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 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 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 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 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.

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).

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 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 as101 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 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 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 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 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 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 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 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 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 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 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 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 - Pencco, 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 Receive the Personnel Review Board Report

Recommendation: Accept the report.

8.02 Receive the Fayetteville Public Works Commission Annual Report

Recommendation: Accept the report.

9.0 PUBLIC HEARINGS (Public & Legislative Hearings)

9.01 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 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 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 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 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.

[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.]

11.0 STAFF REPORTS

11.01 Fayetteville Fire Department 2026 1st Quarter Report

Recommendation: Accept report as presented

11.02 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 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.


FAYETTEVILLE
NORTH CAROLINA
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

City of Fayetteville

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

City Council Action Memo

File Number: 26-0321

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A1

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Jennifer Ayre, MMC, City Clerk**

DATE: **May 26, 2026**

RE:
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

COUNCIL DISTRICT(S):

All

Relationship To Strategic Plan:

Goal IV: The City of Fayetteville will continue to have a collaborative citizen and business engagement base

Executive Summary:

The Fayetteville City Council conducted meetings on the referenced dates during which they considered items of business as presented in the drafts.

Background:

The draft minutes are from the meeting held on the above-mentioned dates.

Issues/Analysis:

None.

Budget Impact:

None.

Options:

1. Approve the draft minutes.
2. Amend the draft minutes then approve draft minutes as amended.
3. Do not approve the draft minutes and provide direction to staff.

Recommended Action:

Approve the draft minutes.

Attachments:

Four sets of draft minutes

DRAFT

FAYETTEVILLE CITY COUNCIL
WORK SESSION MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
MAY 4, 2026
3:00 P.M.

Present: Mayor Mitch Colvin (arrived at 4:11 p.m.)

Council Members Stephon Ferguson (District 1) (departed at 6:00 p.m.); Malik Davis (District 2); Antonio Jones (District 3); D.J. Haire (District 4) (via TEAMS) (departed at 6:00 p.m.); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Others Present:
Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager
Michael Gibson, Interim Assistant City Manager
Kevin Dove, Fire Chief
Roberto Bryan, Police Chief
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
Tyffany Neal, Transit Director
Christopher Cauley, Economic & Community Development Director
John Jones, Office of Community Safety Director
David Scott, Communications Manager
Christopher Williams, Management Analyst
Andrew Mansell, Senior Assistant to the City Manager
Andrew Brayboy, Senior Corporate Management Analyst
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Pro Tem Thompson called the meeting to order at 3:00 p.m.

2.0 INVOCATION

The invocation was offered by Council Member Ferguson.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the City Council.

4.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager, stated the City has been informed that the historic preservation fund grant for College Heights and Seabrook Hills Architectural and Archeological Survey needs authorization and support from the City as a $16,000.00 grant match and requested it be placed on the consent agenda on the Monday, May 11, 2026, Regular Meeting. Mr. Christopher Cauley, Economic & Community Development Director, stated the Economic and Community Development Department received notice late last week a certified local government grant from the State Historic Preservation Office was available. The City has recently applied for two of these grants for the Broadell neighborhood. These grants allow staff to learn the history and growth of the neighborhood and the people that live there, as well as for a professional firm that would write the nomination to put the area in the National Registry of Historic Places. The City is eligible to apply for these funds yearly due to being a certified local government. The College Heights and Seabrook Hills project will cost an estimated $40,000.00. The grant would cover $24,000.00 and the City would need to cover the remaining $16,000.00 and would need to be sourced from the General Fund. Discussion ensued.

Consensus of City Council was to add the approval for the historic preservation grant for College Heights and Seabrook Hills to the May 11, 2026, Consent Agenda.

5.0 APPROVAL OF AGENDA

MOTION: Council Member Hondros moved to approve the agenda.
SECOND: Council Member Davis
VOTE: UNANIMOUS (9-0)

6.0 OTHER ITEMS OF BUSINESS

6.01 Fayetteville NEXT Advisory Commission – 910 Future Fest Presentation

Mr. Nathan Cuffee, Fayetteville NEXT Advisory Commission Chair, presented this item with the aid of a PowerPoint presentation and stated the 910 Future Fest is an event for the community and is built to create opportunities. The event will focus on youth development, economic impact, workforce readiness, and strategic tourism. The event is slated to take place on September 24-26, 2026, with the September 27th as an inclement weather date. Fayetteville NEXT is in discussions with reserving Segra Stadium but there is an urgency to lock in the date. The event will run concurrently with the International Folk Festival to allow them to complement each other. There are various sponsors and partnerships already secured with the Dreamville Foundation, Two-Six Project, Dennis Smith Jr., Cool Receptions, and National Basketball Players Association (NBPA).

Mr. Mark Mayer with the Two Six Project stated they are looking to incorporate youth activations within the event that would provide enriching experiences for youth, to include a career day and exposure to opportunities through the use the existing Two-Six network. The goal is to impact over 1,000 youth throughout the event.

Mr. Cuffee stated the event will culminate in a concert and community day to highlight and help artists grow within the business of the arts. Saturday will be the official concert day and provided sponsorship tiers between $1,000.00 -$50,000.00. The concert will be a ticketed event within Segra Stadium that will have seating for 10,000.00. A free stage will also be programed for musicians and local artists on the steps of Segra Stadium. Fayetteville NEXT will be working within storefronts by bringing in brands that grew from Fayetteville and showcase what businesses can do within the community.

Mr. Cuffee stated the ask of Fayetteville NEXT is for the City to provide $500,000.00 in funding, but at least $350,000.00. The expected return from the event is $1.2 million which includes tax revenue from just the day of the concert. The plan is to turn this into an annual event that will become self-sufficient. Discussion ensued regarding the confirmed sponsors. Mr. Cuffee stated between $70,000.00-80,000.00 in sponsorships have been confirmed or pledged.

Discussion ensued on the talent and staging.

Consensus of City Council was to accept the report and add the 910 Future Fest to the May 14, 2026, Budget Work Session.

6.02 Community Police Advisory Board Charter Update

Dr. Andrew Mansell, Senior Assistant to the City Manager, presented this item with the aid of a PowerPoint presentation and stated the Community Police Advisory Board (CPAB) Chairman recently requested the charter be updated to include a broader spectrum of public safety that includes more than just the Police Department. The City Council Policy Committee reviewed the requested changes in April 2026 and moved to bring the changes to City Council for review. The new scope will include Police, Fire, and the Office of Community Safety. The recommendations also include changing the name from Community Police Advisory Board to Community Public Safety Advisory Board. The objectives are recommended to decrease from nine objectives to four objectives, focused on mental health, violence prevention, youth engagement, and homelessness. The number of members will not change, but the appointment process will now be in line with the current Appointment Committee processes. Additional requirements that would need to be completed during a member's first term would include a Fire and EMS ride-along and mental health crisis response team exposure.

Discussion ensued.

Consensus of City Council was to approve the Community Police Advisory Board Charter Update. Council Member McMillan was in opposition to the consensus motion.

6.03 Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring Downtown District, Inc.

Mr. Christopher Cauley, Economic and Community Development Director, introduced this item with the aid of a PowerPoint Presentation and stated in downtown there is an additional tax levy for the Municipal Service District (MSD) that is set annually for enhanced services. North Carolina General Statute allows for a private agency to provide those enhanced services, facilities, functions, and promotional or developmental activities. The City entered into a 5-year agreement with Cool Spring Downtown District (CSDD) in 2023 to manage downtown arts and entertainment. The primary MSD contract with CSDD costs $233,398.00 with $60,000.00 for an ambassador program. Additionally, there are contracts for New Years Eve and Juneteenth celebrations, which are funded from the General Fund. CSDD has five goals that align with the City's priorities to include: economic vitality and development, arts and design enhancements, promotion and marketing, special events and programming, and organizational support and conflict resolution.

Ms. Ashanti Bennett, Cool Spring Downtown District CEO, presented the third quarter report. The economic vitality and development objective has seen three new businesses open, two are opening soon, two moved, and one closed. Additionally, CSDD also hired Ms. Larissa Via as the Development and Engagement Director who comes from the Raleigh area and has a wealth of experience in bringing economic vitality that help contribute to the local economy. Ms. Via and Ms. Bennett have worked together to apply for $500,000 in grants to support initiatives and programs downtown. CSDD also hosts quarterly meetings with the downtown community in coordination with the Downtown Alliance to help build and support relationships with the property owners, residents, businesses, and developers.

The arts and design enhancements include holiday decorations and displays installation coordination, improving the downtown appearances and entertainment impact through a call for art to support emerging artists and support the Arts Council Artscape Program. This year, the Downtown Fayetteville pole banners have been installed throughout the downtown area with hopes to expand it in the future.

CSDD has focused on promotions and marketing to promote downtown retail, dining, and entertainment opportunities, while also advertising upcoming events, campaigns, and openings. CCSD contracts with different magazines, radio stations, digital, and social media outlets for advertising. The new redesigned website will launch on June 4, 2026. In the third quarter, an estimated 24,000 attendees have attended or participated in different events, social district, and recreational activities.

Part of the role of CSDD is to be an advocate and assist and support in conflict resolution. Staff hosts quarterly meetings, attend community watch meetings, attended the Office of Community Safety Public feedback meeting, and any large events CSDD can be in attendance.

The 2026 Juneteenth Jubilee will be held on Friday, June 19, 2026, from 5:00-11:00 p.m. with a singer known as Kirby as the headliner. Additionally, there will be 5-6 local bands throughout the day. An Afro Art Walk will be created to incorporate artistic expression. To date, CSDD has brought in $15,000.00 in private support and about $25,000.00 in in-kind support. Discussion ensued.

CSDD was created to support and maintain an arts and entertainment district in response to a 2015 study that was done to identify if the City could support a performing arts center. Discussion ensued regarding the ambassador program.

Discussion ensued.

Consensus of City Council was to accept the report.

6.04 Fayetteville State University Update on Memorandum of Understanding for Catalyst Site 1

Mayor Colvin stated he spoke with Fayetteville State University, and they asked for this to be tabled until they receive final approvals from the State.

Consensus of City Council was to table this item until further notice.

6.05 Economic Development Program Modernization and Priority Redevelopment Areas

Mr. Derrick McArthur, Economic Development Manager, presented this item with the aid of a PowerPoint presentation and stated the City's economic development programs for commercial loans, façade grants, and technical assistance have been in place for the last 25 years and have had limited changes since their inception. The programs are funded by The U.S. Housing and Urban Development Department's Community Development Block Grant (CDBG). The CDBG also funds one full time employee and an estimated 30 percent (%) of the director's time. The recommended changes presented in this item will strengthen redevelopment efforts and allow for the City to engage in more impactful projects.

A Small Business Growth and Needs Assessment survey was sent out August - November and advertised in a variety of ways, but only 33 businesses responded. From those responses, the most important needs were business development support and financing of reinvestment. The City has two policies that create powerful redevelopment tools for commercial properties such as the Tax Increment Grant (TIG) and Section 108 loan. Any owner occupied, existing buildings would qualify for up to $125,000.00 that would be managed by the Economic and Community Development Staff and Committee. Owner or tenant occupied, or new construction qualify for up to $200,000.00 and would require the City Manager's review and approval. Owner or tenant occupied or new construction above $200,000.00 would require City Council review and approval and likely require advanced budgeting or Section 108 funding.

The Business Assistance Program is recommended to change to the Can Do Business Opportunity for Ownership Stability and Transformation (BOOST) Long Program. The proposed program will provide the max loan, subject to available funds, interest rates would be tied to the treasury, and building owners with a qualifying tenants or eligible business owner would be able to apply for both existing buildings and new construction. However, the budget may not allow for large projects on demand and require advanced programing.

The Commercial Exterior Grant is recommended to change to the Can Do Exterior Design and Gateway Enhancements (EDGE) Grant. This would be a $7,500.00 - $25,000.00 grant City-wide or $7,500.00 - $50,000.00 in priority areas. A property can utilize the grant twice and it can be used to pay a contractor directly. The projects must be ready to start within six months and completed within one year.

The Corridor Improvement Grant is recommended to change to the Can Do Corridor Opportunity Revitalization for Exteriors (CORE) grant. The proposed grant would be for $1,000.00 - $7,500.00 to eligible business owners or owners with qualifying tenants and only in priority redevelopment A property can utilize the grant twice and it can be used to pay a contractor directly. The projects must be ready to start within six months and completed within one year. The grant applications would be opened quarterly as a competitive grant.

With additional staff, the City could expand efforts. With an additional Community Development Specialist, an interior upfit program could be created utilizing CDBG funds. With a Downtown Senior Specialist, a downtown specific program focused on business recruitment and expansion/stabilization could be created. Additionally, the City could contract with Retail Strategies for business recruitment and marketing; or bring on additional partnerships such as the Carolina Small Business Development Fund and Specialized Small Business Technical Support.

