

# DRAFT

FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEFING MINUTES  
ZOOM  
JANUARY 25, 2023  
5:00 P.M.

Present: Council Members Shakeyla Ingram (District 2) (arrived at 5:23 p.m.); Mario Benavente (District 3); Johnny Dawkins (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Absent: Mayor Mitch Colvin and Council Members Katherine K. Jensen (District 1); D. J. Haire (District 4)

Others Present: Douglas Hewett, City Manager  
Karen McDonald, City Attorney  
Adam Lindsay, Assistant City Manager  
Kelly Olivera, Assistant City Manager  
Jeff Yates, Assistant City Manager  
Jodi Phelps, Chief of Staff  
Kemberle Braden, Police Chief  
Mike Hill, Fire Chief  
Rob Stone, Construction Management Director  
Gerald Newton, Development Services Director  
Craig Harmon, Senior Planner  
Dereke Planter, Code Enforcement Supervisor  
Heather Erkhardt, Planner II  
Pamela Megill, City Clerk

## 1.0 CALL TO ORDER

Mayor Pro Tem Dawkins called the meeting to order at 5:00 p.m.

## 2. AGENDA BRIEFING - Review of Items for the January 26, 2023, City Council Meeting

City staff presented the following items scheduled for the Fayetteville City Council's January 26, 2023, agenda:

### CONSENT

P22-46. Rezoning to amend the conditions in a Community Commercial Conditional Zoning District (CC/CZ) of 7.11 acres ±, located at 1707 Owen Drive (REID # 0426155731000), and is the property of Brandon Smith, HI Fayetteville LLC and represented by Tarek Shaer, Urbanest Group, Inc. and Akhil Hari, Good Homes.

P22-49. Rezoning to amend the Conditions of a Mixed-Residential 5/Conditional Zoning (MR-5/CZ) district and add five additional properties currently zoned Single-Family Residential 10 (SF-10), located at 0 Cliffdale Road, 0 Olted Road, 8506 Olted Road, 8510 Olted Road, 8541 Olted Road, and 0 Rim Road (REID #s 9487343260000, 9487339006000, 94874310116000, 9487432996000, 9487337848000, 9487434555000, 9487339796000, and 9487543570000), totaling 59.9 acres ± and being the property of K & G Developers LLC, Doris Bunnells, Michael Bunnells, represented by Scott Brown, 4D Site Solutions, Inc.

P22-50. Conditional rezoning from Heavy Industrial (HI) to Heavy Industrial Conditional Zoning (HI/CZ) to allow retail and wholesaling on .39 acres ±, located at 203 Blount Street (REID # 0437419899000), and being the property of City Property, LLC, represented by Ali Abdo.

P22-51. Rezoning from Mixed Residential 5 (MR-5) to Limited Commercial (LC) of 0.54 acres ± located to the southwest of Murchison Road and southeast of Coley Drive (REID #s 0438105842000, 0438105807000, and 0438104800000), and being the property of the Board of Trustees of the Endowment Fund of Fayetteville State University and Fayetteville State University Development Corporation, represented by Victor Sharpe.

# DRAFT

P22-52. Rezoning from Single-Family Residential 6 (SF-6) and Single-Family Residential 10 (SF-10) to Community Commercial (CC) zoning district, located at 2314 Hope Mills Road (REID # 0405997654000), totaling 6.76 acres of an 11.77 acre parcel and being the property of Turtle Run LLC, represented by Terry Wethington, Lampe Management and Matthew Prokop, Rivers & Associates, Inc.

P22-53. Rezoning from Light Industrial (LI) to Community Commercial (CC) zoning district of 2.08 acres ±, located at 0 Middle Road (REID # 0447553348000), and being the property of Middle Road Properties, LLC, represented by Lori Epler of Larry King & Associates.

P22-56. Request to amend the previously approved conditions for an Office and Institutional/Conditional Zoning (OI/CZ) zoned property consisting of 3.29 acres ±, located at 529 Terry Circle and 1601 Owen Drive (REID #s 0426077666000 and 0426077416000), and being the property of Fayetteville Area Health Education Foundation Inc, represented by Larry King & Associates.

P22-58. Rezoning from Agricultural-Residential (AR) to Single Family-10 (SF-10) zoning district of 3.0 acres ±, located at 9755 Gooden Drive (REID # 9487827927000), and being the property of Mohler Investments, LLC, represented by Scott Brown of 4D Site Solutions, INC.

## Uninhabitable Structures Demolition Recommendations

532 Cedar Creek Road, Unit 540 - District 2  
803 Ashboro Street - District 2  
225 Pennsylvania Avenue, A - District 4  
322 Preston Avenue - District 4

## PUBLIC HEARINGS (Public & Legislative Hearings)

TA23-001: Text Amendments to Article 30 of the Unified Development Ordinance for Halfway Houses to Community Reintegration Centers

## 3.0 ADJOURNMENT

There being no further business, the meeting adjourned at 5:34 p.m.

Respectfully submitted,

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PAMELA J. MEGILL  
City Clerk

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MITCH COLVIN  
Mayor

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