North Carolina Cumberland County
I, Mark Brackett, Plat Review Officer of Cumberland County, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.
Signed: Mark Brackett Date: 11/21/24

CUMBERLAND COUNTY
No approval required

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

NOTES:
1. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. RATIO OF PRECISION > 1:10,000
4. DASHED LINES NOT SURVEYED.
5. PIN – 0425-75-2114 (REID=0425752114000), 0425-75-4271 (REID=0425754271000), 0425-75-6382 (REID=0425756382000)
6. ANY LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS IF PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION OR AS IN DOCUMENTATION PROVIDED BY THE CLIENT OR ATTORNEY, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
8. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
9. THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS PROPERTY. ALL RESEARCH DATA CURRENT AS OF 11/29/2022.
10. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
11. BUILDING SETBACKS ARE AS SHOWN HEREON. IF NO SETBACKS ARE SPECIFIED, ANY STRUCTURES OR IMPROVEMENTS PLACED ON THIS SUBJECT PROPERTY MUST COMPLY WITH RESTRICTIVE COVENANTS, ZONING, DOCUMENTS OF RECORD GOVERNING SUCH IMPROVEMENTS AND ANY BINDING AGREEMENT BETWEEN THE DEVELOPER AND THE BUILDER/OWNER.
12. IF THIS PLAT IS OF THE CATEGORY DETERMINED TO BE A RECOMBINATION OF PREVIOUSLY PLATTED OR RECORDED PROPERTY, ANY RESTRICTIONS AND SPECIFICS APPLICABLE TO THAT PREVIOUSLY FILED DOCUMENT APPLY TO THIS SUBJECT PROPERTY ALSO, EXCEPT AS ALLOWED FOR BY THE ORDINANCE FOR THE JURISDICTION THAT OVERSEES AND GOVERNS THIS SUBJECT PROPERTY.
13. UNLESS OTHERWISE NOTED, THIS PROPERTY HAS NOT BEEN INVESTIGATED WITH REGARDS TO WETLANDS AND NO DETERMINATION HAS BEEN MADE AS TO THE EXISTENCE OF WETLANDS WITHIN THE BOUNDARIES SHOWN HEREON.
14. IF WETLAND AREAS ARE SHOWN ON THIS SUBJECT PROPERTY, THOSE AREAS WERE STAKED AND DETERMINED TO BE SUCH BY OTHERS. THE SURVEYOR'S CERTIFICATION HEREON CERTIFIES TO THE LOCATION OF THOSE AREAS, AS STAKED BY OTHERS, BUT LOCATED UNDER THIS SURVEYOR'S SUPERVISION AND PLATTED HEREON.
15. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, WHICH MAY AFFECT THE USE OF THIS TRACT.
16. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
17. UNLESS NOTED OTHERWISE, THERE WERE NO U.S.G.S., N.C.G.S. OR OTHER GOVERNMENTALLY RECOGNIZED HORIZONTAL CONTROL MONUMENTATION FOUND WITHIN 2,000 FEET OF THIS SUBJECT PROPERTY.
18. IF THIS PLAT IS LABELED "ZERO LOT LINE" THERE ARE, IN ADDITION TO OTHER EASEMENTS SHOWN, MAINTENANCE EASEMENTS ON ALL INTERIOR LOT LINES, SAID EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 5 FEET EACH SIDE OF SAID INTERIOR LOT LINE.
19. IF THE STREETS AND ROADS SHOWN ON THIS MAP ARE LABELED AS PRIVATE STREETS, THE FOLLOWING NOTICE APPLIES TO THOSE STREETS: NO PUBLIC AGENCY IS PRESENTLY RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT. PRIVATE STREETS ARE FOR THE USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND ALL REPRESENTATIVES OF GOVERNMENTAL AGENCIES FOR INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE OF PUBLIC STREETS, UTILITIES, AND DRAINAGE STRUCTURES. THE STREETS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
20. ANY COMMON AREA SHALL NOT BE FURTHER SUBDIVIDED, DEVELOPED OR CONVEYED BY THE OWNERS ASSOCIATION, EXCEPT WHERE APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE AND THE COUNTY ZONING ORDINANCE.

RECOMBINATION PLAT FOR:

| REVISIONS | CRA BLACK AND DECKER COMMERCIAL | LARRY KING & ASSOCIATES, R.L.S., P.A. P.O. BOX 53787 1333 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28305 TELEPHONE: (910) 483-4300 FAX: (910) 483-4052 NC FIRM LICENSE C-0887 |
|---|---|---|
| | TOWNSHIP: PEARCES MILL COUNTY: CUMBERLAND | |
| | STATE: NORTH CAROLINA | DATE: 11/29/2022 SURVEYED BY: LTC FIELD BOOK: PG1-039 |
| | PROPERTY OF: CRA COMMERCIAL DEVELOPEMENT LLC. | SCALE: 1" = 40' DRAWN BY: JIR FILE REF. PLAT FINAL |
| | | CHECKED & CLOSURE BY: LARRY KING DRAWING NO. |

# Consistency and Reasonableness Statement

## Map Amendments

Pursuant to N.C.G.S. § 160D-604 and § 160D-605, the Zoning Commission determines that the proposed zoning map amendment in case P26-09 is consistent with the City of Fayetteville's Future Land Use Map as well as the Comprehensive Plan and Strategic Plan.

The following analysis reviews the proposed amendment in relation to the goals and policies of the Future Land Use Map, Comprehensive Plan, and Strategic Plan following the Commission's established review format.

**Consistency**

1. **STRATEGOC PLAN GOALS**

| GOAL(S) | CONSISTENT | INCONSISTENT |
|---|---|---|
| **Goal II: Responsive City Government Supporting a Diverse & Viable Economy (Objectives 2.3 & 2.4)**<br>• Provides an increase to the city tax base by creating a commercial enterprise – expanding on the economic capacity of the area and exposing the additionally generated clientele to other commercial or business ventures in the area. | X | |
| **Goal III: City Invested in Today and Tomorrow (Objective 3.2)**<br>• Broadly aligns with the intentions of the Future Land Use Plan by using underutilized land to enhance economic prospects and build within an Employment Center. | X | |
| **Goal IV: Desirable place to live, work, and recreate (Objective 4.2)**<br>• The local area has little in the way of positive recreative commercial enterprises making the request a positive addition in relation to increasing leisure time opportunities for locals and those within the general area. | X | |

2. **FUTURE-LAND USE POLICES AND STRATEGIES:**

| LAND USE POLICIES AND STRATEGIES | CONSISTENT | INCONSISTENT |
|---|---|---|
| **LU-1: Encourage growth in areas well-served by infrastructure and urban services (1.2, 1.6, 1.7)**<br>• The site is located along a major arterial that is heavy on both industry and commercial use. There is plenty of infrastructure access available and would be easily serviced. | X | |
| **LU-2: Encourage Strategic Economic Development (2.1 & 2.2)**<br>• The site is within an Employment Center designation and along a major arterial. While the site arguably has split designation to LDR the land is unsuitable for that designation and a rezoning | X | |

| | | |
|---|---|---|
| to Community Commercial would further precedent the single designation argument of Employment Center. | | |
| **LU-6: Encourage Development Standards that result in quality neighborhoods**<br>• The request is a step down in intensity from the current zone of Light Industrial and thus would provide a reduction in nuisance potential. | **X** | |

3. The proposed amendment is consistent with the Future Land Use Map as follows:

| | | | | |
|---|---|---|---|---|
| **X** | The requested map amendment is consistent or aligns with the area's designation on the FLUM | **OR** | | The requested map amendment is **NOT** consistent or **DOES NOT** align with the area's designation on the FLUM |
| **X** | As requested, the proposed designation would permit uses complementary to those existing on adjacent tracts. | **OR** | | As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts. |

**Reasonableness**

The proposed zoning amendment (LI to CC) is both reasonable and in the interest of the public. It supports the policies of the Comprehensive and Strategic Plans because: [select all that apply]

X The size and features of the site support a modest infill pattern that is compatible with existing nearby residential and commercial activity and available utilities

____ The amendment includes conditions that limit potential negative impacts on neighboring uses.

X The proposed use(s) address the needs of the area and/or the city.

X The proposal promotes orderly development by aligning with surrounding land uses.

The amendment is also in the public interest because it: [select all that apply]

X Improves net total consistency with the Future Land Use Map and Comprehensive Plan.

X Improves the net total tax base.

____ Preserves environmental and/or cultural resources.

X Facilitates desired development such as infill and/or in an infrastructure-served area.

X Provides needed housing/commercial area.

Additional comments: Development details will be reviewed by the Technical Review Committee (TRC) when the site plan is submitted.

May 10, 2026

Date

Chair Signature

Print

# City Council




# ZONING CASES

*April 27, 2026*

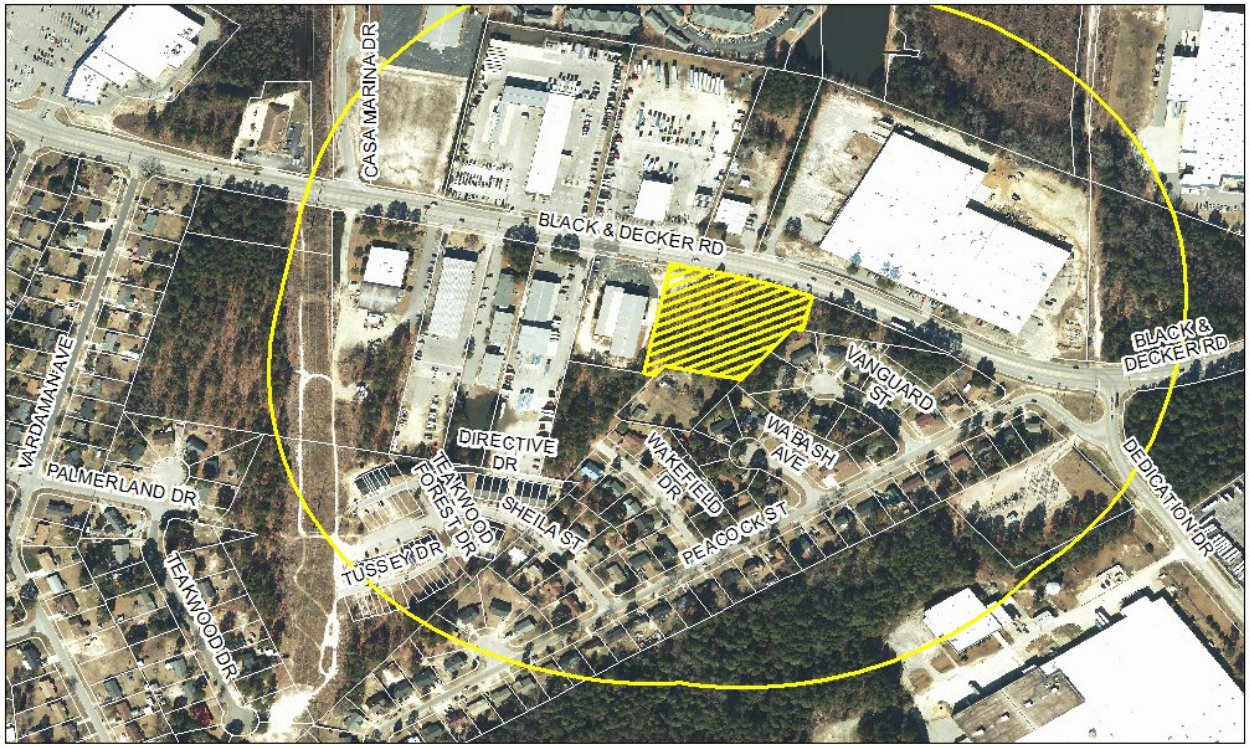
FAYETTEVILLE NC

FAYETTEVILLE NC

# P26-09

| | |
|---|---|
| Owner: | CRA Commercial Developments LLC |
| Applicant: | Lori Epler |
| Request: | Rezoning from Light Industrial (LI) to Community Commercial (CC) |
| Locations: | 3456 Black and Decker Road |
| Acreage: | +/- 2.55 acres |
| District: | 2 – Malik Davis |
| REID #: | 0425754360000 |

# Subject Property




**Aerial Map**
Case #: P26-09

REQUEST: Rezone from LI to CC

LOCATIONS: 3456 Black & Decker Rd (0425754360000)

P26-09 Buffer

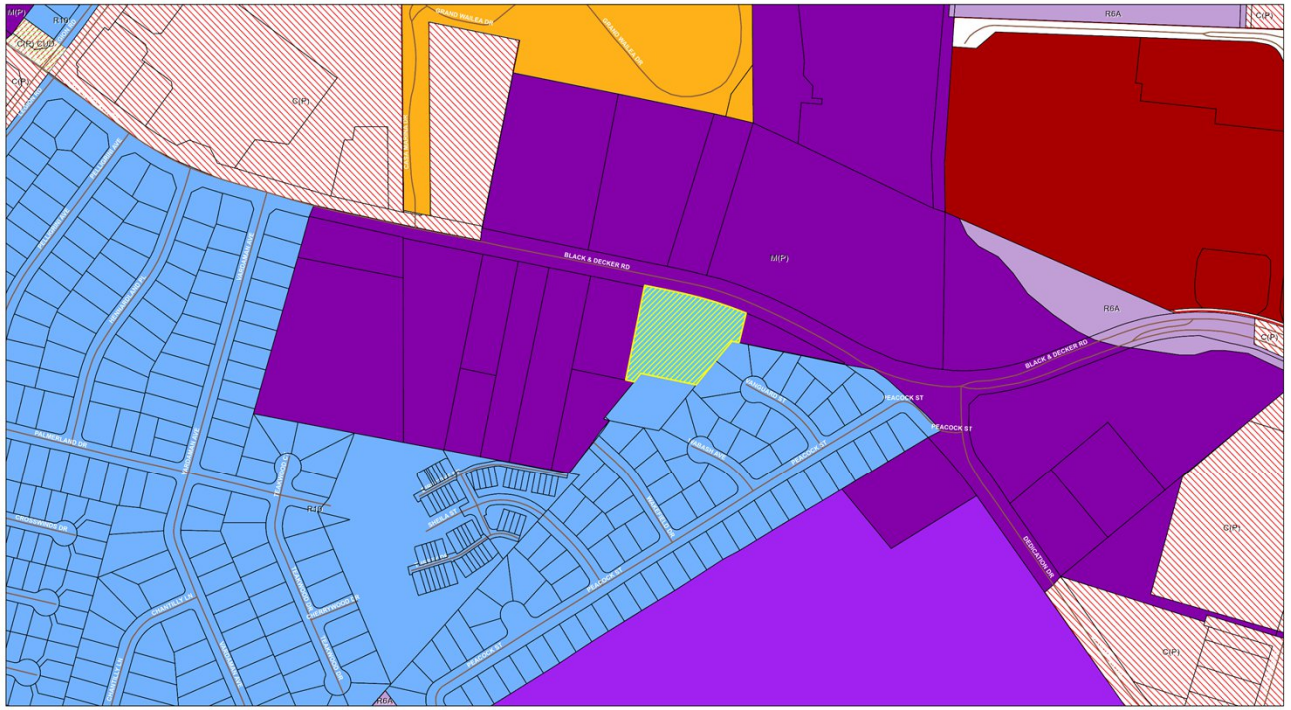
P26-09

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

# Zoning Map




## Current Zoning Map

Case #: P26-09

Request: LI to CC

Location: 3456 Black and Decker Road

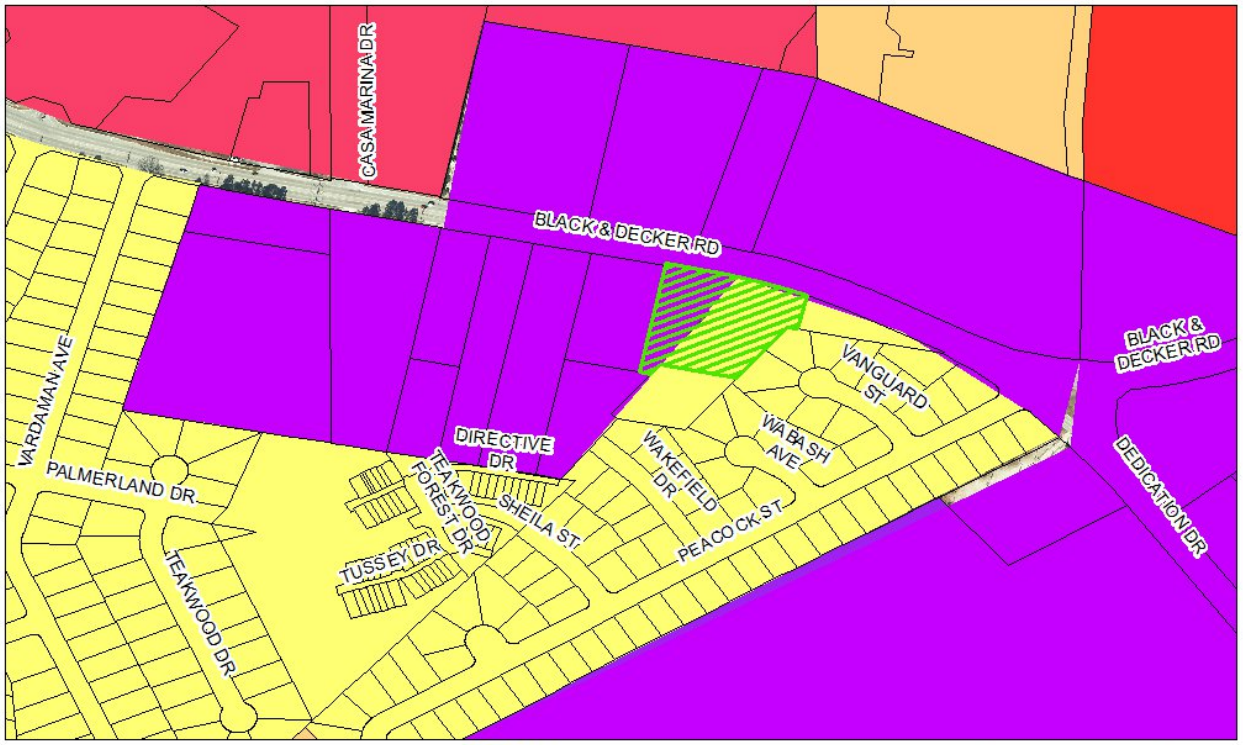
- P26-09
- CC - Community Commercial
- HI - Heavy Industrial
- LI - Light Industrial
- MR-5 - Mixed Residential 5
- C(P),
- C(P), CUD
- M(P),
- R10,
- R6A,

N

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

# Land Use Map




**Future Land Use Map**
**Case #: P26-09**

**REQUEST: Rezone from LI to CC**

**LOCATIONS: 3456 Black & Decker Rd (0425754360000)**

- P26-09
- LDR - LOW DENSITY
- MDR - MEDIUM DENSITY
- CC - COMMUNITY CENTER
- HC - HIGHWAY COMMERCIAL
- EC - EMPLOYMENT CENTER
- CC - Community Commercial
- HI - Heavy Industrial
- MR-5 - Mixed Residential 5

**Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.**

N

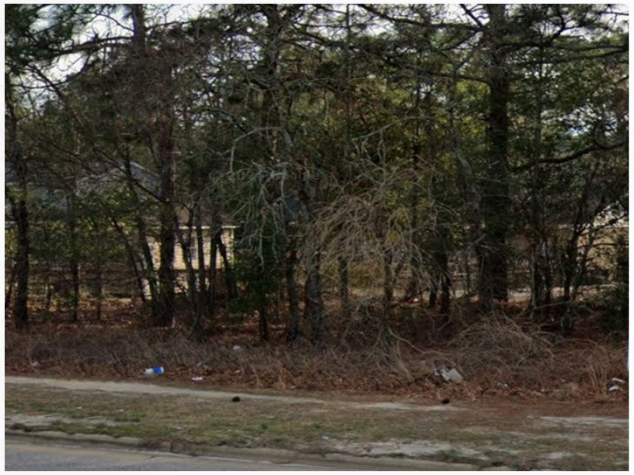
FAYETTEVILLE NC
AMERICA'S CAN DO CITY

# Subject Property






# Surrounding Properties









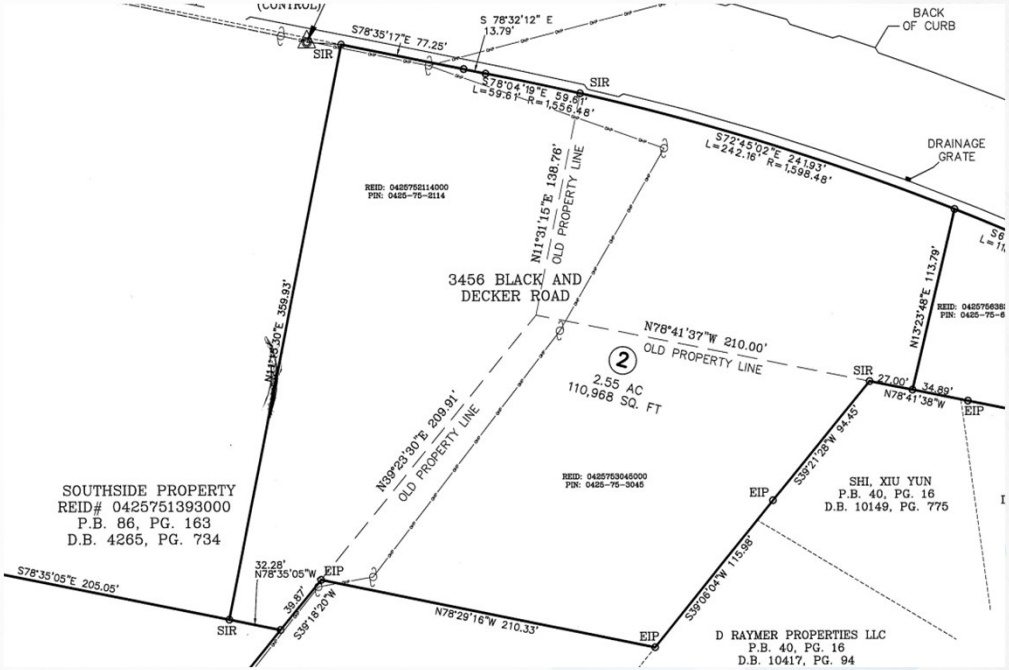
# Split Designation

Explanation

- 3456 Black and Decker Road is the result of several land acquisitions beginning in December of 2000 and ending in August of 2021
- The Comprehensive Plan and Future Land Use Map were formally adopted in 2020
- Current Affidavit of Ownership, Plat Map, and GIS show the current lot as a single parcel

Designation Consistency

- Future Land Use Map is partly out-of-date
- Initial Zoning to Light Industrial sets precedent for the lot in its entirety to be read as Employment Center
  - Area is also unsuitable for residential development



# Concerns and Considerations

## Core Concerns

- Adjacency to single-family residential homes
  - Use intensity
  - Nuisance potential

## Considerations

- Section 30-5K of the UDO outlines transition standards
  - Height and massing regulations before increased setback requirements apply
  - Outlines buffer types and applications
  - Outlines where parking cannot be
  - Requires light shielding to prevent any light trespass
  - Operational standards to use and time of day
- Lower intensity than Light Industrial (LI)
- Area is already heavily commercialized and industrialized

# Recommended Action

- The Professional Planning Staff recommends that the Zoning Commission move to recommend **APPROVAL** of the proposed map amendment from Light Industrial (LI) to Community Commercial (CC) for the approximately 2.55 acres located at Black and Decker Road.

- The proposed zoning map amendment is consistent with the Future Land Use Plan which designates the subject property for Employment Center. Community Commercial aligns with this designation as such a district will enable businesses that will generate service-oriented jobs and thus economic growth.

- The impact that the redesignation would have on the adjacent residential neighborhood is lesser than the impact of the Light Industrial designation. Transitional standards may apply which can limit the nuisance potential of the parcel.

# Options

1. Approval (Recommended Action):
   Recommend approval of the zoning map amendment from Light Industrial (LI) to Community Commercial (CC) for the subject parcels – find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

2. Approval but to a More Restrictive District:
   Recommend approval of the zoning map amendment from Community Commercial (CC) to a more restrictive zoning district – one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

3. Denial of Map Amendment:
   Recommends denial of the proposed map amendment – find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

4. Table the Case:
   The commission could table the case and allow the applicant to reapply to CC with conditions – requiring enforceable commitments to address land use and/or transitional concerns.

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0247

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A7

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps, Assistant City Manager**
**Dr. Gerald Newton, AICP, Development Services Director**
**David Steinmetz, Development Services Assistant Director**

**FROM:** **Dereke D. Planter Jr., Code Enforcement Supervisor**

**DATE:** **April 27, 2026**

**RE:**
**Adopt Ordinances for Uninhabitable Structures: Demolition Recommendations**

**1299 Bingham Drive - District 7**
**5329 Murchison Road - District 3**

**COUNCIL DISTRICT(S):**
3, 7

**Relationship To Strategic Plan:**
Goal 1: Safe & Secure Community
Goal 4: Desirable Place to Live, Work & Recreate

**Executive Summary:**
Staff requests Council approval to adopt demolition ordinances for one residential determined to be dangerous and one commercial structure that have been determined to be blight.

**Background:**
**1299 BINGHAM DR** **PIN: 0406-47-5257**
This residential structure was condemned as unsafe and unfit for human occupancy on April 2, 2025. Upon inspection, the City Inspector determined that the dwelling posed a danger to the public and documented the need for extensive repairs, including damage to exterior steps, porch framing, porch railings and columns, stair railings, walls, doors, door frames, windowpanes, window frames/sashes, roofing materials, flashing, trim, and fascia.

A public notice of the hearing was published in The Fayetteville Observer on November 23, 2025. The hearing was held on December 9, 2025, at which time the property owner was not present. An order was issued on December 11, 2025, directing the owner to either repair the structure to bring it into full compliance with applicable codes or demolish the building within 60 days. The notice also outlined financial assistance opportunities available through the City's Economic & Community Development Department, including programs designed to help offset the cost of substantial repairs or demolition.

As of this date, there is no record of the property owner enrolling in the City's Blight Removal Program or any other assistance initiative. The structure remains condemned and has not been rehabilitated to meet minimum code requirements.

Within the past 24 months, there have been three reported emergency service calls associated with the property. The site has accumulated three documented code violations. There is currently a balance of $3,187.38 in City assessments; however, there are no delinquent property taxes.

Under the City's demolition evaluation matrix, the property has received a score of 76 points.

**5329 MURCHISON RD** **PIN: 0429-15-5344**

On August 5, 2025, initial conversations were held with the owner regarding the blighted conditions of the property. The commercial structure was inspected and subsequently condemned as unsafe on August 21, 2025. During the inspection, the City Inspector determined that the building posed a danger to the public and documented the need for extensive repairs, including damage to window glazing, panes and frames, walls, roofing materials, flashing, trim, fascia, roof rafters, ceilings, and protective coatings.

An initial hearing regarding the condition of the property was scheduled for December 11, 2025; however, certified mail service to the listed property owners was unsuccessful. On December 12, 2025, at the owner's request, the inspector met with the owner on-site and reviewed the property's conditions firsthand. In accordance with statutory notice requirements, a public notice of the hearing was subsequently published in The Fayetteville Observer on December 14, 2025.

The hearing was held on December 30, 2025, at which time the property owner was not present. An order was issued on December 31, 2025, directing the owner to either repair the structure to bring it into full compliance with applicable codes or demolish the building within 60 days. The notice also outlined financial assistance opportunities available through the City's Economic & Community Development Department, including programs designed to help offset the cost of substantial repairs or demolition.

As of this date, there is no record of the property owner enrolling in the City's Blight Removal Program or any other assistance initiative. The structure remains condemned and has not been rehabilitated to meet minimum code requirements.

Within the past 24 months, there have been two reported emergency service calls associated with the property. The site has accumulated six documented code violations. There is currently a balance of $2,539.57 in City assessments; however, there are no delinquent property taxes on the property.

Under the City's demolition evaluation matrix, the property has received a score of 65 points.

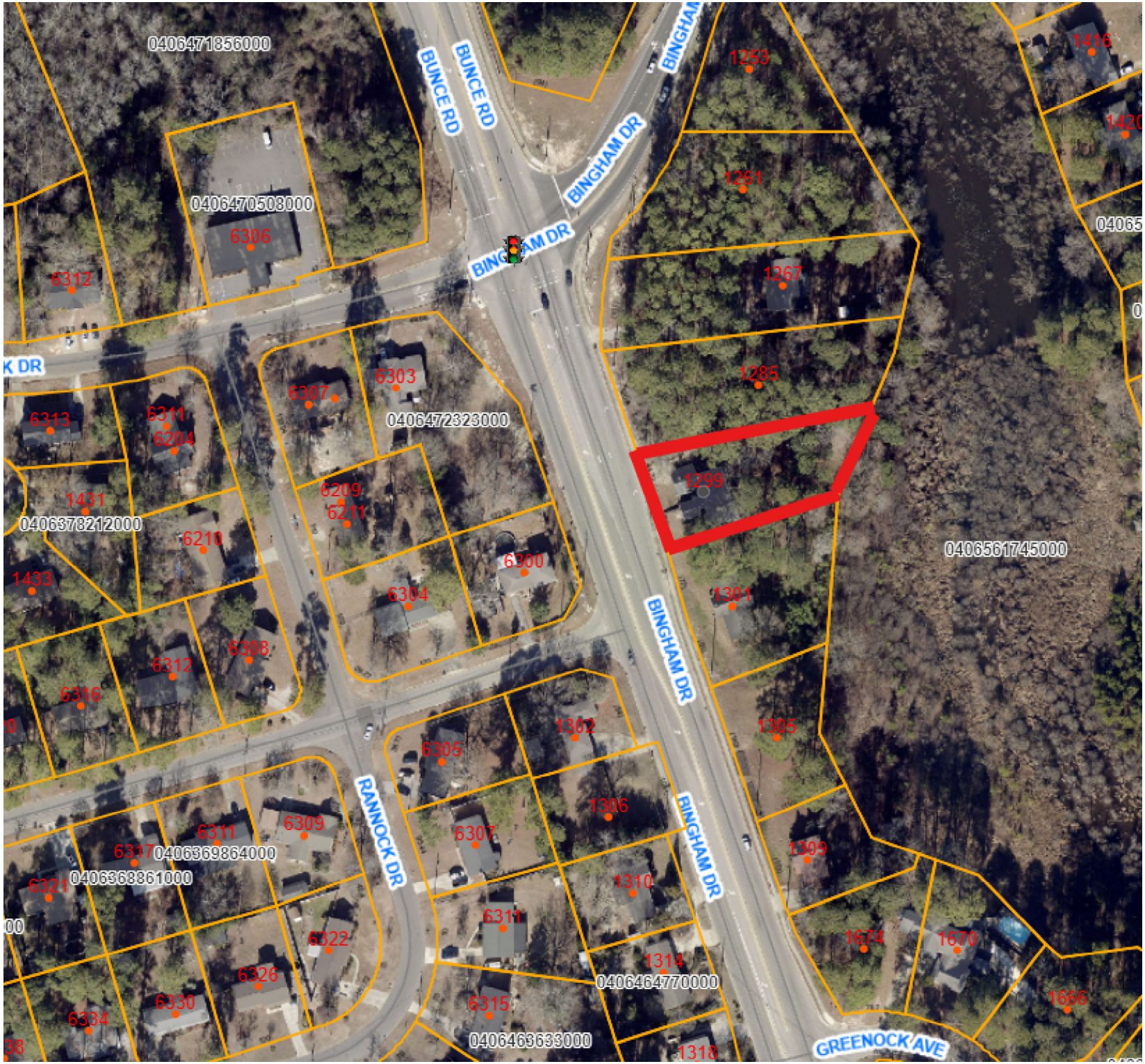
**Issues/Analysis:**
This substandard property contributes significantly to neighborhood blight and poses a risk to public safety. The condition of the structure is inconsistent with the City's Strategic Operating Plan, specifically Goal 1, which prioritizes community safety and neighborhood quality.

**Budget Impact:**
The cost of demolitions will be determined through a competitive bidding process following adoption of the demolition ordinances. Additional costs associated with asbestos testing and abatement may also be required.

**Options:**
Adopt the ordinances and demolish the structures.
Abstain from any action and allow the structures to remain.
Defer any actions for a later date.

**Recommended Action:**
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.

**Attachments:**
Aerial Maps
Violation Photos
Proposed Ordinances
Scoring Matrixes
PowerPoint Presentation


0406471856000
BUNCE RD
BUNCE RD
BINGHAM DR
BINGHAM DR
BINGHAM DR
1253
1416
1420
1261
0406470508000
6306
6312
1267
1285
6303
6307
6313
6311
6204
0406472323000
1299
6209
6211
1431
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6304
1301
BINGHAM DR
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RANNOCK DR
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BINGHAM DR
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6315
1666
6334
0406463633000
1318
GREENOCK AVE

# 1299 Bingham Drive







(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Roof covering shall not be loose, nor have holes or leaks.)

# 1299 Bingham Drive







(Roof covering shall not be loose, nor have holes or leaks; Stairs and steps shall be free of holes, grooves and cracks large enough to constitute accident hazards)

# 1299 Bingham Drive







(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Windows shall be reasonably weathertight; Roof covering shall not be loose, nor have holes or leaks.)

# 1299 Bingham Drive







(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Windows shall be reasonably weathertight)

# 1299 Bingham Drive







(Roof covering shall not be loose, nor have holes or leaks All exterior surfaces, shall be maintained in good condition; Buildings to be secured.)

**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**

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

1299 Bingham Drive
PIN 0406-47-5257-

LEGAL: BEING all of Lot One (1) as shown on plat entitled "PROPERTY OF METHODIST CHURCH MISSION BOARD" duly recorded in Book of Plats 44, Page 30, Cumberland County, North Carolina, Registry.
Less and except all that property described in Deed Book 7761, Page 314, of the Cumberland County Registry.

The owner(s) of and parties in interest in said property are:

Jonathan Hall Elliot
2275 Elliott Farm Road
Fayetteville, NC 28311

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before February 9, 2026.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 27th day of April 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

1299 Bingham Drive

# City Council Initiated Demolition Score Matrix

| TIER | FACTOR | SUBFACTOR | AVAILABLE POINTS | MAXIMUM POINTS UP TO | MULTIPLYING FACTOR | ASSIGNED POINTS | TOTAL |
|---|---|---|---|---|---|---|---|
| 1 | Structural Damage | Burned Out or Major Fire Damage and Uninhabitable **Or** | 150 | 150 | 30% | 100 | 30 |
| | | Minor Fire Damage but Habitable | 75 | | | | |
| | | Obvious Visual Structural Damage **Or** | 100 | | | | |
| | | No Obvious Visual Structural Damage | 50 | | | | |
| 2 | Time on Demolition List | Over one year (365 days and over) | 80 | 80 | 30% | 80 | 24 |
| | | Under one year (up to 364 days) | 50 | | | | |
| 3 | Ordinance | Demolition Ordinance Signed by City Council | 20 | 20 | 30% | 0 | 0 |
| 4 | Financial Cost | Cost of Demolition is Over 10% of the Annual Demolition Budget | 40 | 80 | 20% | 80 | 16 |
| | | Cost of Demolition is Under 10% of the Annual Demolition Budget | 80 | | | | |
| 5 | Crime | Frequent Police Calls **Or** | 20 | 20 | 15% | 0 | 0 |
| | | Code Enforcement Compliants - over 5 | 10 | | | | |
| 6 | Location | Located Within the 100 year Floodplain or Other Environmental Sensitive Area | 60 | 60 | 10% | 60 | 6 |
| | | School/Park/Public Facility located Within 1/2 mile | 40 | | | | |
| | | Within a Neighborhood Revitalization Area | 40 | | | | |
| TOTAL POINTS | | | | | | | 76 |

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

| | |
|---|---|
| 1 | Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property. |
| | Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls. |

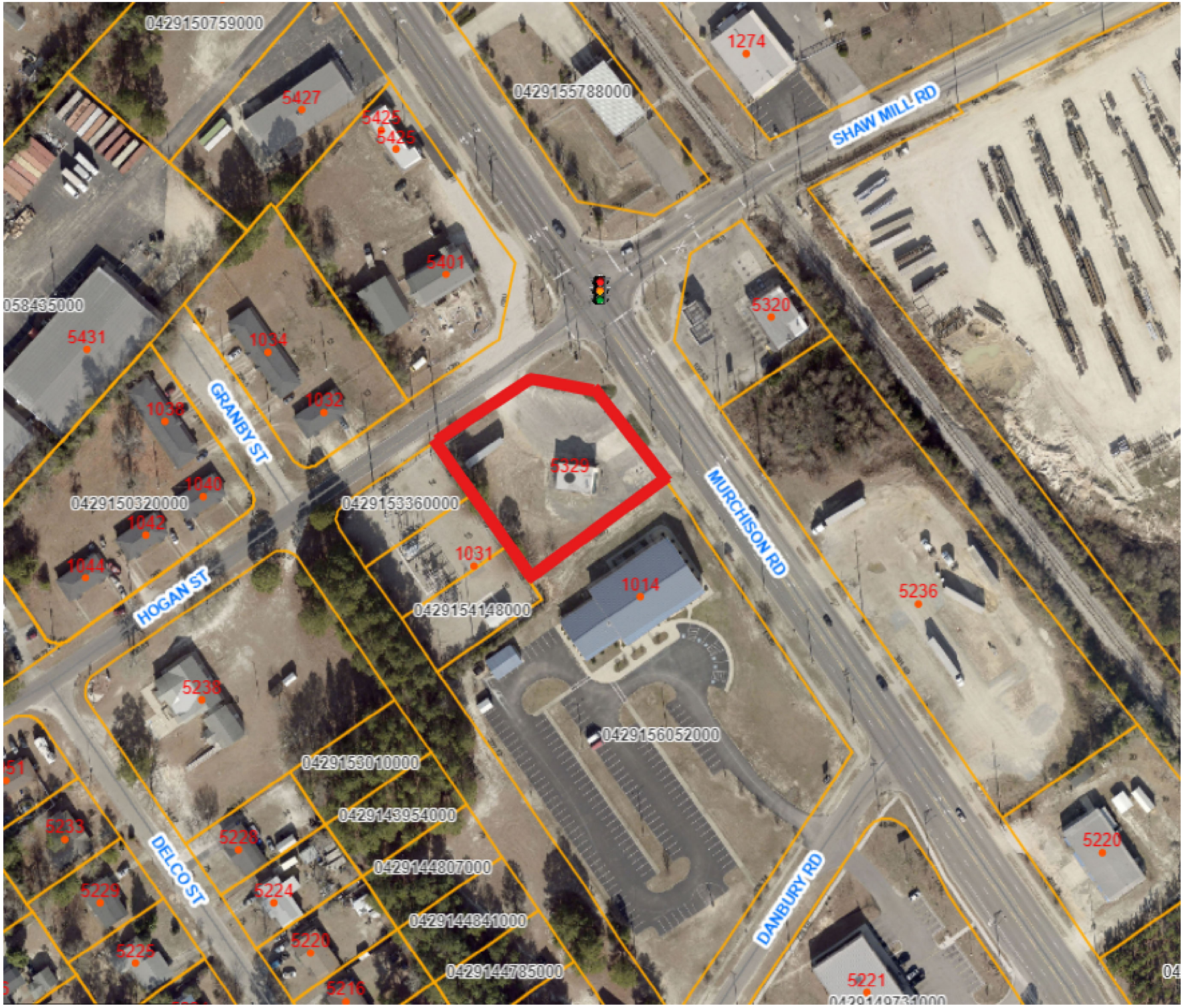
| | |
|---|---|
| 2 | Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed. |

| | |
|---|---|
| 3 | Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed. |

| | |
|---|---|
| 4 | Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects. |

| | |
|---|---|
| 5 | Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period. |

| | |
|---|---|
| 6 | Location - |


0429150759000
5427
5425
5426
0429155788000
1274
SHAW MILL RD
5401
058435000
5431
1034
1032
GRANBY ST
1038
1040
0429150320000
1042
1044
HOGAN ST
5329
0429153360000
1031
MURCHISON RD
1014
5320
5236
0429154148000
5238
0429156052000
0429153010000
0429143954000
5233
5228
5229
5224
0429144807000
DELCOST
5225
5220
0429144841000
0429144785000
5216
DANBURY RD
5221
5220

# 5329 Murchison Road







(Windows shall be reasonably weathertight with no broken glass; Roof covering shall not be loose, nor have holes or leaks.)

# 5329 Murchison Road







(All exterior surfaces shall be maintained in good condition. All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms.)

# 5329 Murchison Road







(Exterior wood surfaces, other than decay-resistant woods, shall be protected; unpermitted alterations)

# 5329 Murchison Road







(All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.)

# 5329 Murchison Road







(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Roof covering shall not be loose, nor have holes or leaks; Windows shall be reasonably weathertight with no broken glass)

**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**

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

5329 Murchison Road
PIN 0429-15-5344-

LEGAL: BEGINNING at an iron pipe in the western margin of the Murchison Road at its intersection with the southern margin of Alpine Street, a corner of Lot No. 7 of MOUNT OLIVE Sub-DIVISION: Part I REVISED as per plat recorded in Plat Book 18 at Page 70 in the Registry for Cumberland County, and running thence with the margin of Alpine Street North 78 degrees 34 minutes West 95 feet to an iron pipe in the southern margin of Alpine Street, another corner of said Lot No. 7; thence continuing with the southern margin of Alpine Street South 59 degrees 00 minutes West 129.96 feet to an iron pipe, the north-west corner of said Lot No. 7; thence South 31 degrees 00 minutes East with the eastern boundary of Lots 14, 15 and 16 of said subdivision, 194.03 feet to an iron pipe, which corner is South 31 degrees 00 minutes East 30 feet from the southwestern corner of Lot 6 of said subdivision and in the East line of Lot 16 and the western line of Lot No. 5; thence North 59 degrees 00 minutes East 200 feet to an iron pipe in the western margin of the Murchison Road; thence with the western margin of said Murchison Road, North 31 degrees 00 minutes West 130 feet to the BEGINNING, and being all of Lots 6 and 7 and the northern 30 feet of Lot No. 5 of MOUNT OLIVE Sub-DIVISION: Part I REVISED as per plat recorded in Plat Book 18 at Page 70 in the Registry for Cumberland County.

The owner(s) of and parties in interest in said property are:

Fuad Alsaidi
6924 Edelweiss Place
Fayetteville, NC 28306

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before March 1, 2026.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 27th day of April 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

5329 Murchison Road

# City Council Initiated Demolition Score Matrix

| TIER | FACTOR | SUBFACTOR | AVAILABLE POINTS | MAXIMUM POINTS UP TO | MULTIPLYING FACTOR | ASSIGNED POINTS | TOTAL |
|---|---|---|---|---|---|---|---|
| 1 | Structural Damage | Burned Out or Major Fire Damage and Uninhabitable **Or** | 150 | 150 | 30% | 100 | 30 |
| | | Minor Fire Damage but Habitable | 75 | | | | |
| | | Obvious Visual Structural Damage **Or** | 100 | | | | |
| | | No Obvious Visual Structural Damage | 50 | | | | |
| 2 | Time on Demolition List | Over one year (365 days and over) | 80 | 80 | 30% | 50 | 15 |
| | | Under one year (up to 364 days) | 50 | | | | |
| 3 | Ordinance | Demolition Ordinance Signed by City Council | 20 | 20 | 30% | 0 | 0 |
| 4 | Financial Cost | Cost of Demolition is Over 10% of the Annual Demolition Budget | 40 | 80 | 20% | 80 | 16 |
| | | Cost of Demolition is Under 10% of the Annual Demolition Budget | 80 | | | | |
| 5 | Crime | Frequent Police Calls **Or** | 20 | 20 | 15% | 0 | 0 |
| | | Code Enforcement Compliants - over 5 | 10 | | | | |
| 6 | Location | Located Within the 100 year Floodplain or Other Environmental Sensitive Area | 60 | 60 | 10% | 40 | 4 |
| | | School/Park/Public Facility located Within 1/2 mile | 40 | | | | |
| | | Within a Neighborhood Revitalization Area | 40 | | | | |
| TOTAL POINTS | | | | | | | 65 |

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

| | |
|---|---|
| 1 | Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property. |
| | Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls. |

| | |
|---|---|
| 2 | Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed. |

| | |
|---|---|
| 3 | Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed. |

| | |
|---|---|
| 4 | Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects. |

| | |
|---|---|
| 5 | Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period. |

| | |
|---|---|
| 6 | Location - |

# Uninhabitable Structure Demolition Recommendation

*April 27, 2026*




FAYETTEVILLE N

# Uninhabitable Structures Demolition Recommendation

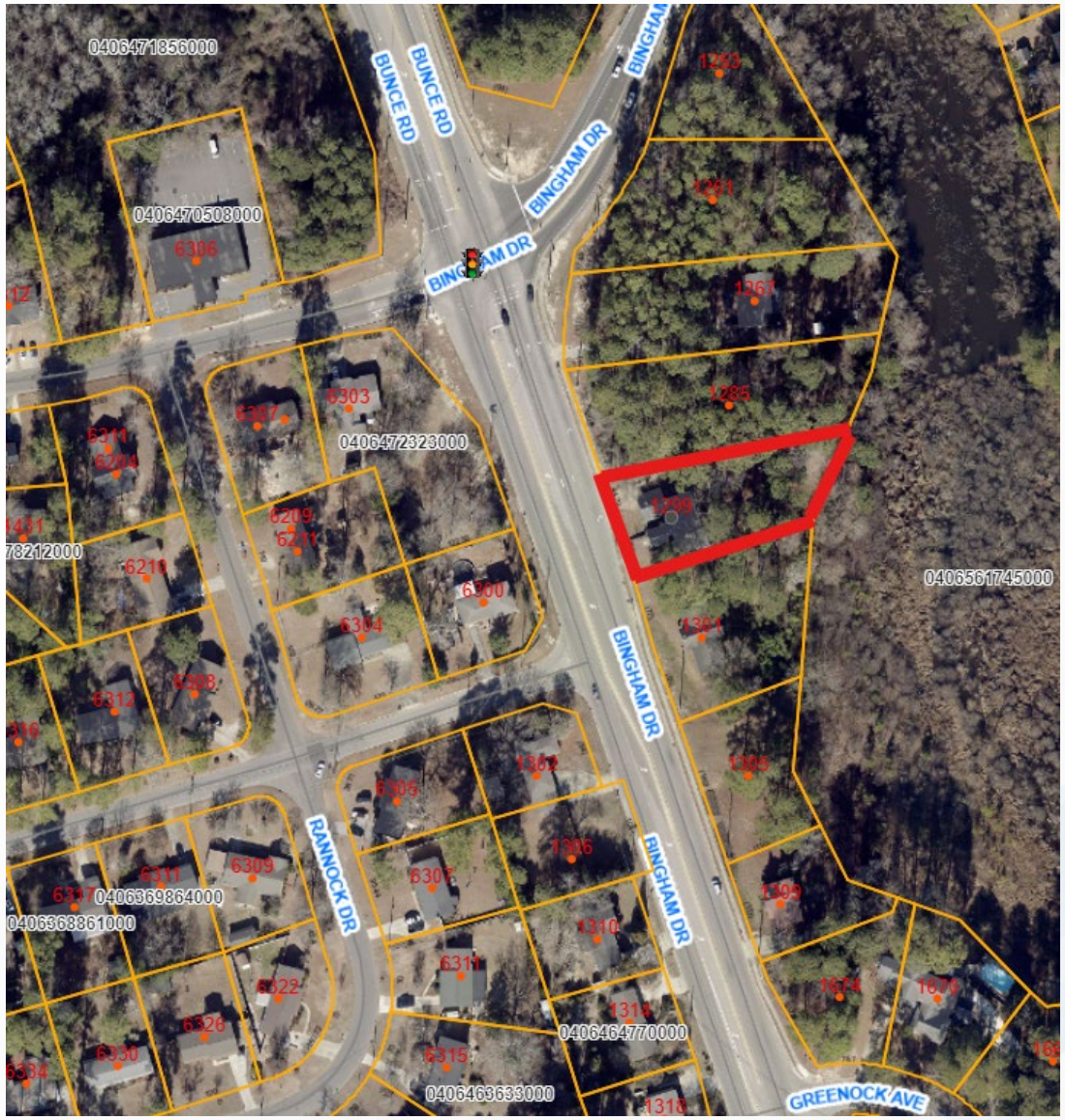
- Staff requests Council approval to adopt demolition ordinances for one residential determined to be dangerous and one commercial structure that have been determined to be blight.

# 1299 Bingham Drive – District 7



# 1299 Bingham Drive – District 7

- Dangerous residential building
- Demolition matrix score 76
- No utilities service – May 2023
- 3 calls for 911 Service available – last 24 months
- 3 code violations – last 24 months
- $3,187.38 in city assessments
- No taxes due
- Not enrolled in the Blight removal Program
- Not in Qualified Census Tract or Low to moderate income area



# 1299 Bingham Drive – District 7






# 1299 Bingham Drive – District 7






# 1299 Bingham Drive – District 7






# 1299 Bingham Drive – District 7






# 1299 Bingham Drive – District 7

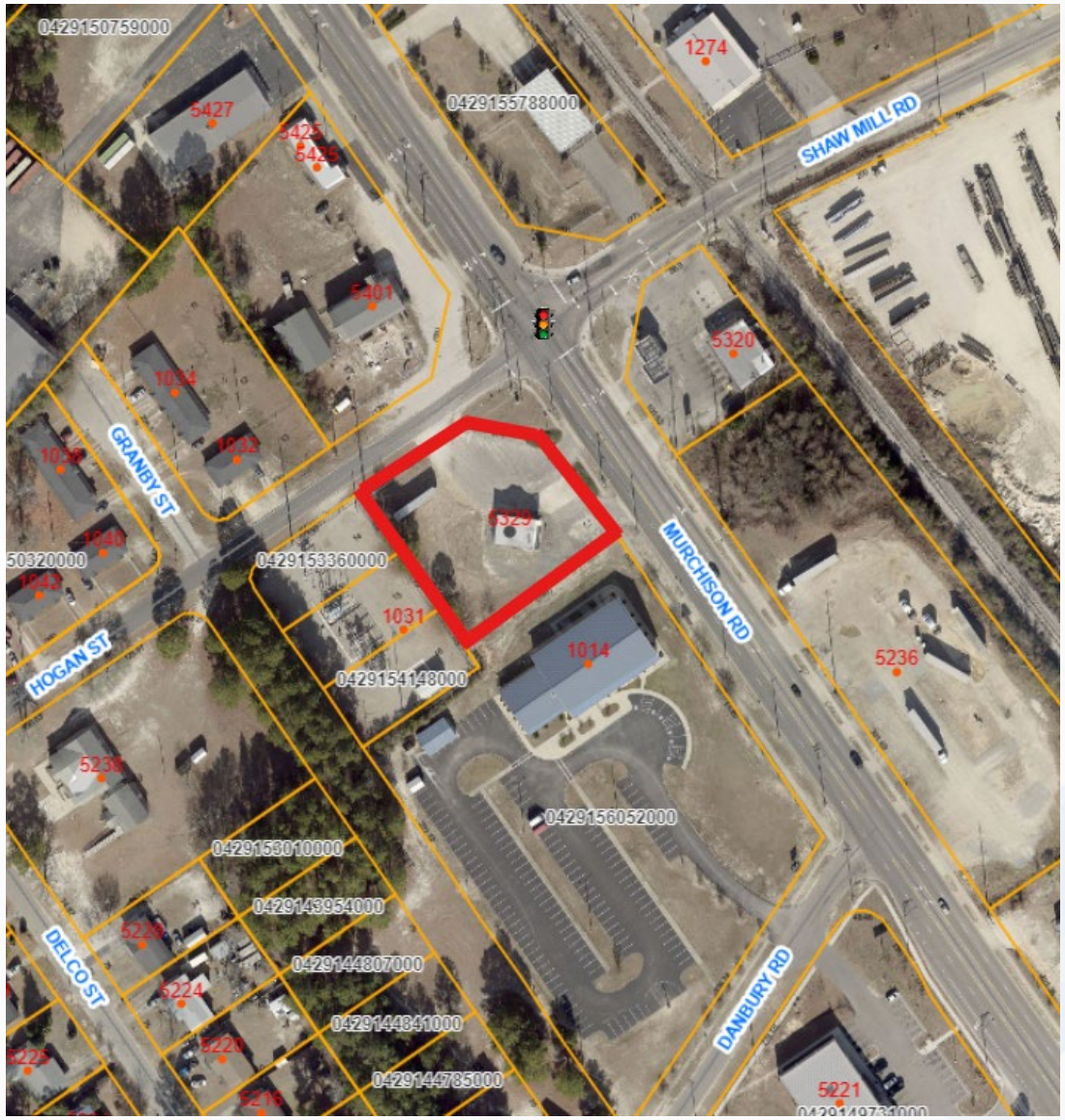


# 5329 Murchison Road – District 3



# 5329 Murchison Road – District 3

- Blight commercial building
- Demolition matrix score 65
- No utilities service – May 2023
- 2 calls for 911 Service available – last 24 months
- 6 code violations – last 24 months
- $2,539.57 in city assessments
- No taxes due
- Not enrolled in the Blight removal Program
- In Qualified Census Tract and Low to moderate income area



# 5329 Murchison Road – District 3






# 5329 Murchison Road – District 3






# 5329 Murchison Road – District 3






# 5329 Murchison Road – District 3









FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0260

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A8

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phellps, Assistant City Manager**

**FROM:** **Robert Van Geons, President and CEO, Fayetteville-Cumberland Economic Development Corporation**
**Christopher Cauley, Director of Economic and Community Development**
**Andrew LaGala, Airport Director**

**DATE:** **April 27, 2026**

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

**COUNCIL DISTRICT(S):**
District 2

**Relationship To Strategic Plan:**
Goal 2 - The City of Fayetteville will have a Responsive City Government supporting a diverse and viable economy.

Objective 2.3: To leverage partnerships for job creation and retention, with a focus on the local and regional workforce to increase per capita income

**Executive Summary:**
City Council is asked to approve the award of and authorize the City Manager to execute a contract with the lowest responsive, responsible bidder, T.A. Loving Company d/b/a Pipeline Utilities, Inc. for Airport Lift Station #29 Replacement.

**Background:**
The City was awarded a $965,830 grant from The Golden Leaf Foundation on January 10, 2022. The Fayetteville-Cumberland Economic Development Corporation (FCEDC) sought funding for infrastructure upgrades to the sewer system servicing properties adjacent to the Fayetteville Regional Airport. The Economic and Community Development Department (ECD), is assisting with the administration of the funds and project delivery.

ECD entered into a contract with Moorman, Kizer & Reitzel, Inc., a professional engineering firm, to develop and design plans for the upgrade a sewer lift station. Following coordination with multiple City departments, a final design was approved and an Invitation to Bid was issued on February 19, 2026, for 30 days. The City received one (1) response on March 19, 2026, and the project was re-bid on March 23, 2026, for 7 additional days.

In response to the rebid, one (1) sealed bid was received and evaluated. T.A. Loving Company d/b/a Pipeline Utilities, Inc. submitted the lowest responsive and responsible bid in the amount of $3,325,000.

The project was advertised for bids to be opened on March 31, 2026.

| **CONFORMING BIDDERS** | **TOTAL PRICE** |
|---|---|
| T.A. Loving Company d/b/a Pipeline Utilities, Inc. | $3,325,000.00 |

**NON-CONFORMING BIDDER**
N/A

**Issues/Analysis:**
To support potential economic development at the Fayetteville Regional Airport property, the existing sanitary sewer lift station that serves the terminal building and adjoining area was analyzed to determine if there was sufficient capacity available to accommodate future growth opportunities. The review of the existing sanitary sewer lift station known as Lift Station # 29 supported that there was not adequate flow capacity or sewer main depth available to serve any significant expansion or development on the Airport property. Considering the age and capacity limitations of the existing lift station, it was determined that installing a completely new lift station would provide the best approach for serving additional development areas at the Airport property.

The new lift station is to be located immediately adjacent to the existing lift station on property owned by the Fayetteville Regional Airport. The new lift station will significantly increase sewer flow capacity and provide additional depth that allows for the extension of gravity sewer to various areas around the Airport property. The lift station has been sized to support industrial and manufacturing type development at the site. The construction associated with this project includes the installation of a new larger and deeper wet well structure, new submersible pumps with significantly greater capacity, new control panels meeting the latest PWC standards, current fiber telemetry reporting, and deeper sanitary sewer main tie in depths. Once the new lift station is installed, the existing lift station will be decommissioned and the applicable infrastructure removed. The close proximity of the new lift station will allow for an efficient transition of the existing water and electric utilities from the old lift station to the new site.

Once the new lift station is accepted into service, it will provide more efficient service to the existing terminal area and allow for gravity sewer extensions to serve future growth areas on and around portions of the Fayetteville Regional Airport property. The costs to design, develop, and install the sewer lift station upgrades exceeds the total funding from Golden Leaf. The City is allocating NC Department of Transportation (NCDOT) Commercial Service Airport Funds and Airport Improvement Program (AIP) funds to cover the remaining costs.

**Budget Impact:**
Golden Leaf funding for this project was approved on January 10, 2022, with the

adoption of Special Revenue Fund Project Ordinance 2022-9 and $825,510 is available for this contract. The Airport fund has $750,000 programmed from NCDOT Commercial Service Airport Funding. The remaining amount of $1,749,490 has been allocated from additional Airport funds under the NCDOT AIP.

**Options:**

1. 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.
2. Do not authorize the City Manager to execute the contract and provide further direction to staff.

**Recommended Action:**

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.

**Attachments:**

Council Submission Package for Airport Lift Station #29 04142026

**COUNCIL SUBMISSION PACKAGE: Airport Lift Station #29 Replacement**

**Project Name:** Airport Lift Station #29 Replacement

**Project Number:** COF1516988.1

**Date:** 04/14/2026

**Request:** Approval of Contract Award

**Award Amount:** $3,325,000

**Contractor:** Pipeline Utilities, Inc.

**Schedule:** Complete within 365 Consecutive Calander Days from Notice to Proceed

The City conducted a competitive sealed bidding process in accordance with North Carolina General Statutes. Bids were evaluated using the Lowest Responsive Responsible Bidder (LRRB) standard. Based on evaluation of cost, responsiveness, and responsibility, staff recommends award to Pipeline Utilities, Inc.

**Executive Summary:**
The Airport Lift Station #29 Replacement project was publicly advertised in accordance with North Carolina State bidding requirements. The initial advertisement did not yield sufficient bids to proceed; therefore, the project was re-advertised. Upon rebid, one (1) bid was received and opened at the publicly advertised time and location in full compliance with State requirements.

**Evaluation & Basis for Recommendation:**
It is recommended that the City Council approve the award of the Airport Lift Station #29 Replacement project to the lowest responsive, responsible bidder, subject to contract execution and verification of bonding, insurance, and licensing requirement.

| **Lowest** | **Pipeline Utilities, Inc.**<br>• License No. 325<br>• License Limitation: Unlimited | **Single Prime Contact: $3,325,000** |
|---|---|---|
| **Responsive** | Meets All Requirements | Lowest proposed cost among all bidders for the contract. |
| **Responsible** | Meets All Requirements | NC Courts have interpreted “responsible” to imply “skill, judgement, and integrity necessary to the faithful performance of the contract, as well as sufficient financial resources and ability. |

**Recommendations of Award Contractor:** Pipeline Utilities Inc. **Contract Award Amount:** $3,325,000
**Contract Type:** Single Prime

**Design Team / Engineer of Record**

Moorman, Kizer & Reitzel, Inc. (MK&R)
Engineer of Record: Jimmy Kizer, PE
115 Broadfoot Avenue | P.O. Box 53774
Fayetteville, NC 28305
Phone: (910) 484-5191 | Email: jkizerjr@mkrinc.com

**Design Firm Responsibilities:** MK&R will provide ongoing professional engineering services throughout construction, including, but not limited to, the following:

- Design Oversight: Maintain responsibility for the integrity and intent of the approved construction documents.
- Submittal Review: Review and approve contractor submittals, shop drawings, and product data for conformance with design requirements.
- RFI Responses: Provide timely responses to Requests for Information (RFIs) to clarify design intent and resolve field conditions.
- Construction Support: Provide technical guidance during construction and assist in resolving unforeseen site or design issues.
- Change Order Review: Evaluate and provide recommendations on proposed change orders for technical accuracy and alignment with project scope.
- Site Visits / Observations: Conduct periodic site visits to observe construction progress and verify general compliance with the plans and specifications.
- Payment Application Support: Assist the City in reviewing contractor pay applications for alignment with completed work (as applicable to their contract role).
- Project Closeout: Participate in final inspections, review punch list items, and support project certification and closeout documentation.

These controls ensure proper execution, cost validation, and quality assurance throughout the project lifecycle.

**Appendices:**

Appendix A – Bonding Information
Appendix B – Bonding Capacity - Financial Information
Appendix C – Licensing Information
Appendix D – Certified Bid Tab
Appendix E – List of Sanitary Sewer Lift Station Projects
Appendix F – Proposed Subcontractors and Suppliers
Appendix G – References
Appendix H – Key Personnel

## Appendix A – Bonding Information

- Bid Bond
- Bid Bond Verification of the Authenticity Letter

**BID BOND**

**TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**
**Hartford, Connecticut 06183**

KNOW ALL MEN BY THESE PRESENTS,

That we,

T. A. Loving Company d/b/a Pipeline Utilities, Inc.
as Principal, hereinafter called the Principal, and **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, of Hartford, Connecticut, a corporation duly organized under the laws of the State of Connecticut, as Surety, hereinafter called the Surety, are held and firmly bound unto

City of Fayetteville

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of Amount Bid Dollars

( $ 5% ), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for
Airport Lift Station #29 Replacement

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 31st day of March, 2026 .

Michele W. Carter (Witness)

Michele W. Carter (Witness)

T. A. Loving Company (Principal) (Seal)

T.C. Edmondson III, PE Chief Executive Officer (Title)

**TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**

By Dawn D. Eason (Attorney-in-Fact)

**Printed in cooperation with the American Institute of Architects (AIA) by Travelers Casualty and Surety Company of America. The language in this document conforms exactly to the language used in AIA Document A310, February 1970 edition.**

S-1869-G (07-97)

TRAVELERS

**Travelers Casualty and Surety Company of America**
**Travelers Casualty and Surety Company**
**St. Paul Fire and Marine Insurance Company**

## POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Dawn D Eason** of **GREENSBORO**, **North Carolina**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.

SEAL SEAL SEAL

State of Connecticut

By: _____
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

ANNA P NOWIK NOTARY PUBLIC CONNECTICUT

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

**RESOLVED,** that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED,** that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED,** that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED,** that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **31** day of **March**, **2026**

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

***To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.***
***Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.***

| | |
|---|---|
| **From:** | Proctor, Guy B |
| **To:** | Tanya L. Hazlett |
| **Subject:** | FW: [External] Bid Bond Validation \| T.A. Loving Company d/b/a Pipeline Utilities, Inc. \| Airport Lift Station #29 Replacement - Re-Advertisement |
| **Date:** | Wednesday, April 1, 2026 7:38:31 PM |
| **Attachments:** | image001.png<br>image002.png<br>Bid Bond - Validation - Airport Lift Station.pdf |
| **Importance:** | High |

Tanya: this will serve as verification of the authenticity of the attached bid bond on behalf of T.A. Loving Company d/b/a Pipeline Utilities, Inc.
Please let me know if you need additional information.

**Guy B. Proctor, Jr.** | **Managing Director/Construction Services** |**Bond & Specialty Insurance**
Travelers
4505 Emperor Blvd., Suite 210
Durham, NC 27703
W: 919.474.4802 C: 919.451.4212

TRAVELERS

**From:** BSI Claim Support <BSICS@travelers.com>
**Sent:** Wednesday, April 1, 2026 9:35 AM
**To:** Proctor, Guy B <GPROCTOR@travelers.com>
**Subject:** FW: [External] Bid Bond Validation | T.A. Loving Company d/b/a Pipeline Utilities, Inc. | Airport Lift Station #29 Replacement - Re-Advertisement
**Importance:** High

Attached please find a request that was received in our Claim Intake System that relates to an Underwriting question.

BSI Claim Support

**From:** Tanya L. Hazlett <TanyaHazlett@FayettevilleNC.Gov>
**Sent:** Tuesday, March 31, 2026 2:39 PM
**To:** BSIclaims@travelers.com
**Cc:** Tanya L. Hazlett <TanyaHazlett@FayettevilleNC.Gov>; Kimberly D. Toon <KimberlyToon@FayettevilleNC.gov>; Kymberly Locklear <KymberlyLocklear@FayettevilleNC.gov>; Walter N. Lennon <WalterLennon@FayettevilleNC.Gov>
**Subject:** [External] Bid Bond Validation | T.A. Loving Company d/b/a Pipeline Utilities, Inc. | Airport Lift Station #29 Replacement - Re-Advertisement
**Importance:** High

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**Appendix B – Bonding Capacity – Financial Information**

- Travelers: Handling Bonding Requirements for T.A. Loving - 75 Years
- 100% Performance and Payment Bonds Capability
- Single Project: $300,000,000
- Supporting Backlogs: $1,000,000,000

TRAVELERS

**Daniel J. Fulcher**

Account Executive Director
Bond and Specialty Insurance
Construction Services, Durham

(919 474-4810
(919) 474-4817 (fax)

4505 Emperor Blvd., Suite 210
Durham, NC 27703

March 9, 2026

City of Fayetteville
433 Hay Street
Fayetteville, NC 28301

RE: Airport Lift Station #29 Replacement

Travelers Casualty and Surety Company of America (herein after referred to as "Travelers" have handled all of the bonding requirements for T.A. Loving Company for over 75 years. We have confidence in the financial and operations strength of the firm, and are a strong supporter of their total work program. T.A. Loving Company has a surety program with Travelers for single projects up to $300,000,000 and supporting backlogs approaching $1,000,000,000. We recommend T.A. Loving Company to you as one of the outstanding contractors in the country. Currently, T.A. Loving Company has more than adequate available bonding capacity to pursue the referenced project.

We have enjoyed an excellent working relationship with T.A. Loving Company and have found them to be professional in all of their undertaking. We recommend them to you without reservation.

T.A. Loving Company has the ability to provide 100% Performance and Payment Bonds for this project should they be selected. Naturally, as is customary within the surety industry, the issuance of any bid or final bonds is always contingent upon a satisfactory underwriting review at the time a request for bonds is made. This review may include, but not be limited to, acceptable terms, conditions, documents, bond forms and confirmation of an acceptable financing source and payment provisions. It should be understood that any arrangement for surety bonds is a matter strictly between T.A. Loving Company and Travelers. We assume no liability to third parties or to you by issuance of this letter.

Travelers Casualty and Surety Company of America is licensed to do business in the State of North Carolina. Travelers Casualty and Surety Company of America is listed in the Department of Treasury's Listing of Approved Sureties (Department Circular 570) and holds an A++ (Superior) rating by A.M. Best with a Financial Size Category XV by A.M. Best.

Please do not hesitate to contact me if there are any questions or if I may be of further assistance.

Sincerely,

Daniel J. Fulcher, attorney in fact
Travelers Casualty and Surety Company of America

**Appendix C – Licensing Information and Secretary of Sate**

- General Contracting: NC Licensing Board Certificate
- License Number: L.00325
- Classification: Unlimited
- Expiration Date: 12/31/2026

- Secretary of State Identification Number (SOSID): 00872733
- Status: Current – Active
- Legal Name: T.A. Loving Company
- Address: 400 Patetown Rd., Goldsboro, NC 275330

Expiration Date

2026

License No.

325

# North Carolina

## Licensing Board for General Contractors

This is to Certify That:

T. A. Loving Company

Pipeline Utilities, Inc.

Goldsboro, NC

is duly registered and entitled to practice

## General Contracting

Limitation: Unlimited

Classification: Unclassified

until

December 31, 2026

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2026

This certificate may not be altered.

LICENSING BOARD FOR GENERAL CONTRACTORS * NORTH CAROLINA * MAY 20, 1775

Chairman

Secretary-Treasurer

NCLBGC

Searches Log in

# Verify License/Qualifier Search

## Contact

**Name**
T. A. Loving Company

**Address**
PO Box 919
Goldsboro, NC 27533

**Phone**
9197348400

## License

**License #**
L.00325

**Account Type**
License

**First Issued Date**
01/01/1940

**Expiration Date**
12/31/2026

**Status**
Active

**License Limitation**
Unlimited

## Active Classifications

Unclassified

## Qualifiers

| Name | Qualifier # | Status |
|---|---|---|
| Thurston C. Edmondson, III | Q.21927 | Active |
| Samuel P. Hunter | Q.00109 | Active |
| David Loring Philyaw | Q.42662 | Active |
| Sean Christopher Owens | Q.00949 | Active |
| Dana Mason Kenyon | Q.01822 | Active |

**Legal name:** T. A. Loving Company

**Previous legal name:** T. a. Loving & Company

**Secretary of State Identification Number (SOSID):** 0087273

**Status:** Current-Active

**Citizenship:** Domestic

**Date formed:** 11/12/1937

**Fiscal month:** September

**Registered agent:** Edward T Jeffreys

**Mailing address**

400 Patetown Rd
Goldsboro, NC 27530

**Principal Office address**

400 Patetown Rd
Goldsboro, NC 27530

**Registered Office address**

400 Patetown Rd
Goldsboro, NC 27530

**Registered Mailing address**

400 Patetown Rd
Goldsboro, NC 27530

**Officers**

- **Chairperson of the Board**

  Stephen C Bryan

  400 Patetown Road
  Goldsboro NC 27530

- **Chief Executive Officer**

  Thurston Edmondson

  400 Patetown Road
  Goldsboro NC 27530

- **President**

  Charles Fuller

  400 Patetown Road
  Goldsboro NC 27530

- **President**

  Jason Hill

  400 Patetown Road
  Goldsboro NC 27530

- **Chief Financial Officer**

  Edward Taylor Jeffreys

  400 Patetown Road
  Goldsboro NC 27530

**Appendix D – Certified Bid Tab**

- Include certified bid tab showing all bidders and amounts.

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

115 Broadfoot Ave.
P.O. Box 53774
Fayetteville, NC 28305
(910) 484-5191
Fax:(910) 484-0388
www.mkrinc.com

**AIRPORT LIFT STATION #29 REPLACEMENT**
**FCEDC & CITY OF FAYETTEVILLE**

Bids opened Tuesday, March 31st, 2026 at 2:00 p.m. at Fayetteville City Hall, Lafayette Room, 433 Hay Street, Fayetteville, NC 28301.

| BIDDER | LICENSE NO. | TOTAL BID | TOTAL ALTERNATE BID |
|---|---|---|---|
| Pipeline Utilities, Inc. | 325 | $3,325,000.00 | $3,325,000.00 |

I hereby certify that the bid prices and amounts shown hereon are true and correct to the best of my knowledge and belief and that the bids were opened and publicly read at the time, place and date specified.

NORTH CAROLINA PROFESSIONAL SEAL 20680 ENGINEER JAMES M. KIZER, JR.

James M. Kizer, Jr., PE No. 20680

**Appendix E – List of Sanitary Sewer Lift Station Projects**

- Refer to Appendix E for List of Projects

*******************TO BE SUBMITTED WITH BID PACKAGE******************

# TECHNICAL EVALUATION CRITERIA FORM

## PROJECT DOCUMENTATION

(1) Permanent Name of Business:

T. A. Loving Company dba Pipeline Utilities, Inc

(2) Permanent address:

400 Patetown Rd, Goldsboro, NC 27530 (T. A. Loving Company)
2204 Associate Drive, Suite F, Raleigh, NC 27603 (Pipeline Utilities, Inc.)

| | |
|---|---|
| (3) Length of Time in Business: | 101 years |
| (4) Has the organization operated under any other name? | No |
| (5) State the names and/or companies financially interested in the proposal: | N/A |
| (6) Within the last five (5) years, has any officer or principal of the organization ever been an officer or principal of another organization when it failed to complete a construction contract? If yes, list name(s), and responsibility. | No |

## SANITARY SEWER LIFT STATION CONSTRUCTION

(1) List not less than three (3) completed sanitary sewer lift station projects of similar size, scope, nature, and cost, to include the dates of such projects. Please provide all requested information for each listed project. Each project should be from separate references. List only those projects completed as Prime Contractor.

| | | |
|---|---|---|
| Project 1A: Forlines Pump Station & Force Main Improvements | | Cost: $1,791,489 |
| Location: Winterville, NC 28590 | Dates: 06/2022 - 11/2024 | Size: 1,015 GPM PS<br>6,400 LF 10" FM |
| Scope: Installed pump station & force main | Client: Greenville Utility Commission | Phone: 252-551-1544 |
| Project 1B: Frog Level PS & FM Improvements | | Cost: $1,275,685 |
| Location: Winterville, NC | Dates: 11/2023 - 10/2025 | Size: 800 GPM PS<br>1,400 LF 10" FM |
| Scope: Construct pump station & install FM | Client: Greenville Utility Commission | Phone: 252-551-1544 |
| Project 1C: Woodland Sewer Collection System Improvements | | Cost: $950,000 |
| Location: Woodland, NC | Dates: 03/2022 - 07/2022 | Size: 300 GPM PS/LS |

| Scope: | Client: | Phone: |
|---|---|---|
| New PS/LS, manholes, electrical | Town of Woodland | 252-587-7161 |

(2) A listing of three (3) sewer main projects of similar size, scope and cost. (Provide reference information as stated in #1.)

| Project 2A: | | Cost: |
|---|---|---|
| Lower Bloomery Swamp Sewer Improvements | | $3,544,873 |
| Location: Wilson, NC | Dates: 12/2022 - 11/2024 | Size: 7,000 LF 18" & 24" Sewer |
| Scope: Sewer Improvements | Client: City of Wilson | Phone: 252-399-2376 |

| Project 2B: | | Cost: |
|---|---|---|
| Highway 70 Sewer Replacement | | $5,781,093 |
| Location: Havelock, NC | Dates: 04/2023 - 11/2024 | Size: 24 new Manholes 3,080 LF 12" & 18" sewer |
| Scope: Road bores, manholes, sewer improv. | Client: City of Havelock | Phone: 252-444-6404 |

| Project 2C: | | Cost: |
|---|---|---|
| Sewer Collection System Improvements | | $1,060,595 |
| Location: Mount Olive, NC | Dates: 10/2017 - 04/2018 | Size: 5,330 LF 6" FM 10 manholes |
| Scope: Performed jack and bores & HDDs | Client: Town of Mount Olive | Phone: 919-658-9539 |

(3) List any subcontracting experience on retrofit with specifics to the type of work performed for this project. Please provide all requested information.

| Project: | | Cost: |
|---|---|---|
| Edgecombe Co Water & Wastewater System Improvements | | $8,124,035 |
| Location: Tarboro, NC | Dates: 05/2023 - 02/2025 | Size: 1,700 LF water lines 7,600 LF gravity sewer |
| Work Performed: 26 point repairs, installed 7,600 LF of new gravity sewer, 1,700 LF of new waterlines 43 new manholes, rehabilitation of 7 pump stations, 2 new wet wells, 2 generators and new telemetry systems. Installed 12,000 LF of CIPP lining & 8" meter vault. | | |

| Project: | Cost: |
|---|---|
| Forlines Pump Station & Force Main Improvements | $1,791,489 |

Location: Winterville, NC

Dates: 06/2022 - 11/2024

Size: 1,015 GPM PS
6,400 LF FM

Work Performed: Installed a 1,015 GPM submersible wastewater PS within the existing wet well, standby generator and ATS with related electrical gear, 8" site piping and valves, valve vault, and site work. Installed approximately 6,400 LF of 10" force main & appurtenances.

Project: Frog Level PS & FM Improvements

Cost: $1,275,685

Location: Winterville, NC

Dates: 11/2023 - 10/2025

Size: 800 GPM PS
1,400 LF FM

Work Performed: Constructed a new 800 GPM pump station, partially demolished and renovated existing facilities, installed a standby generator, ATS, electrical gear, 8" site piping, and 1,400 LF of 10" force main sewer with tie-ins and retrofitted manholes

(4) List of projects in progress. Please provide all requested information. See Attached List

Project: Cost:

Owner:

Percentage Complete: Scheduled Completion Date:

Project: Cost:

Owner:

Percentage Complete: Scheduled Completion Date:

Project: Cost:

Owner:

Percentage Complete: Scheduled Completion Date:

Project: Cost:

Owner:

Percentage Complete: Scheduled Completion Date:

Project: Cost:

Owner:

Percentage Complete: Scheduled Completion Date:

Project: Cost:

Owner:

Percentage Complete: Scheduled Completion Date:

PROJECT PERSONNEL AND EXPERIENCE

(1) The number of crews qualified and available to perform the work stated in this proposal: 2

(2) The names of Bidder superintendents and crew leaders/foreman who are qualified and available to perform the work stated in this proposal:

Superintendents:

Wesley Cotten

Crew leaders/foreman:

Alex Del Cid

ADDITIONAL ITEMS

**The following items shall be submitted as attachments:**

(1) Affidavit stating any OSHA violations occurring within the past three (3) years. None

(2) A statement provided by the Surety Company stating the Bidder's bonding limit and a statement of the amount of work currently under bond. See Attached

(3) A statement listing any judgments, claims, or arbitration proceedings or suits pending or outstanding against organization or its officers. N/A

(4) A statement listing any filed lawsuits or requested arbitration with regard to construction contracts within the last five (5) years. N/A

(5) The resumes or brief summary of key personnel of the organization. Identify the person that will be primarily responsible for the project. See Attached - Primary Person Mason Kenyon

(6) List of equipment that is available for use on the subject project. See Attached

The Owner may conduct such investigations/verifications as deemed necessary to establish the responsibility, qualification and financial ability of the Bidder. Should the Owner adjudge that the apparent low bidder is not the lowest responsive, responsible bidder by virtue of the above information furnished, said apparent low bidder will be so notified and his bid security shall be returned to him without prejudice. Failure or refusal to furnish any items of information requested by the Owner shall be considered as non-responsive and therefore, basis for rejection of the bid.

Submitted By: T. C. Edmondson, III Date: 03/19/2026

Printed Name: T. C. Edmondson, III Title: CEO

**Appendix F – Proposed Subcontractors and Suppliers**

- Proposed Subcontractors
- Proposed Suppliers

PIPELINE UTILITIES, INC.
*Utility Contractors*

Fayetteville Cumberland Economic Development Corporation
Airport Lift Station No. 29 Replacement
31-Mar-26

**PROPOSED SUBCONTRACTORS:**

Bitting Electrical
Cruz Bros. Concrete
T&T Tree Service

**PROPOSED SUPPLIERS:**

CP&P
Heritage Water Systems
Ferguson / Core & Main

**PROJECT MATERIALS:**

Precast
Pumps & Duplex Controls
Pipe Valves & Fittings

**Appendix G – References**

Refer to Appendix G for Key References

Richard Day
102 W. Riverfront Lane Trenton, NC 28585 919.353.3675
Rpday11.design@gmail.com

13 April 2026

To whom it may concern:

During my tenure as the Public Utilities Director for the City of Havelock I had the pleasure of working with TA Loving on a large sewer line replacement project for the City beginning in early 2024 and completed in September of 2025. The project involved upsizing an existing run of approximately 3,000 lineal feet of gravity sewer line in the range of 10 to 16 ft. deep and replacement of several manholes. The project cost was around $6 million and faced complications involving difficult access, buried construction debris, swampy terrain adjacent to Slocum Creek, boring under the Norfolk Southern Railroad, Highway 70 and Fontana Blvd, while navigating installation between buildings operated by the local Ford dealership at that intersection. The completed project has greatly improved the City's capacity to handle the flow to the plant in this major vein of wastewater collection. This had been an area of high I&I, inefficient delivery, and occasional spills during high rain events. These issues were well remediated.

Sean Owens was the Project manager for TA Loving and he and his team managed the project with great skill and professionalism throughout. Their operation progressed very smoothly, stayed on schedule, and was completed with results that exceeded our expectations. The workmanship in their installation, crew and sub supervision, contract management and site restoration were excellent. I would look forward to working with them in the future should the opportunity arise.

Best Regards,



Rick Day
*City of Havelock Public Utilities Director, Retired.*

Airport Lift Station Reference for -

Reference from: City of Wilson/ Brooks Bunn

Project Vendor Did: Sewer Outfall Line replacement

Vendor: Pipeline/TA Loving

1. Was the project completed on time? Yes, met all deadlines
2. Was the project completed within budget? Yes, it was
3. How would you rate the quality of work? They met or exceeded expectations and adapted well with changes during duration of the project.
4. Did the finished project meet expectations? Yes
5. How effective was communication with the contractor? Really good with written and oral documentation and brought up concerns they had.
6. When issues arose, were they resolved promptly and professionally? Yes, they were very professional and find solutions to the issues, they had not issues at all.
7. What are the contractor's overall strengths and weaknesses, and would you be willing to hire them again? Defiantly hire them again. No weakness, they were really qualified and confident. Greatest strength knowledge of the task Infront of them, and had a great attention to detail.

Reference

**Town of Hope Mills**

**Don Sisko**

1. **Was the project completed on time?**
   The project was not completed within the original schedule due to a change order. During construction, unforeseen underground utilities were encountered that were not identified in the initial survey. A one-time change order was issued to address these conditions. This delay was attributed to an engineering issue and not the fault of Morganton Trucking.

2. **Was the project completed within budget?**
   The project was not completed within the original budget due to the necessary change order; however, it was completed in a cost-effective and reasonable manner. Morganton Trucking worked collaboratively throughout the change order process. This was their second project with the Town, and the completed work has been very well received by the community.

3. **How would you rate the quality of work?**
   The quality of work was good. Any issues encountered were related to engineering and not attributed to the contractor.

4. **Did the finished project meet expectations?**
   Yes, the finished project met expectations.

5. **How effective was communication with the contractor?**
   Communication was very good. The Town had direct access to the contractor's office, and Mr. Morgan was present on-site when needed.

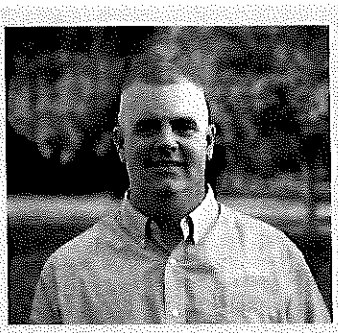
6. **When issues arose, were they resolved promptly and professionally?**
   Yes, all issues were addressed promptly and handled in a professional manner.

7. **What are the contractor's overall strengths and weaknesses, and would you be willing to hire them again?**
   Morganton Trucking's strengths include strong fieldwork capabilities and excellent concrete work. One noted challenge involved navigating federal guidelines; however, the contractor was cooperative, communicated effectively, and worked through the requirements successfully with the Town. Overall, communication, cost management, and quality of work were all positive, and the Town would be willing to work with them again and hopes they submit bids on future projects.

**Appendix H – Key Personnel**

- Refer to Appendix G for Key Personnel





PIPELINE UTILITIES, INC.

**YEARS OF EXPERIENCE**

29 years

**EDUCATION**

BS, Mechanical Engineering, North Carolina State University

**REGISTRATION/ CERTIFICATIONS**

First Aid/CPR/AED

NC General Contractor License

NC Utility License

OSHA 30

Trenching, Excavation & Shoring

# Mason Kenyon
## Vice President

**RELEVANT EXPERIENCE**

**16-inch Water Main Replacement, Town of Fuquay-Varina Public Utilities, Operations Manager**

This project included the installation of 1,500 LF of 16-inch DIP, 1,400 LF of 6-inch DIP, and 240 LF of 4-inch DIP water mains with associated valves and fittings and connections to existing systems. Five fire hydrants were installed along with 35 new water services. Also included was the abandonment of roughly 3,134 LF of existing water mains and 1,400 SY of asphalt trench repair.

**Ray Avenue, City of Fayetteville, Operations Manager**

This project consisted of 364 LF of 42", 304 LF of 24", 152 LF of 18", 32 LF of 15" storm drain replacement along Ray Ave and Maiden Lane. We also installed 440 LF of 12" water main replacement along Ray Ave. The main water replacement included aerial waterline with pipe pile supports over Cross Creek. The project included 60 LF of 8" sewer line removal and replacement; water services replacement including water meter relocation and meter vault replacement; removal and replacement of concrete curb, concrete sidewalk, brick paver sidewalk, concrete pavement, asphalt paving, milling and overlay, as well as landscape replacement.

**400 Hillsborough St. - Emergency Storm Drain Job, Barnhill Contracting Company, Project Executive**

This project consisted of the removal of an existing storm drain box and hand-building another in place in order to meet NCDOT specifications. The surrounding hardscapes were removed and replaced as part of this project.

**Design-Build Southern Oaks, Town of Fuquay-Varina Public Utilities, Operations Manager**

This design-build project consisted of installation of a new gravity sewer outfall and upsizing of the existing sanitary sewer system to accommodate long-term capacity needs due to robust growth in the Cape Fear River Basin area in the Town of Fuquay-Varina. Design, permitting, easement acquisition, construction of a new gravity sewer outfall, upsizing of existing sewer system, and decommissioning of multiple pump stations were included. This project presented several challenges that we overcame: 31,400 cy of rock removal, jack and bores installed inclusive of 190 LF of 42-inch casing, 470 LF of 36-inch casing, and 160 LF of 24-inch casing, and 19 stream crossings along with 35 easements. Installed gravity sewer in lengths of 1,895 LF of 12-inch, 6,646 LF of 18-inch, and 8,647 LF of 24-inch along with 72 manholes.