Priority redevelopment areas include major corridors that connect with Interstate 95, Business 95, or Interstate 295, have higher average daily traffic counts, and a need for redevelopment of aging commercial stock. To address the priority areas, the TIG would need to be updated to target the areas and programs would need to be tailored to offer enhanced benefits within the areas. Mr. McArthur stated staff recommend reviewing the priority areas every two years.

Recommended next steps, if Council provides consensus, to move forward would be to revise the programs, procedures, applications, develop legal documents, and updated the online application portal.

Mr. McArthur stated, if approved, the programs could be implemented by July 1, 2026.

Discussion ensued.

Consensus of City Council was to receive the report and direct staff to enact the proposed changes to the City's economic development programs and priority redevelopment areas.

6.06 Expanding Water and Sewer Assessment Assistance Program – Phase V Annexation

Mr. Christopher Cauley, Economic and Community Development Director, presented this item with the aid of a PowerPoint presentation and stated the program was established in conjunction with the Phase V Annexation to assist homeowners with required water and sewer cost. The current program structure is for owner-occupied households with income eligibility capped at 80 percent (%) of the area median income (AMI). It provides between $2,000.00 - $5,000.00 for the assessment and up to $900.00 for plumber connection costs. The assessment is financed over 10 years with a two-year application window. Recent utilization has been an average of 1 - 3 households a year.

Staff recommend maintaining the $2,000.00 assessment assistance, expanding income eligibility cap up to 120% AMI, remove the two-year application window, and allow for an assessment or facility investment fee with tiered plumber assistance. The tiered plumber assistance would focus on three levels, workforce income (80-120% AMI) would be 10% or not to exceed $1,000.00, moderate income (50-80% AMI) would be 50%, not to exceed $5,000.00, and low income (less than 50% AMI) 100%, not to exceed $7,500.00.

An additional option would be to provide 100% of the $5,000.00 assessment, expand eligibility to 120% AMI, provide $1,000.00 for plumber costs, maintain the two-year application window, and focus on reducing the monthly payment burden.

Option three would make no changes to the current program.

Discussion ensued.

Consensus of City Council was to approve Option 2. Council Member Jones and Hondros were in opposition to the consensus motion.

6.07 Public Notice Visibility Improvements

Mr. Christopher Williams, Management Analyst, presented this item with the aid of a PowerPoint presentation and stated this is for public notice visibility improvements. It includes four focus areas of signage, digital access, outreach and coordination. Signage recommendations include larger format signs, multi-frontage sign coverage, incorporate digital tools on signage, and create standard signage. Digital access will include the creation of a centralized webpage with maps, agendas, and staff reports through an integrated QR code on signage. Outreach recommendations is to leverage existing community events such as community watch meetings, Doug in the District, marketing connections such as radio and social media, and create a staff team to coordinate. This will create a more consistent, transparent, and accessible communication process.

Discussion ensued regarding the need for additional signage per property.

Consensus of City Council was to receive the report.

Mayor Colvin recessed the meeting at 6:04 p.m. The meeting reconvened at 6:15 p.m. to hear Item 7.0 Announcements and Recognitions and 8.0 Public Forum, then go back to the agenda items beginning with Item 6.08.

7.0 ANNOUNCEMENTS AND RECOGNITIONS

Mayor Colvin recognized the City's Marketing and Communications Department for being recognized as one of 39 North Carolina jurisdictions to earn recognition in the North Carolina City & County Communicators (NC3C) 2026 Excellence in Communications Awards. The City's Marketing and Communications team won two first-place awards: Digital Technology - Website and Best Use of Humor, and a third-place award for Multi-Platform Campaign.

Mayor Pro Tem Thompson announced this Saturday is Stamp Out Hunger Day. Residents can leave out non-perishables at the mailbox.

Council Member Greene recognized the Fayetteville Fire Department for National Firefighter's Day.

Mayor Colvin presented a proclamation to Miss Kinley Mulligan, founder of Kinley's Reading Club, proclaiming May 7, 2026, as Young Readers Day.

Mayor Colvin presented a proclamation to the Economic and Community Development Department and the Fayetteville-Cumberland Economic Development Corporation proclaiming May 4-8, 2026, as Economic Development Week.

Mayor Colvin presented a proclamation to the City Clerk's Office proclaiming May 3-9, 2026, as Municipal Clerk's Week.

Mayor Colvin presented a proclamation to Chief of Police Roberto Bryan and senior staff proclaiming May 15-21, 2026, as Police Week.

Mr. John Malzone, Downtown Alliance President thanked council for all the support they give to downtown and to keep up the good work.

8.0 PUBLIC FORUM

Dr. Brook Fletcher, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Alissa Reynolds, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Janea Malcolm, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Lynnae Williams, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Billie Harney, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Kelly Hwang, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Theresa Tyson, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Kierra Wallace, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Michelle Bass, Fayetteville, NC, expressed concerns regarding multiple City concerns.

Mr. Luis Hernandez Fayetteville, NC, expressed a need for childcare infrastructure in Spanish.

Mr. Joseph Murphy, Fayetteville, NC, expressed concerns regarding vehicles blocking mailboxes due to the Airbnb beside him.

Mr. Austin Wiley, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Bobbie Griffin, Fayetteville, NC, expressed concerns regarding victim advocates.

Ms. Arleen Fields, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Angela Tatum, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Bobbie Burgess, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Lisette Rodriguez, Fayetteville, NC, expressed concerns regarding data centers.

Mr. Benjamin Hultquist, Fayetteville, NC, expressed the need for traffic calming measures.

Ms. Janet Menzak, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Theresa Burns, Fayetteville, NC, expressed a need for a data center moratorium.

Ms. Starr Mastrodonato, non-resident, expressed a need for childcare infrastructure.

Ms. Carol Olinger, non-resident, expressed concerns regarding data centers.

Mr. Joseph Schwab, non-resident, provided written comments expressing concerns regarding the 120-day stay on data center development.

Ms. Lorena Murray, Fayetteville, NC, provided written comments expressing concerns regarding data centers.

Ms. Leia Perron, Fayetteville, NC, provided written comments expressing concerns regarding data centers.

Mr. Thomas Clark, Fayetteville, NC, provided written comments expressing concerns regarding data centers.

6.08 Receive Update Regarding Transit's (FAST's) Current Service Standards and Bus Stop Amenities Inventory

Ms. Tyffany Neal, Transit Director, presented this item with the aid of a PowerPoint presentation and stated a Council Member request was recently input regarding decreasing Fayetteville Area System of Transit (FAST) Service Standards in order to increase amenities and enhance rider safety and equity. FAST is required by federal regulation to have service standards, which define service design and delivery, create an objective set of criteria for exiting services, modifications, and prospective services are evaluated.

The current standards factors include service availability, vehicle load factor, frequency of service, on-time performance, route design, distribution of transit amenities, and vehicle assignments. For the distribution of amenities, the requirement to have a shelter is fifteen or more daily boardings, benches require 6 boardings per day, sponsorships require one boarding a day when a non-City entity agrees to provide the funding for the stop, and poles are at all bus stops. The Council Member request was to lower the requirements to increase amenities at stops.

There are several factors that must be reviewed for a stop, such as existing infrastructure to support amenities, if the City owns the road, and if all stops need amenities. There is a regulated useful life of 10 years, but the amenity can be kept there if it is in still good condition. The City is beginning to add both a bench and trash can at qualifying locations. 80 percent (%) of the amenities funding is provided by the Federal Transit Authority (FTA).

To install, FTA and service standards must be in compliance to include Americans with Disability Act (ADA) requirements, and have a minimum concrete pad of 8' x 5', although the City does 20' x 5'. Anytime an amenity is removed, the City is required to do so in accordance with current ridership levels. A stop may be added if an entity sponsors a stop however, in 2023 the cost was between $15,000.00 - $67,000.00 to add a stop, and that would include construction and amenities.

Currently, there is a need for an additional six benches and trashcans at a cost of $20,000.00 with lead time of six months and an additional 59 shelters at a cost of $1.2 million with a lead time of five years. If the thresholds for amenities were decreased by just one, it could cost over $150,000.00 for benches and $235,000.00 for shelters.

Ms. Neal stated modifications to the service standards would create a budgetary impact, increased timeframe to replace current amenities. However, staff will continue assessments to prevent disparate impacts on minority and low-income customers and communities.

Discussion ensued.

Consensus of City Council was to accept the report.

6.09 City Council Policies Review Committee Recommendations to City Council Policies 135.1, 155.2, 115.15

Mayor Colvin stated this came the City Council Policy Committee and Council pulled this item from the April 13, 2026, Consent Agenda for additional discussion.

Mayor Pro Tem stated the only change to City Council Policy 115.15 - Mayor and City Council Protocol and Code of Conduct, was that if any request requires over one hour of research, it would require a City Council Agenda Item Request. There was originally nothing that triggered a request for a City Council Agenda Item Request.

Mayor Pro Tem Thompson stated City Council Policy 135.1 - Outside Organizations – Funding was a full rewrite of the policy.

Mayor Pro Tem Thompson stated City Council Policy 155.2 - Surplus Property - Disposal of Property Valued at Less Than $30,000.00 only adds that to dispose of property must go through GovDeals.com. Dr. Douglas Hewett, City Manager, stated this policy is only for personal property under $30,000.00, but all real estate comes to City Council to be deemed surplus. If a person asks to purchase a property, the request will go to all City Department Directors to determine if the property is needed and if it is, staff would say it is not for sale, and if it is not, it will come to City Council for approval.

Discussion ensued regarding how the City acquires or disposes of property and the need for a notification trigger.

Consensus of City Council was to adopt City Council Policies 115.15 and 135.1 and take City Council Policy 155.2 back to Council Policies Review Committee.

6.010 City Council Agenda Item Request – Downtown Development Coordinator-Manager – Council Member Davis

Council Member Davis stated this request stemmed from a downtown meeting with business owners and residents to ensure downtown can be moved forward. The desire is to have a dedicated staff member that works for the City of Fayetteville who focuses on downtown management, development, and revitalization.

Council Member Davis requested staff create a downtown specialist/manager position and bring it back to a budget work session for discussion.

Discussion ensued.

Consensus of City Council was to move this item forward for staff to answer budgetary and operational questions as part of the budget process.

6.011 City Council Agenda Item Request – Feasibility Study for Downtown Convention Center– Mayor Colvin

Mayor Colvin stated he sent a briefing to City Council regarding ideas for downtown and requested consensus for information on a feasibility study for the addition of a downtown convention center. In 2018, the stadium was a capital investment and other public investments were promised that would serve as anchors to bring in vitality to downtown that did not get completed. Fayetteville is the only major North Carolina city that does not have a convention center and is, therefore, losing economic investment from regional and national association conference opportunities.

Discussion ensued.

Consensus of City Council was to direct staff to gather research that has already been complete by the County and what would be the cost of a new feasibility study.

9.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 8:54 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
050426

MITCH COLVIN
Mayor

FAYETTEVILLE CITY COUNCIL
DISCUSSION OF AGENDA ITEMS MEETING MINUTES
ST. AVOLD CONFERENCE ROOM, CITY HALL
MAY 11, 2026
5:30 P.M.

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3) (arrived at 6:24 p.m.); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: Council Member D.J. Haire (District 4)

Others Present:
Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager
Michael Gibson, Interim Assistant City Manager
Roberto Bryan, Jr., Police Chief
Kevin Dove, Fire Chief
Sheila Thomas-Ambat, Public Services Director
Byron Reeves, Public Services Deputy Director
Brian McGill, Assistant Public Services Director
John Jones, Office of Community Safety Director
John McNeill, Senior Project Manager - Traffic
David Scott, Public Relations Manager
Jennifer Ayre, City Clerk

Mayor Colvin called the meeting to order at 5:30 p.m.

Mayor Colvin asked the Council to review the regular agenda for the May 11, 2026, meeting.

Mayor Pro Tem Thompson requested clarification on Item 7.0A6 - Adopt Resolution Authorizing a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) for Improvements on U-4405A Raeford Road from west of Old Raeford Road to east of Bunce Road. Mr. John McNeill, Senior Project Manager – Traffic, stated it is to input irrigation and beautification on Raeford Road. Discussion ensued regarding the location of the project. Mayor Colvin stated Council Member Jones requested Item 7.0A2 - Authorization to Apply for the FY2026 Historic Preservation Fund Grant for the College Heights and Seabrook Hills Communities Architectural/Archaeological Survey be pulled for presentation.

