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**FAYETTEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
COUNCIL CHAMBER, CITY HALL  
JUNE 23, 2025  
6:30 P.M.**

Present: Mayor Mitch Colvin;

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); Deno Hondros (District 9)

Absent: Courtney Banks-McLaughlin (District 8)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Kelly Strickland, Assistant City Manager  
Jeffrey Yates, Assistant City Manager  
Jodi Phelps, Assistant City Manager  
Adam Lindsay, Assistant City Manager  
Todd Joyce, Interim Police Chief  
Albert Baker, Assistant Economic and Community Development Director  
Willie Johnson, Chief Information Officer  
Willie Henry, Chief Information Officer  
Loren Bymer, Marketing and Communications Director  
Joshua Hall, Police Department Attorney  
Kimberly Toon, Purchasing Manager  
Tiffany Murray, Chief Financial Officer  
John Jones, Office of Community Safety Director  
Nichelle Gaines, Community Safety Manager  
Andrew LaGala, Airport Director  
Deonte Watson, Airport Deputy Director  
Jennifer Ayre, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Colvin called the meeting to order at 6:39 p.m.

**2.0 INVOCATION**

The invocation was offered by Rajan Zed, President of the Universal Society of Hinduism.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Colvin and City Council.

**4.0 ANNOUNCEMENTS AND RECOGNITIONS**

Mayor Colvin presented the Key to the City to Ms. Willie Johnson, in recognition of her 10 years of devoted interest and untiring commitment to the citizens of Fayetteville while the Chief Information Officer.

Mayor Colvin presented the Key to the City to Mr. Laverne Oxendine, in recognition of his devoted interest and unwavering commitment to the Community.

Council Member Haire announced Mr. Nero B. Coleman a Certificate of Service and City Coin for his community advocacy.

**5.0 CITY MANAGER REPORT**

Dr. Douglas Hewett, City Manager, requested Ms. Jodi Phelps, Assistant City Manager to introduced the Fayetteville Outfront. Ms. Phelps stated the next Fayetteville Outfront will be held on Thursday, June 23' 2025, at the Bill Crisp Senior Center, 7560 Raeford Road, Fayetteville, NC, at 6:30 p.m. to discuss the Office of Community Safety (OCS).

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Mr. John Jones, Office of Community Safety Director was introduced. Mr. Jones thanked everyone for the welcome and thanked Orlando Smith, Community Impact Supervisor, and Nichelle Gaines, Community Safety Manager for the work they have done to begin building OCS.

### **6.0 APPROVAL OF AGENDA**

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

### **7.0A CONSENT AGENDA**

**MOTION:** Council Member Jensen moved to approve the consent agenda  
**SECOND:** Council Member Thompson  
**VOTE:** UNANIMOUS (9-0)

**7.0A1 Approval of Meeting Minutes:**  
May 29, 2025 – Budget Work Session  
June 2, 2025 – Work Session  
June 4, 2025 – Special  
June 5, 2025 – Special Budget Work Session  
June 9, 2025 – Discussion of Agenda Items  
June 9, 2025 – Regular

#### **7.0A2 Adopt Amended Youth Protection Ordinance**

City Council adopted the Youth Protection Safety Ordinance at its May 27, 2025, Regular Meeting. During the June 9, 2025, Regular Meeting, Council approved an amendment to the ordinance removing the penalties for juveniles.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING CHAPTER 17, OFFENSES AND MISCELLANEOUS PROVISIONS, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-011A**

**7.0A3 Approve P25-18: Request to rezone property located at 1055 McArthur Road (REID 0520932274000) from Single-Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5).**

City Council approved the proposed map amendment for the 0.20-acre parcel located at 1055 McArthur Road from Single-Family Residential 6 (SF-6) to the Mixed Residential 5 (MR-5) district. The proposed rezoning is consistent with the City's adopted Future Land Use Plan as outlined by the consistency and reasonableness statement.

