

DRAFT

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MINUTES**

TEAMS

MAY 20, 2026

5:00 P.M.

Present: Council Members Antonio Jones (District 3); D.J. Haire (District 4); Derrick Thompson (District 6) (arrived at 5:30 p.m.); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: Mayor Mitch Colvin; Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Lynne Greene (District 5)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jodi Phelps, Assistant City Manager
Jeffrey Yates, Assistant City Manager
Michael Gibson, Interim Assistant City Manager
Roberto Bryan, Jr., Police Chief
Gerald Newton, Development Services Director
Dereke Planter, Code Enforcement Administrator Supervisor
Jennifer Baptiste, Development Ombudsman Manager/Special Project Coordinator
David Steinmetz, Assistant Development Services Director
Willie Henry, Chief Information Officer
Christopher Cauley, Economic & Community Development Director
Albert Baker, Assistant Economic & Community Development Director
Shawn Strepay, Police Department Chief of Staff
Craig Harmon, Senior Planner
Andrew Mansell, Senior Assistant to the City Manager
Angelica McDonald, Assistant City Attorney
Victoria Curtis, Assistant City Attorney
Jennifer Ayre, City Clerk

1.0 CALL TO ORDER

Council Member Haire called the meeting to order, and it was noted a quorum was not present. A quorum became present at 5:30 p.m.

2.0 AGENDA BRIEFING – Review of Items for the May 26, 2026, City Council Meeting

Mr. Craig Harmon, Senior Planner, stated *Item 7.0A5 - P26-10: A request to rezone the property at 2025 Hope Mill Rd (0416123213000) consisting of 0.31 acres and owned by Franco, Kimberly from Single Family Residential 10 (SF-10) to Office & Institutional (OI) is on the consent agenda as a request to go from SF-10 to OI. The property has OI on both sides and would conform to future land use plan.*

Ms. Jennifer Baptiste, Development Ombudsman Manager/Special Project Coordinator stated *Item 7.0A6 - P26-16. Rezoning of seven parcels currently zoned as Downtown 2 (DT-2) (REID numbers 0437249598000, 0437342994000, 0437344946000, 043735419000, 0437345972000, 0437345969000, and 0437355055000), addressed as 227 Fountain Head Lane/150 Robeson Street, 615 Franklin Street, 625 Hay Street, 0 Hay Street, 116 Robeson Street, 0 N/A Drive, and 621 Hay Street; five parcels zoned Community Commercial (CC) (REID numbers 0531814927000, 0531811468000, 051716373000, 0531717651000, and 0531718967000), addressed as 6387 Ramsey Street, 0 Drive, 6369 Rosser Drive, 6387 Rosser Drive, and 0 Driver; two parcels zoned Office and Institutional (REID numbers 0416966493000 and 0416879025000), addressed as 1638 Owen Drive and 3416 Melrose Road; two zoned Limited Commercial (LC) (REID numbers 0426061055000 and 0407980597000), addressed as 3360 Village Drive and 1930 Skibo Road; and one parcel zoned as Downtown 1 (DT-1) (REID number 0437440908000) addressed as 101 Robeson Street to a Medical Arts Campus District (MAC) and removing properties from the hospital Overlay District, totaling over 50 acres ± and being the properties of the Cumberland County Hospital System, Inc, represented by Macklyn Sellers is on consent as a request for rezoning from the hospital community. They have requested rezoning for five campuses that includes the main campus on Owen Drive, and additional campuses on Robeson Street, Skibo Road, and Ramsey Street. This is a completely new zoning district that has been created to complement the needs of the hospital. The text*

DRAFT

amendment to officially create the Medical Arts Campus District is a public hearing. It conforms with the future land use plan and the Council's strategic plan.

Ms. Baptiste stated *Item 7.0A7 - P26-17. Conditional Rezoning of a parcel addressed as 120 N. Cool Springs Street, REID number 0437738825000 currently zoned as Downtown - 2 (DT-2) to Downtown - 2/Conditional Zoning (DT-2/CZ), consisting of .42 acres ± and being the properties of the J & L REI Holdings, LLC., represented by Jonathan Acevedo* is a consent item for a property in the downtown area off N. Cool Spring Street. The owner is requesting to rezone from DT-2 to DT-2 Conditional for additional density on the property. Currently, the property is limited to four townhomes and would like to increase it to ten townhomes. The proposal would still meet all setbacks and landscaping requirements with ten townhomes.

Mr. Dereke Planter, Code Enforcement Administrator Supervisor, stated there are four residential structures being recommended for demolition, with three in District 2 and one in District 4.

104 Fleishman Street is deemed dangerous, has no utilities, and has had no 911 calls for services. The property currently has a foreclosure warning due to \$9,288.53 in delinquent property taxes. The property also has \$364.88 in city assessments. It is not enrolled in the blight removal program, nor is it in a qualified census tract.