Council Member Greene requested clarification on the $401,000.00 allocations for Item 7.0A5 - Approve Bid Recommendation and Adopt Capital Project Ordinance Amendments - Market Square Pedestrian Improvements. Discussion ensued regarding the pedestrian and stormwater improvements and the size of the kiosk screens. Mayor Colvin reminded everyone that the City lobbied and received $1.5 million for the renovation of the Market House through partnership with the North Carolina Department of Justice (NCDOJ) and community meetings were held regarding what the Market House would become and the stories that would be told there. Mayor Colvin requested Council have a chance to see what is planned to ensure that what was promised is what happens. Mr. Jeffery Yates, Assistant City Manager, stated staff will provide a breakdown of where the funding was allocated. Discussion ensued.

Council Member Hondros stated there are three NCDOT items, and none of them include a map. Dr. Douglas Hewett, City Manager, stated staff can add maps moving forward. Discussion ensued regarding requesting enhanced items from NCDOT for projects and if it should be an ordinance or municipal agreements. Dr. Hewett and Ms. Lachelle Pulliam, City Attorney, recommended requesting enhancements through the municipal agreements since NCDOT does not necessarily have to adhere to our ordinances as a division of the State. Discussion ensued.

Discussion ensued regarding the Boards and Commissions annual reports.

Mayor Colvin stated there are two people sign up to speak in opposition of Item 10.01 - PWC - Phase 5 Annexation Utility Improvement Project Area 26 Public Hearing on the Preliminary Assessment Roll.

CLOSED SESSION

MOTION: **Council Member Davis moved to enter into closed session for 143.18.11(a)(3) for attorney-client privilege**
SECOND: **Council Member Thompson**
VOTE: **UNANIMOUS (8-0)**

The regular meeting recessed at 5:55 p.m.

MOTION: **Council Member McNair moved to come out of closed session**
SECOND: **Council Member Ferguson**
VOTE: **UNANIMOUS (9-0)**

The meeting reconvened at 6:29 p.m.

There being no further business, the meeting adjourned at 6:29 p.m.

Respectfully submitted,

JENNIFER L. AYRE	MITCH COLVIN
City Clerk	Mayor
051126	

DRAFT

FAYETTEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
MAY 11, 2026
6:30 P.M.

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); D. J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Others Present:
Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Roberto Bryan, Police Chief
Kevin Dove, Fire Chief
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
Sheila Thomas-Ambat, Public Services Director
Byron Reeves, Public Services Deputy Director
John McNeill, Public Services
Brian McGill, Assistant Public Services Director
Albert Baker, Assistant Economic and Community Development Director
Chris Lowery, Strategic and Performance Analytics Manager
Andrew Brayboy, Senior Corporate Performance Analyst
John Jones, Office of Community Safety Director
David Scott, Communications Manager
Kimberly Toon, Assistant Chief Financial Officer
Andrew Mansell, Senior Assistant to the City Manager
Jennifer Ayre, City Clerk
Wayne Riggins, Linear Park Corporation President
Crystal DePietro, Fayetteville Metropolitan Housing Authority Assistant Executive Director
Tom Hatch, Parks and Recreation Advisory Commission Chair
Lamont Hinson, PWC Community Relations Specialist
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 6:38 p.m.

2.0 INVOCATION

The invocation was offered by Bishop Ann Dockery, Soul Harvest Church.

3.0 PLEDGE OF ALLEGIANCE

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

4.0 ANNOUNCEMENTS

Council Member Haire thanked City Council and staff for their support while he was ill.

Council Member Haire invited residents to attend Doug in the District on Wednesday, May 13, 2026, from 5:30 – 7:30 p.m. at Smith Recreation Center at 1520 Slater Ave.

5.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager, thanked John McNeill, Senior Project Manager for Traffic, for his efforts with the $200,000.00 North Carolina Department of Transportation (NCDOT) Companion Funding approved in the Fiscal Year 2026 Capital Improvement Projects, NCDOT will now be able to move forward with $3.4 million worth of pedestrian improvements. The projects are at the following locations:

1. NC 162 Bunce Road / Bingham Drive at Marykirk Drive - Council Districts 6 & 7

2. NC 162 Bunce Road / Bingham Drive at Bailey Lake Road / Bibar Road -Council Districts 6 & 7
3. NC 162 Bunce Road / Bingham Drive at Lakeridge Drive - Council Districts 6 & 7
4. Skibo Road at Richwood Court - Council District 7
5. Rosehill Road at Ramsey Street - Council District 2
6. Ireland Drive at Village Drive - Council District 5
7. Hoke Loop Road at Lake Rim Elementary School, Council District 8

The City of Fayetteville is developing a Comprehensive Safety Action Plan with funding from the federal Safe Streets for All (SS4A) grant focusing on making streets safer and reducing traffic crashes, serious injuries, and deaths. Public Participation Meetings will take place on:

- Monday, May 18, 2026, from 5:00 – 7:00 p.m. at Bill Crisp Senior Center, 7560 Raeford Road, Fayetteville, NC
- Tuesday, May 19, 2026, from 6:00 – 8:00 p.m. at College Lakes Recreation Center, 4945 Rosehill Road, Fayetteville, NC
- Wednesday, May 20, 2026, from 6:00 – 8:00 p.m. at Kiwanis Recreation Center, 352 Deavers Street, Fayetteville, NC
- Wednesday, May 27, 2026, from 11:00 a.m. – 2:00 p.m. at City Hall, in the Council Chambers, 433 Hay Street, Fayetteville, NC

Dr. Hewett congratulated Mr. Derrick Bowens, Infrastructure Technology Solutions Officer, on his upcoming retirement at the end of May. Mr. Bowens has served the City's IT Department for 25 years.

6.0 APPROVAL OF THE AGENDA

MOTION: Council Member Jones moved to approve the agenda
SECOND: Council Member Davis
VOTE: UNANIMOUS (10-0)

7.0A CONSENT AGENDA

MOTION: Council Member Greene moved to approve the consent agenda with the exception of Item 7.0A2 and 7.0A5
SECOND: Council Member Jones
VOTE: UNANIMOUS (10-0)

7.0A1 Approval of Meeting Minutes:
April 13, 2026 - Discussion of Agenda Items
April 13, 2026 - Regular
April 22, 2026 - Agenda Briefing

City Council approved the three draft meeting minutes.

7.0A2 THIS ITEM WAS PULLED FOR A SEPARATE VOTE

7.0A3 Adopt Ordinances for No Parking, Loading, or Unloading Zone on Hull Road

City Council adopted ordinances for no parking, loading, or unloading zones on Hull Road, Fayetteville, NC. The City received and investigated a request from Fayetteville Technical Community College (FTCC) to install a "No Parking/ Standing/ Drop-Off" zone near the pedestrian crosswalk at approximately 2220 Hull Road. Hull Road is under the ownership of the City. City staff are recommending a "No Parking/ Loading/ Unloading" zone begin at the entrance of Parking Lot 9 & Parking Lot 16A, at approximately 2313 Hull Road, adjacent to the Thomas R. McLean Administration Building and the Advanced Technology Center and extend the zone to the entrance to Parking Lot 2 at approximately 264 Hull Road.

To address concerns with pedestrian safety, City staff are actively pursuing the installation of Rectangular Rapid Flashing Beacons (RRFB's) at the subject crosswalk. The RRFB's are currently being shipped to the contractor the City will be using for this effort and are expected to be installed by late June/early July.

AN ORDINANCE AMENDING CHAPTER 16, MOTOR VEHICLES AND TRAFFIC OF THE CITY OF FAYETTEVILLE CODE OF ORDINANCES. ORDINANCE NO. NS2026-012

AN ORDINANCE AMENDING CHAPTER 16, MOTOR VEHICLES AND TRAFFIC OF THE CITY OF FAYETTEVILLE CODE OF ORDINANCES. ORDINANCE NO. NS2026-013

7.0A4 Adopt Resolution Authorizing a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) for Improvements on SM-6106C Morganton Road at Northview Drive

City Council adopted a resolution to authorize Dundee Road modification and a municipal agreement with the North Carolina Department of Transportation (NCDOT) for the maintenance of Dundee Road after construction. NCDOT plans to install a traffic signal with pedestrian crossings at the intersection of Morganton Road at Northview Drive and construction of a cul-de-sac on Dundee Road near Morganton Road.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE FOR THE DUNDEE ROAD MODIFICATION AND MAINTENANCE. RESOLUTION NO. R2026-027

7.0A5 THIS ITEM WAS PULLED FOR A SEPARATE VOTE

7.0A6 Adopt Resolution Authorizing a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) for Improvements on U-4405A Raeford Road from west of Old Raeford Road to east of Bunce Road

City Council adopted a resolution authorizing a municipal agreement with the North Carolina Department of Transportation (NCDOT) for installation of irrigation and landscaping, along the Raeford Road roadway project. The City will fund 100% of the cost to install the irrigation. The proposed “draft” municipal agreement from the NCDOT has an estimated cost of $65,000 to the City for the irrigation. Total funding amount $65,000.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE FOR THE INSTALLATION OF IRRIGATION FOR LANDSCAPING ALONG RAEFORD ROAD. RESOLUTION NO. R2026-028

7.0A7 Accept Federal Transit Administration NC 2026-020 Grant Award and Adopt Capital Project Ordinance 2026-40 to Appropriate Funds

City Council accepted the grant award in the amount of $4,081,633.00 and adopted Capital Project Ordinance 2026-40 to appropriate $1,381,633.00 of the grant funding and $363,665.00 of required local match funding for the purchase of six replacement buses, five support vehicles, three bus shelters, mobile fare collection equipment, and associated expenses as well as employee training. The required local match will be provided by a transfer from the Transit Operating Fund. The remaining $2,700,000.00 in grant funding is incorporated into the adopted Fiscal Year 2026 Transit operating budget to support non-fixed route ADA paratransit services, preventative maintenance, and general operating assistance.

7.0A8 PWC - Approve Bid Recommendation - Omicron CMC 500

City Council approved the purchase award for Omicron CMC 500 to Omicron Electronics Corp. USA, Houston, TX, the lowest responsive, responsible bidder and in the best interests of PWC, in the total amount of $138,601.76 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

7.0B2 Authorization to Apply for the FY2026 Historic Preservation Fund Grant for the College Heights and Seabrook Hills Communities Architectural/Archaeological Survey

Council Member Jones stated in June, the Broadell neighborhood will go before the State board to receive historic designation in the National Register for Historic Places, and now College Heights and Seabrook Hills neighborhoods will be applying as an extension of Broadell.

MOTION: **Council Member Jones moved to Authorization to Apply for the FY2026 Historic Preservation Fund Grant for the College Heights and Seabrook Hills Communities Architectural/Archaeological Survey**
SECOND: **Council Member Haire**

VOTE: UNANIMOUS (10-0)

7.0B5 Approve Bid Recommendation and Adopt Capital Project Ordinance Amendments- Market Square Pedestrian Improvements

Council Member Greene requested further explanation of the capital project ordinance. Mr. Jeffery Yates, Assistant City Manager, stated this is for pedestrian improvements, stormwater improvements, and hardscapes. The kiosks have arrived and are awaiting installation. Mayor Colvin stated when the Market House became a discussion in 2020, the North Carolina Department of Justice (NCDOJ) led city-wide conversations over several months on how to move forward. The recommendation was if the Market House was preserved, to share the history and story of the property. The State provided $500,000.00 for the renovation of the property. Dr. Douglas Hewett, City Manager, stated there are multiple phases to the project and the first phase was the unexpected but significant repairs to the clock tower, roof, lighting, and stormwater. Staff also made strategic decisions to ensure that when the pavement was done, it was done only once.

Mr. Michael Gibson, Interim Assistant City Manager, stated the first part of the project was to make sure the building was a sound structure. The new lighting are LEDs and can be changed to any color. The public will have access to 55-inch kiosk screens to learn the story and history of Fayetteville. Staff are working on content for the kiosks, but with the wi-fi capabilities, the kiosks information can be updated and changed as needed. Mr. Byron Reeves, Deputy Public Services Director, stated the pedestrian improvements include expanding the brick footprint, upgraded pedestrian approaches with pedestrian islands from all sides, two crosswalks with the Hay Street approach, including an Americans with Disabilities Act (ADA) compliant ramp. The high visibility crosswalks will be brick paved. There is one catch basin on the inside of the roundabout and additional inlets will be added to ensure there will not be standing water. The project required permission from the State Historic Preservation Office in November and received approval in January. The anticipate project completion is before the end of November 2026.

Council Member McMillan asked how the public can provide recommendations on what information can be added to the kiosks. Dr. Hewett stated there were over 600 responses in what should be included at the Market House. The project was headed by Ms. Yamile Nazar, Human Relations Director, to lead community groups and Dr. Hewett recommended reengaging the group to come up with a work plan on how to complete the conversations.

Discussion ensued.