**Apex Gateway Bldg 1 & 2 Sanitary Sewer, Hillsborough Plumbing, Operations Manager**

6" sanitary sewer and cleanouts in building pads.

**Aviation Parkway Pump Station, Town of Cary, Operations Manager**
Project consisted of the installation of 293 LF of new 24-inch gravity sewer main in a new easement, 741 LF of new 16-inch force main in existing easement (445 LF being directional drilled HDPE), installation of four 16-inch plug valves in manholes, installation of new polymer discharge manhole with odor control unit, demolition of existing 8-inch above ground force main piping at the pump station and replacement with new underground 12-inch piping with new meter and valve vaults along with associated valves and fittings. Multiple pump station upgrades including: SCADA system upgrade and integration with new systems, replaced pump control conductors and installed new terminal cabinet, installation of new dumpster enclosure with odor control system, new area lights installed and installation of new security fence with automated vehicle entry gate.

**Bolinwood Sewer System Improvements, Orange Water and Sewer Authority, Operations Manager**
Replaced approximately 1,323 LF of 8" through 16" gravity sewer mains, including 14 new manholes. Extensive sewer bypassing was required to complete the project, along with creek crossings and two jack and bores. This project was completed while maintaining access to Mill Creek Condominiums Community residences.

**Boshamer Parking Repairs, University of NC, Operations Manager**
Excavation and realignment of a storm drain system. Scope included backfilling with imported soil, reconstruction of pavement, curb and gutter, brick sidewalks, steps, and a retaining wall. Work required pedestrian and vehicular traffic control throughout construction.

**Burlington Water Line Replacement, City of Burlington, Operations Manager**
The scope of this project consisted of replacing the existing 2" water line with 1,280 LF of new 6" DIP and associated fittings, valves, services, and new hydrants.

**Centennial Campus Steam, NC State University, Operations Manager**
The project involved the removal and replacement of approximately 100 LF of 12-inch pre-insulated steam and 6-inch pre-insulated condensate lines between two existing steam vaults. This required careful tie-ins to the existing piping system within each vault. Prior to reconnecting to the existing system, all weld joints on the new pipes underwent compliance x-ray testing. Subsequently, a hydrostatic pressure test was conducted on the entire new system. Excavation depths for the steam and condensate lines ranged from approximately 14 to 17 feet. Upon completion of the steam upgrades, the existing storm drain in the area was converted into a dry riverbed system. Roughly 1,400 SF of sidewalk was then replaced along with landscape beds, plantings, and new sod.

**Franklin Street Sewer, Town of Chapel Hill, Operations Manager**
Installed a new 4" SS lateral in the middle of Franklin Street. Major coordination with NCDOT, the town, and OWASA.

**Ray Avenue Drainage, City of Fayetteville, Operations Manager**
Installed new storm, water, and sewer piping.

**AversboroRd/Old Scarboro, City of Raleigh, Operations Manager**
This project consisted of installing two 8" line stops and removing existing AC pipe that had been destroyed by tree roots. It was replaced with 8" DIP. Asphalt trench repair, milling, and overlay were also performed.

**Fieldcross Backflow, City of Raleigh, Operations Manager**
This project consisssted of removal and demolition of an existing backflow vault and installing an 8" Ductile Iron spool piece.

**Main St/Harris Rd, City of Raleigh, Operations Manager**
Repaired water lines along Harris Rd and Main St.

**Raw Water Intake Facility, Greensville County Water & Sewer Authority, Operations Manager**
This project required a temporary cofferdam for the Raw Water Intake Pump Station. In order to construct the pump station, we had to mass excavate the area. Dewatering, erosion control, concrete work, electrical, SCADA, building, metal roofing, site grading, and process equipment were a part of the project.

**North HWY 61 Waterline Extension, Town of Gibsonville, Operations Manager**
Installed approximately 7,600 LF of 12-inch DIP water main, 300 LF of 6-inch DIP water main, six air release valve manholes, 100 LF of bore and jack road crossings, 52 LF of bore and jack stream crossing, asphalt trench repair, mill and overlay, and concrete curb and gutter repairs.

**Stormwater Infrastructure Repair, City of Durham, Operations Manager**
This project comprised of 3,152 LF of 15" through 42" RCP storm drainage installation and 37 storm drain structures. To accomplish this, nearby water and sewer mains were relocated and replaced to accommodate the new storm drain design. More than 700' of granite and concrete curbs and several driveways had to be replaced after the pipe was installed on the project.

**Hilton Dual Brand, Humphreys & Associates Contractors, LLC, Operations Manager**
This project consisted of the install of 160 LF of two new 8-inch DIP fire lines with connections to the existing water system and penetrations to new building, one new fire hydrant and 100 LF of new 4" DIP domestic water line with associated water meter in a vault. Installed 207 LF of 15-inch HDPE and 114 LF of 12-inch DIP and 93 LF of 6-inch PVC storm piping along with seven new storm box structures and tie-ins to the existing system. Installed 95 LF of new 8-inch PVC gravity sewer service with trunk line/manifold to connect five individual sewer services coming out of the building to the existing sewer system via a new doghouse manhole. Roughly 128 LF of existing 8-inch terracotta sewer main was also lined as a part of the project.

**Food Lion/Highland Creek No. 1, City of Raleigh, Operations Manager**
This project consisted of installing approximately 900 LF of 8-inch gravity sanitary sewer main and associated manholes in a new easement and 140 LF of 12-inch gravity sewer main with manholes in existing easement at two separate pump stations.. We then performed the demolition of two pump stations and abandonment of two existing force mains. Roughly 17,000 SF of new easement was cleared as part of this project.

**Duke Raleigh O2 Line Extension, Rodgers Builders, Inc., Operations Manager**
This project consisted of excavating 200 LF of trench 4' in depth to have an oxygen line installed at Duke Raleigh Hospital. The project also included a 100 LF bore and jack with 16" steel casing underneath Executive Drive, a concrete apron and curb repairs.

**EM - SGWASA 16" Emergency Water Line Repair, South Granville Water and Sewer Authority, Operations Manager**
We responded to an emergency call from SGWASA staff to assist in the repair of a ruptured 16-inch water main. We assisted SGWASA staff in excavation, damage assessment, and repair of ruptured water main.

**New Hope Creek Water, City of Durham, Operations Manager**
Installed 180 LF RJ DIP water line & approximately 650 LF of 16" HDPE directional drill.

**LabCorp - Utility Disconnect, Hillsborough Plumbing, Operations Manager**
Cut and capped an existing storm drain line.

**HWY 50 PS Bypass Connection, City of Raleigh, Operations Manager**
This project consisted of installing permanent bypass connection and approximately 40 LF of 20" DIP. Raising one existing manhole by two feet and replacing the top on another existing manhole that included a hatch with a safety grate.

**N Main St Water Line Ext/US1 Water Main Ext, Franklin County Public Utilities Division, Operations Manager**
The North Main Street waterline extension consisted of 2,084 LF of 6-inch waterline and appurtenances from Pine St to US-1 N, including the installation of a new pressure reducing valve in a precast vault, and the reconnection of nine water services along the route including the customer side. The US-1 watermain extension to Pocomoke Road consisted of 2,722 LF of 8-inch waterline and appurtenances from NC-56 to Pocomoke Rd, including the reconnection of five water services along the route.

**East Haggard Ave Water Line Replacement, Town of Elon, Operations Manager**
This project consisted of the installation of 5,175 LF 12" DIP, 225 LF of 6" DIP, 40 LF of 8" DIP and a 50' bore and jack under East Haggard Avenue. We abandoned existing 6" and 8" waterlines. We also installed a 10" master meter vault and a 10" double backflow vault. Asphalt trench repair, mill and overlay were also included.

**Design-Build Johnston County TGB WTP Expansion - Phase 2 - PUI, Johnston County, Operations Manager**
This progressive design-build Timothy G Broome WTP Expansion project included the expansion of the plant's existing capacity of 14 MGD or water production to 18 MGD. To accommodate this increase we added and upgraded the plant's facilities. Additions included a new high service Filter Building, a new Bulk Chemical Storage and Transfer Facility, Clearwell, two new Claricones, Generator Facility, Operations Building and all associated piping, electrical, instrumentation and controls. Upgrades to the plant included rehabbing existing turbine pumps, process improvements, dewatering capabilities, all existing electrical equipment, and renovation to the existing operations building. An expanded operations space, a renovated lab and controls building, and additional solids handling capacity were also included.

**Hillsborough Plumbing Alcami, Hillsborough Plumbing, Operations Manager**
Rerouted approximately 100 LF of fire line.

**Howland Ave Water Main Replacement, Town of Cary, Operations Manager**
Installation of 3,000 LF of 8" DIP water main, 49 service connections, 7 hydrant assemblies, and full pavement restoration. Scope included abandonment of 2,600 LF of existing water main and erosion control measures.

**Louisburg College T&M Work, Louisburg College, Operations Manager**
Removed and replaced existing fire hydrant, repaired backflow check valves, and rebuilt valves in water meter vault.

**Gaston Stormwater Repairs, City of Durham, Operations Manager**
Stormwater system repairs across multiple sites. Included 600 LF of RCP, 200 LF of 8" water line, and 150 LF of DIP sanitary sewer.

**NC Education Campus Waterline, Balfour Beatty, Operations Manager**
Installation of 400 LF of 24" HDPE chilled water line and related appurtenances.

**Hilton Dual Brand 2, Humphreys & Associates Contractors, LLC., Operations Manager**
Reinstalled sanitary sewer for building and replaced short run of storm water pipe.

**Robeson to Winslow Street, Fayetteville Public Works Commission, Project Executive**
Installed 670 LF new 12" water main, including 150 LF of jack-and-bore under an existing railroad. Scope included H-piles for aerial creek crossing, testing, tie-ins, and abandonment of existing infrastructure.

**Hillsborough Street Revitalization Project - Phase 2, City of Raleigh, Operations Manager**
This project aimed to transform this significant thoroughfare from a congested three-lane street to a safer two-lane divided avenue with traffic circles, wider sidewalks, and bike lanes which created a more pedestrian and bike-friendly environment, enhancing motorist safety, and supporting revitalization efforts. The project incorporated several streetscape elements, including pedestrian and transit amenities, relocating overhead distribution utilities underground, upgraded stormwater facilities, replaced aging water and sanitary sewer infrastructure, installed vehicular and pedestrian LED streetlights throughout the corridor, and converted three signalized intersections into traffic circles while maintaining traffic throughout the corridor.

**Little Creek Interceptor Replacement, Orange Water and Sewer Authority, Operations Manager**
PUI replaced an existing sewer outfall and installed approximately 1,250 LF of new 16-inch ductile iron gravity sewer. The project included new manholes, two creek crossings, several sewer lateral tie-ins, a tie into the Rogerson Pump Station, and abandonment of the existing 12-inch line after completion. Due to a failing design, PUI incorporated a design-build proposal to OWASA to place the outface piping on micropiles. We offered OWASA a GMP which was accepted and executed successfully in the field.

**Cogeneration Steam Tunnel Replacement - Phase 3, UNC-CH Facilities/ Energy, Project Manager**
Included constructing over 2,000 LF of new underground cast-in-place concrete tunnel to replace an existing walkable tunnel dating to 1939 with major structural failure and asbestos insulation as well as an accessible tunnel built in 1987. This new tunnel provided low- and high-pressure steam (40/150 PSIG) and pumped condensate piping. A unique challenge on this project was the close proximity of residential neighbors to the construction site - sometimes only feet away from the trench.

**NC SBI Utilities GMP 1, HITT Contracting, Inc, Project Executive**
Completed the utility design including site development to the north of the addition, streetscape along Building 12 including the new addition, new pedestrian plaza adjacent to the addition, and related parking areas.

**Lang Street Pump Station Replacement, Town Of Haw River, Project Executive**
Constructed a new 700 GPM pump station including 55 LF of 8" DIP force main and 125 LF of 12" DIP gravity sewer.

**N. Ennis St. Water Main Improvements, Town of Fuquay-Varina Public Utilities, Project Executive**
This project consisted of the installation of approximately 4,455 LF of 8-inch, 188 LF of 6-inch, and 15 LF of 4-inch DIP water main with associated valves and fittings along N. Ennis Street with connections to existing water mains at each end and connections to spur lines throughout. A total of ten new fire hydrant assemblies, 53 water services and three air release valves in manholes were also installed. This project also included the abandonment of 4,650 LF of existing waterline and 2,935 SY of asphalt trench repair throughout the project corridor.

**Morgan Creek Sewer, Orange Water and Sewer Authority, Operations Manager**
On August 16, 2021, we received a call from OWASA regarding a failing manhole on the downstream side of Creek Crossing 18 on Morgan Creek off Gray Bluff Trail in Chapel Hill. OWASA had made a temporary repair on this manhole but called us to come in the next morning to look at a full replacement of the manhole. Upon arrival at the location, we determined that the actual aerial crossing was also leaking out of the bottom of the pipe as the pipe actually sits in the typical water flow at this particular crossing and was completely rotten on the bottom. This discovery led to a full replacement of the aerial crossing which included, a fully redundant bypass system, removal of the existing manhole, replacing the upstream manhole, and lining the new and existing pipe from the upper manhole, to the next existing manhole downstream. We completed all work, restored and seeded the area, and demobilized on Sept 9, 2021.

**Morgan Creek 2, Orange Water and Sewer Authority, Operations Manager**
On August 18, 2022, OWASA called us again, this time regarding another Creek Crossing # 21 off Bartram Drive in Chapel Hill. This particular crossing also had a failing aerial that we were able to initially successfully install a repair band on for a temporary repair. We then coordinated with OWASA, while we set up dual redundant bypass pumps, as well as a lining subcontractor to get the entire crossing lined in lieu of a full replacement. This work began on August 18, 2022 and completed on September 9, 2022.

**Peace Street Utility Improvements, City of Raleigh, Operations Manager**
This project aimed to upgrade and replace aging infrastructure in a multi-block radius in downtown Raleigh. This project involved major coordination between the City, businesses, and residents throughout the project corridor due to road closures, lane shifts, and detours that were required to upgrade the underground utilities. The project consisted of installation of 365 LF of 8-inch gravity sewer and associated manholes, six sewer point repairs, installation of 125 LF of 12-inch water main and appurtenances, replacement of 18 water services (residential and commercial), and the removal and replacement of four fire hydrant assemblies.

**NCSU Fitts-Woolard Hall College of Engineering, Skanska, Operations Manager**
This project consisted of a complete new site utility package, final grading, and associated hardscape replacement for the new College of Engineering building for NC State University on its Centennial Campus. This project involved major coordination with the Construction Manager, NC State University, and other Subcontractors working onsite. The site utilities consisted of connections and modifications to existing systems and penetrations to the new building. New site utility installations consisted of 200 LF of preinsulated 6-inch Condensate and 8-inch high pressure steam, 417 LF of 8-inch DIP water main with associated valves and fittings and three new fire hydrant assemblies, 84 LF of 8-inch DIP fire line with a PIV, 77 LF of 4-inch DIP domestic water main with new 4-inch water meter vault and a 4-inch RPZ backflow preventor, 762 LF of 4-inch DIP non-potable water main with two new 4-inch water meter vaults, 365 LF of 2-inch PVC non-potable water main, 179 LF of 10-inch DIP chilled water supply and return lines with new 36-inch butterfly valves on

existing mains, 47 LF of 8-inch DIP sanitary sewer with a 4-foot diameter precast manhole and 1,065 LF of 12-inch, 15-inch, 18-inch, and 24-inch RCP storm drain pipe with 15 new boxes/manholes. Installation of a 32-foot by 32-foot (8,880 CF) underground stormwater cistern along with an 8-foot diameter storm filter manhole containing twelve cartridges. The final grading package included fine grading of 34,245 SF of sidewalk areas and 89,955 SF of open area/landscape beds. Hardscapes included 851 LF of 30-inch curb and gutter as well as a full depth (12.5-inch) asphalt roadway replacement consisting of 1,679 SY.

**Main Campus Drive Water Main, City of Raleigh Public Utilities Department, Operations Manager**
This project included the installation of 3,110 LF of new 12-inch ductile iron water main with associated valves, fittings, and connections to existing systems on each end along Main Campus Drive. Also included was the installation of 13 new fire hydrant assemblies and the relocation of five fire hydrants to meet spacing requirements. Miscellaneous modifications to existing systems included removal/ abandonment of 160 LF of 6-inch and 8-inch water mains, the removal of three unnecessary blowoff assemblies, and the removal of one backflow device.

**VA Durham Specialty Care Building 42, Hicaps, Operations Manager**
This project consisted of installing new storm drain piping and associated precast structures, as well as cutting in multiple tees to install a new fire hydrant, a 3" meter vault assembly, and a 6" fire connection for a new cancer wing at the Durham VA.

**Little Building BFP, RTI International, Operations Manager**
Installed appoximately 400 LF of 6" ductile iron pipe water main and a 6" RPZ.

**RDU Emergency Sewer Repair, Raleigh-Durham Airport Authority, Operations Manager**
Repaired two existing 4-inch force main lines inside interior lift stations from below grade 90 bends to control valves.

**400H Harrington Sewer, Barnhill Contracting Company, Operations Manager**
This project consisted of the replacement of 228 LF existing 6-inch VCP sanitary sewer main with new 8-inch PVC along with the installation of three manholes and connection to sewer service exiting the new building. A new 3,000 gallon grease interceptor, 72 LF of 4-inch PVC and 39 LF of 8-inch DIP was also installed for connecting plumbing from the new building to the existing sewer system.

**Wendell Falls FM - Phase 1, Nash Wendell Falls, LLC, Operations Manager**
This project consisted of 5,000 LF of 12" C900 PVC Force Main piping, two ARV manholes, one plug valves, and 60 LF open cut creek crossing. The scope also included asphalt trench repair, mill and overlay, and the installation of a new concrete median.

**Watermain Replacement, RTI International, Operations Manager**
Installed approximately 2,800 LF of 8" ductile iron pipe water main and appurtenances.

**16-Inch Insertion Valve, South Granville Water and Sewer Authority, Operations Manager**
Installed a new 16-inch insertion valve and manhole. Upon completion, we removed a damaged and leaking existing 16-inch valve and underground vault.

**Town of Cary Miscellaneous, Town of Cary, Operations Manager**
Performed miscellaneous hydrant installation and other work.

**I-440/Western Blvd MH Testing, Concrete Pipe & Precast, Operations Manager**
This project consisted of upgrading and relocating the sanitary sewer system in the areas around the Western Blvd/I-440 interchange associated with the widening of the I-440 beltline. New sanitary sewer piping installation consisted of 466 LF of 8-inch DIP, 967 LF of 10-inch DIP, and 1,533 LF of 12-inch DIP along with 16 new manholes. This project also consisted of the installation of one aerial crossing and 457 LF of jack and bore installation of various casing sizes (16-inch, 20-inch, 24-inch, and 30-inch). Upon completion of the new sanitary sewer system, the existing system was decommissioned which consisted of grout filling 3,560 LF of 8-inch and 10-inch mains, and the abandonment of 14 manholes.

**Dunn 24" Finish Water Main, , Operations Manager**
Installed three 24" bell restraints and a set of 50' I-Beam to stabilize the existing 24" water main where soil had eroded underneath the pipe.

**Eastern Regional Installation of 16" Pigging Station, Town of Fuquay-Varina Public Utilities, Operations Manager**
Installed 16" Pigging Station Assembly at the Eastern Regional Pump Station.

**Warren County - Watermain Relocation Bridge No 126, Warren County, Operations Manager**
400 LF of 8" C900 PVC via directional drilling and 235 LF of 8" ductile iron pipe in conjunction with bridge replacement activities.

**UNC Cogen Facility, University of NC, Operations Manager**
Replaced 2 4-inch lines at the DSI Building during Cogen's spring shutdown.

**EM - RDU Exploratory Investigation, Raleigh-Durham Airport Authority, Operations Manager**
Confined space entry leak exploratory investigation work in vaults at the CEP

**Sunbury Drive Drainage Improvements, City of Fayetteville, Project Executive**
Storm drain and water main replacements across multiple streets, including trenchless crossings under NCDOT-maintained roadways. Scope included sewer upgrades, driveway and pavement restoration, and Right-of-Way property improvements.

**HW Leak Investigation, Raleigh-Durham Airport Authority, Project Executive**
Uncovered potential area for HW leak to determine the problem. Replaced approximately 120 LF of 10" Steam and Condensate lines, reworked leaking fittings within the valve vault.

**EM - Wake Med Water Leak, WakeMed Health & Hospitals, Operations Manager**
We determined the cause of water leaking by excavating next to the Wake Med building.

**Orthophasphate & CO2 - DE Benton and EM Johnson WTP, City of Raleigh, Project Executive**
**Work was completed at the DE Benton and EM Johnson plants.** *Installed chemical ductbanks throughout the plants and set 9 precast junction boxes that connect each ductbank. Also installed approximately 1,000 LF of 4" 3x3 conduit casing pipe.*

**Storm Drain Installation RDU, HiWay Paving, Project Executive**
Worked alongside of runway to install new storm sewer and upgrade an existing box that 60" reinforced concrete pipe feeds to and from.

**Storm Drain Box Repairs, Raleigh-Durham Airport Authority, Project Executive**
Repaired and replaced six damaged storm inlets and grates impacted by traffic wear.

**UNC Storm Graham Student Union, UNC Graham Student Union, Project Executive**
Coordinated with UNC Stormwater Management to investigate sink holes around a silva cell storm water management system. Removed brick courtyard and repaired sink holes within the area.

**Underground Storage Tank Removal, RTI International, Project Executive**
Removed a 3,000 gallon underground storage tank, connected the inlet and outlet pipes together with 6" DIP to grade.

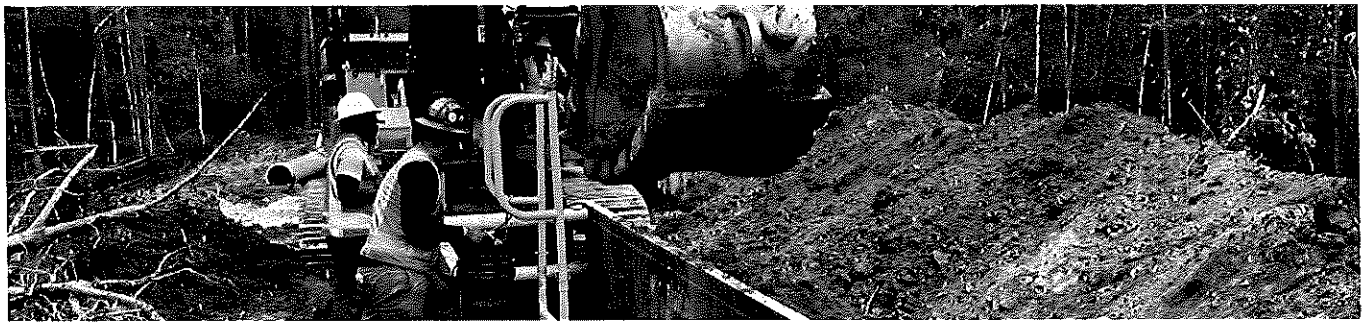
**Rosemary Street Drainage Improvements, City of Fayetteville, Project Executive**
This project included installation of 416 LF of 30" RCP, 56 LF of 18" CP, and 16 LF of 15" RCP and associated storm drain manholes, curb inlets, and drop inlets. The project also included the installation of 900 LF of 8" ductile iron water main, installation of a new 4" water meter vault, concrete and asphalt repair.

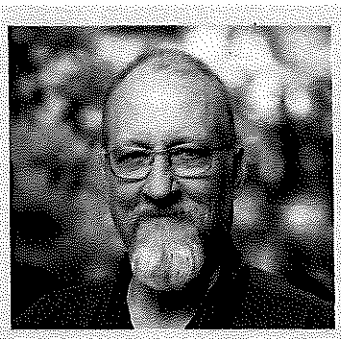
**Annex Phase V, Area 27 - Cliffdale Forest, Fayetteville P.W.C., Operations Manager**
This project included the installation of 6,500 LF of 8" SDR 26 sanitary sewer ranging from 6' to 12' in depth and the installation of associated sanitary sewer manholes and 4" services.

**Watermain Replacement Projects A & B, Town of Cary, Operations Manager**
These projects included the installation of over 20,000 LF of new 4-inch, 6-inch, 8-inch, and 12-inch ductile iron waterline, 26 new fire hydrant assemblies, 106 new gate valves, and 314 water service connections. These projects also included the abandonment of 24,580 feet of existing waterline and 11,220 SY of asphalt trench repair throughout multiple neighborhoods in the Town of Cary.

## PREVIOUS EXPERIENCE

**RDU Terminal 1 Renovation, Senior Project Manager**





PIPELINE UTILITIES, INC.

# Wesley Cotten
## Superintendent

**YEARS OF EXPERIENCE**

36 years

**REGISTRATION/ CERTIFICATIONS**

Confined Spaces
Defensive Driving
Flagger Training
Hazard Communication
OSHA 30
Rigging
Silica Awareness Training
Silica Competent Person
Trenching, Excavation & Shoring

**RELEVANT EXPERIENCE**

**Ray Avenue, City of Fayetteville, Superintendent**
This project consisted of 364 LF of 42", 304 LF of 24", 152 LF of 18", 32 LF of 15" storm drain replacement along Ray Ave and Maiden Lane. We also installed 440 LF of 12" water main replacement along Ray Ave. The main water replacement included aerial waterline with pipe pile supports over Cross Creek. The project included 60 LF of 8" sewer line removal and replacement; water services replacement including water meter relocation and meter vault replacement; removal and replacement of concrete curb, concrete sidewalk, brick paver sidewalk, concrete pavement, asphalt paving, milling and overlay, as well as landscape replacement.

**Aviation Parkway Pump Station, Town of Cary, Superintendent**
Project consisted of the installation of 293 LF of new 24-inch gravity sewer main in a new easement, 741 LF of new 16-inch force main in existing easement (445 LF being directional drilled HDPE), installation of four 16-inch plug valves in manholes, installation of new polymer discharge manhole with odor control unit, demolition of existing 8-inch above ground force main piping at the pump station and replacement with new underground 12-inch piping with new meter and valve vaults along with associated valves and fittings. Multiple pump station upgrades including: SCADA system upgrade and integration with new systems, replaced pump control conductors and installed new terminal cabinet, installation of new dumpster enclosure with odor control system, new area lights installed and installation of new security fence with automated vehicle entry gate.

**Boshamer Parking Repairs, University of NC, Superintendent**
Excavation and realignment of a storm drain system. Scope included backfilling with imported soil, reconstruction of pavement, curb and gutter, brick sidewalks, steps, and a retaining wall. Work required pedestrian and vehicular traffic control throughout construction.

**Centennial Campus Steam, NC State University, Superintendent**
The project involved the removal and replacement of approximately 100 LF of 12-inch pre-insulated steam and 6-inch pre-insulated condensate lines between two existing steam vaults. This required careful tie-ins to the existing piping system within each vault. Prior to reconnecting to the existing system, all weld joints on the new pipes underwent compliance x-ray testing. Subsequently, a hydrostatic pressure test was conducted on the entire new system. Excavation depths for the steam and condensate lines ranged from approximately 14 to 17 feet. Upon completion of the steam upgrades, the existing storm drain in the area was converted into a dry riverbed system. Roughly 1,400 SF of sidewalk was then replaced along with landscape beds, plantings, and new sod.

**City of Fayetteville - Ray Avenue Drainage, City of Fayetteville, Superintendent**
Installed new storm, water, and sewer piping.

**AversboroRd/Old Scarboro, City of Raleigh, Superintendent**
This project consisted of installing two 8" line stops and removing existing AC pipe that had been destroyed by tree roots. It was replaced with 8" DIP. Asphalt trench repair, milling, and overlay were also performed.

**Fieldcross Backflow, City of Raleigh, Superintendent**
This project consissted of removal and demolition of an existing backflow vault and installing an 8" Ductile Iron spool piece.

**Main St/Harris Rd, City of Raleigh, Superintendent**
Repaired water lines along Harris Rd and Main St.

**Duke Raleigh O2 Line Extension, Rodgers Builders, Inc., Superintendent**
This project consisted of excavating 200 LF of trench 4' in depth to have an oxygen line installed at Duke Raleigh Hospital. The project also included a 100 LF bore and jack with 16" steel casing underneath Executive Drive, a concrete apron and curb repairs.

**EM - SGWASA 16" Emergency Water Line Repair, South Granvile Water and Sewer Authority, Superintendent**
We responded to an emergency call from SGWASA staff to assist in the repair of a ruptured 16-inch water main. We assisted SGWASA staff in excavation, damage assessment, and repair of ruptured water main.

**Fayetteville PWC - Robeson to Winslow Street, Fayetteville Public Works Commission, Superintendent**
Installed 670 LF new 12" water main, including 150 LF of jack-and-bore under an existing railroad. Scope included H-piles for aerial creek crossing, testing, tie-ins, and abandonment of existing infrastructure.

**Food Lion/Highland Creek No. 1, City of Raleigh, Superintendent**
This project consisted of installing approximately 900 LF of 8-inch gravity sanitary sewer main and associated manholes in a new easement and 140 LF of 12-inch gravity sewer main with manholes in existing easement at two separate pump stations.. We then performed the demolition of two pump stations and abandonment of two existing force mains. Roughly 17,000 SF of new easement was cleared as part of this project.

**Hilton Dual Brand, Humphreys & Associates, LLC, Superintendent**
This project consisted of the install of 160 LF of two new 8-inch DIP fire lines with connections to the existing water system and penetrations to new building, one new fire hydrant and 100 LF of new 4" DIP domestic water line with associated water meter in a vault. Installed 207 LF of 15-inch HDPE and 114 LF of 12-inch DIP and 93 LF of 6-inch PVC storm piping along with seven new storm box structures and tie-ins to the existing system. Installed 95 LF of new 8-inch PVC gravity sewer service with trunk line/manifold to connect five individual sewer services coming out of the building to the existing sewer system via a new doghouse manhole. Roughly 128 LF of existing 8-inch terracotta sewer main was also lined as a part of the project.

**HUB RTP Reclaimed Water/Sewer, Durham County Engineering and Environmental Services, Superintendent**
Installed +/- 4,700 LF of gravity sewer pipe, abandoned +/- 2,300 LF of existing gravity sewer and +/- 10,500 LF of reclaimed water pipe and appurtenances in the vicinity of NC HWY 54, Hopson Road, and NC 147.

**HWY 50 PS Bypass Connection, City of Raleigh, Superintendent**
This project consisted of installing permanent bypass connection and approximately 40 LF of 20" DIP. Raising one existing manhole by two feet and replacing the top on another existing manhole that included a hatch with a safety grate.

**Little Building BFP, RTI International, Superintendent**
Installed appoximately 400 LF of 6" ductile iron pipe water main and a 6" RPZ.

**Wendell Falls FM - Phase 1, Nash Wendell Falls, LLC, Superintendent**
This project consisted of 5,000 LF of 12" C900 PVC Force Main piping, two ARV manholes, one plug valves, and 60 LF open cut creek crossing. The scope also included asphalt trench repair, mill and overlay, and the installation of a new concrete median.

**Neeley Street Sinkhole, Raleigh Housing Authority, Superintendent**

**Watermain Replacement, RTI International, Superintendent**
Installed approximately 2,800 LF of 8" ductile iron pipe water main and appurtenances.

**Leazer Hall Sewer EM Repair, NC State University, Superintendent**

**16-Inch Insertion Valve, South Granvile Water and Sewer Authority, Superintendent**
Installed a new 16-inch insertion valve and manhole. Upon completion, we removed a damaged and leaking existing 16-inch valve and underground vault.

**PUI EM - WakeMed Repair Work, WakeMed Health & Hospitals, Superintendent**

**Louisburg College T&M Work, Louisburg College, Superintendent**

Removed and replaced existing fire hydrant, repaired backflow check valves, and rebuilt valves in water meter vault.

**I-440/Western Blvd MH Testing, Concrete Pipe & Precast, Superintendent**
This project consisted of upgrading and relocating the sanitary sewer system in the areas around the Western Blvd/I-440 Interchange associated with the widening of the I-440 beltline. New sanitary sewer piping installation consisted of 466 LF of 8-inch DIP, 967 LF of 10-inch DIP, and 1,533 LF of 12-inch DIP along with 16 new manholes. This project also consisted of the installation of one aerial crossing and 457 LF of jack and bore installation of various casing sizes (16-inch, 20-inch, 24-inch, and 30-inch). Upon completion of the new sanitary sewer system, the existing system was decommissioned which consisted of grout filling 3,560 LF of 8-inch and 10-inch mains, and the abandonment of 14 manholes.

**EM - Amgen Apex Waterline Repairs, InServ Corp., Superintendent**

**EM - Dunn 24" Finish Water Main, City of Dunn, Superintendent**
Installed three 24" bell restraints and a set of 50' I-Beam to stabilize the existing 24" water main where soil had eroded underneath the pipe.

**Design-Build Southern Oaks Sewer Outfall, Town of Fuquay-Varina Public Utilities, Superintendent**
This design-build project consisted of installation of a new gravity sewer outfall and upsizing of the existing sanitary sewer system to accommodate long-term capacity needs due to robust growth in the Cape Fear River Basin area in the Town of Fuquay-Varina. Design, permitting, easement acquisition, construction of a new gravity sewer outfall, upsizing of existing sewer system, and decommissioning of multiple pump stations were included. This project consisted of upsizing the sanitary sewer system to accommodate long-term capacity needs due to robust growth in the area of the Cape Fear River Basin in the Town of Fuquay-Varina. Design, permitting, easement acquisition, construction of a gravity outfall and decommissioning of two pump stations. This project presented several challenges that we overcame: 31,400 cy of rock removal, jack and bores installed inclusive of 190 LF of 42-inch casing, 470 LF of 36-inch casing, and 160 LF of 24-inch casing, and 19 stream crossings along with 35 easements. Installed gravity sewer in lengths of 1,895 LF of 12-inch, 6,646 LF of 18-inch, and 8,647 LF of 24-inch along with 72 manholes.

**Woodlawn Pump Station Emergency Bypass, City of Raleigh, Superintendent**

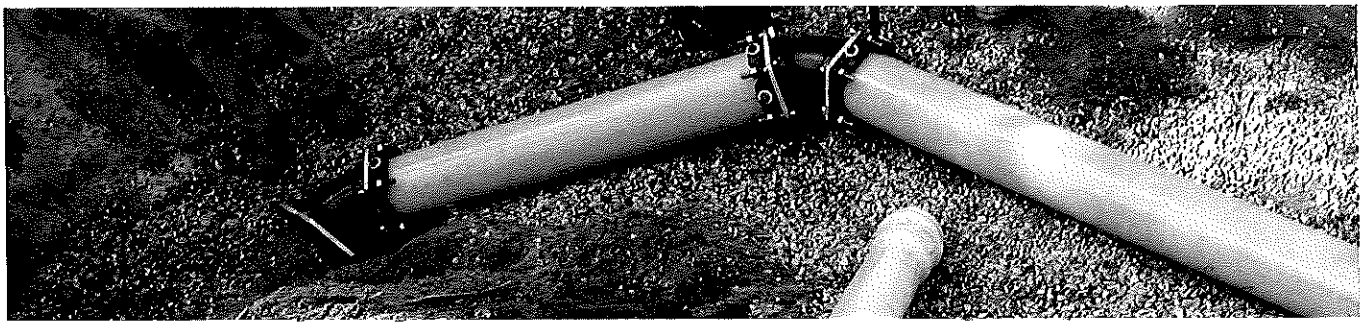
**Sunbury Drive Drainage Improvements, City of Fayetteville, Superintendent**
Storm drain and water main replacements across multiple streets, including trenchless crossings under NCDOT-maintained roadways. Scope included sewer upgrades, driveway and pavement restoration, and Right-of-Way property improvements.

**Rosemary Street Drainage Improvements, City of Fayetteville, Superintendent**
This project included installation of 416 LF of 30" RCP, 56 LF of 18" CP, and 16 LF of 15" RCP and associated storm drain manholes, curb inlets, and drop inlets. The project also included the installation of 900 LF of 8" ductile iron water main, installation of a new 4" water meter vault, concrete and asphalt repair.

**Annex Phase V, Area 27 - Cliffdale Forest, Fayetteville P.W.C., Superintendent**
This project included the installation of 6,500 LF of 8" SDR 26 sanitary sewer ranging from 6' to 12' in depth and the installation of associated sanitary sewer manholes and 4" services.

**NCSU Fitts-Woolard Hall College of Engineering, Skanska, Superintendent**
This project consisted of a complete new site utility package, final grading, and associated hardscape replacement for the new College of Engineering building for NC State University on its Centennial Campus. This project involved major coordination with the Construction Manager, NC State University, and other Subcontractors working onsite. The site utilities consisted of connections and modifications to existing systems and penetrations to the new building. New site utility installations consisted of 200 LF of preinsulated 6-inch Condensate and 8-inch high pressure steam, 417 LF of 8-inch DIP water main with associated valves and fittings and three new fire hydrant assemblies, 84 LF of 8-inch DIP fire line with a PIV, 77 LF of 4-inch DIP domestic water main with new 4-inch water meter vault and a 4-inch RPZ backflow preventor, 762 LF of 4-inch DIP non-potable water main with two new 4-inch water meter vaults, 365 LF of 2-inch PVC non-potable water main, 179 LF of 10-inch DIP chilled water supply and return lines with new 36-inch butterfly valves on existing mains, 47 LF of 8-inch DIP sanitary sewer with a 4-foot diameter precast manhole and 1,065 LF of 12-inch, 15-inch, 18-inch, and 24-inch RCP storm drain pipe with 15 new boxes/manholes. Installation of a 32-foot by 32-foot (8,880 CF) underground stormwater cistern along with an 8-foot diameter storm filter manhole containing twelve cartridges. The final grading package included fine grading of 34,245 SF of sidewalk areas and 89,955 SF of open area/landscape beds. Hardscapes included 851 LF of 30-inch curb and gutter as well as a full depth (12.5-inch) asphalt roadway replacement consisting of 1,679 SY.

**Main Campus Drive Water Main, City of Raleigh Public Utilities Department, Superintendent**
This project included the installation of 3,110 LF of new 12-inch ductile iron water main with associated valves, fittings, and connections to existing systems on each end along Main Campus Drive. Also included was the installation of 13 new fire hydrant assemblies and the relocation of five fire hydrants to meet spacing requirements. Miscellaneous modifications to existing systems included removal/abandonment of 160 LF of 6-inch and 8-inch water mains, the removal of three unnecessary blowoff assemblies, and the removal of one backflow device.





PIPELINE UTILITIES, INC.

**YEARS OF EXPERIENCE**

0 years

**EDUCATION**

**REGISTRATION/ CERTIFICATIONS**

Confined Spaces
Defensive Driving
Fire Extinguisher Training
Hazard Communication
Rigging
Silica Awareness Training
Trenching, Excavation & Shoring

# Alex Del Cid Chajon
## Foreman

**RELEVANT EXPERIENCE**

**Burlington Water Line Replacement, City of Burlington, Foreman**
Replaced 1,280 LF of 6" WL with associated fittings, valve, and services.

**City of Fayetteville - Ray Avenue Drainage, City of Fayetteville, Foreman**
Installed new storm, water, and sewer piping.

**Durham Stormwater Infrastructure Repair, City of Durham, Foreman**
This project comprised of 585 LF of 15" through 36" RCP storm drainage installation and seven storm drain inlets. To accomplish this, nearby water and sewer mains were relocated and replaced to accommodate the new storm drain design. More than 300' of curb and several driveways had to be replaced after the pipe was installed on the project.

**East Haggard Ave Water Line Replacement, Town of Elon, Foreman**
Installed 5,175 LF 12-inch DIP water line, including bore-and-jack under E. Haggard Ave., and various tie-ins to existing systems. Project included abandonment of existing lines, meter vaults, and backflow prevention systems.

**Fayetteville PWC - Robeson to Winslow Street, Fayetteville Public Works Commission, Foreman**
Installed 670 LF new 12" water main, including 150 LF of jack-and-bore under a railroad. Scope included testing, tie-ins, and abandonment of existing infrastructure.

**Franklin County N Main St Water Line Ext/US1 Water Main Ext, Franklin County Public Utilities Division, Foreman**
2,084 LF of 6-inch waterline and appurtenances along North Main Street from Pine Street to US-1 N. Scope included installation of a new pressure-reducing valve in a precast vault and the reconnection of nine water services, including customer-side connections. Additionally, estimate 2,722 LF of 8-inch waterline along US-1 from NC-56 to Pocomoke Road, including five water service reconnections.

**Howland Ave Water Main Replacement, Town of Cary, Foreman**
Installation of 3,000 LF of 8" DIP water main, 49 service connections, 7 hydrant assemblies, and full pavement restoration. Scope included abandonment of 2,600 LF of existing water main and erosion control measures.

**HUB RTP Reclaimed Water/Sewer, Durham County Engineering and Environmental Services, Foreman**
Installed +/- 4,700 LF of gravity sewer pipe, abandoned +/- 2,300 LF of existing gravity sewer and +/- 10,500 LF of reclaimed water pipe and appurtenances in the vicinity of NC HWY 54, Hopson Road, and NC 147.

**Johnston County TGB WTP Expansion - Phase 2 - PUI, Johnston County, Foreman**
This design-build project included expanding the existing WTP. The work included 24-inch

chemical ductbank, 24-inch piping and tie-ins, sanitary sewer and 5 manholes, 16-inch backwash line, 6-inch and 8-inch sludge lines, 6-inch potable water line, as well as 18-inch and 24-inch mixed water lines with tie ins.

**New Hope Creek Water, City of Durham, Foreman**
Installed 180 LF RJ DIP water line & approximately 650 LF of 16" HDPE directional drill

**North HWY 61 Waterline Extension, Town of Gibsonville, Foreman**
Installed approximately 7,600 LF of 12-inch DIP water main, 300 LF of 6-inch DIP water main, six air release valve manholes, 100 LF of bore and jack road crossings, 52 LF of bore and jack stream crossing, and asphalt trench repair, mill and overlay

**Cary 2021 Water Main, Town of Cary, Foreman**

**Southern Oaks Sewer Outfall Ph3, Town of Fuquay-Varina Public Utilities, Foreman**
This design-build project consisted of upsizing the sanitary sewer system to accommodate long-term capacity needs due to robust growth in the Cape Fear River Basin area in the Town of Fuquay-Varina. Design, permitting, easement acquisition, construction of a gravity outfall and decommissioning of two pump stations was included. This project presented several challenges that we overcame: 28,600 cy of rock removal, 190 LF of 42" casing, 470 LF of 36" casing, and 160 lf of 24" casing jack and bores for a total of 820 LF, and 19 stream crossings along with 35 easements. Installed gravity sewer in the lengths of 1,895 LF of 12", 6,646 LF of 18", and 8,647 LF of 24".

**EM Amgen Apex Waterline Repairs, InServ Corp.**, *Foreman*

**EM - Richmond County High School, Muter Construction, Foreman**

**EM - WakeMed Repair Work, WakeMed Health & Hospitals, Foreman**

**Wendell Falls FM - Phase 1, Nash Wendell Falls, LLC, Foreman**
Improved force main in Wendell Falls Phas 1 and 2. Project included earthwork, clearing, grubbing, trenching, erosion control, landscaping, horizontal directional drilling, jack-and-bores, cast-in-place concrete, and asphalt paving.

**Town of Cary Miscellaneous, Town of Cary, Foreman**
Performed miscellaneous hydrant installation and other work.

**Sunbury Drive Drainage Improvements, City of Fayetteville, Foreman**
Storm drain and water main replacements across multiple streets, including trenchless crossings under NCDOT-maintained roadways. Scope included sewer upgrades, driveway and pavement restoration, and R/W property improvements.

**PREVIOUS EXPERIENCE**

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0226

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A9

**TO:** **Mayor and Members of City Council**

**THRU:** **Lachelle H. Pulliam, City Attorney**

**FROM:** **Kecia N. Parker, Real Estate Manager**

**DATE:** **April 27, 2026**

**RE:**
**Adopt Resolution Calling a Public Hearing Regarding the Permanent Closing of a Portion of Fargo Drive**

**COUNCIL DISTRICT(S):**
5

**Relationship To Strategic Plan:**
Goal IV: Desirable Place to Live, Work and Recreate

**Executive Summary:**
N.C.G.S. §160A-299 gives authority and procedures for the City to permanently close a city street or alley. 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. The City Council must adopt a resolution declaring its intent to close the street and call a public hearing on the question. Staff proposes to set the public hearing for June 8, 2026, in accordance with statutory requirements. A resolution and map of the proposed closing are attached for reference.

**Background:**

- The City of Fayetteville has received a petition to permanently close a portion of Fargo Drive.
- N.C.G.S. §160A-299 gives authority and procedures required for the City to permanently close a city street or alley.
- This closing will not landlock abutting property owners.
- A map of the proposed closing is attached for reference.

**Issues/Analysis:**

- No access will be denied to anyone as a result of the proposed closing.
- Closing the street will allow the surrounding property owner to further develop

the property.

**Budget Impact:**
There is no significant impact to the budget as a result of the proposed closing.

**Options:**

- Adopt the Resolution declaring Council's intent to permanently close a portion of Fargo Drive and calling a public hearing for June 8, 2026.
- Deny the request.

**Recommended Action:**
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.

**Attachments:**
Petition
Map
Resolution

**NORTH CAROLINA**

**PETITION**

**CUMBERLAND COUNTY**

To: The Mayor and Members of the City Council of Fayetteville, North Carolina

1. That under the deeds & plats dated **October 2nd, 2025** and being recorded in **PB 153 PG 106 thru 108** in the office of the Register of Deeds for Cumberland County, there were dedicated certain lands to be used as a public street, said street is now known as **Fargo Drive 60' R/W.**

2. That the petitioner is owner of a portion of the property adjoining said street and is desirous of closing a portion of the street as a public street, pursuant to North Carolina General Statute 160A-299.

3. That a portion of said street, although dedicated by the heretofore mentioned plat, is not now used as a street; that your petitioner believes it would be in the best interests of all parties that said street portion be closed as a public street and that your petitioner believes that the closing of said street portion would not deprive anyone of reasonable means of ingress and egress to his or her property and that the closing of said street portion will not do any harm to person known to your petitioner.

WHEREFORE, your petitioner respectfully petitions the City Council of the City of Fayetteville as follows:

(1) That the portion of **Fargo Drive 60' R/W** from **Village Drive R/W** to **Cumberland County Hospital System, Inc. Property**, be closed pursuant to the authority of North Carolina General Statute, 160A-299.

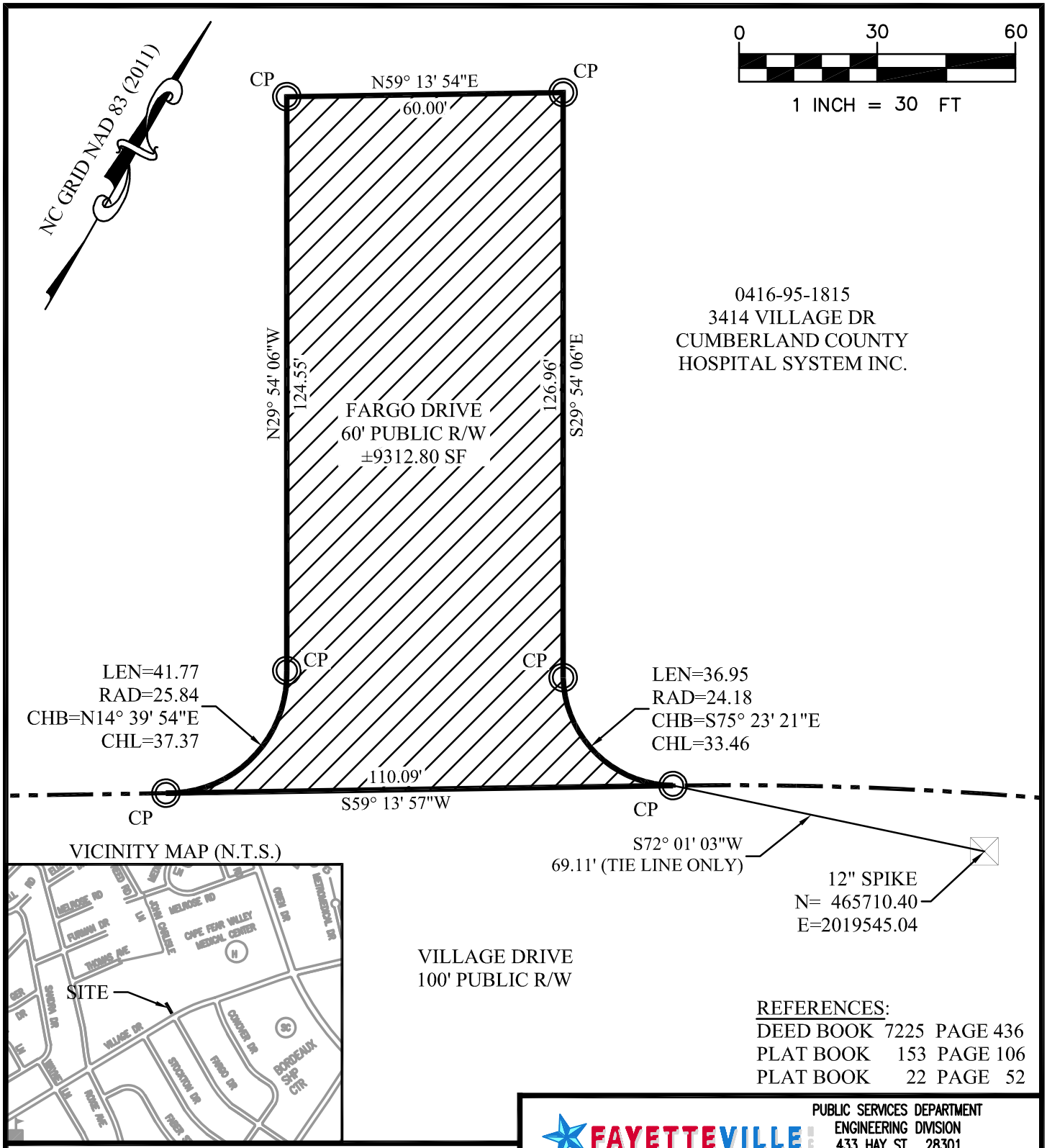
(2) That a hearing be held pursuant to North Carolina General Stature 160A-299 after appropriate notification of all parties as set forth in the aforesaid statute.

Filed this 6th day of JANUARY, 2026.

SIGNATURE OF PETITIONERS:

CFVHS _____

NA BRIAN PEARCE, VICE PRESIDENT




REFERENCES:
DEED BOOK 7225 PAGE 436
PLAT BOOK 153 PAGE 106
PLAT BOOK 22 PAGE 52

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

FAYETTEVILLE
AMERICA'S CAN DO CITY

PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
433 HAY ST. 28301
(910) 433-1656

**PROPOSED STREET CLOSURE**
**FARGO DRIVE**
**±9312.80 SQUARE FEET**
**±0.21 ACRE**
**PIERCES MILL TWP CUMBERLAND COUNTY**
**FAYETTEVILLE NORTH CAROLINA**

SHEET 1 OF 1 | REVISION DATE: _____

DATE 3/25/2026 DRAWN BY RSH
SCALE 1" = 30' CK'D BY JEJ

Resolution No. R2026-_____

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

WHEREAS, the City of Fayetteville has received a request to permanently close a portion of Fargo Drive. Said portion is described more particularly as follows:

Beginning at a point being the southwestern corner of that lot known as Lot 63 as depicted in the plat entitled "New Easement For NGOASONG LLC" as recorded in Plat Book 134, Page 187 of the Cumberland County Registry, said point also being in the northern right of way margin of Village Drive and continuing thence with a curve to the left having a radius of 816.20, an arc length of 107.03 with a chord bearing and distance of South 62 degrees 57 minutes 14 seconds West 106.95 feet to the TRUE POINT AND PLACE OF BEGINNING, continuing thence with the northern right of way margin of Village Drive South 59 degrees 13 minutes 57 seconds West 110.09 feet to a point, thence leaving said right of way margin with a curve to the left having a radius of 25.84, an arc length of 41.77 with a chord bearing and distance of North 14 degrees 39 minutes 54 seconds East 37.37 feet to a point, thence North 29 degrees 54 minutes 06 seconds West 124.55 feet to a point, thence North 59 degrees 13 minutes 54 seconds East 60 feet to a point, thence South 29 degrees 54 minutes 06 seconds East 126.96 feet to a point, thence with a curve to the left having a radius of 24.18, an arc length of 36.95 with a chord bearing and distance of South 75 degrees 23 minutes 21 seconds East 33.46 feet to the TRUE POINT AND PLACE OF BEGINNING, containing approximately 9,312.80 square feet more or less.

AND WHEREAS the above-described property is located within the corporate limits of the City of Fayetteville and the Council intends to approve said request.

NOW THEREFORE, BE IT RESOLVED on behalf of the people of Fayetteville, the City Council calls a public hearing on the question of the proposed permanent closing to be held during the regular meeting of the Fayetteville City Council in Council Chambers at 433 Hay Street, 6:30 PM, June 8, 2026. Persons wishing to be heard regarding this issue shall sign up with the City Clerk, by name and home address, before 5:00 PM on the date of the scheduled public hearing as pursuant to City Council Policy 120.02.

The City Manager or his designee is directed to advertise this notice as prescribed in N.C.G.S. §160A-299 on May 6th, 13th, 20th, and 27th of 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this, the 27th day of April 2026; such meeting was held in compliance with the Open Meetings Act, at which meeting a quorum was present and voting.

CITY OF FAYETTEVILLE

(SEAL)

By: _____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER L. AYRE, City Clerk

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0262

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A10

**TO:** **Mayor and Members of City Council**

**THRU:** **Timothy L. Bryant, CEO/General Manger**
**Fayetteville Public Works Commission**

**FROM:** **Fayetteville Public Works Commission**

**DATE:** **April 27, 2026**

**RE:**
**PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**
High Quality Built Environment

**Executive Summary:**
A bid was received for the construction award for the Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank. The lowest responsive and responsible bidder, and in the best interest of PWC, is Utility Service Co., Inc, Perry, GA, for the total amount of $600,500.00.

**Background:**
The Fayetteville Public Works Commission, during the meeting on April 8, 2026, approved 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 forward to City Council for approval.

Bid Date: March 24, 2026

| Conforming Bidders | Total Price |
|---|---|
| Utility Service Co., Inc., Perry, GA | $600.500.00 |
| Viking Painting, LLC, LA Vista, NE | $665,250.00 |
| D&M Painting Corporation, Washington, PA | $951,540.00 |

**Issues/Analysis:**
The bid notice was advertised through our usual channels on February 19, 2026, with a bid opening date of March 24, 2026. Bids were solicited from three (3) vendors, and three (3) bids were received. SDBE / SLS PARTICIPATION: Utility Service Co., Inc., Perry, GA is not a small local or SDBE business. Utility Service Co., Inc., does not anticipate any small local or SDBE spend.

**Budget Impact:**
Account string: 002.0620.0435.650009.9999999999

**Options:**
N/A

**Recommended Action:**
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

**Attachments:**
Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank

**PUBLIC WORKS COMMISSION**
**ACTION REQUEST FORM**

**TO:** Timothy L. Bryant, CEO/General Manager **DATE:** March 26, 2026

**FROM:** Candice Kirtz, Director of Supply Chain

**ACTION REQUESTED:** Approve the construction award for the Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank (PWC2526068).

**BID/PROJECT NAME:** Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank

**BID DATE:** March 24, 2026 **DEPARTMENT:** Water/Sewer Construction

**BUDGET INFORMATION:** 002.0620.0435.650009

| **CONFORMING BIDDERS** | **TOTAL PRICE** |
|---|---|
| Utility Service Co., Inc, Perry, GA | $600,500.00 |
| Viking Painting, LLC, La Vista, NE | $665,250.00 |
| D & M Painting Corporation, Washington, PA | $951,840.00 |

**AWARD RECOMMENDED TO:** Utility Service Co., Inc, Perry, GA

**BASIS OF AWARD:** Lowest responsive, responsible bidder

**COMMENTS:** The bid notice was advertised through our usual channels on February 19,2026, with a bid opening date of March 24, 2026. Bids were solicited from three (3) vendors, and three (3) bids were received.

**ACTION BY COMMISSION**
**APPROVED_____ REJECTED_____**
**DATE_____**

**ACTION BY COUNCIL**
**APPROVED_____ REJECTED_____**
**DATE_____**

**BID HISTORY**
**COATING REPAIRS TO THE**
**1 MG CLINTON ROAD**
**ELEVATED WATER**
**STORAGE TANK**
**BID DATE: March 24, 2026**

**Advertisement**

| | | |
|---|---|---|
| 1. | PWC Website | 02/19/2026 through 03/24/2026 |
| 2. | Addendum 1 | 03/17/2026 |

**List of Prospective Bidders Notified of Bid**

1. Utility Service Co., Inc, Perry, GA
2. Viking Painting, LLC, La Vista, NE
3. D & M Painting Corporation, Washington, PA

**PWC Procurement Mailing List- Registered vendors via the PWC website and Industry Day registrants. (approximately 2000+ contacts)**

**Small Business Administration Programs:**
Small Business Administration Regional Office (SBA)
NC Procurement & Technical Assistance Center (NCPTAC)
Veterans Business Outreach Center (VBOC)
Small Business Technology Center (SBTDC)
Women's Business Center of Fayetteville (WBC)

**Local Business and Community Programs**
FSU Construction Resource Office (FSUCRO)
FSU Economic Development Administration Program (FSUEDA)
FSU Career Pathways Initiative
NAACP, Fayetteville Branch
FTCC Small Business Center (SBC)
Greater Fayetteville Chamber, RFP posting submitted
Hope Mills Chamber
Spring Lake Chamber
Hoke Chamber
Fayetteville Business & Professional League (FBPL)

**State Business and Community Programs**
NC Institute of Minority Economic Development (The Institute) Durham, NC
NAACP, State Branch Raleigh, NC
National Utility Contracting Association- NC Chapter (NUCA)
Durham Chapter of the National Association of Women in Construction (NAWIC)
South Atlantic Region of National Association of Women in Construction (NAWIC)
The Hispanic Contractors Association of the Carolinas (HCAC)
United Minority Contractors of North Carolina
International Women in Transportation- Triangle Chapter

**Media**
Fayetteville Observer
WIDU, AM1600
IBronco Radio at FSU

Fayetteville Press News
Up & Coming Weekly
Bladen Journal
Greater Fayetteville Business Journal

**SDBE / SLS Participation**

Utility Service Co., Inc., Perry, GA is not a small local or SDBE business. Utility Service Co., Inc., does not anticipate any small local or SDBE spend.

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0264

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A11

**TO:** **Mayor and Members of City Council**

**THRU:** **Timothy L. Bryant, CEO/General Manager**
**Fayetteville Public Works Commission**

**FROM:** **Fayetteville Public Works Commission**

**DATE:** **April 27, 2026**

**RE:**
**PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms**

**COUNCIL DISTRICT(S):**
ALL

**Relationship To Strategic Plan:**
High Quality Built Environment

**Executive Summary:**
A bid was received for purchase of the Materials Contract for Construction Ops and Storms. The lowest responsive and responsible bidder, and in the best interest of PWC, is Crowder Trucking LLC, Fayetteville, NC, for the total amount of $264,700.00.

**Background:**
The Fayetteville Public Works Commission, during the meeting on April 8, 2026, approved 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 forward to City Council for approval.

Bid Date: March 12, 2026

| Conforming Bidders | Total Price |
|---|---|
| Crowder Trucking LLC, Fayetteville, NC | $264,700.00 |
| Perfection Lawn Care & Maintenance LLC, Hope Mills, NC | $361,725.00 |

**Issues/Analysis:**
The bid notice was advertised through our usual channels on February 24, 2026, with a bid opening date of March 12, 2026. Bids were solicited from three (3) vendors, and two (2) bids were received. **SDBE / SLS PARTICIPATION**: Crowder Trucking LLC., Fayetteville, NC, is a small local supplier and a certified SDBE Business. Crowder Trucking LLC anticipates $9,000.00 in certified SDBE spend. This project is 100% SDBE, SLS, and local spend.

**Budget Impact:**

Account string: 002.0621.0435.800020.999999999

**Options:**
N/A

**Recommended Action:**
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.

**Attachments:**
Bid Recommendation - Materials Contract for Construction Ops and Storms

**PUBLIC WORKS COMMISSION**
**ACTION REQUEST FORM**

**TO:** Timothy L. Bryant, CEO/General Manager **DATE:** March 25, 2026

**FROM:** Candice S. Kirtz, Director of Supply Chain

**ACTION REQUESTED:** Approve purchase award for the Materials Contract for Construction Operations and Storms (PWC2526048)

**BID/PROJECT NAME:** Rebid Materials Contract for Construction Operations and Storms

**BID DATE:** March 12, 2026 **DEPARTMENT:** Water Resources Construction

**BUDGET INFORMATION:** 002.0621.0435.800020.999999999

| **CONFORMING BIDDERS** | **TOTAL PRICE** |
|---|---|
| Crowder Trucking LLC, Fayetteville, NC | $264,700.00 |
| Perfection Lawn Care & Maintenance LLC, Hope Mills, NC | $361,725.00 |

**AWARD RECOMMENDED TO:** Crowder Trucking LLC, Fayetteville, NC

**BASIS OF AWARD:** Lowest responsive, responsible bidder

**COMMENTS:** The bid notice was advertised through our usual channels on February 24, 2026, with a bid opening date of March 12, 2026. Bids were solicited from three (3) vendors, and two (2) bids were received.

**ACTION BY COMMISSION**
**APPROVED_____REJECTED_____**
**DATE_____**

**ACTION BY COUNCIL**
**APPROVED_____REJECT**

**BID HISTORY**
**REBID MATERIALS**
**CONTRACT FOR**
**CONSTRUCTION**
**OPERATIONS AND**
**STORMS**
**BID DATE: March 12, 2026**

**Advertisement**

1. PWC Website 02/24/2026 through 03/12/2026

**List of Prospective Bidders Notified of Bid**

1. Crowder Trucking LLC, Fayetteville, NC
2. Perfection Lawn Care & Maintenance LLC, Hope Mills, NC
3. McDonald Materials, Fayetteville, NC

**PWC Procurement Mailing List- Registered vendors via the PWC website and Industry Day registrants. (approximately 2000+ contacts)**

**Small Business Administration Programs:**
Small Business Administration Regional Office (SBA)
NC Procurement & Technical Assistance Center (NCPTAC)
Veterans Business Outreach Center (VBOC)
Small Business Technology Center (SBTDC)
Women's Business Center of Fayetteville (WBC)

**Local Business and Community Programs**
FSU Construction Resource Office (FSUCRO)
FSU Economic Development Administration Program (FSUEDA)
FSU Career Pathways Initiative
NAACP, Fayetteville Branch
FTCC Small Business Center (SBC)
Greater Fayetteville Chamber, RFP posting submitted
Hope Mills Chamber
Spring Lake Chamber
Hoke Chamber
Fayetteville Business & Professional League (FBPL)

**State Business and Community Programs**
NC Institute of Minority Economic Development (The Institute) Durham, NC
NAACP, State Branch Raleigh, NC
National Utility Contracting Association- NC Chapter (NUCA)
Durham Chapter of the National Association of Women in Construction (NAWIC)
South Atlantic Region of National Association of Women in Construction (NAWIC)
**The Hispanic Contractors Association of the Carolinas (HCAC)**
*United Minority Contractors of North Carolina*
International Women in Transportation- Triangle Chapter

**Media**
Fayetteville Observer
WIDU, AM1600
IBronco Radio at FSU
Fayetteville Press News
Up & Coming Weekly
Bladen Journal
Greater Fayetteville Business Journal

**SDBE / SLS Participation**

Crowder Trucking LLC., Fayetteville, NC is a small local supplier and a certified SDBE Business. Crowder Trucking LLC anticipates $9,000.00 in certified SDBE spend. This project is 100% SDBE, SLS, and local spend.

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0265

**Agenda Date:** 4/27/2026 **Version:** 2 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Consent

**Agenda Number:** 7.0A12

**TO:** **Mayor and Members of City Council**

**THRU:** **Timothy L. Bryant, CEO/General Manager**

**Fayetteville Public Works Commission**

**FROM:** **Fayetteville Public Works Commission**

**DATE:** **April 27, 2026**

**RE:**
**PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**
High Quality Built Environment

**Executive Summary:**
The Sole Source Recommendation is for a one-year sole source agreement, with two one-year renewal options, for the purchase of distribution transformers from Electric Research Manufacturing Company (ERMCO) of Dyersburg, Tennessee for Fiscal Years 2027, 2028, and 2029

**Background:**
The Fayetteville Public Works Commission, during the meeting on April 8, 2026, approved a sole source agreement to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements, and forward to City Council for approval.

North Carolina law allows an exception from the competitive bidding requirements for “Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration.” NC General Statute §143-129(e)(6).

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.

**Issues/Analysis:**
N/A

**Budget Impact:**
Padmount Transformers:
001.0820.0802.0000000-00.368000.36800.CPR1000013.000.00000.00000

Overhead Transformers:
001.0820.0802.0000000-00.368000.36800.CPR1000014.000.00000.00000

**Options:**
N/A

**Recommended Action:**
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.

**Attachments:**
Sole Source Recommendation - Distribution Transformer Purchase

**FAYETTEVILLE PUBLIC WORKS COMMISSION**
**SOLE SOURCE REQUEST**

TO: Timothy L. Bryant, CEO/General Manager DATE: March 31, 2026
CC: Marc Tunstall, Interim Chief Operating Officer – Electrical Systems
David Deschamps, Director of Electrical Engineering
FROM: Glenn Andersen, Principal Engineer – Material Standards, Electrical Engineering

PWC's Electrical Engineering and Construction Department seeks approval to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements. North Carolina law allows an exception from the competitive bidding requirements for "Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration." NCGS §143-129(e)(6). Such an exception is only available in this instance if the Commission approves the purchase.

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.

ERMCO distribution transformers are procured through their authorized distributor, Tarheel Electric Membership Association (TEMA). As the authorized distributor for these products, TEMA provides pricing, order management, and coordination with ERMCO for production and delivery of transformers meeting PWC's material specifications. A quote dated March 27, 2026, in the amount of $2,708,385.00 is attached for reference. This quote reflects the potential cost of year one. This request is based on the overriding consideration of standardization and compatibility with existing PWC infrastructure and equipment.

PWC previously maintained several multi-year agreements with ERMCO dating back to July 2011, the most recent of which expired in December 2023. Throughout those contract terms, ERMCO supplied the majority of PWC's transformers, which continue to perform reliably in service today. It is in PWC's best interest to continue standardizing distribution transformers for the following reasons:

- **Certified Repair Facility:** PWC's Apparatus Repair Shop is a certified ERMCO repair facility, allowing direct access to OEM parts, schematics, and repair data for both legacy and newly purchased units. Based on this capability, ERMCO also reimburses PWC for warranty

repair work performed in-house, reducing external service costs and improving turnaround time.

- **Compatibility with Existing Assets:** ERMCO has been PWC's primary supplier for more than fourteen years, with over 5,000 units currently in service across the system.

- **Data and System Integration:** ERMCO equipment aligns with PWC's nameplate and barcode standards for internal tracking, asset management, and engineering data uploads.

- **Safety and Design Consistency:** ERMCO transformers incorporate features such as hinged doors, side panels, and cabinet covers that align with PWC's operational and safety standards for field installation, inspection, and maintenance.

- **Training and Field Familiarity:** PWC crews and field personnel are trained and experienced with ERMCO configurations and safety clearances. Standardization minimizes installation errors, reduces retraining needs, and improves response time for field repairs. Crews can install ERMCO transformers using existing tools and procedures, reducing setup and outage times.

- **Repair and Lifecycle Cost Efficiency:** Maintaining a uniform transformer fleet reduces spare-parts complexity, warehouse stocking levels, and lifecycle costs through simplified maintenance and asset interchangeability.

- **Cost Avoidance:** Prior competitive solicitations have required approximately two to three months to complete (advertisement, evaluation, and approvals), with additional administrative effort and delays due to non-responsive bids and vendor performance issues. ERMCO/TEMA pricing has historically been more competitive than alternative manufacturers, whose bids have often been higher and failed to meet PWC minimum required specifications, resulting in cancellations and rebids. Standardization reduces administrative burden and supports timely, cost-effective acquisition of required equipment while enabling efficient warehouse inventory management and planning.

**Agreement Structure**

Approval of this request will allow PWC to enter into a one-year Sale of Goods Agreement with TEMA, the authorized distributor for ERMCO transformers, following Commission and City Council approval. The agreement will establish a ceiling price for each year based on PWC's three-year historical usage average. For planning purposes, PWC anticipates a ceiling price of $2,708,385.00 annually. The agreement will allow flexibility to adjust annual purchase quantities as project needs change, provided purchases remain limited to the approved transformer stock numbers established in the agreement.

**Pricing Considerations**

The pricing provided with this request reflects current market conditions and is included for reference purposes only. Because distribution transformers are manufactured using raw materials such as steel, copper, and electrical components that are subject to market volatility, the agreement will include price escalation and de-escalation provisions tied to an established industry index. Including index-based pricing adjustments ensures that any changes during the agreement term remain transparent, objective, and tied to verifiable market conditions, while allowing PWC to maintain continuity of supply.

Tarheel Electric Membership Association, Inc. 3/27/2026

| | | Stock Code | Description | Yearly Usage | ERMCO quote # | Steel | Current Price | Extended Price | PWC spec quoted by |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1-Ph | 1295066 | TRANSFORMER, CONV, 50 KVA 14.4/24.94Y X 7.2/12.47Y-277 | 13 | 788789.001 | GOES | $2,640.00 | $34,320.00 | pole spec dated 01292026 |
| 2 | 1-Ph | 1295330 | TRANSFORMER, CSP, 10 KVA 12.47GRDY/7.2-120/240 | 60 | 788789.002 | GOES | $1,280.00 | $76,800.00 | pole spec dated 01292026 |
| 3 | 1-Ph | 1295365 | TRANSFORMER, CSP, 25 KVA 12.47GRDY/7.2-120/240 | 103 | 788789.003 | GOES | $1,790.00 | $184,370.00 | pole spec dated 01292026 |
| 4 | 1-Ph | 1295395 | TRANSFORMER, CSP, 50 KVA 12.47GRDY/7.2-120/240 | 67 | 788789.004 | GOES | $2,530.00 | $169,510.00 | pole spec dated 01292026 |
| 5 | 1-Ph | 1295415 | TRANSFORMER, CSP, 75 KVA 12.47GRDY/7.2-120/240 | 5 | 788789.005 | GOES | $4,408.00 | $22,040.00 | pole spec dated 01292026 |
| 6 | 1-Ph | 1295015 | TRANSFORMER, CONV, 10 KVA 7.2/12.47Y-120/240 | 1 | 788789.006 | GOES | $1,140.00 | $1,140.00 | pole spec dated 01292026 |
| 7 | 1-Ph | 1295016 | TRANSFORMER, CONV, 10 KVA 14.4/24.94Y-120/240 | 1 | 788789.007 | GOES | $1,270.00 | $1,270.00 | pole spec dated 01292026 |
| 8 | 1-Ph | 1295030 | TRANSFORMER, CONV, 25 KVA 7.2/12.47Y-120/240 | 1 | 788789.008 | GOES | $1,650.00 | $1,650.00 | pole spec dated 01292026 |
| 9 | 1-Ph | 1295031 | TRANSFORMER, CONV, 25 KVA 14.4/24.94Y-120/240 | 1 | 788789.009 | GOES | $1,870.00 | $1,870.00 | pole spec dated 01292026 |
| 10 | 1-Ph | 1295046 | TRANSFORMER, CONV, 25 KVA 7.2/12.47Y-240/480 | 1 | 788789.010 | GOES | $1,640.00 | $1,640.00 | pole spec dated 01292026 |
| 11 | 1-Ph | 1295047 | TSFR, CV, 25KVA, 14.4/24.94Y-240/480 | 1 | 788789.011 | GOES | $1,840.00 | $1,840.00 | pole spec dated 01292026 |
| 12 | 1-Ph | 1295061 | TRANSFORMER, CONV, 50 KVA 14.4/24.94Y-120/240 | 1 | 788789.012 | GOES | $2,780.00 | $2,780.00 | pole spec dated 01292026 |
| 13 | 1-Ph | 1295080 | TRANSFORMER, CONV, 75 KVA 7.2/12.47Y-120/240 | 1 | 788789.013 | GOES | $3,605.00 | $3,605.00 | pole spec dated 01292026 |
| 14 | 1-Ph | 1295095 | TRANSFORMER, CONV, 75 KVA 14.4/24.94Y-120/240 | 1 | 788789.014 | GOES | $3,750.00 | $3,750.00 | pole spec dated 01292026 |
| 15 | 1-Ph | 1295100 | TRANSFORMER, CONV, 100 KVA 7.2/12.47Y-120/240 | 1 | 788789.015 | GOES | $4,640.00 | $4,640.00 | pole spec dated 01292026 |
| 16 | 1-Ph | 1295125 | TRANSFORMER, CONV, 100 KVA 14.4/24.94Y-120/240 | 1 | 788789.016 | GOES | $4,880.00 | $4,880.00 | pole spec dated 01292026 |
| 17 | 1-Ph | 1295418 | TRANSFORMER, CSP, 100 KVA 12.47GRDY/7.2-120/240 | 1 | 788789.017 | GOES | $5,065.00 | $5,065.00 | pole spec dated 01292026 |
| 18 | 1-Ph | 1295414 | TRANSFORMER, CSP, 75 KVA 24.94GRDY/14.4-120/240 | 1 | 788789.018 | GOES | $4,580.00 | $4,580.00 | pole spec dated 01292026 |
| 19 | 1-Ph | 1295421 | TRANSFORMER, CSP, 100 KVA 24.94GRDY/14.4-120/240 | 1 | 788789.019 | GOES | $5,320.00 | $5,320.00 | pole spec dated 01292026 |
| 20 | 1-Ph | 1295610 | TSFMR, PDMT, 1-PH, 25KVA, 12470GRDY/7200X24940GRDY/14400-240/120 V | 33 | 788904.003 | GOES | $3,180.00 | $104,940.00 | pad spec dated 01292026 |
| 21 | 1-Ph | 1295630 | TSFMR, PDMT, 1-PH, 50KVA, 12470GRDY/7200X24940GRDY/14400-240/120 V | 100 | 788904.001 | AMT | $3,797.00 | $379,700.00 | pad spec dated 01292026 |
| 22 | 1-Ph | 1295640 | TSFMR, PDMT, 1-PH, 75KVA, 12470GRDY/7200X24940GRDY/14400-240/120 V | 10 | 788904.004 | AMT | $4,565.00 | $45,650.00 | pad spec dated 01292026 |
| 23 | 1-Ph | 1295655 | TSFMR, PDMT, 1-PH, 100KVA, 12470GRDY/7200X24940GRDY/14400-240/120 V | 13 | 788904.002 | GOES | $6,130.00 | $79,690.00 | pad spec dated 01292026 |
| 24 | 3-Ph | 1295670 | TSFMR, PDMT, 3-PH, 150KVA, 12470GRDY/7200X24940GRDY/14400-208Y/120 V | 10 | 790544.001 | AMT | $14,180.00 | $141,800.00 | 3ph pad spec dated 01292026 |
| 25 | 3-Ph | 1295677 | TSFMR, PDMT, 3-PH, 150KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V | 2 | 790544.002 | AMT | $13,050.00 | $26,100.00 | 3ph pad spec dated 01292026 |
| 26 | 3-Ph | 1295701 | TSFMR, PDMT, 3-PH, 300KVA, 12470GRDY/7200X24940GRDY/14400-208Y/120 V | 8 | 790544.003 | AMT | $17,040.00 | $136,320.00 | 3ph pad spec dated 01292026 |
| 27 | 3-Ph | 1295706 | TSFMR, PDMT, 3-PH, 300KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V | 5 | 790544.004 | AMT | $16,360.00 | $81,800.00 | 3ph pad spec dated 01292026 |
| 28 | 3-Ph | 1295721 | TSFMR, PDMT, 3-PH, 500KVA, 12470GRDY/7200X24940GRDY/14400-208Y/120 V | 5 | 790544.005 | GOES | $24,305.00 | $121,525.00 | 3ph pad spec dated 01292026 |
| 29 | 3-Ph | 1295732 | TSFMR, PDMT, 3-PH, 500KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V | 5 | 790544.006 | GOES | $22,580.00 | $112,900.00 | 3ph pad spec dated 01292026 |
| 30 | 3-Ph | 1295741 | TSFMR, PDMT, 3-PH, 750KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V | 3 | 790544.007 | GOES | $30,820.00 | $92,460.00 | 3ph pad spec dated 01292026 |
| 31 | 3-Ph | 1295747 | TSFMR, PDMT, 3-PH, 750KVA, 12470GRDY/7200X24940GRDY/14400-208Y/120 V | 3 | 790544.010 | GOES | $35,150.00 | $105,450.00 | 3ph pad spec dated 01292026 |
| 32 | 3-Ph | 1295755 | TSFMR, PDMT, 3-PH, 1000KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V | 3 | 790544.011 | GOES | $41,160.00 | $123,480.00 | 3ph pad spec dated 01292026 |
| 33 | 3-Ph | 1295770 | TSFMR, PDMT, 3-PH, 1500KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V | 3 | 790544.008 | GOES | $45,820.00 | $137,460.00 | 3ph pad spec dated 01292026 |
| 34 | 3-Ph | 1295785 | TSFMR, PDMT, 3-PH, 2500KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V | 7 | 790544.009 | GOES | $69,720.00 | $488,040.00 | 3ph pad spec dated 01292026 |
| | | | | | | | | **$2,708,385.00** | |

*Pricing is subject to escalation/de-escalation quarterly based on time of shipment*

ERMCO
2225 Industrial Road
Dyersburg, Tennessee 38024

March 30, 2026

Tarheel Electric Membership Association, Inc.
8730 Wadford Drive
Raleigh, NC 27616
ATTN: Jason Caudle, COO

RE: Sole Distributor Notice

Tarheel Electric Membership Association, Inc.,

This letter serves to confirm that the Tarheel Electric Membership Association, Inc. ("TEMA") is an authorized distributor of the products manufactured by Electric Research and Manufacturing Cooperative, Inc. and its subsidiaries (collectively, "ERMCO"), including but not limited to electric distribution transformers (collectively, "Products"), pursuant to that certain distribution agreement ("Agreement") entered into by and between ERMCO and TEMA.

Pursuant to the Agreement, TEMA is the sole and exclusive distributor of ERMCO Products with respect to: PWC Fayetteville.

If you require additional verification or have any questions regarding authorized distribution, please feel free to reach out to your point of contact TEMA.

Sincerely,

Brett Weyers

Brett Weyers
Vice President
ERMCO

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0230

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

**Agenda Number:** 8.01

**TO:** **Mayor and Members of City Council**

**THRU:** **Lachelle H. Pulliam, City Attorney**

**FROM:** **Kecia N. Parker, Real Estate Manager**

**DATE:** **April 27, 2026**

**RE:**
**Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of Maxwell Street**

**COUNCIL DISTRICT(S):**
2

**Relationship To Strategic Plan:**
Goal IV: Desirable Place to Live, Work and Recreate

**Executive Summary:**
N.C.G.S. §160A-299 gives authority and procedures for the City to permanently close a city street or alley. The City received a petition from Sewak, LLC to permanently close approximately 5,919.17 square feet of the street known as Maxwell Street to further develop surrounding property. Maxwell Street was depicted on a plat recorded on January 12, 1924, but has never been constructed or opened. On March 9, 2026, City Council approved scheduling the public hearing for April 27, 2026, to consider the request. All statutory procedures for notifications have been followed.

**Background:**

- Sewak, LLC has requested to permanently close a portion of Maxwell Street to allow for development of the surrounding property.
- N.C.G.S. §160A-299 gives the authority and procedures required for the City to permanently close a city street or alley.
- This closing will not land lock any abutting property owners.
- Maxwell Street was platted in 1924 as part of the “Map of J.W. Hollingsworth Property Being 2nd. Cedar Rose Addition” recorded in Plat Book 7, Page 137 of the Cumberland County Registry.
- This portion of Maxwell Street has never been constructed or opened and is not utilized as access to any surrounding properties.

**Issues/Analysis:**

- No access will be denied to anyone as a result of the proposed closing.
- The Emergency Response times will not be affected because the street has never been constructed and opened.
- There will be no significant impacts to traffic per the City Traffic Engineer.
- A utility easement will be reserved over the closed portion of the street to

enable utilities to remain.
- Permanently closing the street will allow the surrounding property to be developed further by Sewak, LLC.

**Budget Impact:**
There is no significant impact to the budget as a result of the proposed closing.

**Options:**
- Adopt the Resolution and Order permanently closing a portion of Maxwell Street.
- Deny the request.

**Recommended Action:**
Staff recommends that Council adopt the Resolution and Order permanently closing a portion of Maxwell Street.

**Attachments:**
- Petition for Closure
- Resolution and Order by the City Council of the City of Fayetteville, North Carolina permanently closing a portion of Maxwell Street
- Original Recorded Plat (Plat Book 7, Page 137)
- Map of Proposed Maxwell Street Closure
- PowerPoint presentation

State of North Carolina

County of Cumberland

PETITION TO CLOSE STREET
[Portion of Maxwell Street]
Pursuant to N.C.G.S. Section 160A-299

To: The Mayor and Members of the City Council of
Fayetteville, North Carolina

1. Sewak, LLC (the "Petitioner") is the record owner of certain properties located in Fayetteville, North Carolina as described in **Exhibit A** attached hereto and incorporated herein by reference, such properties being owned by the undersigned Petitioner investment and development purposes.

2. Lot 55R and Lot 56R as described in Exhibit A were initially platted as abutting a portion of Maxwell Street shown on the plat map entitled "Map of J. W. Hollingsworth Property Being 2nd Cedar Rose Addition" dated January 1 and 2nd, 1924 recorded in Plat Book 7, Page 137, Cumberland County, NC, Public Registry ("**1924 Plat Map**"), a true and accurate copy of the 1924 Plat Map being attached hereto as **Exhibit B**.

3. Lot 55R and Lot 56R as described in Exhibit A are also shown as abutting such portion of Maxwell Street as shown on the plat map entitled "Recombination for Sewak, LLC" dated January 14, 2026, and recorded in Plat Book 154, Page 7, Cumberland County, NC, Public Registry ("**Recombination Plat Map**"), a true and accurate copy of the Recombination Plat Map and recorded Affidavit of Recombination being attached hereto as **Exhibit C**.

4. Although such Maxwell was platted on the 1924 Plat Map, and also on the Recombination Plat Map, to the best of Petitioner's knowledge, that portion of Maxwell Street lying between Christian/Neal Streets and McDonald Street [such portion of Maxwell Street being the subject of this Petition] and as highlighted in yellow on the attached Recombination Plat Map, has never been accepted or maintained by the City of Fayetteville.

5. According to Cumberland County GIS information, the only parcels abutting that portion of Maxwell Street as described in Section 4 above are all owned by Sewak, LLC, the Petitioner, and consist of the following:

   (i) Lot 55 R;
   (ii) Lot 56R
   as described in Exhibit A.

6. None of the lots specified in Section 5 (hereinafter collectively may be referred to as the "Adjoining Properties") above utilize that portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition] for access to their respective properties, but instead, the Adjoining Properties have access, ingress and egress to and from their properties by Christian and/or Neal Street.

7. All Adjoining Properties abutting that portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition] have access, ingress and egress to and from their properties by Christian and/or Neal Street.

8. To the best of the undersigned's knowledge, that portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition], has never been opened or used as a street by the public since the 1924 Plat Map was recorded.

9. Petitioner is desirous of closing that portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition] as shown on the attached plat maps, pursuant to N.C. G.S. Section 160A-299(d).

10. Your Petitioner believes that it would be in the best interests of all parties that said portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition] be closed as a street and that your Petitioner believes that the closing of said street portion would not deprive anyone owning property in the vicinity of Maxwell Street of reasonable means of ingress and egress to and from his/her/its property and that the closing of said portion of Maxwell Street will not do any harm to persons known to your Petitioner.

WHEREFORE, your Petitioner respectfully petitions the City Council of the City of Fayetteville as follows:

1. That the said portion of Maxwell Street lying between between Christian/Neal Streets and McDonald Street [such portion of Maxwell Street being the subject of this Petition] be closed pursuant to authority set forth in N.C.G.S. Section 160A-299.

2. That a hearing be held pursuant to N.C. G.S. Section 160A-299 after appropriate notification to all parties as set forth in the aforesaid statute.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the undersigned, has hereunto set her/his hand and seal the day and year first above written.

Sanjay Khazanchi (SEAL)

Print Name: **Sanjay Khazanchi**, Member/Manager of Sewak, LLC

State of North Carolina

County of Cumberland

I, Lily Robertson, a Notary Public of the County of Cumberland and State of North Carolina,, certify that **Sanjay Khazanchi** personally appeared before me this 30th day of January, 2026, acknowledging to me that he is the Member/Manager of Sewak, LLC, a North Carolina limited liability company, that being duly authorized to do so, he executed the foregoing instrument as the Member/Manager of Sewak, LLC for the purpose therein stated.