**7.0A4 Approve P25-20: A request to rezone REID 0435253050000 (no assigned address) from Planned Industrial (M(P)CU) to Light Industrial (LI). The property is owned by Rogers and Breece, Inc. and is represented by Cynthia Smith of Moorman, Kizer & Reitzel, Inc.**

City Council approved the proposed map amendment for a 12.53-acre parcel identified by REID# 0435253050000 from Planned Industrial (M(P)CU) to the Light Industrial (LI) district. The proposed rezoning is consistent with the City's adopted Future Land Use Plan and the Unified Development Ordinance.

**7.0A5 Approve P25-26: A request to rezone from SF-10 to LC at 5324 Raeford Road (READ #0407809767000) owned by EQUATOR FORTUNE PARTNERS LLC; FAYETTEVILLE HOMES FOR YOU INC; JAYDOT INVESTING GROUP LLC.**

City Council approved the proposed map amendment for the 0.43-acres parcel located at 5324 Raeford Road from Single Family Residential 10 (SF-10) to Limited Commercial (LC). The proposed rezoning is consistent with the Future Land Use Plan as outlined by the Consistency and reasonableness statement.

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**7.0A6 Approve P25-27: A rezoning request from SF-6 to MR-5/CZ at 230 Pinecrest Drive (0427452719000), owned by WMG Investments LLC and represented by Charles Grannis**

City Council approved the proposed map amendment for a 2.88-acre parcel located at 230 Pinecrest Drive from Single Family Residential 6 (SF-6) to Mixed Residential 5 – Conditional Zoning (MR-5/CZ), subject to the condition limiting the site to 32 dwelling units. The proposed rezoning is consistent with the Future Land Use Plan and reasonable given the long-standing multifamily use of the property as outlined in the consistency and reasonableness statement.

**7.0A7 Approve P25-28: A rezoning request from OI to LC at 5414 Yadkin Road (0408667440000), owned by Xiaodi Life Fehler Estate and Phillip L. Life Fehler Estate; represented by Phillip Fehler**

City Council approved the proposed map amendment for the 0.3-acre parcel located at 5414 Yadkin Road from Office and Institutional (OI) to Limited Commercial (LC). The proposed rezoning is consistent with the Future Land Use Plan and reasonable given the property's location within a designated Commercial Strip Redevelopment (CSR) area as outlined in the consistency and reasonableness statement.

**7.0A8 Approve P25-29: A request to rezone 3546 Braddy Road (9484789568000), consisting of 1.15 acres and owned by House Project LLC, from Agricultural Residential (AR) to Single Family Residential 15 (SF-15)**

City Council approved the proposed map amendment for the 1.15-acre parcel located at 3546 Braddy Road from Agricultural Residential (AR) to Single Family Residential 15 (SF-15). The proposed rezoning is consistent with the Future Land Use Plan as outlined by the consistency and reasonableness statement.

**7.0A9 Approve P25-31: A request to rezone 401 Country Club Drive (0439426648000), consisting of 1.09 acres and owned by Hughley B. Spruill Sr. and Dorris Spruill, from Single Family Residential 10 (SF-10) to Single Family Residential 6 (SF-6).**

City Council approved the proposed map amendment for the 1.09-acre parcel located at 401 Country Club Drive from Single Family Residential 10 (SF-10) to Single Family Residential 6 (SF-6). The proposed rezoning is consistent with the Future Land Use Plan as outlined by the consistency and reasonableness statement.

**7.0A10 Approve SUP25-04: Order of Approval, Findings of Fact – Special Use Permit (SUP) to allow for the reduction in the separation requirement between public street right-of-way and an Ice House, located at 2726 Raeford Rd (REID #0427217637000) and being the property, WIN-KAS NC LLC and project owner Davance Locklear Two Cams**

City Council approved the findings of fact for the Special Use Permit to allow for the reduction in a separation requirement between a public street right-of-way and an Ice House from 100-foot separation, to approximately 85 feet located at 2726 Raeford Road.