MOTION: Council Member Greene moved to approve the award and authorizes the City Manager to execute a contract for the Market Square Pedestrian Improvements project, in the amount of $648,519.20, to the lowest responsive and responsible bidder, Morgan Trucking & General Construction Inc., and approve CPOA 2020-1, 2022-19, 2022-21, and 2023-2, to reallocate funds to cover the project cost.
SECOND: Council Member Davis
VOTE: UNANIMOUS (10-0)

8.0 REPORTS FROM BOARDS AND COMMISSIONS

8.01 Receive the Linear Park Annual Report

Dr. Wayne Riggins, Linear Park Corporation President, stated about 30 years ago Harry Shaw collected a group of friends to create a public-private partnership to create a 4-mile stretch of trail through downtown Fayetteville. The project was completed in 2025. Dr. Riggins recommended connecting Rowan Park, Linear Park, Festival Park and others to market the connectivity of the greenspace creating a top tier community, creating incentives. Dr. Riggins recommended expanding the corporation's purview to oversee the rest of the greenspace connections; stating this is a meaningful and impactful change and recommended a few different options on how to do that as well as notating that signage is paid for. Discussion ensued regarding signage.

MOTION: Council Member Thompson moved to receive the Linear Park Annual Report and allow the Linear Park Corporation to have an expanded purview to cover the entire City.
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

8.02 Receive the Fayetteville Metropolitan Housing Authority Annual Report

Ms. Crystal DePietro, Fayetteville Metropolitan Housing Authority (FMHA) Assistant Executive Director, presented this item with the aid of a PowerPoint presentation and stated FMHA serves over 2,800 households with over 6,700 residents between the public housing and voucher programs. In both programs, more than 80 percent (%) of residents have income in their homes. FMHA has administered of 2,000 housing vouchers through private landlords, allowing residents the choice in where they live. The Hope IV program includes housing throughout the community for over 823 units. However, FMHA has over 1,500 families on the wait list and are working strategically to bring in more affordable housing within the community. Most units are more than 60 years old, and FMHA is working on plans to renovate the units or building new.

Ms. DePietro thanked Economic and Community Development Department for the continuous assistance in navigating ideas, concerns, and the needs of FMHA. Residents can visit www.FMHANC.org for more information.

MOTION: Council Member Haire moved to receive the Fayetteville Metropolitan Housing Authority Annual Report.
SECOND: Council Member Thompson
VOTE: UNANIMOUS (10-0)

8.03 Receive the Fayetteville-Cumberland Parks & Recreation Advisory Commission Annual Report

Mr. Tom Hatch, Fayetteville-Cumberland Parks & Recreation Advisory Commission Chair, presented this item and stated the Commission consists of 16 members, 8 from the City and 8 from the County, with a focus on three goals: advise the Parks & Recreation Director on programming to ensure offerings meet the needs and interests of the community, provide input on capital improvements, and offer feedback on the masterplan to ensure long-term planning aligns with the growth and vision of Fayetteville and Cumberland County. The Committee continues to serve as a sounding board for new plans and support of staff. Mr. Hatch stated the Commission continues to work on providing equitable access across all areas of the City and keeping pace for growth of recreation facilities and expanding new projects.

Discussion ensued.

MOTION: Council Member McNair moved to receive the Fayetteville-Cumberland Parks & Recreation Advisory Commission Annual Report.
SECOND: Council Member Ferguson
VOTE: UNANIMOUS (10-0)

8.04 Receive Firefighters Local Relief Fund Annual Update

Mr. Jason Davis, Fayetteville Fire Department Battalion Chief, stated the Firefighters Local Relief Fund was created in 1907 to ensure that firefighters injured on the job do not become destitute. The funds come from a tax levied on insurance policies in North Carolina and each county receives a portion between the departments. The funds are designated only for purposes specified by law. The local fund is managed by a five-member board, made up of two individuals elected by the Fire Department, two appointed by the City Council, and one by the State Fire Marshal. The board oversees a supplemental retirement plan that provides a yearly stipend to retirees. Any firefighter that retires in good standing with at least 20 years of service is eligible. In February 2026, 144 retirees received a payment. Occasionally, active personnel needing financial assistance may submit requests. Some of those requests can be approved by the local board and some must be approved by the State. Annual Reports are provided to the State Firefighters Association to maintain eligibility each October. Currently, the board holds funds in a checking account and money market accounts. There is $12,999.99 in the checking account, $5,303.06 in money market accounts, and $1.5 million invested.

MOTION: Council Member Hondros moved to receive the Firefighters Local Relief Fund Annual Update.
SECOND: Council Member Davis
VOTE: UNANIMOUS (10-0)

9.0 STAFF REPORTS

9.01 Receive the FY26 3rd Quarter Strategic Performance Report

Mr. Chris Lowery, Strategic and Performance Analytics Manager, and Mr. Andrew Brayboy, Senior Corporate Performance Analyst, presented this item with the aid of a PowerPoint presentation. Mr. Lowery stated this update reflects continued progress across Council's strategic priorities and highlights how departments are translating strategy into measurable outcomes throughout the community. Mr. Lowery stated the data provided in the quarterly report are what is considered lagging metrics, which reflect the results of past actions, not what is happening in real time, while some measures are also heavily influenced by broader economic conditions, resident participation, and market activity. Because of that, staff continues monitoring trends closely and making proactive adjustments where needed as we move into the final quarter of Fiscal Year 2026 (FY26).

Mr. Brayboy provided an overview of the FY26 strategic priorities: Priority One (1) - Ongoing commitment to a comprehensive approach to community safety; Priority Two (2) - Enhance economic growth throughout the City; Priority Three (3) - Continue the City's commitment to revitalization efforts and housing needs; Priority Four (4) - Evaluate and expand transportation and other connectivity for residents; and Priority Five (5) - Increase Parks and Recreation opportunities for youth engagement and interaction.

Priority one continues to deliver measurable results in prevention, response, and community collaboration. With three quarters of FY26 complete, the majority of comprehensive safety metrics are at or ahead of pace. The Fayetteville Cares Day Resource Center recorded 233 unique interactions, bringing the year-to-date total to 1,084 — already 90 percent (%) of the annual target. The Center now works with 49 active community partners, well above the annual goal of 30. The Office of Community Safety (OCS) also continued expanding its impact across all core program areas by awarding 22 Community Safety Micro-Grants totaling $115,000.00. Behavioral health support also saw strong results, with 72 additional individuals accessing mental health services. OCS also supported 49 community engagement events during the quarter. All of the metrics were well above their goals.

The City's comprehensive approach to community safety continues to produce strong response and infrastructure outcomes. The Fire Department's 90th percentile response time improved to 7:19 minutes, meeting the annual target, while the Police Department's Priority 1 response time improved to 7:22 minutes — the strongest performance of the fiscal year and well within the City's target. Violent crime incidents are down 18% compared to baseline, more than double the annual reduction goal of 8%. Public Services also made significant progress on stormwater and drainage infrastructure, inspecting 31,054 stormwater assets. Crews also repaired, maintained, and inspected 14,656 linear feet of open conveyances.

Priority two reflects continued economic development momentum despite broader market uncertainty, with approximately $1.99 million invested through Economic and Community Development grants and loans. Several market indicators also improved during the quarter, including a decline in the citywide vacancy rate from 6.23% in Quarter 1 to 5.75% in Quarter 3, along with steady growth in commercial permitting activity from 35 permits in Quarter 1 to 75 permits in Quarter 3. Staff continues to adjust programs and improve accessibility and participation. Development Services maintains timely permit review and approval processes despite increasing workloads and staffing constraints. Overall, Quarter 3 demonstrated continued economic investment, improving market conditions, and proactive operational planning.

Priority 3 reflected continued progress in neighborhood stabilization, housing assistance, and long-term revitalization efforts throughout the city. The City partnered with Fayetteville Urban Ministry and Fayetteville Area Habitat for Humanity to provide critical or emergency repairs for two homeowners and assisted five first-time homebuyers through the Homebuyer HERO Program, bringing the year-to-date total to 27 homeowners assisted. The Murchison Choice Neighborhoods Grant Application was submitted requesting approximately $26 million, with over $531 million in committed public and private leverage documented. During the quarter, 72 affordable housing units were added Cliffmore Park. Development Services and Economic and Community Development Department continues to coordinate stabilization efforts, prioritizing repairs over demolitions whenever possible, and protecting General Fund dollars whenever alternative funding sources are available. Approximately 8,574 violations were voluntarily corrected by property owners during the first three quarters and enforcement activity increased with 3,349 cases in Quarter 3. Ongoing blight removal, site preparation for the Operation Inasmuch Veterans Village project, and continued historic preservation initiatives

related to the Broadell/Seabrook nomination process. Overall, quarter three reflected continued progress in stabilization, housing assistance, proactive enforcement, and long-term redevelopment positioning.

Priority 4 is the newest priority. Staff continues to progress in transportation and connectivity initiatives focused on improving mobility throughout Fayetteville with a focus on continued implementation of recommendations from the Title VI Fare and Service Equity Study. Transit service reliability continues to meet the annual target at 75%, while route frequency remained below target as staffing, fleet, and route restructuring evaluations continue. In partnership with Information Technology, 18 transportation and connectivity plans have been incorporated into the City's Master Connectivity GIS Overlay Map. Public Services constructed an additional 8,379 linear feet of sidewalk during Quarter 3, bringing the year-to-date total to 32,044 linear feet, surpassing the annual goal, and road resurfacing totals remained at 14.65 miles year-to-date. Marketing and Communications completed 38 communication efforts promoting transportation options and supporting rider awareness and engagement across digital and traditional channels. Finally, the Airport staff continues evaluating strategies to expand flight options and strengthen regional connectivity through potential public-private partnerships.

Priority 5 presented strong performance under the City's youth engagement initiatives during Quarter 3, with participation and programming levels exceeding many annual targets. The Orange Street School Project served 2,231 participants during the quarter, including 1,003 students through STEM-related initiatives. Parks & Recreation added 194 new hours of youth engagement programming and introduced eight new programming opportunities. Grant funding efforts exceeded annual targets, with $50,000.00 in grant applications submitted year-to-date. Enrollment remained strong across the Councilor-in-Training, Fayetteville-Cumberland Youth Council, and Police Activities League (PAL) programs. Additional progress included collaborative youth engagement events with OCS, continued investment in Parks & Recreation projects, and advancement of the 2018 Pedestrian Sidewalk Plan, with 87% of identified projects now complete.

Staff continues to advance Council's strategic priorities, reflecting meaningful progress and continued momentum across the organization. Soon, staff will bring back the FY27 Strategic Plan Priority Action Plan for Council consideration.

Mayor Colvin asked for the project the City is working on the data collection program with the major accounting firm, Deloitte. Mr. Lowery stated Fayetteville State University (FSU), and Deloitte reached out to discuss project opportunities. The City brought in FSU graduate and undergraduate business majors to create six teams with 4-5 students per team that was overseen by different department heads. The teams looked at the data and presented recommended changes for process improvement.

Discussion ensued regarding the employee and resident survey, small business loans, blighted structures, reducing the housing gap, the need to revisit environmental protections, open positions, stormwater, and the pedestrian plan.

MOTION: **Council Member McMillan moved to receive the FY26 3rd Quarter Strategic Performance Report.**
SECOND: **Council Member Davis**
VOTE: **UNANIMOUS (10-0)**

10.0 PUBLIC HEARINGS

10.01 PWC - Phase 5 Annexation Utility Improvement Project Area 26 Public Hearing on the Preliminary Assessment Roll

Mr. Lamont Hinson, PWC Community Relations Specialist, presented this item with the aid of a PowerPoint Presentation and provided an overview of the project area, project timeline, the cost to property owners, financing options, and next steps. The Phase V project dates back to 2005, with construction beginning in 2007. Over the last 18 years, 25 projects have been completed and there are still 9 projects in development and 11 in design. The project is expected to be completed in 2031. The current 2025 cost per property is $40,022.00, which reflects costs for labor, materials, and construction. The steps of annexation were presented to include design, preliminary assessment, construction, connection, assessment roll, and assessments levied. Tonight's hearing focuses on the preliminary assessment.

Area 26 includes Cliffdale West and Woodmark. There is a total of 287 properties in the project. Survey and appraisal notification letters were mailed to property owners May 5, 2020. Council voted to adopt the Preliminary Assessment on April 21, 2021, and meetings were held

in September 2023 and October 2025. Construction took place between October 2023 and March 2025. The next steps include confirmation of the assessment roll and levying assessments on June 8, 2026, and within two weeks of confirmation an additional community meeting will be held.