Notary Public

LILY ROBERTSON NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

My commission expires: 5/11/29

[NOTARIAL SEAL]

## Exhibit A

State of North Carolina
County of Cumberland

**Tract One**:
Being all of Lot 134 according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page 133, Cumberland County Registry.

Said property being also described as Lot 134 as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 134**")

**Tract Two**:
BEING ALL of Lot 55R, consisting of .40 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.
(herein referred to as "**Lot 55R**")

Said Lot 55R being also the same property described as follows:

(i) Lots 71, 72 and 73, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490187000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry (see also Corrective Deed recorded in Book 12419, Page 894, Cumberland County Registry);

(ii) Lots 52 and 53, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490267000 and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry; and

(iii) Lots 54 and 55, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446491216000, and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry.

**Tract Three:**

BEING ALL of Lot 56R, consisting of .60 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.
(herein referred to as "**Lot 56R**")

Said Lot 56R being also the same property described as follows:

(i) Lots 74, 75, 76,77, 78 and 79, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492124000 and described in the Deeds to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry and Corrective Deed recorded in Book 12433, Page 618, Cumberland County Registry); and

(ii) Lots 56, 57, 58, 59, 60 and 61, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492244000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

**Tract Four:**

BEING ALL of Lot 38R, consisting of 1.18 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 38R**")

Said Lot 38R being also the same property described as follows:

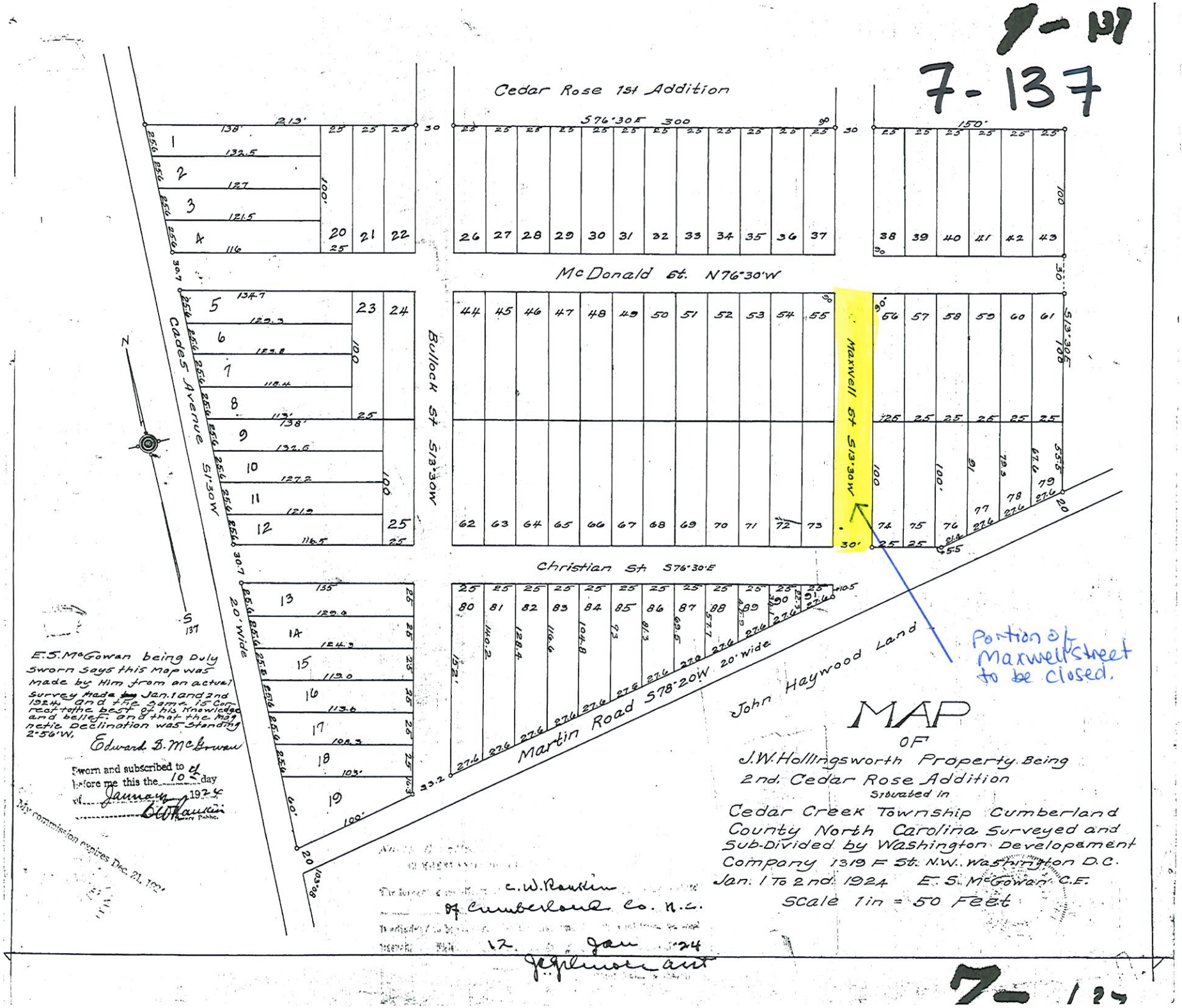
(i) Lots 38, 39, 40, 41, 42 and 43, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137**,** Cumberland County Registry, bearing Cumberland County REID 0446492366000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry;

(ii) Lots 119, 120 and 121, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446492478000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry; and

(iii) Lots 132 and 133, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133**, Cumberland County Registry, bearing Cumberland County REID 0446493298000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

**Exhibit B**
1924 Plat Map

7-137




E.S. McGowan being Duly Sworn Says this Map was Made by Him from an actual Survey Made ~~by~~ Jan. 1 and 2nd 1924 and the same is Correct to the best of his Knowledge and belief: and that the Magnetic Declination was Standing 2°56'W.

Edward S. McGowan

Sworn and subscribed to before me this the 10 day of January 1924

C.W. Rawlins Notary Public

My commission expires Dec. 21, 1927

# MAP

OF

J.W. Hollingsworth Property Being 2nd. Cedar Rose Addition

Situated in

Cedar Creek Township Cumberland County North Carolina Surveyed and Sub-Divided by Washington Developement Company 1319 F St. N.W. Washington D.C.

Jan. 1 To 2nd 1924 E. S. McGowan C.E.

Scale 1 in = 50 Feet

C.W. Rawlins

of Cumberland Co. N.C.

12 Jan '24

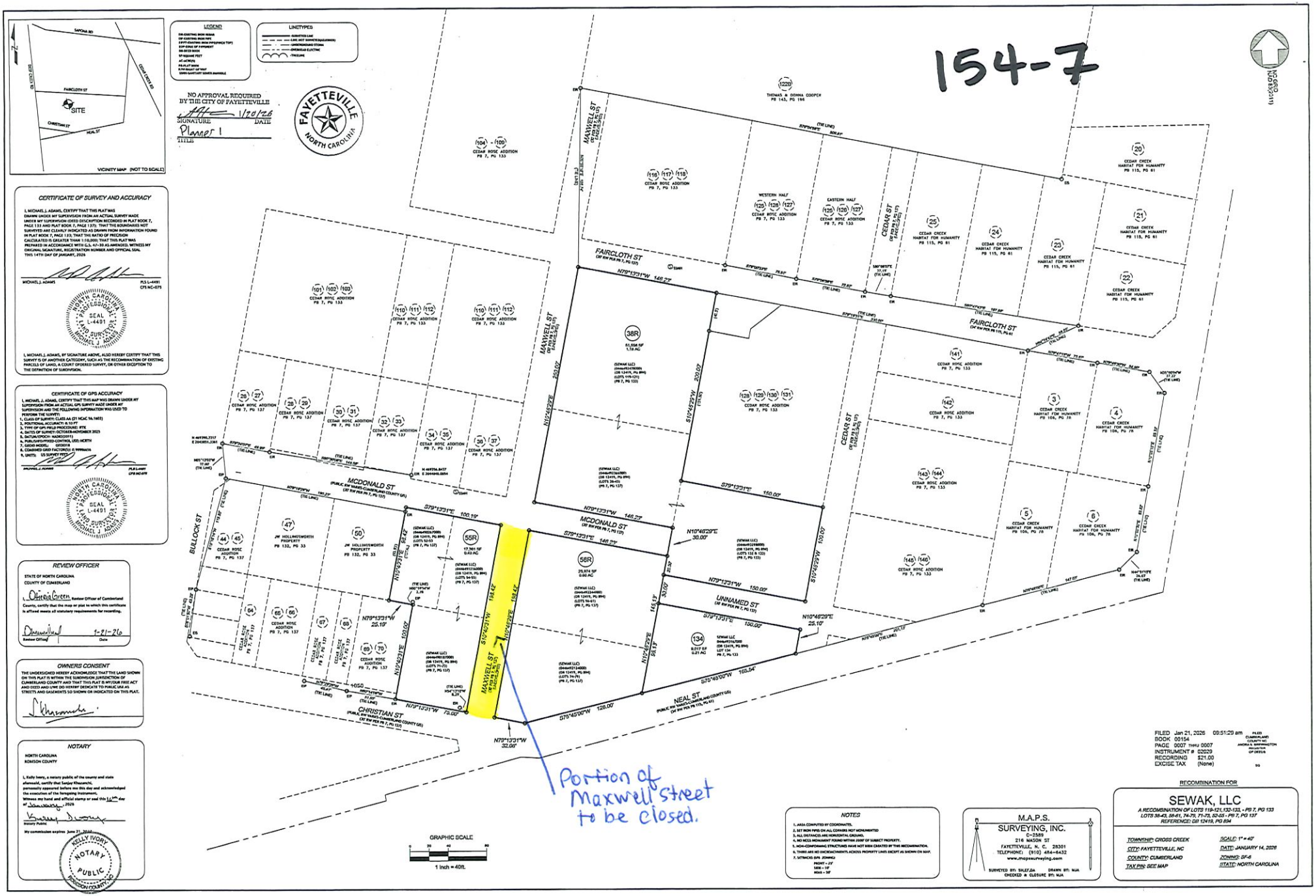
Registered

7-137

**Exhibit C**

Recombination Plat Map and Affidavit of Recombination

154-7


VICINITY MAP (NOT TO SCALE)
SAPONA RD
FAIRCLOTH ST
SITE
CHRISTIAN ST
NEAL ST
CEDAR CREEK RD
LEGEND
LINETYPES
NO APPROVAL REQUIRED BY THE CITY OF FAYETTEVILLE
SIGNATURE
1/20/26
DATE
Planner I
TITLE
FAYETTEVILLE NORTH CAROLINA
CERTIFICATE OF SURVEY AND ACCURACY
I, MICHAEL J. ADAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN PLAT BOOK 7, PAGE 133 AND PLAT BOOK 7, PAGE 137); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 7, PAGE 133; THAT THE RATIO OF PRECISION CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL THIS 14TH DAY OF JANUARY, 2026
MICHAEL J. ADAMS
PLS L-4491
CPS NC-075
NORTH CAROLINA PROFESSIONAL SEAL L-4491 LAND SURVEYOR MICHAEL J. ADAMS
I, MICHAEL J. ADAMS, BY SIGNATURE ABOVE, ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
CERTIFICATE OF GPS ACCURACY
I, MICHAEL J. ADAMS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
1. CLASS OF SURVEY: CLASS 4A (21 NCAC 56.1603)
2. POSITIONAL ACCURACY: 0.10 FT
3. TYPE OF GPS FIELD PROCEDURE: RTK
4. DATES OF SURVEY: OCTOBER-NOVEMBER 2025
5. DATUM/EPOCH: NAD83(2011)
6. PUBLISHED/FIXED-CONTROL USED: NCRTK
7. GEOID MODEL: GEOID18
8. COMBINED GRID FACTOR(S): 0.99994656
9. UNITS: US SURVEY FEET
MICHAEL J. ADAMS
PLS L-4491
GPS NC-075
NORTH CAROLINA PROFESSIONAL SEAL L-4491 LAND SURVEYOR MICHAEL J. ADAMS
REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
I, Olivia Green, Review Officer of Cumberland County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.
Review Officer
1-21-26
Date
OWNERS CONSENT
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT IS MY/OUR FREE ACT AND DEED AND I/WE DO HEREBY DEDICATE TO PUBLIC USE AS STREETS AND EASEMENTS SO SHOWN OR INDICATED ON THIS PLAT.
NOTARY
NORTH CAROLINA
ROBESON COUNTY
I, Kelly Ivory, a notary public of the county and state aforesaid, certify that Sanjay Khazanchi, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal this 16th day of January, 2026
Notary Public
My commission expires June 21, 2026
KELLY IVORY NOTARY PUBLIC ROBESON COUNTY, NC
THOMAS & DONNA COOPER PB 143, PG 196
CEDAR ROSE ADDITION PB 7, PG 133
CEDAR CREEK HABITAT FOR HUMANITY PB 115, PG 61
FAIRCLOTH ST
MAXWELL ST
CEDAR ST
MCDONALD ST
BULLOCK ST
CHRISTIAN ST
NEAL ST
UNNAMED ST
38R
55R
56R
134
141
142
143
144
145
146
3
4
5
6
20
21
22
23
24
25
N79°13'31"W 146.25'
S79°13'31"E 100.19'
S79°13'31"E 146.25'
S79°13'31"E 150.00'
N79°13'31"W 150.00'
S79°13'31"E 150.00'
N79°13'31"W 25.19'
N77°13'31"W 72.00'
S75°45'00"W 126.00'
N79°13'31"W 32.00'
S75°45'00"W 165.54'
N10°46'29"E 30.00'
N10°46'29"E 25.19'
S10°46'29"W 200.07'
N10°46'29"E 200.07'
S10°46'29"W 100.00'
N10°46'29"E 100.00'
S10°46'29"W 144.42'
N10°46'29"E 134.42'
N10°46'29"E 154.19'
S10°46'29"W 165.19'
Portion of Maxwell street to be closed.
GRAPHIC SCALE
0 20 40 80
1 inch = 40ft.
NOTES
1. AREA COMPUTED BY COORDINATES.
2. SET IRON PIPES ON ALL CORNERS NOT MONUMENTED
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. NO NCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
5. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS RECOMBINATION.
6. THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN ON MAP.
7. SETBACKS (SF) ZONING:
FRONT = 25'
SIDE = 10'
REAR = 30'
M.A.P.S. SURVEYING, INC.
C-2589
216 MASON ST
FAYETTEVILLE, N. C. 28301
TELEPHONE: (910) 484-6432
www.mapssurveying.com
SURVEYED BY: SH,EF,DA DRAWN BY: MJA
CHECKED & CLOSURE BY: MJA
FILED Jan 21, 2026 09:51:29 am
BOOK 00154
PAGE 0007 THRU 0007
INSTRUMENT # 02020
RECORDING $21.00
EXCISE TAX (None)
RECOMBINATION FOR
SEWAK, LLC
A RECOMBINATION OF LOTS 118-121,132-133, - PB 7, PG 133
LOTS 38-43, 54-61, 74-75, 52-55 - PB 7, PG 137
REFERENCE: DB 12419, PG 894
TOWNSHIP: CROSS CREEK
CITY: FAYETTEVILLE, NC
COUNTY: CUMBERLAND
TAX PIN: SEE MAP
SCALE: 1" = 40'
DATE: JANUARY 14, 2026
ZONING: SF-6
STATE: NORTH CAROLINA

FILED ELECTRONICALLY
CUMBERLAND COUNTY NC
ANDRA S. BREWINGTON

| | |
|---|---|
| FILED | Jan 30, 2026 |
| AT | 02:49:46 PM |
| BOOK | 12435 |
| START PAGE | 0019 |
| END PAGE | 0023 |
| INSTRUMENT # | 03234 |
| RECORDING | $26.00 |
| EXCISE TAX | $0.00 |

321

Prepared by and return to: Player & McLean, LLP, 1019 Hay Street, Fayetteville, NC 28305
(without title examination or certification)
North Carolina

Cumberland County

**AFFIDAVIT OF RECOMBINATION**

I, Sanjay Khazanchi, Member/Manager of Sewak, LLC, being duly sworn, do depose and say:

1. I am the sole member and manager of Sewak, LLC, a North Carolina limited liability company (hereinafter either "**Owner**" or "**Sewak, LLC**") and am authorized to execute documents related to real property owned by Sewak, LLC, have personal knowledge of the matters stated herein and am authorized to give this Affidavit.

2. Sewak, LLC is the owner of certain real property described as follows:

   a. Lot 55R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

   Said Lot 55R is also the same property described as:

   (i) Lots 71, 72 and 73, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490187000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry (see also Corrective Deed recorded in Book 12419, Page 894, Cumberland County Registry);

   (ii) Lots 52 and 53, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490267000 and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry; and

Submitted electronically by "Player McLean LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

(iii) Lots 54 and 55, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446491216000, and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry.

(hereinafter collectively the **"Lot 55R Tracts"**)

b. Lot 56R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 56R is also the same property described as:

(i) Lots 74, 75, 76,77, 78 and 79, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492124000 and described in the Deeds to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry and Corrective Deed recorded in Book 12433, Page 618, Cumberland County Registry); and

(ii) Lots 56, 57, 58, 59, 60 and 61, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492244000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

(hereinafter collectively the **"Lot 56R Tracts"**)

c. Lot 38R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 38R is also the same property described as:

(i) Lots 38, 39, 40, 41, 42 and 43, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492366000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry;

(ii) Lots 119, 120 and 121, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446492478000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry; and

(iii) Lots 132 and 133, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446493298000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

(hereinafter collectively the **"Lot 38R Tracts"**)

3. **As to the Lot 55R Tracts described in Section 2.a. above:**
   a. a. The Owner desires that the Cumberland County Tax Assessor's Office combine the three tax parcels described in Section 2.a. above, to wit: REID nos. 0446490187000, 0446490267000 and 0446491216000, into a single parcel number.

   b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

   c. It is the intent of the Owner that the three tax parcels described in Section 2.a. above will be described as follows in any future conveyance of the property:

      BEING ALL of Lot 55R, consisting of .40 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

   d. It is the intent of the Owner that the property described in Section 2.a. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

4. **As to the Lot 56R Tracts described in Section 2.b. above:**
   a. a. The Owner desires that the Cumberland County Tax Assessor's Office combine the two tax parcels described in Section 2.b. above, to wit: REID nos. 0446492124000 and 0446492244000 into a single parcel number.

   b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

   c. It is the intent of the Owner that the two tax parcels described in Section 2ba. above will be described as follows in any future conveyance of the property:

      BEING ALL of Lot 56R, consisting of .60 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

   d. It is the intent of the Owner that the property described in Section 2.b. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

5. **As to the Lot 38R Tracts described in Section 2.c. above:**

a. a. The Owner desire that the Cumberland County Tax Assessor's Office combine the three tax parcels described in Section 2.c. above, to wit: REID nos. 0446492366000, 0446492478000 and 0446493298000 into a single parcel number.

b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

c. It is the intent of the Owner that the three tax parcels described in Section 2.c. above will be described as follows in any future conveyance of the property:

BEING ALL of Lot 38R, consisting of 1.18 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

d. It is the intent of the Owner that the property described in Section 2.c. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE(S).]

IN WITNESS WHEREOF, the undersigned, has hereunto set her/his hand and seal the day and year first above written.

Sanjay Khazanchi (SEAL)

Print Name: **Sanjay Khazanchi**, Member/Manager of Sewak, LLC

State of North Carolina

County of Cumberland

I, Lily Robertson, a Notary Public of the County of Cumberland and State of North Carolina,, certify that **Sanjay Khazanchi** personally appeared before me this 30th day of January, 2026, acknowledging to me that he is the Member/Manager of Sewak, LLC, a North Carolina limited liability company, that being duly authorized to do so, he executed the foregoing instrument as the Member/Manager of Sewak, LLC for the purpose therein stated.

Notary Public

My commission expires: 5/11/29

LILY ROBERTSON NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

[NOTARIAL SEAL]

Resolution No. R2026-_____

A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING A PORTION OF MAXWELL STREET

WHEREAS, under authority of N.C.G.S. § 160A-299, a public hearing before the City Council of the City of Fayetteville, North Carolina was advertised as required by law, and duly held on the 27th day of April 2026, in accordance with the notice calling for said public hearing, and all adjoining property owners having been notified by certified mail of the time, place and purpose of said hearing, the purpose of which was to determine whether a portion of a certain street in the City of Fayetteville, North Carolina, known as Maxwell Street, should be permanently closed as a public street; and a notice of said hearing having been posted on portion of said street for four weeks prior to the holding of said hearing; and

WHEREAS, during the said public hearing all interested citizens were invited to comment and state any objections they may have to the closing of a portion of the street known as Maxwell Street as a public street; and

WHEREAS, the City Council, following such public hearing, after considering all the facts, has determined that the closing of a portion of Maxwell Street is not contrary to the public interest and that no individual owning property in the vicinity of said street portion will thereby be deprived of reasonable means of ingress and egress to his or her property.

NOW THEREFORE, BE IT RESOLVED on behalf of the people of Fayetteville N.C., the City Council orders and directs that the portion of Maxwell Street, within the limits covered by the following description only, be closed as a public street under the following terms and conditions:

1. Description of area closed as a public street:

BEGINNING at the southeastern corner of Lot 73 as depicted on that plat entitled "Map of J.W. Hollingworth Property Being 2nd. Cedar Rose Addition" as recorded in Plat Book 7, Page 137 of the Cumberland County Registry, said point also being in the northern right of way margin of Christian Street where it intersects with the western right of way margin of Maxwell Street, and continuing thence North 10 degrees 40 minutes 31 seconds East 198.42 feet to a point in the southern right of way margin of McDonald Street, thence with said southern margin South 79 degrees 13 minutes 31 seconds East 30.00 feet to a point, thence leaving said southern margin of McDonald Street and continuing with the eastern right of way margin of Maxwell Street South 10

degrees 46 minutes 29 seconds West 198.47 feet to a point in the northern right of way margin of Christian Street, thence continuing along said northern right of way margin North 79 degrees 07 minutes 41 seconds West 29.66 feet to the BEGINNING, and containing 5,919.17 square feet more or less.

2. That a copy of this Order be recorded in the office of the Register of Deeds of Cumberland County.

3. The City is reserving a utility easement over and under the entire above-described property for the use of the City and all other utility companies.

IN WITNESS WHEREOF, the City of Fayetteville, N.C., has caused this instrument to be signed in its name by its Mayor, attested by its City Clerk, and its corporate seal hereto affixed, all by order of its City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this, the 27th day of April 2026; such meeting was held in compliance with the Open Meetings Act, at which meeting a quorum was present and voting.

CITY OF FAYETTEVILLE

(SEAL) By: _____

MITCH COLVIN, Mayor

ATTEST:

_____

JENNIFER L. AYRE, City Clerk

7-137

Cedar Rose 1st Addition

S76°30E 300

213'

138'

150'

McDonald St. N76°30'W

Cades Avenue S13°30W

Bullock St S13°30W

Maxwell St S13°30W

Christian St S76°30E

Martin Road S78°20W 20' wide

John Haywood Land

E.S. McGowan being Duly Sworn says this Map was Made by Him from an actual Survey Made Jan. 1 and 2nd 1924 and the same is Correct to the best of his Knowledge and belief. and that the Magnetic Declination was Standing 2°56'W.

Edward S. McGowan

Sworn and subscribed to before me this the 10 day of January 1924

C.W. Rankin Notary Public

My commission expires Dec. 21, 1924

C.W. Rankin
of Cumberland Co. N.C.
12 Jan '24

# MAP

OF

J.W. Hollingsworth Property Being 2nd. Cedar Rose Addition

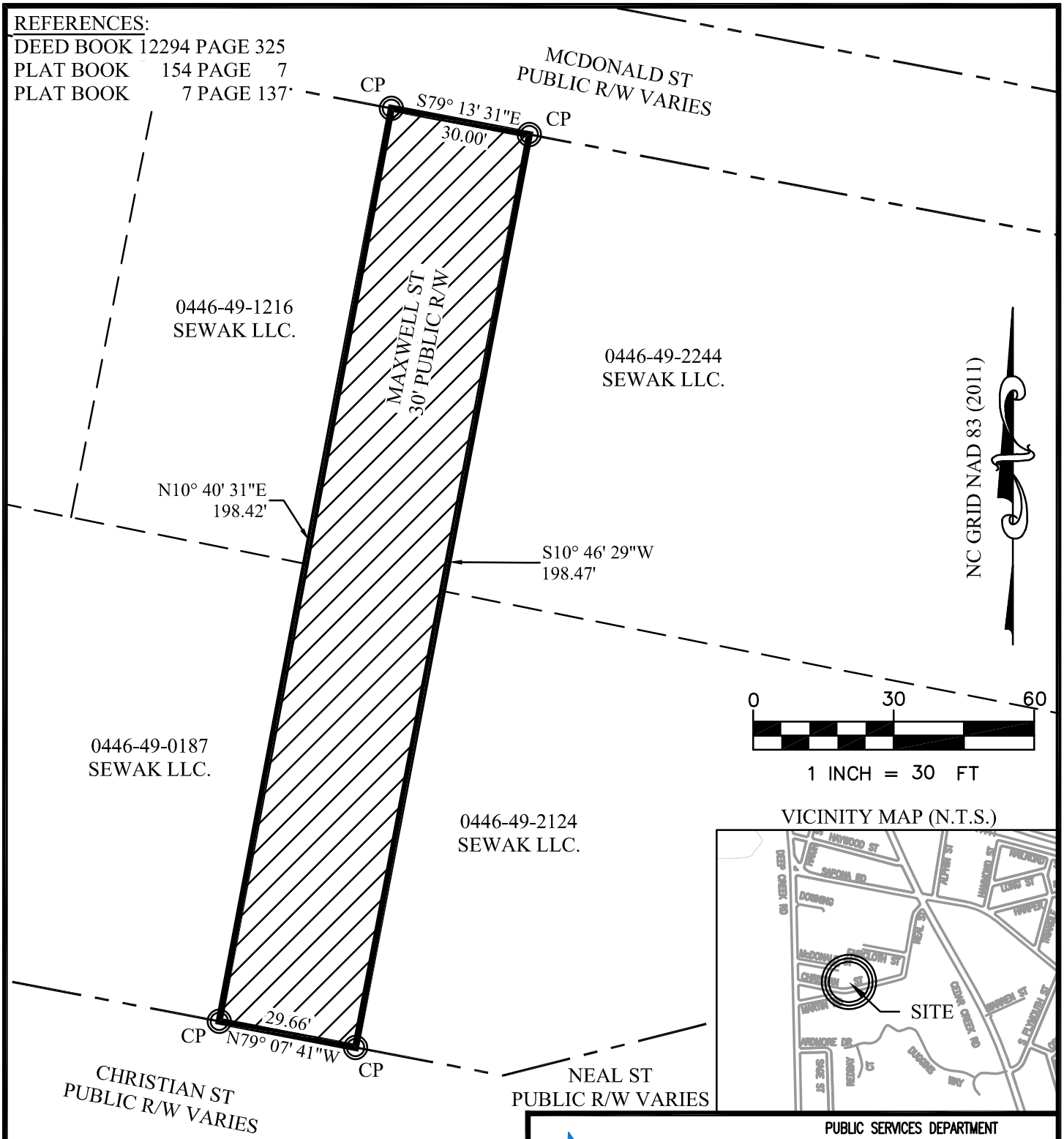
Situated in

Cedar Creek Township Cumberland County North Carolina Surveyed and Sub-Divided by Washington Developament Company 1319 F St. N.W. Washington D.C.

Jan. 1 To 2nd. 1924 E. S. McGowan C.E.

Scale 1 in = 50 Feet

7-137




THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

FAYETTEVILLE
AMERICA'S CAN DO CITY

PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
433 HAY ST. 28301
(910) 433-1656

**PROPOSED STREET CLOSURE**
**MAXWELL STREET**
**±0.14 ACRES**
**±5,919.17 SQUARE FEET**
**CROSS CREEK TOWNSHIP CUMBERLAND CTY**
**FAYETTEVILLE NORTH CAROLINA**

SHEET 1 OF 1

REVISION DATE: _____

DATE 1/28/2026 DRAWN BY RSH

SCALE 1" = 30' CK'D BY RSH

# Public Hearing for Closing of a Portion of Maxwell Street

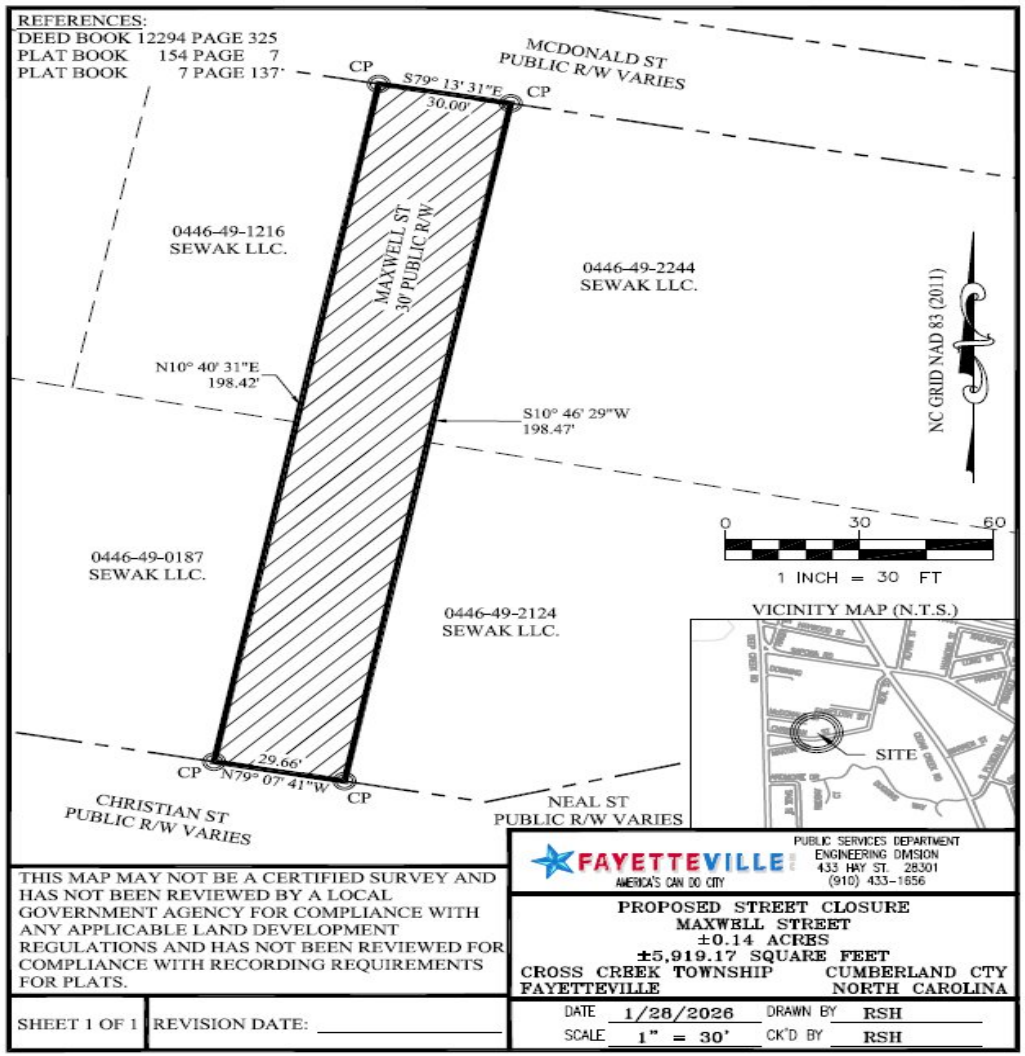
*April 27, 2026*

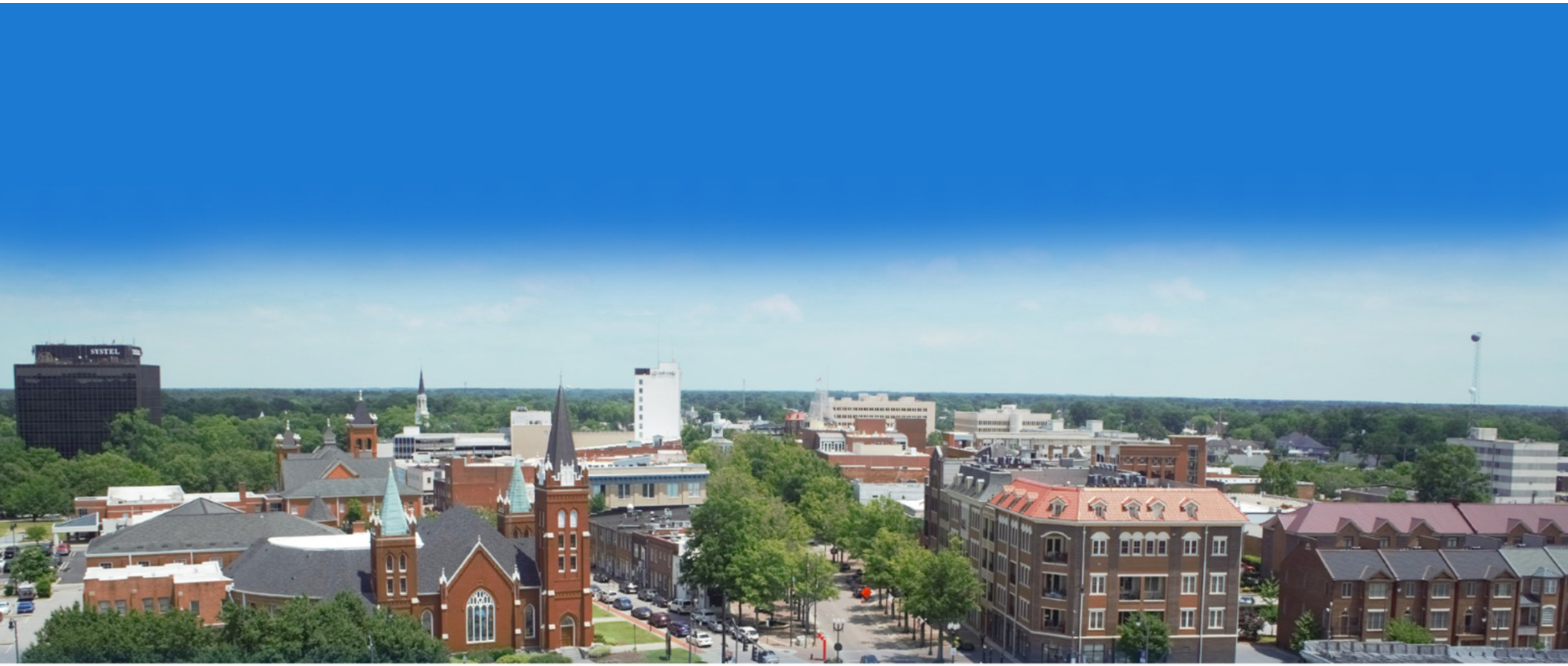



FAYETTEVILLE NC

# Proposed Permanent Closure of a Portion of Maxwell Street

- The portion of Maxwell Street has never been constructed or opened.
- Closing of the street will allow for the recombination and further development of the surrounding property.
- Staff has verified the closing will not impact any emergency system.
- No access is denied by approving the closing of the street.
- A blanket easement will be reserved over the closed street for utility use.






FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0231

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

**Agenda Number:** 8.02

**TO:** **Mayor and Members of City Council**

**THRU:** **Lachelle H. Pulliam, City Attorney**

**FROM:** **Kecia N. Parker, Real Estate Manager**

**DATE:** **April 27, 2026**

**RE:**
**Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of McDonald Street**

**COUNCIL DISTRICT(S):**
2

**Relationship To Strategic Plan:**
Goal IV: Desirable Place to Live, Work and Recreate

**Executive Summary:**
N.C.G.S. §160A-299 gives authority and procedures for the City to permanently close a city street or alley. The City received a petition from Sewak, LLC to permanently close approximately 4,386.90 square feet of the street known as McDonald Street to further develop surrounding property. McDonald Street was depicted on a plat recorded on January 12, 1924, but has never been constructed or opened. On March 9, 2026, City Council approved scheduling the public hearing for April 27, 2026, to consider the request. All statutory procedures for notifications have been followed.

**Background:**

- Sewak, LLC has requested to permanently close a portion of McDonald Street to allow for development of the surrounding property.
- N.C.G.S. §160A-299 gives the authority and procedures required for the City to permanently close a city street or alley.
- This closing will not land lock any abutting property owners.
- McDonald Street was platted in 1924 as part of the “Map of J.W. Hollingsworth Property Being 2nd. Cedar Rose Addition” recorded in Plat Book 7, Page 137 of the Cumberland County Registry.
- This portion of McDonald Street has never been constructed or opened and is not utilized as access to any surrounding properties.

**Issues/Analysis:**

- No access will be denied to anyone as a result of the proposed closing.
- The Emergency Response times will not be affected because the street has never been constructed and opened.
- There will be no significant impacts to traffic per the City Traffic Engineer.
- A utility easement will be reserved over the closed portion of the street to

enable utilities to remain.
- Permanently closing the street will allow the surrounding property to be developed further by Sewak, LLC.

**Budget Impact:**
There is no significant impact to the budget as a result of the proposed closing.

**Options:**
- Adopt the Resolution and Order permanently closing a portion of McDonald Street.
- Deny the request.

**Recommended Action:**
Staff recommends that Council adopt the Resolution and Order permanently closing a portion of McDonald Street.

**Attachments:**
- Petition for Closure
- Resolution and Order by the City Council of the City of Fayetteville, North Carolina permanently closing a portion of McDonald Street
- Original Recorded Plat (Plat Book 7, Page 137)
- Map of Proposed McDonald Street Closure
- PowerPoint presentation

State of North Carolina

County of Cumberland

PETITION TO CLOSE STREET
[Portion of McDonald Street]
Pursuant to N.C.G.S. Section 160A-299

To: The Mayor and Members of the City Council of
Fayetteville, North Carolina

1. Sewak, LLC (the "Petitioner") is the record owner of certain properties located in Fayetteville, North Carolina as described in **Exhibit A** attached hereto and incorporated herein by reference, such properties being owned by the undersigned Petitioner investment and development purposes.

2. A portion of the lots comprising Lot 38R and Lot 56R as described in Exhibit A were initially platted as abutting a portion of McDonald Street shown on the plat map entitled Map of J. W. Hollingsworth Property Being 2nd Cedar Rose Addition" dated January 1 and 2nd, 1924 recorded in Plat Book 7, Page 137, Cumberland County, NC, Public Registry ("**1924 Plat Map**"), a true and accurate copy of the 1924 Plat Map being attached hereto as **Exhibit B**.

3. Lot 38R and Lot 56R as described in Exhibit A are also shown as abutting such portion of McDonald Street as shown on the plat map entitled "Recombination for Sewak, LLC" dated January 14, 2026, and recorded in Plat Book 154, Page 7, Cumberland County, NC, Public Registry ("**Recombination Plat Map**"), a true and accurate copy of the Recombination Plat Map and recorded Affidavit of Recombination being attached hereto as **Exhibit C**.

4. Although such McDonald Street was platted on the 1924 Plat Map, and also on the Recombination Plat Map, to the best of Petitioner's knowledge, that portion of McDonald Street lying between Maxwell Street and the easternmost terminus of McDonald Street shown on the 1924 Plat Map and the Recombination Plat Map [such portion of McDonald Street being the subject of this Petition] and as highlighted in yellow on the attached Recombination Plat Map, has never been accepted or maintained by the City of Fayetteville.

5. According to Cumberland County GIS information, the only parcels abutting that portion of McDonald Street as described in Section 4 above are all owned by Sewak, LLC, the Petitioner, and consist of the following:

   (i) Lot 38R;
   (ii) Lot 56R
   as described in Exhibit A.

6. None of the lots specified in Section 5 (hereinafter collectively may be referred to as the "Adjoining Properties") above utilize that portion of McDonald Street as described in Section 4 above [such portion of McDonald Street being the subject of this Petition] for access to their respective properties, but instead, the Adjoining Properties have access, ingress and egress to and from their properties by Faircloth Street and/or Neal Street.

7. All Adjoining Properties abutting that portion of McDonald Street as described in Section 4 above [such portion of McDonald Street being the subject of this Petition] have access, ingress and egress to and from their properties by Faircloth Street and/or Neal Street.

8. To the best of the undersigned's knowledge, that portion of McDonald Street as described in Section 4 above [such portion of McDonald Street being the subject of this Petition], has never been opened or used as a street by the public since the 1924 Plat Map was recorded.

9. Petitioner is desirous of closing that portion of McDonald Street as described in Section 4 above [such portion of McDonald Street being the subject of this Petition] as shown on the attached plat maps, pursuant to N.C. G.S. Section 160A-299(d).

10. Your Petitioner believes that it would be in the best interests of all parties that said portion of McDonald Street as described in Section 4 above [such portion of McDonald Street being the subject of this Petition] be closed as a street and that your Petitioner believes that the closing of said street portion would not deprive anyone owning property in the vicinity of McDonald Street of reasonable means of ingress and egress to and from his/her/its property and that the closing of said portion of McDonald Street will not do any harm to persons known to your Petitioner.

WHEREFORE, your Petitioner respectfully petitions the City Council of the City of Fayetteville as follows:

1. That the said portion of McDonald Street lying between Maxwell Street and the easternmost terminus of McDonald Street shown on the 1924 Plat Map and the Recombination Plat Map [such portion of McDonald Street being the subject of this Petition] be closed pursuant to authority set forth in N.C.G.S. Section 160A-299.

2. That a hearing be held pursuant to N.C. G.S. Section 160A-299 after appropriate notification to all parties as set forth in the aforesaid statute.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the undersigned, has hereunto set her/his hand and seal the day and year first above written.

Sanjay Khazanchi (SEAL)
Print Name: **Sanjay Khazanchi**, Member/Manager of Sewak, LLC

State of North Carolina

County of Cumberland

I, Lily Robertson, a Notary Public of the County of Cumberland and State of North Carolina,, certify that **Sanjay Khazanchi** personally appeared before me this 30th day of January, 2026, acknowledging to me that he is the Member/Manager of Sewak, LLC, a North Carolina limited liability company, that being duly authorized to do so, he executed the foregoing instrument as the Member/Manager of Sewak, LLC for the purpose therein stated.

Notary Public

My commission expires: 5/11/29

[NOTARIAL SEAL]

LILY ROBERTSON NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

## Exhibit A

State of North Carolina
County of Cumberland

**Tract One**:
Being all of Lot 134 according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page 133, Cumberland County Registry.

Said property being also described as Lot 134 as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 134**")

**Tract Two**:
BEING ALL of Lot 55R, consisting of .40 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.
(herein referred to as "**Lot 55R**")

Said Lot 55R being also the same property described as follows:

(i) Lots 71, 72 and 73, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490187000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry (see also Corrective Deed recorded in Book 12419, Page 894, Cumberland County Registry);

(ii) Lots 52 and 53, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490267000 and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry; and

(iii) Lots 54 and 55, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446491216000, and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry.

**Tract Three:**

BEING ALL of Lot 56R, consisting of .60 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.
(herein referred to as "**Lot 56R**")

Said Lot 56R being also the same property described as follows:

(i) Lots 74, 75, 76,77, 78 and 79, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492124000 and described in the Deeds to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry and Corrective Deed recorded in Book 12433, Page 618, Cumberland County Registry); and

(ii) Lots 56, 57, 58, 59, 60 and 61, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492244000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

**Tract Four:**

BEING ALL of Lot 38R, consisting of 1.18 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 38R**")

Said Lot 38R being also the same property described as follows:

(i) Lots 38, 39, 40, 41, 42 and 43, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492366000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry;

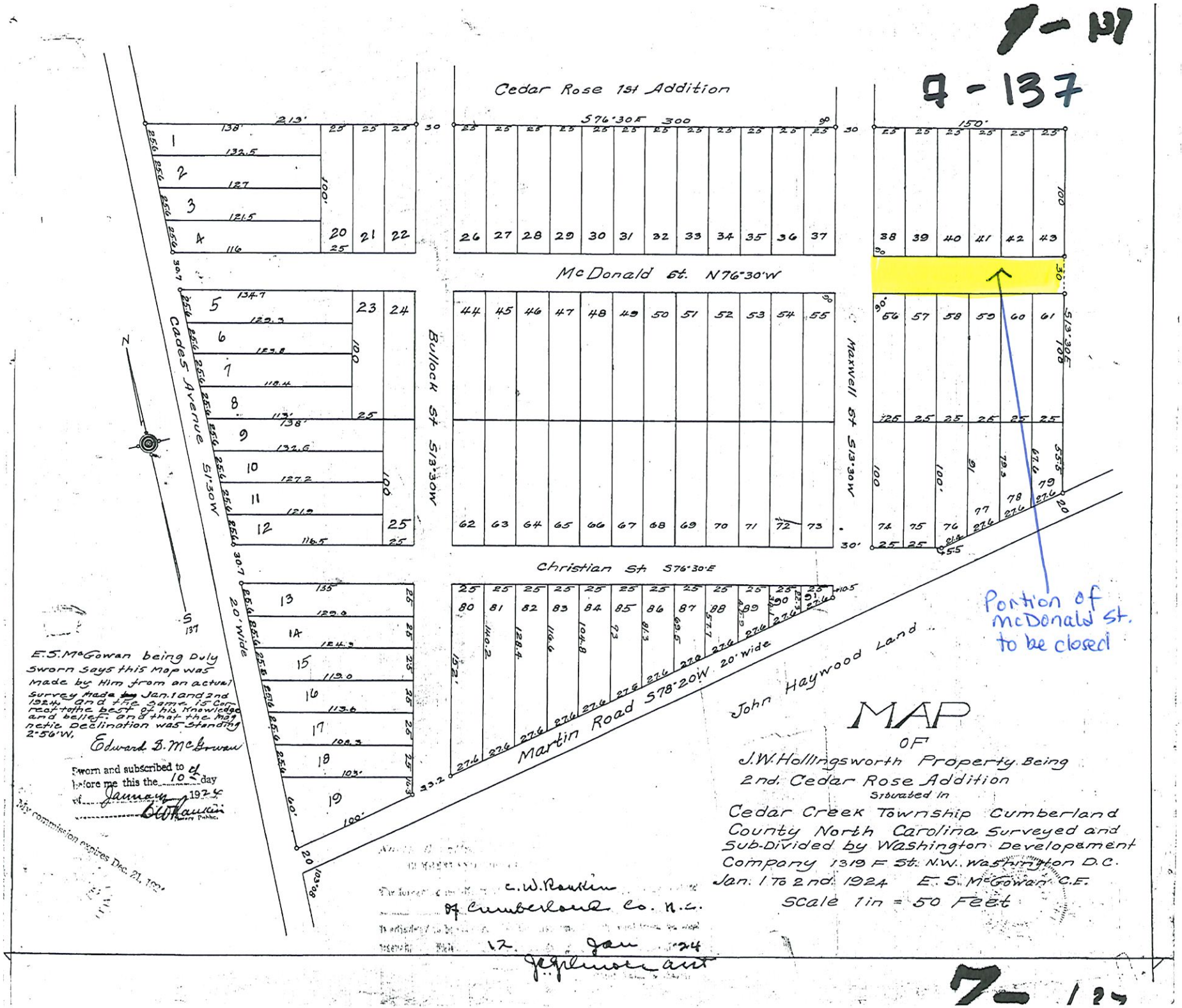
(ii) Lots 119, 120 and 121, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446492478000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry; and

(iii) Lots 132 and 133, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133**, Cumberland County Registry, bearing Cumberland County REID 0446493298000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

**Exhibit B**
1924 Plat Map

7-137

9-137

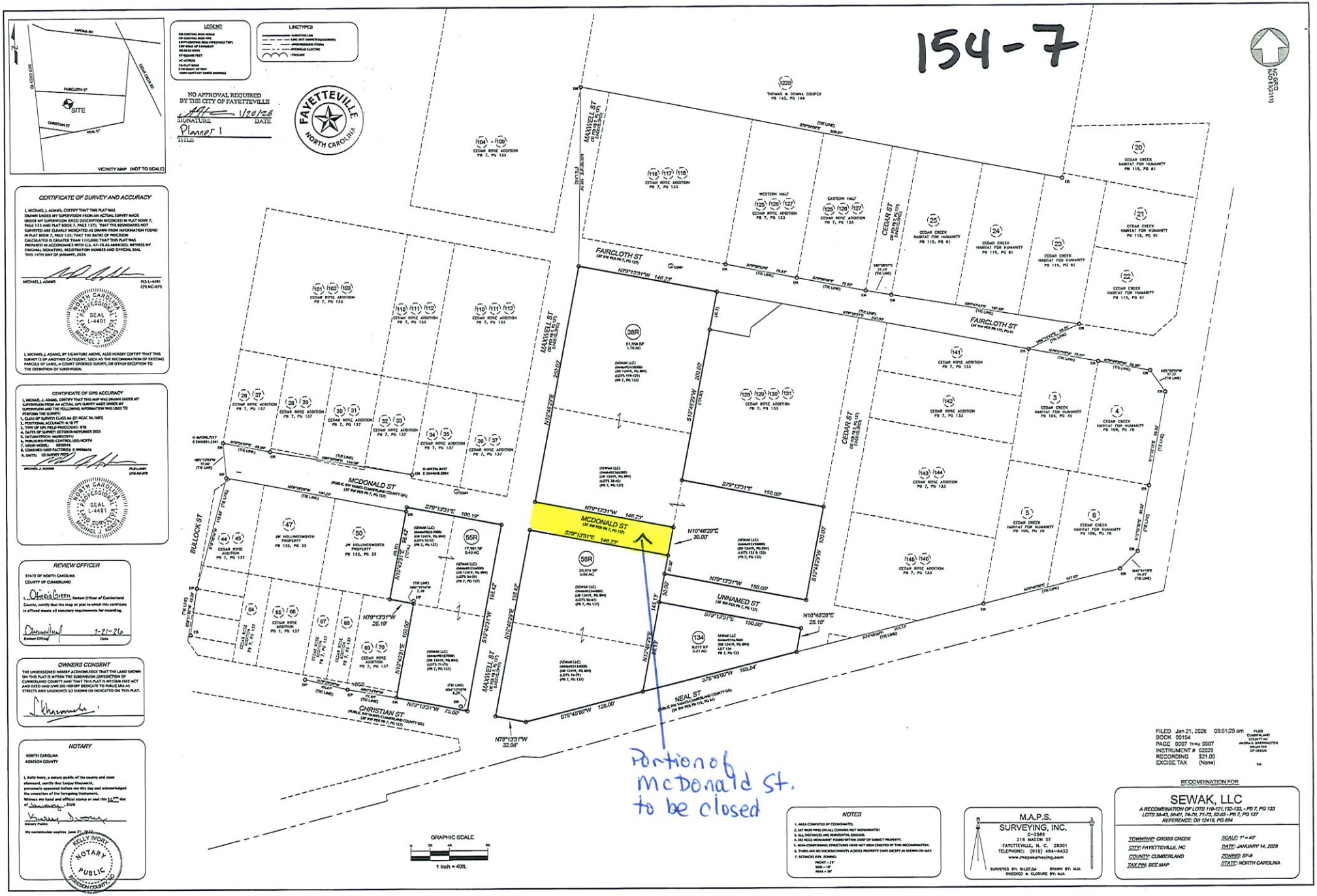



7-137

**Exhibit C**

Recombination Plat Map and Affidavit of Recombination

154-7


VICINITY MAP (NOT TO SCALE)
SAPONA RD
COLE PARK RD
FAIRCLOTH ST
SITE
CHRISTIAN ST
NEAL ST
LEGEND
LINETYPES
NO APPROVAL REQUIRED BY THE CITY OF FAYETTEVILLE
SIGNATURE
1/20/26
DATE
Planner I
TITLE
FAYETTEVILLE NORTH CAROLINA
CERTIFICATE OF SURVEY AND ACCURACY
I, MICHAEL J. ADAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN PLAT BOOK 7, PAGE 133 AND PLAT BOOK 7, PAGE 137); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 7, PAGE 133; THAT THE RATIO OF PRECISION CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL THIS 14TH DAY OF JANUARY, 2026
MICHAEL J. ADAMS
PLS L-4491
CPS NC-075
NORTH CAROLINA PROFESSIONAL SEAL L-4491 LAND SURVEYOR MICHAEL J ADAMS
I, MICHAEL J. ADAMS, BY SIGNATURE ABOVE, ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
CERTIFICATE OF GPS ACCURACY
I, MICHAEL J. ADAMS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
1. CLASS OF SURVEY: CLASS AA (21 NCAC 56.1603)
2. POSITIONAL ACCURACY: 0.10 FT
3. TYPE OF GPS FIELD PROCEDURE: RTK
4. DATES OF SURVEY: OCTOBER-NOVEMBER 2025
5. DATUM/EPOCH: NAD83(2011)
6. PUBLISHED/FIXED-CONTROL USED: NCRTN
7. GEOID MODEL USED: GEOID18
8. COMBINED GRID FACTOR(S): 0.9999665
9. UNITS: US SURVEY FEET
MICHAEL J. ADAMS
PLS L-4491
GPS NC-075
NORTH CAROLINA PROFESSIONAL SEAL L-4491 LAND SURVEYOR MICHAEL J ADAMS
REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
I, Olivia Green, Review Officer of Cumberland County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.
Review Officer
1-21-26
Date
OWNERS CONSENT
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT IS MY/OUR FREE ACT AND DEED AND I/WE DO HEREBY DEDICATE TO PUBLIC USE AS STREETS AND EASEMENTS SO SHOWN OR INDICATED ON THIS PLAT.
NOTARY
NORTH CAROLINA
ROBESON COUNTY
I, Kelly Ivory, a notary public of the county and state aforesaid, certify that Sanjay Khosrowshi, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal this 16th day of January, 2026
Notary Public
My commission expires June 21, 2030
KELLY IVORY NOTARY PUBLIC ROBESON COUNTY, NC
THOMAS & DONNA COOPER PB 143, PG 196
CEDAR ROSE ADDITION PB 7, PG 133
CEDAR CREEK HABITAT FOR HUMANITY PB 115, PG 61
MAXWELL ST (PUBLIC R/W NAMED-CUMBERLAND COUNTY GIS) (R/W WIDTH VARIES)
CEDAR ST (PUBLIC R/W NAMED-CUMBERLAND COUNTY GIS) (R/W WIDTH VARIES)
FAIRCLOTH ST (50' R/W PER PB 7, PG 137)
MCDONALD ST (PUBLIC R/W NAMED-CUMBERLAND COUNTY GIS) (50' R/W PER PB 7, PG 137)
BULLOCK ST (PUBLIC R/W NAMED-CUMBERLAND COUNTY GIS) (50' R/W PER PB 7, PG 137)
CHRISTIAN ST (PUBLIC R/W NAMED-CUMBERLAND COUNTY GIS) (50' R/W PER PB 7, PG 137)
NEAL ST (PUBLIC R/W NAMED-CUMBERLAND COUNTY GIS) (50' R/W PER PB 115, PG 61)
UNNAMED ST (50' R/W PER PB 7, PG 137)
38R 51,558 SF 1.18 AC
55R 17,761 SF 0.40 AC
56R 25,974 SF 0.60 AC
134 8,017 SF 0.21 AC
LOT 134
(SEWAK LLC) (0446492260000) (DB 12419, PG 894) (LOTS 119-121) (PB 7, PG 133)
(SEWAK LLC) (0446492124000) (DB 12419, PG 894) (LOTS 39-43) (PB 7, PG 137)
(SEWAK LLC) (0446492224000) (DB 12419, PG 894) (LOTS 54-57) (PB 7, PG 137)
(SEWAK LLC) (0446492324000) (DB 12419, PG 894) (LOTS 133 & 123) (PB 7, PG 133)
(SEWAK LLC) (0446492407000) (DB 12419, PG 894) (LOTS 71-77) (PB 7, PG 137)
(SEWAK LLC) (0446492124000) (DB 12419, PG 894) (LOTS 34-37) (PB 7, PG 137)
(SEWAK LLC) (0446492074000) (DB 12419, PG 894) LOT 134 PB 7, PG 133
N79°13'31"W 146.27'
S79°13'31"E 150.00'
N10°46'29"E 30.00'
S10°46'29"W 200.00'
N10°46'29"E 200.00'
N79°13'31"W 150.00'
S79°13'31"E 150.00'
S10°46'29"W 30.00'
N10°46'29"E 26.10'
S79°45'00"W 165.84'
S75°45'00"W 128.00'
N79°13'31"W 32.00'
N10°46'29"E 183.42'
S10°46'29"W 183.42'
N10°46'29"E 183.42'
S10°46'29"W 183.42'
N79°13'31"W 25.19'
N79°13'31"W 75.00'
S79°13'31"E 100.19'
N10°46'29"E 30.00'
S10°46'29"W 30.00'
N10°46'29"E 146.13'
S10°46'29"W 146.13'
N10°46'29"E 147.00'
S10°46'29"W 147.00'
N10°46'29"E 183.42'
S10°46'29"W 183.42'
N10°46'29"E 183.42'
S10°46'29"W 183.42'
N10°46'29"E 183.42'
S10°46'29"W 183.42

FILED ELECTRONICALLY
CUMBERLAND COUNTY NC
ANDRA S. BREWINGTON

| | |
|---|---|
| FILED | Jan 30, 2026 |
| AT | 02:49:46 PM |
| BOOK | 12435 |
| START PAGE | 0019 |
| END PAGE | 0023 |
| INSTRUMENT # | 03234 |
| RECORDING | $26.00 |
| EXCISE TAX | $0.00 |

345

Prepared by and return to: Player & McLean, LLP, 1019 Hay Street, Fayetteville, NC 28305
(without title examination or certification)
North Carolina

Cumberland County

**AFFIDAVIT OF RECOMBINATION**

I, Sanjay Khazanchi, Member/Manager of Sewak, LLC, being duly sworn, do depose and say:

1. I am the sole member and manager of Sewak, LLC, a North Carolina limited liability company (hereinafter either "**Owner**" or "**Sewak, LLC**") and am authorized to execute documents related to real property owned by Sewak, LLC, have personal knowledge of the matters stated herein and am authorized to give this Affidavit.

2. Sewak, LLC is the owner of certain real property described as follows:

   a. Lot 55R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

   Said Lot 55R is also the same property described as:

   (i) Lots 71, 72 and 73, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490187000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry (see also Corrective Deed recorded in Book 12419, Page 894, Cumberland County Registry);

   (ii) Lots 52 and 53, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490267000 and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry; and

Submitted electronically by "Player McLean LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

(iii) Lots 54 and 55, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446491216000, and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry.

(hereinafter collectively the **"Lot 55R Tracts"**)

b. Lot 56R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 56R is also the same property described as:

(i) Lots 74, 75, 76,77, 78 and 79, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492124000 and described in the Deeds to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry and Corrective Deed recorded in Book 12433, Page 618, Cumberland County Registry); and

(ii) Lots 56, 57, 58, 59, 60 and 61, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492244000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

(hereinafter collectively the **"Lot 56R Tracts"**)

c. Lot 38R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 38R is also the same property described as:

(i) Lots 38, 39, 40, 41, 42 and 43, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492366000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry;

(ii) Lots 119, 120 and 121, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446492478000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry; and

(iii) Lots 132 and 133, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446493298000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

(hereinafter collectively the **"Lot 38R Tracts"**)

3. **As to the Lot 55R Tracts described in Section 2.a. above:**
   a. a. The Owner desires that the Cumberland County Tax Assessor's Office combine the three tax parcels described in Section 2.a. above, to wit: REID nos. 0446490187000, 0446490267000 and 0446491216000, into a single parcel number.

   b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

   c. It is the intent of the Owner that the three tax parcels described in Section 2.a. above will be described as follows in any future conveyance of the property:

      BEING ALL of Lot 55R, consisting of .40 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

   d. It is the intent of the Owner that the property described in Section 2.a. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

4. **As to the Lot 56R Tracts described in Section 2.b. above:**
   a. a. The Owner desires that the Cumberland County Tax Assessor's Office combine the two tax parcels described in Section 2.b. above, to wit: REID nos. 0446492124000 and 0446492244000 into a single parcel number.

   b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

   c. It is the intent of the Owner that the two tax parcels described in Section 2ba. above will be described as follows in any future conveyance of the property:

      BEING ALL of Lot 56R, consisting of .60 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

   d. It is the intent of the Owner that the property described in Section 2.b. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

5. **As to the Lot 38R Tracts described in Section 2.c. above:**

a. a. The Owner desire that the Cumberland County Tax Assessor's Office combine the three tax parcels described in Section 2.c. above, to wit: REID nos. 0446492366000, 0446492478000 and 0446493298000 into a single parcel number.

b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

c. It is the intent of the Owner that the three tax parcels described in Section 2.c. above will be described as follows in any future conveyance of the property:

BEING ALL of Lot 38R, consisting of 1.18 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

d. It is the intent of the Owner that the property described in Section 2.c. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE(S).]

IN WITNESS WHEREOF, the undersigned, has hereunto set her/his hand and seal the day and year first above written.

Sanjay Khazanchi (SEAL)

Print Name: **Sanjay Khazanchi,** Member/Manager of Sewak, LLC

State of North Carolina

County of Cumberland

I, Lily Robertson, a Notary Public of the County of Cumberland and State of North Carolina,, certify that **Sanjay Khazanchi** personally appeared before me this 30th day of January, 2026, acknowledging to me that he is the Member/Manager of Sewak, LLC, a North Carolina limited liability company, that being duly authorized to do so, he executed the foregoing instrument as the Member/Manager of Sewak, LLC for the purpose therein stated.

Notary Public

My commission expires: 5/11/29

LILY ROBERTSON NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

[NOTARIAL SEAL]

Resolution No. R2026-_____

A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING A PORTION OF MCDONALD STREET

WHEREAS, under authority of N.C.G.S. § 160A-299, a public hearing before the City Council of the City of Fayetteville, North Carolina was advertised as required by law, and duly held on the 27th day of April 2026, in accordance with the notice calling for said public hearing, and all adjoining property owners having been notified by certified mail of the time, place and purpose of said hearing, the purpose of which was to determine whether a portion of a certain street in the City of Fayetteville, North Carolina, known as McDonald Street, should be permanently closed as a public street; and a notice of said hearing having been posted on portion of said street for four weeks prior to the holding of said hearing; and

WHEREAS, during the said public hearing all interested citizens were invited to comment and state any objections they may have to the closing of the portion of the street known as McDonald Street as a public street; and

WHEREAS, the City Council, following such public hearing, after considering all the facts, has determined that the closing of a portion of McDonald Street is not contrary to the public interest and that no individual owning property in the vicinity of said street portion will thereby be deprived of reasonable means of ingress and egress to his or her property.

NOW THEREFORE, BE IT RESOLVED on behalf of the people of Fayetteville N.C., the City Council orders and directs that the portion of McDonald Street, within the limits covered by the following description only, be closed as a public street under the following terms and conditions:

1. Description of area closed as a public street:

BEGINNING at the northwestern corner of Lot 56 as depicted in that plat entitled "Map of J.W. Hollingsworth Property Being 2nd. Cedar Rose Addition" and recorded in Plat Book 7, Page 137 of the Cumberland County Registry, said point also being in the eastern right of way margin of Maxwell Street, and continuing thence with said eastern right of way margin North 10 degrees 46 minutes 29 seconds East 30 feet to a point, thence with the northern right of way margin of McDonald Street South 79 degrees 13 minutes 31 seconds East 146.23 feet to a point, thence South 10 degrees 46 minutes 29 seconds West 30.00 feet to a point in the southern right of way

margin of McDonald Street, thence continuing with said margin North 79 degrees 13 minutes 31 seconds West 146.23 feet to the BEGINNING, and being 4,386.90 square feet more or less.

2. That a copy of this Order be recorded in the office of the Register of Deeds of Cumberland County.

3. The City is reserving a utility easement over and under the entire above-described property for the use of the City and all other utility companies.

IN WITNESS WHEREOF, the City of Fayetteville, N.C., has caused this instrument to be signed in its name by its Mayor, attested by its City Clerk, and its corporate seal hereto affixed, all by order of its City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this, the 27th day of April 2026; such meeting was held in compliance with the Open Meetings Act, at which meeting a quorum was present and voting.

CITY OF FAYETTEVILLE

(SEAL) By: _____

MITCH COLVIN, Mayor

ATTEST:

_____

JENNIFER L. AYRE, City Clerk

7-137

Cedar Rose 1st Addition

S76°30E 300

McDonald St. N76°30'W

Bullock St S13°30W

Maxwell St S13°30W

Cades Avenue S1°30W

Christian St S76°30E

Martin Road S78°20W 20' wide

John Haywood Land

E.S. McGowan being Duly Sworn says this Map was Made by Him from an actual Survey Made Jan. 1 and 2nd 1924 and the same is Correct to the best of his Knowledge and belief. and that the Magnetic Declination was Standing 2°56'W.

Edward S. McGowan

Sworn and subscribed to before me this the 10 day of January 1924

C.W. Rankin Notary Public

My commission expires Dec. 21, 1924

C.W. Rankin
Of Cumberland Co. N.C.
12 Jan '24

# MAP

OF

J.W. Hollingsworth Property Being 2nd. Cedar Rose Addition

Situated in

Cedar Creek Township Cumberland County North Carolina Surveyed and Sub-Divided by Washington Developament Company 1319 F St. N.W. Washington D.C.

Jan. 1 To 2nd. 1924 E.S. McGowan C.E.

Scale 1 in = 50 Feet

7-137

REFERENCES:
DEED BOOK 12294 PAGE 325
PLAT BOOK 154 PAGE 7
PLAT BOOK 7 PAGE 133
PLAT BOOK 7 PAGE 137

NC GRID NAD 83 (2011)

0 30 60

1 INCH = 30 FT

CP
N10° 46' 29"E
30.00'
CP

MAXWELL ST
30' PUBLIC R/W

MCDONALD ST
PUBLIC R/W VARIES

0446-49-2244
SEWAK LLC.

N79° 13' 31"W
146.23'

S79° 13' 31"E
146.23'

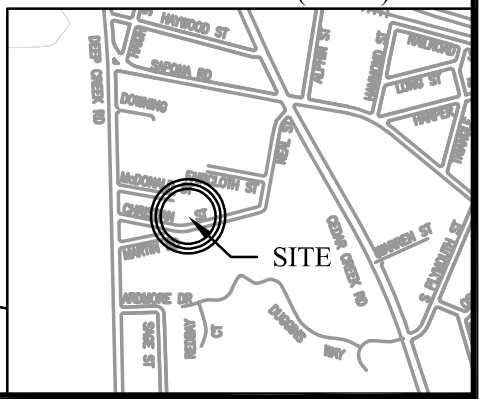
0446-49-2366
SEWAK LLC.

CP
S10° 46' 29"W
30.00'
CP

UNNAMED ST
30' PUBLIC R/W

0446-49-3298
SEWAK LLC.

VICINITY MAP (N.T.S.)




THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

FAYETTEVILLE
AMERICA'S CAN DO CITY

PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
433 HAY ST. 28301
(910) 433-1656

**PROPOSED STREET CLOSURE**
**MCDONALD STREET**
**±0.10 ACRES**
**±4,386.90 SQUARE FEET**
**CROSS CREEK TOWNSHIP CUMBERLAND CTY**
**FAYETTEVILLE NORTH CAROLINA**

SHEET 1 OF 1

REVISION DATE: _____

DATE 1/28/2026 DRAWN BY RSH

SCALE 1" = 30' CK'D BY RSH

# Public Hearing for Closing of a Portion of McDonald Street

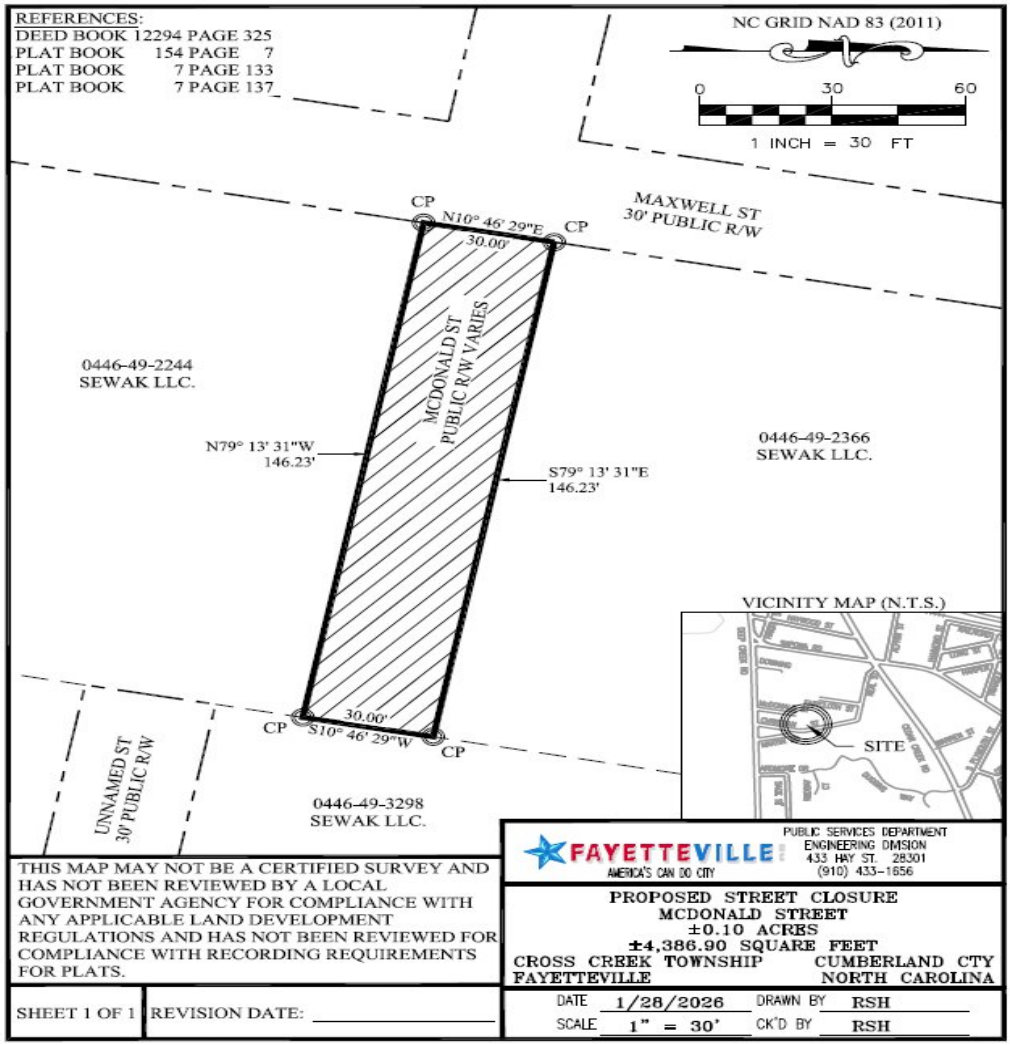


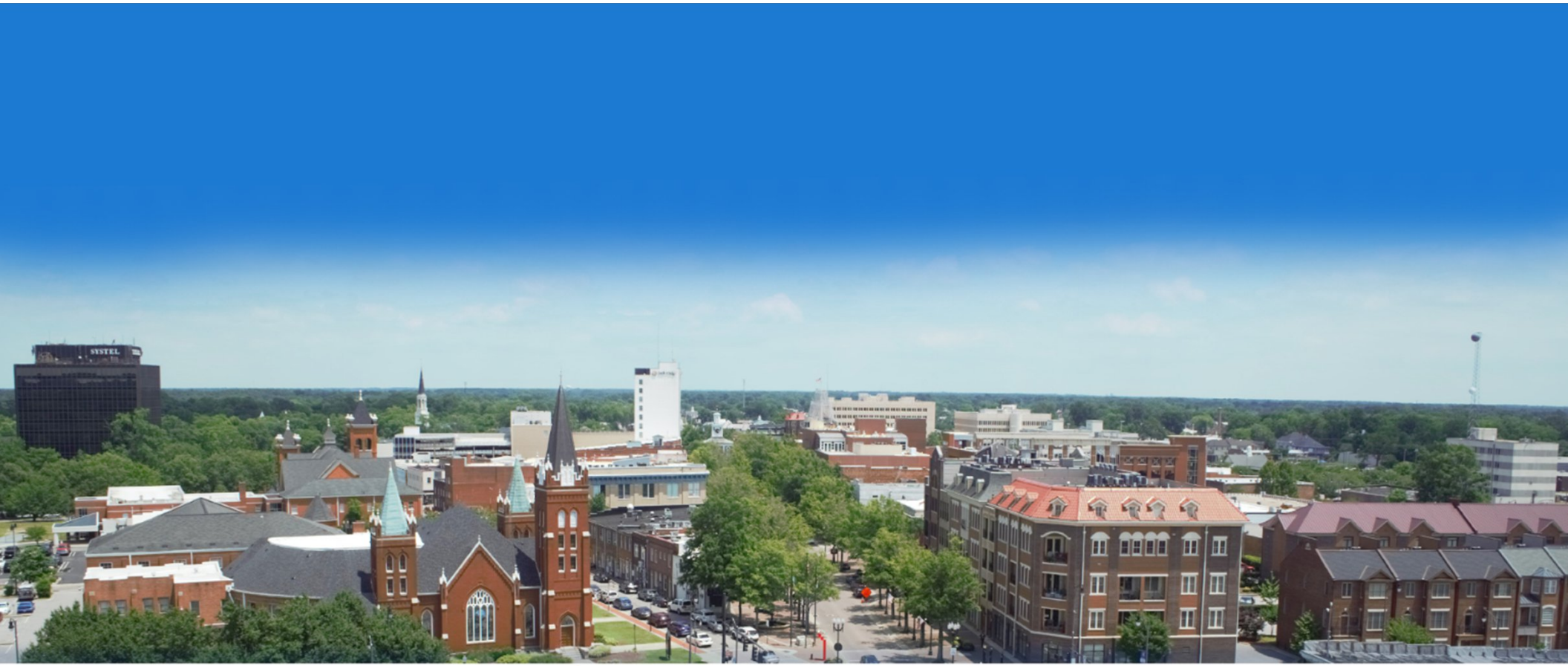

*April 27, 2026*

FAYETTEVILLE NC

# Proposed Permanent Closure of a Portion of McDonald Street

- The portion of McDonald Street has never been constructed or opened.
- Closing of the street will allow for the recombination and further development of the surrounding property.
- Staff has verified the closing will not impact any emergency system.
- No access is denied by approving the closing of the street.
- A blanket easement will be reserved over the closed street for utility use.






FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0232

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

**Agenda Number:** 8.03

**TO:** **Mayor and Members of City Council**

**THRU:** **Lachelle H. Pulliam, City Attorney**

**FROM:** **Kecia N. Parker, Real Estate Manager**

**DATE:** **April 27, 2026**

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

**COUNCIL DISTRICT(S):**
2

**Relationship To Strategic Plan:**
Goal IV: Desirable Place to Live, Work and Recreate

**Executive Summary:**
N.C.G.S. §160A-299 gives authority and procedures for the City to permanently close a city street or alley. The City received a petition from Sewak, LLC to permanently close approximately 4,500 square feet of the unnamed street off Cedar Street to further develop surrounding property. The unnamed street was depicted on a plat recorded on December 22, 1923, but has never been constructed or opened. On March 9, 2026, City Council approved scheduling the public hearing for April 27, 2026, to consider the request. All statutory procedures for notifications have been followed.

**Background:**

- Sewak, LLC has requested to permanently close a portion of an unnamed street off Cedar Street to allow for development of the surrounding property.
- N.C.G.S. §160A-299 gives the authority and procedures required for the City to permanently close a city street or alley.
- This closing will not land lock any abutting property owners.
- The unnamed street was platted in 1923 as part of the “Map of J.W. Hollingsworth Land Cedar Rose Addition” recorded in Plat Book 7, Page 133 of the Cumberland County Registry.
- This portion of the unnamed street has never been constructed or opened and is not utilized as access to any surrounding properties.

**Issues/Analysis:**

- No access will be denied to anyone as a result of the proposed closing.
- The Emergency Response times will not be affected because the street has never been constructed and opened.
- There will be no significant impacts to traffic per the City Traffic Engineer.
- There will a utility easement reserved over the closed portion of the street to

enable utilities to remain.
- Permanently closing the street will allow the surrounding property to be developed further by Sewak, LLC.

**Budget Impact:**
There is no significant impact to the budget as a result of the proposed closing.

**Options:**
- Adopt the Resolution and Order by the City Council of the City of Fayetteville, North Carolina permanently closing a portion of an unnamed street off Cedar Street.
- Deny the request.

**Recommended Action:**
Staff recommends that Council adopt the Resolution and Order permanently closing a portion of an unnamed street off Cedar Street..

**Attachments:**
- Petition for Closure
- Resolution and Order permanently closing a portion of an unnamed street off Cedar Street
- Original Recorded Plat (Plat Book 7, Page 133)
- Map of Proposed Unnamed Street Closure
- PowerPoint presentation

State of North Carolina

County of Cumberland

PETITION TO CLOSE STREET
[Portion of Unnamed Street]
Pursuant to N.C.G.S. Section 160A-299

To: The Mayor and Members of the City Council of
Fayetteville, North Carolina

1. Sewak, LLC (the "Petitioner") is the record owner of certain properties located in Fayetteville, North Carolina as described in **Exhibit A** attached hereto and incorporated herein by reference, such properties being owned by the undersigned Petitioner investment and development purposes.

2. Lot 134 as described in Exhibit A was initially platted as abutting an unnamed street shown on the plat map entitled "Map of J. W. Hollingsworth Land Cedar Rose Addition" dated December 1 to 20th, 1923 recorded in Plat Book 7, Page 133, Cumberland County, NC, Public Registry ("**1923 Plat Map**"), a true and accurate copy of the 1923 Plat Map being attached hereto as **Exhibit B**.

3. Lot 134, Lot 56R and Lot 38R as described in Exhibit A are also shown as abutting such portion of said unnamed street which is specified as "Unnamed Street" as shown on the plat map entitled "Recombination for Sewak, LLC" dated January 14, 2026, and recorded in Plat Book 154, Page 7, Cumberland County, NC, Public Registry ("**Recombination Plat Map**"), a true and accurate copy of the Recombination Plat Map and recorded Affidavit of Recombination being attached hereto as **Exhibit C**.

4. Although such Unnamed Street was platted on the 1923 Plat Map, and also on the Recombination Plat Map, to the best of Petitioner's knowledge, that portion of the Unnamed Street lying between Cedar Street and the westernmost terminus of the Unnamed Street where the Unnamed Street abuts an eastern boundary of Lot 56R described in Exhibit A [such portion of the Unnamed Street being the subject of this Petition] and as highlighted in yellow in the attached Recombination Plat Map, has never been accepted or maintained by the City of Fayetteville.

5. According to Cumberland County GIS information, the only parcels abutting that portion of the Unnamed Street as described in Section 4 above are all owned by Sewak, LLC, the Petitioner, and consist of the following:
   (i) Lot 134;
   (ii) Lot 38R and Lot 56R
   as described in Exhibit A.

6. None of the lots specified in Section 5 (hereinafter collectively may be referred to as the "Adjoining Properties") above utilize that portion of the Unnamed Street as described in Section 5 above [such portion of the Unnamed Street being the subject of this Petition] for access to their respective properties, but instead, the Adjoining Properties have access, ingress and egress to and from their properties by Faircloth Street and/or Neal Street.

7. All Adjoining Properties abutting that portion of the Unnamed Street as described in Section 4 above [such portion of the Unnamed Street being the subject of this Petition] have access, ingress and egress to and from their properties by Faircloth Street and/or Neal Street.

8. To the best of the undersigned's knowledge, that portion of the Unnamed Street as described in Section 4 above [such portion of the Unnamed Street being the subject of this Petition], which may be covered in part by mature trees, has never been opened or used as a street by the public since the 1923 Plat Map was recorded.

9. Petitioner is desirous of closing that portion of the Unnamed Street as described in Section 4 above [such portion of the Unnamed Street being the subject of this Petition] as shown on the attached plat maps, pursuant to N.C. G.S. Section 160A-299(d).

10. Your Petitioner believes that it would be in the best interests of all parties that said portion of the Unnamed Street as described in Section 4 above [such portion of the Unnamed Street being the subject of this Petition] be closed as a street and that your Petitioner believes that the closing of said street portion would not deprive anyone owning property in the vicinity of the Unnamed Street of reasonable means of ingress and egress to and from his/her/its property and that the closing of said portion of the Unnamed Street will not do any harm to persons known to your Petitioner.

WHEREFORE, your Petitioner respectfully petitions the City Council of the City of Fayetteville as follows:

1. That the said portion of the Unnamed Street lying between Cedar Street and the westernmost terminus of the Unnamed Street where the Unnamed Street abuts the eastern boundary of Lot 56R [such portion of the Unnamed Street being the subject of this Petition] be closed pursuant to authority set forth in N.C.G.S. Section 160A-299.
2. That a hearing be held pursuant to N.C. G.S. Section 160A-299 after appropriate notification to all parties as set forth in the aforesaid statute.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the undersigned, has hereunto set her/his hand and seal the day and year first above written.

Sanjay Khazanchi (SEAL)

Print Name: **Sanjay Khazanchi**, Member/Manager of Sewak, LLC

State of North Carolina

County of Cumberland

I, Lily Robertson, a Notary Public of the County of Cumberland and State of North Carolina,, certify that **Sanjay Khazanchi** personally appeared before me this 30th day of January, 2026, acknowledging to me that he is the Member/Manager of Sewak, LLC, a North Carolina limited liability company, that being duly authorized to do so, he executed the foregoing instrument as the Member/Manager of Sewak, LLC for the purpose therein stated.

Notary Public

My commission expires: 5/11/29

[NOTARIAL SEAL]

LILY ROBERTSON NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

## Exhibit A

State of North Carolina
County of Cumberland

**Tract One**:
Being all of Lot 134 according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page 133, Cumberland County Registry.

Said property being also described as Lot 134 as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 134**")

**Tract Two**:
BEING ALL of Lot 55R, consisting of .40 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.
(herein referred to as "**Lot 55R**")

Said Lot 55R being also the same property described as follows:

(i) Lots 71, 72 and 73, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490187000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry (see also Corrective Deed recorded in Book 12419, Page 894, Cumberland County Registry);

(ii) Lots 52 and 53, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490267000 and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry; and

(iii) Lots 54 and 55, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446491216000, and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry.

**Tract Three:**

BEING ALL of Lot 56R, consisting of .60 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.
(herein referred to as "**Lot 56R**")

Said Lot 56R being also the same property described as follows:

(i) Lots 74, 75, 76,77, 78 and 79, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492124000 and described in the Deeds to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry and Corrective Deed recorded in Book 12433, Page 618, Cumberland County Registry); and

(ii) Lots 56, 57, 58, 59, 60 and 61, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492244000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

**Tract Four:**

BEING ALL of Lot 38R, consisting of 1.18 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 38R**")

Said Lot 38R being also the same property described as follows:

(i) Lots 38, 39, 40, 41, 42 and 43, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492366000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry;

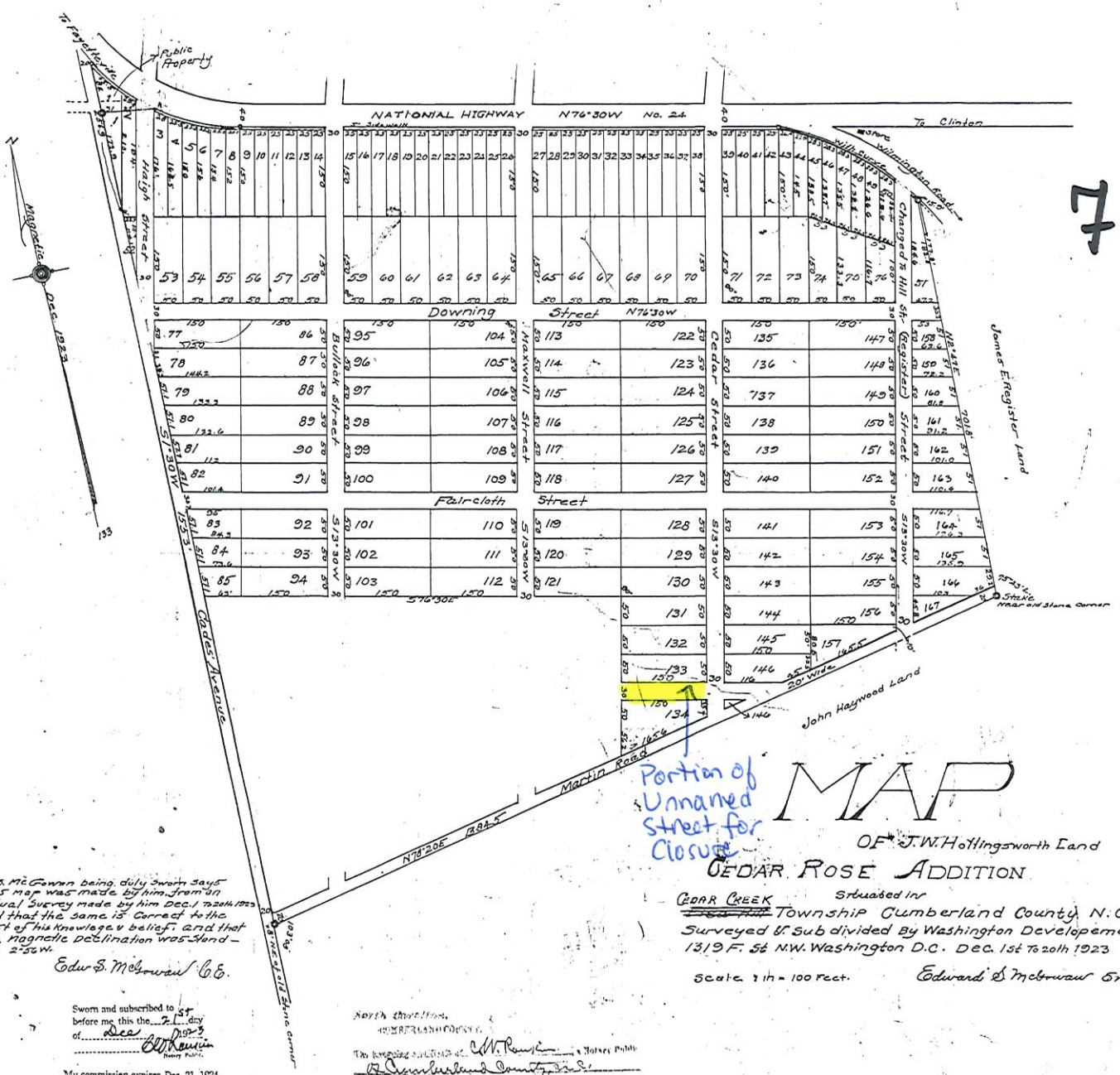
(ii) Lots 119, 120 and 121, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446492478000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry; and

(iii) Lots 132 and 133, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133**, Cumberland County Registry, bearing Cumberland County REID 0446493298000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

**Exhibit B**

1923 Plat Map

7 - 133




# MAP

OF J. W. Hollingsworth Land

## CEDAR ROSE ADDITION

CEDAR CREEK Situated in Township Cumberland County N.C.

