

# City of Fayetteville

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



## Meeting Agenda - Final City Council Regular Meeting

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Monday, February 23, 2026

6:30 PM

Council Chamber

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1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 ANNOUNCEMENTS AND RECOGNITIONS

5.0 CITY MANAGER REPORT

6.0 APPROVAL OF AGENDA

7.0A CONSENT AGENDA

**7.0A1**      [26-0128](#)      Approve Meeting Minutes:  
February 4, 2026 - Strategic Planning Retreat  
February 6, 2026 - Work Session  
February 9, 2026 - Discussion of Agenda Items  
February 9, 2026 - Regular

**Recommendation:**      Approve the draft minutes.

**7.0A2**      [26-0116](#)      Approve P26-01: A request to rezone property at 600 Hope Mills Rd  
(0416184349000 ), consisting of 3.72 acres and owned by  
LAFAYETTE LAND CORPORATION, from Office and Institutional (OI)  
to Limited Commercial (LC).

**Recommendation:**      The Zoning Commission and Professional Planning Staff recommend approval of the map amendment to Limited Commercial (LC) as presented, based on the competent, material, and substantial evidence in the record, and adoption of the attached Plan Consistency and Statement of Reasonableness finding the request consistent with the Future Land Use Plan. The proposed rezoning supports the Plan's Office/Institutional and commercial policy direction, promotes context-sensitive reinvestment along an established corridor, and advances the City's goals for orderly growth, efficient infrastructure use, and compatible land development.

- 7.0A3**      [26-0118](#)      Approve P26-02. A request to amend the MR-5/CZ conditional zoning conditions for property located at 0 Mount Rainer Rd and 0 Rock Creek Ln (PINs 0439300490000 and 0439302525000), consisting of 17.61 acres and owned by Northridge Towns, LLC, et al. to allow up to 200 residential units.

**Recommendation:**

The Professional Planning Staff and the Zoning Commission recommend that City Council approve the proposed map amendment to the requested Mixed Residential 5 (MR-5/CZ) conditional zoning to allow up to 200 residential units on approximately 17.61 acres located at unaddressed Mount Rainer Rd. and unaddressed Rock Creek Ln, based on the following:

□ **Policy Consistency:** The Future Land Use Plan (FLUP) serves as Fayetteville's citywide framework for guiding sound development patterns and directs staff to evaluate rezonings and land-use petitions for consistency with the Future Land Use Map, goals, and policies. For Case P26-02, the subject property is mapped Low Density Residential (LDR), consistent with prior public-hearing records, yet the current proposal seeks to amend the conditional zoning to allow up to 200 residential units, including townhomes and apartments, representing a higher-intensity, mixed-format development. While the FLUP supports housing diversity and strategic growth in areas served by infrastructure, it emphasizes that attached and multi-family housing is appropriate only in certain locations and must be compatible with neighborhood character. The plan further calls for high-quality design outcomes-connectivity, sidewalks, open space, trees, and CPTED principles-as well as environmental stewardship through preserved open space, stormwater controls, and resilient site planning. Accordingly, consistency hinges on demonstrating that this site can function as one of the plan's intended "certain places" for increased intensity and that enforceable conditions will ensure compatibility, livability, and environmental performance aligned with the FLUP's expectations.

□ **Contextual Appropriateness:** The rezoning is contextually appropriate given the established land use pattern along Distribution Drive. The property is already developed as a beer and wine distribution campus, is surrounded by other LI-zoned industrial uses, and is buffered by a rail corridor and additional commercial properties, with residential uses located across the street. Required setbacks, separation standards, and Article 30-5 development regulations will help ensure continued compatibility and maintain appropriate visual and operational buffers between industrial activities and nearby homes.

**Public Interest:** The proposed amendment is in the public interest because it supports the City's goals of managing growth responsibly, encouraging reinvestment in areas served by existing infrastructure, and expanding housing opportunities to meet evolving community needs. By allowing a broader mix of residential options while maintaining appropriate development standards and compatibility with surrounding neighborhoods, the request promotes efficient land use, strengthens the local housing supply, and advances the City's long-term vision for orderly, sustainable, and context-sensitive development.

- 7.0A4**      [26-0111](#)      Rescind Demolition Ordinances
- 820 Zadock Drive - District 8  
2005 Murchison Road - District 4
- Recommendation:**      Staff recommend the Council move to adopt the proposed resolutions rescinding the demolition ordinances.
- 7.0A5**      [26-0112](#)      Approve Ordinances for Uninhabitable Structures: Demolition Recommendations
- 355 Dick Street – District 2  
357 Dick Street – District 2  
501 Jennings Farm Road – District 7  
4070 Rosehill Road - District 3
- Recommendation:**      Staff strongly recommends that Council adopt the ordinances authorizing demolition of these structures. We will continue to engage with the property owners up to the scheduled demolition date, offering opportunities for voluntary compliance, self-demolition, or grant-supported abatement through the Community Development Department.  
Should a property come into compliance voluntarily, staff will present a demolition rescission ordinance to Council to formally remove the order from the property deed.  
Prompt approval of the demolition ordinances is essential, as it enhances our leverage with property owners and is the only available mechanism to stay or suspend demolition proceedings once an order has been adopted.
- 7.0A6**      [26-0068](#)      Adopt Resolution Appointing Deputy Tax Collectors
- Recommendation:**      Staff recommends that City Council move to adopt the attached resolution appointing deputy tax collectors.
- 7.0A7**      [26-0114](#)      Adopt Resolution to Accept a Report of Unpaid Taxes from Cumberland County and Direct the Advertisement of Tax Liens
- Recommendation:**      Staff recommends that Council move to adopt the resolution to accept the report of unpaid taxes for 2025 and direct the advertisement of tax liens.
- 7.0A8**      [26-0119](#)      Approval of the FY2026 Audit Contract and Annual Communications from the Independent Auditors Regarding the FY2026 Audit
- Recommendation:**      Staff recommend approval of the audit contract as presented.
- 7.0A9**      [26-0133](#)      Fire Station No. 16 (At the Corner of Cedar Creek Road and Fields Road) Guaranteed Maximum Price (GMP #1) for Construction
- Recommendation:**      Authorize the City Manager to negotiate and enter into a contract for GMP #1 with Barr&Barr/HORUS Construction.