The typical cost for single family residential lot is $5,000.00 and all others are charged per front foot rate of $55.56 with a ninety foot minimum, plus the average lateral charge. Residents can pay in-full with no interest within 51 days, financing is available for up to 10-years and interest is capped at 8 percent (%) through annual or monthly installments, with no penalty for early repayment. Financial assistance is available for those that qualify.

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

Mr. John Amaker, 6839 Bryanstone Way, Fayetteville, NC, spoke in opposition of this item.

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

Discussion ensued regarding assessment fees.

11.0 ADMINISTRATIVE REPORTS

11.01 Evaluating the Wilson Center's ShotSpotter Program Evaluation and Findings

This item was not presented and for informational purposes only.

12.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

JENNIFER L. AYRE	MITCH COLVIN
City Clerk	Mayor
051126	

DRAFT

FAYETTEVILLE CITY COUNCIL
BUDGET WORK SESSION MINUTES
COUNCIL CHAMBER, CITY HALL
MAY 14, 2026
10:00 A.M.

Present: Mayor Mitch Colvin (departed at 11:49 a.m.);

Council Members Stephon Ferguson (District 1) (arrived at 10:04 a.m.); Malik Davis (District 2); Antonio Jones (District 3) (arrived at 10:04 a.m.); D. J. Haire (District 4); Lynne Greene (District 5) (arrived at 10:05 a.m.); Derrick Thompson (District 6); Brenda McNair (District 7); Deno Hondros (District 9)

Absent: Council Member Shaun McMillan (District 8)

Others Present:
Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Michael Gibson, Interim Assistant City Manager (arrived at 10:26 a.m.)
Roberto Bryan, Police Chief
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
Tyffany Neal, Transit Director
Rose Rasmussen, Internal Audit Director
Andrew LaGala, Airport Director
Christopher Cauley, Economic and Community Development Director
John Jones, Office of Community Safety Director
Yamile Nazar, Human Relations Director
Byron Reeves, Deputy Public Services Director
Brian McGill, Assistant Public Services Director
Michele Brooks, Interim Budget Director
David Scott, Communications Manager
Andrew Mansell, Senior Assistant to the City Manager
Christopher Williams, Management Analyst
Kimberly Toon, Assistant Finance Officer
Amanda Mott, Assistant Finance Officer
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 10:00 a.m.

2.0 INVOCATION

The invocation was offered by Council Member Haire.

3.0 PLEDGE OF ALLEGIANCE

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

4.0 APPROVAL OF THE AGENDA

MOTION: Council Member Hondros moved to approve the agenda
SECOND: Council Member Thompson
VOTE: UNANIMOUS (6-0)

5.0 ITEMS OF BUSINESS

5.1 Introduction to Budget

Dr. Douglas Hewett, City Manager, stated staff was excited to present the recommended budget, noting that after today it becomes the Council's budget. The next few meetings will allow Council to provide policy direction, offer feedback on what does and does not work in the budget, and gain an understanding of what is and is not included in the recommended budget.

Dr. Hewett read the transmittal letter included in the budget and stated staff recommend a property tax rate of $0.4595. This includes a small increase of one cent to the operating budget to help keep services strong and reliable and a two-cent increase to the Capital Investment Projects. This will fund $120 million in public safety investment, the addition of two mental health response units for the Office of Community Safety, fund salary step increases for public safety staff, a 4 percent (%) pay raise for non-public safety employees, as well as an increase in the City's 401(k) contribution by 1%. Additionally, a $10.00 yearly increase to the Solid Waste Fee is recommended to address the higher fuel costs. The revised budget for Fiscal Year (FY) 2026 is $324 million, and the recommended budget for FY27 is $322 million, which represents a .62% decrease.

5.2 Cost of Government

Mr. Jeffery Yates, Assistant City Manager, presented this item with the aid of a PowerPoint presentation and stated to achieve the City Council's goals by maintaining current services and staffing, the recommended budget includes a $0.01 ad valorem tax rate increase for operations. The only new service included in the budget is two mental health response units, and a $0.02 ad valorem increase for Capital Investment Projects (CIP), for a total of $0.03 increase. A $10.00 increase to the Solid Waste fee is recommended due to increased cost of fuel and there is no recommended stormwater increase.

To continue meeting current service standards, it will cost $227,412,364.00 in Fiscal Year (FY) 27, compared to the FY26 $213,091,909.00. For expanded services, the FY27 budget would need to be $240,331,437.00. Discussion ensued regarding levels of services and staffing. Dr. Douglas Hewett, City Manager, stated the tax rate is what is needed to provide what the residents desire. Mr. Yates stated staff reviewed multiple options to close the funding gap between the $227,412,364.00 to the $213,031,909.00 before discussing reducing services or raising taxes. This included the $9 million in vacancy savings, $1.2 million in one-time funding that is appropriate for fund balance use, and $1.2 million in early debt payoff and requesting the one cent tax increase.

Mr. Yates stated the fundamental challenge as an organization is that the City is heavily reliant on ad valorem and sales taxes. From 2025 – 2026, there was a reduction in revenue between sales tax and ad valorem taxes, but in 2026-2027, there is the potential for a 5 percent (%) increase for an estimated $5 million in growth in the two largest revenues. Dedicated rates such as General Obligation bonds and interest rates are separated from the General Fund. Discussion ensued regarding the General Fund balance. The Local Government Commission (LGC) does not have a minimum requirement of fund balance, but Council policy is to keep at least 12% fund balance, however, general statute states no more than 5% of the General Fund can be used for operations. Staff estimate the general fund at the end of FY26 to be at 12.66%. Ad valorem is a steady and stable growth revenue and provides an estimated 1% increase per fiscal year driven by business and personal property, motor vehicle, and public service infrastructure. Sales tax is a volatile revenue that is sensitive to economic changes.

Mr. Yates stated Council goals supported by the recommended additional penny include 52% to safe and secure community, 22% to diverse and strong economy, 18% to desirable place to live work and play, 5% to financially strong City with high-quality services, and 1% to community and business engagement.

Currently, based on estimates of the new parking contract and estimated revenue, the parking fund is not sustainable with just revenue. This is only for the operational side and does not include the debt service. An estimated $300,000.00 is required for maintenance and security and $800,000.00 for the contractor. Further discussion on parking will take place at a future budget work session and how much the Council wants the parking fund to be self-sufficient. There is a $554,000.00 gap between revenue and operating costs. Discussion ensued regarding the parking operation, history, and contract.

General fund sources, uses, and investments were presented. Discussion ensued regarding the Parks and Recreation investment from the General Fund, the agreement with the County for the Parks and Recreation district, requested but not funded items, and the Office of Community Safety (OCS) budget. To fully implement OCS, it would require an additional $1.8 million.

The investments in Transit will be brought back as its own budget work session topic. The City is the largest funder of the Transit system and is subsidized by the Federal Transit Authority (FTA) and farebox recovery. Mr. Yates stated the current model is not sustainable and requires policy guidance.

MOTION: **Council Member Thompson moved to excuse Mayor Colvin**
SECOND: **Council Member Jones**
VOTE: **PASSED by a vote of 7 in favor to 2 in opposition (Opposed Council Members Haire and McNair)**

Sidewalks are an essential infrastructure and continues to be a priority for the Capital Improvement Plan (CIP). For FY27-32 the City's annual investment in sidewalks is anticipated to average $2.5 million. Discussion ensued.

Twenty Capital Projects are ready to be closed, totaling $1,750,901.00 and will be reinvested into the recommended CIPs or used to offset any necessary rate increases for capital. Discussion ensued regarding CIP projects.

Upcoming key dates for the budget is a work session on May 21, 2026, budget public hearing on May 26, 2026, and a final work session on May 28, 2026. Dr. Hewett stated the goal today was to present the budget in its entirety and the recommendation on one-cent increase for operations and two-cent increase for the CIP.

Council Member Thompson recessed at 12:10 p.m. The meeting reconvened at 12:25 p.m.

5.3 Affordable Housing Strategies

Mr. Christopher Cauley, Economic and Community Development Director, presented this item with the aid of a PowerPoint presentation and stated today's discussion is how to turn the Housing Opportunity Bond into clear outcomes and to request Council's input on how the remaining funds should be organized to address immediate project needs, add down payment assistance capacity, while preserving flexibility for larger, more impactful projects.

In December of 2022, the framework included $9 million in rental development, $1 million for single-family development, $1 million for repair/ rehabilitation, and $1 million in down payment assistance. In March 2023, $100,000.00 for a land banking opportunity plan was added to the framework by decreasing the rental development to $8.9 million. Current conditions show elevated development and infrastructure costs, challenging homebuyer affordability due to rates, prices, and available inventory. The down payment assistance demand is strong, requiring additional capacity, and major rental development opportunities are requiring timing, underwriting, and developer readiness. Out of the total $12 million housing opportunity bond, $4.38 million has been committed, with $1.88 million for Central Park Villas, $2.5 million for Murchison Choice rental, rehab, and infill home ownership, and $7.62 million is unallocated. Discussion ensued regarding current commitments and capacity.

Current near-term needs include a project for fifteen homes with the local non-profit called Kingdom Community Development Corporation (CDC) that the City invested $750,000.00 of American Rescue Plan Act (ARPA) funding for infrastructure on a 3.5-acre site. Nine homes will be sold to families at or below 80% Area Median Income (AMI) and six homes will be sold to families up to 120% AMI. An infrastructure funding gap of $422,125.00 was identified after final construction bids and PWC's review was completed. If the gap is funded by the housing bond, the total support would increase from $750,000.00 to $1.2 million and would apply the City's debt to the homebuyers for down payment assistance. Once the project is closed out, the City would be reimbursed through the receipt of certified costs from the developer. Discussion ensued.

Additional funding is needed for the public down payment assistance program. The demand has been strong, and staff is reviewing funds committed, households served, average assistance, and pace of use, while benchmarking peer programs to ensure Fayetteville's program is appropriately sized and targeted. The goal is to support eligible buyers while preserving program longevity. The City will receive new grant funds in July for residents at 80% AMI and below from the home investment partnership, but staff recommends bond funding to assist residents that are between 81% and 120% AMI. Mr. Cauley stated the housing bond proceeds must remain tied to eligible housing-related public benefits and low-to-moderate-income housing objectives. The City employee down payment assistance program is structured as an employee benefit and staff does not recommend funding it with any housing bond proceeds.

Mr. Cauley recommended reserving $4.25 million of the housing bond proceeds for major affordable rental developments, however, if no viable project is identified within 18 to 24 months, the recommendation would be to reallocate the funds. These projects are typically

privately owned, financed, professional managed, and affordability restricted. The City's role is to assist in financing gaps when a project could not otherwise move forward.

Mr. Cauley explained how each program is structured through forgivable and repayable loans. Staff recommends restructuring the bond framework to include $4.25 million in major affordable rental development reserves, $2 million in homeownership production and assistance, which includes development capacity and the Kingdom CDC project, and $1.37 million for owner-occupied rehabilitation and housing preservation.

Discussion ensued.

Mr. Cauley requested Council direction to confirm the updated housing opportunity bond allocation framework, allocate $422,125.00 to close the Kingdom CDC/Rosehill infrastructure funding gap, add capacity for the public down payment assistance program, maintain a major affordable rental development reserve, and allow staff to return with required budget amendments, project ordinances, agreements, and project-specific approvals.

MOTION: **Council Member Hondros moved to allocate $422,125.00 to close the Kingdom CDC infrastructure funding gap and table the other items**
SECOND: **Council Member Greene**
VOTE: **UNANIMOUS (8-0)**

Parking lot items included $350,000.00 for Langdon Street improvements.

6.0 ADJOURNMENT

There being no further business, the meeting adjourned at 1:14 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
051426

MITCH COLVIN
Mayor

City of Fayetteville

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

City Council Action Memo

File Number: 26-0328

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A2

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Jennifer Ayre, MMC, City Clerk**

DATE: **May 26, 2026**

RE:
Approve Changing the Work Session Start Time from 3:00 p.m. to 2:00 p.m.

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal III: The City of Fayetteville will be a city invested in today and tomorrow.

Executive Summary:
At the May 13, 2026, City Council Policies Review Committee meeting a motion was made with unanimous approval to change the start time of the Work Sessions from 3:00 p.m. back to 2:00 p.m.

Background:
City Council approved the 2026 City Council Meeting Dates Calendar by Resolution (R2025-038) during the October 27, 2025, Council Meeting. At the February 9, 2026, Regular Council Meeting a motion was made to change the work session start time from 2:00 p.m. to 3:00 p.m. The motion passed 8-2 with Council Members Davis and McMillan in opposition.

Issues/Analysis:
None.

Budget Impact:
None.

Options:
Approve the change to the Work Session start time from 3:00 p.m. to 2:00 p.m.
Do not approve the change to the Work Session start time from 3:00 p.m. to 2:00 p.m.
Do not approve the change to the Work Session start time from 3:00 p.m. to 2:00 p.m. and provide staff with further guidance.

