



City of Fayetteville

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

Meeting Agenda - Final City Council Regular Meeting

Tuesday, May 26, 2026

6:30 PM

Council Chamber

1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 ANNOUNCEMENTS

5.0 CITY MANAGER REPORT

6.0 APPROVAL OF AGENDA

7.0A CONSENT AGENDA

7.0A1 [26-0321](#) Approve Meeting Minutes:
May 4, 2026 - Work Session
May 11, 2026 - Discussion of Agenda Items
May 11, 2026 - Regular
May 14, 2026 - Budget Work Session

Recommendation: Approve the draft minutes.

7.0A2 [26-0328](#) Approve Work Session Start Time from 3:00 p.m. to 2:00 p.m.

Recommendation: Approve the change to the Work Session start time from 3:00 p.m. to 2:00 p.m.

7.0A3 [26-0297](#) Adopt Resolution Authorizing a Lease for the Central District Office of the Fayetteville Police Department

Recommendation: Staff recommends that City Council adopt the Resolution and approve the lease agreement authorizing the City Manager to execute the lease on behalf of the City.

- 7.0A4** [26-0309](#) Revised Charter and Reconstitution of the Community Public Safety Advisory Board (CPSAB)
- Recommendation:** Staff recommends Option A: adopt the revised charter and reconstitution of the Community Public Safety Advisory Board (CPSAB) as presented, and direct the City Clerk to open applications under the new membership guidance. The revised charter has been reviewed and approved by the City Council Policy Review Committee and was presented to the full Council at a work session for discussion. Final adoption will allow the City to begin reconstituting the board under its expanded public safety mandate.
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- 7.0A5** [26-0272](#) 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).
- Recommendation:** The Zoning Commission and The Professional Planning Staff recommend that the City Council move to APPROVE the proposed map amendment from Single Family 10 (SF-10) to Office and Institutional for the approximately 0.36 acres located at 2025 Hope Mills Road.

7.0A6

[26-0289](#)

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 Road 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.

Recommendation:

The Professional Planning Staff and the Zoning Commission recommends City Council approve the proposed map amendment rezonings as consistent with the Future Land Use Plan.

Based on the following findings:

* Policy Consistency: The proposed rezoning is consistent with the City's adopted 2040 Future Land Use Plan (FLUP), which designates the area for Office/Institutional (O/I), Downtown (DTMXU), Regional Center (RC), and Community Center (CC). The rezoning advances Strategic, Compatible Growth goals identified in policies LU-1 and LU-5.

* Contextual Appropriateness: The proposed MAC zoning enhances the adjacent areas and supports the shift from a medical center to a multi-use institution.

* Public Interest: The request does not currently involve any new construction or site modifications and will not increase demands on public infrastructure or services and will not adversely impact public health, safety, or general welfare.

- 7.0A7** [26-0287](#) 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.

Recommendation: The Professional Planning Staff and the Zoning commission recommends City Council approve the proposed map amendment rezonings with the following conditions:

- 1.) Increase the maximum density allowed for the property from four (4) units to ten (10) units as consistent with the Downtown - 1 (DT-1) zoning district.

Based on the following findings:

* Policy Consistency: The proposed conditional rezoning is consistent with the City's adopted 2040 Future Land Use Plan (FLUP), which designates the area for Downtown (DTMXU). The rezoning advances Strategic, Compatible Growth goals identified in policies LU-1 and LU-5.

* Contextual Appropriateness: The proposed DT-2/CZ zoning enhances the adjacent areas and supports the shift from a former mainly residential area to a mixed-use development consisting of residential, commercial, and recreational.

* Public Interest: The request does not currently involve any new construction or site modifications and will not increase demands on public infrastructure or services and will not adversely impact public health, safety, or general welfare.

- 7.0A8** [26-0314](#) Adopt Ordinances for Uninhabitable Structures: Demolition Recommendations

104 Fleishman Street – District 4

419 Hall Street – District 2

429 Chatham Street – District 2

1701 North Street – District 2

Recommendation: Staff recommends that Council adopt the ordinances authorizing demolition of these structures. Staff will continue to communicate with the property owner up to the scheduled demolition date, offering opportunities for voluntary compliance, self-demolition, or grant-supported abatement through the Community Development Department. If the property is brought into compliance prior to demolition, staff will return to Council with a rescission ordinance to remove the demolition order from the property record.