419 Hall Street is deemed dangerous, has no utilities, calls for service, nor taxes due. There have been nine code violations in last 24 months and \$1,836.92 in city assessments. In March, a permit was pulled to begin repairs but no work has been done on it recently and the project appears to have been abandoned. It is not enrolled in the blight removal program but is it in a qualified census tract.

429 Chatham Street is deemed dangerous and has been a source of high criminal activity. On May 8, 2026, staff spoke with the property owner who has requested the City demolish the property as she can no longer maintain it. The property owner was provided the steps required to receive a city ordered demolition. There are no utilities, or city assessments. There have been nine code violations, and the property has \$4,059.61 in delinquent taxes. The calls for service information was unavailable. It is not enrolled in the blight removal program but is it in a qualified census tract.

1701 North Street is deemed dangerous. Repairs had been started before a fire took place and no further efforts have been made. There are no utilities or calls for services. There have been five code violations in the last 24 months and includes \$301.83 in city assessments and \$1,130.91 in delinquent property taxes. There has been no communication with the owner. It is not enrolled in the blight removal program but is it in a qualified census tract. Discussion ensued.

Ms. Baptiste stated *Item 9.02 – Text Amendments to Article 30 of the Unified Development Ordinance to include a Medical Arts Campus Zoning District* is to create the medical arts campus district. Staff worked very closely with hospital staff to develop the zoning district. The zoning district will provide the hospital with additional flexibility compared to their current office and institutional (OI) zoning, as it relates to allowable uses, buffers and setbacks for internal buildings, and height of buildings. Dr. Gerald Newton, Development Services Director, stated there will be individuals from the hospital to speak at the public hearing.

Dr. Newton stated there are two evidentiary hearings for special use permits. These types of hearings must occur as sworn evidence and cannot be discussed in any detail prior to the public hearing. The applicant must prove they meet the findings of fact standards. Mr. Harmon stated *Item 10.01 – SUP26-01: Special Use Permit to allow Transitional Housing at 707 Murchison Road containing 3.62 acres owned by UNITED GOSPEL FELLOWSHIP COVENANT MINISTRIES* is for transitional housing at 707 Murchison Road. The property was an assisted living center many years ago and the property owners now want to create a 40-bed transitional housing. Discussion ensued regarding the process for evidentiary hearings. Ms. Lachelle Pulliam, City Attorney, stated the decision must solely be based on the testimony provided during the public hearing. *Item 10.02 - SUP26-02: Evidentiary Hearing for a Special Use Permit to allow for Salvage or Junkyard at 610 E Russell Street (0437915580000) owned by Russell Street, LLC* is a request to change a vacant lot of almost ten acres into a salvage yard at the intersection at Russell Street and Highway 301 behind the Pep boys.

Ms. Jennifer Ayre, City Clerk, provided an overview of the remaining agenda items.

Discussion ensued regarding *Item 7.0A3 - Adopt Resolution Authorizing a Lease for the Central District Office of the Fayetteville Police Department*. Mr. Roberto Bryan, Chief of Police,

DRAFT

stated the Police Department has been very successful in using the location which is ideal for coverage in the City. Ms. Pulliam stated she is not aware of anyone asking to purchase the property. This is for a 5-year lease with a 90-day exit clause.

Council Member Jones asked what the impetus was for *Item 7.0A2 - Approve Work Session Start Time from 3:00 p.m. to 2:00 p.m.* Mayor Pro Tem Thompson stated there have been discussions amongst the Mayor and some Council Members that the 3:00 p.m. start time makes it difficult to complete all Work Session items before the Public Forum. Changing it back to 2:00 p.m. will give ample enough time to address all the items on the Work Session agenda instead of stopping for the Public Forum and returning to the agenda items afterwards. Discussion ensued.

Council Member Hondros asked who the partner is for *Item 7.0A10 - Adopt Resolution to Convey Real Property and Issue Loans for the Affordable Single-Family Housing Development Program.* Mr. Christopher Cauley, Economic and Community Development Director, stated there are multiple partners that includes non-profit and for-profit organizations. The City put out a Request for Proposals (RFP) to develop single family homes for sale on city-owned property. Part of the program is the City conveying the lots to the organizations and providing \$50,000.00 in interest-free construction financing. Once the house is built and a qualified buyer purchases the property, the construction financing is rolled into down payment assistance. Discussion ensued regarding the organizations that received the lots and locations of the properties.

Council Member Hondros asked for confirmation that Cumberland County Schools will continue to reimburse the City for the cost of the program contracted in *Item 7.0A12 - Authorize the City Manager to renew the Memorandum of Agreement with Cumberland County Schools. to provide Resource Officer (SRO) and Traffic Control Officer (TCO) - Renewal of Memorandum of Agreement with Cumberland County Schools.* Dr. Douglas Hewett, City Manager stated yes, they will continue to reimburse the City, and it is one-year contract with two one-year renewal options.

There being no further business, the meeting adjourned at 6:02 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
052026

MITCH COLVIN
Mayor