

**FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
COUNCIL CHAMBER, CITY HALL
FEBRUARY 3, 2025
2:00 P.M.**

Present: Mayor Mitch Colvin (Arrived at 2:14 p.m.)

Council Members Katherine K. Jensen (District 1) Malik Davis (District 2); Mario Benavente (District 3); D. J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Kelly Olivera, Assistant City Manager
Adam Lindsay, Assistant City Manager
Jeff Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Kimberle Braden, Police Chief
Kevin Dove, Fire Chief
Michael Gibson, Parks, Recreation, and Maintenance Director
Gerald Newton, Development Services Director
Jason Everage, Chief Building Official
Loren Bymer, Marketing & Communications Director
Will Deaton, Planning and Zoning Manager
Sheila Thomas-Ambat, Public Services Director
Byron Reeves, Assistant Public Services Director
Alicia Lainer, Stormwater Projects Manager
Lisa Harper, Assistant City Attorney
Moses Brown, Assistant City Attorney
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Pro Tem Jensen called the meeting to order at 2:00 p.m.

2.0 INVOCATION

The invocation was offered by Council Member McNair.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Council.

4.0 CITY MANAGER REPORT

None.

5.0 APPROVAL OF AGENDA

MOTION: Council Member Haire moved to approve the agenda.

SECOND: Council Member Greene

VOTE: UNANIMOUS (9-0)

6.0 OTHER ITEMS OF BUSINESS

6.01 Watershed Master Plan Solutions for Beaver Creek 2

Ms. Alicia Lanier, Stormwater Projects Manager and outside consultant, Mr. Mark VanAuken with Arcadis presented this item with the aid of a PowerPoint presentation. Ms. Lanier stated in 2018 the City Council provided direction to accelerate the stormwater program through comprehensive city-wide watershed studies, prior to that each study was reactive. The City partnered with Feese & Nichols as external program managers to complete a high-level review of the

City's flooding concerns and then internally identify the highest priority areas that have the most significant flooding concerns. To determine these areas staff reviewed flooded roads, impacted lane lengths, traverse road crossing, emergency facilities, disconnected structures and single access neighborhoods, and impacted structures. There are fifteen watersheds in the City and to date 8 have been studied with 3 more currently being studied.

The first tranche of watershed studies included Little Cross Creek, Blounts Creek, and Beaver Creek 3 for a total study area of 12.4 square miles, over 200 proposed solutions for a current estimated cost of \$525,000,000.00. The second tranche included Little Rockfish Creek 1, Bones Creek, and Cross Creek for a total study area of 14.1 square miles, 111 proposed solutions for a current estimated cost of \$470,400,000.00.

Discussion ensued.

Mr. VanAuken stated the Beaver Creek 2 proposed solutions study area covers 8.5 square miles, has 31 proposed solutions for a current cost of \$85,000,000.00. The proposed solutions resolve all of the disconnected dwelling, most of the impacted lane length, and almost half of the traverse road crossings. There are nine top projects for the Beaver Creek 2 proposed solutions having between 75 and 100 percent efficacy.

Consensus of Council was to approve the 31 proposed solutions from the Beaver Creek 2 Watershed Study and enable staff to program them into the annual Capital Improvement Projects prioritization process and to pursue grants as applicable.

6.02 Adoption of Historic District Design Standards and Associated Text Amendments to the Unified Development Ordinance

Mr. Douglas Hewett, City Manager stated in 2021 the State changed the General Statute 160D and mandated the new requirements. What is presented are the changes needed to comply with the 2021 requirements of the State of North Carolina. From the old design guidelines to now, it is a completely new document that articulates in details what is mandated by state law. The City is currently not in compliance.

Discussion ensued.

Mr. Will Deaton, Planning & Zoning Manager, presented this item with the aid of a PowerPoint presentation. Mr. Deaton stated the new Design Standards ensure compliance with NCGS 160D, addressing the needs of Fayetteville's growing community, and offer a more streamlined, user-friendly format. Some changes to the Design Standards include separating walls and foundations, the addition of a section for signage and murals and changed to minor works, a section for Non-Reviewable Work has been added that includes work that is not visible from a public street, and involves only the repair of existing materials in a manner that is not discernible, or the replacement of existing materials with identical materials in a manner that is not discernible. The new Design Standards allow staff more flexibility to help property owners. Staff cannot deny applications but assist in changing the plans to minor work. Major works are the only types of changes the Historic Resources Commission will see. The Design Standards are mostly used for the Downtown Local Historic District which is mostly commercial and the Haymount Local Historic District which is mostly residential.

The Design Standards have been reviewed by the Historic Resources Commission, representatives from the State Historic Preservation Office, and Development Services Staff, as well as by property owners and residents of the two local historic districts. The Historic Resources Commission has voted to recommend approval of the standards attached to this report.

Discussion ensued.

Council Member Benavente asked what benefits the City receives from having a Historic District. Mr. Deaton stated the City has been a Certified Local Government since 1999, with that provides certain benefits and certain requirements such as having a Historic Resource Commission and Design Standards. It allows for passthrough grants from the National Parks Service, some properties have tax deferment and credits, as well as other benefits.

Consensus of the Council was to adopt the ordinance amendments and have the Policy Committee review and recommendations with the pros and the cons to move forward outside of what is state regulated to move forward with the Historic Resources Commission.

CLOSED SESSION

MOTION: Council Member Greene moved to go into a closed session for economic development purposes.

SECOND: Council Member Haire

VOTE: UNANIMOUS (10-0)

The regular session was recessed at 3:10 p.m. The regular session was reconvened at 4:03 p.m.

MOTION: Council Member Benavente moved to go into open session.

SECOND: Council Member Greene

VOTE: UNANIMOUS (10-0)

6.03 City Council Agenda Item Request - Permitting Performance Review - Mayor Colvin

Mayor Colvin stated he spoke with staff regarding the permitting process. This came about from meetings he had at the U.S. Conference of Mayors Winter Meeting recently that showed where cities have processes that become more restrictive over the years. There is a correlation between zoning, codes, and permitting become more restrictive homelessness rises. The discussion at U.S. Conference of Mayors was led by Austin, Texas and San Diego, California who both hired consultants to review their processes to identify how to do better. The American Architect Institute has national offices and are available to assist at a low cost.

Consensus of Council was to request staff get further information about the process and have a comprehensive third-party review of the processes.

6.04 City Council Agenda Item Request - Park Renaming Request - Council Member Greene

Council Member Greene stated she received a request from the Friends of Haymount to change Woodrow Street Park to Haymount Park at Woodrow. Woodrow Street Park was chosen because of its central location in Haymount. Discussions have taken place between the group and Mr. Michael Gibson, Parks, Recreation & Maintenance Director.

Consensus of the Council was to initiate the process send the request to rename Woodrow Street Park to the Fayetteville-Cumberland Parks & Recreation Advisory Commission for review and recommendation.

7.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 4:26 p.m.