Surveyed & Sub divided By Washington Developement Co.

1319 F. St N.W. Washington D.C. Dec. 1st To 20th 1923

Scale 1 in = 100 Feet. Edward S. McGowan Engineer

E.S. McGowan being duly sworn says this map was made by him from an actual Survey made by him Dec. 1 to 20th 1923 and that the same is Correct to the best of his knowledge & belief and that the Magnetic Declination was Standing 2°50 W.

Edw S. McGowan C.E.

Sworn and subscribed to before me this the 22 day of Dec 1923

C.W. Rawlins Notary Public

My commission expires Dec. 21, 1924

North Carolina, Cumberland County.

The foregoing certificate of C.W. Rawlins a Notary Public of Cumberland County N.C. is adjudged to be correct. Let the instrument with certificate be registered. This 22 day of Dec 1923

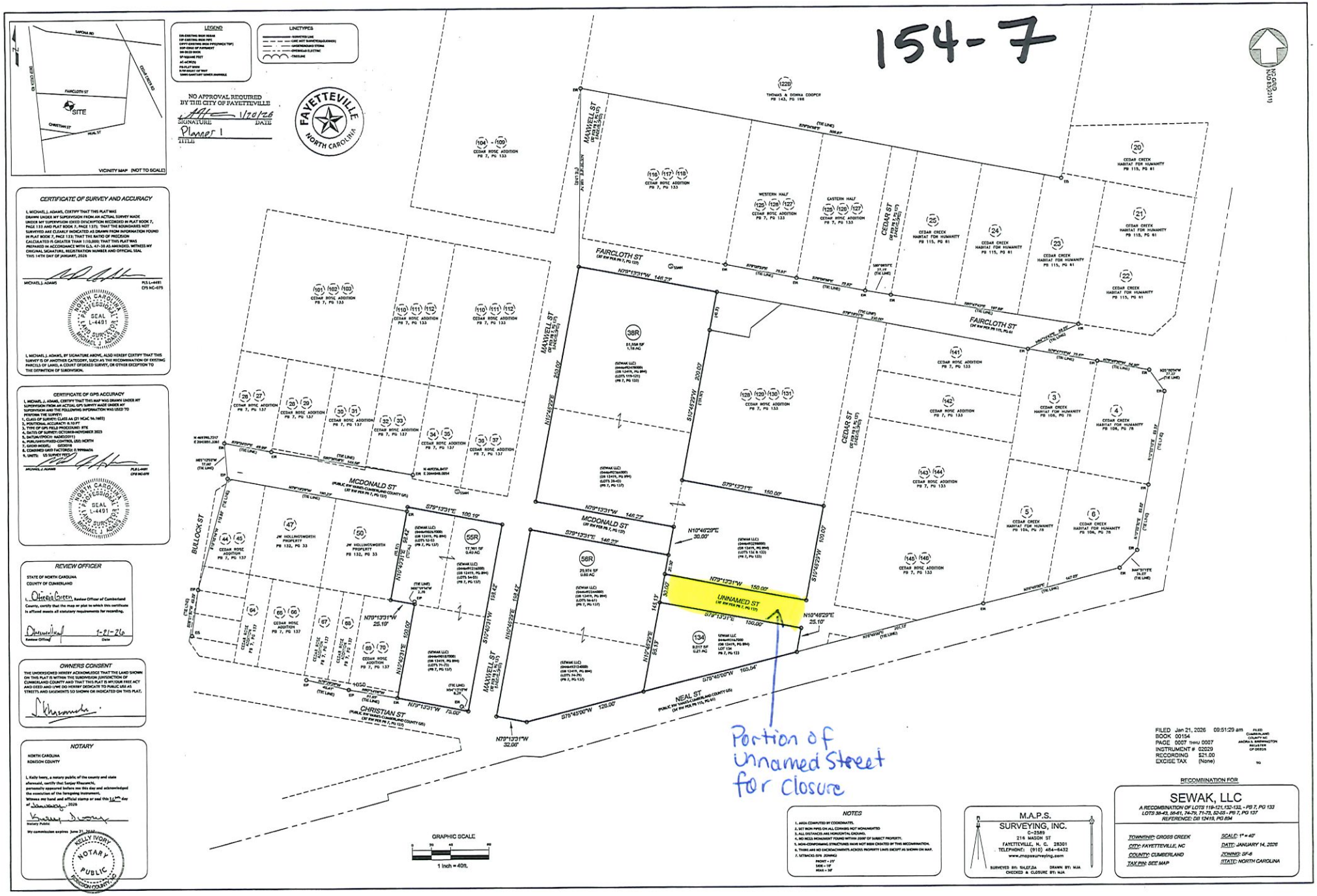
W.H. Walker Clerk Superior Court

7 — 132

**Exhibit C**

Recombination Plat Map and Affidavit of Recombination

154-7




FILED Jan 21, 2026 09:51:29 am
BOOK 00154
PAGE 0007 THRU 0007
INSTRUMENT # 02029
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC AMONA S. BARRINGTON REGISTER OF DEEDS

RECOMBINATION FOR

## SEWAK, LLC

A RECOMBINATION OF LOTS 119-121,132-134, - PB 7, PG 133
LOTS 38-40, 58-61, 74-79, 71-73, 62-63 - PB 7, PG 137
REFERENCE: DB 12419, PG 894

TOWNSHIP: CROSS CREEK
CITY: FAYETTEVILLE, NC
COUNTY: CUMBERLAND
TAX PIN: SEE MAP

SCALE: 1" = 40'
DATE: JANUARY 14, 2026
ZONING: SF-6
STATE: NORTH CAROLINA

NOTES
1. AREA COMPUTED BY COORDINATES.
2. SET IRON PIPES ON ALL CORNERS NOT MONUMENTED
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. NO NCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
5. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS RECOMBINATION.
6. THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN ON MAP.
7. SETBACKS PER ZONING
FRONT = 25'
SIDE = 10'
REAR = 30'

M.A.P.S. SURVEYING, INC.
C-2589
216 MASON ST
FAYETTEVILLE, N. C. 28301
TELEPHONE: (910) 484-6432
www.mapssurveying.com
SURVEYED BY: RH,EF,DA DRAWN BY: MJA
CHECKED & CLOSURE BY: MJA

FILED ELECTRONICALLY
CUMBERLAND COUNTY NC
ANDRA S. BREWINGTON

| | |
|---|---|
| FILED | Jan 30, 2026 |
| AT | 02:49:46 PM |
| BOOK | 12435 |
| START PAGE | 0019 |
| END PAGE | 0023 |
| INSTRUMENT # | 03234 |
| RECORDING | $26.00 |
| EXCISE TAX | $0.00 |

369

Prepared by and return to: Player & McLean, LLP, 1019 Hay Street, Fayetteville, NC 28305
(without title examination or certification)
North Carolina

Cumberland County

**AFFIDAVIT OF RECOMBINATION**

I, Sanjay Khazanchi, Member/Manager of Sewak, LLC, being duly sworn, do depose and say:

1. I am the sole member and manager of Sewak, LLC, a North Carolina limited liability company (hereinafter either "**Owner**" or "**Sewak, LLC**") and am authorized to execute documents related to real property owned by Sewak, LLC, have personal knowledge of the matters stated herein and am authorized to give this Affidavit.

2. Sewak, LLC is the owner of certain real property described as follows:

   a. Lot 55R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

   Said Lot 55R is also the same property described as:

   (i) Lots 71, 72 and 73, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490187000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry (see also Corrective Deed recorded in Book 12419, Page 894, Cumberland County Registry);

   (ii) Lots 52 and 53, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490267000 and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry; and

Submitted electronically by "Player McLean LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

(iii) Lots 54 and 55, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446491216000, and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry.

(hereinafter collectively the **"Lot 55R Tracts"**)

b. Lot 56R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 56R is also the same property described as:

(i) Lots 74, 75, 76,77, 78 and 79, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492124000 and described in the Deeds to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry and Corrective Deed recorded in Book 12433, Page 618, Cumberland County Registry); and

(ii) Lots 56, 57, 58, 59, 60 and 61, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492244000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

(hereinafter collectively the **"Lot 56R Tracts"**)

c. Lot 38R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 38R is also the same property described as:

(i) Lots 38, 39, 40, 41, 42 and 43, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492366000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry;

(ii) Lots 119, 120 and 121, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446492478000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry; and

(iii) Lots 132 and 133, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133,** Cumberland County Registry, bearing Cumberland County REID 0446493298000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

(hereinafter collectively the **"Lot 38R Tracts"**)

3. **As to the Lot 55R Tracts described in Section 2.a. above**:
   a. a. The Owner desires that the Cumberland County Tax Assessor's Office combine the three tax parcels described in Section 2.a. above, to wit: REID nos. 0446490187000, 0446490267000 and 0446491216000, into a single parcel number.

   b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

   c. It is the intent of the Owner that the three tax parcels described in Section 2.a. above will be described as follows in any future conveyance of the property:

      BEING ALL of Lot 55R, consisting of .40 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

   d. It is the intent of the Owner that the property described in Section 2.a. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

4. **As to the Lot 56R Tracts described in Section 2.b. above**:
   a. a. The Owner desires that the Cumberland County Tax Assessor's Office combine the two tax parcels described in Section 2.b. above, to wit: REID nos. 0446492124000 and 0446492244000 into a single parcel number.

   b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

   c. It is the intent of the Owner that the two tax parcels described in Section 2ba. above will be described as follows in any future conveyance of the property:

      BEING ALL of Lot 56R, consisting of .60 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

   d. It is the intent of the Owner that the property described in Section 2.b. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

5. **As to the Lot 38R Tracts described in Section 2.c. above**:

a. a. The Owner desire that the Cumberland County Tax Assessor's Office combine the three tax parcels described in Section 2.c. above, to wit: REID nos. 0446492366000, 0446492478000 and 0446493298000 into a single parcel number.

b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.

c. It is the intent of the Owner that the three tax parcels described in Section 2.c. above will be described as follows in any future conveyance of the property:

BEING ALL of Lot 38R, consisting of 1.18 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

d. It is the intent of the Owner that the property described in Section 2.c. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE(S).]

IN WITNESS WHEREOF, the undersigned, has hereunto set her/his hand and seal the day and year first above written.

Sanjay Khazanchi (SEAL)

Print Name: **Sanjay Khazanchi**, Member/Manager of Sewak, LLC

State of North Carolina

County of Cumberland

I, Lily Robertson, a Notary Public of the County of Cumberland and State of North Carolina,, certify that **Sanjay Khazanchi** personally appeared before me this 30th day of January, 2026, acknowledging to me that he is the Member/Manager of Sewak, LLC, a North Carolina limited liability company, that being duly authorized to do so, he executed the foregoing instrument as the Member/Manager of Sewak, LLC for the purpose therein stated.

Notary Public

LILY ROBERTSON NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

My commission expires: 5/11/29

[NOTARIAL SEAL]

Resolution No. R2026-_____

A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING A PORTION OF AN UNNAMED STREET OFF CEDAR STREET

WHEREAS, under authority of N.C.G.S. § 160A-299, a public hearing before the City Council of the City of Fayetteville, North Carolina was advertised as required by law, and duly held on the 27th day of April 2026, in accordance with the notice calling for said public hearing, and all adjoining property owners having been notified by certified mail of the time, place and purpose of said hearing, the purpose of which was to determine whether a portion of a certain street in the City of Fayetteville, North Carolina, known as an unnamed street off Cedar Street, should be permanently closed as a public street; and a notice of said hearing having been posted on portion of said street for four weeks prior to the holding of said hearing; and

WHEREAS, during the said public hearing all interested citizens were invited to comment and state any objections they may have to the closing of a portion of the unnamed street off Cedar Street as a public street; and

WHEREAS, the City Council, following such public hearing, after considering all the facts, has determined that the closing of a portion of unnamed street off Cedar Street is not contrary to the public interest and that no individual owning property in the vicinity of said street portion will thereby be deprived of reasonable means of ingress and egress to his or her property.

NOW THEREFORE, BE IT RESOLVED on behalf of the people of Fayetteville N.C., the City Council orders and directs that the portion of the unnamed street off Cedar Street, within the limits covered by the following description only, be closed as a public street under the following terms and conditions:

1. Description of area closed as a public street:

BEGINNING at the northeast corner of Lot 134 as depicted on the plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" as recorded in Plat Book 7, Page 133 of the Cumberland County Registry, said point also being in the western right of way line of Cedar Street and continuing thence along the southern line of an unnamed street North 79 degrees 13 minutes 31 seconds West 150.00 feet to a point, thence North 10 degrees 46 minutes 29 seconds East 30.00

feet to a point, thence along the northern line of said unnamed street South 79 degrees 13 minutes 31 seconds East 150.00 feet to a point in the western right of way line of Cedar Street, thence continuing with said line of Cedar Street South 10 degrees 46 minutes 29 seconds West 30.00 feet to the BEGINNING, and containing approximately 4,500 square feet.

2. That a copy of this Order be recorded in the office of the Register of Deeds of Cumberland County.

3. The City is reserving a utility easement over and under the entire above-described property for the use of the City and all other utility companies.

IN WITNESS WHEREOF, the City of Fayetteville, N.C., has caused this instrument to be signed in its name by its Mayor, attested by its City Clerk, and its corporate seal hereto affixed, all by order of its City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this, the 27th day of April 2026; such meeting was held in compliance with the Open Meetings Act, at which meeting a quorum was present and voting.

CITY OF FAYETTEVILLE

(SEAL) By: _____

MITCH COLVIN, Mayor

ATTEST:

_____

JENNIFER L. AYRE, City Clerk

# MAP

## OF J.W. Hollingsworth Land

## CEDAR ROSE ADDITION

CEDAR CREEK ~~Fish Pond~~ Township Cumberland County N.C.

Situated in

Surveyed & Sub divided By Washington Developement Co.

1319 F. St N.W. Washington D.C. DEC. 1st To 20th 1923

Scale 1 in = 100 Feet.

Edward S McGowan Engineer

E.S. McGowan being duly Sworn says this Map was made by him, from an actual Survey made by him Dec. 1 to 20th 1923 and that the same is Correct to the best of his knowlege & belief, and that the Magnetic Declination was Standing 2° 5' W.

Edw S. McGowan C.E.

Sworn and subscribed to before me this the 21st day of Dec 1923

C.W. Rawlins Notary Public

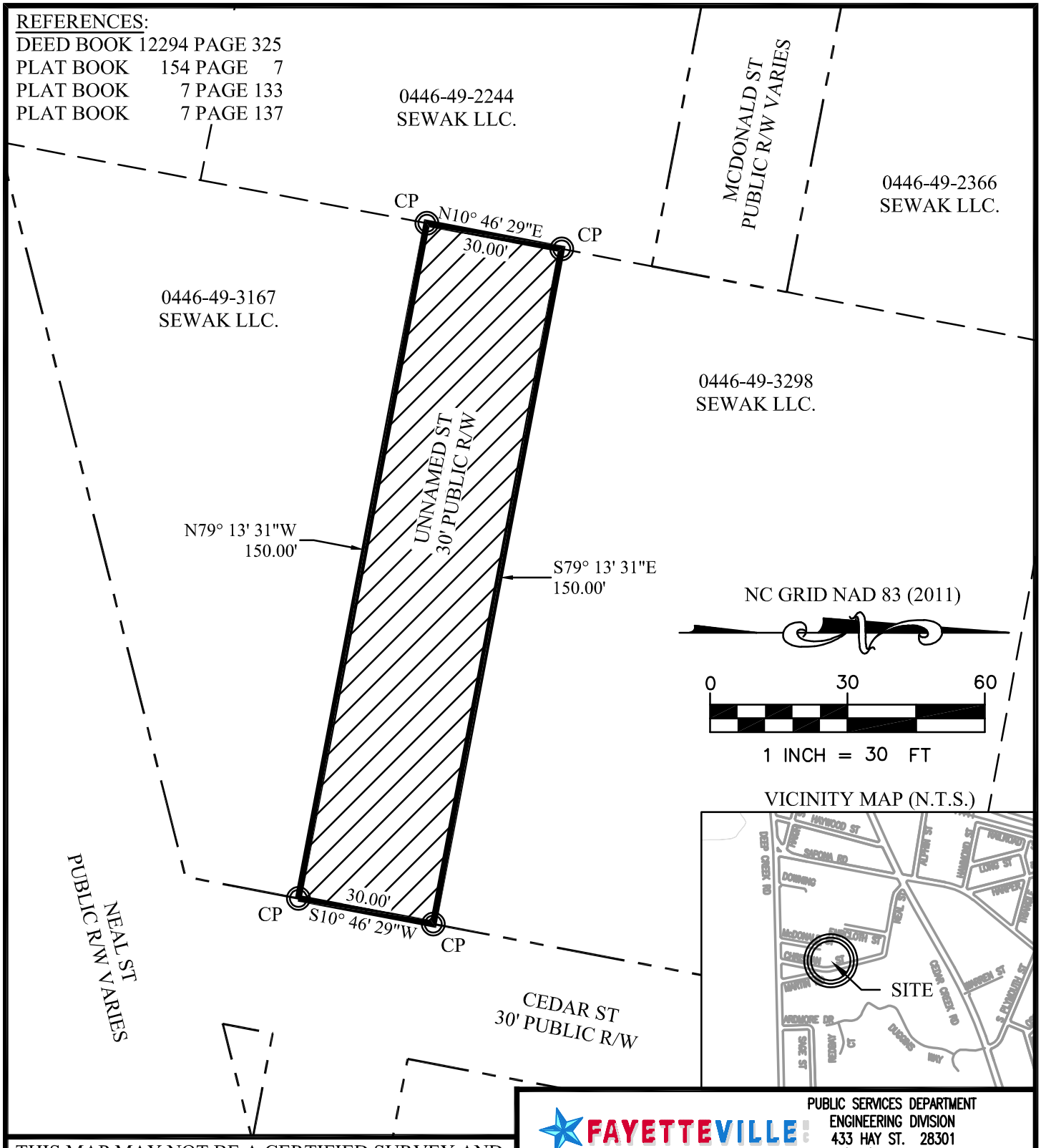
My commission expires Dec. 21, 1924

North Carolina, Cumberland County.

The foregoing certificate of C.W. Rawlins, a Notary Public of Cumberland County, N.C. is adjudged to be correct. Let the instrument with certificate be registered. This 22 day of Dec 1923

W.H. Walker Clerk Superior Court

7-133




THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

FAYETTEVILLE
AMERICA'S CAN DO CITY

PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
433 HAY ST. 28301
(910) 433-1656

**PROPOSED STREET CLOSURE**
**UNNAMED STREET**
**±0.10 ACRES**
**±4,500.00 SQUARE FEET**
**CROSS CREEK TOWNSHIP CUMBERLAND CTY**
**FAYETTEVILLE NORTH CAROLINA**

SHEET 1 OF 1

REVISION DATE: _____

DATE 1/28/2026 DRAWN BY RSH

SCALE 1" = 30' CK'D BY RSH

377

# Public Hearing for Closing of Unnamed Street off Cedar Street

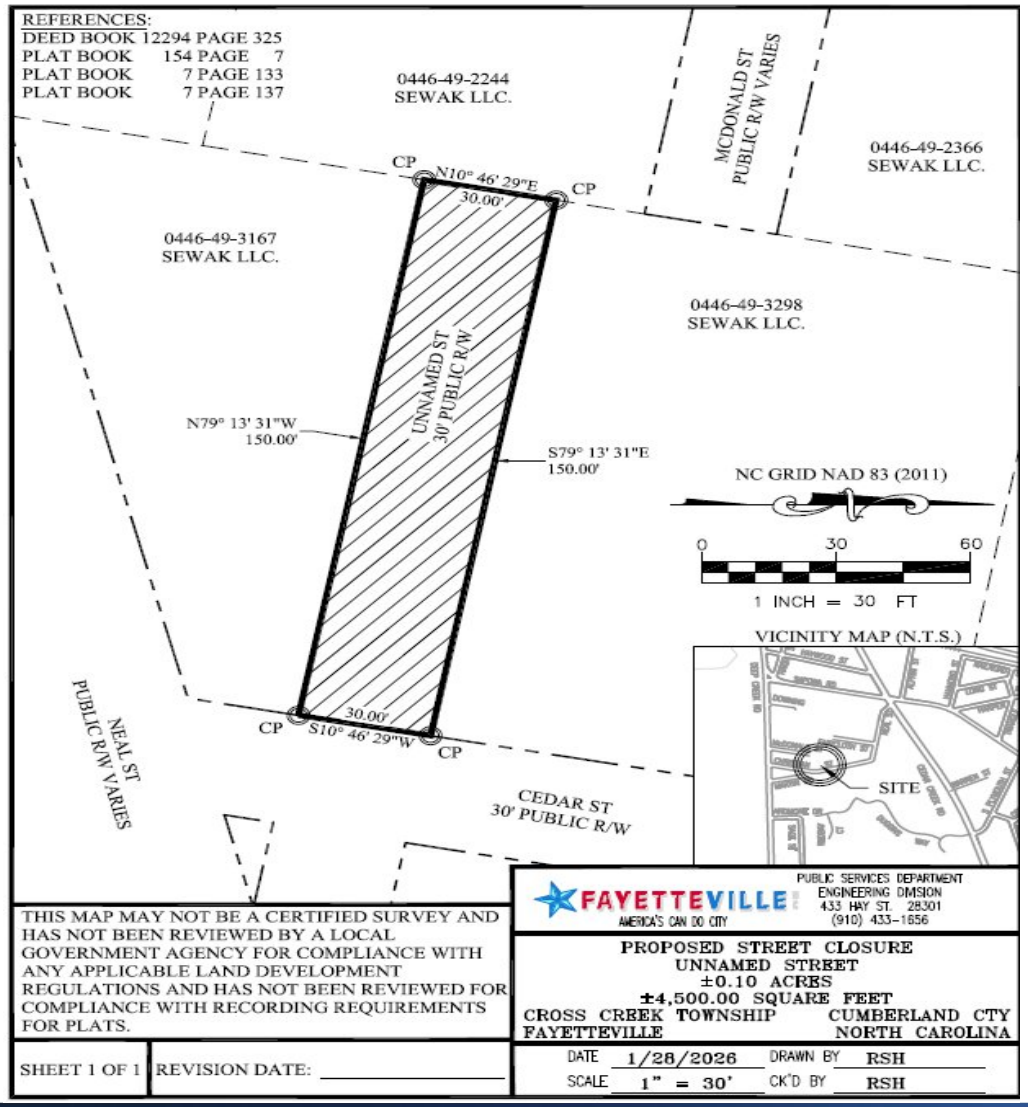


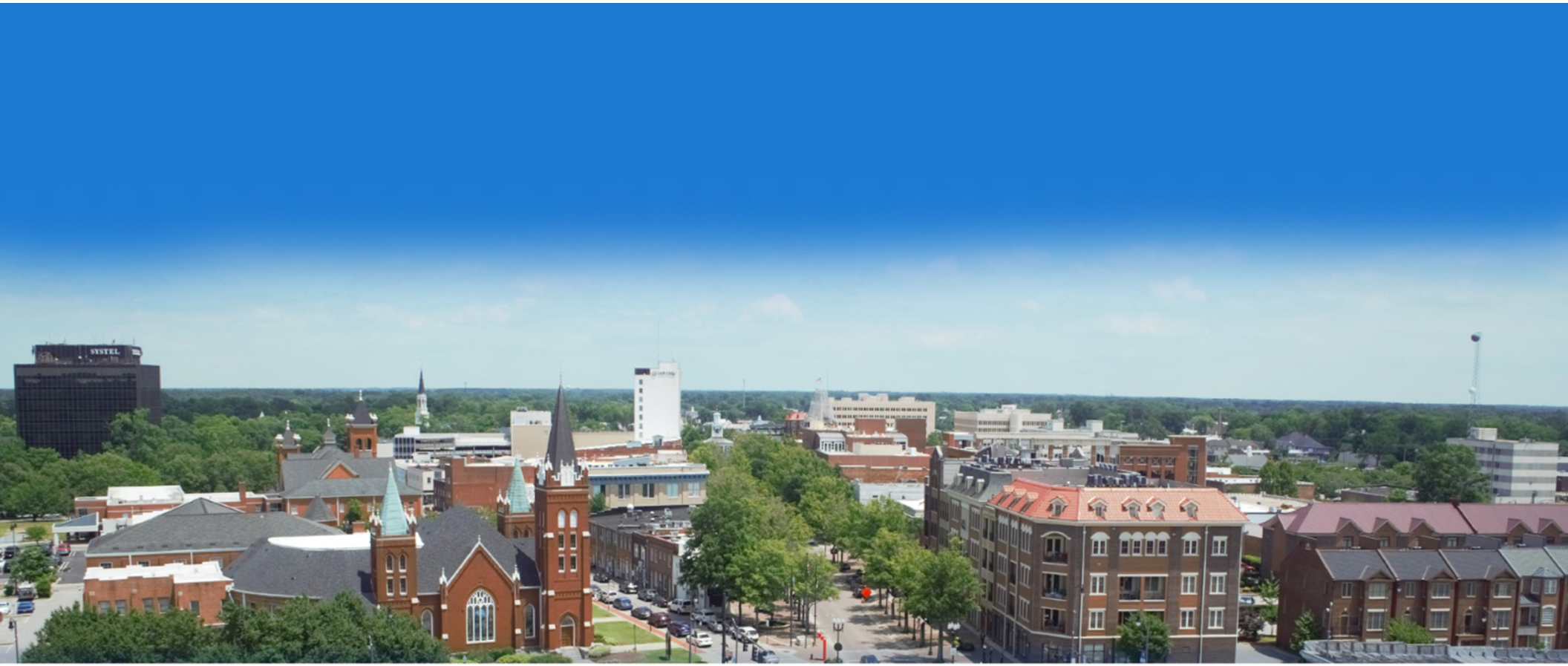

*April 27, 2026*

FAYETTEVILLE NC

# Proposed Permanent Closure of an Unnamed Street off Cedar Street

- The unnamed street has never been constructed or opened.
- Closing of the street will allow for the recombination and further development of the surrounding property.
- Staff has verified the closing will not impact any emergency system.
- No access is denied by approving the closing of the street.
- A blanket easement will be reserved over the closed street for utility use.






FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0234

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

**Agenda Number:** 8.04

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps, Assistant City Manager**

**FROM:** **Christopher Cauley, MPA - Economic & Community Development Director**
**Albert Baker - Assistant Economic & Community Development Director**
**Jacqueline Abbott - Community Relations Manager**

**DATE:** **April 27, 2026**

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

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**

Goal I: The City of Fayetteville will be a safe and secure community.
Objective 1.4: To engage citizens in community watch and safety events.
Goal II: The City of Fayetteville will have a responsive city government supporting a diverse and viable economy.
Objective 2.1: To ensure a diverse City tax base.
Objective 2.2: To invest in community places to ensure revitalization and increase quality of life.
Objective 2.3: To leverage partnerships for job creation and retention, with a focus on local and regional workforce to increase per capita income.
Objective 2.4: To sustain a favorable development climate to encourage business growth.
Goal IV: The City of Fayetteville will be a highly desirable place to live, work and Recreate.
Objective 4.2: To enhance diverse recreation, leisure, and cultural opportunities.
Objective 4.4: To provide a clean and beautiful community with increase green spaces.
Objective 4.5: To ensure a place for people to live in great neighborhoods.
Objective 4.6: To reduce poverty and homelessness.
Goal V: The City of Fayetteville will be a financially sound City providing exemplary City services.
Objective 5.1: To ensure strong financial management with fiduciary accountability and plan for future resource sustainability by aligning resources with City priorities.

Objective 5.3: To promote an organizational climate that fosters an exceptional diverse, engaged, and healthy workforce that delivers excellent services.

Goal VI: The City of Fayetteville will continue to have a collaborative citizen and business engagement base.

Objective 6.2: To ensure trust and confidence in City government through transparency and high-quality customer service.

Objective 6.3: To inform and educate about local government by enhancing public outreach and increasing community dialogue, collaboration, and empowerment.

**Executive Summary:**

City Council is asked to hold a public hearing before adopting the resolution authorizing the proposed 2026-2027 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan (AAP), which guides the implementation of the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grants (ESG) programs. This plan, developed through extensive community outreach, outlines priority needs, funding allocations, and key actions to address community and economic development goals. Staff developed the plan with recommendations from the Fayetteville Redevelopment Commission (FRC), following the Citizen Participation Plan. Additionally, staff consulted with the Fayetteville-Cumberland County Continuum of Care on Homelessness regarding appropriate uses for the City's Emergency Solutions Grants allocation.

**Background:**

The City is required to prepare an Annual Action Plan each year to align with the goals and objectives of the Five-Year Consolidated Plan. This plan outlines specific projects, activities, and funding allocations for the upcoming fiscal year, detailing how available federal and non-federal resources will be used to address economic and community development goals. The Consolidated Plan is implemented through these Annual Action Plans, which provides a concise summary of actions, activities, and specific federal resources.

To ensure community involvement in developing the 2026-2027 Annual Action Plan, staff held four citizen participation meetings across various neighborhoods to encourage full engagement. Additionally, staff collaborated with local agencies and city stakeholders to assess needs, gather feedback, and discuss priorities.

A draft of the plan was made available for public review and comment from February 8 through March 10, 2026, online. Comments were also accepted via email at econcommdev@fayettevillenc.gov during the 30-day comment period. A presentation of the proposed budget and activities was shared at public meetings for citizen input. The Fayetteville Redevelopment Commission (FRC) held a public hearing on December 3, 2025 to receive community feedback on needs and funding priorities. The FRC reviewed the plan and formally voted in support on April 1, 2026. Council was presented this plan at the April 6, 2026, Council Work Session for feedback before the final consideration, after a public hearing, during the April 27, 2026, City

Council regular meeting.

**Issues/Analysis:**

The City has received an award notice from HUD, and the plan uses the award notice level of funding. The CDBG allocation for next year is $1,676,474 and program income is budgeted at $40,000. The HOME allocation for next year is $851,924 and program income is budgeted at $710,648 with a required local match of $212,982. ESG allocation is projected at $153,649 with a required local match of $11,523. The new amounts of Federal funding result in a decrease of $98,393. As the City received an allocation notice prior to the Public Hearing or Budget Adoption, proposed budgets have been adjusted since the Council Work Session on April 6, 2026.

| **Consolidated Plan Strategy Allocations** | **2026-2027** |
|---|---|
| Affordable Housing | $2,025,753 |
| Public Services | $251,471 |
| Neighborhood Revitalization | $311,318 |
| Economic Development | $428,000 |
| Nonprofit Capacity Building | $55,000 |
| Addressing Homelessness | $142,126 |
| Effective Program Management | $443,532 |
| **Total New Resources** | **$3,657,200** |

Four Low Income Housing Tax Credit (LIHTC) projects were submitted for gap financing. This is a competitive process with one or two projects being awarded tax credits from the North Carolina Housing Finance Agency (NCHFA). The City of Fayetteville's funds are allocated based on the development's structure that meets the program guidelines for HOME funding in the amount of $400,000 @ 1% interest only per project.

Each development is recommended for a conditional commitment of funds, and the official City Council action will take place upon award notification from NCHFA. The details of each development can be found on the table below:

| **Project Name** | **Council District** | **Total Development Cost** | **Number of Units** |
|---|---|---|---|
| Aspen Pointe Ph2 | District 8 | $19,342,696 | 90 |
| Victory Pointe | District 7 | $18,849,553 | 84 |
| Covey Apartments | District 7 | $15,603,880 | 60 |
| Rosehill Gardens | District 2 | $21,501,563 | 100 |

**Budget Impact:**

The HOME Investment Partnerships Grant requires a matching contribution of $212,982. The Emergency Solutions Grant (ESG) also requires a 50/50 match, which is primarily passed on to subrecipients of ESG funds. Additionally, ESG administration requires an $11,523 match, which will be met through expenses allocated to support the Homeless Management Information System (HMIS). These expenses include payments to the HMIS software vendor and the HMIS Data Analyst employed by Cumberland County. The estimated annual General Fund expenses for HMIS support

exceed the local match requirement. Additionally, the grant will reimburse the City approximately $40,323 from CDBG funds and $7,106 from HOME funds through the annually prepared cost allocation plan for the cost of internal service support. The amount of funding available for the cost allocation plan is not sufficient to fully reimburse for the cost of central services.

**2026-2027 Funding Sources**

| | |
|---|---|
| Community Development Block Grant (CDBG) | $1,676,474 |
| CDBG Program Income | $40,000 |
| HOME Investment Partnership (HOME) | $851,924 |
| HOME Program Income | $212,982 |
| HOME Local Match | $212,982 |
| Emergency Solutions Grants (ESG) | $153,649 |
| ESG Local Match | $11,523 |
| **Total** | **$3,657,200** |

**Options:**

- Adopt the resolution authorizing the proposed 2026-2027 HUD Annual Action Plan, which guides the implementation of the CDBG, HOME and ESG programs.
- Do not adopt the resolution authorizing the proposed 2026-2027 HUD Annual Action Plan, which guides the implementation of the CDBG, HOME and ESG programs.
- Amend the resolution authorizing the proposed 2026-2027 HUD Annual Action Plan, which guides the implementation of the CDBG, HOME and ESG programs.

**Recommended Action:**

Adopt the resolution authorizing the proposed 2026-2027 HUD Annual Action Plan, which guides the implementation of the CDBG, HOME, and ESG programs.

**Attachments:**

- Program Year 2026-2027 Proposed Annual Action Plan Presentation
- Program Year 2026-2027 Annual Action Plan Summary - Proposed
- Program Year 2026-2027 Competitive Awards - Proposed
- Program Year 2026-2027 Authorizing Resolution

# FY 2026-2027 Proposed HUD Annual Action Plan

*City Council Public Hearing*
*April 27, 2026*




FAYETTEVILLE NC

# Department Overview

ECD delivers the City's mission by aligning resources to:

- Creating and sustaining affordable housing.
- Supporting the economic development and growth of businesses.
- Partnering with community organizations to address homelessness/poverty.
- Providing resources and partnerships that strengthen neighborhoods.

- Core City department supported by General Fund investment.
- Leverages Federal grants to maximize community impact.
- Salaries ~60% are borne by the General Fund.
- Programs ~90% federal / ~10% local investment (not counting smaller grants).

# HUD Annual Action Plan

- 5-Year Consolidated Plan
  - Aligns City priorities
  - Required by HUD to receive federal funding.
  - Aligns resources to housing, economic and community needs.
- Annual Action Plan
  - Targets needs assessment
  - Annual implementation of the 5-Year Consolidated Plan.
- Citizen Participation (HUD Requirement)
  - Public input through meetings, comment periods and two hearings
  - Ensures transparency and community-informed decisions

- Staff → Plan, Develop, and Oversee Programs
- Community Partnerships → Deliver services

# Anticipated FY27 HUD Funding

Entitlement: Federal grant funds provided to a jurisdiction directly from the U.S. Department of Housing and Urban Development (HUD)

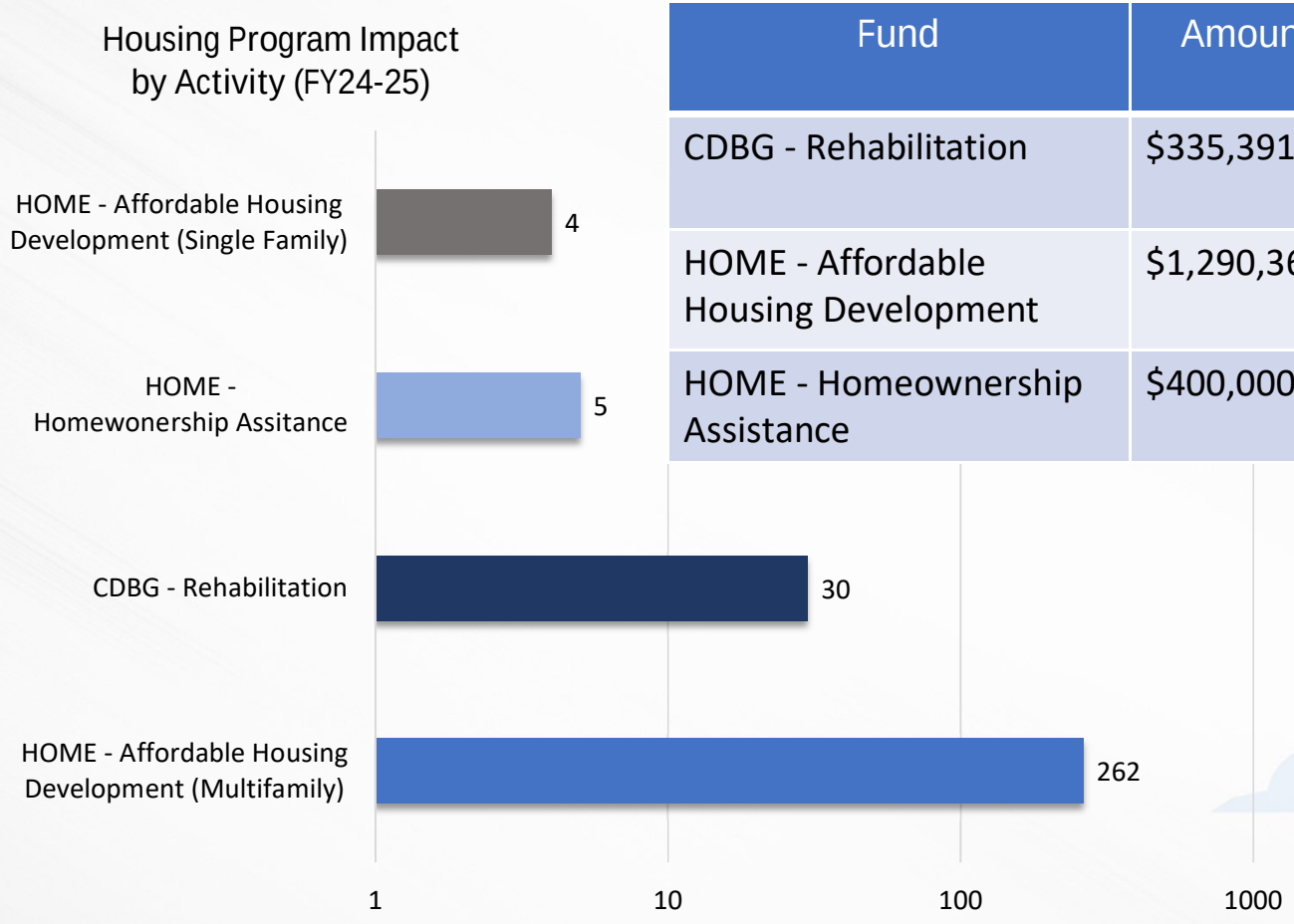
Program Income: Funds produced from grant-funded activities, such as loans

HOME Match: Required 25% local match for HOME grants

ESG Match: Requires $1:$1 match for ESG funds

| Funding Source | CDBG Funds | HOME Funds | ESG Funds | Total Budget |
|---|---|---|---|---|
| Entitlement | $1,676,474 | $851,924 | $153,649 | $2,682,047 |
| Program Income | $40,000 | $710,648 | - | $750,648 |
| Match | - | $212,982 | $11,523 | $224,505 |
| Total New Resources | $1,716,474 | $1,775,554 | $165,172 | $3,657,200 |

# Affordable Housing




| Fund | Amount | Description |
|---|---|---|
| CDBG - Rehabilitation | $335,391 | Emergency Repairs for low/moderate income homeowners |
| HOME - Affordable Housing Development | $1,290,362 | New development of rental and homeownership (rehab sometimes) |
| HOME - Homeownership Assistance | $400,000 | Homebuying HERO for low/moderate income buyers |



FAYETTEVILLE NC

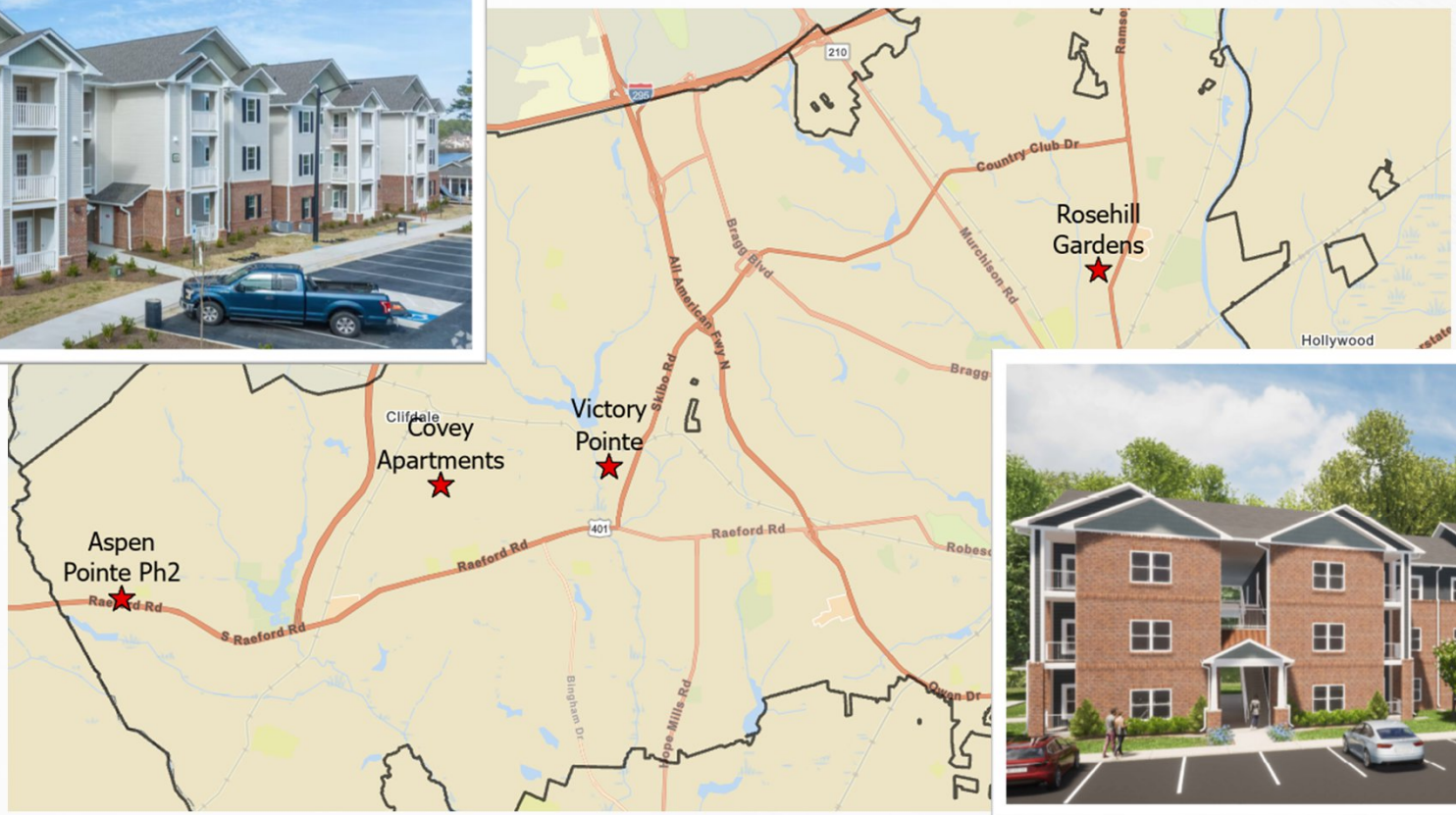
# Low-Income Housing Tax Credit (9% LIHTC) Applications

| Project Name | Total Development Cost | Request | Developer | Population Served | Construction Type | # of Units |
|---|---|---|---|---|---|---|
| Aspen Pointe (phase 2) | $19,342,696 | $400,000 | SEML Development, LLC | Family | New Construction | 90 |
| Victory Pointe | $18,849,553 | $400,000 | SEML Development, LLC | Family | New Construction | 84 |
| Covey Apartments | $15,603,880 | $400,000 | Park Development Group | Family | New Construction | 60 |
| Rosehill Gardens | $21,501,563 | $400,000 | Laurel Street | Family | Rehab | 100 |

Note: LIHTC is part of the Five-Year Consolidated Plan's Affordable Housing Strategy.
As LIHTC is a competitive state process, only one or two developments will be funded.

# Low-Income Housing Tax Credit (9% LIHTC) Location Map

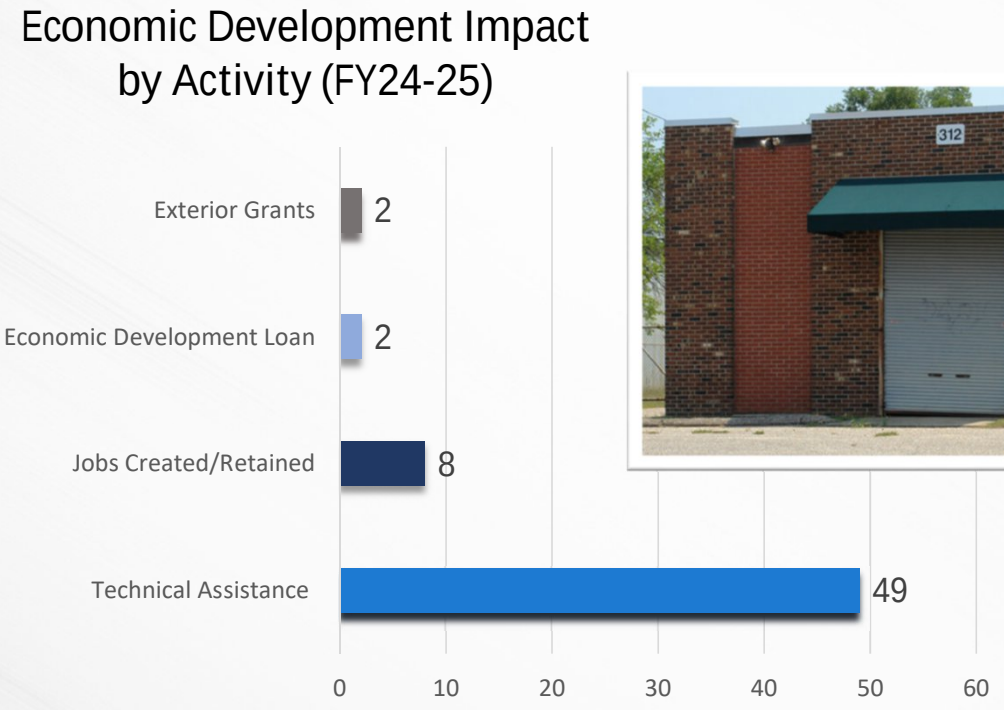


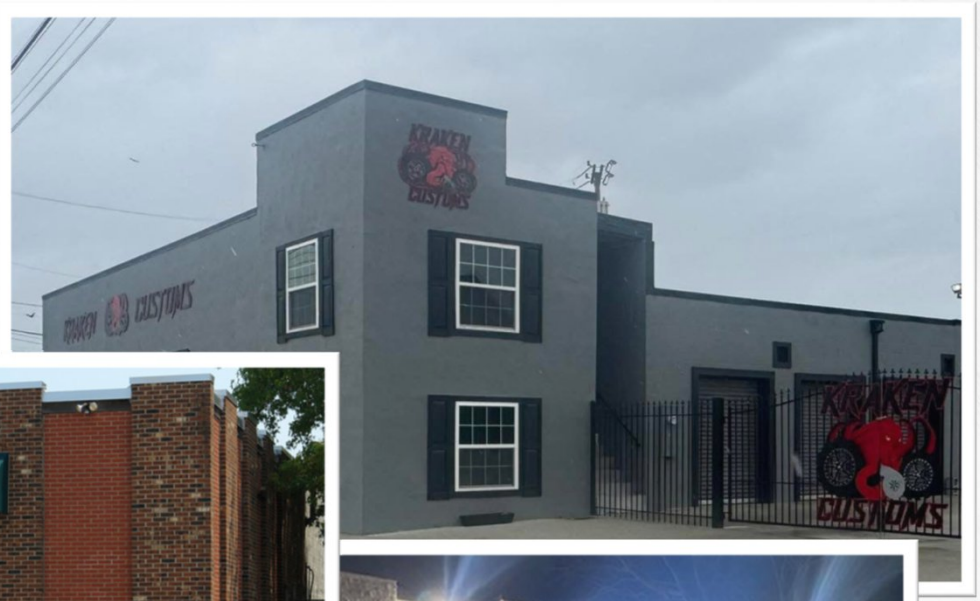





# Economic Development

| Fund | Amount | Description |
|---|---|---|
| CDBG – Special Economic Development | $428,000 | Grants, Loans, and Technical Assistance |









# Neighborhood Revitalization

| Fund | Amount | Description |
|---|---|---|
| Neighborhood Park Investment | $150,000 | Seabrook Playground Replacement |
| Blight Removal | $161,318 | Removal of unsafe structures |

Neighborhood Revitalization Impact by Activity (FY24-25)

- Mary McDonald Park Playground Equipment
- 9 Demolitions

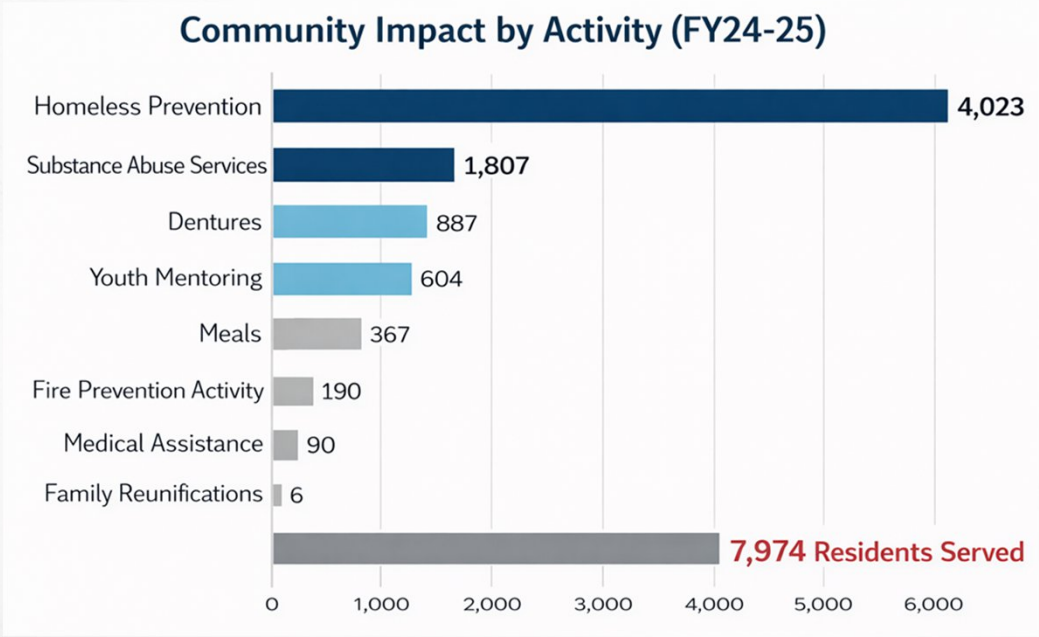






# Community Partnerships

| Fund | Amount | Description |
|---|---|---|
| CDBG Public Services | $251,471 | Programs that support low/moderate income individuals |
| ESG Grant Funding | $142,126 | Shelter and support for individuals experiencing homelessness |








# HUD Action Plan Process



# Proposed Investment Strategy

| Annual Allocations By Consolidated Plan | 2025-2026 | 2026-2027 | % Change | Notes |
|---|---|---|---|---|
| Affordable Housing (Homeowner Rehab, New Apartments/Homes, Homebuyer Asst.) | $1,487,403 | $2,025,753 | +37% | Large Program Income Payment offset Federal grant reduction |
| Public Services (Nonprofit Funding) | $268,980 | $251,471 | -7% | Reduction in CDBG Grant |
| Neighborhood Revitalization (Demolition and Parks Improvements) * | $460,582 | $311,318 | -33% | Reduction in blight removal to $161k, Seabrook Park New Playground - $150k |
| Economic Development (Grants/Loans) | $300,000 | $428,000 | +43% | New programs expect to generate more demand/interest |
| Nonprofit Capacity Building (Technical Assistance) | $105,000 | $55,000 | -48% | Unspent prior year funds are available |
| Homeless Solutions (Nonprofit Funding) | $138,924 | $142,126 | +3% | Increase in ESG grant award |
| Effective Program Management (Salaries/Planning) | $458,109 | $443,532 | -4% | Reduction in CDBG/HOME Grant |
| Total New Resources | $3,218,998 | $3,657,200 | +14% | Additional Program Income |

* Neighborhood Revitalization Budget History: FY24 - $140k, FY25 – $195k, FY26 - $460k ($200k blight, $260k Tokay)

# Nonprofit Demand & Capacity

## Stakeholder Engagement

- ECD held two training sessions on the grants rules and intended impact
- Reviewed application process and system

## Application Review and Scoring

- Applications that did not meet grant rules or were incomplete were removed
- Staff reviewed applications with a scoring matrix to determine risk, alignment, and impact

## Available Funding

- With $641,471 available, all was allocated to partially fund highest scoring requests
- Unfunded Nonprofit need: $499,211

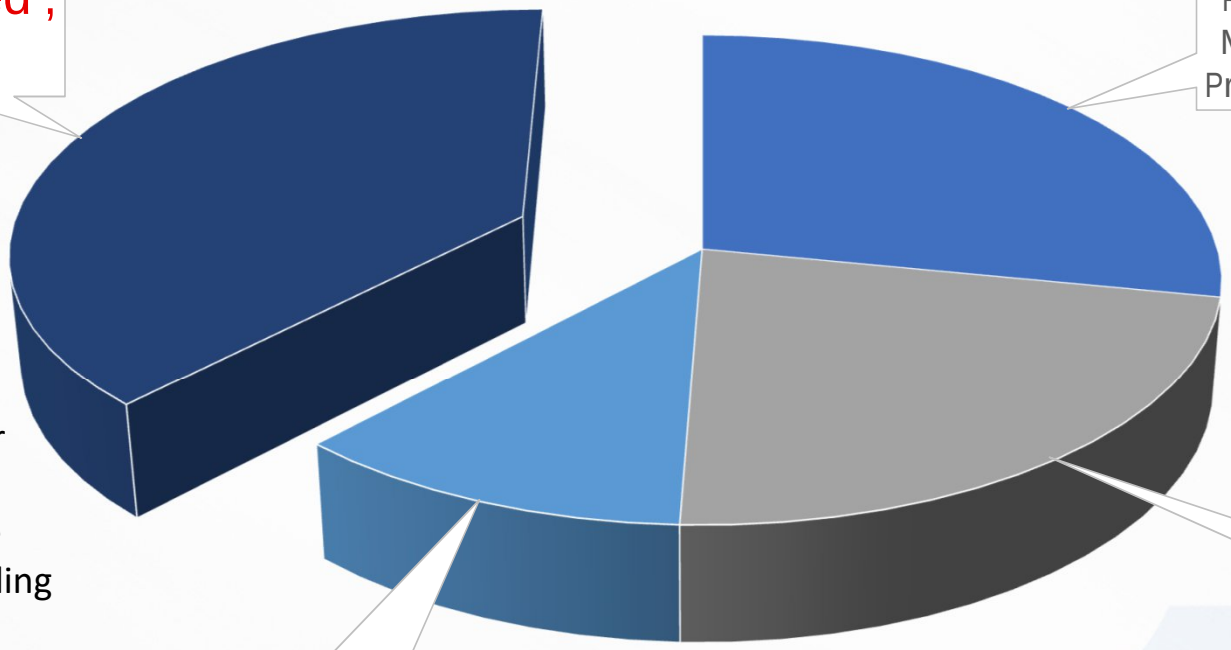
| Stage | Count | Amount Requested | Amount Funded |
|---|---|---|---|
| Applications Received | 30 | $6,228,202 | $661,471 |
| Incomplete | -5 | $ (348,000) | $ - |
| Complete | 25 | $5,880,202 | $661,471 |
| Ineligible | -4 | $(4,504,520) | $ - |
| Eligible | 21 | $1,375,682 | $661,471 |
| Lowest Scoring | -5 | $(215,000) | $ - |
| Recommended | 16 | $1,160,682 | $661,471 |
| Unmet Need | | $ (499,211) | - |

# ECD Recommendations

| Name | Funding Requested | Funding Allocated | Unmet Need |
|---|---|---|---|
| City of Fayetteville Workforce Readiness Program | $30,000 | $30,000 | $0 |
| Combined Unified Services | $48,290 | $20,000 | $28,290 |
| Better Health of Cumberland County | $20,000 | $20,000 | $0 |
| Myrover-Reese Fellowship Homes (ESG and CDBG) | $60,000 | $60,000 | $0 |
| Connections of Cumberland County | $95,000 | $30,000 | $65,000 |
| Legal Aid of North Carolina | $104,511 | $30,000 | $74,511 |
| ROOTS Mentoring | $16,000 | $16,000 | $0 |
| FTCC Foundation | $9,450 | $10,000 | ($550) |
| Action Pathways | $200,000 | $20,471 | $179,529 |
| Communities in Schools | $167,431 | $20,000 | $147,431 |
| Fayetteville Urban Ministry (ESG and CDBG) | $365,000 | $365,000 | $0 |
| Cumberland HealthNET (ESG and CDBG) | $45,000 | $40,000 | $5,000 |
| Total Resources | $1,160,682 | $661,471 | $499,211 |

# ESG Unallocated

Unallocated , $67,848

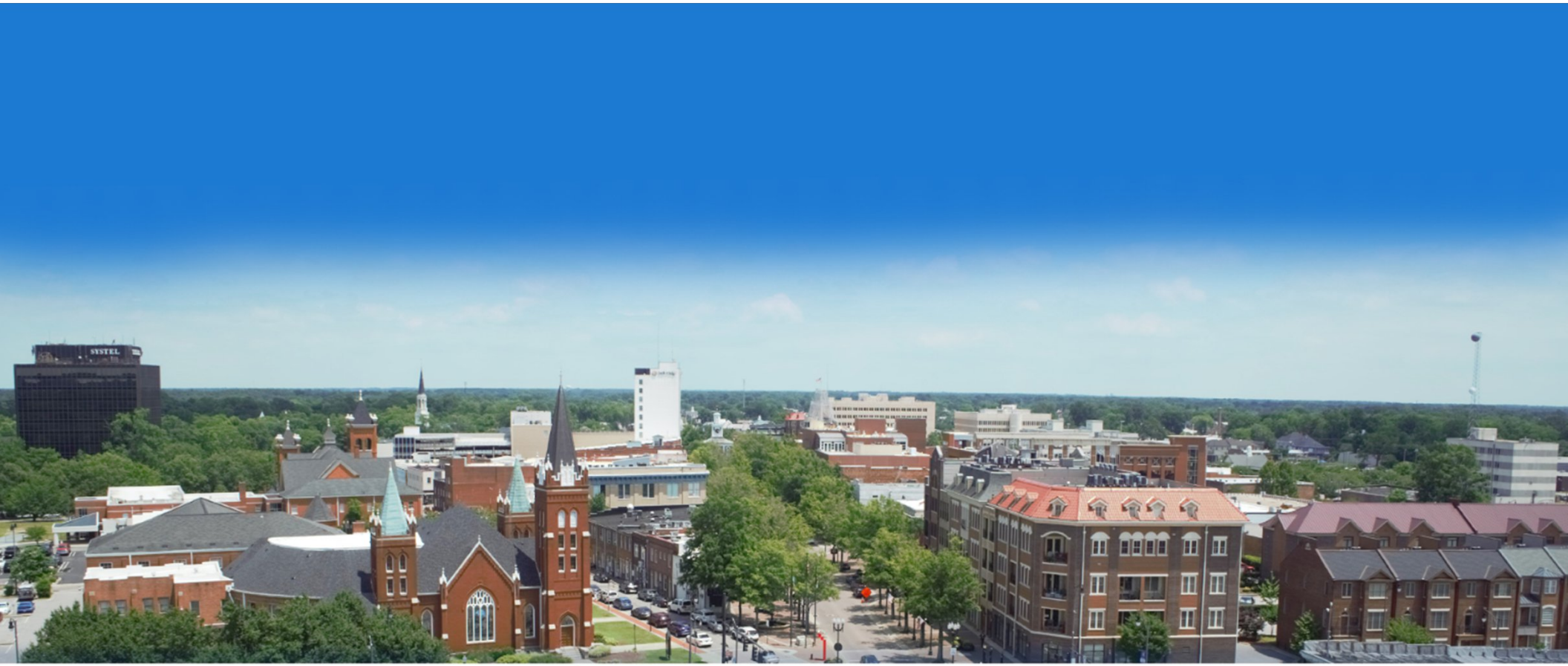



The Emergency Solutions Grant makes available $142,126 this year and has provided approximately the same level of funding for the past two years.

Funding is limited to 60% to support shelter operations and street outreach. To date, no eligible applications have been received for shelter operations.

# Staff Recommendation

- Adopt the resolution authorizing the proposed 2026-2027 HUD Annual Action Plan, which guides the implementation of the CDBG, HOME and ESG programs.




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FAYETTEVILLE NC
ECONOMIC & COMMUNITY DEVELOPMENT

# 2026-2027 Annual Action Plan

| Project Name | Amount | Description |
|---|---|---|
| CDBG - Administration | $335,294 | No more than 20% of entitlement funds and 20% of annual program income will be used to administer the CDBG activities. |
| CDBG - Public Services | $251,471 | Funds will be used to provide supportive and human services assistance for low- and moderate-income residents. |
| CDBG- Nonprofit Capacity Building | $55,000 | Activites that enhance the capacity and ability of nonprofits to carry out community development and affordable housing activities that benefit low-income persons. |
| CDBG - Neighborhood Resources | $311,318 | Neighbohood services for low-and moderate -income residents to include outreach, engagement, blight removal, and neighborhood revitalization activities. |
| CDBG - Rehabilitation | $335,391 | Funds will be used for housing rehabilitation activities for people who are below 80% AMI and are elderly, disabled, or experiencing emergent needs. Project delivery costs are included. |
| CDBG - Special Economic Development | $428,000 | Activities that support job retention or creation for low- and moderate-income residents. |
| HOME - Administration | $85,192 | HOME funds used for administration will consist of no more than the allowable 10% of the grant award to support activities related to increasing and preserving affordable housing. |
| HOME - Affordable Housing Development | $1,290,362 | Development through new construction or rehabilitation of affordable housing. |
| HOME- Homeownership Assistance | $400,000 | Direct financial assistance for first-time homebuyers. |
| ESG- Program | $142,126 | Emergency solutions for the homeless |
| ESG- Administration | $23,046 | ESG funds used for administration will consist of no more than the allowable 7.5% of the grant award to support activities for the homeless. |
| *Subtotal New Resources* | **$3,657,200** | |

FAYETTEVILLE NC
ECONOMIC & COMMUNITY DEVELOPMENT

# 2026-2027 Annual Action Plan Competitive Awards

| Organization | Project | CDBG Funding Requested | CDBG Funding Approved |
|---|---|---|---|
| *CDBG Public Services Spending (15% Cap)* | | | |
| COF Workforce Readiness Program | Job Skills Training | $ 30,000 | $ 30,000 |
| FTCC Foundation | Bus Passes | $ 9,450 | $ 10,000 |
| Communities in Schools | Support Specialist | $ 167,431 | $ 20,000 |
| Combined Unified Services | Project Ensure | $ 48,290 | $ 20,000 |
| Better Health of Cumberland County | Medical Emgergency Direct-Aid | $ 20,000 | $ 20,000 |
| Myrover-Reese Fellowship Homes | Women's Recovery House Program | $ 20,000 | $ 20,000 |
| Connections of Cumberland County | Women's Day Center | $ 95,000 | $ 30,000 |
| Fayetteville Urban Ministry (ALEC) | Adult Literacy | $ 15,000 | $ 15,000 |
| Roots Mentoring | Youth and Family Mentoring | $ 16,000 | $ 16,000 |
| Action Pathways | Food Bank | $ 200,000 | $ 20,471 |
| Cumberland HealthNET | Street Outreach | $ 45,000 | $ 20,000 |
| Legal Aid of North Carolina | Fayetteville Eviction Prevention | $ 104,511 | $ 30,000 |
| | | | |
| | **Totals** | **$ 770,682** | **$ 251,471** |
| *CDBG Not Subject to Cap* | | | |
| Fayetteville Urban Ministry - Nehemiah Project | Emergency Housing Repairs | $300,000 | $300,000 |
| | | | |
| *Not Funded* | | | |
| Employment Source (Incomplete Application) | Veteran Outreach | $ 25,000 | $ - |
| FRA Global Impact (Incomplete Application) | Youth Workshops | $ 5,000 | $ - |
| Carolina Crew (Score) | Youth Mentoring | $ 10,000 | $ - |
| N. Ramsey Church of God (Incomplete Application) | Food Pantry and Fundraising Assistance | $ 50,000 | $ - |
| Fayetteville Animal Protection Society (Ineligible) | Spay/Neuter Program | $ 62,500 | $ - |
| LIAM Outreach (Incomplete Application) | Youth Mentoring | $ 118,000 | $ - |
| Zenaida Cranford Mentorship Program (Score) | Youth Mentoring | $ 10,000 | $ - |
| Gary B. McLaurin Ministries (Ineligible) | Affordable Housing | $ 2,916,000 | $ - |
| Fortitude Family Services (Score) | Parenting Workshops | $ 50,000 | $ - |
| OnTrack Wellness (Score) | Faith Based Overdose Education | $ 25,000 | $ - |
| Juliangle Foundation (Ineligible) | Affordable Housing | $ 1,500,000 | $ - |
| YouthTHRIVE (Score) | Youth Mentoring | $ 120,000 | $ - |

| Name | Project | ESG Funding Requested | ESG Funding Approved |
|---|---|---|---|
| Fayetteville Urban Ministry | Homeless Prevention and Rapid-Rehousing | $ 50,000 | $ 50,000 |
| Myrover-Reese Fellowship Homes | Street Outreach | $ 40,000 | $ 40,000 |
| Cumberland HealthNET | Street Outreach | $ - | $ 20,000 |
| | **Totals** | **$ 90,000** | **$ 110,000** |
| | | | |
| *Not Funded* | | | $ - |
| Youth First Development Group (Ineligible) | Emergency Shelter | $ 26,020 | $ - |
| LIAM Outreach (Incomplete Application) | Homeless Prevention and Rapid-Rehousing | $ 150,000 | $ - |

**Resolution No. _____**

# 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

**WHEREAS**, the Economic and Community Development Department has prepared a 2026-2027 Annual Action Plan that states goals and objectives for affordable housing, economic development, and neighborhood development for the coming year; and

**WHEREAS**, it is desirable and in the public interest for the City of Fayetteville to prepare and submit a one-year Action Plan for conducting Community Planning and Development activities in the City of Fayetteville;

**WHEREAS**, under Title 1 of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, the Secretary of the Department of Housing and Urban Development is authorized to award Community Development Block Grants (CDBG) for the conduct of Community Development Programs; and

**WHEREAS,** it is understood that acceptance of a CDBG obligates the City of Fayetteville to conduct and administer Community Development Program activities in accordance with the requirements of Title 1 of the Housing and Community Development Act of 1974, as amended, applicable Federal and State laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development; and

**WHEREAS**, under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, the Secretary of the Department of Housing and Urban Development is authorized to make HOME Program grants for the conduct of HOME Programs; and

**WHEREAS,** it is understood that acceptance of a HOME Program Grant obligates the City of Fayetteville to conduct and administer HOME Program activities in accordance with the requirements of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, applicable Federal and State Laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development.;

**WHEREAS,** the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH) consolidates three separate homeless assistance programs administered by HUD into a single grant program under the McKinney-Vento Homeless Assistance Act and revises the Emergency Shelter Grants Program and renames it the Emergency Solutions Grant (ESG) Program;

**WHEREAS,** it is understood that acceptance of an ESG Program Grant obligates the City of Fayetteville to conduct and administer ESG Program activities in accordance with the applicable Federal and State Laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development; and

**NOW, THEREFORE**, be it resolved by the City Council for the City of Fayetteville that;

That the submission of an Annual Action Plan applying for FY 2026-2027 CDBG funds in the amount of $1,676,474 and an additional $40,000 in estimated local program income, is hereby authorized and approved and supersedes any previous submission.

That the submission of an Annual Action Plan applying for FY 2026-2027 HOME Program funding in the amount of $851,924, and an additional $710,648 in receipted local program income, is hereby authorized and approved.

That the City of Fayetteville will provide the required local match of $212,982 from non-federal funds.

That the submission of an Annual Action Plan applying for FY 2026-2027 ESG Program funds in the amount of $153,649 is approved.

That the City of Fayetteville will provide the required local match of $11,523 from non-federal funds and that the remaining match obligation will be provided through matching contributions of each subrecipient.

That the City of Fayetteville is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a CDBG, HOME, and ESG and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the conduct of CDBG, HOME, and ESG activities in whole or in part by the City of Fayetteville and/or designees is hereby authorized and approved.

That the 2026-2027 Annual Action Plan is hereby approved.

That the City Manager is designated as the official representative of the City of Fayetteville, and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee by resolution of this body, is authorized and consents on behalf of the City of Fayetteville and himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local Community Development Program activities as referred to above; and (2) to accept the jurisdiction of the Federal courts for the purpose of enforcement of their responsibilities as such an official.

Adopted this the 27th day of April, 2026.

CITY OF FAYETTEVILLE

(SEAL)

By:

_____

Mitch Colvin, Mayor

ATTEST:

_____

Jennifer L. Ayre, City Clerk

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0217

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Reports From Boards and Commissions

**Agenda Number:** 9.01

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps - Assistant City Manager**
**Dr. Gerald A. Newton, AICP - Director of Development Services**

**FROM:** **Planning Commission**
**Development Services, Planning & Zoning Division**

**DATE:** **April 27, 2026**

**RE:**
**Receive the Planning Commission Annual Report 2025**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**

- Goal II: Responsive City Government Supporting a Diverse & Viable Economy
- Goal III: City Investment in Today & Tomorrow
- Goal IV: Desirable Place to Live, Work, and Recreate

**Executive Summary:**
The Planning Commission is an appointed citizen advisory board which conducts public meetings regarding long-range, continuing, and comprehensive planning. The Planning Commission reviews and makes recommendations to City Council on text amendments to the Unified Development Ordinance, planned developments, subdivision waivers, and development agreements. They also have decision and appeal authority on subdivision plans, final plats, subdivision exemptions, and major or minor site plans. Lastly, they are authorized to handle alternative signage plans and neighborhood compatibility permits which are appealed to City Council.

The attached report reviews the activity and major issues during the past year.

**Background:**
The authority of the Fayetteville Planning Commission is established by NCGS § 160D-301 and NCGS § 160D-307 whose structure and mandate are outlined by UDO Section 30-2.A.4. Created is a nine (9) member citizen board with two (2) alternatives who are appointed by City Council for up to two (2) consecutive two (2) year terms. This board meets regularly on third Tuesday of each month at 6:00pm in the Lafeyette Room.

**Issues/Analysis:**
This report is based on the period from January through December of 2025.

Public Hearings

- The Planning Commission held Five (5) Public Hearings
- UDO Amendments Heard - Five (5)
- Public Hearings were held on the following topics:
    - TA25-01: Sign Ordinance Update - Recommended Approval
    - TA25-02: Sidewalk Exemptions - Remanded
    - TA25-03: RV Park and Campgrounds - Recommended Approval with Amendments
    - TA25-04: Sign Ordinance Update - Recommended Approval with Amendments
    - TA25-05: Data Centers - Recommended Approval with Amendments
- Alternative Sign Plan Request - One (1)
    - ALT25-01: FSU Alternative Signage Plan - Approved

**Budget Impact:**
None

**Options:**
Accept the report as presented (Recommended)
Request additional information before accepting the report

**Recommended Action:**
Staff recommends that the City Council accept the report.

**Attachments:**
PowerPoint

# PLANNING COMMISSION

# Annual Report

*April 13, 2026*




FAYETTEVILLE NC

# Planning Commission

- Appointed citizen advisory board that conducts public meetings on matters related to long-range, continuing, and comprehensive planning
- Review and make recommendations to City Council on
  - Text amendments to the Unified Development Ordinance
  - Planned developments, subdivision wavers, and development agreements
- Decide and handle appeals on
  - Major and minor site plans
  - Subdivision Plans, final plats, subdivision exemptions
- Review requests for
  - Alternative Sign Plans
  - Neighborhood Compatibility Permits
- Comprised of nine (9) regular members and two (2) alternative members
- Meetings are held on the third Tuesday of each month at 4:00pm in the Layfette Room

# 2025 Highlights

**Public Hearings**

- Held five (5) Public hearings
- Made recommendations on Five (5) UDO Text Amendments
- Reviewed one (1) Alternative Signage Plan Request

**Text Amendments**

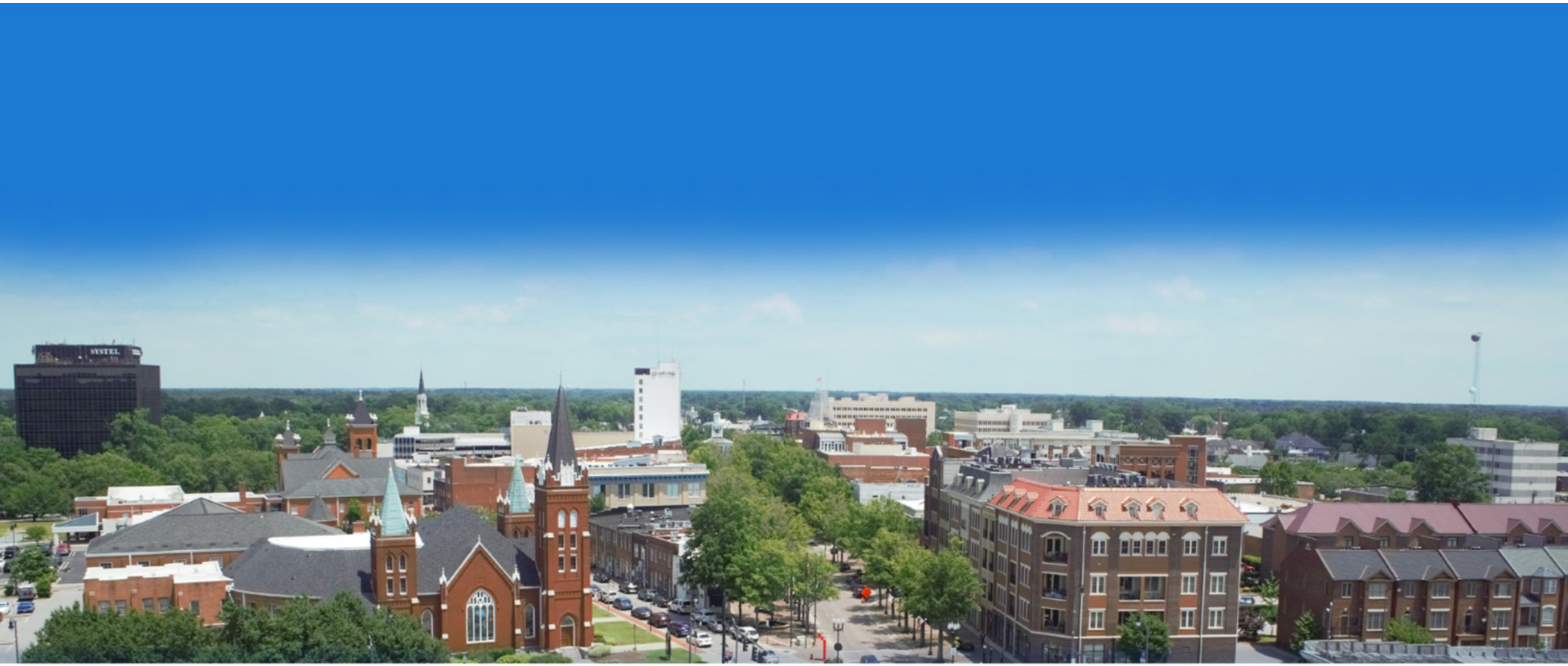
- **TA25-01:** Sign Ordinance Update – *Recommended Approval*
- **TA25-02:** Sidewalk Exemptions – *Remanded*
- **TA25-03:** RV Park and Campgrounds – *Recommended Approval with Amendments*
- **TA25-04:** Sign Ordinance Update – *Recommended Approval with Amendments*
- **TA25-05:** Data Centers – *Recommended Approval with Amendments*

**Alternative Signage Plans**

- **ALT25-01:** FSU Alternative Sign Plan – *Approved*

# Options

Recommendation: Approval of the Zoning Commission Report




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# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0218

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Reports From Boards and Commissions

**Agenda Number:** 9.02

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps - Assistant City Manager**
**Dr. Gerald A. Newton, AICP - Director of Development Services**

**FROM:** **Zoning Commission**
**Planning & Zoning Division**

**DATE:** **April 27, 2026**

**RE:**
**Receive the Zoning Commission Annual Report 2025**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**

- Goal II: Responsive City Government Supporting a Diverse & Viable Economy
- Goal III: City Investment in Today & Tomorrow
- Goal IV: Desirable Place to Live, Work, and Recreate
- Goal VI: Collaborative Citizen & Business Engagement Base

**Executive Summary:**
This annual report for 2025 provides highlights of the Zoning Commission work for the past year and their standard operating procedures.

**Background:**
The City of Fayetteville Zoning Commission has a dual mandate as a quasi-judicial and legislative body. Legislatively, they make recommendations to City Council on rezoning and conditional rezoning cases. Quasi-judicially, pursuant to NCGS § 160D-705, the Zoning Commission is empowered in hearing and deciding on variance requests. In their position, the board is charged with upholding consistency with the Future Land Use Map and Comprehensive Plan as reasonableness to the local context. To act legislatively, the Zoning Commission requires a quorum of three-fifths and to act quasi-judicially, they require a four-fifths quorum.

The Zoning Commission is also responsible for appeals related to decisions made on sign, clear-cutting, and temporary use permits as well as administrative adjustments, certificates of occupancy, and City Manager interpretations.

The Zoning Commission in its current iteration formed in December of 2015 when Ord. No. S2015-018 merged them with the Board of Adjustments.

The Zoning Commission is comprised of five (5) regular members and two (2) alternate members appointed by City Council for two-year, staggered terms. Regular

meetings are held on the second Tuesday of each month at 6:00 pm in the Lafeyette Room.

**Issues/Analysis:**

**Public Notification**

The City has a legal requirement by General Statute to advertise Rezoning, Conditional Rezoning, SUP, and Variance requests in a local newspaper. In addition, postcards are sent out to property owners within 300ft of the subject property for variances and 1000ft for rezonings, conditional rezonings, and special use permits. Postcards include a map of the subject property along with pertinent public hearing and case information such as the case number, the request, and the date & time of the hearing. Additionally, a sign is placed on the subject property that alerts the community to the public hearing.

**Zoning Commission Hearing**

Cases are heard at a legislative or evidentiary public hearing before the Zoning Commission. Anyone wishing to speak at the hearing, including the applicant, must sign up in advance with the Planning Staff or on the day of the hearing prior to its beginning. The Planning Staff present case relevant information to the Zoning Commission prior to the public hearing wherein those wishing to speak may do so. Once the public hearing is closed the commission votes on their recommendation to the City Council: Approval, denial, or approval but amended as the Zoning Commission is a recommending body except in the case of variances. Final decision on all but variances lie with the City Council.

Pursuant to NCGS § 160D-705, the Zoning Commission is empowered to act in a quasi-judicial manner in the case of variance requests. They conduct evidentiary hearings and render decisions on these requests with procedures and standards outlined by NCGS § 160D-406.

**Appeal Process**

Appeals of a Zoning Commission decision must be filed with the Fayetteville City Clerk no more than 10 days from the time of the Zoning Commission meeting. All appeals of the Zoning Commission are heard by the City Council except for variances which are heard by the Superior Court pursuant to NCGS § 160D-1402 and these must be made within 30 days of the initial vote.

All appeals of the Commission are heard by the City Council. The exception to these is with variances. These requests are heard in a quasi-judicial process and any appeal of a variance must be made to the Superior Court.

**2025 Key Highlights**

- A total of 56 cases were presented.

  - Map Amendment: 38
  - Variance: 17
  - Appeal: 1
- Total Area Rezoned: 385.03 acres
- Total Area Annexed: 54.89 acres
- City Council's decision reflected the Commission's recommendations - 98%.
- The Commission agreed with Planning Staff's recommendations - 98%.
- Planning Staff's recommendations represented City Council's decisions - 100%.
- Approved Map Amendments aligned with the Future Land Use Plan - 74%
  - Zoning Cases shown in **RED** varied from the adopted land use plan.

**Variance Cases**

- **A25-02:** Increase accessory structure size for church van
- **A25-03:** Residential setback reduction
- **A25-05:** Fence / Wall heigh increase
- **A25-10:** Reduction in minimum setback for handicap accessible garage
- **A25-11:** Reduction in minimum yard / setback
- **A25-16:** Variance from DT-2 max setback
- **A25-17:** Reduce corner side and side yard setbacks
- **A25-25:** Residential minimum yard setback
- **A25-32:** Accessory structure setback & height
- **A25-33:** Fence setback & height
- **A25-38:** Spire height
- **A25-39:** Minimum yard / setback
- **A25-40:** Minimum yard / setback
- **A25-47:** Rear yard setback reduction
- **A25-48:** Signage
- **A25-49:** Rear yard setback
- **A25-50:** Rear yard setback

**Map Amendment (Rezoning, Initial, and Conditional) Cases**

- **P25-01:** 11.31 acres SF-6 & CC to CC on Johnson St.
- **P25-04:** 0.32 acres SF-6 to MR-5 on Camden Rd.
- **P25-06:** 0.28 acres SF-10 to NC on Hope Mills Rd.
- **P25-07: 2.72 acres SF-10 to CC on Morris St. - Office to CC**
- **P25-08: 10.71 acres SF-10 to MR-5 on Baltosrol Ln. - Medium Density Res. to MR-5**
- **P25-09:** 0.57 acres SF-10 to LC on Strickland Bridge Rd.
- **P25-12: 0.68 acres SF-6 to MR-5 on Ramsey St. - Low Density Res. to MR-5**
- **P25-13:** 2.10 acres SF-10 to LC on Staceyweaver Dr.
- **P25-14:** 0.21 acres SF-6 to MR-5 on Progress St.
- **P25-15:** 0.24 acres HI to DT-2 on Rankin St.
- **P25-18: 0.22 acres SF-6 to MR-5 on - McArthur Rd. - Medium Density Res.**

**to MR-5**

- **P25-19:** 0.20 acres MR-5 to O&I on Moore St.
- **P25-20:** 11.8 acres M(P)CU to LI on Bridgewood Dr.
- **P25-21:** 0.35 acres O&I to NC on Broadfoot Ave.
- **P25-22: 6.68 acres SF-10 to CC on Glensford Dr. / Morris St. - Office to CC**
- **P25-23:** 6.76 acres BP/CZ to BP/CZ on Coalition Blvd.
- **P25-24:** 3.63 acres CC to CC/CZ on Yadkin Rd.
- **P25-26:** 0.43 acres SF-10 to LC on Raeford Rd.
- **P25-27: 2.88 acres SF-6 to MR-5/CZ on Pinecrest Dr. - Low Density Residential to MR-5/CZ**
- **P25-28:** 0.30 acres O&I to LC on Yadkin Rd.
- **P25-29:** 1.15 acres AR to SF-15 on Braddy Rd.
- **P25-30: 21.27 acres SF-6 to MR-5 on Rosehill Rd. - Medium Density Res. to MR-5**
- **P25-31: 1.09 acres SF-10 to SF-6 on Country Club Rd. - Low Density Res. to SF-6**
- **P25-35:** 5.94 acres MR-5 to O&I on Washington Dr. / Blue St.
- **P25-36:** 123.48 acres MR-5 to LI & CD on Country Club / Distribution Dr.
- **P25-37:** 2.10 acres SF-10 to LC/CZ on Staceyweaver Dr.
- **P25-41:** 19.02 acres MR-5 & NC to AR, CC/CZ, & NC on Morganton Rd.
- **P25-42: 5.70 acres SF-10 to MR-5 on Silver Pine Dr. - Low Density Residential to MR-5/CZ**
- **P25-43:** 79.39 acres CC, SF-6, & LI to HI on Distribution Dr. / Shaw Mill Rd.
- **P25-44:** 0.11 acres LC & MR-5 to LC on Hillsboro St.
- **P25-45:** 2.55 acres M(P) to LI on Black and Decker Rd.
- **P25-46:** 2.36 acres CC to HI on Murchison Rd.
- **P25-47:** 40.54 acres PND to CC/CZ on Carver Falls Rd.
- **P25-51:** 1.58 acres MR-5 to MR-5/CZ on Hillsboro St.
- **P25-52: 13.20 acres LC to LI/CZ on Filter Plant Dr. - Office to LI/CZ**
- **P25-53:** 1.40 acres SF-6 to MR-5 on Gardner / Hulon St.
- **P25-55:** 4.21 acres CC to LI on Distribution Dr.
- **P25-56:** 0.22 acres CC to MR-5 on Ames St.