**7.0A11 Approve SUP25-05: Order of Approval, Findings of Fact – Special Use Permit (SUP) to allow for the reduction in the separation requirement between Animal Care Uses and adjoining property lines, located at 4417 RAMSEY ST (REID# 0439598207000) and being the property, RIDDLE PROPERTIES LLC**

City Council approved the findings of fact for the Special Use Permit to allow for the reduction in a separation requirement between an Animal Care Uses and adjoining property lines from 75-foot separation, to approximately 23 feet for the property located at 4417 Ramsey Street.

**7.0A12 Rescind Demolition Ordinance  
1083 North Street – District 2**

City Council approved the resolution to cancel the previously adopted demolition ordinance for a dangerous building located at 1083 North Street that was demolished by the property owner before the City could proceed with demolition.

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### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE RESCINDING DEMOLITION ORDINANCE NO. NS2025-012, 1087 North Street, PIN 0438-70-0854. RESOLUTION NO. R2025-022**

- 7.0A13 Adopt Ordinances for Uninhabitable Structures: Demolition Recommendations**
- |                             |                   |
|-----------------------------|-------------------|
| <b>107 Mary Street</b>      | <b>District 2</b> |
| <b>2217 Bragg Boulevard</b> | <b>District 5</b> |
| <b>2443 Hope Mills Road</b> | <b>District 5</b> |

The demolition ordinances are for two residential buildings and one commercial building deemed dangerous.

#### **107 Mary Street – District 2**

**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, 107 MARY STREET, PIN 0438-60-4097. ORDINANCE NO. NS2025-017**

#### **2217 Bragg Boulevard – District 5**

**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, 2217 BRAGG BOULEVARD, PIN 0428-40-3452. ORDINANCE NO. NS2025-018**

#### **2443 Hope Mills Road – District 5**

**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, 2443 HOPE MILLS ROAD, PIN 0415-08-1358. ORDINANCE NO. NS2025-019**

#### **7.0A14 Approve and Adopt the Comprehensive Pedestrian Plan Update**

City Council adopted the updated Comprehensive Pedestrian Plan. The plan includes 144 recommended pedestrian projects throughout Fayetteville, representing both intersection enhancements and corridor wide improvements. The total estimated cost of the plan is \$769,510,000.00 and will construct approximately 146 miles of sidewalks.

#### **7.0A15 Approve and Adopt the Supplemental Fayetteville Comprehensive Pedestrian Plan Study**

City Council adopted the Supplemental Fayetteville Comprehensive Pedestrian Plan that focuses on pedestrian improvements near K-12 public schools within or servicing the City. Twelve high-priority schools have been recommended for improvement projects at a total estimated cost of \$27,900,000.00. Staff are working to make contact with the remaining fifteen schools who did not initially respond.

#### **7.0A16 Approve the Watershed Master Plan Overview and Final Deliverables for Carvers Creek, Bones Creek, and Cross Creek**

The Carvers Creek watershed covers 16.6 square miles of the city, and 1.58 square miles have been studied. Eighteen proposed solutions have been developed for an estimated total cost of \$69,000,000.00 which includes the College Lake Dam improvements. These proposed solutions collectively mitigate 3 miles of impacted lane length, 12 road-crossing risks, 772 disconnected structures, and up to 23 impacted structures.

The Bones Creek watershed covers 20.97 square miles of the city, and 2 square miles have been studied. Through the studies, 20 proposed solutions have been developed for an estimated total cost of \$65,000,000.00. These proposed solutions collectively mitigate 7.0 miles of impacted lane length, 10 road-crossing risks, 8 disconnected structures, and up to 105 impacted structures.

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The Cross Creek watershed covers 17.8 square miles of the city, and 4.4 square miles have been studied. 83 proposed solutions have been developed for an estimated total cost of \$386,600,000.00 which includes the downtown channel improvement project representing \$50,000,000.00. These proposed solutions collectively mitigate 54.7 miles of impacted lane length, 286 road-crossing risks, 36 disconnected structures, and up to 163 impacted structures.