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

Attachments:

2026 City Council Meeting Dates Calendar
Resolution R2025-038
February 9, 2026, Regular Meeting Minutes
Draft May 13, 2026, City Council Policies Review Committee Minutes

2026 City Council Meeting Dates

JANUARY

Thurs., Jan 1	**New Year's Day—City Offices Closed**
Mon., Jan. 5	Council Work Session, 2 p.m., Council Chamber
Mon., Jan. 12	Regular Council Meeting, 6:30 p.m., Council Chamber
Mon., Jan 19	**MLK Jr. Day - City Offices Closed**
Tues.-Wed Jan. 20-21	Strategic Planning Retreat, Gilmore Recreation Center
Wed., Jan. 21	Agenda Briefing, 5 p.m., Teams
Mon., Jan. 26	Regular Council Meeting, 6:30 p.m., Council Chamber

FEBRUARY

Mon., Feb. 2	Council Work Session, 2 p.m., Council Chamber
Mon., Feb.9	Regular Council Meeting, 6:30 p.m., Council Chamber
Wed., Feb. 18	Agenda Briefing, 5 p.m., Teams
Mon., Feb. 23	Regular Council Meeting, 6:30 p.m., Council Chamber

MARCH

Mon., March 2	Council Work Session, 2 p.m., Council Chamber
Mon., March 9	Regular Council Meeting, 6:30 p.m., Council Chamber
Mon. - Wed. March 16-18	NLC Congressional Cities Conference, Washington, D.C.
Wed., March 18	Agenda Briefing, 5 p.m., Teams
Mon., March 23	Regular Council Meeting, 6:30 p.m., Council Chamber

APRIL

Fri., April 3	**Good Friday - City Offices Closed**
Mon, April 6	Council Work Session, 2 p.m., Council Chamber
Mon., April 13	Regular Council Meeting, 6:30 p.m., Council Chamber
Wed., April 22	Agenda Briefing, 5 p.m., Teams
Mon., April 27	Regular Council Meeting, 6:30 p.m., Council Chamber

MAY

Mon., May 4	Council Work Session, 2 p.m., Council Chamber
Tues.-Thur., May 5-7	NCLM City Vision — Raleigh
Mon., May 11	Regular Council Meeting, 6:30 p.m., Council Chamber
Thurs., May 14	Council Budget Work Session, 10 a.m., Council Chamber
Wed., May 20	Agenda Briefing, 5 p.m., Teams
Thurs., May 21	Council Budget Work Session, 10 a.m., Council Chamber
Mon., May 25	**Memorial Day - City Offices Closed**
Tues., May 26	Regular Council Meeting (Budget Public Hearing), 6:30 p.m., Council Chamber
Thurs., May 28	Council Budget Work Session, 10 a.m., Lafayette Room

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

JUNE

Mon., June 1	Council Work Session, 2 p.m., Council Chamber
Mon., June 8	Regular Council Meeting, 6:30 p.m., Council Chamber, Adopt FY 26-27 Budget
Wed., June 17	Agenda Briefing, 5 p.m., Teams
Fri., June 19	**Juneteenth - City Offices Closed**
Mon., June 22	Regular Council Meeting, 6:30 p.m., Council Chamber

JULY

No City Council Meetings Established

Fri., July 3	**Independence Day - City Offices Closed**

AUGUST

Mon., Aug.3	Council Work Session, 2 p.m., Council Chamber
Mon., Aug. 10	Regular Council Meeting, 6:30 p.m., Council Chamber
Wed., Aug. 19	Agenda Briefing, 5 p.m., Teams
Mon., Aug. 24	Regular Council Meeting, 6:30 p.m., Council Chamber

SEPTEMBER

Mon., Sept. 7	**Labor Day - City Offices Closed**
Tues., Sept.8	Council Work Session, 2 p.m., Council Chamber
Mon., Sept. 14	Regular Council Meeting, 6:30 p.m., Council Chamber
Wed., Sept. 23	Agenda Briefing, 5 p.m., Teams
Mon., Sept. 28	Regular Council Meeting, 6:30 p.m., Council Chamber

OCTOBER

Mon., Oct. 5	Council Work Session, 2 p.m., Council Chamber
Mon., Oct. 12	Regular Council Meeting, 6:30 p.m., Council Chamber
Wed., Oct. 21	Agenda Briefing, 5 p.m., Teams
Mon., Oct. 26	Regular Council Meeting, 6:30 p.m., Council Chamber

NOVEMBER

Mon., Nov. 2	Council Work Session, 2 p.m., Council Chamber
Mon., Nov. 9	Regular Council Meeting, 6:30 p.m., Council Chamber
Wed., Nov. 11	**Veteran's Day - City Offices Closed**
Wed., Nov. 18	Agenda Briefing, 5 p.m., Teams
Wed.—Sat. Nov. 18-21	NLC Conference, Nashville, TN
Mon., Nov. 23	Regular Council Meeting, 6:30 p.m., Council Chamber
Thurs. - Fri., Nov. 26-27	**Thanksgiving - City Offices Closed**

DECEMBER

Mon., Dec. 7	Council Work Session, 2 p.m., Council Chamber
Mon., Dec. 14	Regular Council Meeting, 6:30 p.m., Council Chamber
Thurs. - Fri. Dec. 24—25	**Christmas - City Offices Closed**

City Council Work Session/Meeting Information

- Work Sessions are held at 2 p.m. in the Council Chamber, City Hall, generally on the first Monday of each month.
- Regular meetings are held at 6:30 p.m. in the Council Chamber, City Hall, and the Council's Discussion of Agenda Items is held at 5:30 p.m. preceding the regular meetings in the St. Avold Conference Room, third floor, City Hall. Regular meetings are broadcast live on FAYTV and are re-broadcasted on Wednesdays following the meetings at 10 p.m. Archived meetings are also available on the City's YouTube channel at www.FayTV.net
- The Public Forum shall be held on the first scheduled regular Council meeting each month, which is usually the second Monday.
- Agenda briefings are held at 5 p.m. via Teams, generally on the third Wednesday of each month. Login information is located on the City's website calendar of events tab.

January

Su	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

Su	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

Su	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

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NLC Conferences | Regular Meeting | Agenda Briefing
NCLM Conference | Work Session | Budget Work Session
Strategic Planning Retreat | Holidays

Resolution No. R2025-038

RESOLUTION OF THE CITY COUNCIL, CITY OF FAYETTEVILLE, NORTH CAROLINA TO ADOPT THE 2026 CITY COUNCIL MEETING DATES CALENDAR TO CLARIFY THE TIME AND LOCATION OF THE CITY COUNCIL REGULAR MEETINGS

WHEREAS, the Fayetteville City Council has enacted a strategic plan that promotes efficient and effective government; and

WHEREAS, the City's strategic plan includes targets for action that require significant commitments on City resources and time to complete; and

WHEREAS, North Carolina General Statutes require a public body to provide notice of its regular meetings; and

WHEREAS, adopting an annual meeting schedule provides clarity for the Council, staff, and the public regarding the dates and times for the conduct of City business; and

WHEREAS, it is in the best interest of the City to formalize its regular meeting schedule for the calendar year 2026;

NOW THEREFORE, BE IT RESOLVED to adopt the attached calendar titled City Council Meeting Dates to clarify the time and location of the City Council regular meetings for 2026; and RESOLVES that any deviations of these regular meetings will be done consistent with the North Carolina Open Meetings Law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, this the 27th day of OCTOBER, 2025; such meeting was held in compliance with the Open Meetings Act at which a quorum was present and voting

By: _____
MITCH COLVIN, MAYOR

ATTEST:

_____
JENNIFER L. AYRE, CITY CLERK

FAYETTEVILLE NORTH CAROLINA

FAYETTEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
FEBRUARY 9, 2026
6:30 P.M.

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); D. J. Haire (District 4); Lynne Greene (District 5); Council Member Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

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
Roberto Bryan, Police Chief
Kevin Dove, Fire Chief
Tiffany Murray, Chief Finance Officer
Willie Henry, Chief Information Officer
John Jones, Office of Community Safety Director
David Scott, Communications Manager
Brian McGill, Assistant Public Services Director
Sheila Thomas-Ambat, Public Services Director
Dereke Planter, Code Enforcement
Tyffany Neal, Transit Director
Christopher Cauley, Economic and Community Development Director
Kimberly Toon, Purchasing Manager
Jennifer Ayre, City Clerk
Leslie Mozingo, CEO and Owner, Strategics Consulting
Kyle Leopard, Managing Director, Strategics Consulting
John Easterling, Government Relations Director, Checkmate Government Relations
Derrick Applewhite, Government Relations Director, Checkmate Government Solutions
Eric Moore, Senior Research Associate, UNC Charlotte Urban Institute (via TEAMS)
Jenny Hutchinson, Senior Research Associate, UNC Charlotte Urban Institute (via TEAMS)
Rachel Jackson-Gordon, Family Resiliency Center, Research Associate, University of Illinois Urbana-Champaign (via TEAMS)
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 6:59 p.m.

2.0 INVOCATION

The invocation was offered by Reverand Gayle Tabor of Crossroads Church.

3.0 PLEDGE OF ALLEGIANCE

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

4.0 ANNOUNCEMENTS AND RECOGNITIONS

Council Member Jones presented a Certificate of Excellence to the E.E. Smith Swim Team for winning the Eastern Sandhills Conference Championship. Council Member Jones also recognized the E.E. Smith Swim Team Coach for being named the men's and women's conference swim team Coach of the Year.

Council Member Haire presented a plaque to the Fayetteville Guard 6U Titans Football Team for their National Championship win in Plant City, Florida and ranked 5th in the nation.

Council Member Haire read a proclamation in honor of Dr. Aaron Johnson for his leadership and services.

Mayor Colvin extended warm wishes to everyone in celebration of Black History Month.

5.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager, invited residents and community partners to the upcoming Murchison Choice Neighborhood Initiative. The meeting is scheduled for Thursday, February 12, 2026, at Senior Center East, 917 Washington Drive.

Dr. Hewett announced City Council will hold a public hearing on Monday, February 23, 2026, at 6:30 p.m. to gather public input on a proposed policy allowing residents to request "No Parking" zones in multi-use lanes.

Dr. Hewett expressed gratitude to the Fayetteville Fire Department for their swift response in extinguishing the fire at a commercial property on Ramsey Street.

6.0 APPROVAL OF THE AGENDA

MOTION: Council Member Hondros moved to approve the agenda.
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

7.0 PUBLIC FORUM

Mr. Jake Provence, 611 Ravencroft Ct, Fayetteville, NC, expressed concerns regarding utility trailer code.

Ms. Melissa Williams, 1210 Morgan Street, Fayetteville, NC, expressed concerns regarding the City's strategic plan goals.

Dr. Brook Fletcher, 928 Montclair Road, Fayetteville, NC, requested support for family childcare home housing to workforce pilot.

Mr. Benjamin Hultquist, 801 Rim Road, Fayetteville, NC, expressed concerns regarding changes to the public forum.

Ms. Lorena Murray, Lockwood Drive, Fayetteville, NC, expressed concerns regarding changes to the public forum.

Ms. Kristen Starks, 100 Twin Acres Drive, Fayetteville, NC, expressed concerns regarding changes to the public forum.

Mr. Isaac Lacap, 309 Sylvan Road, Fayetteville, NC, expressed concerns regarding changes to the public forum.

Ms. Angela Freckleton, 5300 Brower Trail, Hope Mills, NC, expressed concerns regarding changes to the public forum.

Ms. Angela Tatum, 404 Pilot Avenue, Fayetteville, NC, expressed concerns regarding data centers.

8.0A CONSENT AGENDA

MOTION: Council Member McMillan moved to approve the consent agenda with the exception of Items 8.0A2 120.9 proposed, 8.0A3 addresses 484 Tacoma, and 905 Anarine Road, and 8.0A6
SECOND: Council Member Hondros
VOTE: UNANIMOUS (10-0)

8.0A1 Approval of Meeting Minutes:
January 5, 2026 – Work Session
January 12, 2026 – Discussion of Agenda Items
January 12, 2026 – Regular
January 14, 2026 – Special
January 21, 2026 – Agenda Briefing

City Council approved the five draft meeting minutes.

8.0A2 Approve City Council Policies Review Committee Recommendations to City Council Policies ~~120.09,~~ 160.10, and 165.3.
Policy 120.09 PULLED FOR A SEPARATE VOTE

City Council approved rescinding City Council Policy 165.3 and replacing it with the newly created City Council Policy 160.10. Policy 160.10 establishes the City of Fayetteville's authority and procedures for reducing speed limits in school zones, as granted by North Carolina General Statute § 20-141.1. The policy ensures consistency and uniformity in how school speed zones are created, evaluated, and maintained, in accordance with the North Carolina Department of Transportation's "Standard Practice for Establishing a School Speed" (S-14, revised January 15, 2026).