**Appeal Cases**

- **NoA25-01:** Appeal to Code Interpretation on Murchison Road

**Budget Impact:**

Projects that come before the Commission help bring new development and revenue to the City.

**Options:**

Accept the report as presented (Recommended)
To request additional information from staff or the Commission

**Recommended Action:**
Motion to accept the report as presented.

**Attachments:**
PowerPoint

# ZONING COMMISSION

# Annual Report

*April 27, 2026*




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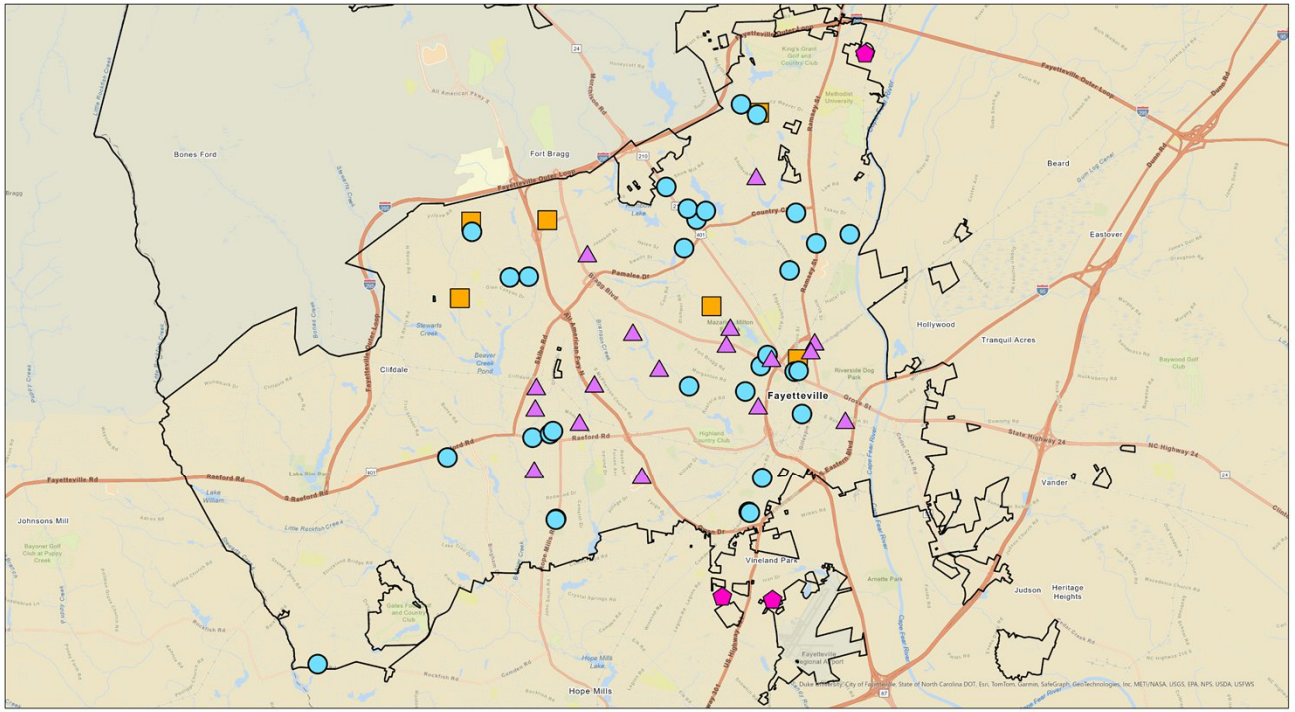
# Zoning Commission

- Appointed citizen board that conducts public meetings on matters related to zoning
- Comprised of five (5) regular members and two (2) alternative members
- Meetings are held on the second Tuesday of each month at 6:00pm in the Layfette Room
- Public notification includes
  1. Advertisement in a local newspaper (IE: Fayetteville Observer)
  2. The posting of an informative sign on each subject property
  3. Mailed notices to all property owners within 1000ft (Map Amendment) and 300ft (Variance).
- Makes recommendations to City Council on rezonings, and conditional rezonings
- Quasi-judicially holds evidentiary hearings and makes decisions on variances
- Responsible for appeals related to sign, clear-cutting, & temporary use permits as well as administrative adjustments, certificates of occupancy, and interpretations.

# 2025 Highlights

- Number of cases presented = 56
  - Map Amendment = 38
  - Variance = 17
  - Appeal = 1
  - Total Area Rezoned: 385.03 acres
  - Total Area Annexed: 54.89 acres
- City Council's decision reflected the Commission's recommendations – 98%.
- The Commission agreed with Planning Staff's recommendations – 98%.
- Planning Staff's recommendations represented City Council's decisions – 100%.
- Approved Map Amendments aligned with the Future Land Use Plan – 74%
  - Alignment of map amendments with the adopted Future Land Use Plan represents direct implementation of the city's long-term vision, ensuring that zoning decisions support planned growth, development patterns, and strategic goals

# Visual Data




## Zoning Commission Cases 2025

This map shows all successful Zoning Commission cases for the year 2025. This includes Rezonings, Conditional Rezonings, Variances, and Initial Zonings (Annexations).

### Legend

- City Boundary
- Variances
- Rezonings
- Conditional Rezonings
- Initial Zonings

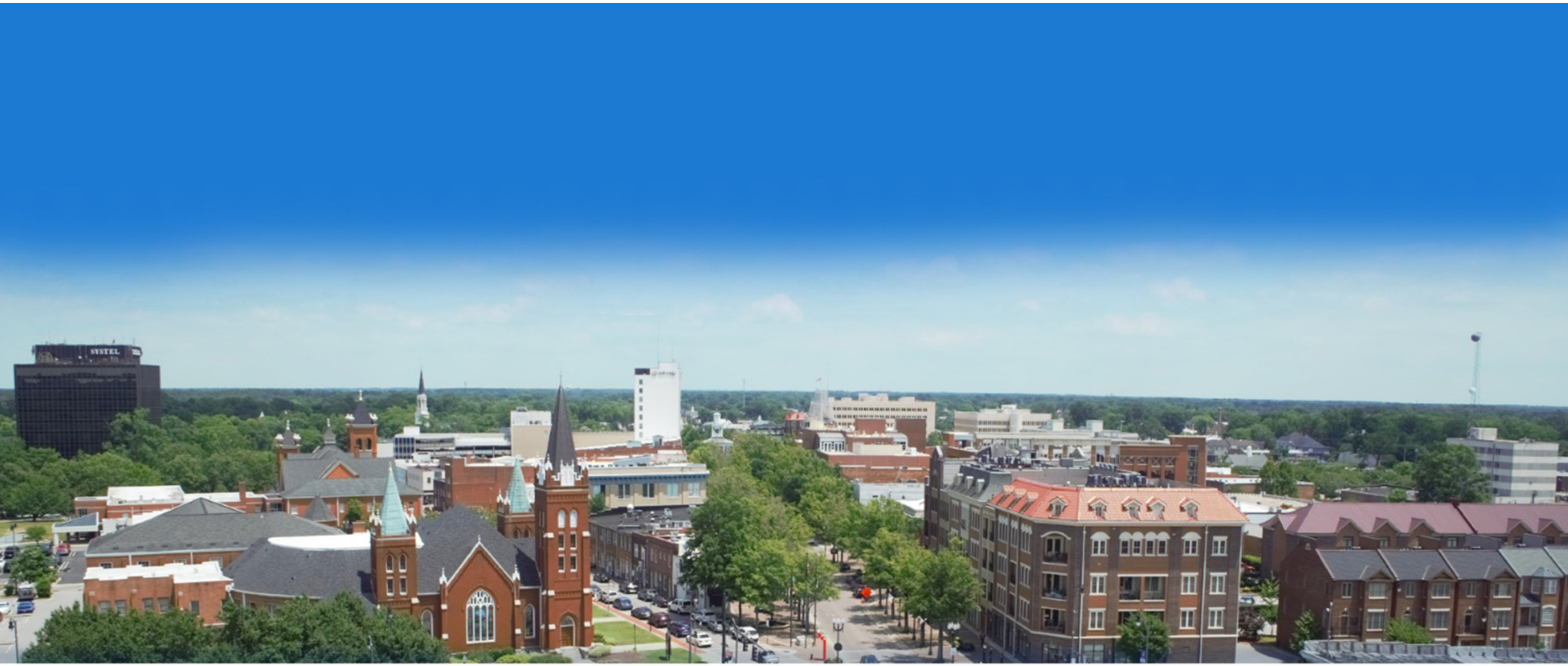
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# Options

Recommendation: Approval of the Zoning Commission Report




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# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0268

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Staff Reports

**Agenda Number:** 10.01

TO: Mayor and Members of City Council

THRU: Michael Gibson, Interim Assistant City Manager

FROM: Sheila Thomas-Ambat, Public Services Director

DATE: April 27, 2026

RE:
Public Infrastructure General Obligation Bond Project Update

COUNCIL DISTRICT(S):

All

..b
Relationship To Strategic Plan:
High Quality Built Environment
Desirable Place to Live, Work, and Recreate

Executive Summary:
The City Council placed a ballot measure seeking authorization of the issuance of up to $25 million in General Obligation Bonds to support capital investments in public infrastructure on November 8, 2022, ballot. The bond authorization measure was subsequently approved by voters for “various transportation related improvements inside and outside the corporate limits of the City, including, without limitation, street, road, mobility, sidewalk and streetscape improvements, bridges, bicycle lanes, curbs and drains, traffic controls, and greenways, and the acquisition of any related land, rights of way, and equipment”.

With the approval of the City’s fiscal year 2024, 2025, and 2026 budget, $22.9 million have been appropriated by the Council thus far. The following staff report will provide details, expenditures/commitments to date, and schedules of the projects these proceeds are funding.

Background:
Public Infrastructure GO Bond Project Appropriations

Issues/Analysis:
Street Resurfacing:
Street resurfacing was proposed to Council and approved to be completed in three phases on March 23, 2023. The three phases were to coincide with the FY24, FY25, and FY26 budget cycles. To date $14,958,784 in funding has been appropriated with $14,417,272.74 expended/committed. Phase Details are as follows:

GO Bond Resurfacing Phase 1
- Project completed October 3, 2024
- Final Contract Value - $6,964,880.65
- Contractor: Barnhill Contracting Company
- Total Mileage Resurfaced: 20.72

GO Bond Resurfacing Phase 2
- Project completed August 29, 2025
- Final Contract Value - $3,979,176.96

- Contractor: Barnhill Contracting Company
- Total Mileage Resurfaced: 8.72

GO Bond Resurfacing Phase 3
- Project Under Construction
- Contract Value - $3,945,758.70
- Contractor: Barnhill Contracting Company
- Total Mileage Resurfaced: 9.89
- Contract Duration - January 26, 2027

Sidewalks:
Sidewalk locations were proposed to Council and approved on September 25, 2023. The project locations were selected from the 2018 Pedestrian Plan and Sidewalk CIP.

Since the approval of the sidewalk locations by Council, the City was awarded funding from NCDOT's Locally Administered Project Program (LAPP) for several of the approved sidewalk locations. These LAPP funds will fund up to 80% of the cost of the project with the remaining 20% of funds coming from the Public Infrastructure GO Bond.

BL-0137
Country Club Drive Sidewalk - From Murchison Road to Ramsey Street-
- Estimated Cost $840,000
- Municipal Agreements have been fully executed
- City has submitted design scope for PE Authorization from NCDOT
- Construction anticipated to start in FY28

Bragg Boulevard Sidewalk - From Pamalee Drive to Shaw Road -
- Estimated Cost $640,000
- Municipal Agreements have been fully executed
- City has submitted design scope for request PE Authorization from NCDOT
- Construction anticipated to start in FY28

Bonanza Drive Sidewalk - From Yadkin Road to Santa Fe Drive-
- Estimated Cost $100,000
- Municipal Agreements have been fully executed
- City has submitted design scope for request PE Authorization from NCDOT
- Construction anticipated to start in FY28

Morganton Road Sidewalk Phase II - From Bonanza Road to Skibo Road -
- Estimated Cost $750,000
- Municipal Agreements have been fully executed
- City has submitted design scope for request PE Authorization from NCDOT
- Construction anticipated to start in FY28

Santa Fe Drive Sidewalk - From Bonanza Road to Yadkin Road -
- Estimated Cost $90,000
- Project will receive LAPP funding.
- City has submitted design scope for request PE Authorization from NCDOT
- Construction anticipated to start in FY28

Stacey Weaver Drive Sidewalk - From McArthur Road to Southland Drive
- Estimated Cost $145,000
- Municipal Agreements have been fully executed
- City has submitted design scope for request PE Authorization from NCDOT
- Construction anticipated to start in FY28

BL-0138
Bunce Road Bingham Drive Sidewalk - From Raeford Road to Bailey Lake Road -
- Estimated Cost $800,000

- City is designing. 90% Plans under review by NCDOT
- Municipal Agreement has been fully executed
- Plans will have to be approved by NCDOT before moving into “Right of Way” phase.
- NEPA/ENV Documentation scope and contract under review with NCDOT
- Construction anticipated to start in FY27

Bingham Drive Sidewalk - From Bailey Lake Road to Lake Ridge Road -
- Estimated Cost $175,000
- City is designing. 90% Plans under review by NCDOT
- Project will receive LAPP funding.
- Municipal Agreement has been fully executed
- Plans will have to be approved by NCDOT before moving into “Right of Way” phase.
- NEPA/ENV Documentation scope and contract under review with NCDOT
- Construction anticipated to start in FY27

Cliffdale Road Sidewalk Phase II - From Raeford to Rim Road -
- Estimated Cost $700,000
- 90% Design State under review by NCDOT
- Municipal Agreement has been fully executed
- Design will have to be approved by NCDOT before moving to “Right of Way” phase.
- NEPA/ENV Documentation scope and contract under review with NCDOT
- Construction anticipated to start in FY27

Cliffdale Road Sidewalk Phase III - From Rim Road to Reilly Road-
- Estimated Cost $650,000
- 90% Design State under review by NCDOT
- Municipal Agreement has been fully executed
- Design phase will have to be approved by NCDOT before moving to “Right of Way” phase.
- NEPA/ENV Documentation scope and contract under review with NCDOT
- Construction anticipated to start in FY27

EB-6030
Skibo Road / Country Club Drive Sidewalk - From Bragg Blvd to Morganton Rd EB-6030
- Estimated Cost $1,600,000
- Project is 100% design
- Supplemental Municipal Agreement has been fully executed
- 5 Easements are needed, Contacting owners now.

Construction anticipated to start in Fall 2026

Levy Drive Sidewalk - From Robeson Street to Dixon Street
- Grahams Const. - $144,370
- Construction NTP 12/8/2025
- Construction Began January 2026

Skye Drive Sidewalk - From Morganton Road to Hull Road
- Notice of award sent to Sellers and Sons Inc; $495,675
- Construction began October 2025

Eastwood Avenue Sidewalk - From Ramsey Street to Rivercliff Road
- Estimated Cost $460,000
- Bid Advertisement in May
- Construction is anticipated to begin Fall 2026

Breezewood Avenue Sidewalk - Forsyth Street to Purdue Drive
- Estimated Cost $100,000
- City staff designing; began September 2025.
- 90% plans complete, moving to Easement acquisition

Cumberland Street Sidewalk - Ramsey Street to Murchison Road

- Estimated Cost $325,000
- WA with WRA signed on 10/28 to begin design.
- 35% plans under revision

Morganton Road Sidewalk - Great Oaks Drive to S. Herndon Street
- Estimated Cost $200,000
- Bid Advertisement in May
- Construction is anticipated to begin Fall 2026

S Herndon Street Sidewalk - Cliffdale Road to Morganton Road
- Estimated Cost $150,000
- Bid Advertisement in May
- Construction is anticipated to begin Fall 2026

Mason Street and Ray Avenue Sidewalk - Maiden Lane to Arch Street
- Estimated Cost $100,000
- Bid Advertisement in May
- Construction is anticipated to begin Fall 2026

Old Wilmington Road Sidewalk / Walker -Spivey Elementary School - I-95 Bus Eastern Blvd. to Russell Street
- Estimated Cost $750,000
- City Staff design; 100% Design under review
- Currently acquiring easements

Helen Street Sidewalk - From Stanfield Drive to Johnson Street
- 2,400Linear Feet of Sidewalk
- Completion Date October 2025
- Final Cost - $453,654.20

Fort Bragg Road Sidewalk - From Bragg Blvd to Hobson St
- 814 Linear Feet of Sidewalk
- Completion Date September 2025
- Final Cost - $58,918.16

Fillyaw Road Sidewalk - Bromley Drive to Yadkin Road
- 150 Linear Feet of Sidewalk
- Completion Date March 2026
- Final Cost - $32,447.75

Rosehill Road Sidewalk - Ped plan 57 - Circle K to College Lakes Elementary School
- 204 Linear Feet of Sidewalk
- Completion Date December 2024
- Final Cost - $10,197.86

Morganton Road Phase I Sidewalk - Walgreens at Morganton & Bonanza to Murray Fork Center
- 180 Linear Feet of Sidewalk
- Completion Date January 2025
- Final Cost - $8,637.12

Old Wilmington Road _ Ped plan 35 - Russel Street to Campbell Avenue
- 480 Linear Feet of Sidewalk
- Completion Date April 2025
- Final Cost - $42,575.27

Cliffdale Road Sidewalk Phase I - Raeford Road to Two Bale Lane
- 625 Linear Feet of Sidewalk
- Completion Date April 2025
- Final Cost - $57,271.00

Bicycle Plan Project Locations:
Bicycle lane locations were proposed to Council and approved June 26, 2023. The project locations were selected from the Council adopted Bicycle Plan. To date $340,000 in funding has been appropriated for Bicycle Lanes. Project Details are as follows:

Coventry Drive (Camelot Drive to Ireland Drive)
- Estimated Cost of $100,000
- Road has recently resurfaced, markings planned May 2025

McGilvary Street (Branson Street to Robeson Street)
- Estimated Cost of $100,000
- Bike Lane installation completed in April 2025.

Winslow Street (Southern Avenue to Rankin Street)
- Estimated Cost of $140,000
- Project is currently being designed with construction anticipated in October 2025

Municipal Agreements:
GO Bond funding in the amount of $1,450,000 has been appropriated for Municipal Agreements. Municipal Agreements entered with NCDOT allow for public improvements to be included on NCDOT projects at the request of the City. NCDOT constructs these improvements as part of their roadway projects and then invoices the City for 20% of the cost.

U-4405B Raeford Road (Bunce Road to Glensford Drive)
- Bidding Phase (Muni Agreement Signed)
- Estimated Cost $400,000
- Schedule - Spring / Summer 2025

U-5798A Gillis Hill Road (Stoney Point Road to Raeford Road) Landscape
- Design Phase
- Estimated Cost $150,000
- Schedule - Unknown, after Roadway Construction is Complete

U-5798B Gillis Hill Road (Stoney Point Road to Raeford Road) Sidewalk
- Design Phase
- Estimated Cost $200,000
- Resolution signed by Mayor. Municipal Agreement Executed
- LET to Bid in late 2025

U-5798B Gillis Hill Road (Stoney Point Road to Raeford Road) Landscape
- Design Phase
- Estimated Cost $150,000
- Schedule - Unknown, after Roadway Construction is Complete

U-4900 Murchison Road (I-295 to South of US 401 Bypass)
- R/W - Design
- Estimated Cost $300,000
- Scheduled to LET to Bid May 2026

Morganton Road Pedestrian Improvements at Intersections
- Design Phase
- Estimated Cost $250,000
- Scheduled to LET to Bid May 2026

Safe Streets for All (SS4A):
Go Bond funding in the amount of $101,216 has been appropriated as the City's portion of the Safe Streets for All Grant. The City's portion was 20% of the grant award, which totaled $506,083.

With this grant, the City of Fayetteville is partnering with the Fayetteville Area Metropolitan Planning Organization (FAMPO) to develop a Roadway Safety Action Plan that will identify opportunities to

improve roadway safety and enhance access to economic opportunities for underserved communities. The plan is being developed using the Vision Zero Safe System approach, which prioritizes the safety of all roadway users, including pedestrians and cyclists.

January 15, 2026 - SS4A extension approved by FHWA

Current Status: Approximately 80% of the analysis methodology is complete. Community engagement efforts are planned for mid- to late May.

Intersection Improvements:
Go Bond funding in the amount of $100,000 has been appropriated for Intersection Improvements.

These funds are programmed to go towards the pedestrian improvements identified in the 2018 Pedestrian Plan for the intersection of Rosehill Road and McArthur Rd.

Currently NCDOT is working within this intersection, and staff is in discussion with NCDOT to expand their project to include the improvements identified in the 2018 Pedestrian Plan which include pedestrian signals and crosswalks.

Thoroughfare Street Lighting:
Go Bond funding in the amount of $136,933 has been appropriated for Thoroughfare Street Lighting. For the current fiscal year, the locations this funding will be expended on are as follows:
McArthur Rd (Ramsey St to 0.53 miles North of Ramsey St)
· Pre-DOT Submittal Review - Complete 12/2025

Stoney Point Rd (Lakewood Rd to Grimes Rd)
· DOT encroachment approved, pending install timeline

Lakewood Rd (From Town Center Dr to Dundle Rd)
· DOT encroachment approved, pending install timeline

Dundle Rd (King Rd to Heatherbrooke Rd)
· Design approved, pending lighting agreement from Pike Engineering

Andrews Rd (Ramsey St to City Limits)
· Design approved; submitted to NCDOT for Encroachment Agreement 1/26
Dam Safety & Preservation Program:
Go Bond funding in the amount of $35,184 has been appropriated for the Dam Safety & Preservation Program.

This funding will go towards repairing downstream embankment erosion at the City owned The Lakes Dam (CUMBE-021) located underneath E. Loch Haven Drive. Maintenance work is scheduled to be completed in September 2025.

Bridge Preservation Program:
· N. Cool Spring Street Repair complete ($56,250)
· Bridge deck repairs for bridges on Hawley Lane, Campbell Avenue, and Filter Plant Road (Scheduled to advertise 06/2026; $300,000 estimated construction cost).
· Updated Bridge Inspections received 01/2026; will prioritize future maintenance based on inspections.

Budget Impact:
All funds have been previously appropriated as part of the City's FY24, FY25, and FY26 budget.

Options:
1. Receive staff's report pertaining to the Public Infrastructure GO Bond Project.
2. Do not receive staff's report and provide further directions.

Recommended Action::
Council receive staff's report pertaining to the Public Infrastructure GO Bond Project.

Attachments:
2026.04.27 PS GO Bond Projects
GO Bond Phase 1 Street List and Maps
GO Bond Phase 2 Street List and Maps
GO Bond Phase 3 Street List and Maps

# Public Infrastructure GO Bond Project Update

*April 27, 2026*




FAYETTEVILLE N

# Public Infrastructure GO Bond

Voters approved up to **$25 million in General Obligation Bonds** on **November 8, 2022** to fund transportation and mobility improvements, including "**roads, sidewalks, streetscapes, bridges, bicycle lanes, traffic controls, greenways, and related right-of-way acquisition**"

| Project Number | Project Name | FY24 | FY25 | FY26 | Project Totals |
|---|---|---|---|---|---|
| **87926** | **Resurfacing** | $ 6,958,784.00 | $ 4,000,000.00 | $ 4,000,000.00 | $ 14,958,784.00 |
| **87927** | **Sidewalk** | $ 2,000,000.00 | $ 1,556,316.00 | $ 1,221,696.00 | $ 4,778,012.00 |
| **87928** | **Bike Lane** | $ 340,000.00 | $ - | $ 100,000.00 | $ 440,000.00 |
| **84303** | **Dam Safety** | $ - | $ 35,184.00 | $ - | $ 35,184.00 |
| **87923** | **Bridge Preservation** | $ - | $ 208,500.00 | $ 214,547.00 | $ 423,047.00 |
| **87909** | **Intersection Improvements** | $ - | $ 100,000.00 | $ - | $ 100,000.00 |
| **87762** | **Thoroughfare Street** | $ - | $ 50,000.00 | $ 86,933.00 | $ 136,933.00 |
| **86725** | **Muni Agreements** | $ - | $ 1,450,000.00 | $ 500,000.00 | $ 1,950,000.00 |
| **86041** | **Roadway Safety Action Plan Grant** | $ 101,216.00 | $ - | $ - | $ 101,216.00 |
| | | $ 9,400,000.00 | $ 7,400,000.00 | $ 6,123,176.00 | **$ 22,923,176.00** |

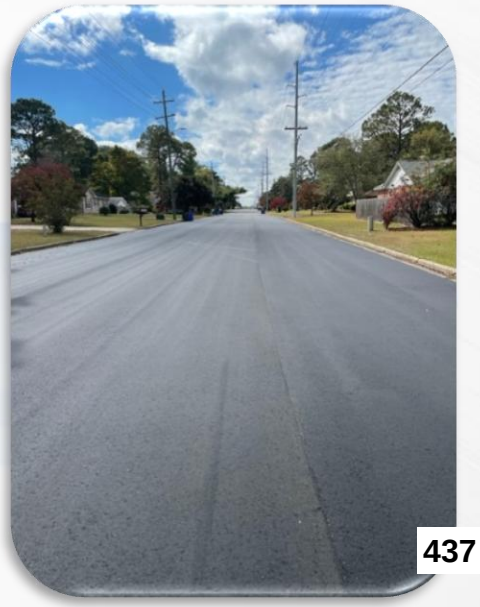
# Street Resurfacing

- Street resurfacing was proposed to Council and approved to be completed in three phases on 03/23/2023.
- The three phases were to coincide with the FY24, FY25, and FY26 budget cycles.
- **$14,958,784** in funding has been appropriated
- **$14,417,272** expended/committed









# Street Resurfacing

**GO Bond Resurfacing Phase 1**

- Project completed 10/3/2024
- Final Contract Value - $6,937,879.16
- Contractor: Barnhill Contracting Company
- Total Mileage Resurfaced: 20.72

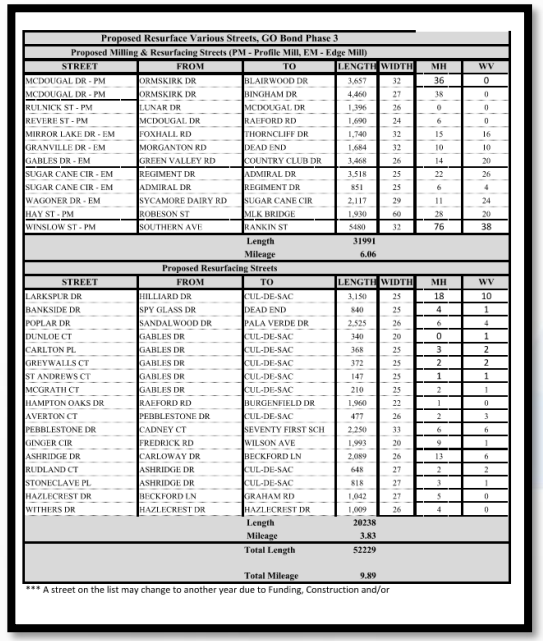
**GO Bond Resurfacing Phase 2**

- Project completed 08/29/2025
- Final Contract Value - $3,979,176.96
- Contractor: Barnhill Contracting Company
- Total Mileage Resurfaced: 8.72

**GO Bond Resurfacing Phase 3**

- Project Under Construction
- Contract Value - $3,945,758.70
- Contractor: Barnhill Contracting Company
- Total Mileage Resurfaced: 9.89
- Contract Duration – 01/27/2027

- Accelerated resurfacing program by approximately 40 miles.
- Resurfaced approximately 5% of the City's Street Network utilizing GO Bond funding



**Proposed Resurface Various Streets, GO Bond Phase 3**

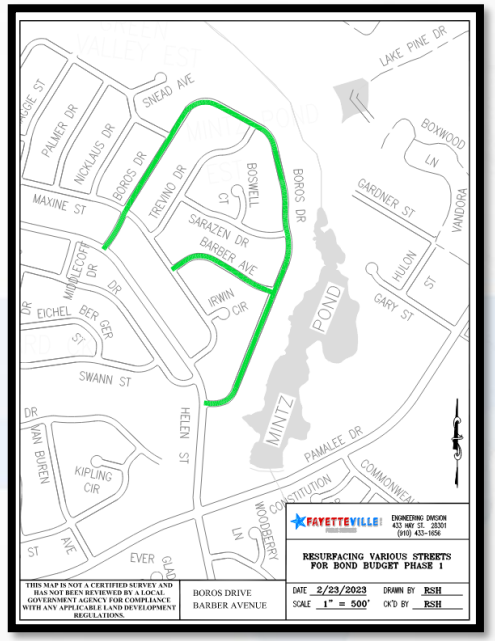
**Proposed Milling & Resurfacing Streets (PM - Profile Mill, EM - Edge Mill)**

| STREET | FROM | TO | LENGTH | WIDTH | MH | WV |
|---|---|---|---|---|---|---|
| MCDOUGAL DR - PM | ORMSKIRK DR | BLAIRWOOD DR | 3,657 | 32 | 36 | 0 |
| MCDOUGAL DR - PM | ORMSKIRK DR | BINGHAM DR | 4,460 | 27 | 38 | 0 |
| RULNICK ST - PM | LUNAR DR | MCDOUGAL DR | 1,396 | 26 | 0 | 0 |
| REVERE ST - PM | MCDOUGAL DR | RAEFORD RD | 1,690 | 24 | 6 | 0 |
| MIRROR LAKE DR - EM | FOXHALL RD | THORNCLIFF DR | 1,740 | 32 | 15 | 16 |
| GRANVILLE DR - EM | MORGANTON RD | DEAD END | 1,684 | 32 | 10 | 10 |
| GABLES DR - EM | GREEN VALLEY RD | COUNTRY CLUB DR | 3,468 | 26 | 14 | 20 |
| SUGAR CANE CIR - EM | REGIMENT DR | ADMIRAL DR | 3,518 | 25 | 22 | 26 |
| SUGAR CANE CIR - EM | ADMIRAL DR | REGIMENT DR | 851 | 25 | 6 | 4 |
| WAGONER DR - EM | SYCAMORE DAIRY RD | SUGAR CANE CIR | 2,117 | 29 | 11 | 24 |
| HAY ST - PM | ROBESON ST | MLK BRIDGE | 1,930 | 60 | 28 | 20 |
| WINSLOW ST - PM | SOUTHERN AVE | RANKIN ST | 5480 | 32 | 76 | 38 |
| | | Length | 31991 | | | |
| | | Mileage | 6.06 | | | |

**Proposed Resurfacing Streets**

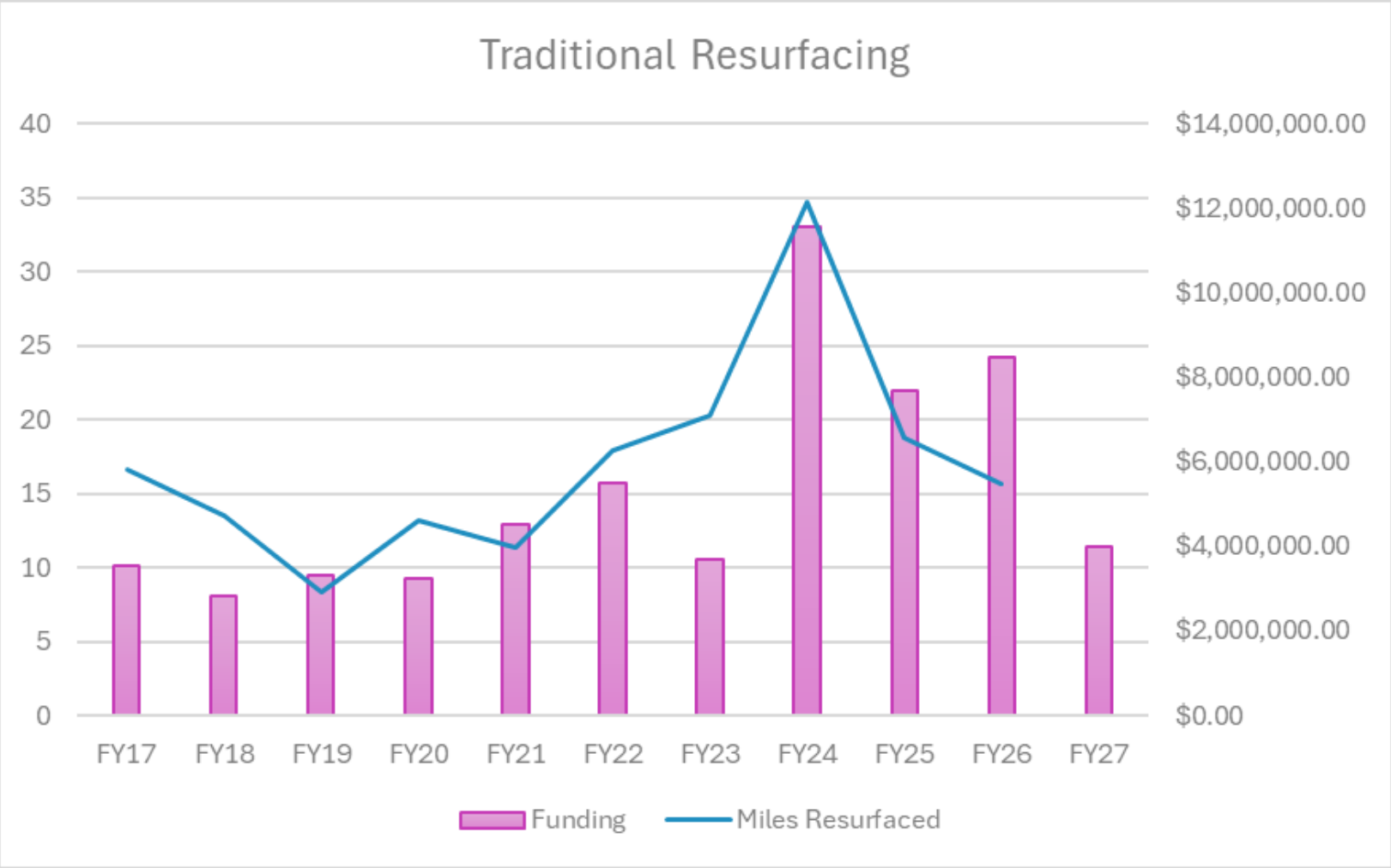
| STREET | FROM | TO | LENGTH | WIDTH | MH | WV |
|---|---|---|---|---|---|---|
| LARKSPUR DR | HILLIARD DR | CUL-DE-SAC | 3,150 | 25 | 18 | 10 |
| BANKSIDE DR | SPY GLASS DR | DEAD END | 840 | 25 | 4 | 1 |
| POPLAR DR | SANDALWOOD DR | PALA VERDE DR | 2,525 | 26 | 6 | 4 |
| DUNLOE CT | GABLES DR | CUL-DE-SAC | 340 | 20 | 0 | 1 |
| CARLTON PL | GABLES DR | CUL-DE-SAC | 368 | 25 | 3 | 2 |
| GREYWALLS CT | GABLES DR | CUL-DE-SAC | 372 | 25 | 2 | 2 |
| ST ANDREWS CT | GABLES DR | CUL-DE-SAC | 147 | 25 | 1 | 1 |
| MCGRATH CT | GABLES DR | CUL-DE-SAC | 210 | 25 | 2 | 1 |
| HAMPTON OAKS DR | RAEFORD RD | BURGENFIELD DR | 1,960 | 22 | 1 | 0 |
| AVERTON CT | PEBBLESTONE DR | CUL-DE-SAC | 477 | 26 | 2 | 3 |
| PEBBLESTONE DR | CADNEY CT | SEVENTY FIRST SCH | 2,250 | 33 | 6 | 6 |
| GINGER CIR | FREDRICK RD | WILSON AVE | 1,993 | 20 | 9 | 1 |
| ASHRIDGE DR | CARLOWAY DR | BECKFORD LN | 2,089 | 26 | 13 | 6 |
| RUDLAND CT | ASHRIDGE DR | CUL-DE-SAC | 648 | 27 | 2 | 2 |
| STONECLAVE PL | ASHRIDGE DR | CUL-DE-SAC | 818 | 27 | 3 | 1 |
| HAZLECREST DR | BECKFORD LN | GRAHAM RD | 1,042 | 27 | 5 | 0 |
| WITHERS DR | HAZLECREST DR | HAZLECREST DR | 1,009 | 26 | 4 | 0 |
| | | Length | 20238 | | | |
| | | Mileage | 3.83 | | | |
| | | Total Length | 52229 | | | |
| | | Total Mileage | 9.89 | | | |

*** A street on the list may change to another year due to Funding, Construction and/or




*Street List and Maps were provided as attachments in the CCAM

# Street Resurfacing

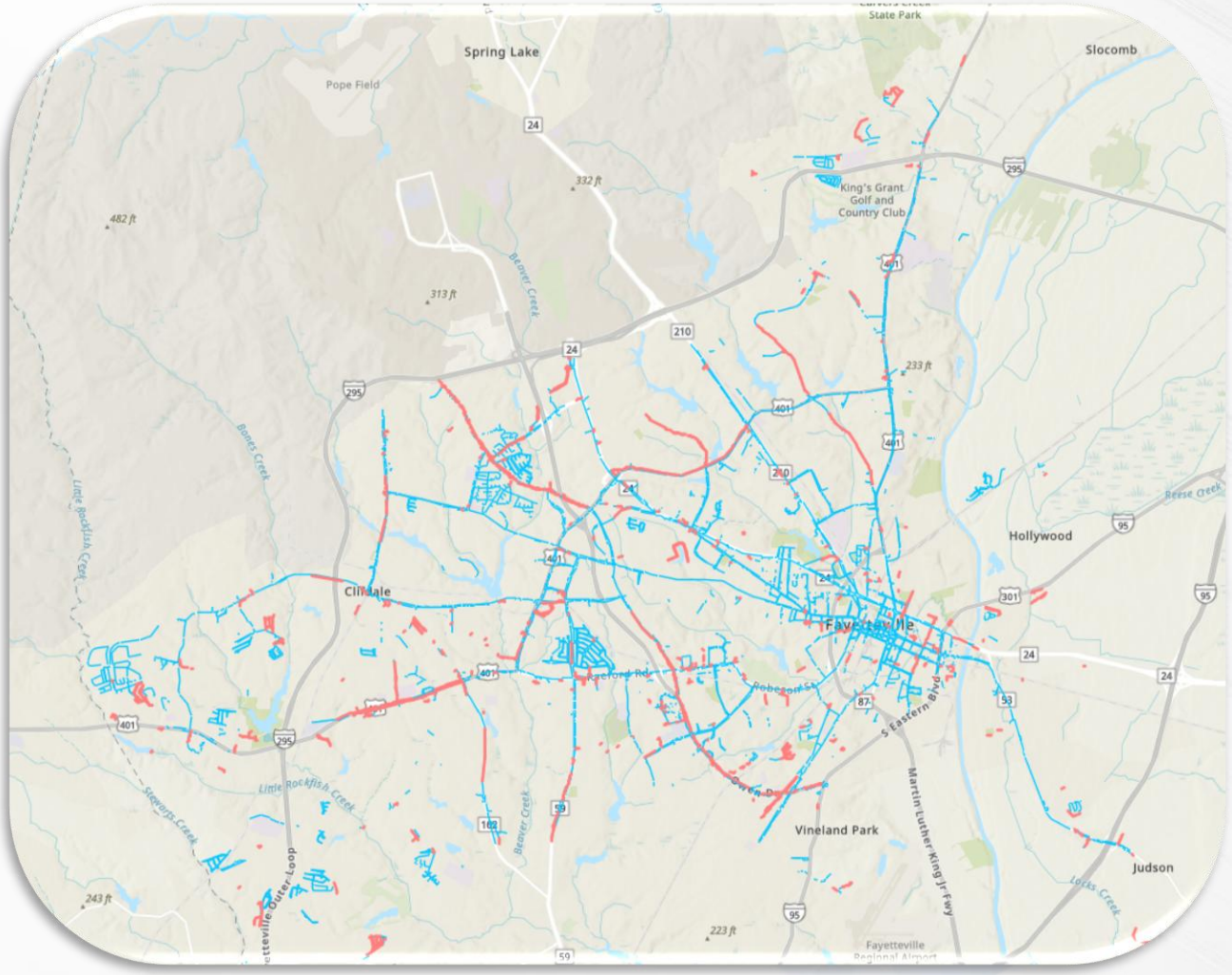



**10-yr Price Increase Based Off Bid Tabs**

- Binder Course – 32%
- Base Course – 66%
- Leveling Course – 47%
- Surface Course – 56%
- Utility Adjustments – 190%

# Sidewalks

- Sidewalk locations were proposed to Council and approved on 09/25/2023.
- The project locations were selected from the 2018 Pedestrian Plan and Sidewalk CIP.
- Additionally, the City was awarded funding from NCDOT's Locally Administered Project Program (LAPP) for several of the project locations.
- These LAPP funds will fund up to 80% of the cost of the project with the remaining 20% of funds coming from the Public Infrastructure GO Bond.



# Sidewalks - Completed

**Helen Street Sidewalk** - From Stanfield Drive to Johnson Street

- 2,400 Linear Feet of Sidewalk
- Completion Date October 2025
- Final Cost – $453,654.20

**Fort Bragg Road Sidewalk** - From Bragg Blvd to Hobson St

- 814 Linear Feet of Sidewalk
- Completion Date September 2025
- Final Cost – $58,918.16

**Fillyaw Road Sidewalk** – Bromley Drive to Yadkin Road

- 150 Linear Feet of Sidewalk
- Completion Date March 2026
- Final Cost - $32,447.75

**Rosehill Road Sidewalk – Ped plan 57** – Circle K to College Lakes Elementary School

- 204 Linear Feet of Sidewalk
- Completion Date December 2024
- Final Cost - $10,197.86





# Sidewalks - Completed

**Morganton Road Phase I Sidewalk** – Walgreens at Morganton & Bonanza to Murray Fork Center

- 180 Linear Feet of Sidewalk
- Completion Date January 2025
- Final Cost - $8,637.12

**Old Wilmington Road _ Ped plan 35** – Russel Street to Campbell Avenue

- 480 Linear Feet of Sidewalk
- Completion Date April 2025
- Final Cost - $42,575.27

**Cliffdale Road Sidewalk Phase I** – Raeford Road to Two Bale Lane

- 625 Linear Feet of Sidewalk
- Completion Date April 2025
- Final Cost - $57,271.00



# Sidewalks - Construction

**Levy Drive Sidewalk** - From Robeson St to Dixon St

- Grahams Const. - $144,370
- Construction Began January 2026



**Skye Drive Sidewalk** - From Morganton Rd to Hull Rd

- Sellers and Sons Inc - $495,675
- Construction began October 2025



# Sidewalks - Advertised

**Eastwood Avenue Sidewalk** - From Ramsey Street to Rivercliff Road

- Estimated Cost $460,000
- Bid Advertisement in May
- Construction is anticipated to begin Fall 2026

**Morganton Road Sidewalk** – Great Oaks Drive to S. Herndon Street

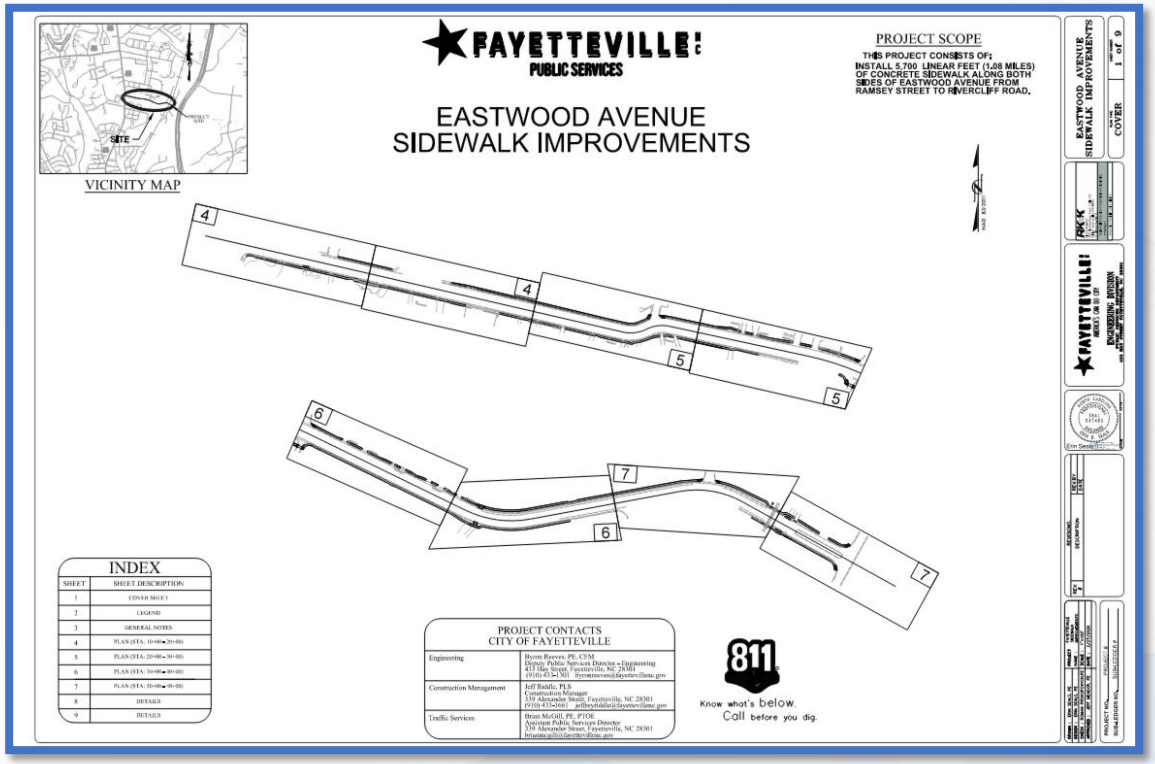
- Estimated Cost $200,000
- Bid Advertisement in May
- Construction is anticipated to begin Fall 2026

**S Herndon Street Sidewalk** – Cliffdale Road to Morganton Road

- Estimated Cost $150,000
- Bid Advertisement in May
- Construction is anticipated to begin Fall 2026

**Mason Street and Ray Avenue Sidewalk** – Maiden Lane to Arch Street

- Estimated Cost $100,000
- Bid Advertisement in May
- Construction is anticipated to begin Fall 2026



# Sidewalks - Design

**Breezewood Avenue Sidewalk** – Forsyth St to Purdue Drive

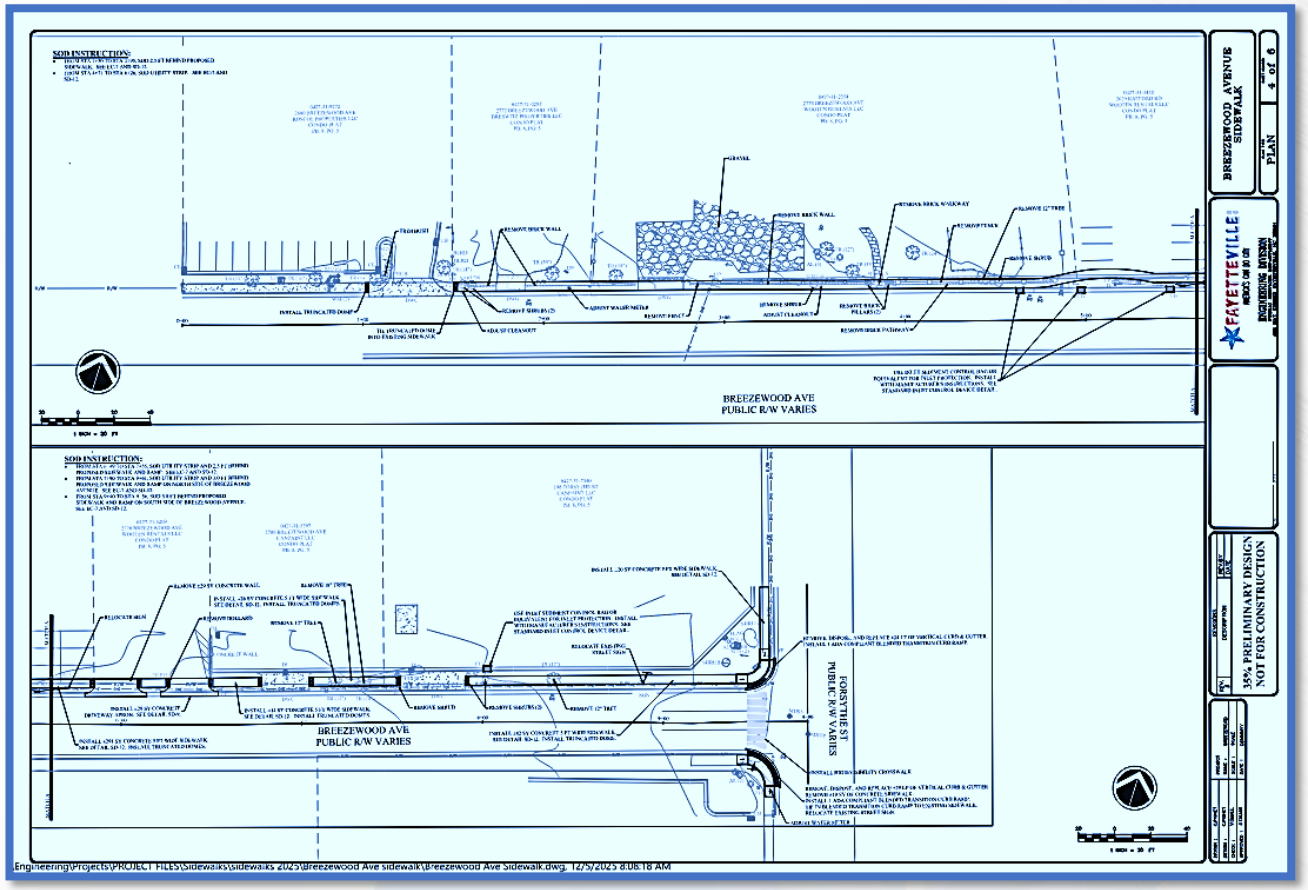
- Estimated Cost $100,000
- City staff designing
- 90% design stage, moving to easement acquisition

**Cumberland St Sidewalk** - Ramsey St to Murchison Road

- Estimated Cost $325,000
- Design began 10/2025
- 35% plans under revision

**Old Wilmington Road Sidewalk / Walker –Spivey Elementary School** – I-95 Bus Eastern Blvd. to Russell Street

- Estimated Cost $750,000
- City Staff design;
- 100% Design under review, acquiring easements



# Sidewalks – LAPP Fund

## BL-0137

**Project Locations:**

- **Country Club Drive Sidewalk** - From Murchison Road to Ramsey Street
- **Bragg Boulevard Sidewalk** - From Pamalee Drive to Shaw Road
- **Bonanza Drive Sidewalk** - From Yadkin Road to Santa Fe Drive
- **Morganton Road Sidewalk Phase II** - From Bonanza Road to Skibo Road
- **Santa Fe Drive Sidewalk** - From Bonanza Road to Yadkin Road
- **Stacey Weaver Drive Sidewalk** - From McArthur Road to Southland Drive

**Status:**

- Municipal Agreements have been fully executed
- City has submitted design scope for request PE Authorization from NCDOT
- Construction anticipated to start in FY28

**Anticipated Cost** = $2,565,000

## BL-0138

**Project Locations:**

- **Bunce Road Bingham Drive Sidewalk** - From Raeford Road to Bailey Lake Road
- **Bingham Drive Sidewalk** - From Bailey Lake Road to Lake Ridge Road
- **Cliffdale Road Sidewalk Phase II** - From Raeford to Rim Road
- **Cliffdale Road Sidewalk Phase III** - From Rim Road to Reilly Road

**Status:**

- 90% Plans under review by NCDOT
- Municipal Agreement have been fully executed
- Plans will have to be approved by NCDOT before moving into “Right of Way” phase.
- NEPA/ENV Documentation scope and contract under review with NCDOT
- Construction anticipated to start in FY27

**Anticipated Cost** = $2,325,000

## EB-6030

**Project Locations:**

- **Skibo Road/Country Club Drive Sidewalk –** From Bragg Blvd to Morganton Rd

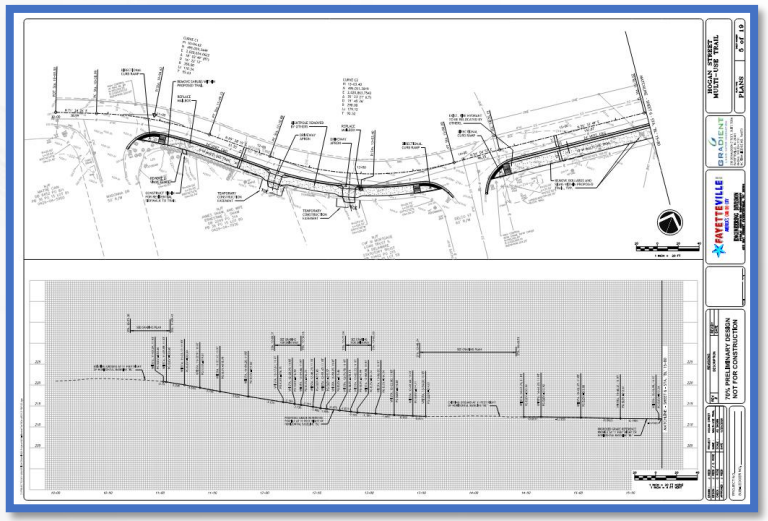
**Status:**

- 100% Plans under review by NCDOT
- Acquiring Easements
- Construction anticipated to start in FY27

**Anticipated Cost** = $1,600,000

# Bike Lanes

- Bicycle lane locations were proposed to Council and approved 06/26/2023.
- Project locations were selected from the Council adopted Bicycle Plan.
- **$340,000** appropriated for Bicycle Lanes.





**Coventry Drive** (Camelot Drive to Ireland Drive)

- Complete

**Winslow Street** (Southern Avenue to Rankin Street)

- Estimated Cost of $240,000
- Project is currently being designed
- Included in current resurfacing project to be striped after resurfacing.

**Hogan Street Shared Use Path** (Murchison Road to end)

- Coordinating with NCDOT Project U-4900 Murchison Road
- 90% Design Stage
- Construction funding proposed in FY27

**Arsenal Ave, Myrover Street, Bradford Ave.** "Shared Lane Markings"

- Bike Lane recommendations around Arsenal Park / Civil War History Museum
- Complete

# Dam Safety

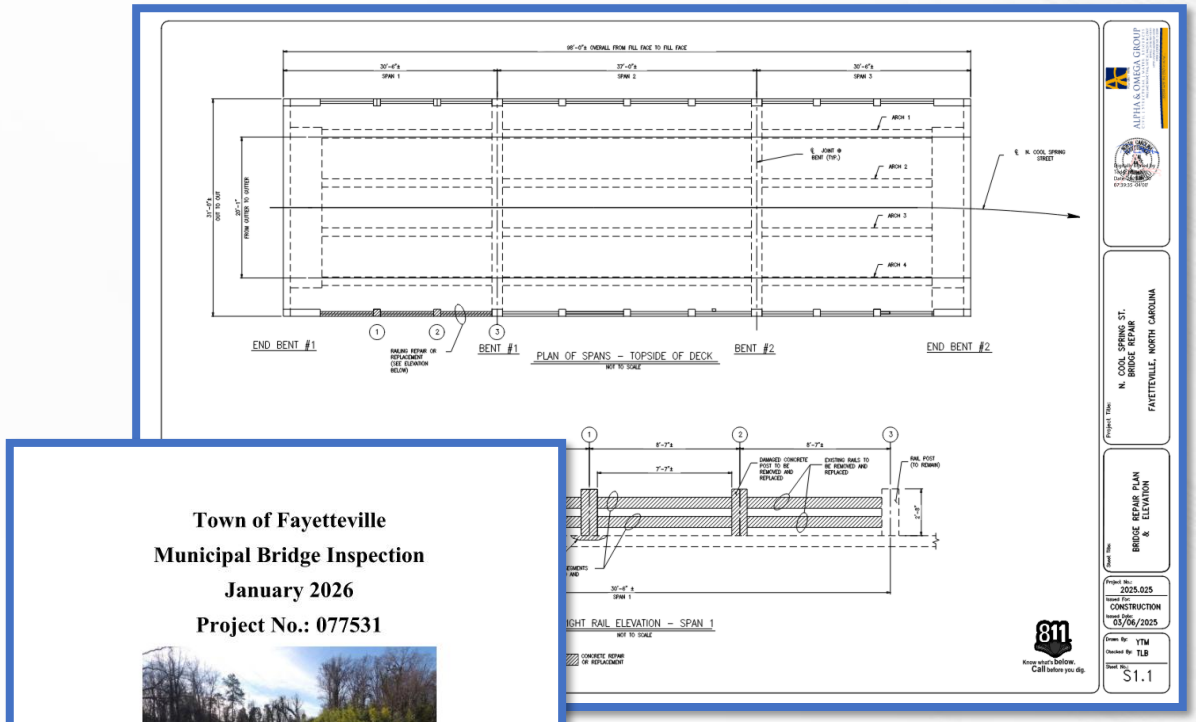
- **$35,184** appropriated for the Dam Safety & Preservation Program.
- Funds will go towards inspection & repairing downstream embankment and gabion baskets at the City owned The Lakes Dam (CUMBE-021) located underneath E. Loch Haven Drive.






# Bridge Preservation

- **$423,047** appropriated for Bridge Preservation
- Completed repairs to Cool Spring St Bridge ($56,250).
- Bridge deck repairs on Hawley Lane, Campbell Avenue, and Filter Plant Road (advertise in 06/2026; $300k estimate).
- Remaining funds to go towards bridge maintenance identified in 01/2026 inspections.
- City maintains 19 bridges





Town of Fayetteville
Municipal Bridge Inspection
January 2026
Project No.: 077531
PREPARED FOR:
NCDOT
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PREPARED BY:
GFT
Ingenuity That Shapes Lives™
1 GLENWOOD AVE.
SUITE 900
RALEIGH, NC 27603

# Intersection Improvements

- **$100,000** appropriated for intersection improvements.
- Pedestrian improvements identified in the 2018 Pedestrian Plan for the intersection of Rosehill Road and McArthur Rd.
- Improvements include high visibility cross walks and pedestrian signals.








# Thoroughfare Street Lighting

- **$136,933** appropriated for Thoroughfare Street Lighting

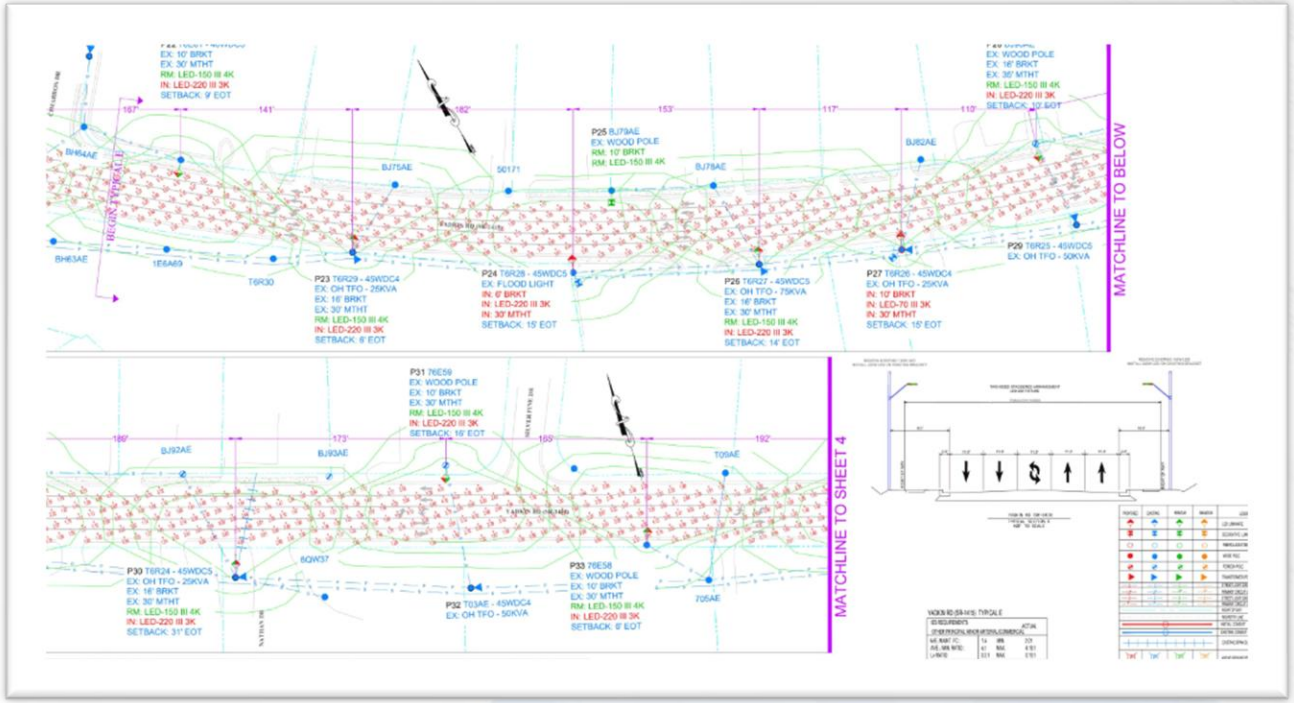
**McArthur Rd** (Ramsey St to 0.53 miles North of Ramsey St)
- Pre-DOT Submittal Review – Complete as of 12/2025

**Stoney Point Rd** (Lakewood Rd to Grimes Rd)
- DOT encroachment approved; pending install timeline

**Lakewood Rd** (From Town Center Dr to Dundle Rd)
- DOT encroachment approved; pending install timeline

**Dundle Rd** (King Rd to Heatherbrooke Rd)
- Design approved; pending lighting agreement from Pike

**Andrews Rd** (Ramsey St to City Limits)
- Design approved; submitted DOT encroachment agreement 01/2026



# Municipal Agreements

- **$1,950,000** has been appropriated for Municipal Agreements.
- Municipal Agreements with NCDOT allow for public improvements to be included on NCDOT projects at the request of the City.
- NCDOT constructs these improvements as part of their roadway projects and then invoices the City for 20% of the cost.

**U-4405B Raeford Road** (Bunce Road to Glensford Drive)
- Bidding Phase (Muni Agreement Signed)
- Estimated Cost $400,000
- Schedule – Construction began 2025
- Agreement in place.

**U-5798A Gillis Hill Road** (Stoney Point Road to Raeford Road) Landscape
- Design Phase
- Estimated Cost $150,000
- Schedule - Unknown, after Roadway Construction is Complete

**U-5798B Gillis Hill Road** (Stoney Point Road to Raeford Road) Sidewalk
- Bidding Phase
- Estimated Cost $200,000
- LET to Bid in late 2025
- Agreement in place

**U-5798B Gillis Hill Road** (Stoney Point Road to Raeford Road) Landscape
- Design Phase
- Estimated Cost $150,000
- Schedule - Unknown, after Roadway Construction is Complete

**U-4900 Murchison Road** (I-295 to South of US 401 Bypass)
- R/W - Design
- Estimated Cost $300,000
- Scheduled to LET to Bid January 2026 or Later

**Morganton Road Pedestrian Improvements at Intersections**
- Design Phase
- Estimated Cost $250,000
- Scheduled to LET to Bid May 2026

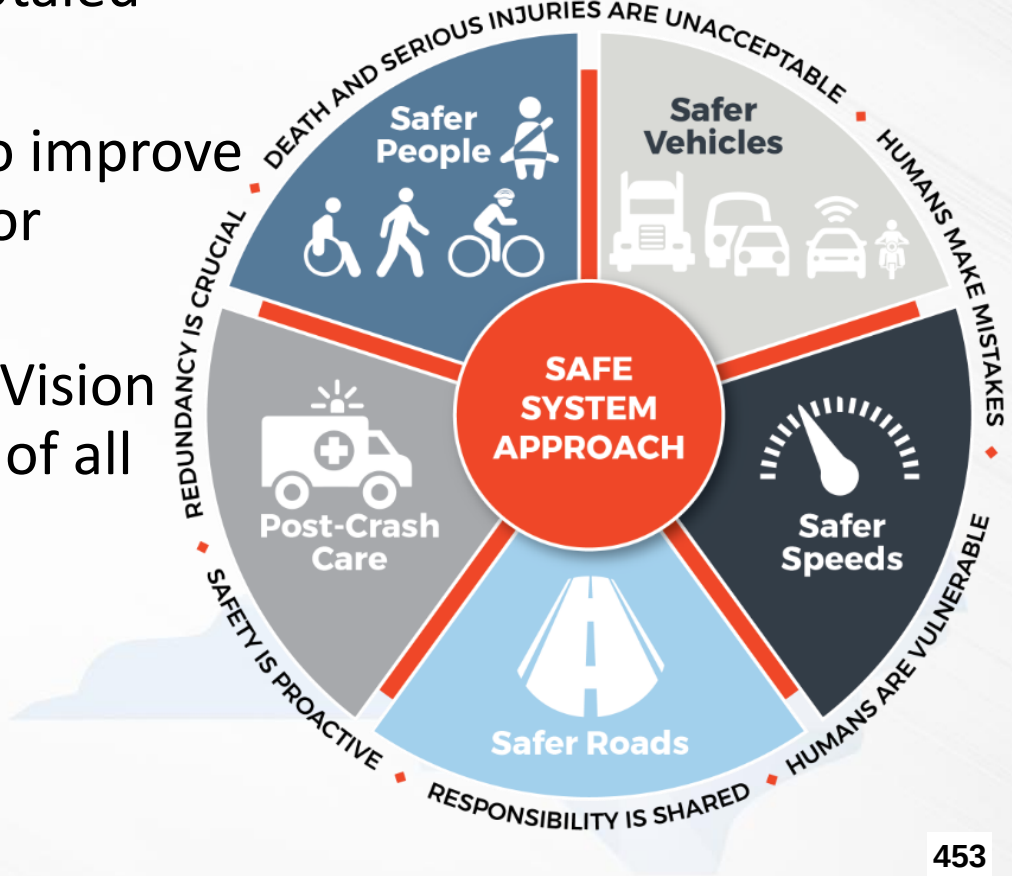
**U-4405C Raeford Road** (Glensford Drive to Robeson Street)
- Bidding Phase (Muni Agreement Signed)
- Estimated Cost $500,000
- Schedule - January 2029





# Roadway Safety Action Plan Grant

- **$101,216** has been appropriated as the City's portion of the Safe Streets for All Grant.
- The City's portion was 20% of the grant award, which totaled $506,083.
- Roadway Safety Action Plan, to identify opportunities to improve roadway safety and access to economic opportunities for underserved communities.
- Creating a roadway improvement action plan using the Vision Zero Safe System approach, which prioritizes the safety of all roadway users, including pedestrians and cyclists.
- Currently beginning public engagement
- Council Adoption December 2027



# Public Infrastructure GO Bond

| Project Number | Project Name | Project Totals | Expended | Encumbered | Balance |
|---|---|---|---|---|---|
| 87926 | Resurfacing | $ 14,958,784.00 | $ 11,611,911.00 | $ 2,805,362.00 | $ 541,511.00 |
| 87927 | Sidewalk | $ 4,778,012.00 | $ 1,683,002.00 | $ 543,078.00 | $ 2,551,932.00 |
| 87928 | Bike Lane | $ 440,000.00 | $ 49,860.00 | $ 27,680.00 | $ 362,460.00 |
| 84303 | Dam Safety | $ 35,184.00 | $ - | $ - | $ 35,184.00 |
| 87923 | Bridge Preservation | $ 423,047.00 | $ 56,250.00 | $ 18,250.00 | $ 348,547.00 |
| 87909 | Intersection Improvements | $ 100,000.00 | $ - | $ - | $ 100,000.00 |
| 87762 | Thoroughfare Street | $ 136,933.00 | $ - | $ - | $ 136,933.00 |
| 86725 | Muni Agreements | $ 1,950,000.00 | $ - | $ - | $ 1,950,000.00 |
| 86041 | Roadway Safety Action Plan Grant | $ 101,216.00 | $ 15,321.00 | $ 56,679.00 | $ 29,216.00 |
| | | **$ 22,923,176.00** | **$ 13,416,344.00** | **$ 3,451,049.00** | **$ 6,055,783.00** |




FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

## Completed Resurface Various Streets, GO Bond - Phase 1

### Proposed Milling & Resurfacing Streets

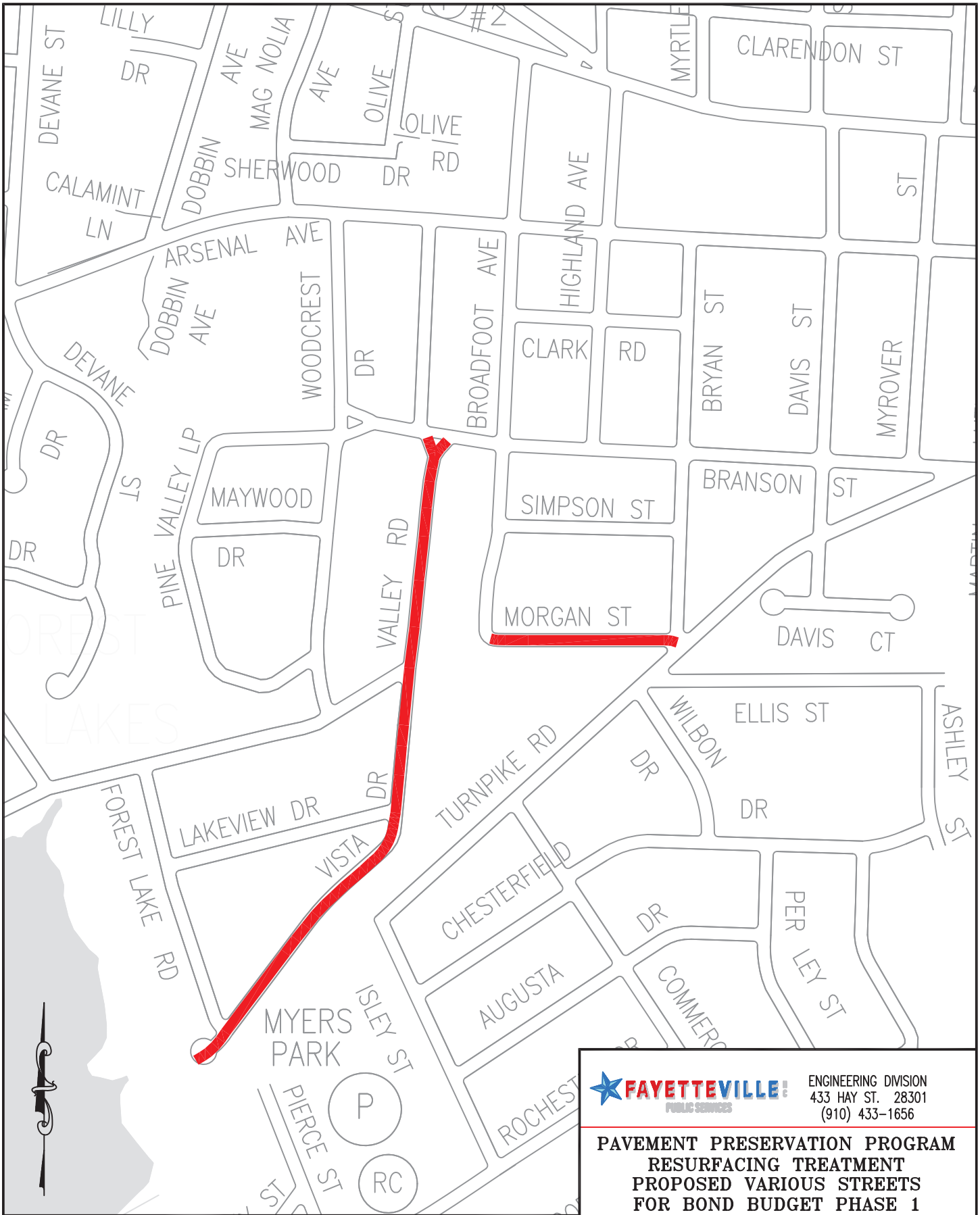
| STREET | FROM | TO | LENGTH | WIDTH | MH | WV |
|---|---|---|---|---|---|---|
| VISTA DR | BRANSON ST | CUL-DE-SAC | 2678 | 35 | 26 | 14 |
| MORGAN ST | BRYAN ST | BROADFOOT AVE | 695 | 26 | 8 | 4 |
| MCRAE DR | MCBAIN DR | MCBAIN DR | 938 | 34 | 12 | 4 |
| ALEXANDER ST | S COOL SPRINGS ST | E RUSSELL ST | 1554 | 33 | 16 | 34 |
| BARKLEY DR | HUNTINGTON RD | BENNINGTON RD | 420 | 33 | 4 | 6 |
| WAYBERRY DR | MILLBROOK RD | MIRROR LAKE DR | 870 | 33 | 14 | 12 |
| WHITE OAK CT | HUNTINGTON RD | CUL-DE-SAC | 511 | 33 | 6 | 4 |
| JOHN ST | MORGANTON RD | RUSH RD | 1230 | 22 | 12 | 2 |
| RUTH ST | MORGANTON RD | RUSH RD | 1130 | 22 | 6 | 0 |
| JUDD ST | MORGANTON RD | DEAD END | 1160 | 22 | 6 | 6 |
| S RACEPATH DR | DEAD END | CUL-DE-SAC | 1450 | 28 | 16 | 6 |
| ROLLING HILL RD | COLGATE DR | DEAD END | 5271 | 29 | 76 | 54 |
| WATERS EDGE DR | CLIFFDALE RD | DEAD END | 5960 | 33 | 18 | 32 |
| MALLOY ST | JUDD ST | SEDBERRY ST | 270 | 21 | 0 | 2 |
| SEDBERRY ST | DEAD END | DEAD END | 750 | 23 | 6 | 4 |
| LAMB ST | MORGANTON RD | DEAD END | 832 | 33 | 8 | 6 |
| SUNNYSIDE CIR | LAMB ST | CUL-DE-SAC | 148 | 33 | 2 | 0 |
| OVERLOOK DR | SCOTT AVE | STUART AVE | 1010 | 32 | 12 | 6 |
| OLD WILMINGTON RD | E RUSSELL ST | PERSON ST | 542 | 33 | 2 | 2 |
| MADISON AVE | IRELAND DR | FARGO DR | 3336 | 32 | 42 | 28 |
| ROXIE AVE | RAEFORD RD | BOONE TRAIL | 9190 | 30 | 86 | 36 |
| DESMOND DR | BALDOON DR | CUL-DE-SAC | 416 | 26 | 6 | 2 |
| | | **Length** | **40361** | | | |
| | | **Mileage** | **7.64** | | | |

### Completed Resurfacing Streets

| STREET | FROM | TO | LENGTH | WIDTH | MH | WV |
|---|---|---|---|---|---|---|
| RATHBURN CT | N HERNDON ST | CUL-DE-SAC | 234 | 25 | 0 | 0 |
| SKYCREST DR | MARLBOROUGH RD | HERMITAGE AVE | 2902 | 33 | 17 | 10 |
| NOTRE DAME PL | DARTMOUTH DR | FORDHAM DR | 490 | 32 | 6 | 2 |
| MANOS ST | MULLIS ST | MIKE ST | 756 | 20 | 1 | 3 |
| SINCLAIR ST | BANCROFT DR | DEAD END | 453 | 22 | 1 | 2 |
| MULLINS AVE | BUCKINGHAM AVE | RAMSEY ST | 726 | 33 | 4 | 1 |
| GILMORE ST | BROOKWOOD AVE | DEAD END | 664 | 33 | 3 | 3 |
| FLETCHER AVE | BREWSTER DR | DEAD END | 793 | 25 | 2 | 2 |
| BOROS DR | HELEN ST | HELEN ST | 4628 | 25 | | |
| BARBER AVE | BOROS DR | MAXINE ST | 930 | 25 | 1 | 4 |
| GRAMPIAN CT | PAISLEY AVE | CUL-DE-SAC | 375 | 24 | 4 | 2 |
| MOUNTAIN ASH LN | TOKAY DR | GLENOLA ST | 525 | 27 | 0 | 1 |
| MONTROSE DR | LOXLEY DR | CUL-DE-SAC | 514 | 26 | 2 | 2 |
| BARFIELD DR | ADRIAN DR | HEATHCOTE (JOINT) | 141 | 26 | 0 | 2 |
| URIAH DR | ADRIAN DR | CLAIRBORNE DR | 564 | 26 | 2 | 2 |
| RIVENDALE DR | HAZELHURST DR | DOT JOINT | 81 | 37 | 0 | 0 |
| BLANTON RD | JOHNSON ST | PAMALEE DR | 3940 | 25 | 1 | 2 |

| | | | | | | |
|---|---|---|---|---|---|---|
| EDENWOOD DR | ANARINE RD | LYON RD | 1309 | 33 | 13 | 4 |
| RUSTLAND DR | CUL-DE-SAC | DEAD END | 1670 | 24 | 6 | 5 |
| OAKVIEW DR | KODIAK DR | COLERIDGE DR | 1344 | 26 | 6 | 2 |
| NORBERRY CT | COLERIDGE DR | CUL-DE-SAC | 379 | 27 | 2 | 0 |
| GLENBROOK DR | BEAVER RUN DR | FLINTWOOD RD | 582 | 26 | 3 | 1 |
| BLACKBIRD RD | ELKHORN DR | SOUTHBEND DR | 1067 | 27 | 4 | 1 |
| BUHMANN DR | SOUTHBEND DR | CLIFFDALE RD | 3491 | 24 | 3 | 4 |
| GREEN VALLEY RD | COUNTRY CLUB DR | DEAD END | 3150 | 28 | 12 | 11 |
| SPARROW DR | BEAVER RUN DR | PEBBLEBROOK DR | 280 | 26 | 0 | 1 |
| BATTLE RD | BEAVER RUN DR | PIN OAK LN | 626 | 26 | 4 | 3 |
| MCRAE DR | MCBAIN DR | MCGILL DR | 1250 | 32 | 6 | 4 |
| PLATINUM ST | SHAW RD EXT | WALKER ST | 3253 | 31 | | |
| WALKER ST | MCARTHUR RD | PLATINUM ST | 2807 | 32 | | |
| TOLGATE RD | OLD FIELD RD | BENT PINE DR | 1631 | 24 | 7 | 1 |
| HODHAT DR | HOKE LOOP RD | DEAD END | 632 | 34 | 3 | 4 |
| GREENOCK AVE | PAISLEY AVE | MCDOUGAL DR | 3524 | 23 | 14 | 0 |
| EAST LOCH HAVEN DR | MORGANTON RD | CONIFER DR | 3653 | 29 | 15 | 12 |
| ABBOTTSWOOD DR | COPENHAGEN DR | BROADVIEW DR | 2279 | 26 | 12 | 10 |
| COPENHAGEN DR | EASTWOOD AVE | CUL-DE-SAC | 1308 | 26 | 8 | 5 |
| BALTOSROL LN | ABBOTTSWOOD DR | DEAD END | 102 | 25 | 0 | 1 |
| MARRIEFIELD CT | ABBOTTSWOOD DR | CUL-DE-SAC | 81 | 25 | 1 | 2 |
| BRIARCREEK PL | DARTMOUTH DR | CUL-DE-SAC | 1323 | 26 | 7 | 4 |
| SUDBURY DR | APPLEWHITE RD | DEAD END | 1913 | 27 | 7 | 1 |
| APSLEY CT | APPLEWHITE RD | CUL-DE-SAC | 830 | 27 | 6 | 1 |
| SYDNEY DR | ROLLING HILL RD | COLGATE DR | 970 | 25 | 4 | 2 |
| MCFADYEN DR | MORGANTON RD | BRIDGE | 3266 | 28 | | |
| FOXTON CT | VAUGHN RD | CUL-DE-SAC | 535 | 26 | 4 | 0 |
| BARLEY HILL CT | BLANKSHIRE RD | CUL-DE-SAC | 830 | 27 | 4 | 1 |
| NARWHAL CT | WATERS EDGE DR | CUL-DE-SAC | 121 | 31 | | |
| KARA CT | SHENADOAH DR | CUL-DE-SAC | 1368 | 27 | 5 | 0 |
| ICARUS CT | KARA CT | CUL-DE-SAC | 121 | 26 | 2 | 0 |
| CHARBONNEAU CT | KARA CT | CUL-DE-SAC | 200 | 26 | 2 | 0 |
| SHENADOAH DR | PAISLEY AVE | DEAD END | 1424 | 24 | 5 | 0 |
| SHENADOAH DR | PAISLEY AVE | PAISLEY AVE | | | | |
| FALKIRK ST | MCDOUGAL DR | MCDOUGAL DR | 330 | 32 | 0 | 0 |
| VALHALLA CT | THORNWOOD PL | CUL-DE-SAC | 450 | 27 | 3 | 0 |
| THORNWOOD PL | BINGHAM DR | CUL-DE-SAC | 1071 | 26 | 5 | 0 |
| VAUGHN RD | SUDBURY DR | APSLEY CT | 1132 | 27 | 6 | 2 |
| | | **Length** | **69018** | | | |
| | | **Mileage** | **13.07** | | | |
| | | **Total Length** | **109379** | | | |
| | | **Total Mileage** | **20.72** | | | |

*** A street on the list may change to another year due to Funding, Construction and/or




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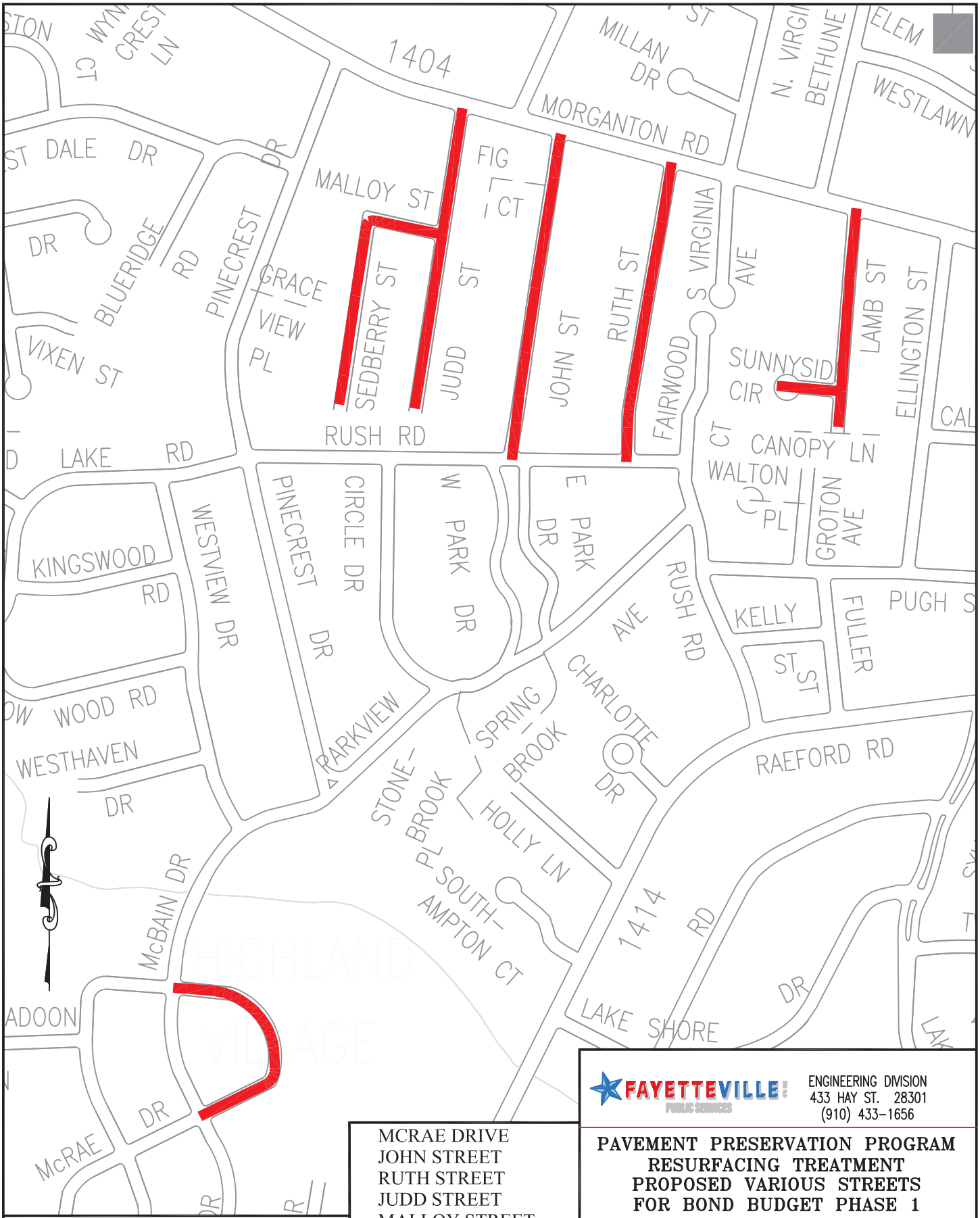
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**FOR BOND BUDGET PHASE 1**