### **7.0A17 Approve Resolution Authorizing a Supplemental Municipal Agreement with the North Carolina Department of Transportation (NCDOT) for Improvements on (EB-6030) US 401 Byp. Skibo Road from Richwood Court to NC 24 Bragg Blvd.**

City Council adopted the resolution for the sidewalk projects on US 401 Bypass Skibo Road. This project includes the installation of pedestrian facilities such as sidewalks, multi-use path, pedestrian bridge conversion and accessible curb ramps. The City will fund 20 percent of the cost to install the sidewalks. The estimated cost to the City for sidewalks is \$481,122.00.

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE TO AUTHORIZE EXECUTION OF A SUPPLEMENTAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR SIDEWALK PROJECTS INCLUDING ACCEPTANCE OF REIMBURSEMENTS WITH SURFACE TRANSPORTATION BLOCK GRANT FUNDS. RESOLUTION NO. R2025-023**

### **7.0A18 Approve the Addition of Certain Streets to the City of Fayetteville System**

City Council approved the addition of ten streets for a total of 1.24 miles for subdivisions throughout the City that are now acceptable for addition to the City of Fayetteville system of streets.

### **7.0A19 Approval to Issue an Updated Conditional Funding Commitment Letter for Aspen Pointe, a Low Income Housing Tax Credit Development**

City Council approved the update of the Aspen Pointe, Low Income Housing Tax Credits (LIHTC) development from 48 affordable units to 32 units while keeping the commitment to produce four Home Investment Partnership Funds (HOME) rental units. The property is a 12.92-acre vacant parcel adjacent to 8086 Raeford Road near West Park and the Vue apartments. Funding in the amount of \$600,000.00 would come from the City's annual allocation of HOME funds. The development requires a 1 percent interest loan fully amortized over 20 years and due in full at year 20.

### **7.0A20 Adoption of Special Revenue Fund Project Ordinance and the Associated Resolution to Appropriate and Direct the Expenditure of \$104,000 of Opioid Settlement Funds**

City Council adopted the Special Revenue Fund Project Ordinance (SRO 2026-5) and Resolution to direct \$104,000.00 in opioid settlement funds for the continuation of the Fayetteville Police Department Law Enforcement Assisted Diversion (LEAD) Program. The North Carolina Department of Justice requires the resolution as a participant in the National Opioid Settlement. The City of Fayetteville is projected to receive approximately \$3,740,222.00 from litigation, and these funds must be expended in accordance with a specific strategy.

#### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE TO DIRECT THE EXPENDITURE OF OPIOID SETTLEMENT FUNDS. RESOLUTION NO. R2025-024**

### **7.0A21 Approve FY26 Airport Residential Tenant(s) Fair Market Value Rent Adjustments**

City Council approved a one-year phased rental adjustment for the Fayetteville Regional Airport residential occupants and authorize staff to proceed with execution of the lease agreements for 3593, 3519, and 4015 Doc Bennett Road. The recommended adjustment will produce \$38,070.00 in annual revenues.

### **7.0A22 Accept Federal Aviation Administration (FAA) Grants (Airport Improvement Program 57 & 58), Authorize the City Manager to Execute the Agreement with the FAA, and Adopt Capital Project Ordinance to Appropriate Grant Funds for Master Plan Update and Taxiways G & F Rehabilitation**

City Council accepted the Federal Aviation Administration (FAA) grants 3-37-0021-057-2025 and 3-37-0021-058-2025 (Airport Improvement Plan 57 & 58) for airport capital (Airport Master Plan Update and Taxiways G & F Rehabilitation) and to authorize the City Manager to

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execute the Agreements. Capital Project Ordinance (CPO) 2025-44 will appropriate \$476,891.00 (AIP 58) of federal grant funds from the FAA for the Airport Master Plan Update project. Capital Project Ordinance Amendment (CPOA) 2025-49 will amend the previous Capital Project Ordinance Amendment 2025-39 to reflect the granted \$2,142,598.00 (AIP 57) of federal grant funds from the FAA for Taxiways G & F Rehabilitation project.