The policy outlines responsibilities among NCDOT, Cumberland County Schools, and the City of Fayetteville for establishing, approving, funding, and maintaining school zones and related equipment. While NCDOT approves school zones for public schools and Cumberland County Schools maintains associated flashers, the City is responsible for school zones not maintained by those entities. The policy also defines cost responsibilities, maintenance obligations, reuse or ownership of equipment, and affirms the City's right to revise or remove school speed zones and related infrastructure based on changing conditions or roadway improvements.

8.0A3 Approve Ordinances for Uninhabitable Structures: Demolition Recommendations
~~484 Tacoma Court – District 4~~ PULLED FOR A SEPARATE VOTE
511 S Eastern Boulevard – District 2
~~905 Anarine Road – District 2~~ PULLED FOR A SEPARATE VOTE
3634 Thorndike Drive – District 3

City Council approved demolitions of one commercial structure and one residential structure deemed dangerous.

511 S Eastern Boulevard – 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, 511 S. EASTERN BOULEVARD, PIN 0446-09-2995. ORDINANCE NO. NS2026-001

3634 Thorndike Drive – District 3
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, 3634 THORNDIKE DRIVE, PIN 0429-95-5812. ORDINANCE NO. NS2026-002

8.0A4 Approval of Professional Service Contract Execution Recommendation for $1,827,735 for the design of the Arran Lake West Dam Overtopping Protection Project

City Council authorized the execution of an engineering services contract in the amount of $1,827,735 for the design of Arran Lakes West Dam Overtopping Protection Project to the consulting firm Hazen and Sawyer.

8.0A5 Approve FAST's 2026 Public Transportation Agency Safety Plan (PTASP) Update

City Council approved the Fayetteville Area System of Transit's 2026 Public Transportation Agency Safety Plan (PTASP) update. This safety plan guides transit to more effectively and proactively manage safety risks in their system. The PTASP is also required to continue to receive FTA funding.

8.0A6 PULLED FOR A SEPARATE VOTE

8.0A7 Approve Bid Recommendation for Tokay Park Pickleball Conversion Project

City Council approved the award and authorized the City Manager to execute a contract for the Tokay Park Pickleball Conversion Project with the lowest responsive, responsible bidder, K & C Contractors, Inc., in the total amount of $674,000.00.

8.0A8 Authorize the City Manager to negotiate and enter into a contract for pre-construction activities for Fire Station No. 9 Construction Manager at Risk Selection

City Council authorized the City Manager to negotiate and enter into a contract for pre-construction activities for Fire Station No. 9 with Swinerton as the Construction Manager at Risk.

8.0A9 PWC – Approve Sole Source Recommendation – Spare Parts for Existing on-Load Tap Changers (OLTC)

City Council approved the sole source recommendation to purchase spare parts for existing on-load tap changers (OLTC) from Reinhausen Manufacturing, Inc, the sole provider in North Carolina, in the amount of $178,691.04, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0A10 PWC – Approve Sole Source Request – Purchase Distribution Transformers (Overhead, Single-Phase Padmount, and three-Phase Padmount)

City Council approved the sole source request to purchase Distribution Transformers (Overhead, Single-Phase Padmount, and Three-Phase Padmount) from ERMCO (Electric Research Manufacturing Company) of Dyersburg, Tennessee, in the amount of $690,155.00 and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0A11 PWC – Approve Bid Recommendation – Gas Turbine 6 IR Load Gearbox Parts and Repair

City Council approved the award for the purchase of Gas Turbine 6 IR Load Gearbox Parts and Repair to Philadelphia Gear Corporation, Huetown, AL, the lowest responsive and responsible bidder, and in the best interest of PWC, in the total amount of $529,997.00, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0A12 PWC – Approve Bid Recommendation – BABA Galvanized Steel Transmission Poles

City Council approved the award recommendation for purchase of BABA Galvanized Steel Transmission Poles to M. D. Henry Co., Inc., Pelham, AL, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of $3,265,995.00 and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0A13 PWC – Approve Recommendation to Reject Non-Conforming Bids – Switch, Recloser Bypass, Cross Arm Assembly, 3 Phase

City Council approved the recommendation to reject non-conforming bids for the Switch, Recloser Bypass, Cross Arm Assembly, 3 Phase.

8.0A14 PWC – Approve Recommendation to Reject Non-Conforming Bids – Three Phase Padmount Transformers

City Council approve the recommendation to reject non-conforming bids for the Three Phase Padmount Transformers.

8.0A15 PWC – Approve Recommendation to Reject Non-Conforming Bids – Cable, 1/0 ALCN EPR 25KV, 1/C

City Council approve the recommendation to reject non-conforming bids for the Cable, 1/0 ALCN EPR 25KV, 1/C. Non-conforming bids were received from Border States Electric,

Greenville, SC, Wesco Distribution, Inc, Clayton, NC, and Utility Service Agency Inc, Wake Forest, NC.

8.0A16 PWC – Approve Recommendation to Reject Non-Conforming Bids – Cable, 1/0 ALCN EPR 25KV, 1/C

City Council approve the recommendation to reject non-conforming bids for the Cable, 1/0 ALCN EPR 25KV, 1/C. Non-conforming bids were received from Border States Electric, Greenville, SC, Wesco Distribution, Inc, Clayton, NC, Nextgen Metals, Inc., South Korea, Bell Electrical Supply Co. Inc., Peachtree Corners, GA, and American Wire Group, LLC, Columbia

8.0A17 PWC – Approve Resolution for Permanent Pipeline Easement, Temporary Construction Easements and a License Rights to Piedmont Natural Gas Company, Inc.

City Council adopted the resolution for a Permanent Pipeline Easement, Temporary Construction Easements and a License Rights to Piedmont Natural Gas Company, Inc.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING THE CONVEYANCE OF A PERMANENT PIPELINE EASEMENT, TEMPORARY CONSTRUCTION EASEMENTS AND LICENSE RIGHTS TO PIEDMONT NATURAL GAS COMPANY, INC. RESOLUTION NO. R2026-003

8.0A18 PWC – Phase 5 Annexation Area 29 Preliminary Assessment Resolution to be Adopted and Public Hearing

City Council adopted the Preliminary Assessment Resolution for Phase 5 Annexation Area 29 and hold the public hearing on March 23, 2026.

PRELIMINARY ASSESSMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA FOR THE EXTENSION OF THE SANITARY SEWER COLLECTION SYSTEM IN ALL OR A PORTION OF THE STREETS WITHIN AREA 29 OF THE PHASE 5 ANNEXATION LISTED ON EXHIBIT "A". RESOLUTION NO. R2026-004

8.0A19 PWC – Phase 5 Annexation Area 30 Preliminary Assessment Resolution to be Adopted and Public Hearing

City Council adopted the Preliminary Assessment Resolution for Phase 5 Annexation Area 30 and hold the public hearing on March 23, 2026.

PRELIMINARY ASSESSMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA FOR THE EXTENSION OF THE SANITARY SEWER COLLECTION SYSTEM IN ALL OR A PORTION OF THE STREETS WITHIN AREA 30 OF THE PHASE 5 ANNEXATION LISTED ON EXHIBIT "A". RESOLUTION NO. R2026-005

8.0A20 PWC – Phase 5 Annexation Area 31 Preliminary Assessment Resolution to be Adopted and Public Hearing

City Council adopted the Preliminary Assessment Resolution for Phase 5 Annexation Area 31 and hold the public hearing on March 23, 2026.

PRELIMINARY ASSESSMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA FOR THE EXTENSION OF THE SANITARY SEWER COLLECTION SYSTEM IN ALL OR A PORTION OF THE STREETS WITHIN AREA 31 OF THE PHASE 5 ANNEXATION LISTED ON EXHIBIT "A". RESOLUTION NO. R2026-005

8.0B ITEMS PULLED FROM CONSENT

8.0A2 Approve City Council Policies Review Committee Recommendations to City Council Policies 120.09.

Council Member McMillan expressed concerns of restricting resident's rights and lack of formal public input due to the proposed amendments to City Council Policy 120.09 for the Public Forum and recommended accommodations.

Ms. Lachelle Pulliam, City Attorney stated a regular meeting of the Council is regularly occurring, which includes the Work Session. The City Council Calendar lists the Work Session as a meeting it is just titled Work Session as opposed to a Regular Meeting.

Mayor Pro Tem Thompson and Council Member Hondros provided background on the multiple times the policy had been discussed during the Council Policies Review Committee meetings over the last couple of years.

Discussion ensued.

MOTION: **Council Member McMillan moved to table City Council Policy 120.09 proposed amendments to a future work session to allow for comprehensive public input and legal review.**
SECOND: **Council Member Ferguson**
VOTE: **FAILED (2-8) Opposed: Colvin, Davis, Jones, Haire, Greene, Thompson, McNair, and Hondros**

Discussion ensued.

MOTION: **Council Member Thompson moved to change the work session start time from 2:00 p.m. to 3:00 p.m. and begin Announcements and Recognitions at 6:15 p.m. with public forum immediately after, leave the sign up to end at 5:00 p.m. the day of the meeting, and approve remaining changes to City Council Policy 120.09**
SECOND: **Council Member Ferguson**
VOTE: **PASSED (8-2) Opposed: Davis and McMillan**

8.0A3 Approve Ordinances for Uninhabitable Structures: Demolition Recommendations
484 Tacoma Court – District 4
905 Anarine Road – District 2

City Council approved demolition ordinances with a 60-day stay for two residential properties deemed dangerous. This will allow the property owners a longer time to work on addressing the code violations.

484 Tacoma Court – District 4
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, 484 TACOMA COURT, PIN 0408-68-9291. ORDINANCE NO. NS2026-003

905 Anarine Road – 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, 905 ANARINE ROAD, PIN 0428-61-2382. ORDINANCE NO. NS2026-004

MOTION: **Council Member Haire moved to keep 484 Tacoma Court and 905 Anarine Road to provide an additional 60 days for staff to work with the property owners**
SECOND: **Council Member Davis**
VOTE: **UNANIMOUS (10-0) (Council Member McMillan's vote counts in the affirmative due to unexcused absence.)**

8.0A6 Authorization to Apply for Fiscal Year 2025 Choice Neighborhood Implementation Grant and Appropriate Additional Funding for the Application

Mr. Christopher Cauley, Economic and Community Development Director, stated staff have been working on the Choice Neighborhood Grant since 2020, when Fayetteville was one of eleven cities that won a national planning grant to incorporate mixed-income, affordable housing, and market-rate housing into the redevelopment of Murchison Road. The City then worked on applying for $41 million of a $50 million implementation grant. The City was

shortlisted but ultimately did not receive the award. Most municipalities are not awarded the grant on their first application.

The new grant opportunity is now out, and applications are due March 6, 2026. This involves redevelopment of Murchison Townhomes at Rosemary and the Elliot Circle property, as well as neighborhood-wide projects and infrastructure, to include advancing plans around trails and parks. The Housing Authority has recruited a nationally recognized mixed-income housing developer to partner in the community. Staff is reviewing the feedback provided by the U.S. Department of Housing and Urban Development (HUD) from the last application to be addressed in order to be a winner this year. The maximum grant is $26 million. Staff will be requesting from Council funding and a commitment to work with partners on the Choice Neighborhood Implementation Grant effort.

Discussion ensued.

Mr. Cauley stated the City is guided by federal regulation called the Uniform Relocation Act, that says we cannot displace people using federal money. Every person in an area targeted for redevelopment has first right to return, as well as come up with a plan for them while the redevelopment takes place which includes meeting with them to determine the best place for them to live while the redevelopment takes place.

MOTION: Council Member Haire moved to authorize staff to apply for the Fiscal Year 2025 Choice Neighborhood Implementation Grant for the Murchison Road area and adopt Budget Ordinance Amendment 2026-5 and Special Revenue Project Ordinance Amendment 2024-11.
SECOND: Council Member Greene
VOTE: UNANIMOUS (10-0)

9.0 REPORTS FROM BOARDS AND COMMISSIONS

9.01 Annual Report – Fayetteville Advisory Committee on Transit (FACT)

Mr. Austin Campbell, Fayetteville Advisory Committee on Transit (FACT) Chair, presented this item with the aid of a PowerPoint presentation and stated the mission of FACT is to advise Council. Mr. Campbell reviewed the membership and the current metrics on fixed route and paratransit ridership, collisions, road calls, and valid complaints. Accomplishments include the ribbon cutting for the electric buses and charging infrastructure, the new express route to western Fayetteville, and the Title VI Fare and Service Equity Analysis. The Transit Feasibility Study is expected to be presented to Council at next month's Work Session. Revenue vehicle replacements show that fixed routes have 33 buses, of which 15 have exceeded their useful life. Paratransit has 21 buses, of which 18 have exceeded their useful life. Ongoing challenges include the need for transit operators, bus mechanics, and an aging fleet.