- 7.0A9** [26-0221](#) Adoption of Special Revenue Fund Project Ordinance 2026-13 to Appropriate McKinsey Settlement Funds
Recommendation: Staff recommends that City Council adopt Special Revenue Fund Project Ordinance 2026-13 to appropriate \$18,306 in McKinsey opioid settlement funds to support the North Carolina Harm Reduction Coalition's Gate to Stability Recovery Support Pilot Program.
- 7.0A10** [26-0325](#) Adopt Resolution to Convey Real Property and Issue Loans for the Affordable Single-Family Housing Development Program
Recommendation: Staff recommends that City Council adopt the resolution authorizing the conveyance of sixteen City-owned residential lots and the issuance of related HOME construction loans under the Affordable Single-Family Housing Development Program.
- 7.0A11** [26-0302](#) Accept the Juvenile Restitution Program Grant Awarded from North Carolina Department of Public Safety and Adopt Special Revenue Fund Project Ordinance Amendment
Recommendation: Staff recommends that Council accept the grant award and adopt Special Revenue Fund Project Ordinance Amendment 2026-10 as presented.
- 7.0A12** [26-0303](#) 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
Recommendation: 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...Title
- 7.0A13** [26-0312](#) Authorize the City Manager to execute a contract awarding the In-Ground Bus Lift Equipment Purchase and Installation to C&A Equipment Services, Inc. in the amount of \$209,270.00
Recommendation: Approve the bid award recommendation and authorize the City Manager to execute a contract awarding the In-Ground Bus Lift Equipment Purchase and Installation to C&A Equipment Services, Inc. in the amount of \$209,270.00.

- 7.0A14** [26-0322](#) PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank
- Recommendation:** The Fayetteville Public Works Commission recommends that City Council approve the construction award for the Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank to Utility Service Co., Inc, Perry, GA, the lowest responsive, responsible bidder and in the best interests of PWC, in the total amount of \$600,500.00, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase
- 7.0A15** [26-0323](#) PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms
- Recommendation:** The Fayetteville Public Works Commission recommends that City Council approve the purchase award recommendation for the Materials Contract for Construction Ops and Storms to Crowder Trucking LLC, Fayetteville, NC, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of \$264,700.00, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.
- 7.0A16** [26-0324](#) PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase
- Recommendation:** The Fayetteville Public Works Commission recommends that the City Council approve the Sole Source Recommendation for PWC's Electrical Engineering and Construction Department to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements.
- The request is specifically to authorize a one (1) year sole source agreement with the option to renew for two (2) additional one (1) year terms for the purchase of Distribution Transformers (Overhead, Single-Phase Padmount, and Three-Phase Padmount) manufactured by Electric Research Manufacturing Company (ERMCO) of Dyersburg, Tennessee for Fiscal Years 2027, 2028, and 2029, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

7.0A17 [26-0329](#) PWC - Approve purchase award recommendation for purchase of Water Treatment and Water Reclamation Chemicals Annual Contract Year 2026

Recommendation:

The Fayetteville Public Works Commission recommends that City Council approve the purchase award for Water Treatment and Water Reclamation Chemicals Annual Contract Year 2026 and each contract may be extended for an additional one-year period upon the agreement of both parties, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

Award Recommended To:

- A. Caustic Soda (Sodium Hydroxide, 50%) - Brenntag Mid-South, Inc., Durham, NC
- B. Hydrofluorosilicic Acid - Univar Solutions USA LLC, Morrisville, PA
- C. Powdered Activated Carbon DRY - Brenntag Mid-South, Inc., Durham, NC
- D. Sodium Bisulfite - PVS Chemicals, Inc., Detroit, MI
- E. Aqueous Ammonia - Airgas Specialty Products, Inc., Lawrenceville
- F. Magnesium Hydroxide - Premier Magnesia LLC, Waynesville, NC
- H. Ferric Sulfate Liquid - Penccco, Inc., San Felipe, TX
- I. Zine Orthophosphate - USALCO, LLC, Baltimore, MD

7.0B ITEMS PULLED FROM CONSENT

8.0 REPORTS FROM BOARDS AND COMMISSIONS

8.01 [26-0317](#) Receive the Personnel Review Board Report

Recommendation: Accept the report.

8.02 [26-0330](#) Receive the Fayetteville Public Works Commission Annual Report

Recommendation: Accept the report.