DATE 2/23/2023 DRAWN BY RSH

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VISTA DRIVE
MORGAN STREET

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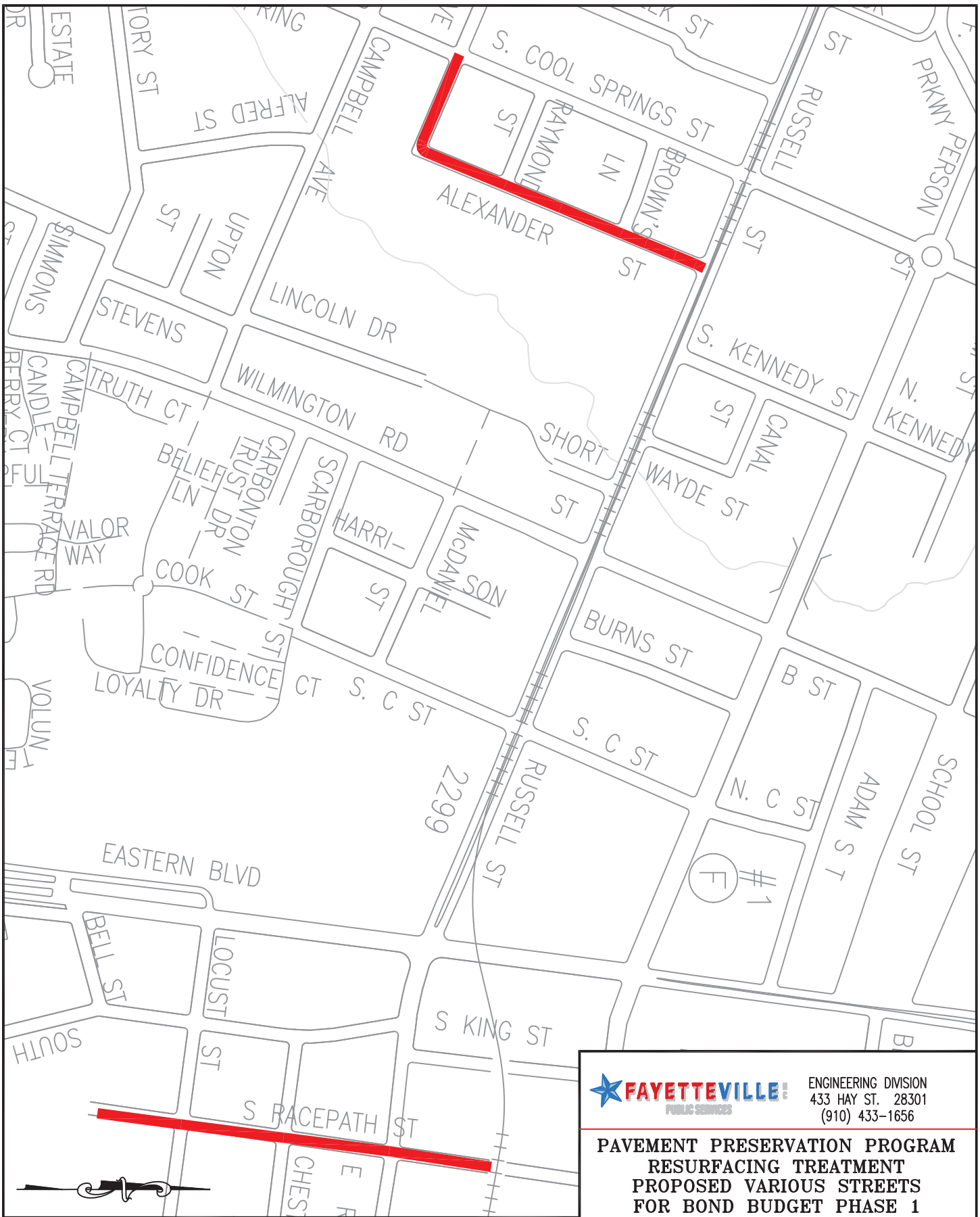
MCRAE DRIVE
JOHN STREET
RUTH STREET
JUDD STREET
MALLOY STREET
SEDBERRY STREET
LAMB STREET
SUNNYSIDE CIRCLE

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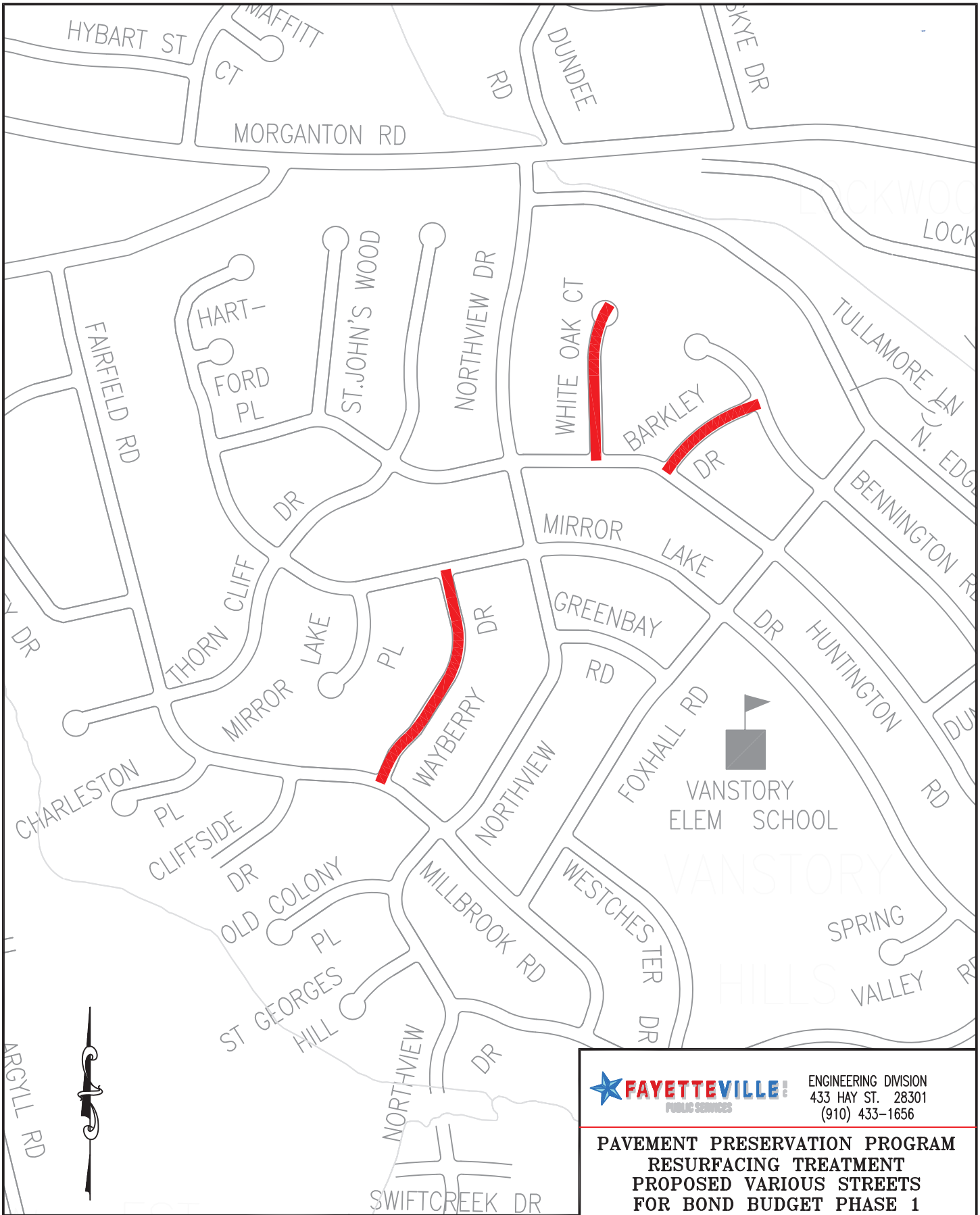
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ALEXANDER STREET
S RACEPATH DRIVE

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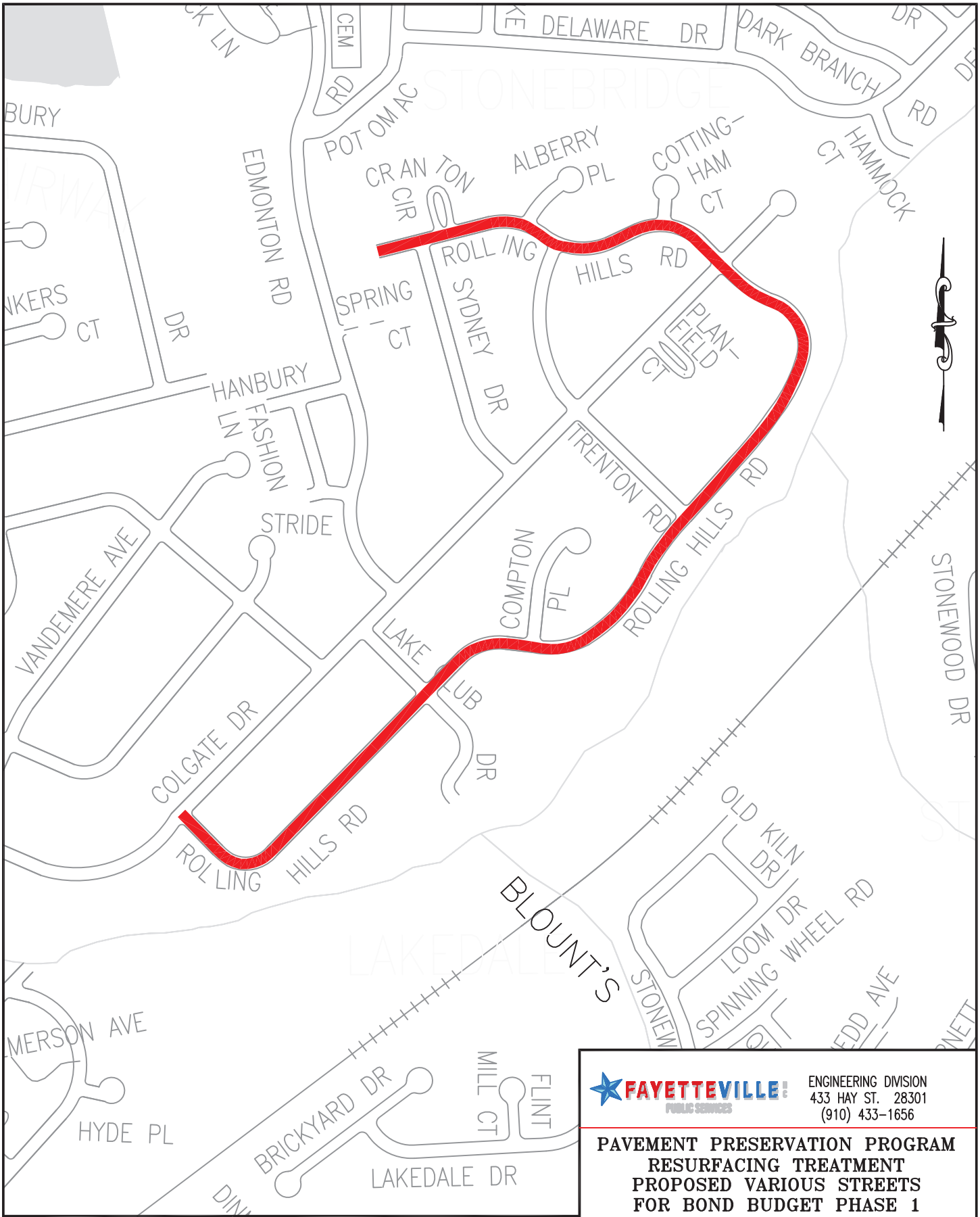
BARKLEY DRIVE
WAYBERRY DRIVE
WHITE OAK COURT

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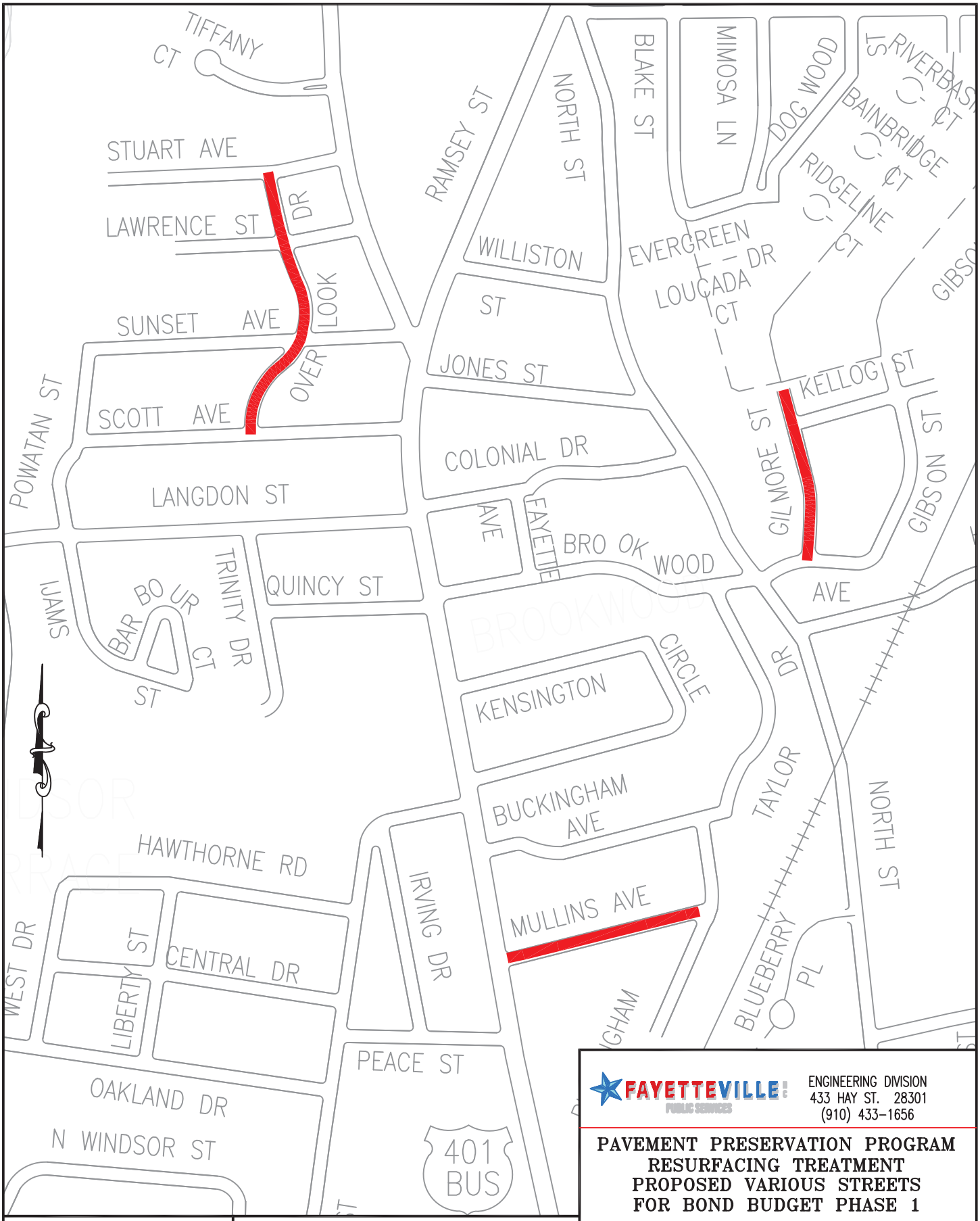
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ROLLING HILL ROAD

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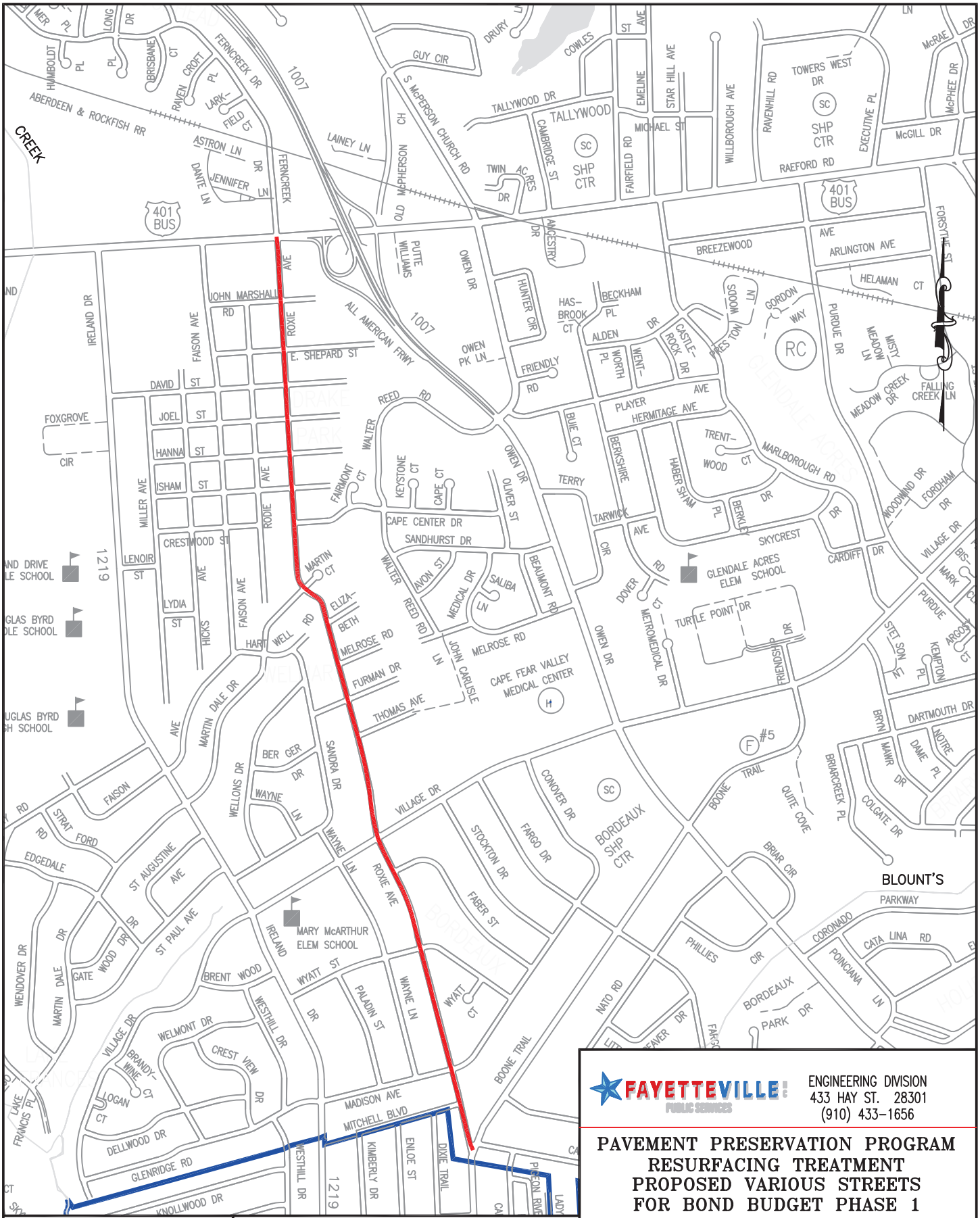
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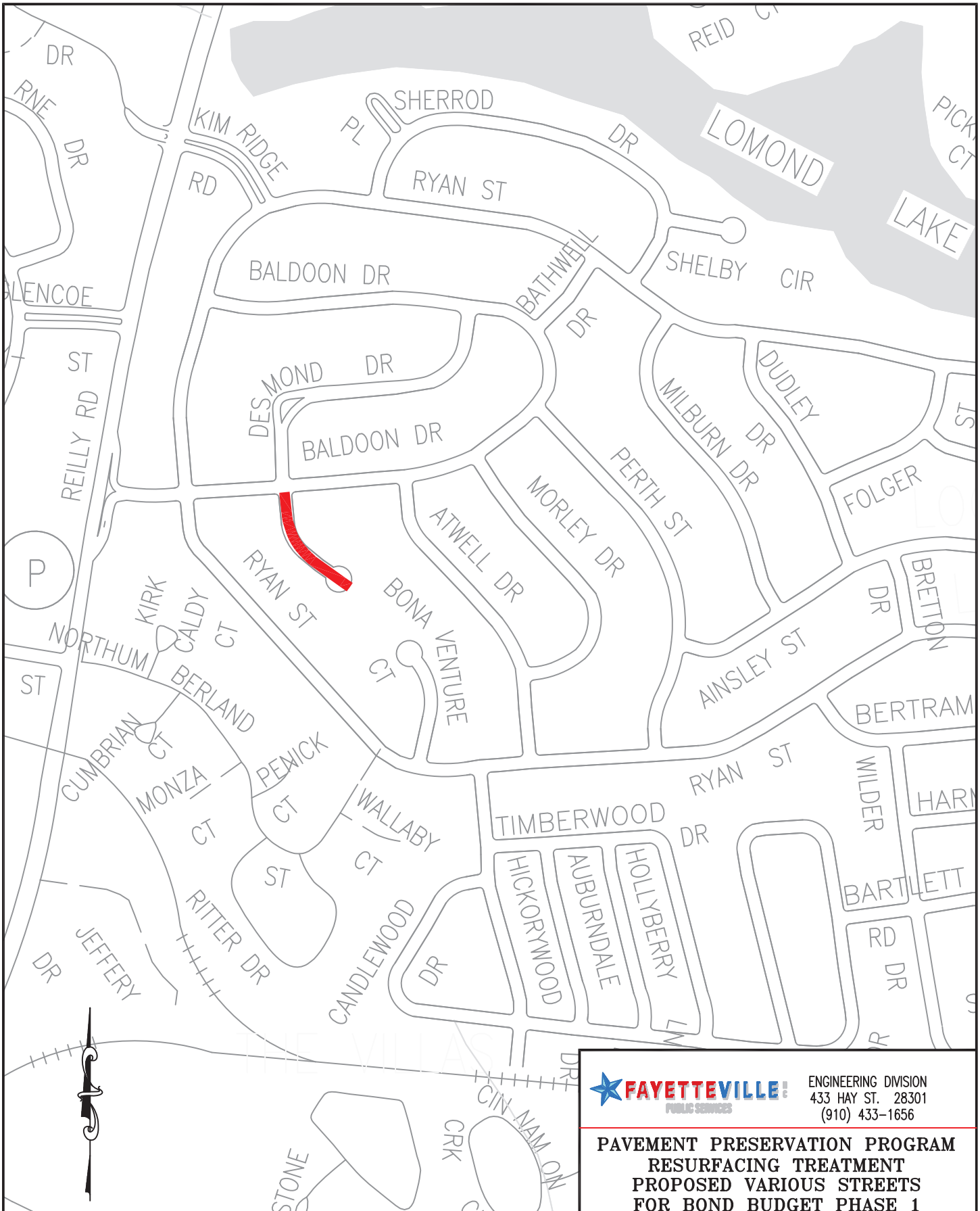
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OVERLOOK DRIVE
MULLINS AVENUE
GILMORE STREET

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ROXIE AVENUE
ROXIE AVE
MARY McARTHUR ELEM SCHOOL
GLENDALE ACRES ELEM SCHOOL
CAPE FEAR VALLEY MEDICAL CENTER
BORDEAUX SHP CTR
TALLYWOOD SHP CTR
SHP CTR
401 BUS
1007
1219
ALL AMERICAN FRWY
ABERDEEN & ROCKFISH RR
CREEK
BLOUNT'S
PARKWAY
MADISON AVE
MITCHELL BLVD
BOONE TRAIL
VILLAGE DR
OWEN DR
MELROSE RD
CAPE CENTER DR
SANDHURST DR
MARLBOROUGH RD
RAEFORD RD
BREEZEWOOD
ARLINGTON AVE
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DESMOND DRIVE

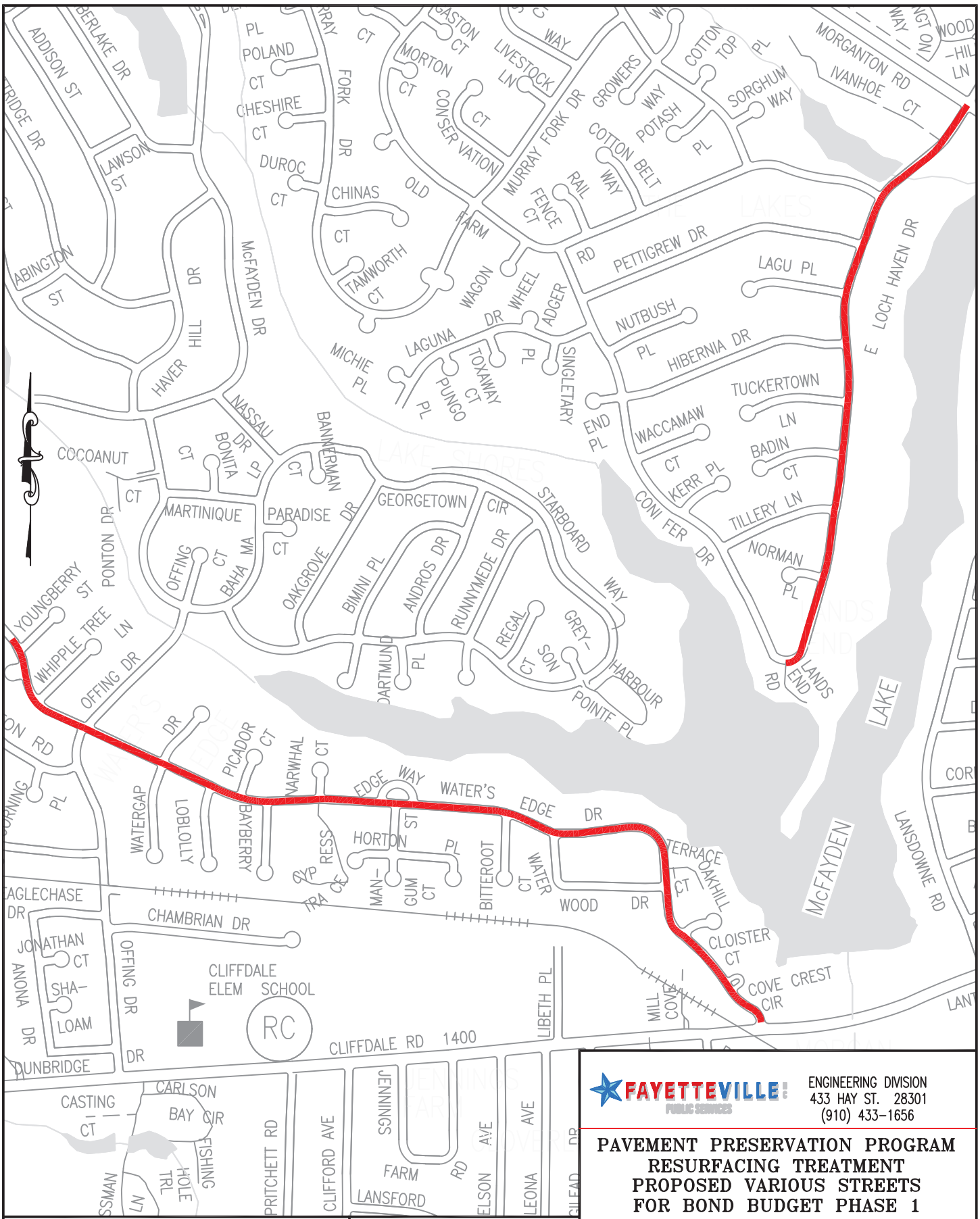
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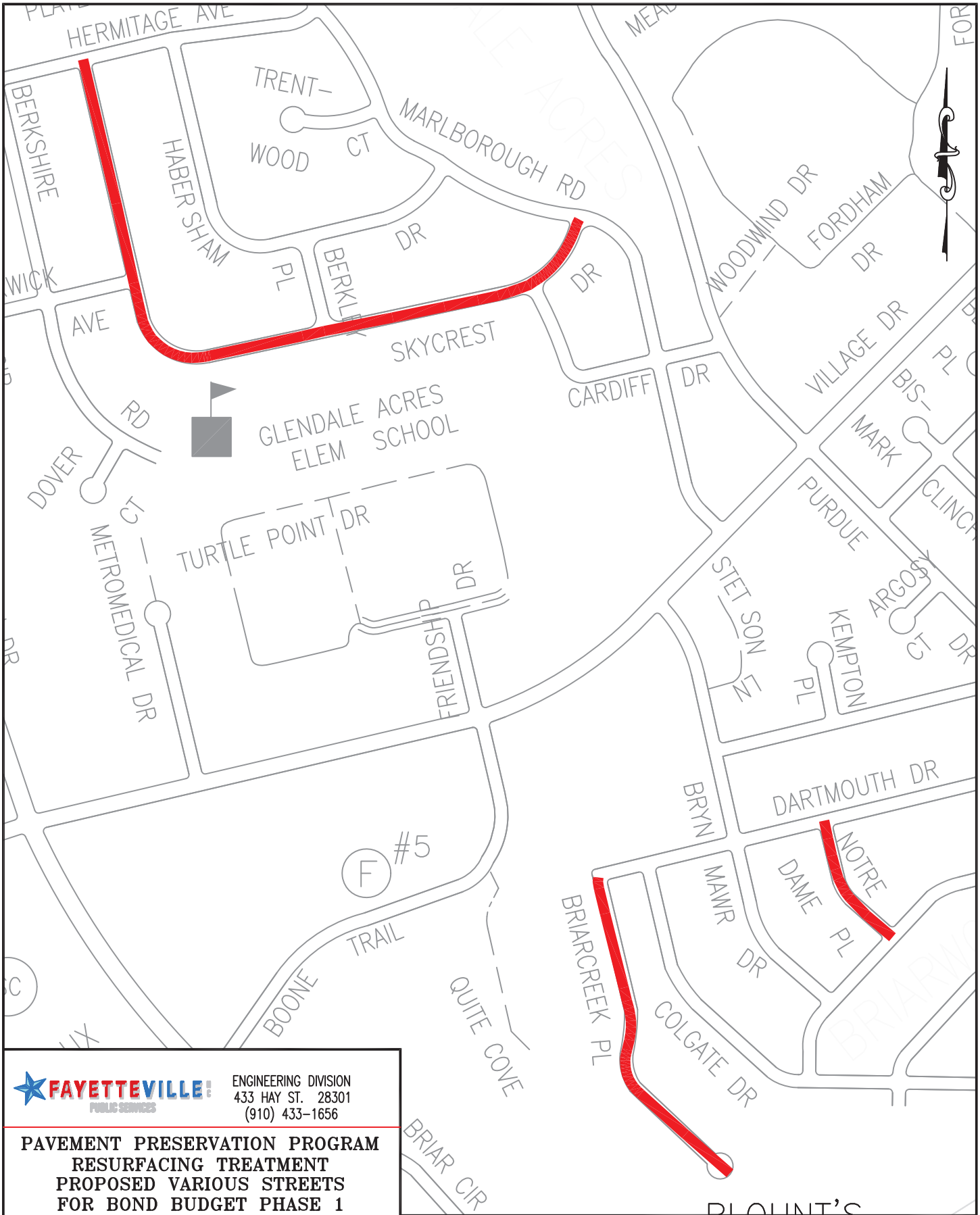
WATERS EDGE DR
E. LOCH HAVEN DR

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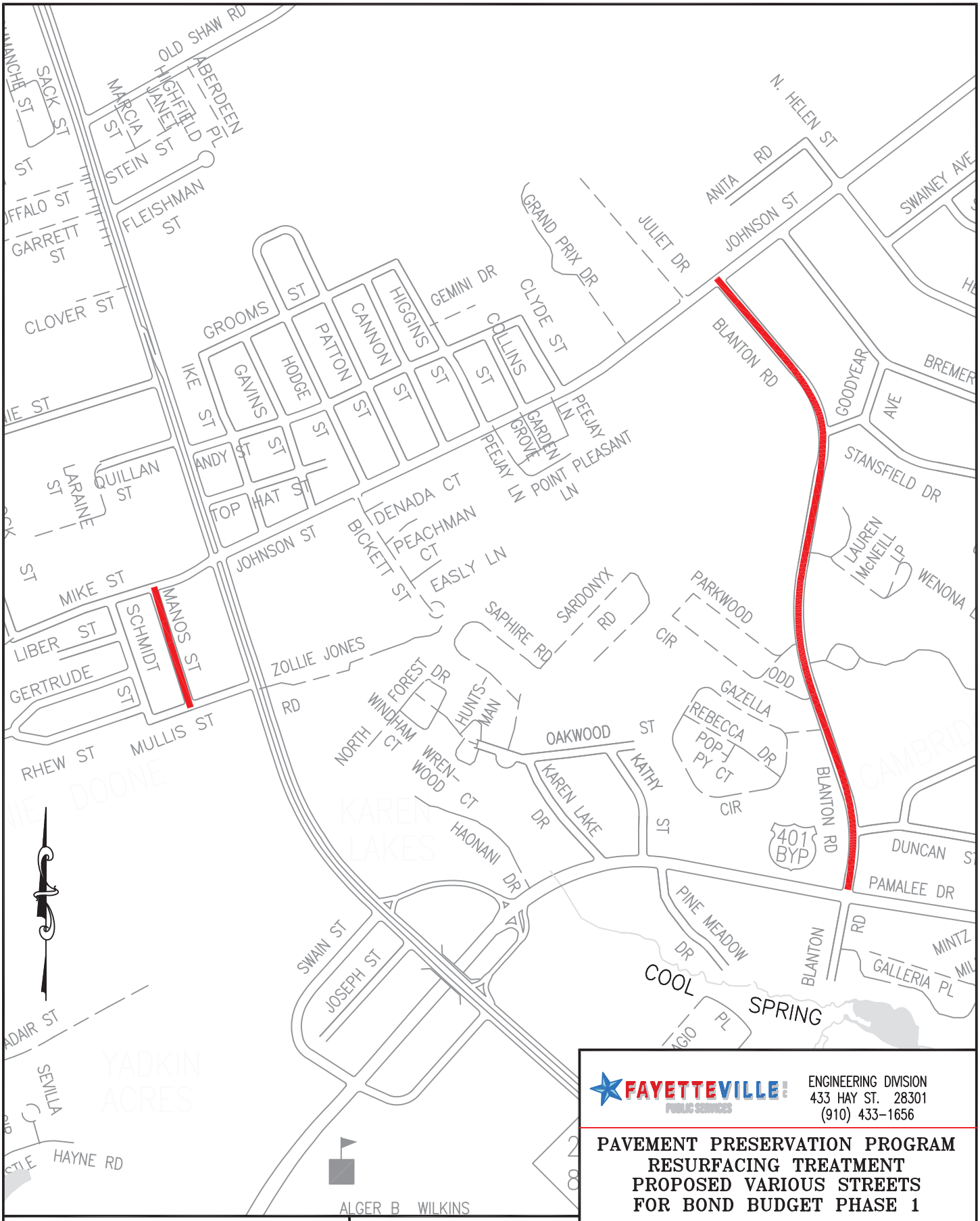
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SKYCREST DRIVE
NOTRE DAME PLACE
BRIARCREEK PLACE




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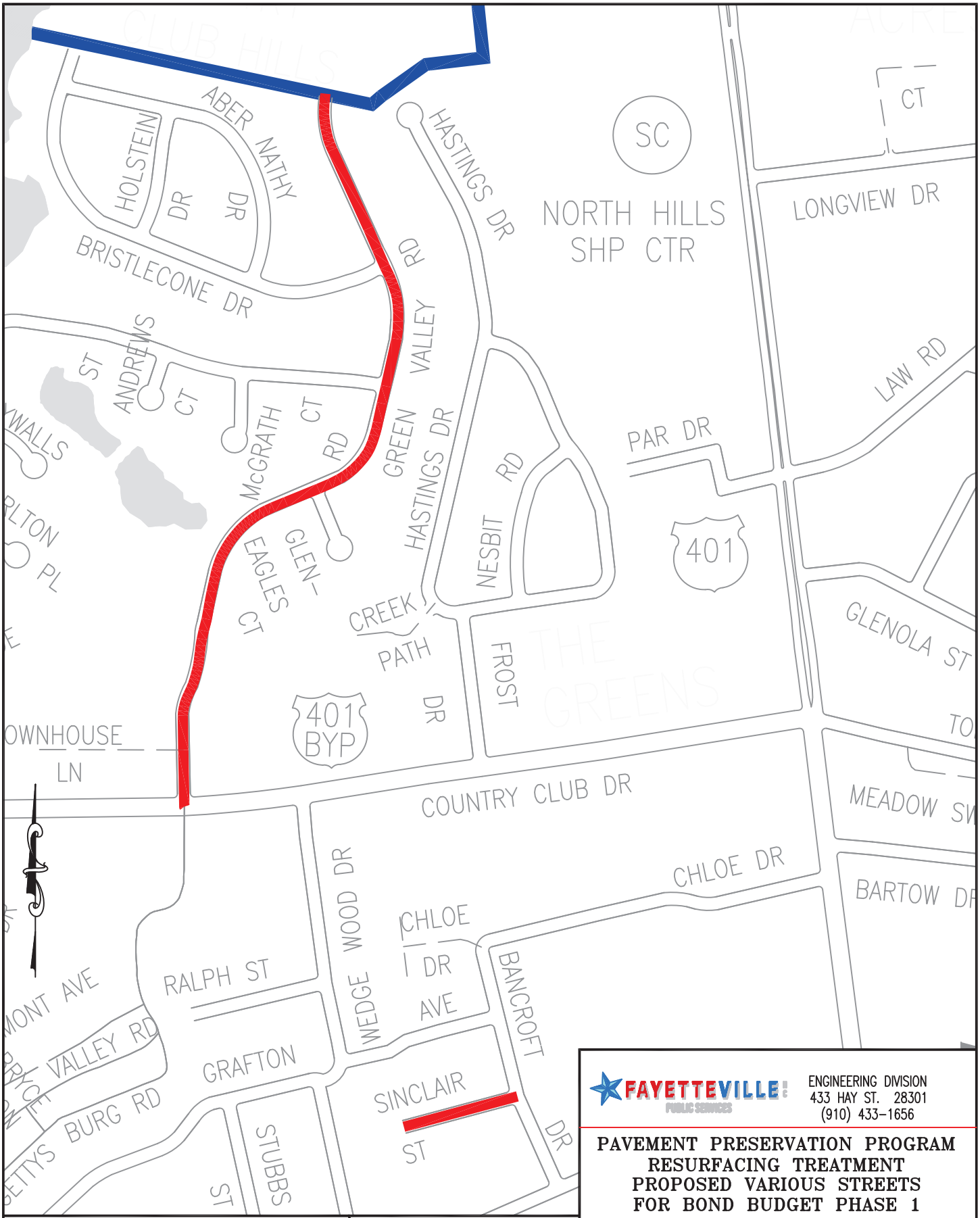
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MANOS STREET
BLANTON ROAD




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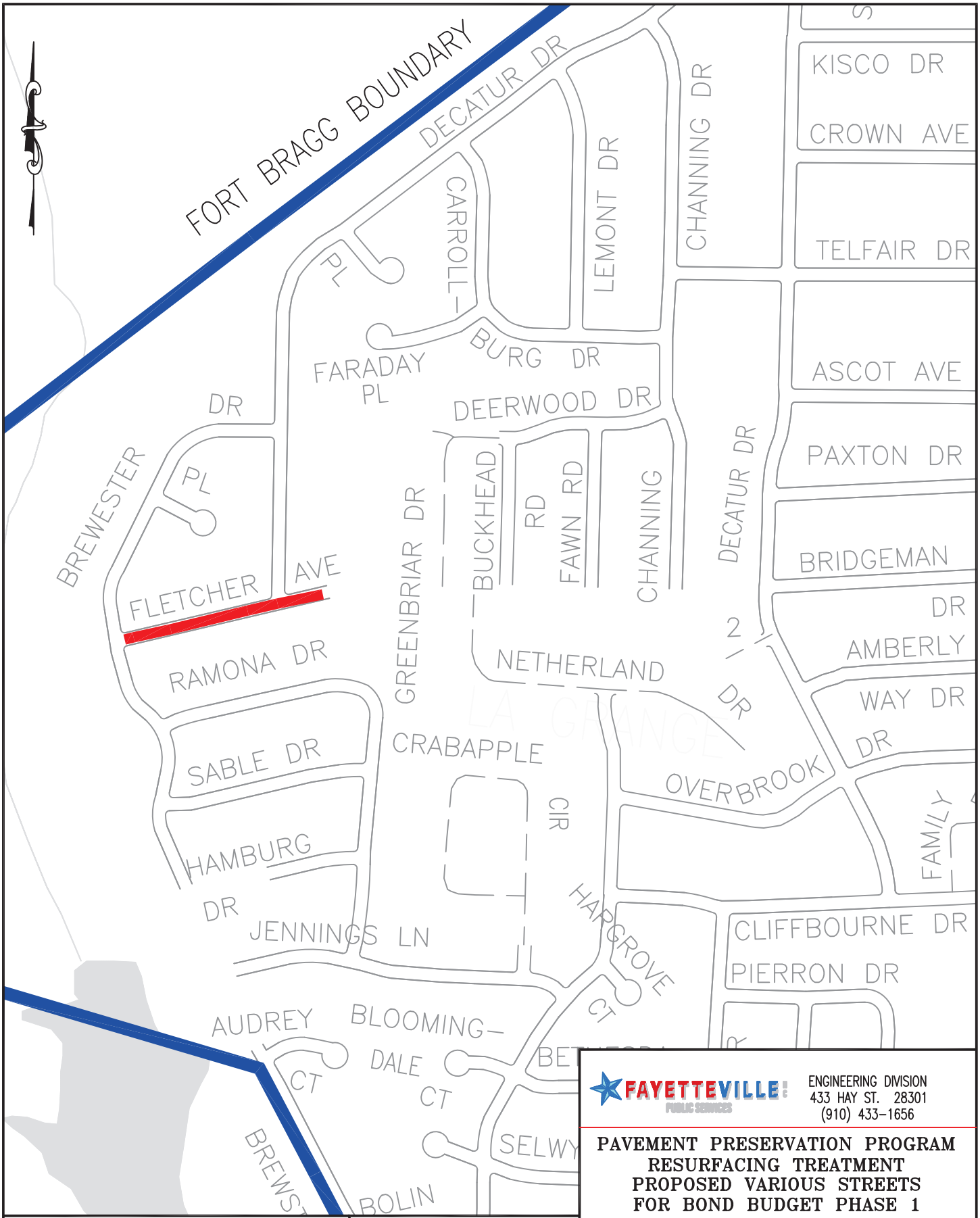
SINCLAIR STREET
GREEN VALLEY RD

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FLETCHER DRIVE

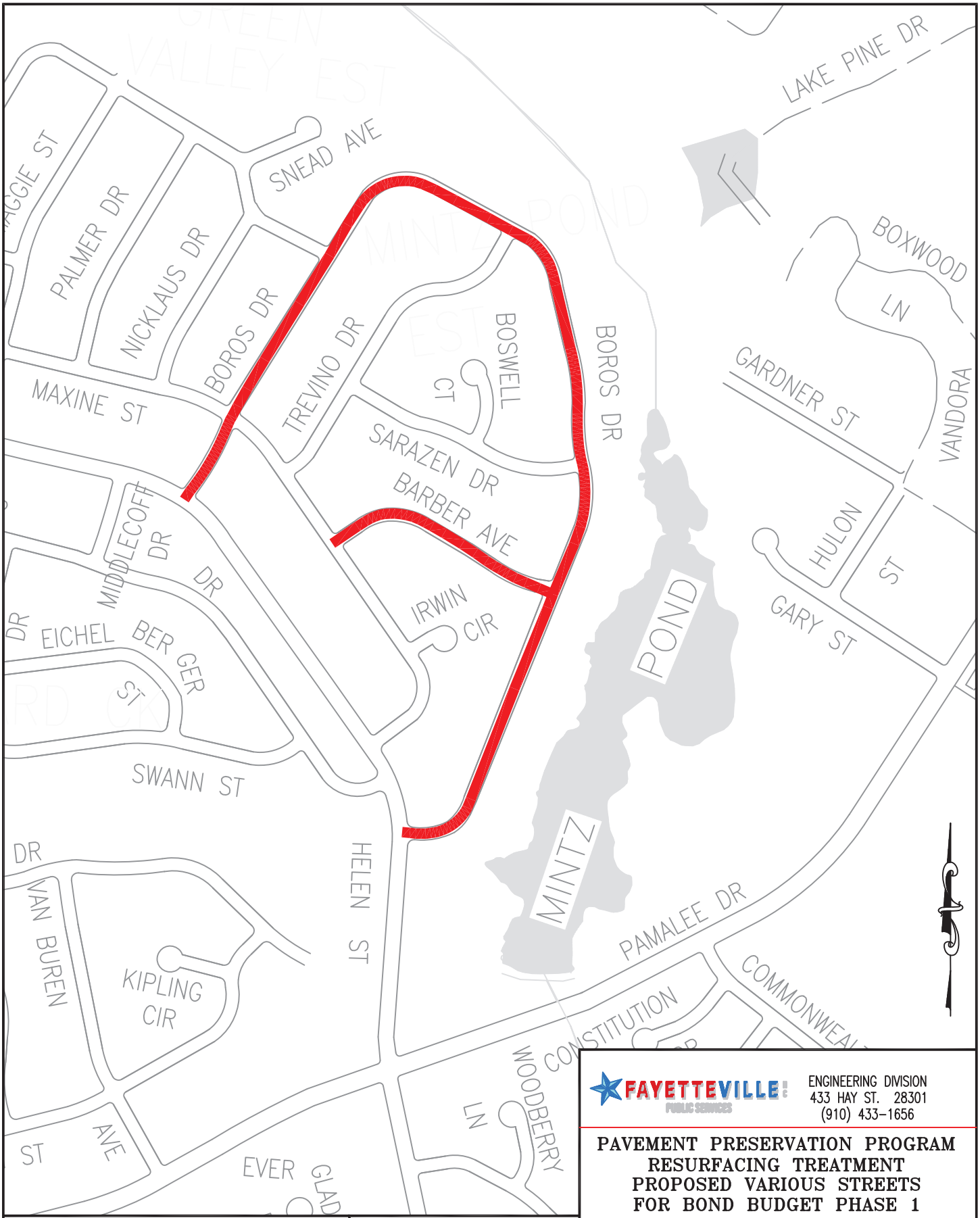
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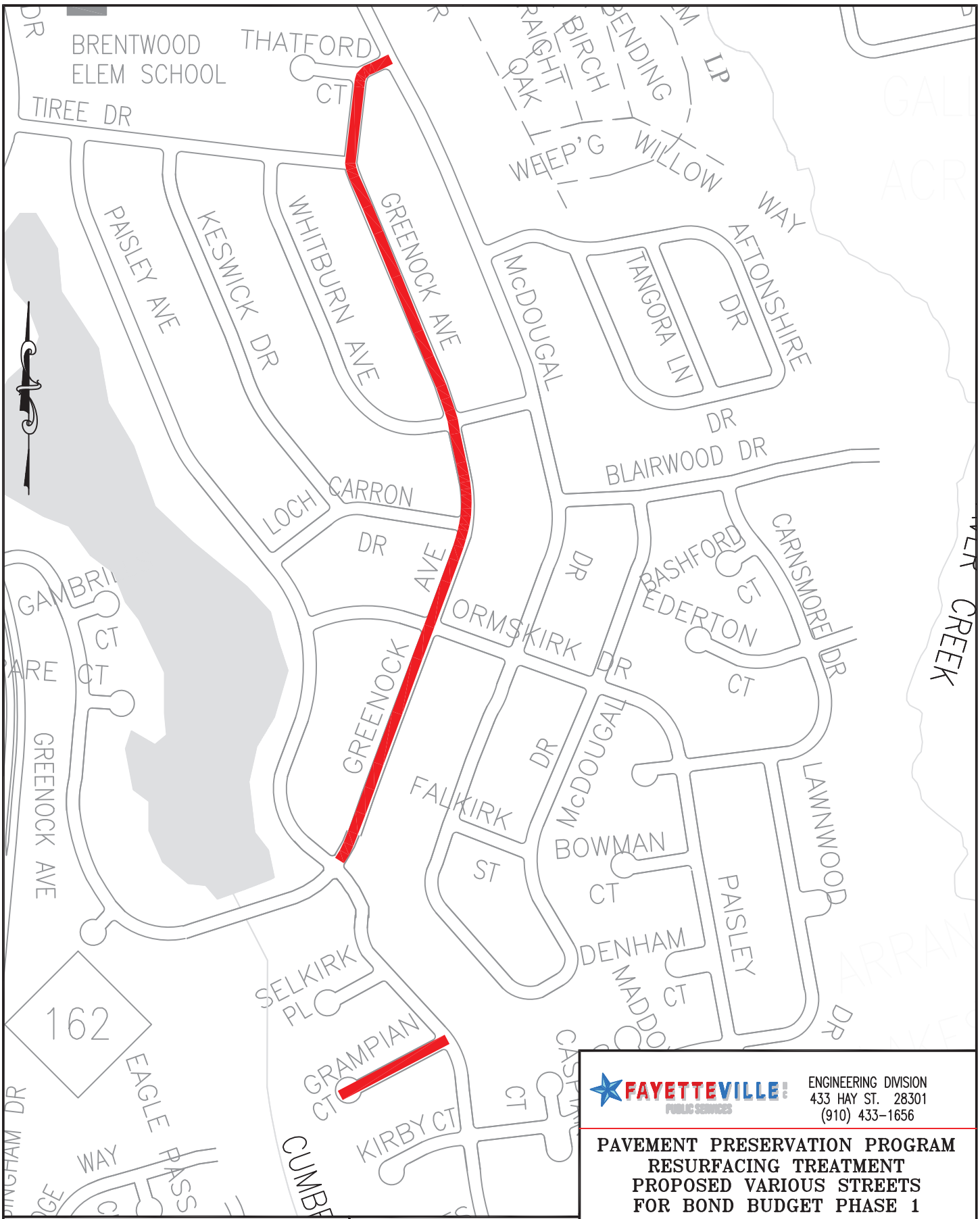
BOROS DRIVE
BARBER AVENUE

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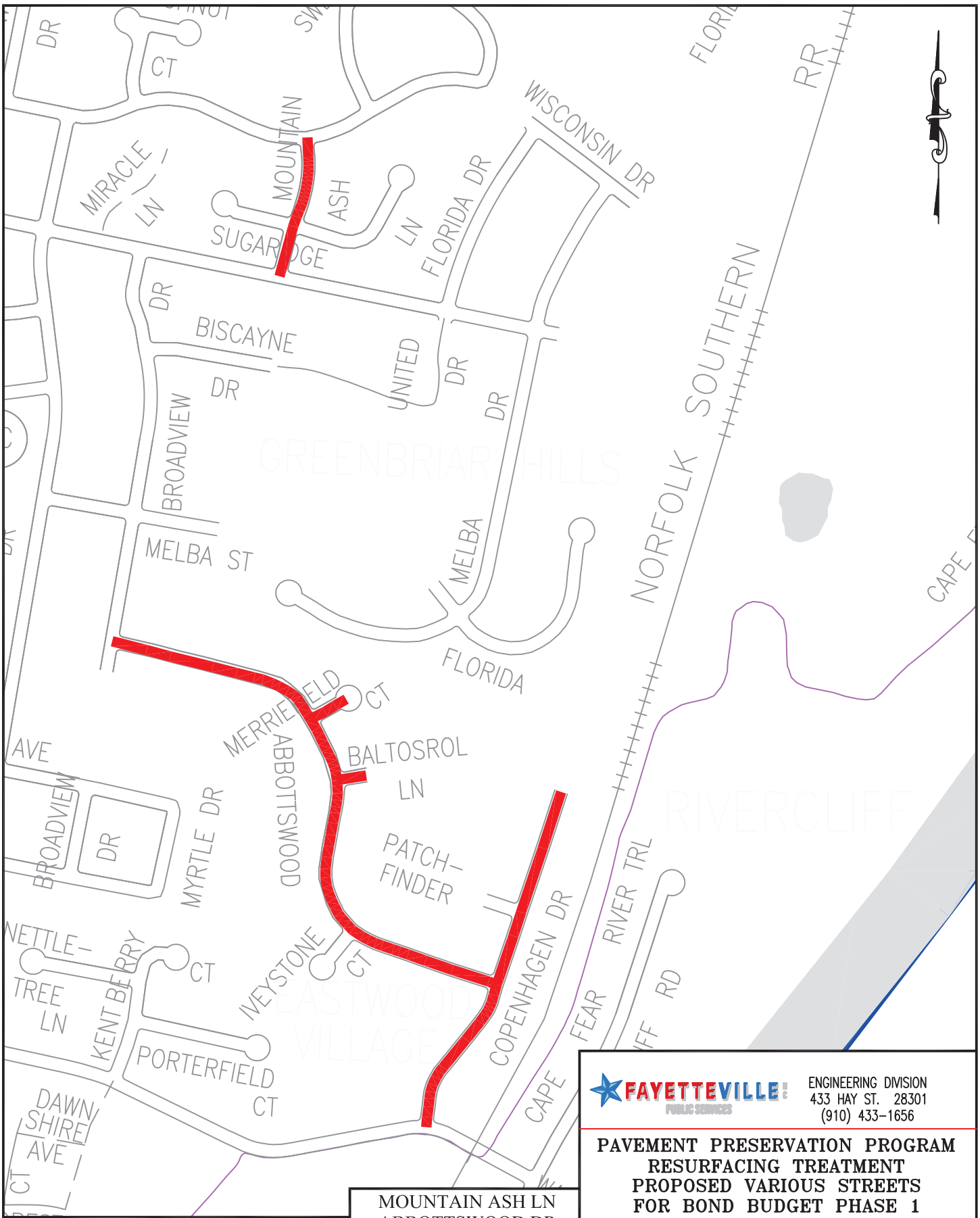
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GRAMPIAN COURT
GREENOCK AVENUE




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MOUNTAIN ASH LN
ABBOTTSWOOD DR
COPENHAGEN DR
BALTOSROL LANE
MERRIEFIELD COURT

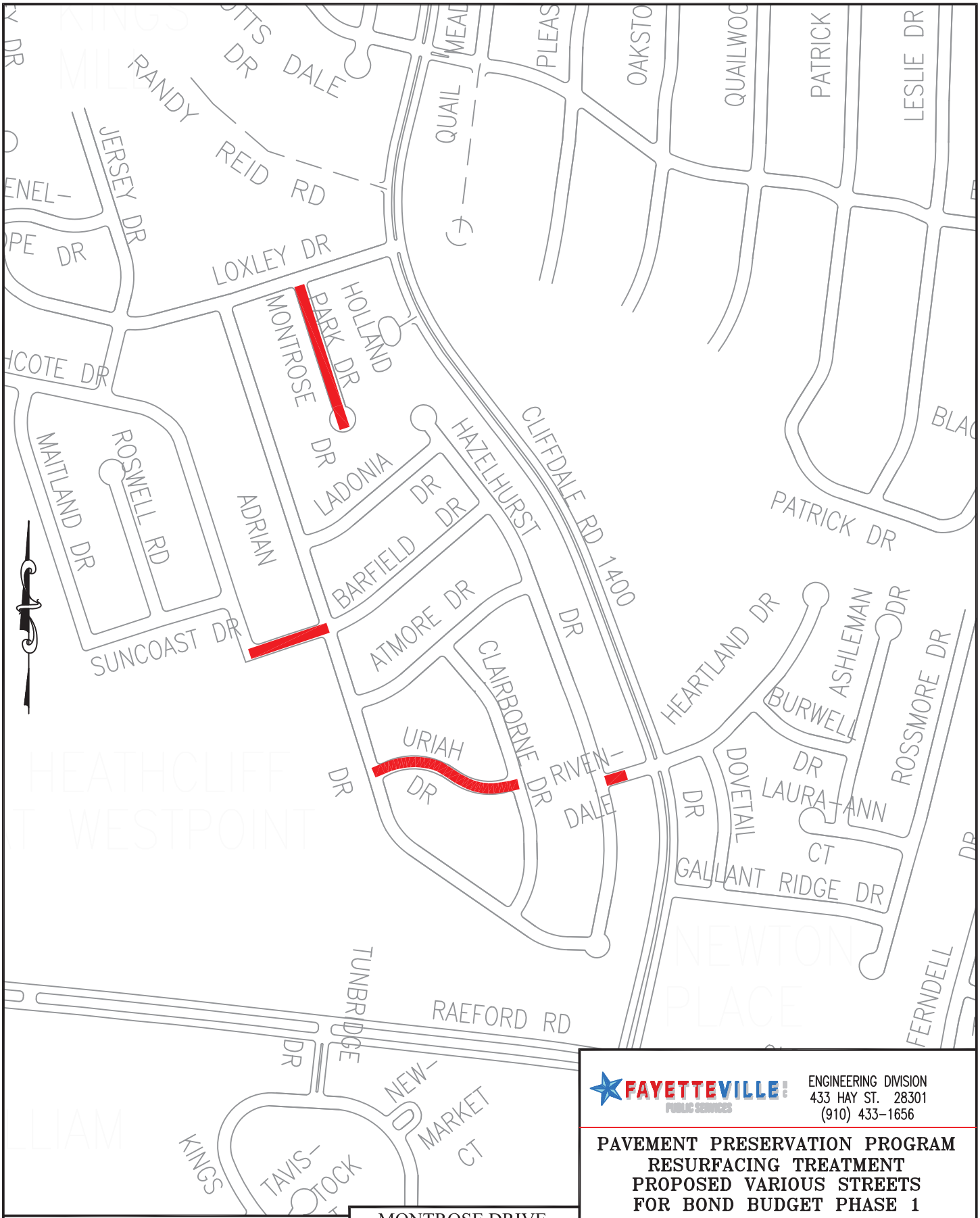
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MONTROSE DRIVE
BARFIELD DRIVE
URIAH DRIVE
RIVENDALE DRIVE

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EDENWOOD DRIVE

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RUSTLAND DRIVE

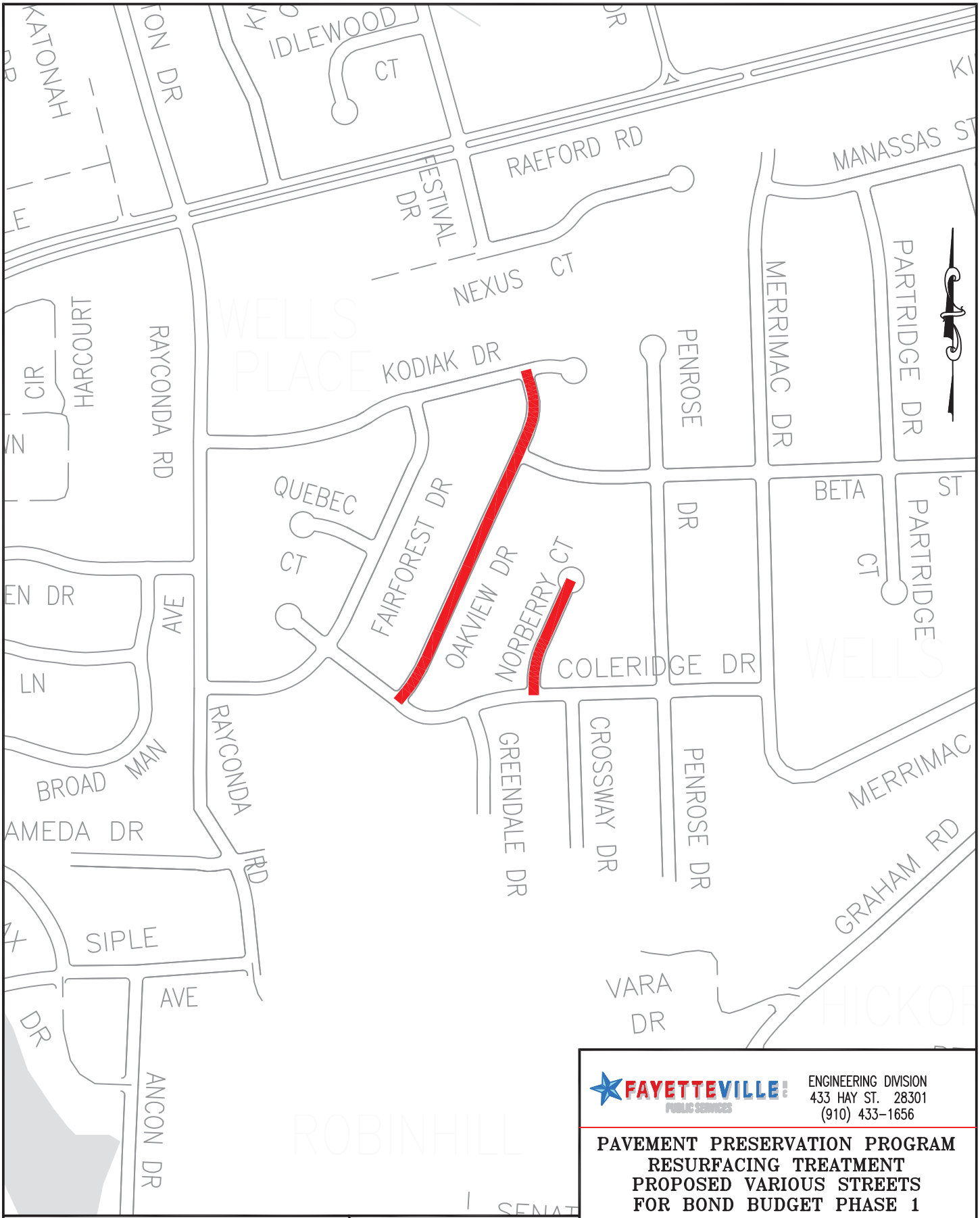
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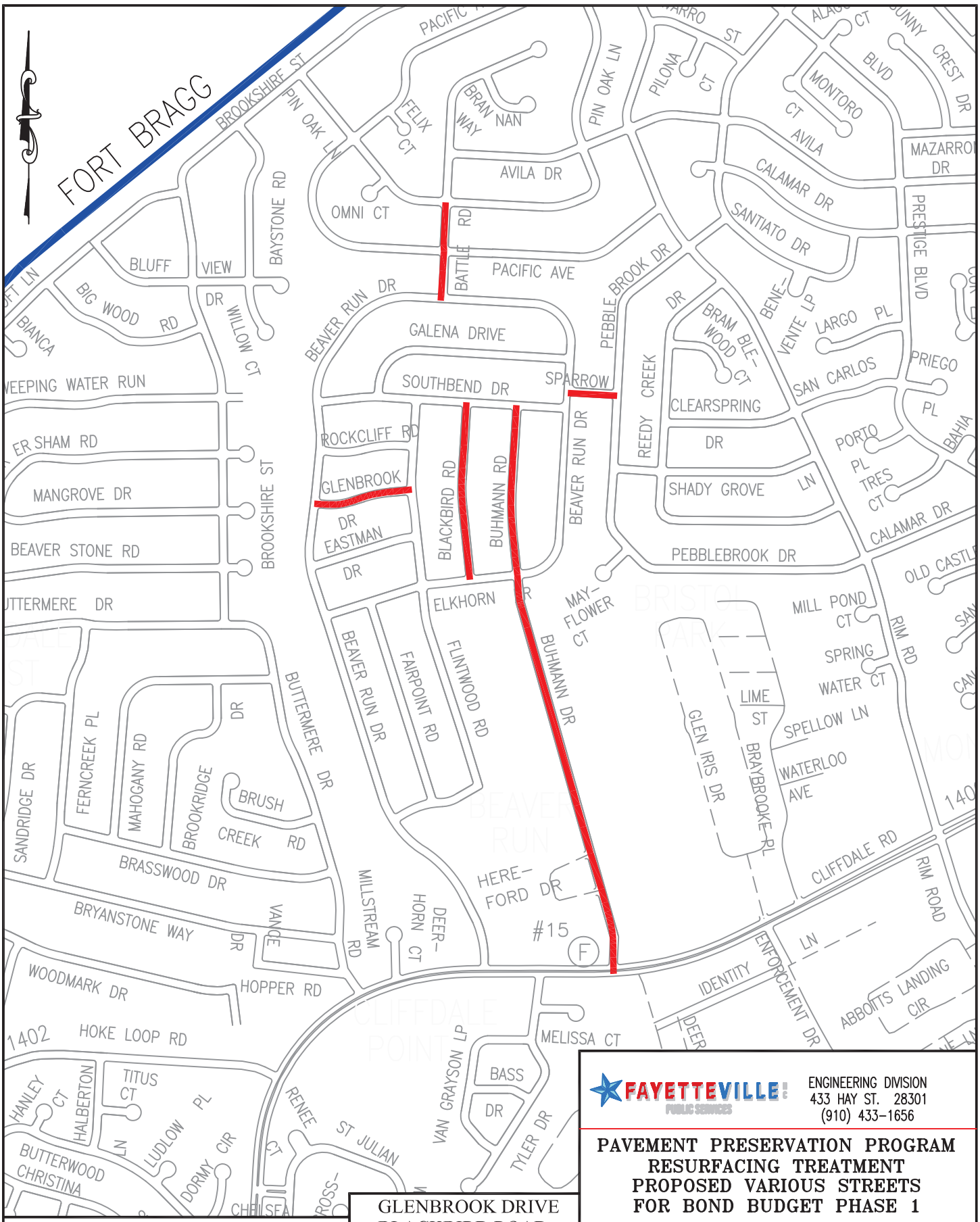
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OAKVIEW DRIVE
NORBERRY COURT




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GLENBROOK DRIVE
BLACKBIRD ROAD
BUHMANN DRIVE
SPARROW DRIVE
BATTLE ROAD

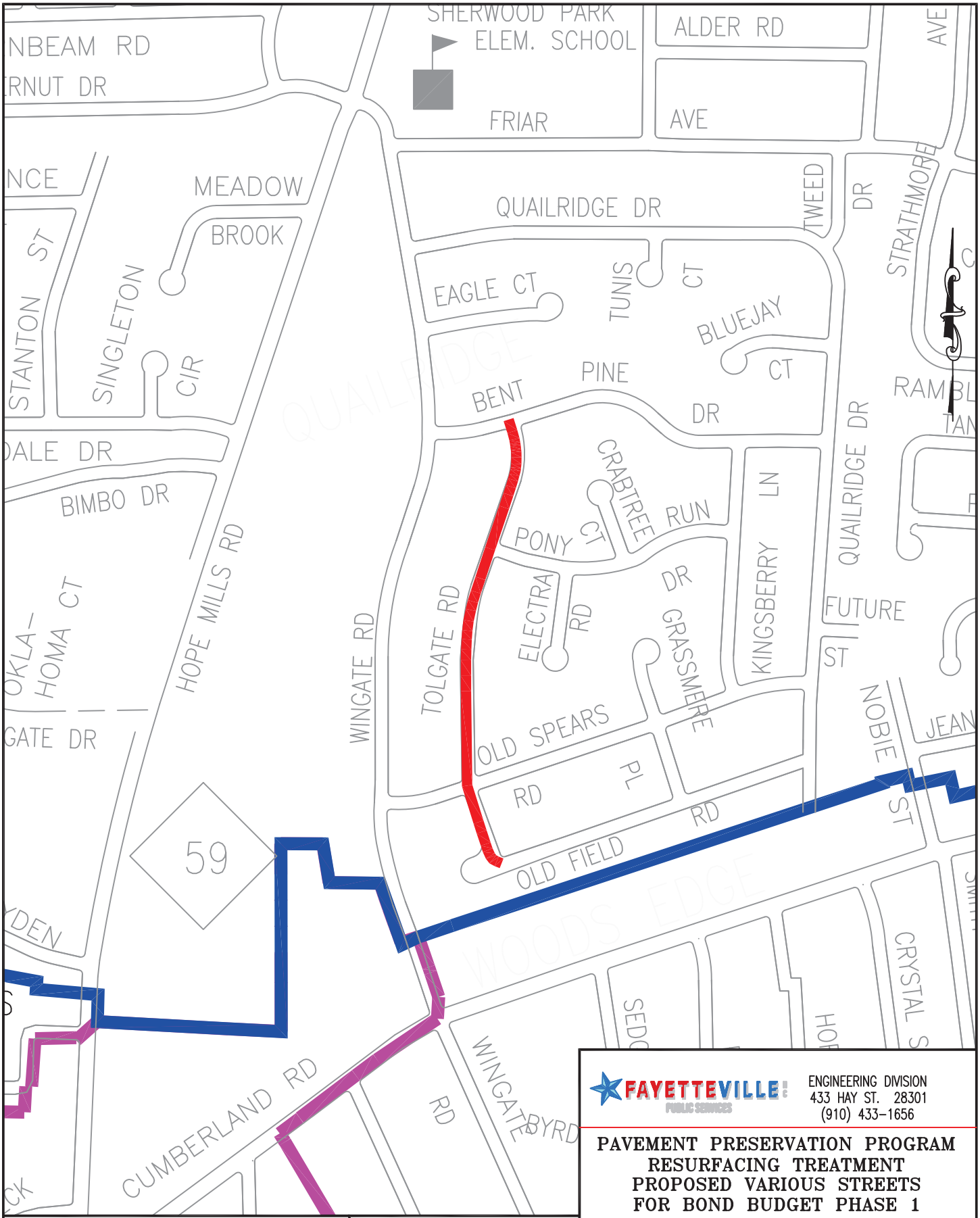
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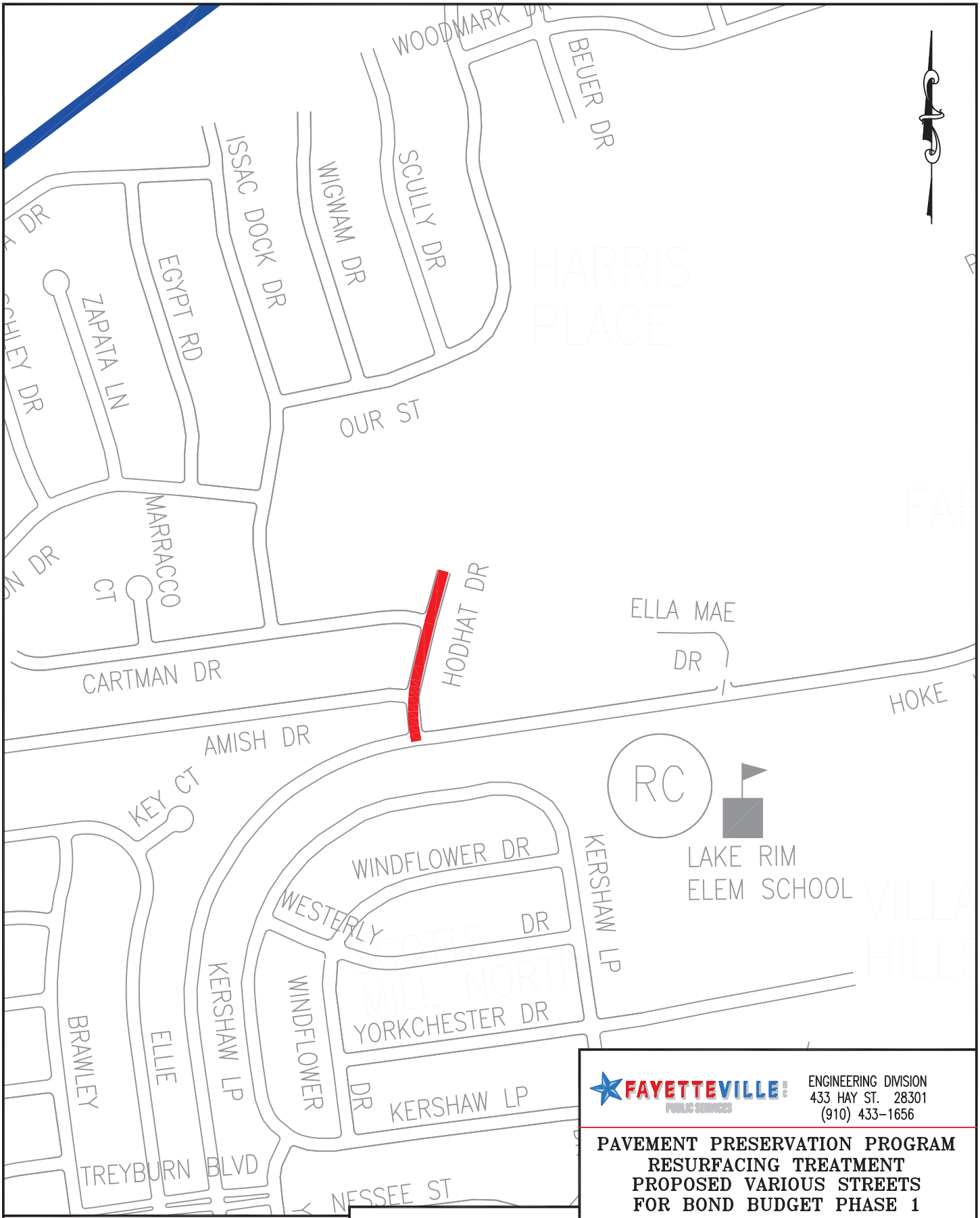
**PAVEMENT PRESERVATION PROGRAM**
**RESURFACING TREATMENT**
**PROPOSED VARIOUS STREETS**
**FOR BOND BUDGET PHASE 1**

DATE 2/23/2023 DRAWN BY RSH

SCALE 1" = 500' CK'D BY RSH

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TOLGATE ROAD




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HODHAT DRIVE

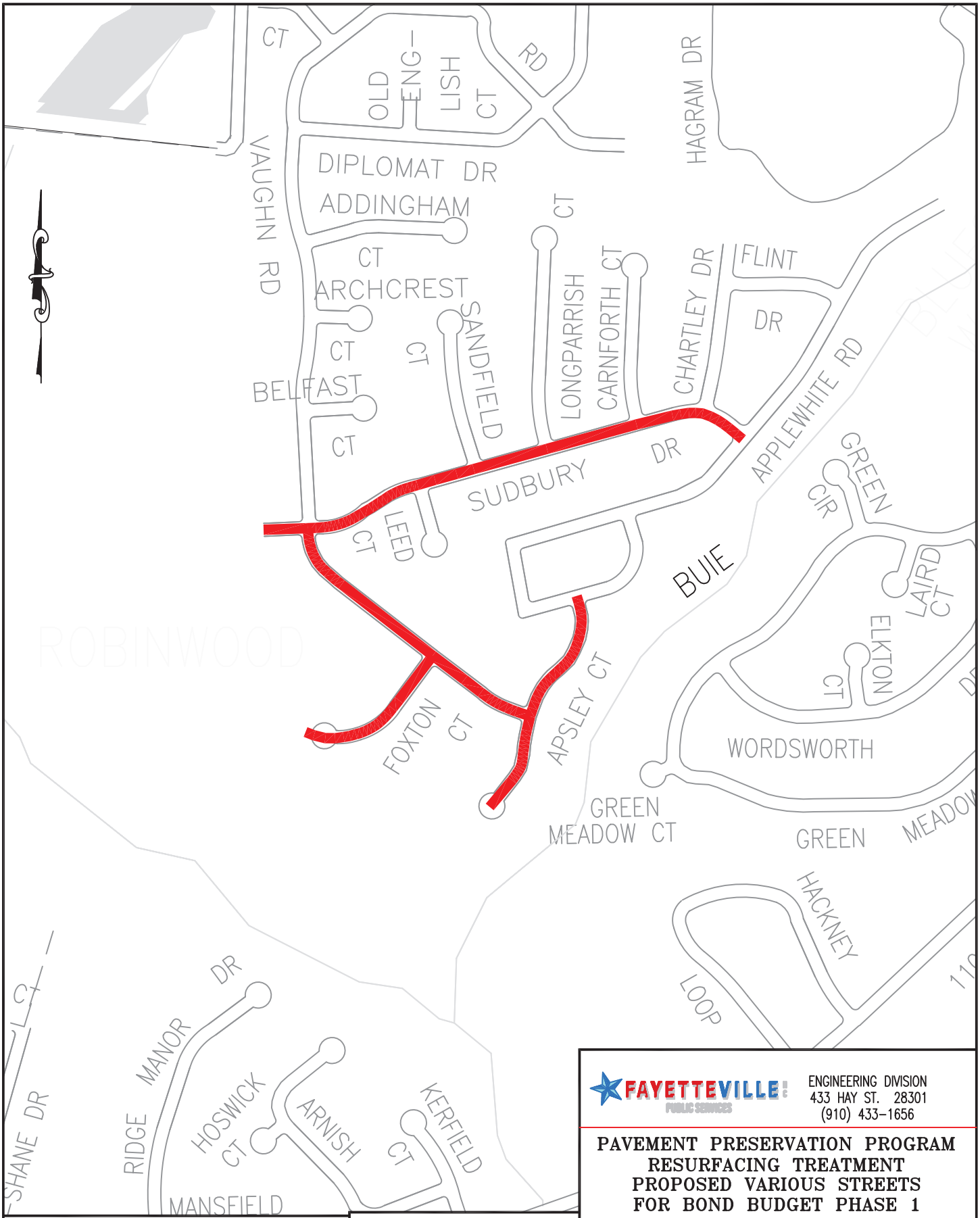
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**PAVEMENT PRESERVATION PROGRAM**
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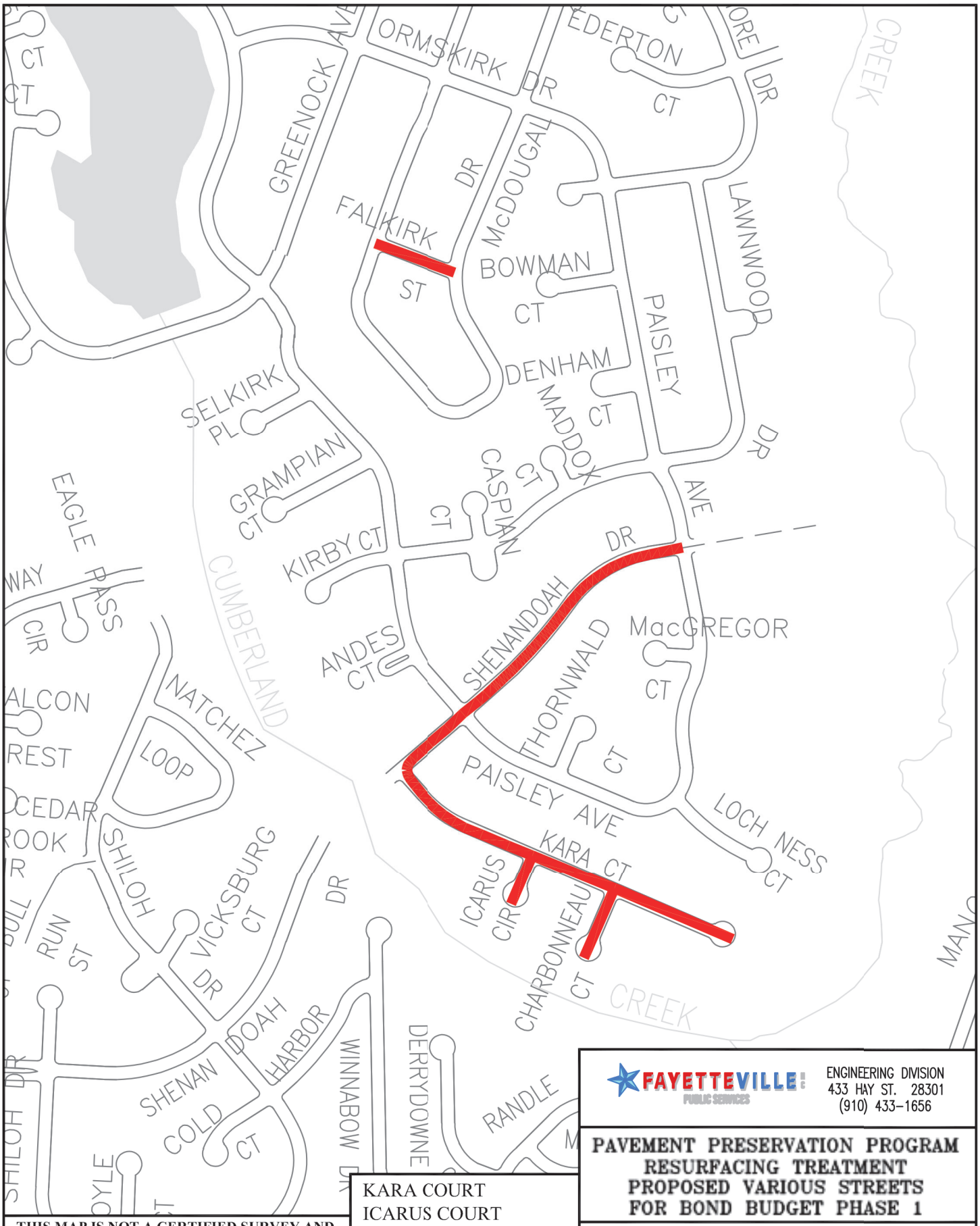
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**RESURFACING TREATMENT**
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**FOR BOND BUDGET PHASE 1**

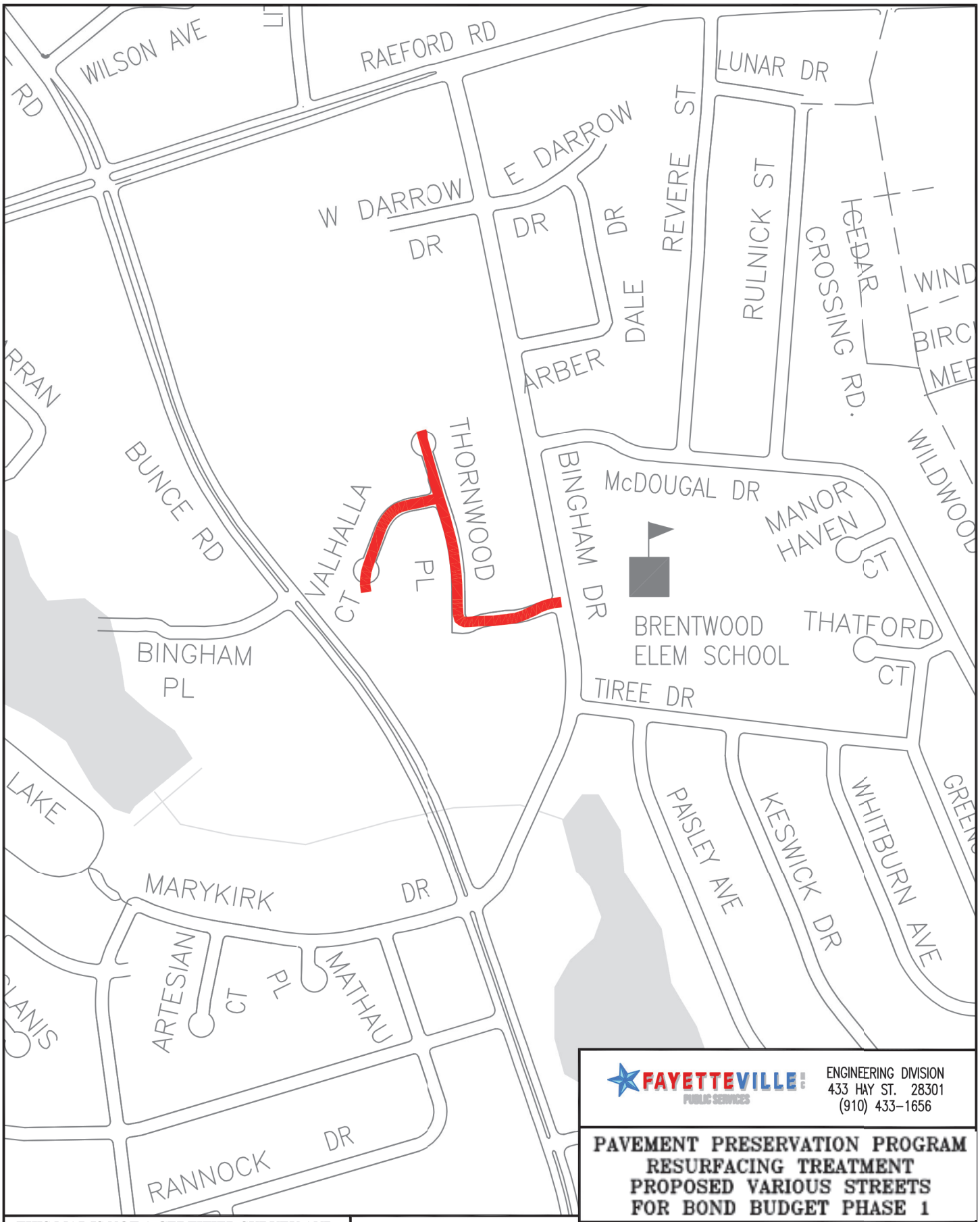
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SUDBURY DRIVE
APSLEY COURT
FOXTON COURT
VAUGHN ROAD