**7.0A10**      [26-0132](#)      PWC - Approve Bid Recommendation - Annual Contract for Overhead Distribution

**Recommendation:**      The Fayetteville Public Works Commission recommends that City Council approve the award for the Annual Contract for Overhead Distribution to River City Construction, LLC, Washington, NC, the lowest responsive and responsible bidder, and in the best interest of PWC, in the total amount of \$6,641,481.51, 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 REPORTS FROM BOARDS AND COMMISSIONS

- 8.01**      [26-0131](#)      Receive Airport Commission Annual Report  
***Recommendation:***      Receive the report.
- 8.02**      [26-0120](#)      Receive the FY25 - Fayetteville-Cumberland Human Relations  
Department and Commission Annual Report  
***Recommendation:***      Receive the report.
- 8.03**      [26-0056](#)      Receive Community Police Advisory Board Report  
***Recommendation:***      Receive the report.
- 9.0 STAFF REPORTS**
- 9.01**      [26-0121](#)      Update on Martin Luther King, Jr. Memorial Park  
***Recommendation:***      Staff recommends City Council receives report.
- 9.02**      [26-0033](#)      2025 Annual Report - Fire Department  
***Recommendation:***      Accept report as presented
- 9.03**      [26-0130](#)      Fayetteville Police Department 2025 4th Quarter Review  
***Recommendation:***      1. Accept Police Department 2025 4th Quarter Review

## 10.0 PUBLIC HEARINGS (Public & Legislative Hearings)

- 10.01**      [26-0009](#)      P25-30: A request to rezone 2211 Rosehill Road (0438470005000), consisting of 21.27 acres and owned by Cross Creek Refuse LLC, from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5). (Tabled from August 25 and October 27, 2025)
- Recommendation:**      \* The Professional Planning Staff recommends that the City Council approve the straight rezoning from SF-6 to MR-5. The request is consistent with the Future Land Use Plan's Medium Density Residential designation with Park/Open Space along Big Cross Creek, and MR-5 provides the appropriate toolkit to implement that policy by allowing small-lot detached, duplex/townhome, and low-rise multifamily while preserving environmentally constrained areas through open-space and buffer requirements. The range of MR-5 uses, and associated development standards is suitable for this corridor given the surrounding mix of single-family neighborhoods, civic uses, and nearby multifamily, and compatibility will be addressed through the UDO's citywide requirements for setbacks, height, landscaping/buffering, lighting, access, and stormwater. Transportation access, utility connections, and public-safety considerations will be reviewed and conditioned at the subdivision and site-plan stages. No evidence indicates factors that would substantially harm public health, safety, morals, or general welfare.
- Note: As a reminder, this application was denied by the Zoning Commission and has been appealed to the City Council for further consideration.
- 10.02**      [26-0066](#)      Public Hearing on Text Amendment to Update UDO Section 30-5.L - Signage
- Recommendation:**      The Planning Commission and Professional Planning Staff recommends that the City Council move to approve Option 1 above and adopt the proposed text amendments.
- 10.03**      [26-0002](#)      Adopting Council Policy 160.09.2 - The Policy for Residents to Request "No Parking" in Multi-Use Lanes
- Recommendation:**      1) Adopt Council Policy 160.09.2 - The Process for Residents to Request "No Parking" in Multi-Use Lanes.

## 11.0 OTHER ITEMS OF BUSINESS

- 11.01**      [26-0014](#)      Presentation of Fiscal Year Ended June 30, 2025 Annual Comprehensive Financial Report and Audit Results
- Recommendation:**      Staff recommends the board receive the report as presented.
- 11.02**      [26-0136](#)      Update from Financial Advisors on Debt Management and Market Conditions
- Recommendation:**      Receive the presentation as presented to the board.

- 11.03      [26-0117](#)      Murchison Choice Neighborhoods 2025 Grant Application Partnership Certification and Leverage Letter

**Recommendation:**      Authorize the Mayor to sign a leverage letter and the City Manager to sign a Partnership Agreement detailing the roles and responsibilities of each Murchison Choice Lead Entity.

## 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      [26-0109](#)      Fayetteville State University Update on Memorandum of Understanding for Catalyst Site 1

**Recommendation:**      Receive the administrative report

- 12.02      [26-0129](#)      Receive an Administrative Report on the Day Resource Center for the Second Quarter of Fiscal Year 2026

**Recommendation:**      For information only, no action required unless Council moves to add to an upcoming Work Session.

## 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](mailto: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**

**February 23, 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](mailto:yamilenazar@fayettevillenc.gov), 910-433-1696, or the Office of the City Clerk at [cityclerk@fayettevillenc.gov](mailto:cityclerk@fayettevillenc.gov), 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.



## Five Council Strategic Priorities



Ongoing commitment to a comprehensive approach to community safety



Continue the City's commitment to revitalization efforts and housing needs



Increase Parks and Recreation opportunities for youth engagement and interaction



Enhance economic growth throughout the City



Evaluate and expand transportation and other connectivity for residents