### **7.0A23 Authorization to Extend Agreement and Appropriation of \$30,000 for the Reclaiming Futures Youth Mentoring Program with Cumberland County CommuniCare**

City Council authorized Special Revenue Fund Project Ordinance 2025-19 to appropriate \$30,000 for Cumberland County CommuniCare's Reclaiming Futures youth mentoring program and authorize the City Manager to extend the current agreement with CommuniCare for this program until June 30, 2026.

### **7.0A24 Adoption of Special Revenue Fund Ordinance Amendment 2025-4 to ensure appropriations for Community Development Block Grants from 2017-2024 accurately reflect grant funding updates**

City Council adopted Special Revenue Ordinance Amendment (SROA) 2025-4 to adjust Program Income and expenditure appropriations for Community Development Block Grants awarded by the Department of Housing and Urban Development (HUD), during the period of 2017 to 2024. The grants were previously approved, and the funding appropriated for each respective project, but the anticipated funding amount has changed, and SROA 2025-4 is adjusting the appropriations to align with the grant funding updates.

### **7.0A25 Adoption of Capital Project Ordinance Amendment 2025-54 to Clarify Funding Source for Payment-In-Lieu-Of Resurfacing Revenue**

City Council adopted Capital Project Ordinance Amendment (CPOA) 2025-54 to clarify CPOA 2025-47, which was approved by Council on May 12, 2025, to appropriate \$224,844.00 in-lieu-of resurfacing funds to the Pavement Preservation Project. The in-lieu-of resurfacing funds are located in the transportation capital project fund and are being transferred from the unassigned in-lieu-of resurfacing revenue in this fund. There is no change in appropriation request at this time.

### **7.0A26 Adoption of Capital Project Ordinance Amendment 2025-55 and Special Revenue Project Ordinance Amendment to appropriately adjust and fund transit project appropriations to align with grant funding updates**

City Council adopted Capital Project Ordinance Amendment (CPOA) 2025-55 to adjust Transit Grant Project income and expenditure appropriations for Federal Transit Authority Grants, during the period 2013 - 2021, and add additional funding to some. The grants were previously approved, and funding was appropriated for each respective project, but the anticipated funding has changed, and CPOA 2025-55 adjusts the appropriations to align with the grant funding updates.

### **7.0A27 Adoption of Budget Ordinance Amendment 2025-14 for the General Fund, Transit Fund, and Solid Waste Fund to ensure sufficient budget for year-end expenditures**

City Council adopted Budget Ordinance Amendment (BOA) 2025-14 to increase the FY2025 operating budgets for the General Fund by \$1,989,816.00, the Solid Waste Fund by \$2,700,000.00, and the Transit Fund by \$88,395.00. These adjustments will ensure sufficient budget is available to cover year-end expenditure projections, address recently identified funding needs, and provide flexibility for any unexpected costs. The General Fund increase accounts for prior year obligations not paid in FY2024, unspent Parks and Recreation donations, and reimbursable public safety overtime. The Transit Fund increase is supported by a transfer from the General Fund, and the Solid Waste Fund increase is funded through available fund balance.

### **7.0A28 Adoption of Capital Project Ordinance, Budget Ordinance Amendment, and Special Revenue Ordinance to Appropriate Federal Transit Administration (FTA) Grant NC-2025-035 and the Required Local Match**

City Council adopted Capital Project Ordinance 2025-45, Budget Ordinance Amendment 2025-15, and Special Revenue Ordinance 2025-20. These ordinances authorize the appropriation of a total of \$689,978.00, which includes \$587,978.00 in federal grant funding and

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\$102,000.00 in required local matching funds. The funds will be used to support capital projects, planning activities, safety-related initiatives, and contracted services within the City's transit program.

**7.0B ITEMS PULLED FROM CONSENT**

There were no items pulled from the consent agenda.

**8.0 PUBLIC HEARINGS**

**8.01 Public Hearing to Consider Closing a Portion of Arsenal Avenue for the North Carolina Civil War & Reconstruction History Center**

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the State of North Carolina has petitioned to close a portion of Arsenal Avenue to further develop the N.C. Civil War & Reconstruction History Center. Utility easements will be held for Brightspeed, City of Fayetteville Public Works Commission, and Charter Communications. A stormwater drainage easement will be reserved for the City of Fayetteville. Traffic flow and emergency response times will not be impacted.