FALKIRK ST
BOWMAN CT
DENHAM CT
KARA CT
ICARUS CIR
CHARBONNEAU CT
SHENANDOAH DR
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PAVEMENT PRESERVATION PROGRAM
RESURFACING TREATMENT
PROPOSED VARIOUS STREETS
FOR BOND BUDGET PHASE 1
DATE 4/17/2024
DRAWN BY RSH
SCALE 1"=500'
CK'D BY RSH
KARA COURT
ICARUS COURT
CHARBONNEAU CT
SHENANDOAH DR
FALKIRK COURT
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DATE 4/17/2024 DRAWN BY RSH
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VALHALLA COURT
THORNWOOD PLACE

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**PROPOSED VARIOUS STREETS**
**FOR BOND BUDGET PHASE 1**

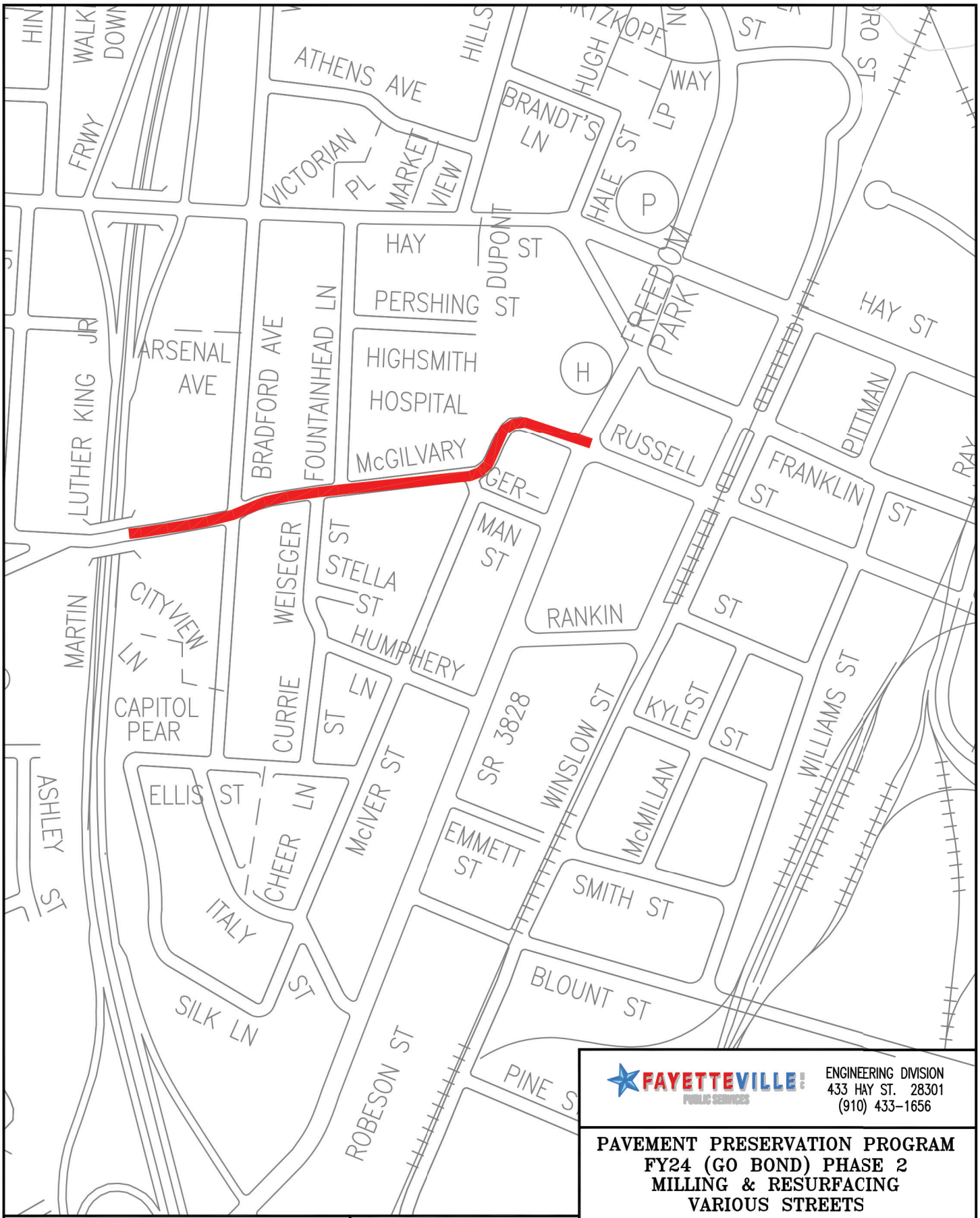
DATE 4/17/2024 DRAWN BY RSH
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BARLEY HILL COURT

| Completed Resurface Various Streets, GO Bond - Phase 2 | | | | | |
|---|---|---|---|---|---|
| **Proposed Milling & Resurfacing Streets** | | | | | |
| **Profile Mill Streets** | | | | | |
| **STREET** | **FROM** | **TO** | **LENGTH** | **WIDTH** | **PCI** |
| MCGILVARY ST | ROBESON ST | BRIDGE | 2010 | 43 | 68 |
| ARBUTUS TRAIL | LOFTON DR | KINLAW RD | 1600 | 27 | 63 |
| DARTMOUTH DR | COLGATE DR | COLGATE DR | 3941 | 32 | |
| LAKEVIEW DR | FOREST LAKE RD | VISTA DR | 905 | 32 | 69 |
| FOREST LAKE RD | VALLEY RD | VISTA DR | 1100 | 33 | 57 |
| **Edge Mill Streets** | | | | | |
| SANDHILL DR | BOONE TRAIL | FARGO DR | 2183 | 34 | 60 |
| NORTH ST | LAMON ST | MILAN RD | 2811 | 32 | 40 |
| DOBSON DR | KINLAW RD | DOBSON DR | 4748 | 45 | 65 |
| | | **Length** | **19298** | | |
| | | **Mileage** | **3.65** | | |
| **Completed Resurfacing Streets** | | | | | |
| **STREET** | **FROM** | **TO** | **LENGTH** | **WIDTH** | **PCI** |
| GOINS DR | TINA DR | OWEN DR | 1140 | 27 | 56 |
| ARROWOOD RD | CLEARWATER DR | DEAD END | 333 | 22 | |
| KNIGHTBRIDGE PL | HILLIARD DR | CUL-DE-DAC | 200 | 25 | |
| HORNCASTLE CT | THAMESFORD RD | CUL-DE-DAC | 82 | 25 | |
| SUREGROW CT | COTTON VALLEY RD | CUL-DE-DAC | 172 | 27 | |
| POULTRY PL | COTTON VALLEY RD | CUL-DE-DAC | 110 | 27 | |
| LIVESTOCK LN | MURRAY FORK DR | CUL-DE-DAC | 121 | 26 | |
| CONSERVATION CT | MURRAY FORK DR | CUL-DE-DAC | 574 | 27 | |
| SORGHUM WAY | COTTON VALLEY RD | CUL-DE-DAC | 160 | 26 | |
| POTASH PL | COTTON VALLEY RD | CUL-DE-DAC | 270 | 26 | |
| COTTON TOP PL | COTTON VALLEY RD | CUL-DE-DAC | 123 | 26 | |
| WHEAT WAY | COTTON VALLEY RD | CUL-DE-DAC | 215 | 26 | |
| GROWERS WAY | COTTON VALLEY RD | CUL-DE-SAC | 220 | 26 | |
| GRAY ST | ANN ST | NORTH ST | 1158 | 32 | 42 |
| TILLINGHAST ST | NORTH ST | MARSH ST | 889 | 32 | 49 |
| MARSH ST | IRENE AVE | GRAY ST | 1089 | 32 | 52 |
| MARTINDALE DR | IRELAND DR | GLENWICK DR | 3307 | 33 | 66 |
| DURANT DR | SPEARS DR | JEFFERSON DR | 2400 | 20 | 68 |
| STONEHOUSE CT | SWAN ISLAND CT | CUL-DE-SAC | 104 | 24 | |
| LONG CREEK CT | KINDLEY DR | CUL-DE-SAC | 300 | 21 | 58 |
| KINDLEY DR | DEAD END | KINDLEY DR | 3310 | 26 | 56 |
| BROOMSGROVE DR | DUNDLE RD | COKEFIELD CT | 2120 | 29 | |
| BRACEBRIDGE CT | BROOMSGROVE DR | CUL-DE-SAC | 510 | 29 | |
| CINDERHILL CT | BRACEBRIDGE CT | CUL-DE-SAC | 136 | 29 | |
| BONIFACE CT | BROOMSGROVE DR | CUL-DE-SAC | 155 | 26 | |
| DEMAREST CT | SHAW RD | CUL-DE-SAC | 210 | 21 | 58 |
| WALDWICK RD | LOFTON DR | LOFTON DR | 1470 | 26 | |
| RENTON CT | LOFTON DR | CUL-DE-SAC | 365 | 26 | |
| STANSFIELD DR | JOHNSON ST | HELEN ST | 2900 | 20 | 56 |
| SWAINEY AVE | STANSFIELD DR | HELEN ST | 1564 | 19 | 55 |
| SPIVEY ST | SWAINEY AVE | CONVERSE AVE | 1052 | 21 | 55 |
| | | **Length** | **26759** | | |
| | | **Mileage** | **5.07** | | |
| | | **Total Length** | **46057** | | |
| | | **Total Mileage** | **8.72** | | |

*** A street on the list may change to another year due to Funding, Construction and/or




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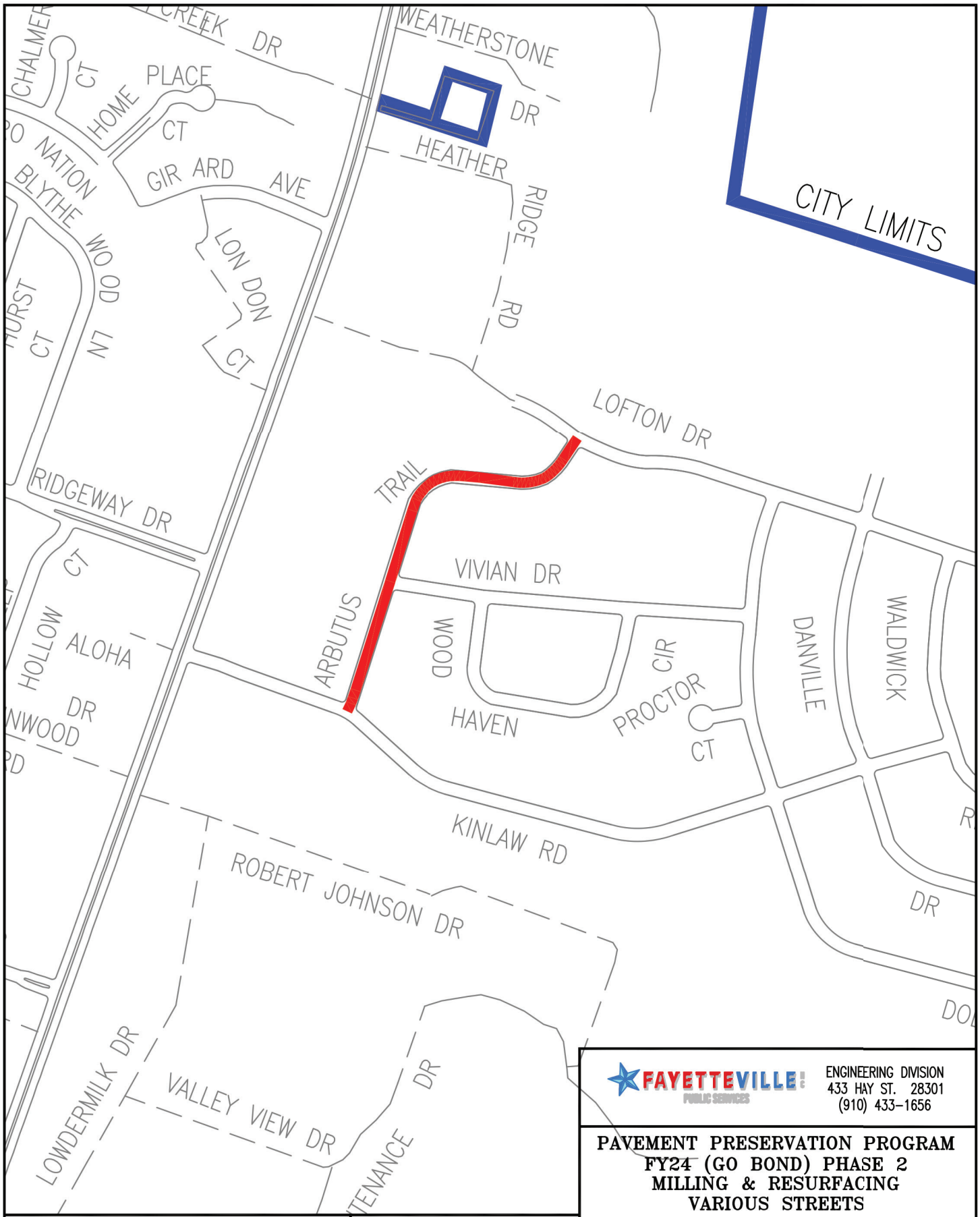
**PAVEMENT PRESERVATION PROGRAM**
**FY24 (GO BOND) PHASE 2**
**MILLING & RESURFACING**
**VARIOUS STREETS**

DATE 12/11/2023 DRAWN BY RSH

SCALE 1"=500' CK'D BY RSH

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McGILVARY STREET




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DATE 10/12/2023 DRAWN BY RSH
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ARBUTUS TRAIL




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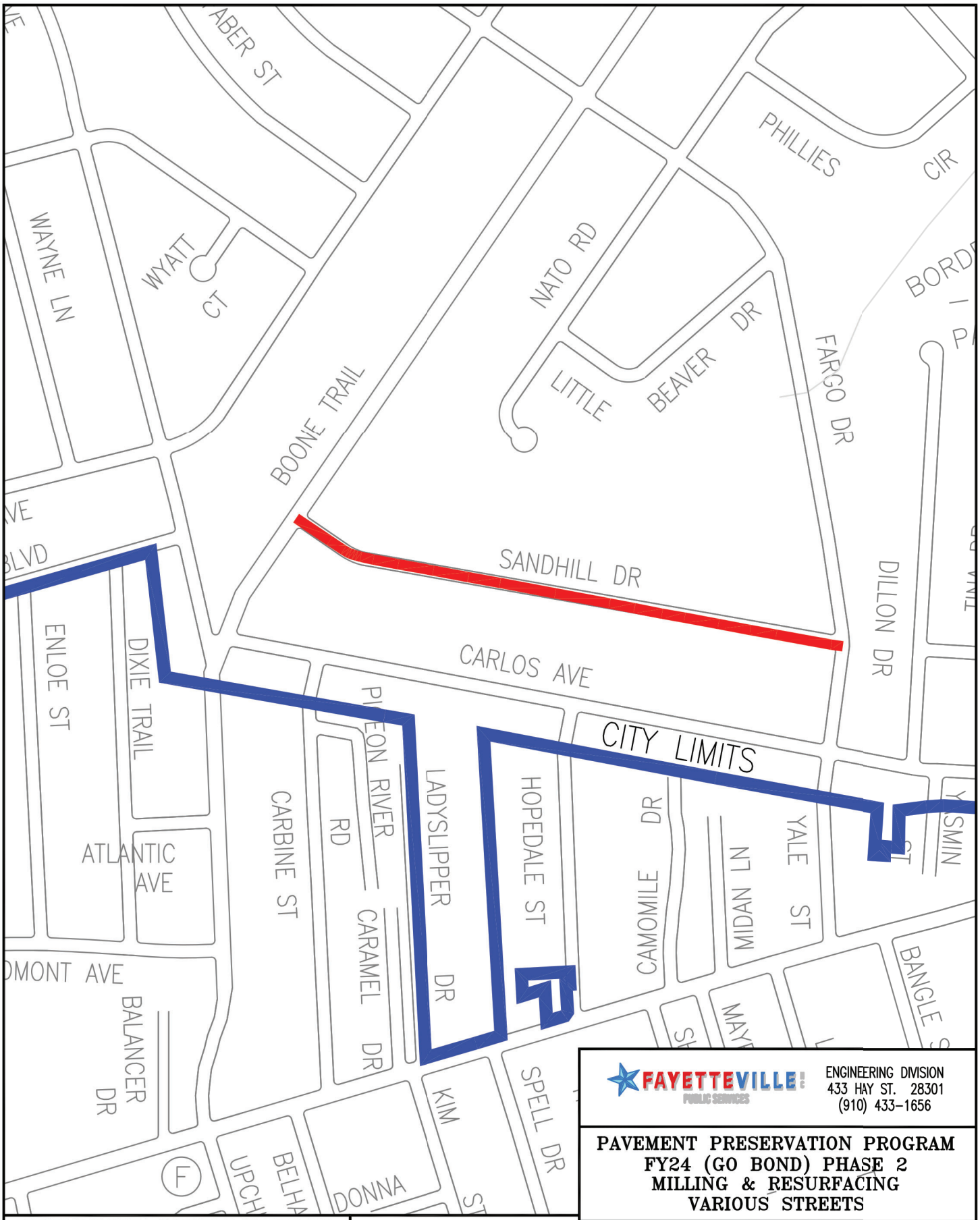
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LAKEVIEW DRIVE
FOREST LAKE ROAD




FAYETTEVILLE PUBLIC SERVICES

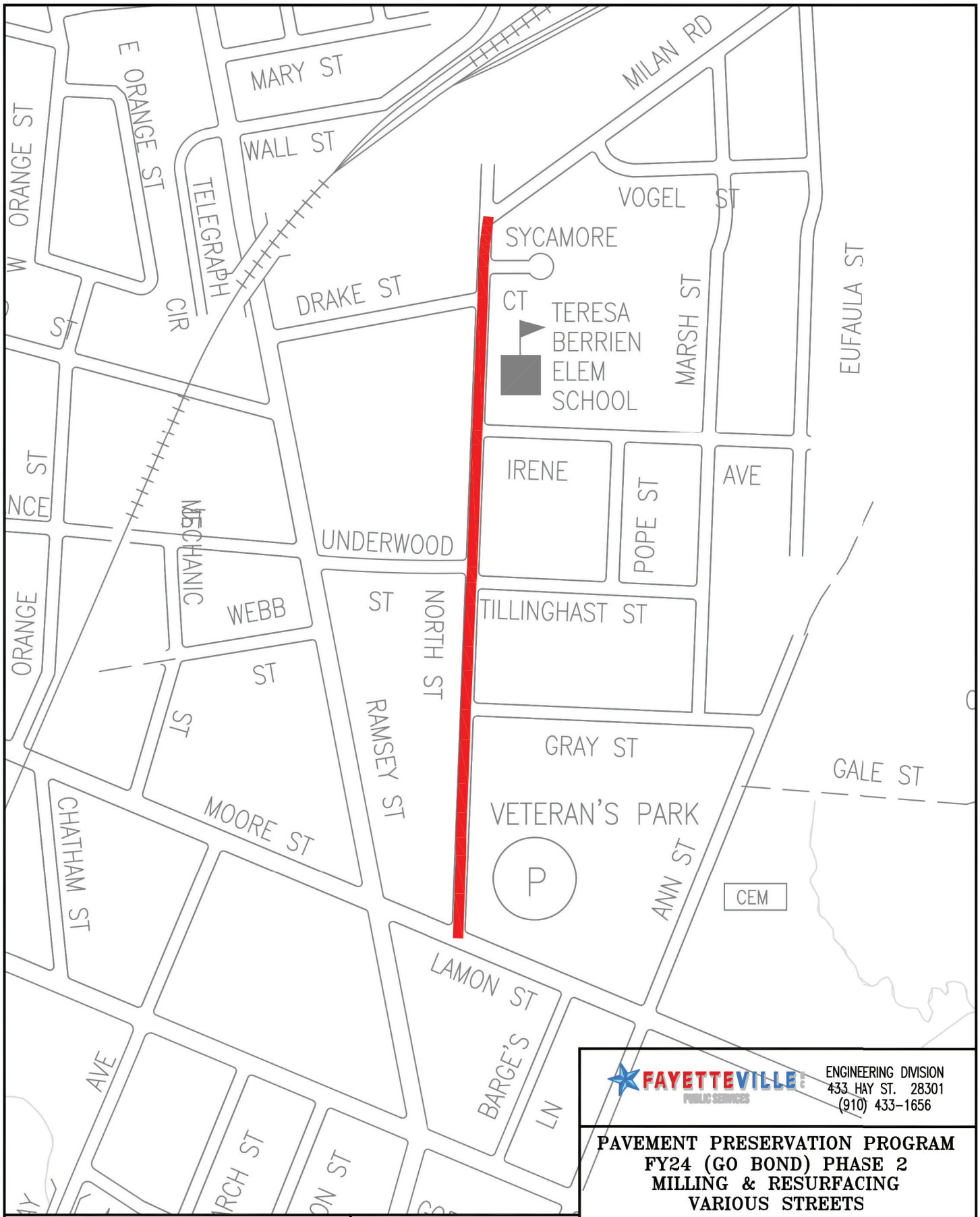
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SANDHILL DRIVE

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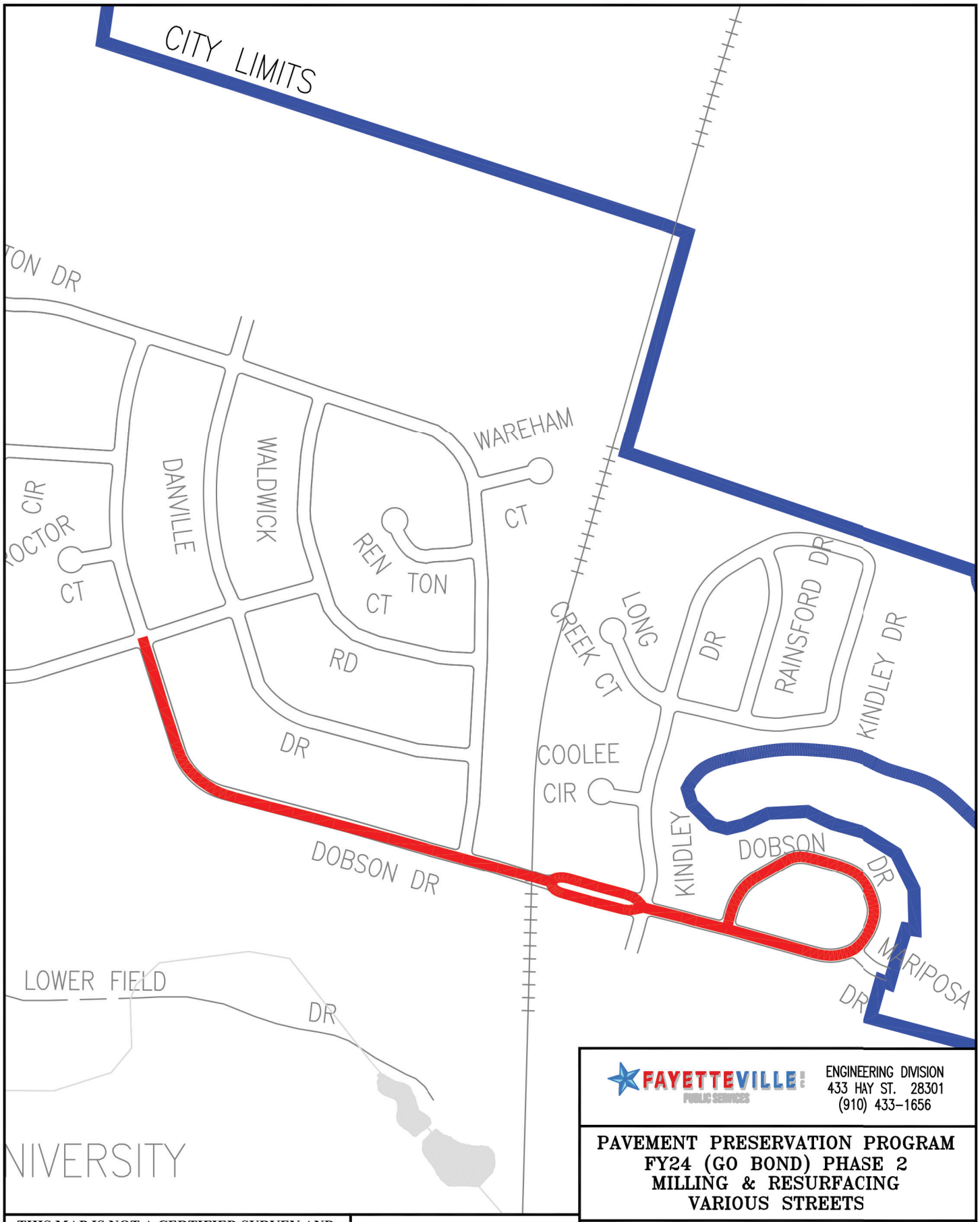
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NORTH STREET




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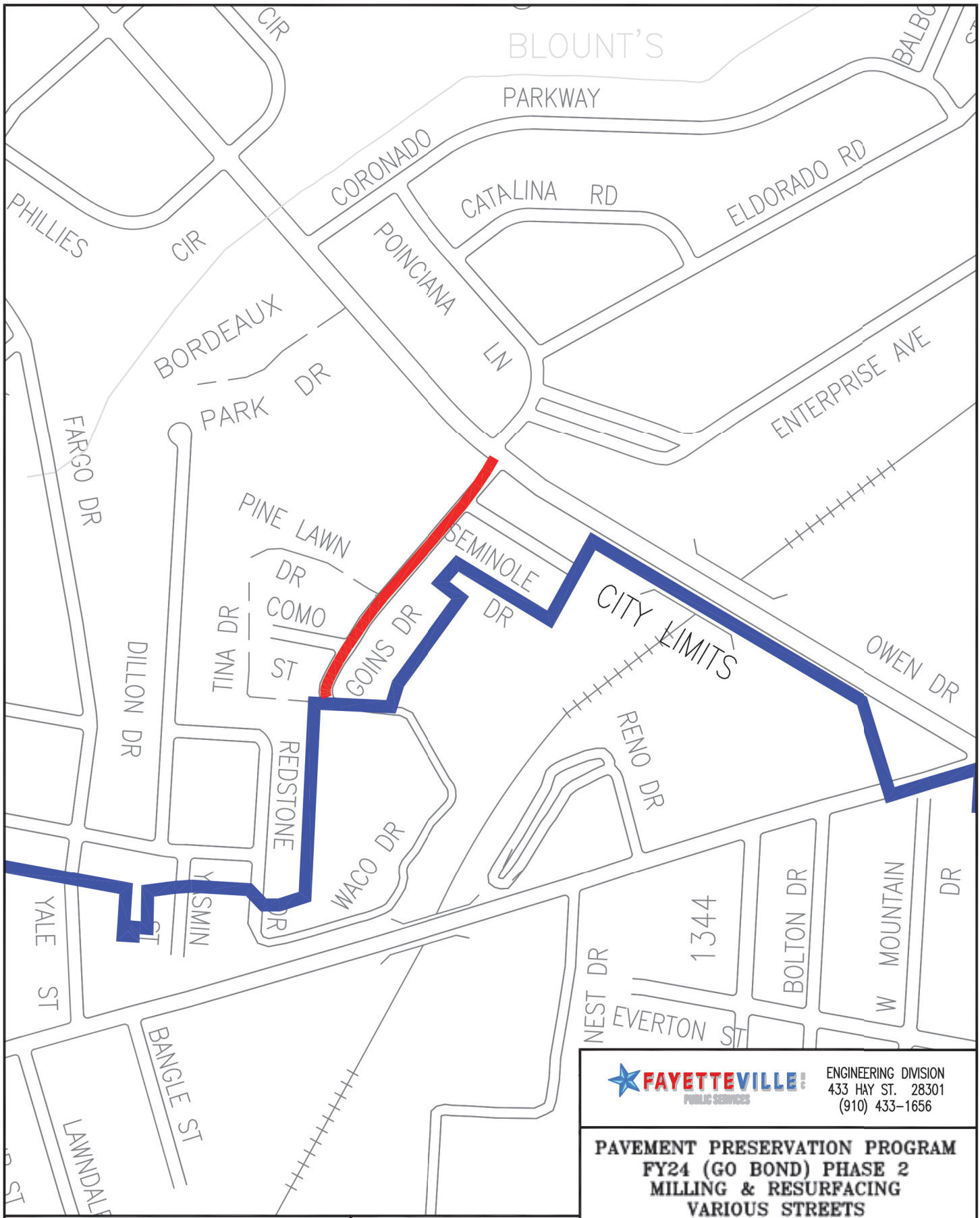
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DOBSON DRIVE




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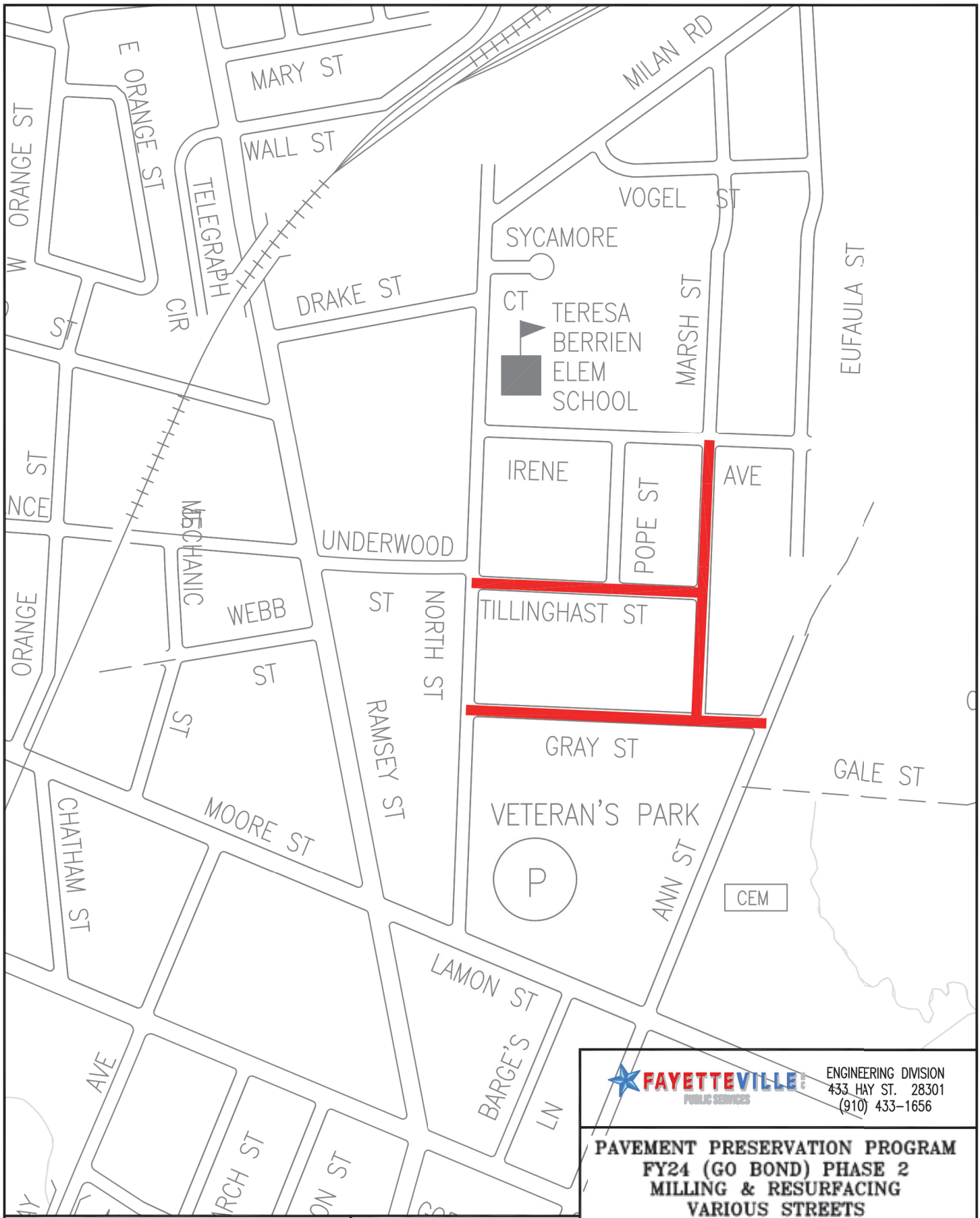
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**FY24 (GO BOND) PHASE 2**
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GOINS DRIVE




FAYETTEVILLE PUBLIC SERVICES

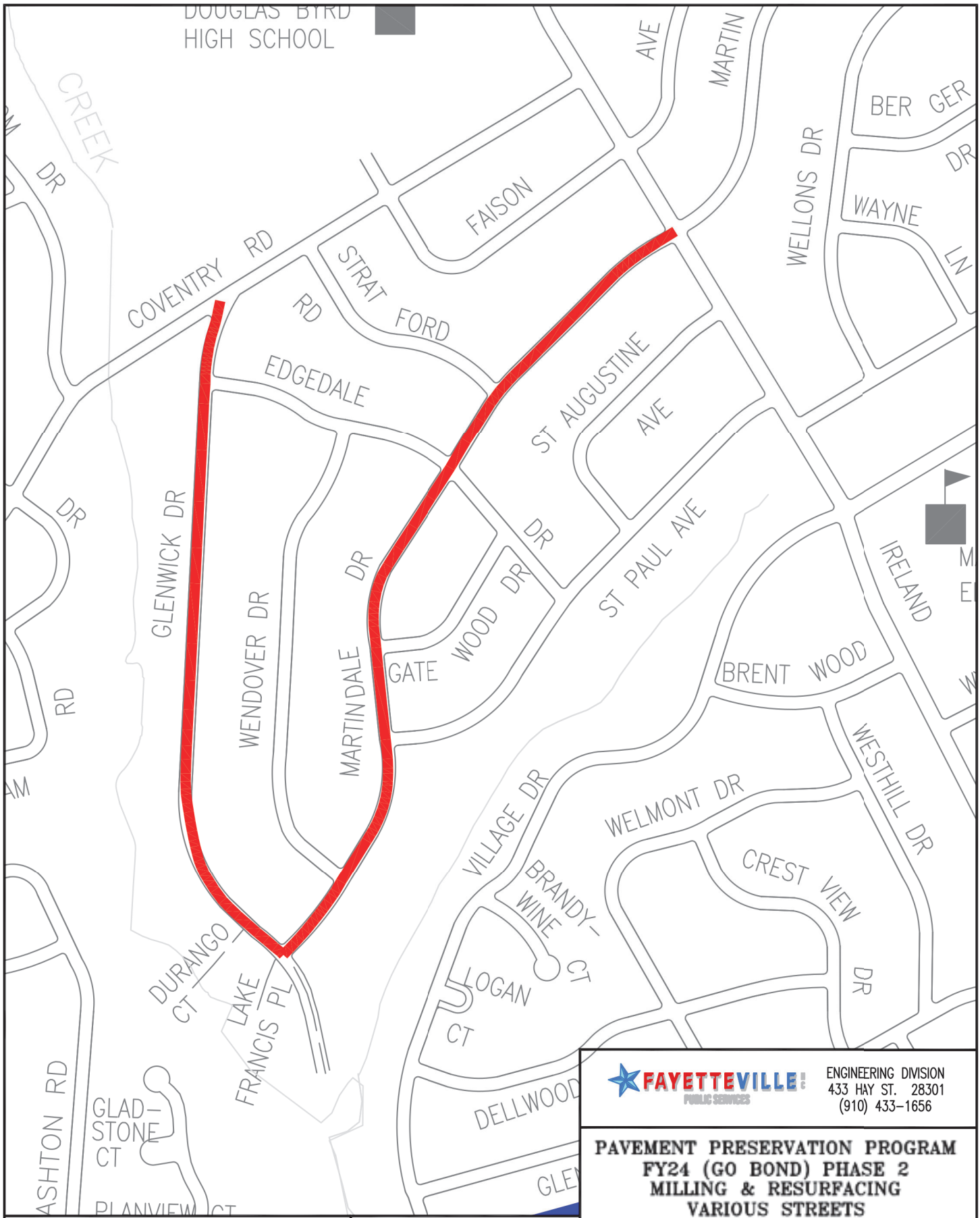
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GRAY STREET
TILLINGHAST STREET
MARSH STREET




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GLENWICK DRIVE
MARTINDALE DRIVE




FAYETTEVILLE PUBLIC SERVICES

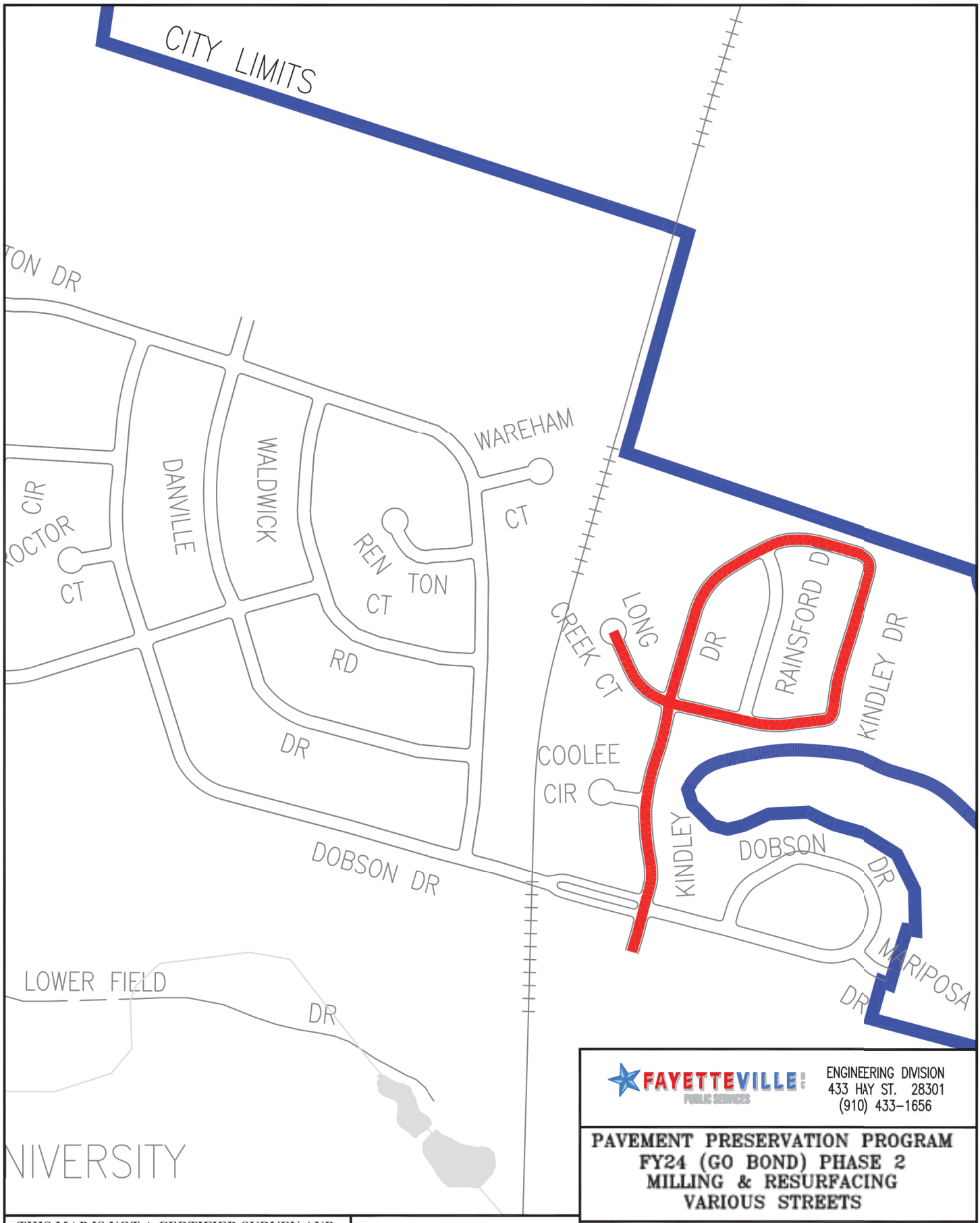
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DURANT DRIVE

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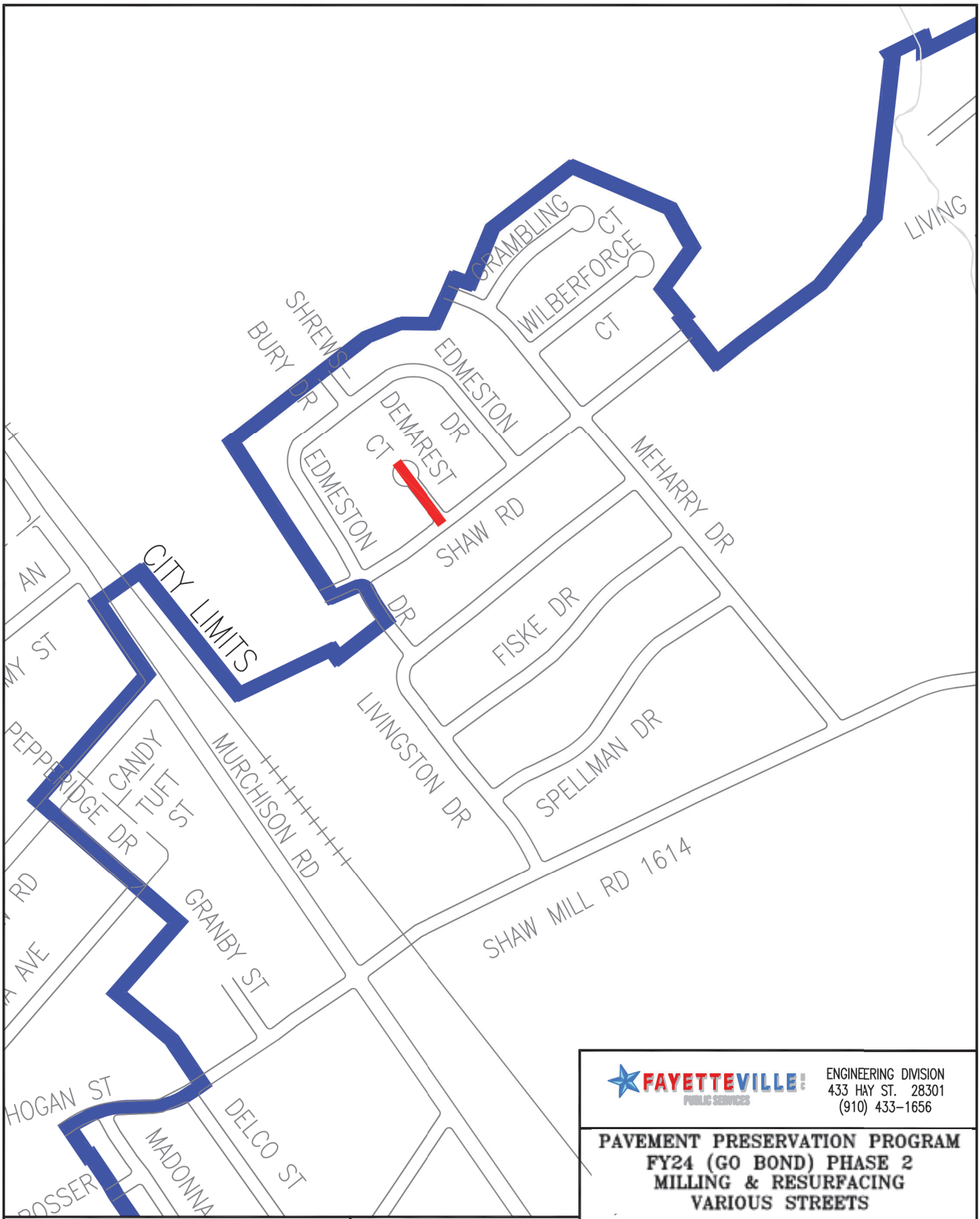
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LONG CREEK COURT
KINDLEY DRIVE




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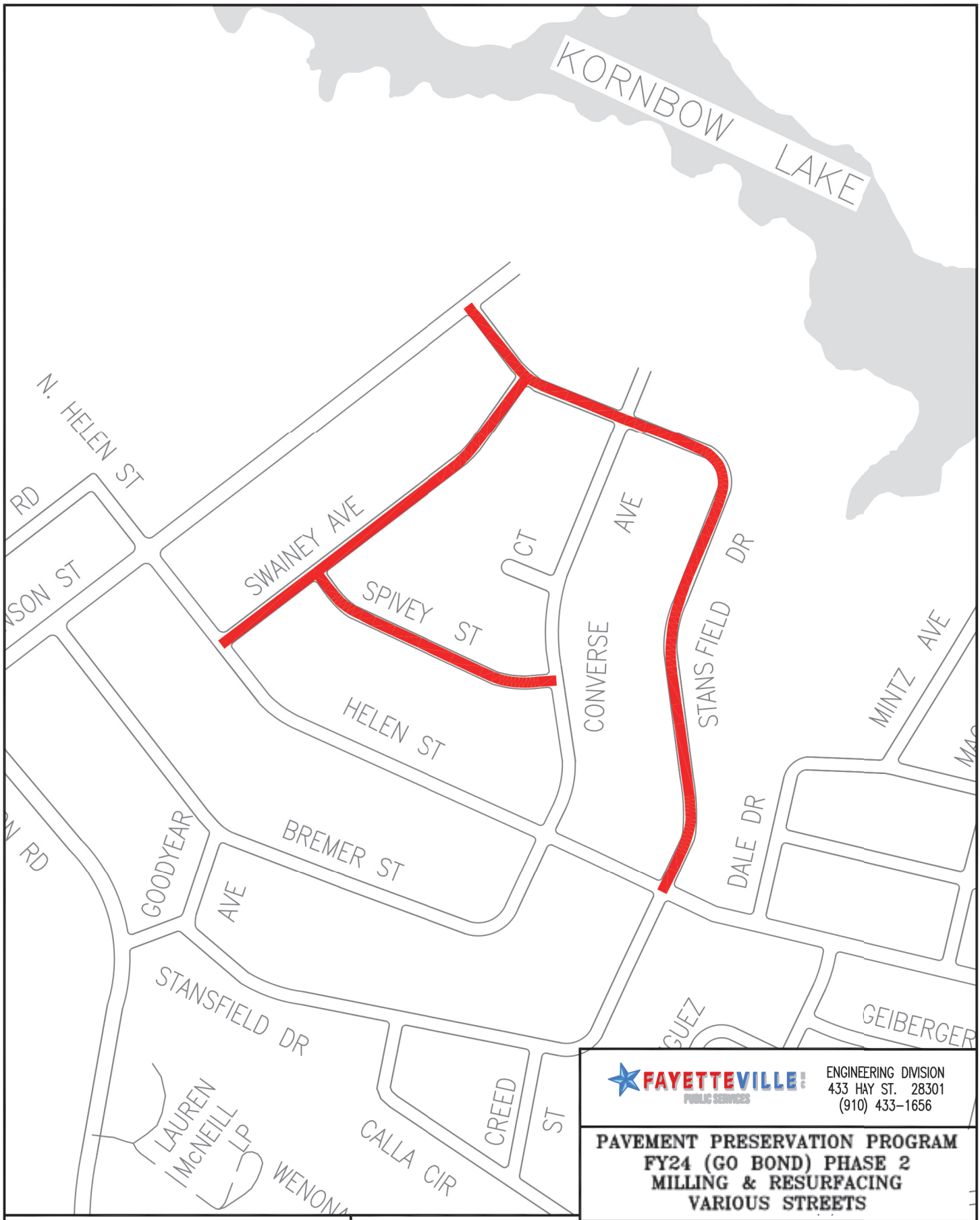
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DEMAREST COURT

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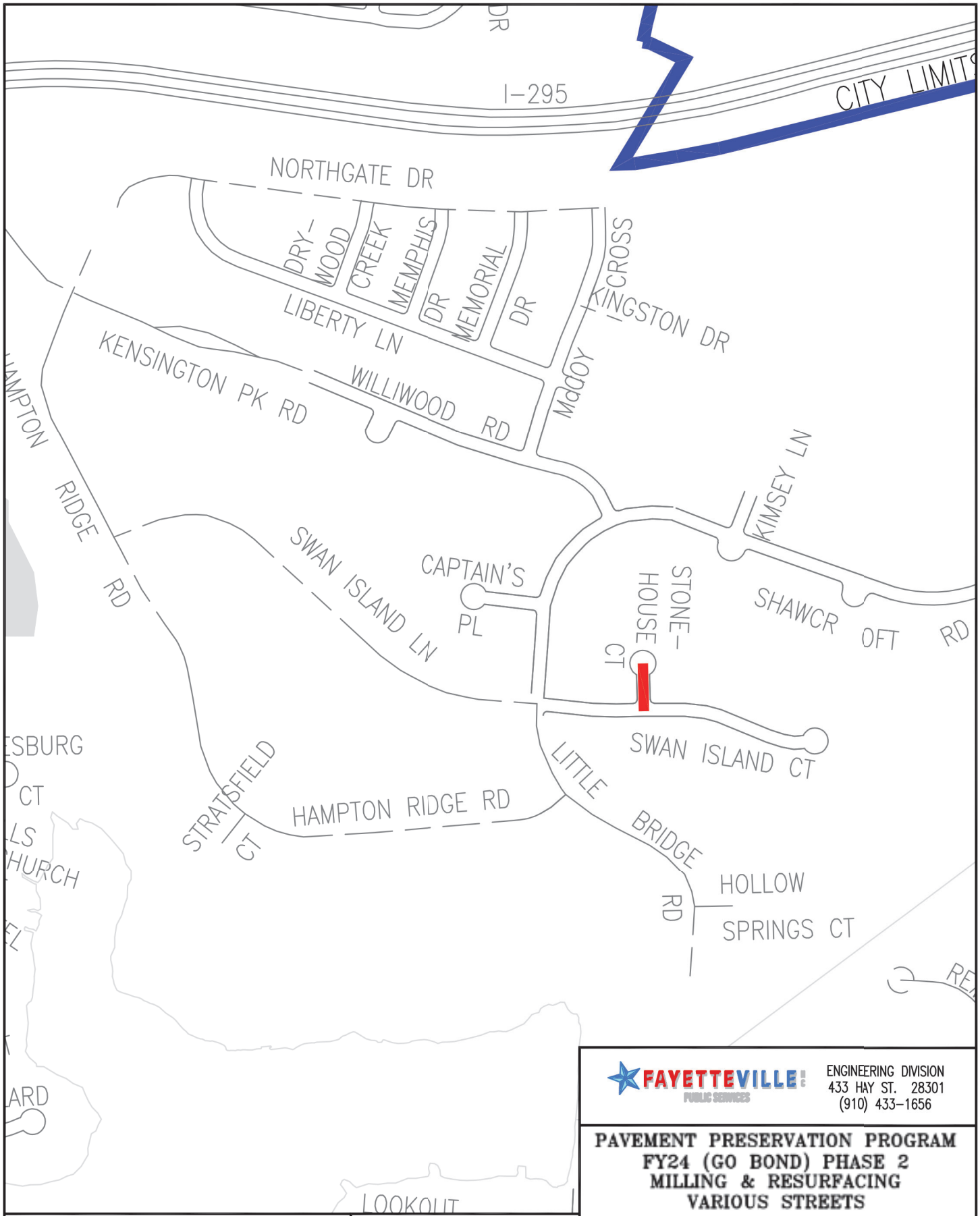
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STANSFIELD DRIVE
SWAINEY AVENUE
SPIVEY STREET




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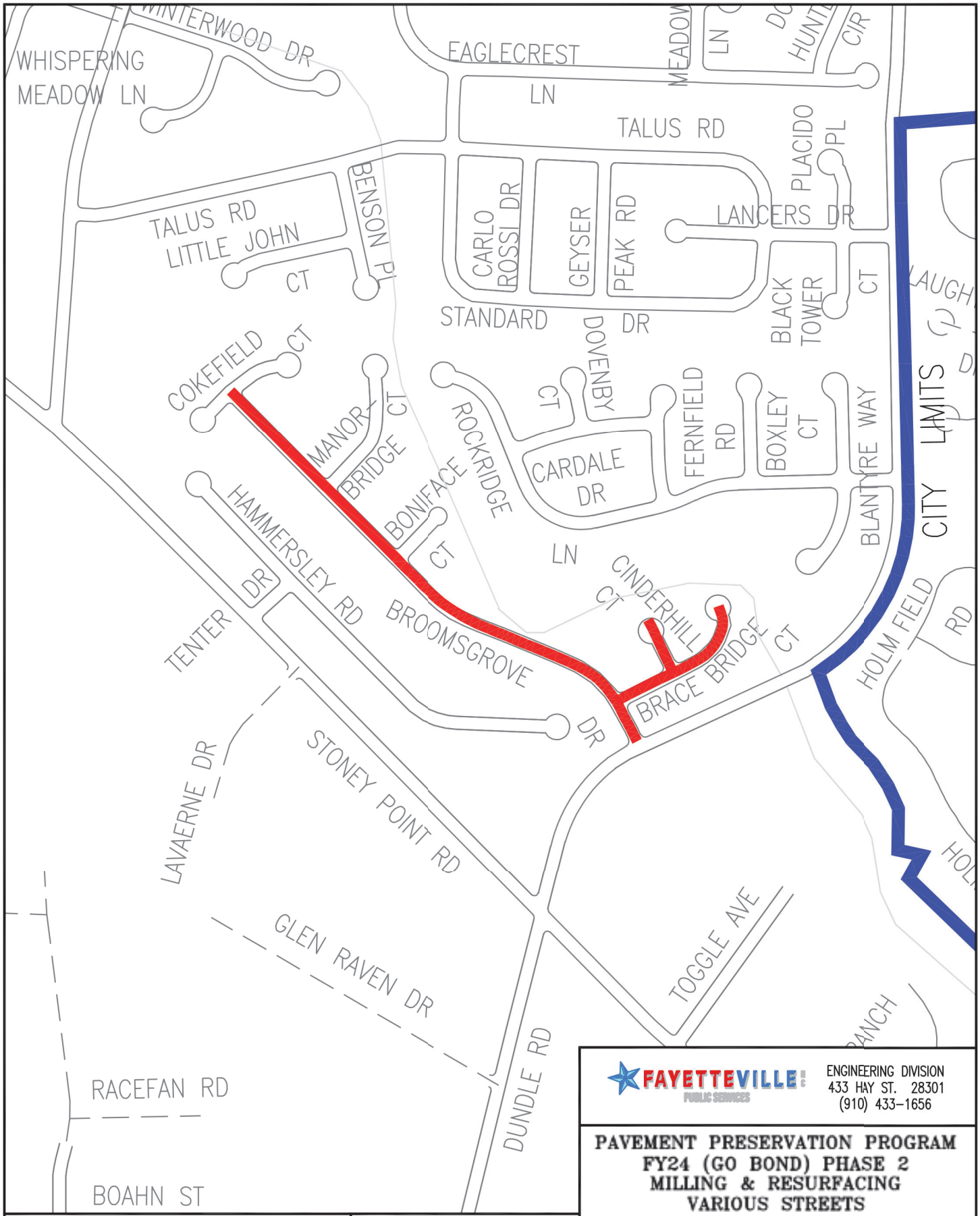
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STONEHOUSE COURT




FAYETTEVILLE PUBLIC SERVICES

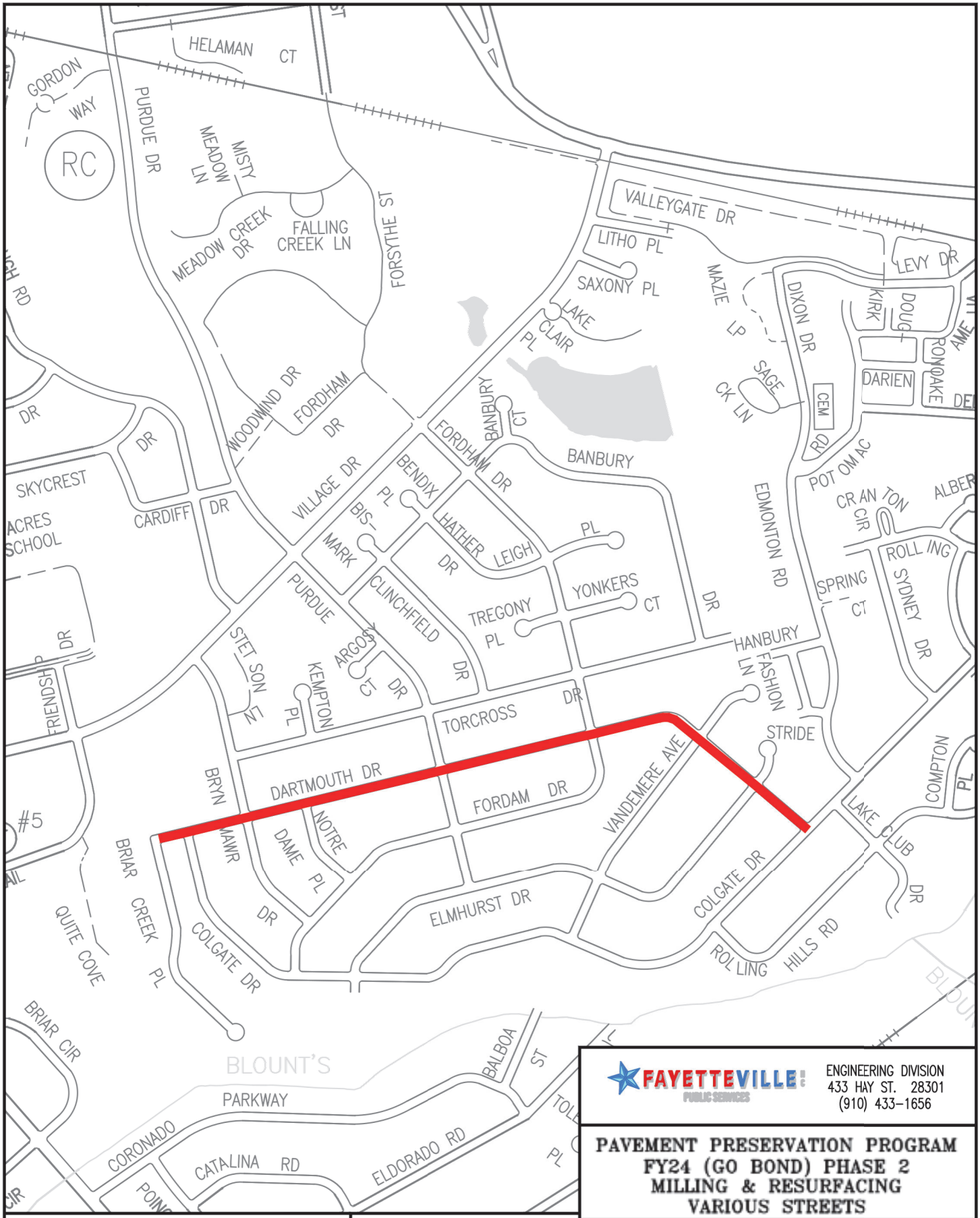
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BROOMSGROVE DR
BRACEBRIDGE DR
CINDERHILL CT




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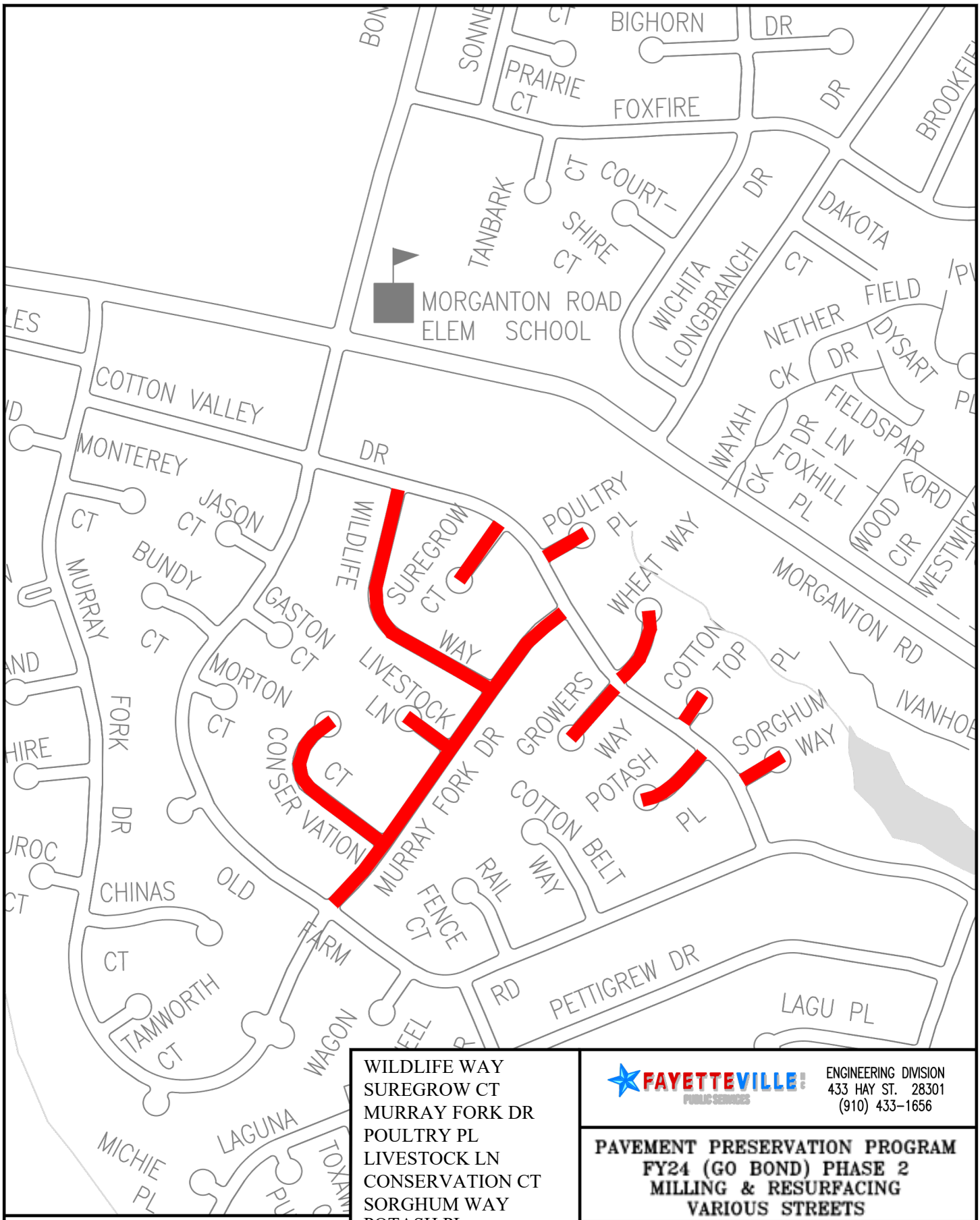
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**PAVEMENT PRESERVATION PROGRAM**
**FY24 (GO BOND) PHASE 2**
**MILLING & RESURFACING**
**VARIOUS STREETS**

DATE 8/30/2024 DRAWN BY RSH
SCALE 1"=750' CK'D BY RSH

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DARTMOUTH DR




WILDLIFE WAY
SUREGROW CT
MURRAY FORK DR
POULTRY PL
LIVESTOCK LN
CONSERVATION CT
SORGHUM WAY
POTASH PL
COTTON TOP PL
WHEAT WAY
GROWERS WAY

FAYETTEVILLE PUBLIC SERVICES

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**PAVEMENT PRESERVATION PROGRAM**
**FY24 (GO BOND) PHASE 2**
**MILLING & RESURFACING**
**VARIOUS STREETS**

DATE 3/12/2025 DRAWN BY EDR
SCALE 1"=500' CK'D BY RSH

**THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.**

## Proposed Resurface Various Streets, GO Bond Phase 3

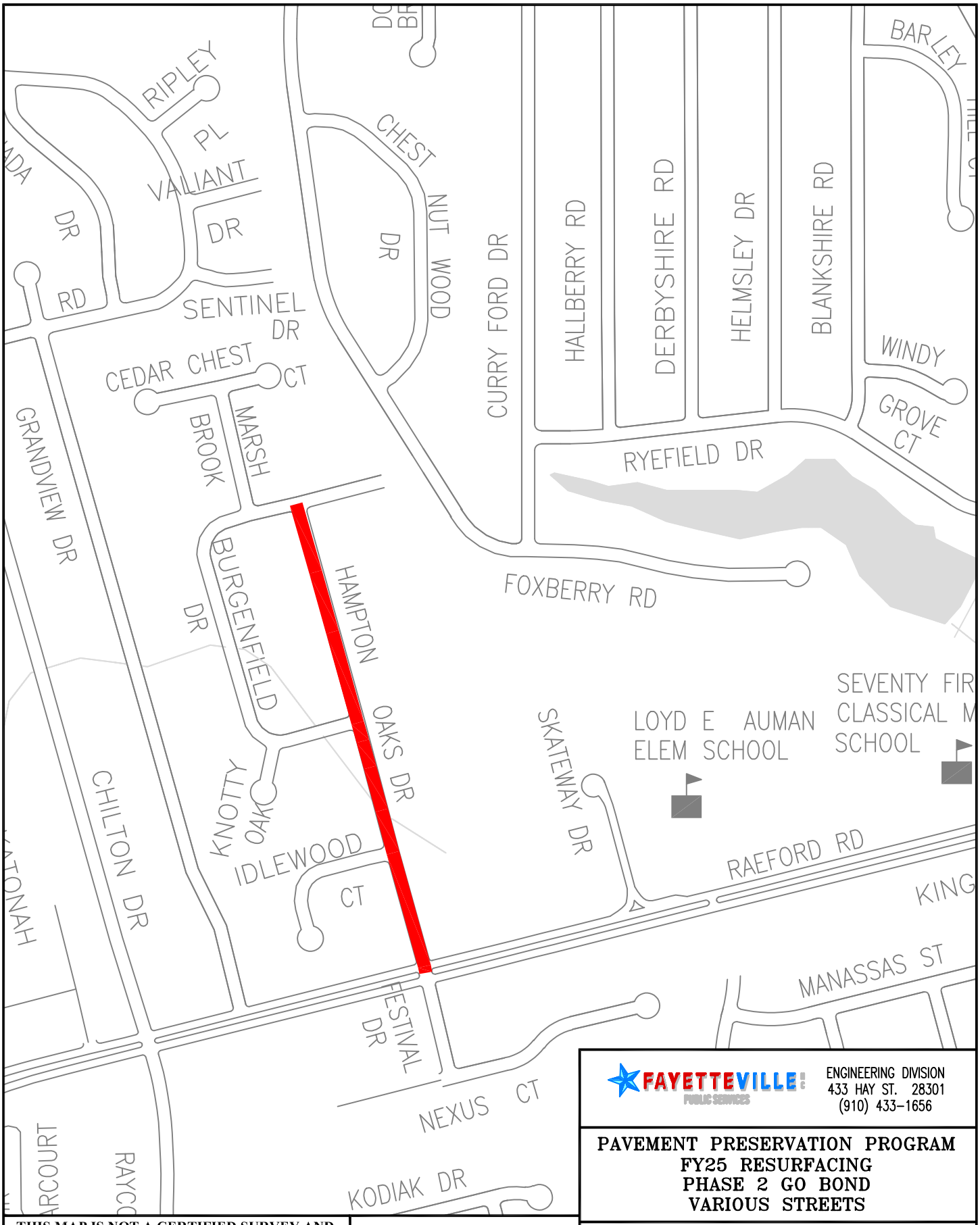
### Proposed Milling & Resurfacing Streets (PM - Profile Mill, EM - Edge Mill)

| STREET | FROM | TO | LENGTH | WIDTH | MH | WV |
|---|---|---|---|---|---|---|
| MCDOUGAL DR - PM | ORMSKIRK DR | BLAIRWOOD DR | 3,657 | 32 | 36 | 0 |
| MCDOUGAL DR - PM | ORMSKIRK DR | BINGHAM DR | 4,460 | 27 | 38 | 0 |
| RULNICK ST - PM | LUNAR DR | MCDOUGAL DR | 1,396 | 26 | 0 | 0 |
| REVERE ST - PM | MCDOUGAL DR | RAEFORD RD | 1,690 | 24 | 6 | 0 |
| MIRROR LAKE DR - EM | FOXHALL RD | THORNCLIFF DR | 1,740 | 32 | 15 | 16 |
| GRANVILLE DR - EM | MORGANTON RD | DEAD END | 1,684 | 32 | 10 | 10 |
| GABLES DR - EM | GREEN VALLEY RD | COUNTRY CLUB DR | 3,468 | 26 | 14 | 20 |
| SUGAR CANE CIR - EM | REGIMENT DR | ADMIRAL DR | 3,518 | 25 | 22 | 26 |
| SUGAR CANE CIR - EM | ADMIRAL DR | REGIMENT DR | 851 | 25 | 6 | 4 |
| WAGONER DR - EM | SYCAMORE DAIRY RD | SUGAR CANE CIR | 2,117 | 29 | 11 | 24 |
| HAY ST - PM | ROBESON ST | MLK BRIDGE | 1,930 | 60 | 28 | 20 |
| WINSLOW ST - PM | SOUTHERN AVE | RANKIN ST | 5480 | 32 | 76 | 38 |
| | | **Length** | **31991** | | | |
| | | **Mileage** | **6.06** | | | |

### Proposed Resurfacing Streets

| STREET | FROM | TO | LENGTH | WIDTH | MH | WV |
|---|---|---|---|---|---|---|
| LARKSPUR DR | HILLIARD DR | CUL-DE-SAC | 3,150 | 25 | 18 | 10 |
| BANKSIDE DR | SPY GLASS DR | DEAD END | 840 | 25 | 4 | 1 |
| POPLAR DR | SANDALWOOD DR | PALA VERDE DR | 2,525 | 26 | 6 | 4 |
| DUNLOE CT | GABLES DR | CUL-DE-SAC | 340 | 20 | 0 | 1 |
| CARLTON PL | GABLES DR | CUL-DE-SAC | 368 | 25 | 3 | 2 |
| GREYWALLS CT | GABLES DR | CUL-DE-SAC | 372 | 25 | 2 | 2 |
| ST ANDREWS CT | GABLES DR | CUL-DE-SAC | 147 | 25 | 1 | 1 |
| MCGRATH CT | GABLES DR | CUL-DE-SAC | 210 | 25 | 2 | 1 |
| HAMPTON OAKS DR | RAEFORD RD | BURGENFIELD DR | 1,960 | 22 | 1 | 0 |
| AVERTON CT | PEBBLESTONE DR | CUL-DE-SAC | 477 | 26 | 2 | 3 |
| PEBBLESTONE DR | CADNEY CT | SEVENTY FIRST SCH | 2,250 | 33 | 6 | 6 |
| GINGER CIR | FREDRICK RD | WILSON AVE | 1,993 | 20 | 9 | 1 |
| ASHRIDGE DR | CARLOWAY DR | BECKFORD LN | 2,089 | 26 | 13 | 6 |
| RUDLAND CT | ASHRIDGE DR | CUL-DE-SAC | 648 | 27 | 2 | 2 |
| STONECLAVE PL | ASHRIDGE DR | CUL-DE-SAC | 818 | 27 | 3 | 1 |
| HAZLECREST DR | BECKFORD LN | GRAHAM RD | 1,042 | 27 | 5 | 0 |
| WITHERS DR | HAZLECREST DR | HAZLECREST DR | 1,009 | 26 | 4 | 0 |
| | | **Length** | **20238** | | | |
| | | **Mileage** | **3.83** | | | |
| | | **Total Length** | **52229** | | | |
| | | **Total Mileage** | **9.89** | | | |

*** A street on the list may change to another year due to Funding, Construction and/or




FAYETTEVILLE PUBLIC SERVICES

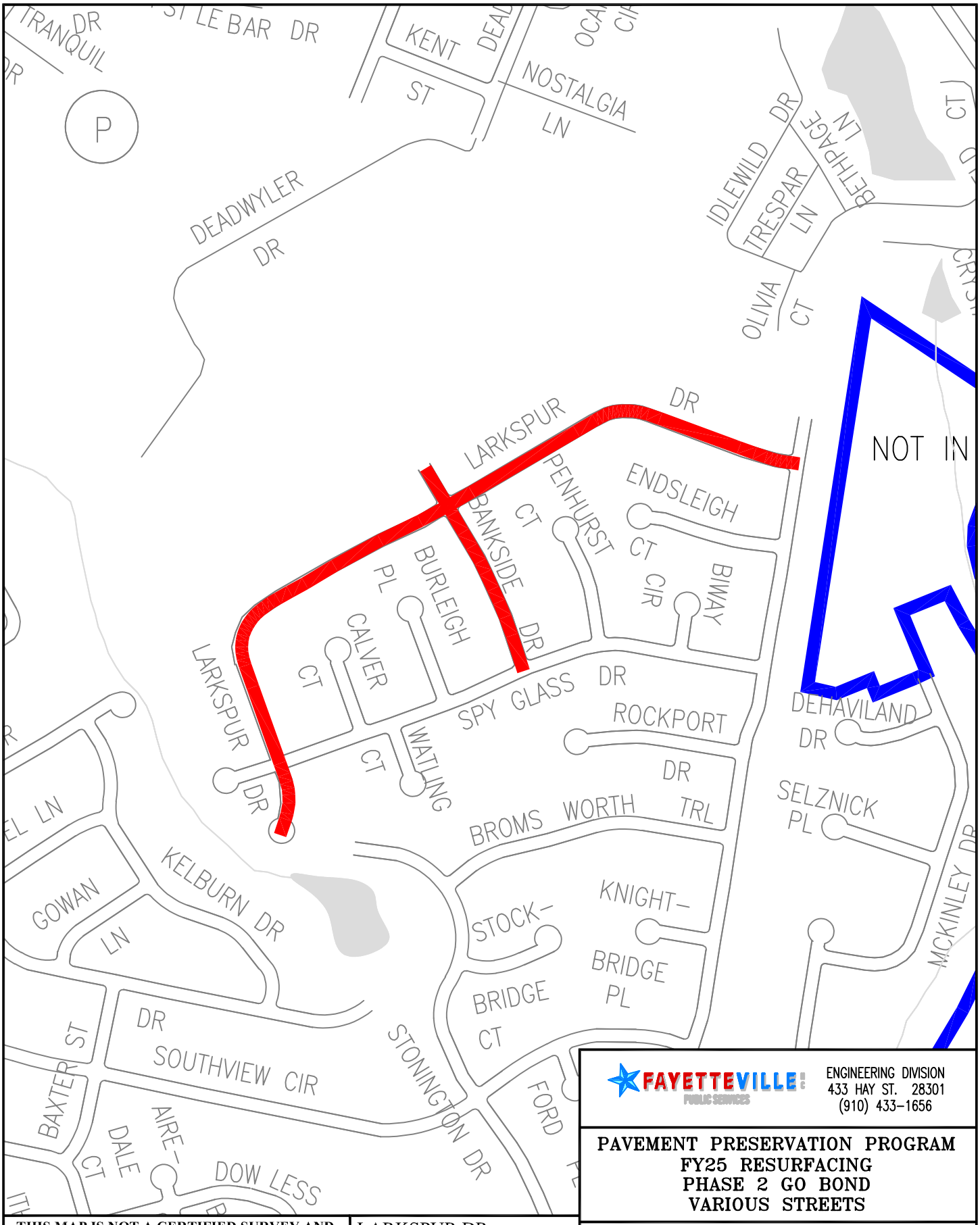
ENGINEERING DIVISION
433 HAY ST. 28301
(910) 433-1656

**PAVEMENT PRESERVATION PROGRAM**
**FY25 RESURFACING**
**PHASE 2 GO BOND**
**VARIOUS STREETS**

DATE 2/20/2025 DRAWN BY EDR
SCALE 1"=500' CK'D BY RSH

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HAMPTON OAKS DR




FAYETTEVILLE PUBLIC SERVICES

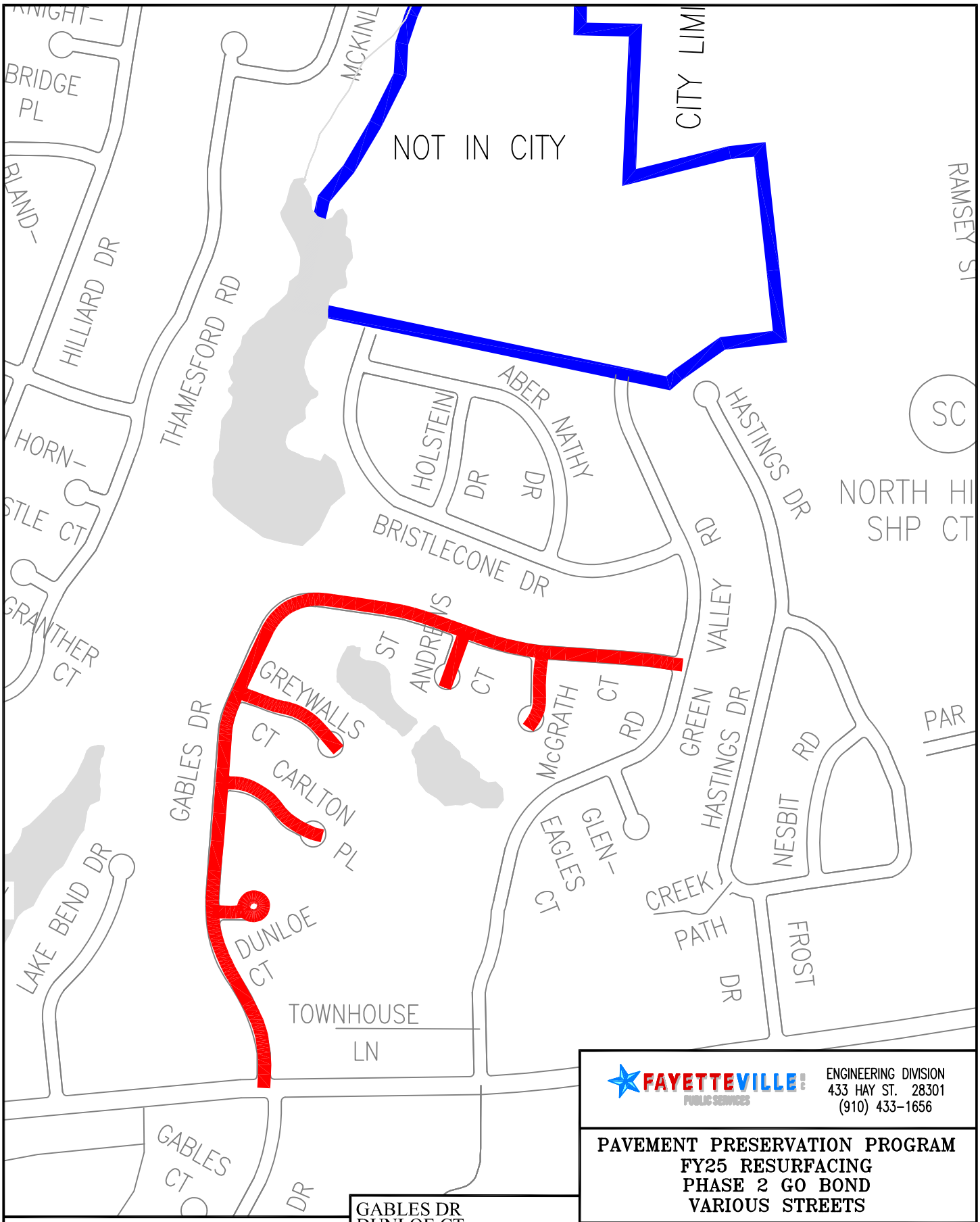
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LARKSPUR DR
BANKSIDE DR

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FAYETTEVILLE PUBLIC SERVICES

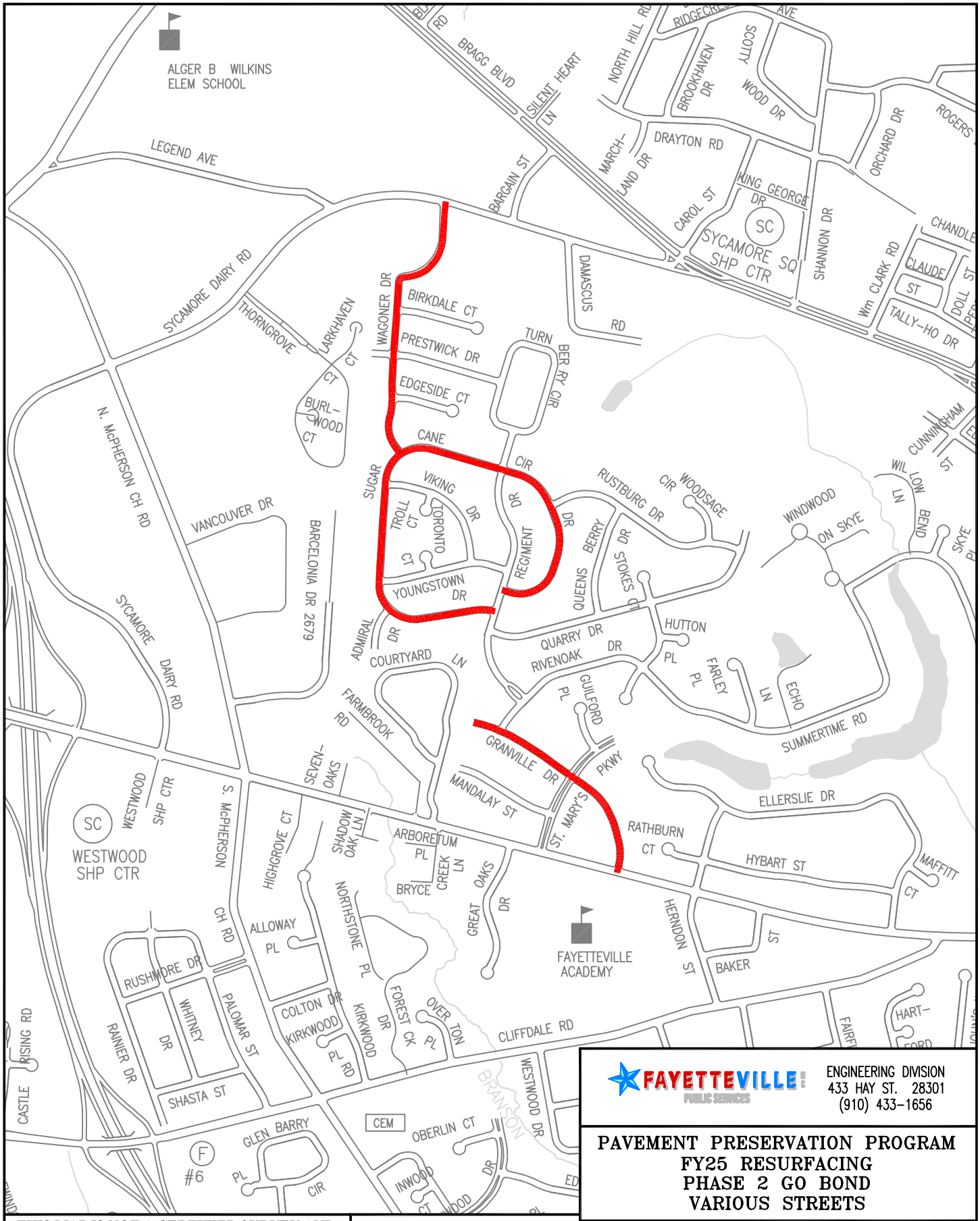
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**FY25 RESURFACING**
**PHASE 2 GO BOND**
**VARIOUS STREETS**

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GABLES DR
DUNLOE CT
CARLTON PL
GREYWALLS CT
ST ANDREWS CT
MCGRATH CT

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WAGONER DR
SUGAR CANE CIR
GRANVILLE DR