9.0 PUBLIC HEARINGS (Public & Legislative Hearings)

9.01 [26-0327](#) Public Hearing on the Renaming of North Street Baseball Field to Coach Donald Bennett Field

Recommendation: The Parks and Recreation Advisory Commission recommends approval of the renaming of the North Street Baseball Field to the Coach Donald Bennett Field.

9.02 [26-0290](#) Text Amendments to Article 30 of the Unified Development Ordinance to include a Medical Arts Campus Zoning District

Recommendation: Planning Staff and the Planning Commission recommends City Council adopt the proposed text amendments as presented.

9.03 [26-0331](#) Public Hearing on the Proposed Fiscal Year 2026-2027 Annual Operating Budget and Capital and Technology Improvement Plans

Recommendation: Receive public comments on the recommended budget.

10.0 EVIDENTIARY HEARINGS

- 10.01** [26-0282](#) SUP26-01: Special Use Permit to allow Transitional Housing at 707 Murchison Road containing 3.62 acres owned by UNITED GOSPEL FELLOWSHIP COVENANT MINISTRIES.

Recommendation:

Staff recommends that City Council hold an Evidentiary Hearing and base their decision on the evidence and testimony provided.

Motion to Approve: I move to APPROVE the Special Use Permit to allow Transitional Housing on residentially zoned property conforming to the current Unified Development Ordinance standards using the existing structure, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application is consistent with applicable plans because: (1) the development is located in a Office and Institutional (OI) zoning district and (2) that this use complies with the findings listed below and (3) the proposed permit is in the public interest because the proposed SUP does fit with the character of the area.

[If approved, this Special Use Permit shall become effective with the approval of the Order of Findings by the City Council. The SUP shall expire one year from its effective date if a building permit is not issued within that time.]

*For a motion to approve, all six findings below must be met:

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.

OPTION 2

Motion to Disapprove: I move to DISAPPROVE the Special Use Permit (SUP) Permit to allow Transitional Housing on residentially zoned property, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application does not meet the finding(s) of fact listed below. More specifically finding(s) # ____.]

* For a motion to deny only one of the findings shown below needs to not apply.

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;

3. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.

[Applicable to Motion to Deny] If denied this action shall become effective upon the approval of the Order of Findings by the City Council.]

- 10.02** [26-0306](#) 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.

Recommendation:

Staff recommends that City Council hold an Evidentiary Hearing and base their decision on the evidence and testimony provided.

Motion to Approve: I move to APPROVE the Special Use Permit to allow a salvage / junkyard on industrially zoned property conforming to the current Unified Development Ordinance standards using the existing structures, the attached site plan, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application is consistent with applicable plans because: (1) the development is located in an industrial zoning district and (2) that this use complies with the findings listed below and (3) the proposed permit is in the public interest because the proposed SUP does fit with the character of the area.

[If approved, this Special Use Permit shall become effective with the approval of the Order of Findings by the City Council. The SUP shall expire one year from its effective date if a building permit is not issued within that time.]

*For a motion to approve, all six findings below must be met:

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.

OPTION 2

Motion to Disapprove: I move to DISAPPROVE the Special Use Permit (SUP) Permit to allow a salvage/junkyard on industrially zoned property, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application does not meet the finding(s) of fact listed below. More specifically finding(s) # ____.]

* For a motion to deny only one of the findings shown below needs to not apply.

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special use will not materially endanger the public health or safety if located where proposed and developed

according to the plan as submitted and approved;

4. The special use is in general conformity with the City's adopted land use plans and policies;

5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and

6. The special use complies with all other relevant City, State, and Federal laws and regulations.

[Applicable to Motion to Deny] If denied this action shall become effective upon the approval of the Order of Findings by the City Council.]

11.0 STAFF REPORTS

11.01 [26-0307](#) Fayetteville Fire Department 2026 1st Quarter Report

Recommendation: Accept report as presented

11.02 [26-0326](#) Fayetteville Police Department 2026 1st Quarter Review

Recommendation: Receive the report.

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 [26-0293](#) Fayetteville Cares Day Resource Center FY26 Third Quarter Update

Recommendation: Receive the Fayetteville Cares Day Resource Center FY26 Third Quarter Update.

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 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**May 26, 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, 910-433-1696, or the Office of the City Clerk at cityclerk@fayettevillenc.gov, 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.



Five Council Strategic Priorities