This is the advertised public hearing set for this date and time, the public hearing was opened.

Mr. John Healy, 4021 Distribution Drive, Fayetteville, NC, spoke in favor of this item.

Mr. Jimmy Kizer, 115 Broadfoot Avenue, Fayetteville, NC, spoke in favor of this item.

There being no further speakers, the public hearing was closed.

**A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE CLOSING A PORTION OF ARSENAL AVENUE. RESOLUTION NO. R2025-025**

**MOTION:** Council Member Greene moved to adopt the resolution and order by the City Council of the City of Fayetteville Closing a Portion of Arsenal Avenue for the development of the North Carolina Civil War & Reconstruction History Center  
**SECOND:** Council Member Davis  
**VOTE:** UNANIMOUS (9-0)

**8.02 Public Hearing to Consider Closing a Portion of Bullock Street for Sapona Road Church of God**

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the Trustees for the Church of God of East Fayetteville known as Sapona Road Church of God has petitioned to close a portion of Bullock Street in order to combine two church properties into one parcel. The portion of Bullock Street has never been constructed or opened. A utility easement will be held for Charter Communications. Traffic flow and emergency response times will not be impacted.

This is the advertised public hearing set for this date and time, the public hearing was opened.

Pastor Aaron Wilson, 1315 Sapona Road, Fayetteville, NC, spoke in favor of this item.

There being no one further to speak, the public hearing was closed.

**A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE CLOSING A PORTION OF BULLOCK STREET. RESOLUTION NO. R2025-026**

**MOTION:** Council Member Haire moved to adopt the resolution and order to close a Portion of Bullock Street.  
**SECOND:** Council Member Davis  
**VOTE:** UNANIMOUS (9-0)

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### **8.03 Update to the City of Fayetteville's Sign Code, Unified Development Ordinance Section 30-5.L Signage and other related sections**

Dr. Gerald Newton, Development Services Director introduced Mr. Vagn Hansen with Benchmark the consultant for the sign code amendment and stated the current sign ordinance is twenty years old.

Mr. Hansen presented this item with the aid of a PowerPoint presentation and stated the purpose and goals were to identify and eliminate conflicting sign regulations, consolidate sign regulations in Section 30-5.L, ensure content neutral regulation, provide incentives for quality signage, improve equity in application of regulations, and maintain the current maximum signage allowances. Section 30-5.L was updated to help it flow better and eliminate or combine stray provisions to eliminate redundancy and improve clarity by reclassifying signs by type instead of function. The current sign classification and the recommended sign classification for temporary and permanent signs were presented.

Retained provisions included prohibited and exempt sign regulations, provisions for special events, business opening, City-owned property, billboards/outdoor advertising, downtown signage, and alternative signage plans.

Council Member Haire requested clarification on how long temporary signage can remain up. Dr. Newton stated as long as the signs are not in the right-of-way signs can remain up. Council Member Haire asked if there is any moral or ethical requirement for what can be on signage. Ms. Lachelle Pulliam, City Attorney, stated unless it is obscene, individuals have a First Amendment right to put whatever they want on a sign and the City cannot regulate it.

Mayor Colvin asked how Fayetteville's Unified Development Ordinance (UDO) compares to other municipalities. Mr. Hansen stated in the current form, the UDO can be more difficult to identify regulations, but it is more lenient and business-friendly than some municipalities.

This is the advertised public hearing set for this date and time, the public hearing was opened.