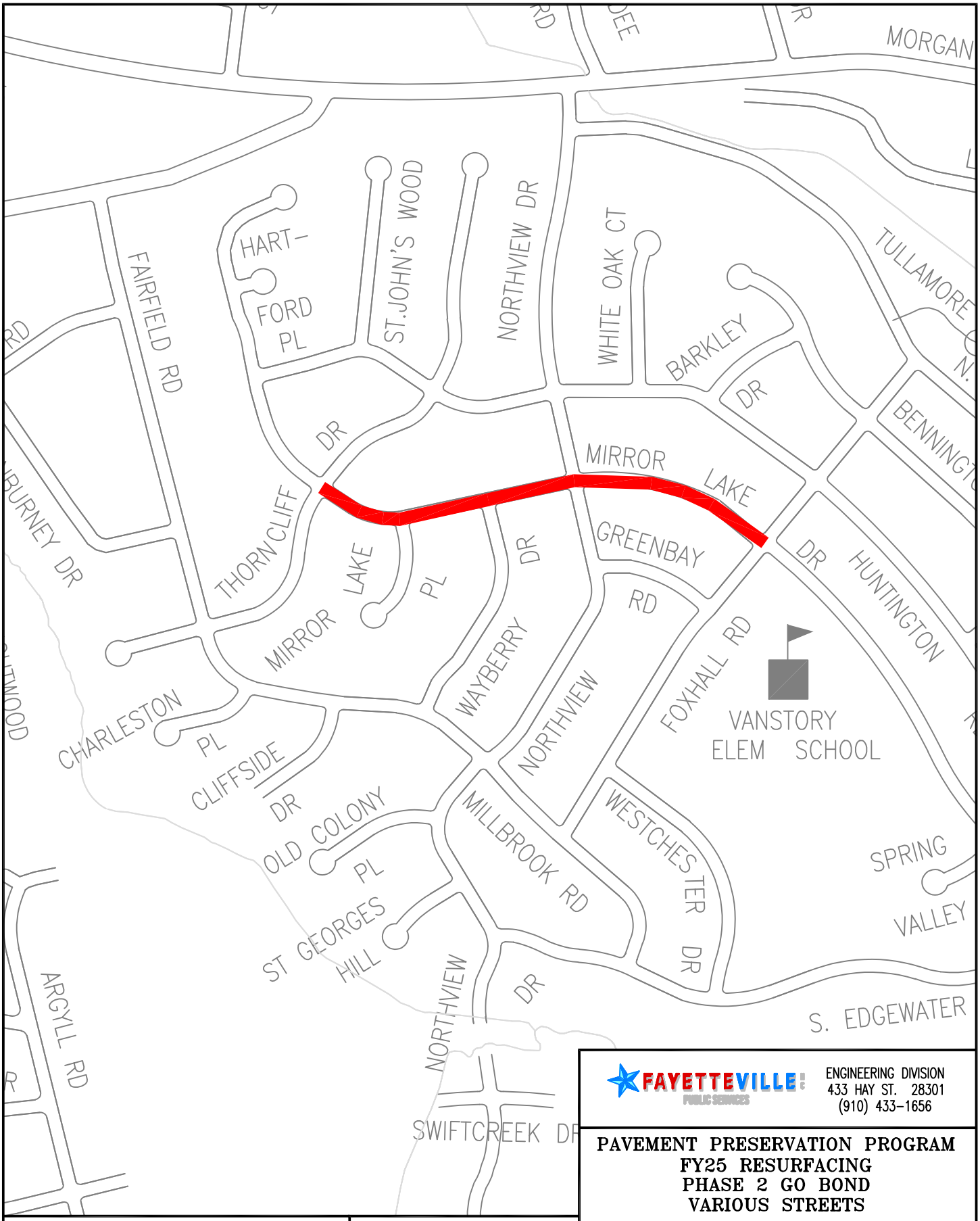
FAYETTEVILLE PUBLIC SERVICES

ENGINEERING DIVISION
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# PAVEMENT PRESERVATION PROGRAM
# FY25 RESURFACING
# PHASE 2 GO BOND
# VARIOUS STREETS

DATE 2/20/2025 DRAWN BY EDR

SCALE 1"=1000' CK'D BY RSH




FAYETTEVILLE PUBLIC SERVICES

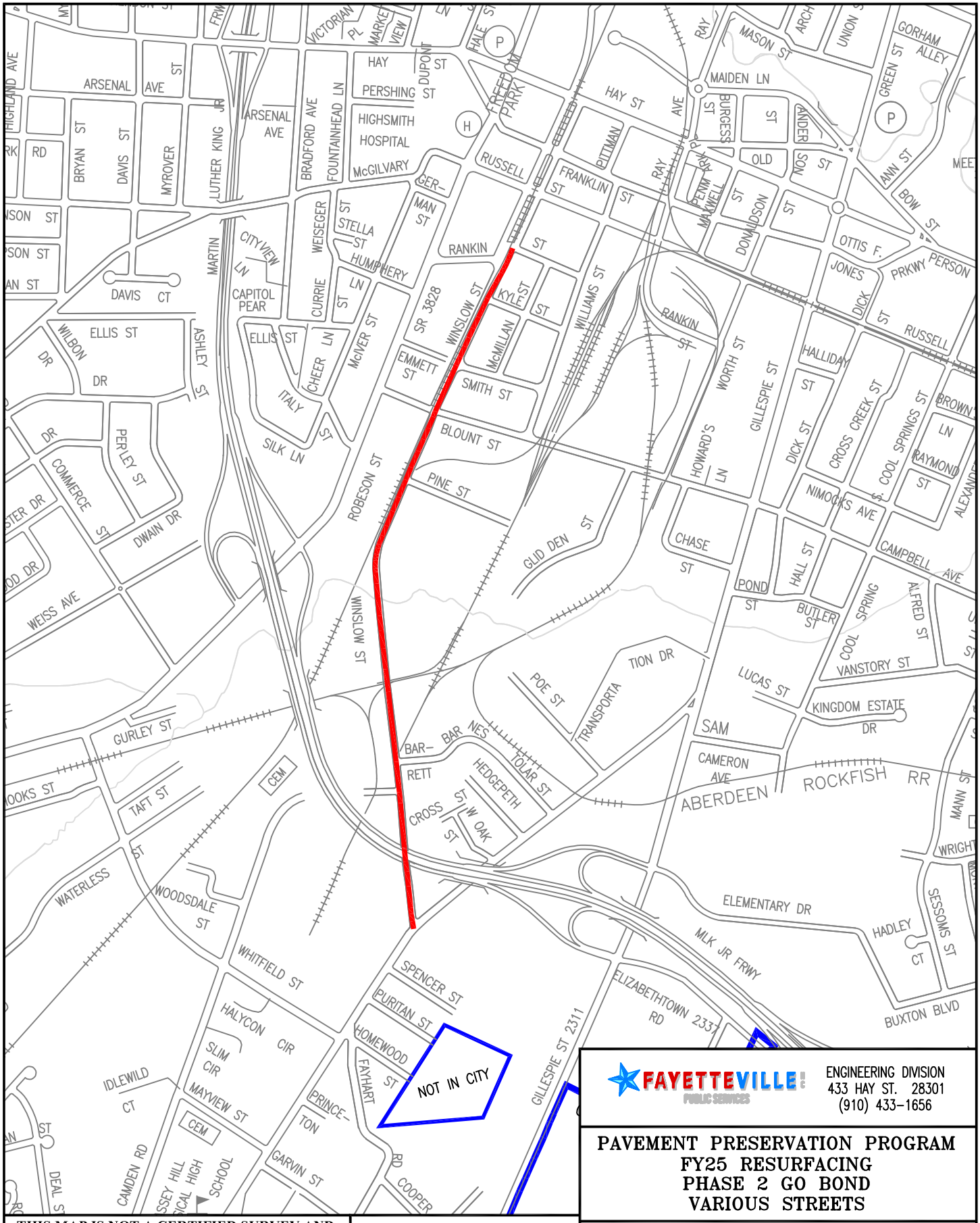
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**PAVEMENT PRESERVATION PROGRAM**
**FY25 RESURFACING**
**PHASE 2 GO BOND**
**VARIOUS STREETS**

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MIRROR LAKE DR




FAYETTEVILLE PUBLIC SERVICES

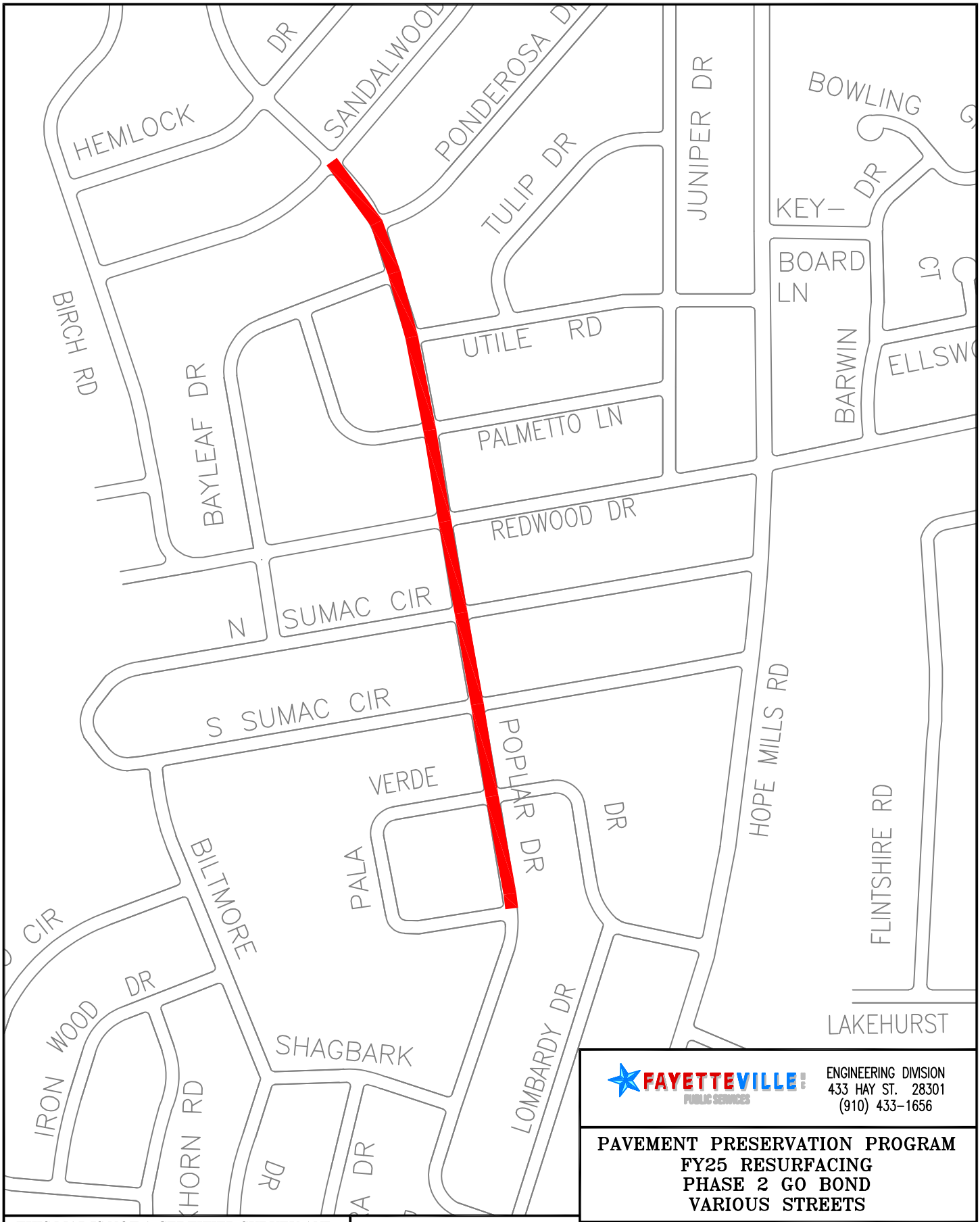
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**PHASE 2 GO BOND**
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WINSLOW ST




FAYETTEVILLE PUBLIC SERVICES

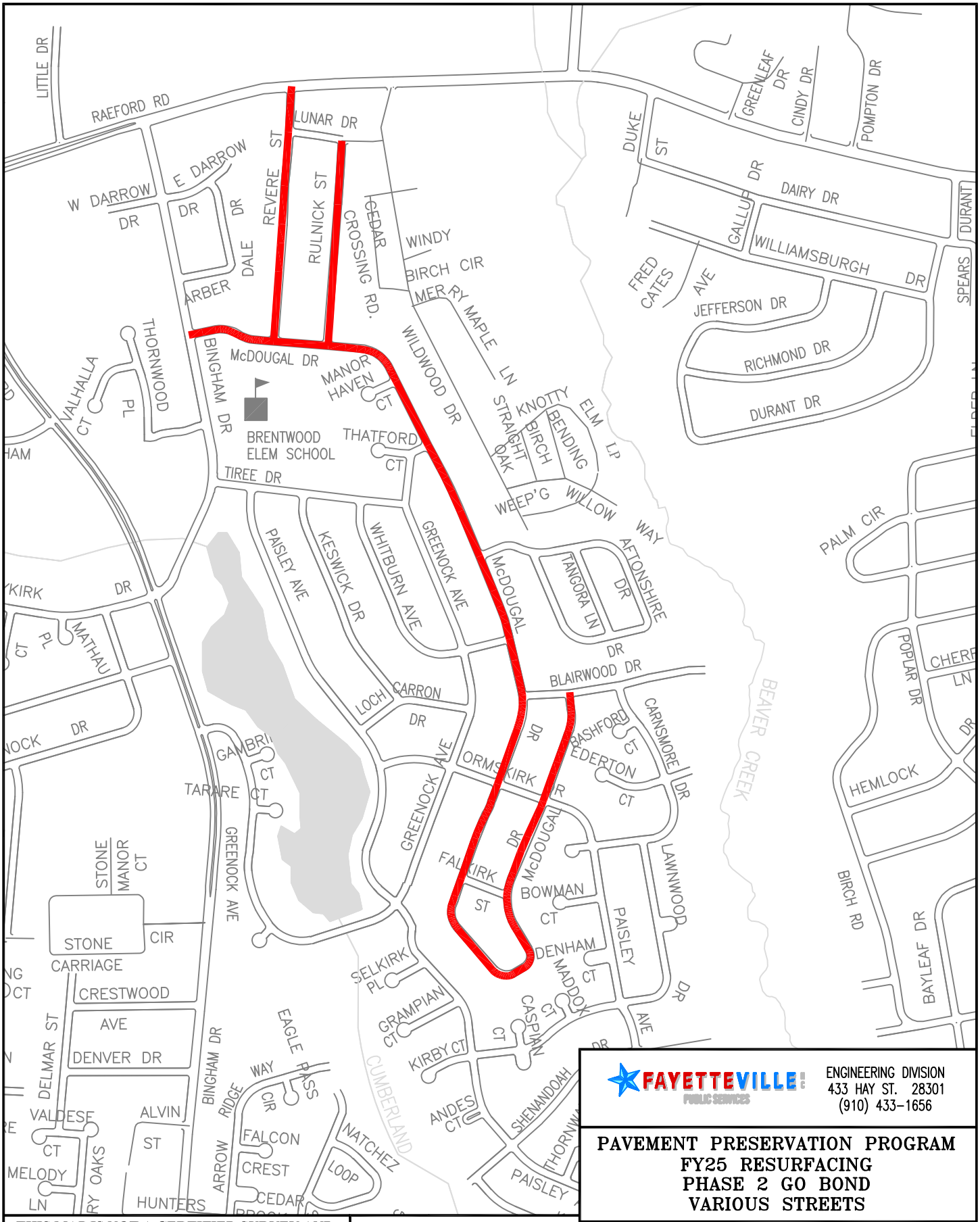
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**FY25 RESURFACING**
**PHASE 2 GO BOND**
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POPLAR DR




FAYETTEVILLE PUBLIC SERVICES

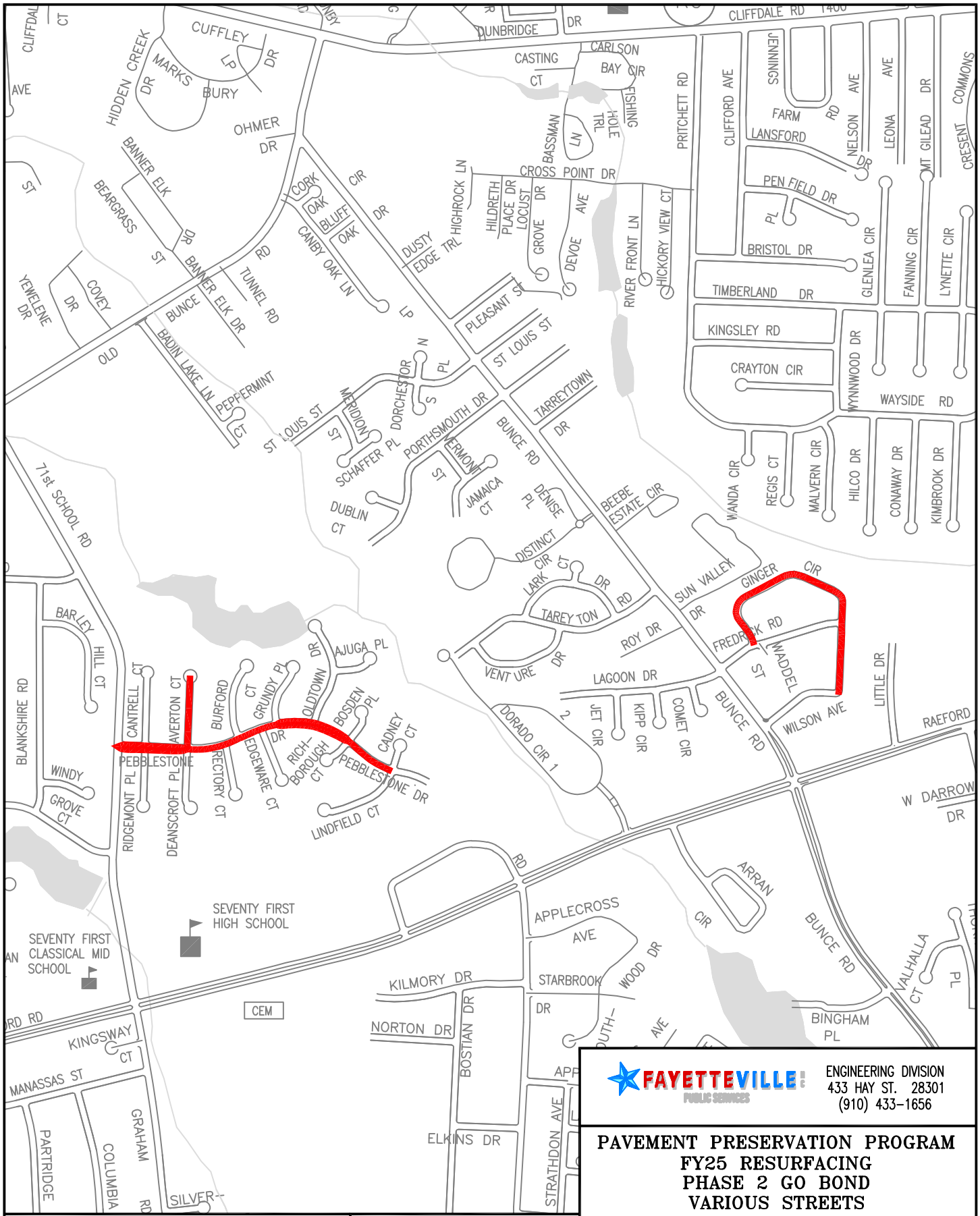
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**PAVEMENT PRESERVATION PROGRAM**
**FY25 RESURFACING**
**PHASE 2 GO BOND**
**VARIOUS STREETS**

DATE 2/20/2025 DRAWN BY EDR
SCALE N.T.S. CK'D BY RSH

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MCDOUGAL DR
RULNICK ST
REVERE ST




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PEBBLESTONE DR
AVERTON CT
GINGER CIR

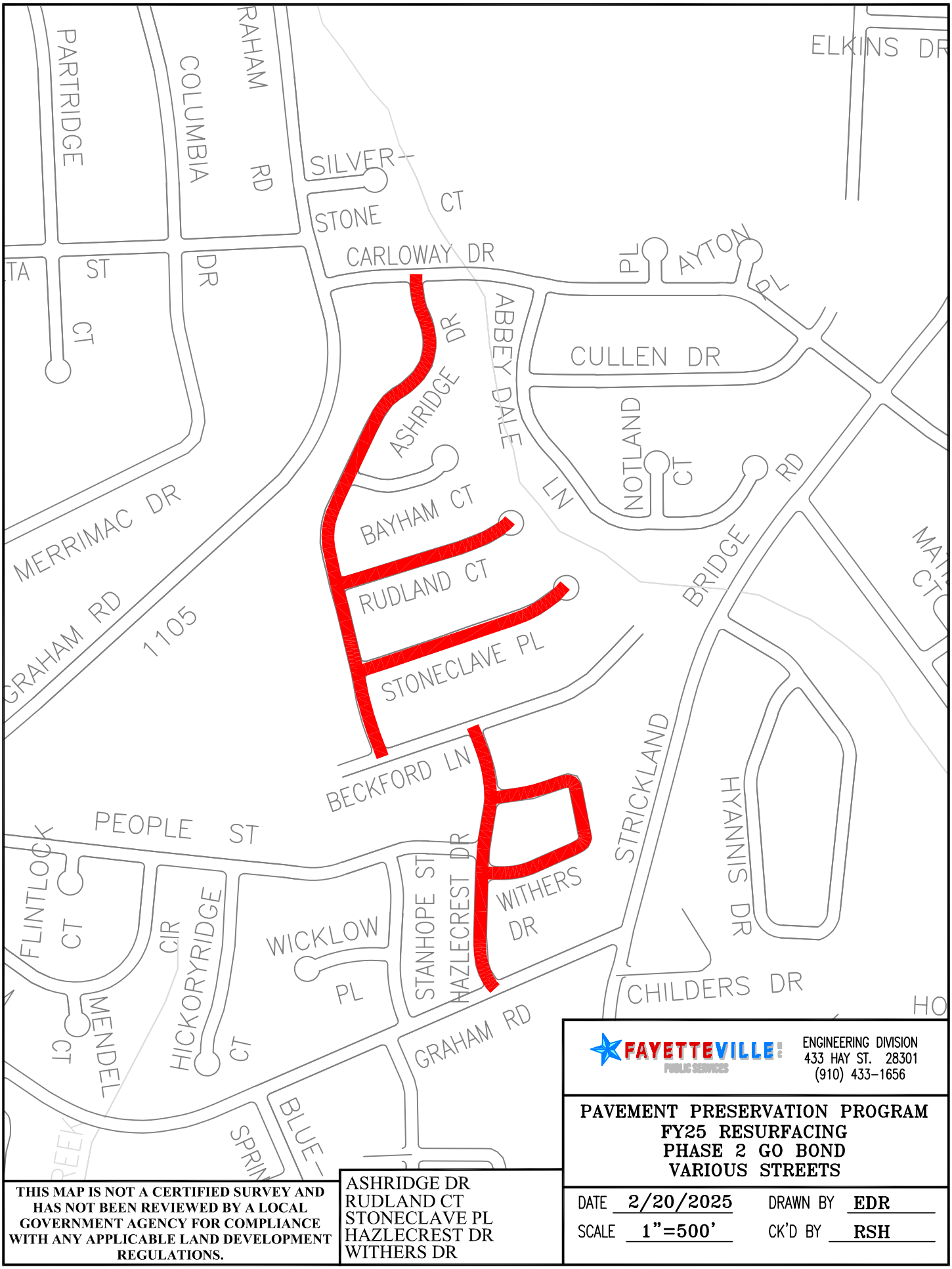
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# PAVEMENT PRESERVATION PROGRAM
## FY25 RESURFACING
## PHASE 2 GO BOND
## VARIOUS STREETS

DATE 2/20/2025 DRAWN BY EDR

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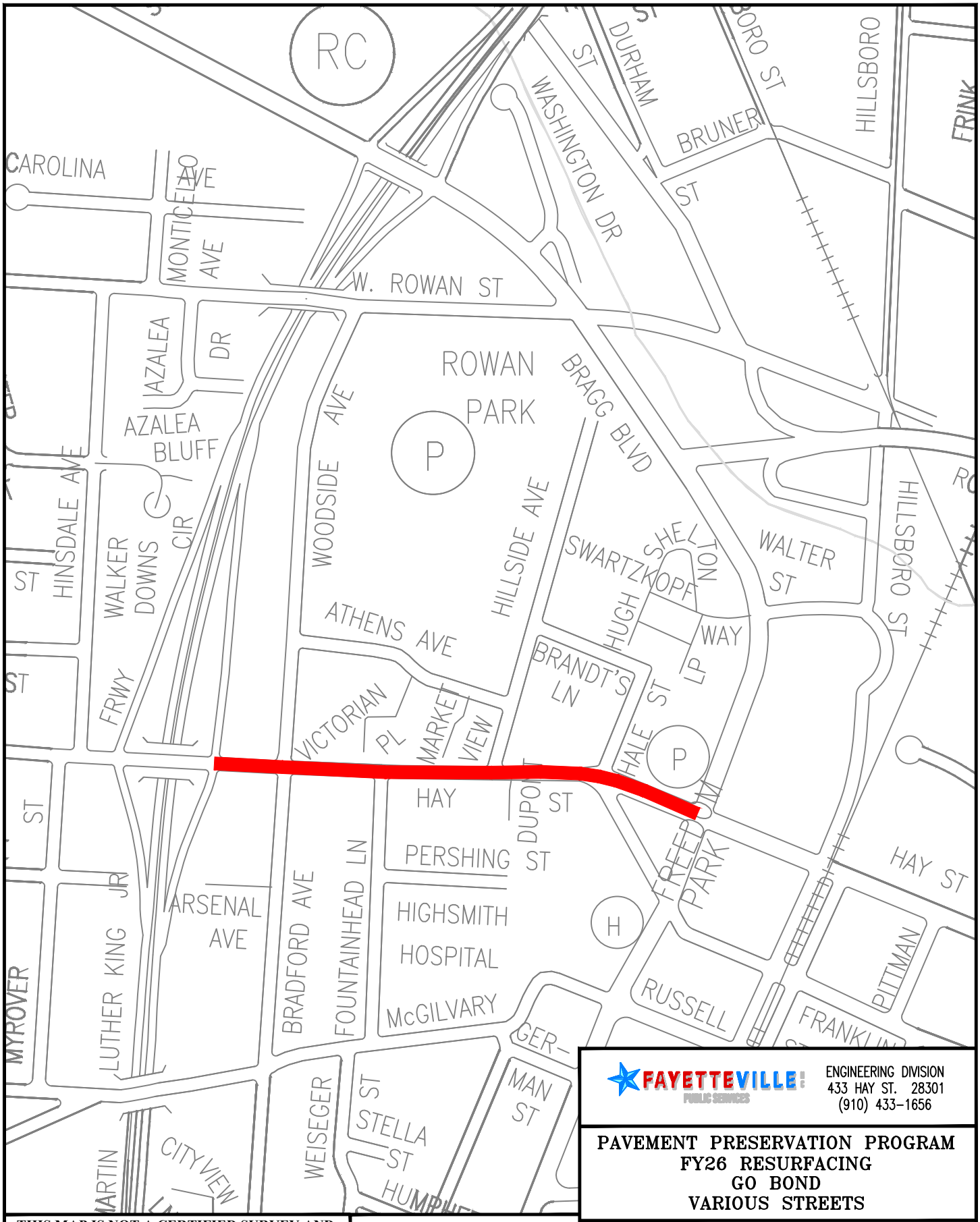
ASHRIDGE DR
RUDLAND CT
STONECLAVE PL
HAZLECREST DR
WITHERS DR

FAYETTEVILLE PUBLIC SERVICES

ENGINEERING DIVISION
433 HAY ST. 28301
(910) 433-1656

**PAVEMENT PRESERVATION PROGRAM**
**FY25 RESURFACING**
**PHASE 2 GO BOND**
**VARIOUS STREETS**

DATE 2/20/2025 DRAWN BY EDR
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FAYETTEVILLE PUBLIC SERVICES

ENGINEERING DIVISION
433 HAY ST. 28301
(910) 433-1656

**PAVEMENT PRESERVATION PROGRAM**
**FY26 RESURFACING**
**GO BOND**
**VARIOUS STREETS**

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HAY ST

DATE 2/20/2025 DRAWN BY EDR

SCALE 1"=500' CK'D BY RSH

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0269

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Other Items of Business

**Agenda Number:** 11.01

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phelps, Assistant City Manager**

**FROM:** **Jennifer Ayre, MPA, MMC, City Clerk**

**DATE:** **April 27, 2026**

**RE:**
**Approve Appointment Committee Recommendations for Boards and Commissions Appointments**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**
GOAL VI: The City of Fayetteville will continue to have a collaborative citizen and business engagement base.

**Executive Summary:**
The Appointment Committee met on Friday, April 17, 2026, to review applications for appointments to 2 Boards and Commissions. It is from that meeting the Appointment Committee presents the recommendations for 3 appointments to the City of Fayetteville Boards and Commissions

**Background:**
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.

**Issues/Analysis:**
N/A

**Budget Impact:**
N/A

**Options:**
1. Approve the Appointment Committee recommendations.
2. Do not approve the recommendations and provide direction to staff

**Recommended Action:**
Approve Appointment Committee recommendations as presented.

**Attachments:**
Appointment Committee Recommendations for term of office to begin April 28, 2026

Recommendations for 3 Appointments to 2 City of Fayetteville Boards and Commissions.

The Appointment Committee approved the following appointments:

**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 |

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0275

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Other Items of Business

**Agenda Number:** 11.02

**TO:** **Mayor Colvin and Members of City Council**

**THRU:** **Erin Swinney, Police Attorney**

**FROM:** **Lachelle H. Pulliam, City Attorney**

**DATE:** **April 27, 2026**

**RE:**
**Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**
Goal I: Safe and Secure Community
Priority I: Ongoing Commitment to a Comprehensive Approach to Community Safety

**Executive Summary:**
The following changes are proposed to the Fayetteville City Code, Chapter 24 Streets and Sidewalks, Article VIII. - Parades, Motorcades, Special Events and Demonstrations:

24-282 - Picketing Permitted; Standards of Conduct for Picketing Activities:

- Creates a buffer limiting demonstrations near outdoor dining areas
- Relocates a provision from Section 24-285 prohibiting demonstrations at residences
- Prohibits the use of fighting words as well as threatening and indecent language by pickets
- Clarifies enforceability

24-283 - Interference with Pickets Prohibited; Police Authority to Disperse Crowds; Failure to Leave When Ordered Declared Offense:

- Prohibits the use of fighting words as well as threatening and indecent language by spectators
- Conforms the Code with North Carolina General Statutes as it relates to commands to disperse from police officers

24-285 - Notice of Intent to Picket:

- Relocates/removes provisions that are not relevant to the notice of intent to picket
- Requires a receipt of notice for all pickets, not just groups of 10 or more persons

**Background:**
Review of the ordinances regarding parades, motorcades, special events and demonstrations revealed various updates and clarifications needed to enhance community safety. This item was last heard at the January 5, 2026 work session. At that time, there was consensus of Council to reconsider the item within 30-60 days.

**Issues/Analysis:**
These sections of the Code have not been reviewed and updated since 2013.

**Budget Impact:**
N/A

**Options:**
1. Approve all proposed changes.
2. Reject all proposed changes and provide additional direction to staff.
3. Approve specific changes.

**Recommended Action:**
Staff recommends that Council approves specific changes.

**Attachments:**
1. Section 24-282 Redlined & Clean as Proposed
2. Section 24-283 Redlined & Clean as Proposed
3. Section 24-285 Redlined & Clean as Proposed
4. Presentation on Proposed Changes to Demonstrations Ordinance

# PART II - CODE OF ORDINANCES

# CHAPTER 24 - STREETS AND SIDEWALKS

## Article VIII. - Parades, Motorcades, Special Events and Demonstrations

### Sec. 24-282. Picketing Permitted; Standards of Conduct for Picketing Activities.

Peaceful picketing shall be permitted in the city, provided the picketing is done under the following conditions:

1. Picketing shall be conducted only on portions of the public ways not used primarily for vehicular parking or moving traffic.
2. Pickets may carry written or printed placards or signs not exceeding 36 inches promoting the objective for which picketing is done provided they do not contain profane language or the words used would not tend to incite violence.
3. If pickets promoting different objectives, causes, actions or policies desire to use a sidewalk that is already used for picketing, the city manager, or his designee, shall allot a number of pickets promoting each objective, to use such sidewalk, on an equitable basis, proportionate to the number of objectives being promoted.
4. Pickets shall be restricted to the use of the outermost half of the sidewalk or other public way nearest the street and shall not at any time nor in any way obstruct, interfere with, or block persons entering or exiting from vehicles; persons crossing streets or otherwise using the public way; the entrance or exit to any building or access to property abutting the street or sidewalk; or pedestrian or vehicular traffic.
5. Within a radius of 10 feet from the perimeter of any outdoor dining area, no person shall knowingly approach to engage in the following activities within eight (8) feet of another person that is making use of an outdoor dining area, without that person's consent:

   a. passing a leaflet or handbill to;

   b. displaying a sign to; or

   c. engaging in oral protest, education, or counseling.

   An outdoor dining area means an area in front of or adjacent to a restaurant and located on a public sidewalk or square whereon tables, chairs or benches are placed for dining purposes.

4.6. It shall be unlawful for any person to engage in picketing in front of or around the residence or dwelling of any individual.

7. No person observing, engaging in, or assisting in picketing shall bring to or allow to remain in the immediate area of picketing any vicious animal.

~~5.~~8. Pickets shall not use fighting words or language that is indecent or threating which would tend to provoke a reasonable person to a breach of the peace.

~~6.~~9. It shall be unlawful for a ~~group of ten or more~~ person~~s~~ to picket without filing a notice as required by Section 24-285~~herein~~.

~~7.~~10. ~~The provisions of this section are mandatory and not merely directory, and f~~Failure to comply with the provisions of these sections is hereby declared to be a violation of this chapter and enforceable in accordance with Section 24-312 of this Code~~.~~.

*(Ord. No. S2008-013, § 5, 8-11-2008)*

Effective on: 11/18/2013

# PART II - CODE OF ORDINANCES

# CHAPTER 24 - STREETS AND SIDEWALKS

## Article VIII. - Parades, Motorcades, Special Events and Demonstrations

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6. It shall be unlawful for any person to engage in picketing in front of or around the residence or dwelling of any individual.

7. No person observing, engaging in, or assisting in picketing shall bring to or allow to remain in the immediate area of picketing any vicious animal.
8. Pickets shall not use fighting words or language that is indecent or threating which would tend to provoke a reasonable person to a breach of the peace.
9. It shall be unlawful for a person to picket without filing a notice as required by Section 24-285.
10. Failure to comply with the provisions of these sections is hereby declared to be a violation of this chapter and enforceable in accordance with Section 24-312 of this Code.

*(Ord. No. S2008-013, § 5, 8-11-2008)*

Effective on: 11/18/2013

# PART II - CODE OF ORDINANCES

# CHAPTER 24 - STREETS AND SIDEWALKS

## Article VIII. - Parades, Motorcades, Special Events and Demonstrations

### Sec. 24-283. Interference with Pickets Prohibited; Police Authority to Disperse Crowds; Failure to Leave When Ordered Declared Offense.

a. It shall be unlawful for any person to physically interfere with pickets in the use of the sidewalk. Spectators shall not use fighting words or language that is ~~or to address profane,~~ indecent ~~, abusive,~~ or ~~or~~ threatening ~~language to or at those pickets~~ which ~~which~~ would tend to provoke the pickets ~~-~~or a reasonable person~~others~~ to a breach of the peace.

b. The police officers of the city may issue a command to disperse in accordance with North Carolina General Statutes § 14-288.5 in the event of a riot or disorderly conduct by an assemblage of three or more persons.

~~b. , in the event of the assemblage of persons in such numbers as to tend to intimidate pickets pursuing their lawful objective through numbers alone or through use of inflammatory words, direct the dispersal of persons so assembled and may arrest any person who fails to absent himself from the place of such assemblage when so directed by the police.~~

c. Whenever the free passage of any street or sidewalk in the city shall be obstructed by a crowd, whether or not the crowd assembles as a result of or in connection with picketing, the persons composing such crowd shall disperse or move on when directed to do so by a police officer. It shall be unlawful for any person to refuse to so disperse or move on when so directed by a public officer as provided in this article.

*(Ord. No. S2008-013, § 5, 8-11-2008)*

Effective on: 11/18/2013

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# CHAPTER 24 - STREETS AND SIDEWALKS

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c. Whenever the free passage of any street or sidewalk in the city shall be obstructed by a crowd, whether or not the crowd assembles as a result of or in connection with picketing, the persons composing such crowd shall disperse or move on when directed to do so by a police officer. It shall be unlawful for any person to refuse to so disperse or move on when so directed by a public officer as provided in this article.

*(Ord. No. S2008-013, § 5, 8-11-2008)*

Effective on: 11/18/2013

# PART II - CODE OF ORDINANCES

# CHAPTER 24 - STREETS AND SIDEWALKS

## Article VIII. - Parades, Motorcades, Special Events and Demonstrations

### Sec. 24-285. Notice of Intent to Picket.

Peaceful picketing shall be permitted in the city provided the picketing is done under the following conditions:

1. ~~No picketing shall be conducted on the public ways or public property of this city and~~ Nno person shall participate in ~~the~~ picketing unless notice of intent to picket has been given to the chief of police or his designated representative and unless a receipt of such notice has been issued.
2. ~~A group of ten or more~~ A person~~s~~ shall give notice of intent to picket in writing and the notice given shall contain the following information~~:. A group of fewer than ten persons may give written notice of intent to picket but is not required to do so.~~
    a. The name, if any, of the organization or group sponsoring or proposing to picket unless the group indicates that it intends to picket anonymously, in which case no name is required;
    b. The location or locations in the city where the pickets propose to assemble and demonstrate;
    c. The date or dates on which the picketing is to occur;
    d. The name of the person and organization giving notice of intent to picket unless the person or organization indicates that it intends to picket anonymously, in which case no name is required;
    e. Whether or not persons below the age of 18 years are expected to participate; and
    ~~f.~~ The person to be in charge of the activity and who will accompany it and carry any receipt of notice at all times.
    ~~3.~~f. ~~It is unlawful for any person to engage in picketing before or about the residence or dwelling of any individual.~~
~~4.~~3. Upon the giving of notice of intent to picket, properly completed as set out in this article, the chief of police or his designated representative shall immediately issue a receipt of notice. The receipt shall contain all information stated in the notice. Notice shall be given

by the holder of a receipt of notice to the chief of police or his designated representative immediately upon the cessation of such picketing for a period of 24 hours or more. Before resumption of picketing interrupted for any such period, a new notice shall be given and a new receipt issued.

*(Ord. No. S2008-013, § 5, 8-11-2008)*

Effective on: 11/18/2013

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*(Ord. No. S2008-013, § 5, 8-11-2008)*

Effective on: 11/18/2013

# Proposed Amendments – Ch. 24: Parades, Motorcades, Special Events and Demonstrations Ordinance




*City Attorney's Office*
*April 27, 2026*

FAYETTEVILLE NC

FAYETTEVILLE NC

# 24-283 - Interference with Pickets Prohibited; Police Authority to Disperse Crowds; Failure to Leave When Ordered Declared Offense

| Current Ordinance | Proposed Ordinance |
|---|---|
| Prohibits the use of profane and abusive language to or at pickets | Prohibits the use of fighting words as well as threatening and indecent language by spectators |
| Permitted police to direct the dispersal of people assembled if the number of people tended to intimidate pickets | Conforms the Code with North Carolina General Statutes as it relates to commands to disperse from police officers |

# 24-283 - Interference with Pickets Prohibited; Police Authority to Disperse Crowds; Failure to Leave When Ordered Declared Offense

## CHAPTER 24 - STREETS AND SIDEWALKS

### Article VIII. - Parades, Motorcades, Special Events and Demonstrations

**Sec. 24-283. Interference with Pickets Prohibited; Police Authority to Disperse Crowds; Failure to Leave When Ordered Declared Offense.**

a. It shall be unlawful for any person to physically interfere with pickets in the use of the sidewalk. Spectators shall not use fighting words or language that is ~~or to address profane,~~ indecent ~~, abusive,~~ or ~~or~~ threatening ~~language to or at those pickets~~ which ~~which~~ would tend to provoke the pickets or a reasonable person ~~others~~ to a breach of the peace.

b. The police officers of the city may issue a command to disperse in accordance with North Carolina General Statutes § 14-288.5 in the event of a riot or disorderly conduct by an assemblage of three or more persons.

~~b. , in the event of the assemblage of persons in such numbers as to tend to intimidate pickets pursuing their lawful objective through numbers alone or through use of inflammatory words, direct the dispersal of persons so assembled and may arrest any person who fails to absent himself from the place of such assemblage when so directed by the police.~~

c. Whenever the free passage of any street or sidewalk in the city shall be obstructed by a crowd, whether or not the crowd assembles as a result of or in connection with picketing, the persons composing such crowd shall disperse or move on when directed to do so by a police officer. It shall be unlawful for any person to refuse to so disperse or move on when so directed by a public officer as provided in this article.

*(Ord. No. S2008-013, § 5, 8-11-2008)*

Effective on: 11/18/2013

# 24-285 - Notice of Intent to Picket:

| Current Ordinance | Proposed Ordinance |
|---|---|
| Prohibits picketing on public ways or public property | Relocates/removes provisions that are not relevant to the notice of intent to picket |
| Requires a receipt of notice for pickets of 10 or more people | Requires a receipt of notice for all pickets, not just groups of 10 or more persons |

# 24-285 - Notice of Intent to Picket:

## Sec. 24-285. Notice of Intent to Picket.

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   c. The date or dates on which the picketing is to occur;
   d. The name of the person and organization giving notice of intent to picket unless the person or organization indicates that it intends to picket anonymously, in which case no name is required;
   e. Whether or not persons below the age of 18 years are expected to participate; and
   ~~f.~~ The person to be in charge of the activity and who will accompany it and carry any receipt of notice at all times.

   ~~3.~~f. ~~It is unlawful for any person to engage in picketing before or about the residence or dwelling of any individual.~~

~~4.~~3. Upon the giving of notice of intent to picket, properly completed as set out in this article, the chief of police or his designated representative shall immediately issue a receipt of notice. The receipt shall contain all information stated in the notice. Notice shall be given

# 24-282 - Picketing Permitted; Standards of Conduct for Picketing Activities:

| Current Ordinance | Proposed Ordinance |
|---|---|
| None | Creates a buffer limiting demonstrations near outdoor dining areas |
| Exists in 24-285 | Relocates a provision from Section 24-285 prohibiting demonstrations at residences |
| None | Prohibits the use of fighting words as well as threatening and indecent language by pickets |
| States that failure to comply is a violation of the section | Clarifies enforceability with a reference to 24-312 |

# 24-282 - Picketing Permitted; Standards of Conduct for Picketing Activities:

## CHAPTER 24 - STREETS AND SIDEWALKS

### Article VIII. - Parades, Motorcades, Special Events and Demonstrations

**Sec. 24-282. Picketing Permitted; Standards of Conduct for Picketing Activities.**

Peaceful picketing shall be permitted in the city, provided the picketing is done under the following conditions:

1. Picketing shall be conducted only on portions of the public ways not used primarily for vehicular parking or moving traffic.
2. Pickets may carry written or printed placards or signs not exceeding 36 inches promoting the objective for which picketing is done provided they do not contain profane language or the words used would not tend to incite violence.
3. If pickets promoting different objectives, causes, actions or policies desire to use a sidewalk that is already used for picketing, the city manager, or his designee, shall allot a number of pickets promoting each objective, to use such sidewalk, on an equitable basis, proportionate to the number of objectives being promoted.
4. Pickets shall be restricted to the use of the outermost half of the sidewalk or other public way nearest the street and shall not at any time nor in any way obstruct, interfere with, or block persons entering or exiting from vehicles; persons crossing streets or otherwise using the public way; the entrance or exit to any building or access to property abutting the street or sidewalk; or pedestrian or vehicular traffic.
5. Within a radius of 10 feet from the perimeter of any outdoor dining area, no person shall knowingly approach to engage in the following activities within eight (8) feet of another person that is making use of an outdoor dining area, without that person's consent:
   a. passing a leaflet or handbill to;
   b. displaying a sign to; or
   c. engaging in oral protest, education, or counseling.

   An outdoor dining area means an area in front of or adjacent to a restaurant and located on a public sidewalk or square whereon tables, chairs or benches are placed for dining purposes.
6. ~~4.~~ It shall be unlawful for any person to engage in picketing in front of or around the residence or dwelling of any individual.

# 24-282 - Picketing Permitted; Standards of Conduct for Picketing Activities (cont.):

7. No person observing, engaging in, or assisting in picketing shall bring to or allow to remain in the immediate area of picketing any vicious animal.

~~5.~~8. Pickets shall not use fighting words or language that is indecent or threating which would tend to provoke a reasonable person to a breach of the peace.

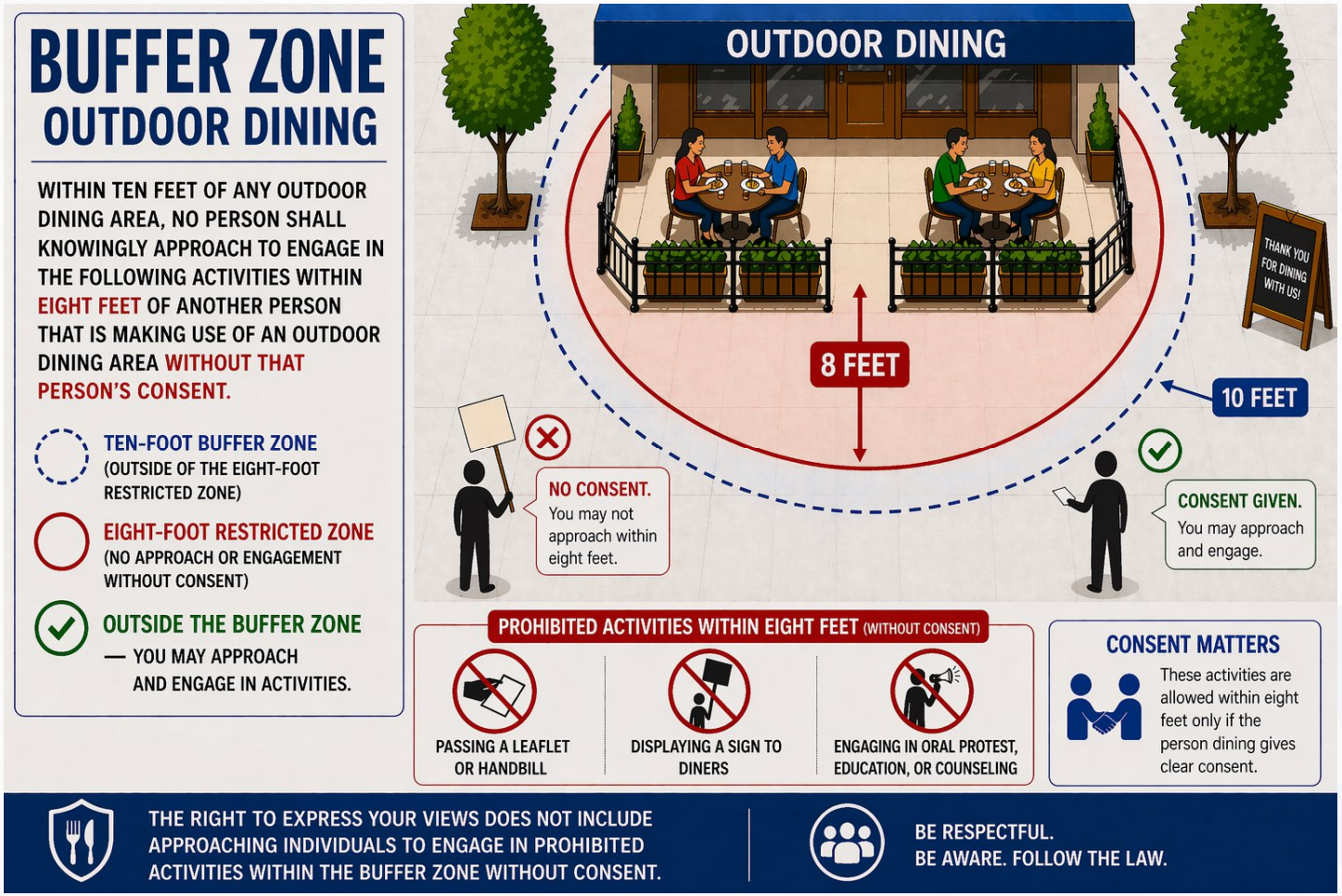
~~6.~~9. It shall be unlawful for a ~~group of ten or more~~ person~~s~~ to picket without filing a notice as required by Section 24-285~~herein~~.

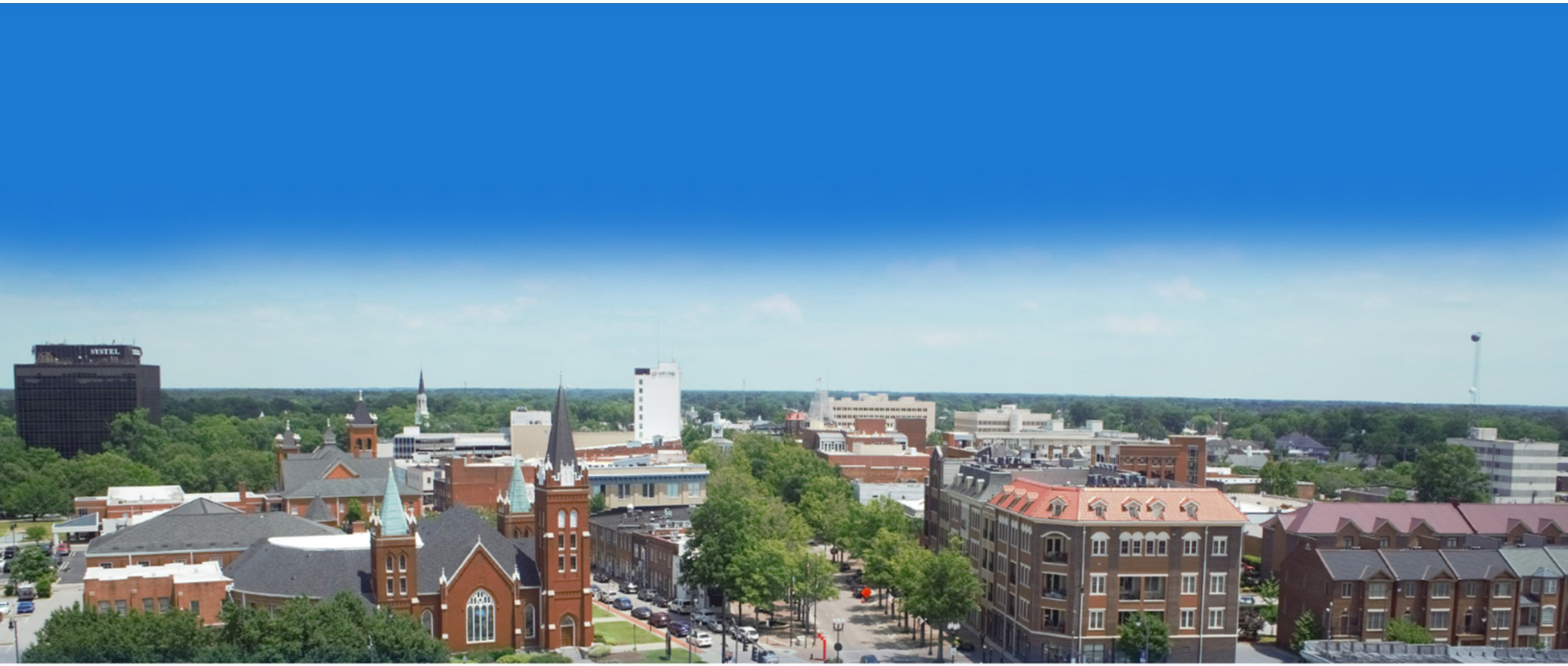
~~7.~~10. ~~The provisions of this section are mandatory and not merely directory, and f~~Failure to comply with the provisions of these sections is hereby declared to be a violation of this chapter and enforceable in accordance with Section 24-312 of this Code.~~.~~

*(Ord. No. S2008-013, § 5, 8-11-2008)*

Effective on: 11/18/2013

# 24-282 - Picketing Permitted; Standards of Conduct for Picketing Activities (cont.):






FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0276

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Other Items of Business

**Agenda Number:** 11.03

**TO:** **Mayor Colvin and Members of City Council**

**THRU:** **Lachelle H. Pulliam, City Attorney**

**FROM:** **Victoria Curtis, Assistant City Attorney**

**DATE:** **April 27, 2026**

**RE:**
**Presentation on North Carolina Development Moratoria**

**COUNCIL DISTRICT(S):**
All

**Relationship To Strategic Plan:**
Goal 2: Economic and Strategic Growth
Priority 2: Enhance Economic Growth Opportunities Throughout the City

**Executive Summary:**
City Council requested a presentation on moratoria which is addressed in NCGS 160D-107. The presentation will address the general requirements for adopting a moratorium as well as the exemptions and other legal constraints.

**Background:**
At the April 13, 2026 regular meeting, Council directed staff to give a presentation about moratoria.

**Issues/Analysis:**
N/A

**Budget Impact:**
N/A

**Options:**
N/A

**Recommended Action:**
N/A

**Attachments:**
Presentation

# NC Development Moratoria




*Victoria Curtis, Assistant City Attorney*
*April 27, 2026*

FAYETTEVILLE NC

# What is a Moratorium?

- A temporary pause on development approvals
- Applies to permits and approvals
- Can be used as a planning tool
- Time-limited
- Does not stop all development

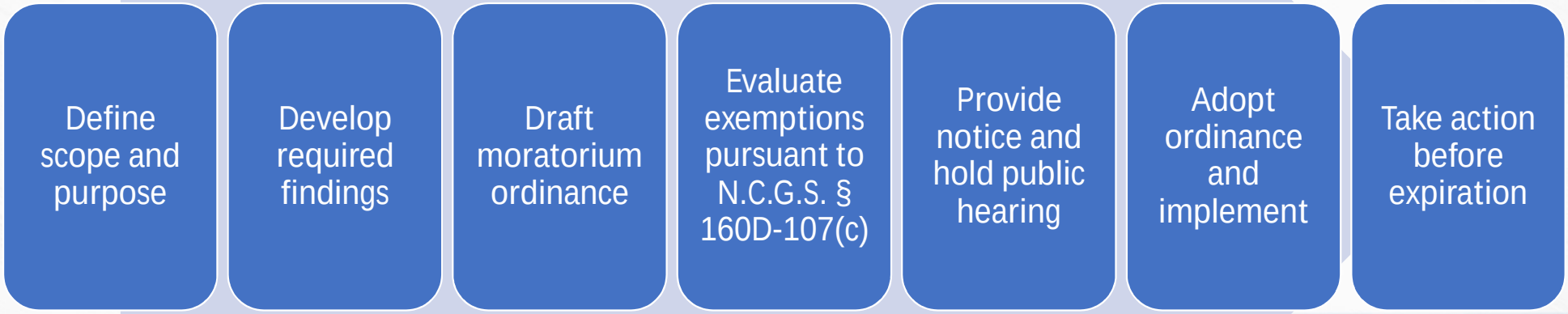
# Statutory Authority

The City may adopt a temporary development moratorium pursuant to N.C.G.S. § 160D-107(a).



A moratorium may apply to development approvals. "Development approval" is defined broadly in N.C.G.S. § 160D-102(10) and includes zoning permits, site plan approvals, special use permits, building permits, and other Chapter 160D approvals.

# Implementation Steps



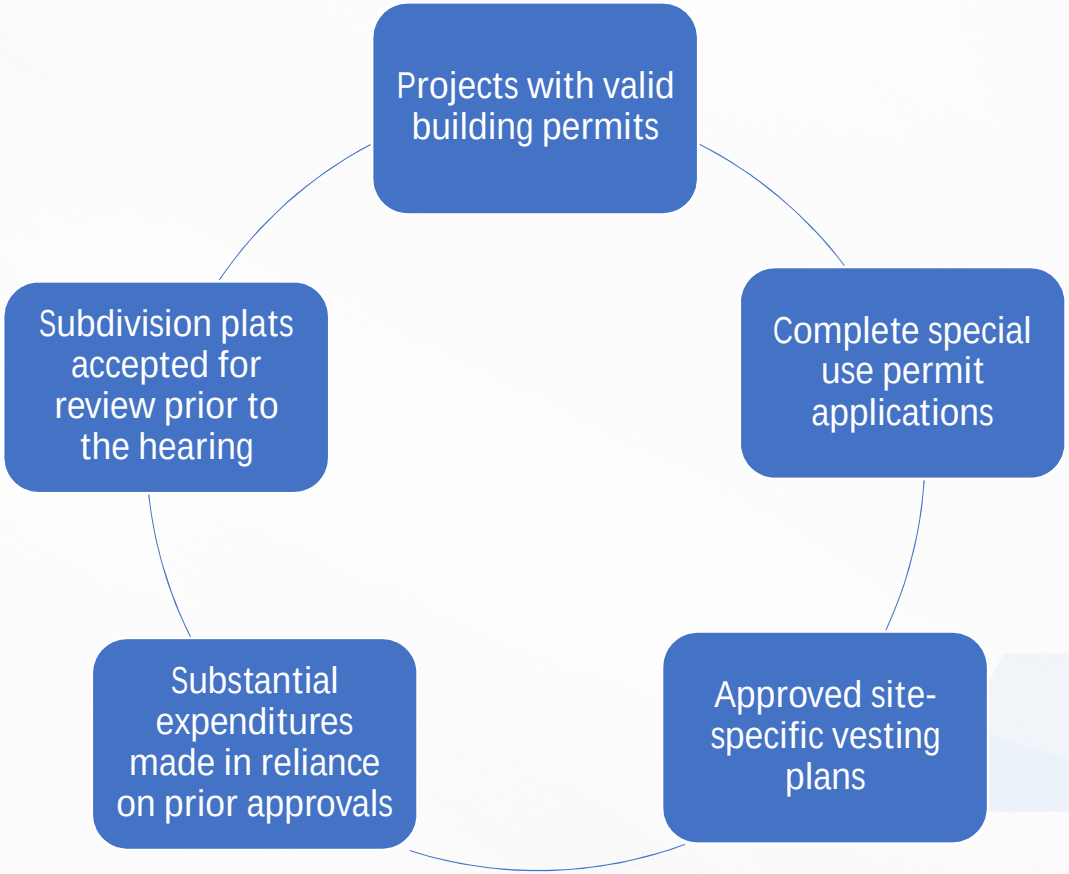
# Required Ordinance Elements

- N.C.G.S. § 160D-107(d) requires the moratorium ordinance to contain the following:
  - A clear statement of the problems or conditions and alternatives considered
  - A statement of the development approvals subject to the moratorium
  - A termination date and justification
  - A statement of the actions to be taken during the moratorium and a schedule for those actions

# What the City May Do

- Limit the moratorium by geography, by zoning district, or citywide
- Adopt a moratorium following required notice and public hearing(s)
- In the limited circumstance of an imminent threat to public health or safety, adopt the moratorium without notice or hearing

# Statutory Exemptions (§ 160D-107(c))



# Permit Choice (Pending Applications)

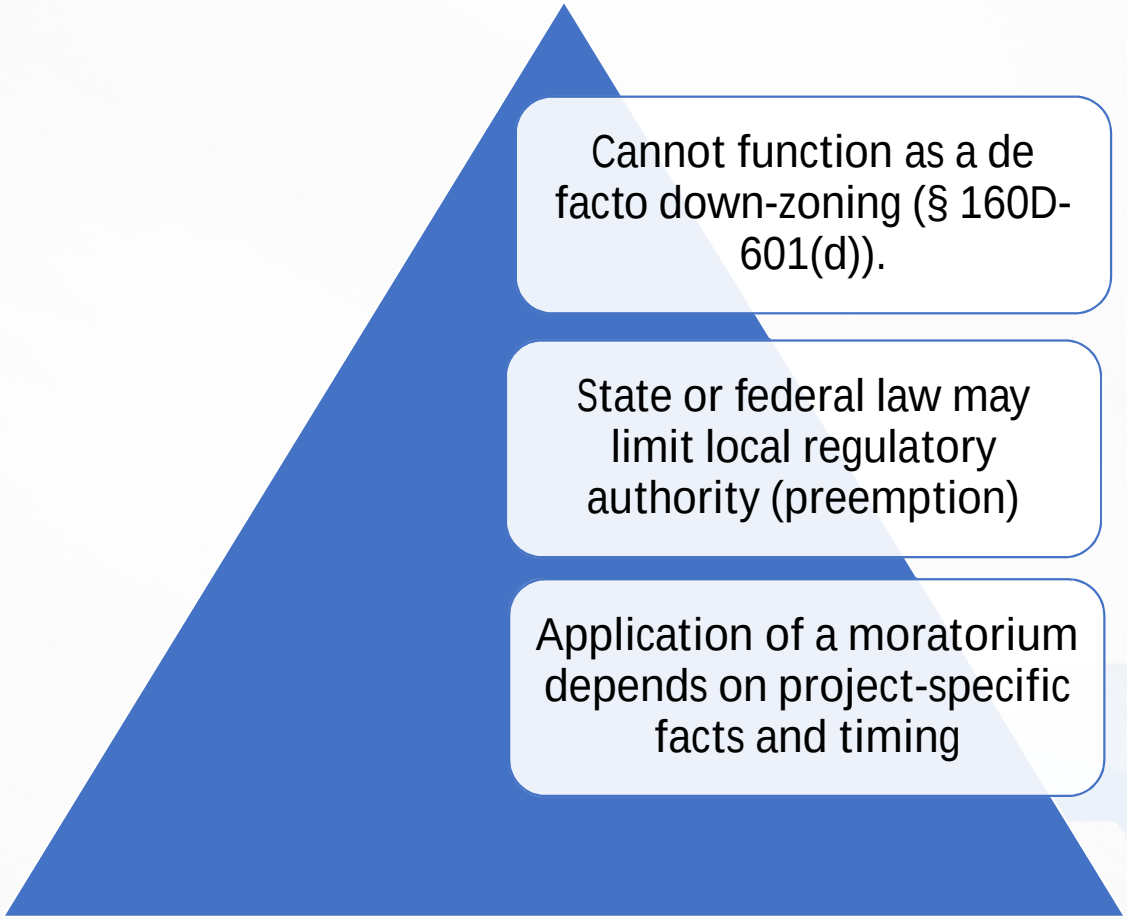
Applies to complete applications submitted before a moratorium

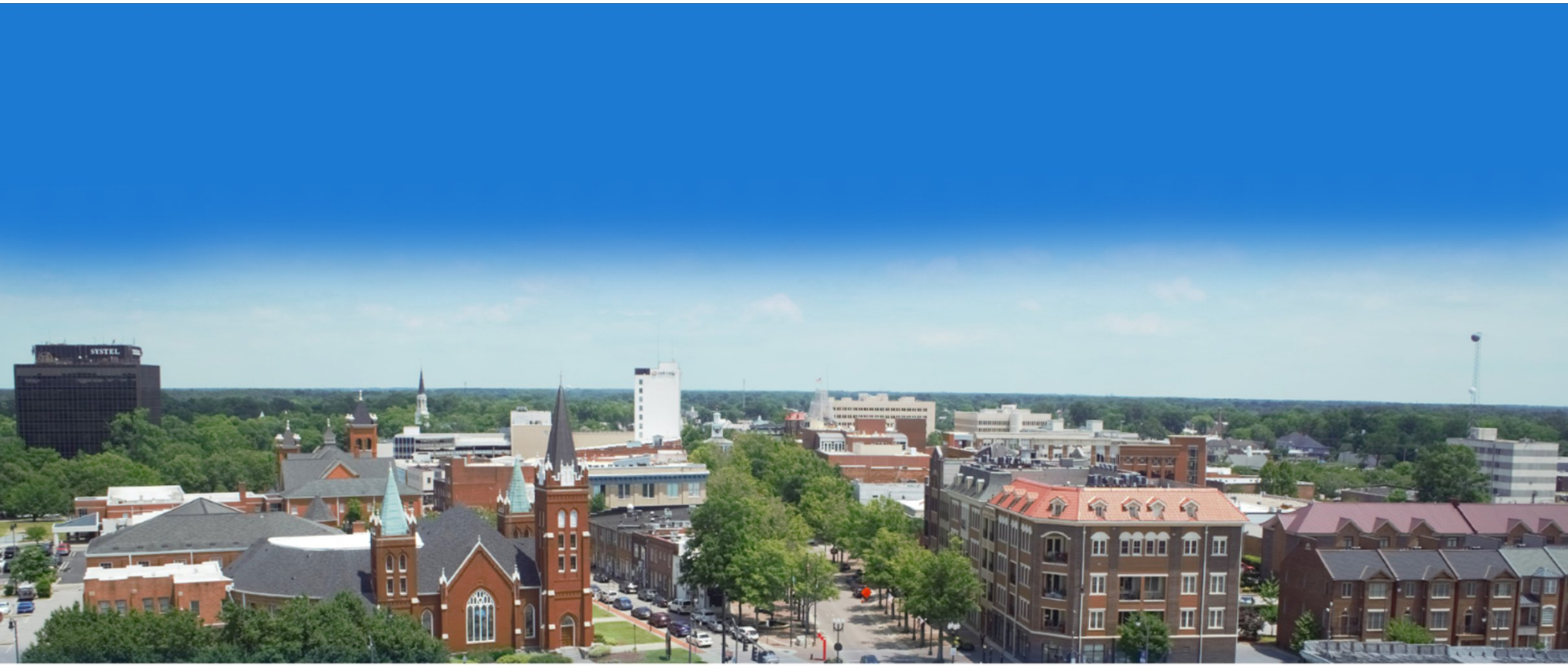
Limits how a moratorium affects pending projects

- Applicant may choose which regulations apply:
  - At time of application
  - Or at time of decision

Protection may be lost after prolonged inactivity (6+ months)

# Other Legal Considerations






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FayettevilleNC.gov

# City of Fayetteville

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

## City Council Action Memo

### File Number: 26-0270

**Agenda Date:** 4/27/2026 **Version:** 1 **Status:** Agenda Ready

**In Control:** City Council Regular Meeting **File Type:** Administrative Reports

**Agenda Number:** 12.01

**TO:** **Mayor and Members of City Council**

**THRU:** **Jodi Phellps, Assistant City Manager**

**FROM:** **Christopher Cauley, MPA - Economic & Community Development Director**
**Derrick McArthur - Economic Development Manager**

**DATE:** **April 27, 2026**

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

**COUNCIL DISTRICT(S):**
District 2 - Council Member Malik Davis

**Relationship To Strategic Plan:**
Goal II: Responsive City Government Supporting a Diverse and Viable Economy.
- Strategic Objective 2.1: Ensure a diverse City tax base.
- Strategic Objective 2.2: Invest in community places to ensure revitalization and increase the quality of life.
- Strategic Objective 2.4: Sustain a favorable development climate to encourage business growth.

Goal IV: Desirable Place to Live, Work, and Recreate
- Strategic Objective 4.5: Ensure a place for people to live in great neighborhoods.

Goal VI: Collaborative Citizen and Business Engagement.
- Strategic Objective 6.2: Ensure trust and confidence in City government through transparency and high-quality customer service.
- Strategic Objective 6.3: Inform and educate about local government by enhancing public outreach and increasing community dialog, collaboration, and empowerment.

**Executive Summary:**
In accordance with the agreement between the City of Fayetteville (City) and Cool Spring Downtown District (CSDD), CSDD has submitted its Quarterly Report for review.

**Background:**
On July 1, 2023, the City and CSDD entered into an agreement to provide Enhanced Services for an Arts and Entertainment Focused Downtown Municipal Service District (MSD). The Enhanced Services for an Arts and Entertainment Focused Downtown MSD contains five service elements: Economic Vitality and Development; Art and Design Enhancements; Promotion and Marketing; Special Events and Programming

and Partnership, along with Organizational Support and Conflict Resolution.

**Issues/Analysis:**
Several key items to note are present in the Quarterly Report:

- Three (3) new businesses welcomed to the district.
- Two (2) businesses relocated to new spaces in the district
- $114.8 million in new investment and 813,400 gross sq ft completed or underway.
- Over 1,200,000 visits and 412,700 unique visitors to the district.
- The district organized six (6) events in the quarter with total attendees 23,130.
- Submitted 25 plus Fay Fix It reports for downtown.

**Budget Impact:**
There is no impact on the budget as funds for this agreement were approved for the 2026 fiscal year from the revenues generated by the MSD property tax rate and a transfer from the general fund.

**Options:**
No action required.

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

**Attachments:**
CSDD Quarterly Report January 1, 2026 - March 31, 2026

COOL SPRING DOWNTOWN DISTRICT

3RD QUARTER

# QUARTERLY REPORT

January 1 – March 31 2026



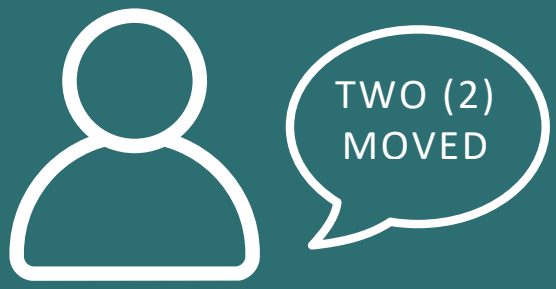
Cool Spring Downtown District, Inc.
222 Hay Street, Fayetteville, NC 28301
Info@CoolSpringfay.org

| | Cool Spring Downtown District | Aligned Goals | City of Fayetteville |
|---|---|---|---|
| GROW | Economic Vitality and Development | GOAL II | Responsive City Government Supporting a Diverse and Viable Economy |
| AMPLIFY | Art and Design Enhancements | GOAL III | City Investment in Today and Tomorrow |
| ATTRACT | Promotion and Marketing | GOAL IV | Desirable Place to Live, Work & Recreate |
| WELCOME | Special Events and Programming | | |
| MOBILIZE | Partnership & Conflict Resolution | GOAL V | Sustainable Organizational Capacity |
| | | GOAL VI | Citizen Engagement & Partnerships |

# ECONOMIC VITALITY & DEVELOPMENT

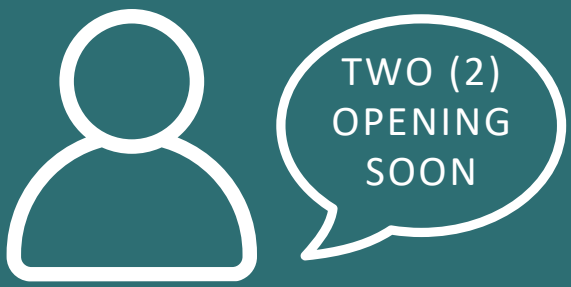
## BUSINESS SNAPSHOTS










## OPENED

1. Zippy Post - 107 Gillespie Street
2. ArtsXL - 214 Burgess Street
3. W.co Wings Express - 132 Person Street

## MOVED

1. Juniper and Fern - 107 1/2 Gillespie Street to 2nd Floor
2. ERA Strother Real Estate - 229A Hay Street

## CLOSED

1. The Coffee Scene - 450 Hay Street

## OPENING SOON

1. City Center Gallery and Books - 210 Hay Street (expanded space)
2. Vibe Gastropub (re-opening)

## VITALITY

Downtown welcomed 3 new businesses this quarter, with additional openings expected in Q4.

# GROW

## Economic Development

Stimulate investment in downtown real estate and business ventures to expand the tax base and nurture a dynamic and sustainable local economy. By attracting new businesses, supporting existing enterprises, and creating robust job opportunities, we will foster innovation and entrepreneurship while enhancing infrastructure.

This approach will create a vibrant downtown where arts, culture, and commerce intersect, benefiting the entire community and driving long-term economic growth.

# AMPLIFY

## Placemaking & Activation

Transform downtown Fayetteville into an energetic, inclusive, and attractive destination for guests, business owners, and residents by creating meaningful experiences that reflect the unique culture, history, and identities of Fayetteville. By fostering a connected community, we will create a vibrant, engaging, and collaborative downtown where people want to be.



# ATTRACT

## Promotion & Marketing

Showcase downtown Fayetteville as a premier arts and entertainment destination by promoting and advertising it as a dynamic, inclusive, and attractive place for guests, businesses, and residents. Through the development and sustainment of a strong, unique brand identity and an active marketing presence, we aim to attract an engaged and aligned audience.

# STRATEGIC PLAN




The strategic planning process began in January 2024 and concluded in October 2024. It involved work sessions with Cool Spring downtown District Board of Directors and staff, as well as extensive community stakeholder engagement.

View plan here:

# MOBILIZE

## Advocacy

Champion downtown priorities by collaborating with public and private partners to drive positive change and foster a community that meets its other goals of Grow, Welcome, Energize & Connect. This involves creating platforms for community input, representing diverse interests, and promoting policies that support economic development, social equity, and cultural vibrancy.



# WELCOME

## Public Realm Enhancement

Create a vibrant and well-maintained environment and community spaces that define the downtown experience by embodying quality and positive energy. Strengthening community partnerships, being vigilant to address any barriers to a welcoming atmosphere, and enhancing safety for visitors, property owners, and businesses will ensure that downtown is a space where everyone feels included and secure.



## AMPLIFY

CSDD President/CEO amplified our message in radio interviews with @FAYNCMAG and WFNC , sharing shop local, upcoming events, and the importance of how meaningful collaboration helps Downtown thrive in February.

## ATTRACT

Downtown Fayetteville currently has approximately $114.8 million in new investment and 813,400 gross square feet of physical improvements either completed or underway.

## GROW

- Our events such as 4th Friday series has grown under CSDD from 3,000 average attendees pre-2019 to 5,000–20,000 per event, with 400% vendor growth.
- Residents Socials have been revitalized.



## MOBILIZE

Our ambassadors attended the Community Feedback Session led by the Office of Community Safety in partnership with the National Institute of Criminal Justice Reform and gathered insight from residents to help shape OCS' Strategic Plan.



## WELCOME

Since the start of the third quarter in 2025, the District has welcomed over 1,200,000 visits and 412,700 unique visitors with an average dwell time of 105 minutes. This is an 6.01% decrease from the last quarter, as is typical for the start of the year.



# AMPLIFY

ART AND DESIGN ENHANCEMENTS

## SWEETHEART ALLEY

Cool Spring Downtown District shared the love by passing out over 100 carnations to passerbyers in the District Alley.












## KINDNESS WALL

The Kindness Wall invites the community to share and enjoy uplifting affirmations and quotes that brighten downtown for everyone.

## BANNERS

The Downtown Fayetteville banners were installed at the main downtowngateways, and key intersections.







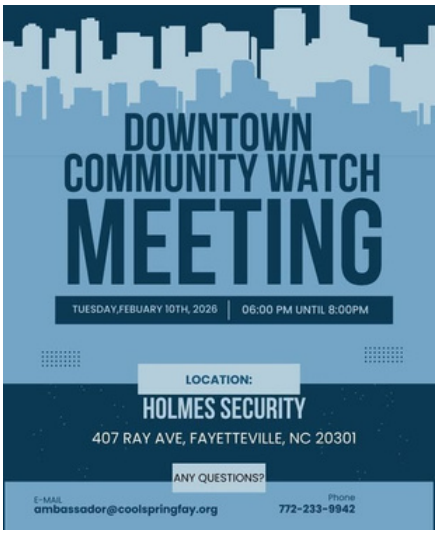

## HEART DECOR

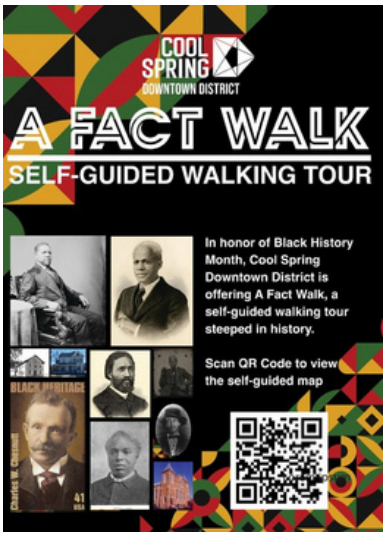
Cool Spring Downtown District partnered with the Capital Encore Academy students to create hearts to decorate the alley.

# OUR EVENTS THIS QUARTER

SPECIAL EVENTS AND PROGRAMMING

















Cool Spring Downtown District organized a total of SIX (6) events this quarter. The total number of attendees who visited downtown as a result was 23,130

# WELCOME BACK 4TH FRIDAY

COOL SPRING DOWNTOWN DISTRICT

4TH FRIDAY DOWNTOWN FAYETTEVILLE

DOWNTOWN FAYETTEVILLE



## WELCOME BACK! | MARCH 27 | 6PM-9PM

4th Friday is downtown's signature monthly celebration, featuring live stage performances, family-friendly activities, and seasonal beer gardens.

By encouraging exploration of downtown businesses and creating a safe, engaging environment, 4th Friday strengthens community connections, boosts economic activity, and reinforces downtown Fayetteville as a vibrant destination for arts, culture, and social engagement.

This year 4th Friday is going mobile! As a part of our mission to activate the streets of downtown, this 4th Friday season will be highlighting a different location for each month, shifting and expanding foot traffic, and allowing more oppotunities for the small businesses to curate supplemental activations that offer a fuller experience for visitors.

## HIGHLIGHTS

- 8,000+ attendees (residents + regional visitors)
- 24 vendors (artists nonprofits, commercial arts and crafts, regional businesses, District businesses) + participating merchants on Franklin St
- 7 food vendors (carts + a food truck)
- 4 youth activities (Bouncehouse, MM Digging, Skoolie Xpress, U Got Game)
- 1 music talent (DJ G-Moniy)

# ATTRACT



## DOWNTOWN EVENTS

In the third quarter the District saw 29,070 attendees at downtown events which is a 64.8% decrease from the previous quarter. This is typical of Q3 as the event landscape slows in Januart and Februaty, accelerating again in late March into April.

## SOCIAL MEDIA ANALYTICS

**Facebook Followers**

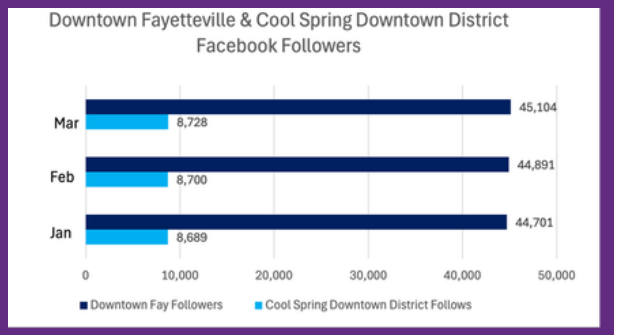
- Downtown Fayetteville- 45,104
- CSDD - 8,728

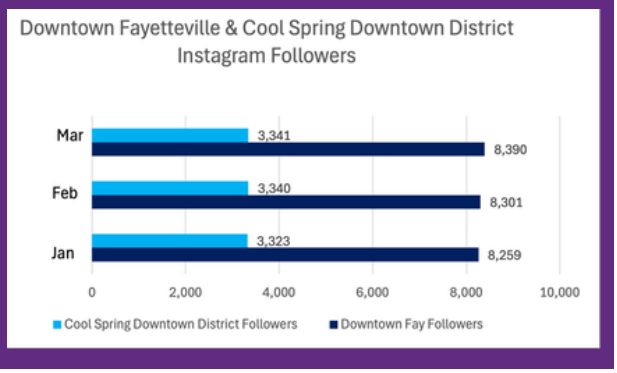
**Instagram Followers**

- Downtown Fayetteville - 8,390
- Instagram - 3,341

**Tiktok Followers**

- Downtown Fayetteville - 1,917




## GOOGLE

Over 3,055 people found the Cool Spring Downtown District using Google — a decrease of 51.8% from last quarter's 6,331 users. This decrease is typical of Q3, post-holiday.

## WEBSITE

7,395 users visited the Cool Spring Downtown District website, representing a 55.1% decrease from last quarter.

There were 7,112 website sessions, a 55.1% decrease from last quarter.

## E-NEWS

30% open rate representing a 31.8% decrease from last quarter. This is typical of Q3,post-holiday.

6,298 subscribers - a 9.6% increase from last quarter.



MARKETING & EVENTS

# MOBILIZE

**THANKS TO THE FUNDING FROM THE CITY OF FAYETTEVILLE, OUR TWO AMBASSADORS WORK COLLECTIVELY IN THE MUNICIPAL SERVICE DISTRICT 80 HOURS A WEEK. THEIR ACCOMPLISHMENTS INCLUDE THE FOLLOWING:**

## SAFETY & ENGAGEMENT AMBASSADORS PROGRAM

## PHYSICAL ENVIRONMENT

- 300 new plants have been installed and maintained in the Hurley Pots
- Re-strung and re-programmed the lights and maintained the decorations in the District Alley
- Responded to 25+ calls from businesses concerning safety
- Addressed issues related to homelessness, panhandling and other unlawful behavior
- Daily litter street sweeps which include removing 200+ bags of trash from the Downtown District
- Assisted Residents with various tasks from finding downtown business, escorting visitors to their vehicles, and assisting with paid parking
- Weekly dumpster maintenance
- Organized 2 bulk pickups of trash from residential areas and businesses resulting in over 1000lbs of trash removed from the downtown area
- Submitted 25+ Fay-Fix-it reports for downtown maintenance
- Interacted regularly with the Fayetteville Police Department, liaising between residents, visitors, business owners, our Police Department, and unlawful citizens to maintain safe and clean streets.
- Removed 5+ graffiti from the downtown parking decks
- Reported over 50 streetlights out on Fay-Fix-It










# MOBILIZE

## HOMELESSNESS ILLEGAL ACTIVITY PANHANDLING

- Regularly engages with homeless population to redirect them to services.
- Works with downtown merchants to ease concerns about indecent exposure, street preaching, littering, and panhandling.
- Met with Homelessness and Mental Health Officers from Fayetteville Police Department and the Offices of Community Safety to better understand services offered
- Interacts with Downtown Police presence to ensure the public's safety
- Adds to and redistributed the database of persons of interest downtown

## MEETINGS & EVENTS

- Attended regular meetings:
  - Bi-monthly Community Watch - February 10th at Holmes Security
  - Quarterly Meeting - February 18th at Volta Space
  - Resident Social - February 12th at The CAMEO Studio
- Provided event support for major events like 4th Friday Fayetteville
- Attended trainings:
  - Office of Community Safety (OCS) Public Feedback
  - Institute For Community Leadership (ICL) Nonprofit Opportunity Fair - January 21st at Kiwanis Recreation Center

CSDD resolves an estimated 30+ direct interactions provided to the downtown district to resolve issues or complaints per week.

Cool Spring often receives complaints related to parking, construction, road closures, and politics. Staff is available daily to hear the concerns of merchants, property owners, and visitors. Our efforts to mitigate the challenging effects of revitalization are helpful and provide a safe place for the community to express itself

CLEAN STREETS
DOWNTOWN FAYETTEVILLE

COOL SPRING
DOWNTOWN DISTRICT

# WHAT IS THE CLEAN STREETS PROGRAM?

Clean Street is a voluntary, fee-based waste management program serving Cool Spring Downtown District businesses.

Billing and maintenance are managed by Cool Spring Downtown District, with quarterly invoicing for participants.

To date, Clean Streets provides commercial sanitation services for 25 businesses. As new businesses join the downtown district, they are encouraged to participate in the Clean Streets program, to reduce the number of individual roll carts in the district and keep our sidewalks and alleyways clean and safe.




**Currently, we offer three locations for downtown entities to utilize for trash disposal and recycling:**

1. Franklin Street (across the street from 208 Franklin St), which provides a Verti Pak trash compactor and cardboard recycling
2. 301 Franklin Street, which houses two 8-yard dumpsters and glass and cardboard recycling
3. The newly-completed Otis Jones Parkway located behind 116 Person Street. This project was completed in December 2024 and has continued operations since January 2025.

## ESTIMATED TOTAL TRASH REMOVAL

| Type of Canister | Estimated Waste | Number of Weekly Pickups | Number of Weeks | Estimated Impact of waste removed |
|---|---|---|---|---|
| Verti Pak (8 yards) | Estimated 80 lbs/yd | 3x weekly | 52 | 100,000lbs |
| Cardboard (8 yards) (x 2 receptacles) | 75 lbs/yd | 3x weekly | 52 | 125,000lbs |
| Dumpster (8 yards) | 1600 lbs | 3x weekly | 52 | 250,000lbs |
| Estimated Total Waste Removed FY25 (June-July) | | | | 475,000 lbs |

# LIAISON BETWEEN DOWNTOWN STAKEHOLDERS AND LOCAL GOVERNMENT

President/CEO attended and/or coordinated:

- Market Square Renovation
- 1:1 with CM Ferguson - 3/26
- Parks/Rec - Festival Park Programming Discussion - 3/27
- Chamber Board Meeting- 3/24

# CONSTRUCTION



CSDD will continue liaising between the City and downtown stakeholders to mitigate effects of road closures during public and private construction efforts.

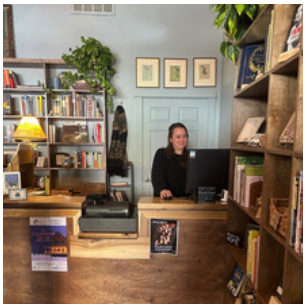
We also work closely with Traffic Engineering, Parks & Recreation, and Construction employees to ensure that stakeholders are made aware of planned activities that may impact them and to help City departments identify the best times to perform these projects with the least impact on businesses.

# SMALL BUSINESSES & CITY SERVICE STAFF

Cool Spring continues to serve as the liaison and information conduit between downtown stakeholders and City staff to facilitate better relationships, more understanding, and increased effectiveness for both City and businesses.

To this end, we participate in Parks and Recreation's Special Events Committee, Parking Committee.

CSDD also receives committee updates from the Planning Commission, Zoning Commission, Historic Resource Commission, and the Technical Review Committee.







# COOL SPRING DOWNTOWN DISTRICT Q3 INVESTORS

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Blashfield Sign Company, Inc
Blue Ridge Power
Callahan – Rice – Insurance Group
Crown Complex
Healy Wholesale Co. Inc.
Lafayette Ford
Lumbee Guaranty Bank
metronet – love your internet
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Systel Business Equipment
Village family dental – Knowles, Smith & Associates LLP

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Cumulus Media
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## PUBLIC DONORS

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FTCC
Fayetteville State University
Methodist University
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