There being no speakers, the public hearing was closed.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-5.L., SIGNAGE, OF ARTICLE 30-5, DEVELOPMENT STANDARDS, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-3.H.11. COLLISEUM TOURISM OVERLAY (CTO) DISTRICT, OF ARTICLE 30-3, ZONING DISTRICTS OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-014**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-2.C.12. BUILDING AND ADMINISTRATIVE ZONING PERMITS., OF ARTICLE 30-2, ADMINISTRATION, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-015**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-4.B.5., COMMERCIAL USE CLASSIFICATION., OF ARTICLE 30-4, USE STANDARDS, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-016**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-5.A.11. OFF-STREET CIRCULATION, OF ARTICLE 30-5, DEVELOPMENT STANDARDS, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-017**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-5.E., EXTERIOR LIGHTING., OF ARTICLE 30-5, DEVELOPMENT STANDARDS, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-018**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-5.J. LARGE RETAIL DESIGN STANDARDS., OF ARTICLE**



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**30-5, DEVELOPMENT STANDARDS, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-019  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-7.E., NONCONFORMING SIGNS, OF ARTICLE 30-7, NONCONFORMITIES, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-020**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-9.D., DEFINITIONS, OF ARTICLE 30-9, DEFINITIONS, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-021**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-9.D., DEFINITIONS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-022**

**MOTION: Council Member Hondros moved to approve the proposed ordinance as recommended  
SECOND: Council Member Greene  
VOTE: UNANIMOUS (9-0)**

**8.04 AX25-01: Yeadon Domes is petitioning to annex into the corporate limits of the City of Fayetteville one parcel of 12.53 ± acres. This parcel is located on the eastern side of Airport Road, at the end of Bridgewood Drive, at an unaddressed parcel and can be further identified by PIN: 0435-25-3050 and REID: 0435253050000**

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint presentation and stated, Pheonix Global Support LLC is petitioning for annexation into the corporate city limits of the City of Fayetteville 12.53 acres at the end of Bridgewood Drive, east of Gillespie Street and north of Airport Road. The site lies within Fayetteville's Municipal Influence Area (MIA) and is contiguous to current city limits. The surround properties include businesses to the West and South, with open property to the North and East. Water and sewer infrastructure is partially in place, and Fayetteville Public Works Commission (PWC) will oversee utility extensions and ongoing service. The annexation is associated with zoning case P25-20, in which the applicant requested a rezoning from Cumberland County's Planned Industrial Conditional Use (M(P)CU) to the City of Fayetteville's Light Industrial (LI) district.

During the May 8, 2025, Zoning Commission meeting, City Planner Demetrios Moutos presented the request and outlined its consistency with the surrounding zoning context and land use policy. The proposed LI zoning supports the development of a dome manufacturing facility by Yeadon Domes and promotes employment-generating industrial use. The Zoning Commission unanimously recommended rezoning approval, citing alignment with the Future Land Use Plan, compatibility with existing development, and the project's economic benefits. Public speakers during the hearing - including the project engineer, economic development officials, and representatives from Yeadon Domes - emphasized the project's potential to create up to 70 new jobs, support veteran hiring, and meet high safety and quality standards.

The petition for annexation complies with the requirements of North Carolina General Statutes and the City Clerk certified the petition's sufficiency on April 14, 2025.

This is the advertised public hearing set for this date and time, the public hearing was opened.

Mr. Rob Patton, 201 Hay Street, Fayetteville, NC, spoke in favor of this item.

Mr. Jimmy Kizer, 115 Broadfoot Avenue, Fayetteville, NC, spoke in favor of this item.

Mr. Matthew Mejia, 575 SE 9th Street, Minneapolis, MN, spoke in favor of this item.

There being no one further to speak, the public hearing was closed.

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. East of the Airport Commerce Park Subdivision, at the end of Bridgewood Drive, east of Gillespie Street, north of Airport Road. PIN: 0435-25-3050; REID: 0435253050000, Annexation Ordinance No. 2025-06-599**

## DRAFT

**MOTION:** Council Member Hondros moved to adopt the annexation ordinance with an effective date of June 30, 2025. This option affirms the initial zoning while delaying the effective date of annexation to the next statutory threshold, allowing additional time for service coordination or development readiness.

**SECOND:** Council Member Davis

**VOTE:** UNANIMOUS (9-0)

### 9.0 EVIDENTIARY HEARINGS

**9.01 SUP25-03: Special Use Permit request to reduce the separation requirement for an Automotive Wrecker Service in a CC Zoning District at 3003, 3005, 3009 MURCHISON RD (REID# 0428597115000, 0428596376000, 0428597350000) owned by Ali Abdo, CITY PROPERTY LLC.**

Mr. Craig Harmon, Senior Planner, stated this case was originally set for the May 27, 2025, agenda and the applicant and owners requested it be moved to the June 23, 2025, agenda. The owners were sent postcard and phone calls reminding them of the meeting.

Ms. Lachelle Pulliam, City Attorney stated the owners will need to be here in order to have evidence on the record and recommended tabling to a date certain, so it is not required to be republished.

**MOTION:** Council Member Haire moved to table this item until August 25, 2025, upon confirmation that the petitioners have been contacted.

**SECOND:** Council Member Benavente

**VOTE:** UNANIMOUS (9-0)

### 10.0 OTHER ITEMS OF BUSINESS

#### 10.01 PWC – Determination of Utility Assessment Appeal – 8038 King Road

Mr. Tim Smith, PWC Legal Counsel stated this is an appeal from a property owner that has combined his two parcels into one and therefore believes he should only be assessed one sewer assessment fee instead of two. Mr. Smith stated the owner was notified originally of the preliminary assessment resolution in 2020 where he did not make any objections at any public hearings. In December of 2024, prior to the assessment being certified, the owner combined the two parcels into a single parcel. Mr. Smith stated the owner had ample notification of the work that would be and was done on his property when it was still two parcels, and he now has two lateral connections.

Mr. Donald Stoudt stated he is the owner of the property and combined property so he could only receive one tax bill. He stated he attended previous meetings regarding the assessments, but did not understand a lot of it. Mr. Stoudt stated when the connections were input, he began to ask questions since nothing will be built on the property.

Council Member Hondros asked if it is possible to have the assessment paid if he sells the property later and the buyer pay the connection fee. Council Member Greene stated it is a confirmed assessment, the question is whether he pays now, later, or someone else pays later. Discussion ensued.

Ms. Lexi Hasapis, PWC Community Relations Specialist stated Phase V Annexation connections are separate because it is for construction only and City Council capped the fee at \$5,000.00 and PWC rate payers pay the difference. Construction costs and connection fees are different. Annexed customers are all required to pay the construction assessment fee but only about 50 percent pay to connect.

**MOTION:** Council Member Thompson moved that Mr. Stoudt does not have a valid defense to the tax imposed or any part thereof and notify him in writing that no release or refund will be made.

**Motion failed for lack of a second.**

**MOTION:** Council Member Benavente moved to approve the appeal.

**SECOND:** Council Member Davis

**VOTE:** PASSED by a vote of 8 in favor to 1 in opposition. (Council Member Thompson)

**DRAFT**

**10.02 TA25-02. Proposed amendments to Article 30 (Unified Development Ordinance) of the City Code covering sidewalk exemptions during development**

Council Member Hondros stated this item was originally brought to Council out of the UDO Committee, where Council moved to send the item to the Planning Commission on June 17th and it is back to Council. The challenge is that staff identified unintended negative consequences. The Planning Commission recommended remanding this item back to staff for further work.

**MOTION:** Council Member Hondros moved to remand this item back to staff and the committee chair work with the City staff in July and if ready, present the improved proposed revisions to the Planning Commission at their August 19th meeting and then to City Council on August 25th.  
**SECOND:** Council Member Benavente  
**VOTE:** UNANIMOUS (9-0)

**10.03 Bicycle Lane Ordinance Clarifications and Recommendations**

**MOTION:** Council Member Haire moved this item to the August Work Session  
**SECOND:** Council Member Benavente  
**VOTE:** UNANIMOUS (9-0)

Mayor Colvin stated he will be recognizing Mr. Tony Brown and some of his youth mentor programs on August 11, 2025.

**11.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 8:16 p.m.

Respectfully submitted,

\_\_\_\_\_  
JENNIFER L. AYRE  
City Clerk  
062325

\_\_\_\_\_  
MITCH COLVIN  
Mayor