Discussion ensued.

MOTION: Council Member McMillan moved to accept the Fayetteville Advisory Committee on Transit annual report
SECOND: Council Member Greene
VOTE: UNANIMOUS (10-0)

10.0 STAFF REPORTS

10.01 Adoption of the 2026 State Action Agenda

Ms. Jodi Phelps, Assistant City Manager, introduced Mr. John Easterling and Derrick Applewhite, Government Relations Directors with Checkmate Government Solutions. Ms. Phelps stated this is the second year on the two-year legislative cycle, this is because this is the second year of biennium and start of the short session. The priorities align closely with Council's strategic priorities.

Mr. Easterling stated Checkmate has had the privilege of representing the City for the past six years in Raleigh at the state level. Mr. Easterling provided an overview of upcoming legislative focus areas to include the primary season, state budget, property tax discussions, housing and zoning, Hurricane Helene funding and Medicaid funding.

Funding needs for the City include $4 million for mental health co-response, homeless support, and community-based violence interruption. $2 million for affordable and workforce housing initiatives. $500,000.00 for a transportation connectivity study specifically focused on I-

685, rails, and surface transportation. $5 million for sewer and water extension support. $10 million for pedestrian safety projects. $1 million for workforce development initiatives. $3 million for a public safety training center. $2 million for the Cape Fear River Park Trail Extension Phase II. $2 million for solid waste and transit facility modernization and improvements.

Policy requests include equitable tax distribution among local government entities; recruitment and retention initiatives, specific to extending the Law Enforcement Officers Separation Allowance to firefighters; ghost gun regulations, and dam infrastructures for Arran Lakes West and College Lakes.

Discussion ensued.

MOTION: Council Member Thompson moved to adopt the 2026 State Action Agenda
SECOND: Council Member Jones
VOTE: UNANIMOUS (10-0)

10.02 Adoption of the 2026 Federal Action Agenda

Ms. Jodi Phelps, Assistant City Manager, introduced Ms. Leslie Mozingo, CEO and Owner, and Mr. Kyle Leopard, Managing Director with Strategics Consulting. Ms. Mozingo stated they have been the City's federal lobbyist for the past seven years. Ms. Mozingo reminded Council that anything that did not get finished this year will have to be reapplied for. The biggest emphasis is to take Council priorities and ensure the language lines up with the priorities of the current administration and leadership.

Ms. Phelps stated much like the State agenda, the federal priorities did not change much and continue to follow the strategic plan priorities. Transportation and Infrastructure includes the airport, public transportation, and infrastructure; Housing and Community Development includes Choice Neighborhoods, fair housing assistance, HOME, HOPWA, and CDBG funding, and blight removal and neighborhood revitalization; Public Safety includes School Resource Officer and school safety programs, Office of Community Safety programs, public safety recruitment, firefighter cancer benefits, and PFAS disposal; Economic and Community Development and Quality of Life includes active duty military and Veteran support, next generation workforce, airport corridor improvement and economic development, and I-685 connectivity.

Mr. Leopard stated across all opportunities, Strategics is continually trying to assess the City's goals and align potential federal opportunities to move the projects forward. This is done by identifying and pursuing federal grants and other funding opportunities, developing strong relationships with members of the congressional delegation and federal agencies, and monitoring of legislative and regulatory issues.

Discussion ensued.

MOTION: Council Member Thompson moved to accept the 2026 Federal Action Agenda
SECOND: Council Member McNair
VOTE: UNANIMOUS (10-0)

11.0 PUBLIC HEARINGS

11.01 Public Hearing on Owner's Request for Removal from Downtown Municipal Service District

Mr. Christopher Cauley, Economic and Community Development Director, stated this public hearing is required by general statute based on a request from a property owner to be removed from the Downtown Municipal Service District. Ms. Lachelle Pulliam, City Attorney stated this is required under North Carolina General Statute 160A-538.1 which states upon the request from a property owner for removal the City Council must schedule a public hearing for consideration of removal from the district.

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

Mr. Ed Croot, 220 Hugh Shelton Loop, Fayetteville, NC, spoke in favor of this item.

Mr. Joe Jackson, 220 Hugh Shelton Loop, Fayetteville, NC, spoke in favor of this item.

Dr. Jimmie Riggins, 220 Hugh Shelton Loop, Fayetteville, NC, spoke in favor of this item.

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

Mayor Colvin asked what an immediate remedy for the property owners that is are still being charged a tax. Dr. Douglas Hewett, City Manager, stated solid waste fees were removed, but as outlined in the agenda item the State Statute speaks to how properties enter and exit the district and that there must be a finding that they do not benefit to the extent of others.

Discussion ensued.

MOTION: **Council Member Davis moved to send this to the Council Policies Review Committee to formulate a policy for removal from the Municipal Service District**
SECOND: **Council Member Haire**
VOTE: **PASSED (9-1) Opposed: Mayor Colvin**

12.0 OTHER ITEMS OF BUSINESS

12.01 Receive Fire Station #4 Construction Defect Assessment Report from ABS

Mr. Steve Moore, President Meritus of Applied Building Sciences (ABS) provided his professional background and stated ABS offers forensic architectural services with experience in architectural, structural, civil, and roofing disciplines. In August 2025, ABS was requested to review Fire Station 4 for construction defects and provide recommendations for future utilization of the building.

The governing codes require fire stations be designed and constructed with higher degree of design requirements than residential houses because, during a natural disaster, a fire station must be able to withstand the weather. Therefore, it is imperative that a fire station be strictly built in correspondence with the approved plans, specifications, North Carolina (NC) building code, and other construction documents. If questions develop during construction, there is a process for the contractor to follow, called a Request for Information, which is submitted to the architect and engineer for clarification or revision. They are not allowed to ignore the building plans, specifications, or building codes.

Mr. Moore stated no City staff, or City Council, was responsible in the management of the construction project. The were involved in monitoring the process and taking action as needed and warranted. The architect, Stewart Cooper Newell, was hired for design and limited construction administration. In addition, they were required to visit the site monthly to evaluate ongoing issues and address compliance, questions, or issues. Froehling and Robertson were hired as a third-party construction administration service to complete special inspections required by the NC building codes. Brawley Construction had full responsibility of managing the day-to-day operations and construction of the project.

ABS reviewed available documents to identify possible building components that were not specially incorporated in accordance with the NC building code requirements. Possible components that did not receive the special certifications include construction of the masonry pours, tie beam reinforcements, installation of diamond dowels, field welded beam splices, welder certifications and qualifications, structural steel connections, construction of the apparatus bay training columns, and construction of light gauge metal framing. ABS evaluated and provided their professional opinion on the roof assembly and structure, interior and exterior concrete masonry walls, exterior cast stone, interior concrete slabs, pre-engineered metal building, light gauge metal framing, domestic drainage pipe systems, MEP systems, and industrial hygiene. Mr. Moore stated it is the opinion of ABS that repairs are neither economically practical or technically feasible and recommends the existing building, substructure, superstructure, foundations, and remaining systems be demolished.

Discussion ensued.

Council Member McMillan recommended having further open conversation so that residents are aware of the project and how we can ensure this does not take place again. Council Member Greene stated there was third-party oversight on this project based on recommendations from construction management and direction from Council after addressing previous projects, which is the reason why the City has as much documentation as we have.

MOTION: **Council Member Hondros moved to accept the Fire Station #4 Construction Defect Assessment Report and recommendations from ABS and have staff come back with additional details of recommendation.**

SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

12.02 Receive Presentation on the Cost of Gun Violence Study

Mr. John Jones, Office of Community Safety Director, introduced Dr. Eric Moore, Senior Research Associate, UNC Charlotte Urban Institute.

Dr. Moore presented this item with the aid of a PowerPoint Presentation and introduced Dr. Jenny Hutchinson, Research Associate, UNC Charlotte Urban Institute, and Dr. Rachel Jackson-Gordon, Family Resiliency Center, Research Associate, University of Illinois Urbana-Champaign. Dr. Moore recognized the City of Fayetteville, Fayetteville Police Department, and community partner, thegroupTheory, Inc.

The project purpose was to gain a more complete and robust understanding of gun violence in Fayetteville and recommend feasible and relevant prevention strategies. The research team employed a mixed method approach; focusing on the landscape of firearm violence, estimated cost affiliated with gun violence, and community perception. Non-violent and violent crime rates were reviewed and overall, there was a decline between 2022 and 2024, but there was monthly volatility. Non-violent crime had a 14 percent (%) decrease and violent crime had a 40% decrease. Gun violence was reviewed from a nuanced approach, comparing gun violence between areas that have ShotSpotter and those that do not. For areas that do not have ShotSpotter, researchers focused on census tracts that were statistically similar to the areas with ShotSpotter to ensure comparisons were fair and results reliable. While the ShotSpotter areas did see a higher level of gun violence compared to the average neighborhoods, when compared to the statistically similar areas, the difference in violent and non-volent crime rates were not statistically significant.

Dr. Hutchinson stated the real cost of gun violence is the loss of lives and the pain of their family members and community. When the economic consequences of gun violence are examined, gun violence can then be quantified on how expensive it is in the community. Researchers reviewed 1,033 incidents that occurred in 2024 with 185 resulting in some form of death or injury. The data is then applied to a series of nation-and-state-wide proxy variables to estimate the cost of gun violence. Four categories assessed included criminal justice system costs, medical expenses, employer productivity loss, and quality of life. The total economic cost of gun violence in the City of Fayetteville was estimated to be $465,902,217.00 in 2024.

Dr. Hutchinson stated there were five main themes within the community perception research:

- Negative perception of neighborhoods contribute to disinvestment, which may create an environment that facilitates gun violence.
- Gun culture and exposure contribute to an environment that presents opportunities for unsafe gun-related activities, specifically around safe gun usage and normalization of violence.
- The community has concerns about the return on investment for ShotSpotter and wants more information.
- Youth development factors drive gun violence and are opportunities for prevention.
- Consistent community engagement is needed within communities and across sectors to support prevention of gun violence.

Dr. Jackson-Gordon stated the most dominate message was a hopeful message about prevention and that it takes people working together and being deeply invested with people from the community leading the way.

Dr. Moore stated the research team took the various research methods and combined them into a more cohesive understanding for integrated findings. While higher than citywide averages, residents' experiences and data show comparable levels of gun violence across peer neighborhoods; young adults (18-24 years old) and gun violence are often tied together; and perceived widespread firearm access is seen as a significant issue.

Dr. Moore provided the five recommendations from the study, but highlighted that the study has additional recommendations.

- Recording and categorizing data to account for the intentionality of the incident and more explicitly capture the relationship between victim and offender.

- Expand prevention strategies in and outside ShotSpotter areas by seeking the support of local organizations.
- Invest in local programs that focus on early prevention by building skills, employment pathways, mentorship, and safe spaces.
- Offer gun safety courses, hands-on demonstrations, and resources on best practices for gun ownership.
- Reframe the conversation around gun violence to provide more context to help people understand the systemic factors.

Mr. Jones recognized that the City already pays a hefty price for the cost of gun violence and that research demonstrates a well implemented community safety and violence prevention strategy consistently produce strong returns on investment by reducing justice system involvement, medical costs, and lost productivity. The data tells us we are spending far more reacting to gun violence than we are in preventing it.

Discussion ensued.

MOTION: Council Member Davis moved to accept the report.
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

13.0 ADJOURNMENT

There being no further business, the meeting adjourned at 11:25 p.m.

Respectfully submitted,

JENNIFER L. AYRE	MITCH COLVIN
City Clerk	Mayor
020926	

COUNCIL POLICY REVIEW COMMITTEE MINUTES
SAINT AVOLD CONFERENCE ROOM
May 13, 2026
1:00 P.M.

Committee Members: Derrick Thompson, Mayor Pro Tem, Committee Chair
Stephon Ferguson, Council Member
D.J. Haire, Council Member
Deno Hondros, Council Member

Staff Present: Douglas Hewett, City Manager (via Teams; arrived in person at 1:30 p.m.)
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Michael Gibson, Interim Assistant City Manager (arrived at 1:17 p.m.)
Christopher Cauley, Economic and Community Development Director
Tiffany Murray, Chief Financial Officer (arrived at 1:09 p.m.)
Kimberly Toon, Purchasing Manager (arrived at 1:38 p.m.)
Andrew Brayboy, Senior Corporate Performance Analyst
Andrew Mansell, Senior Assistant to the City Manager
Jennifer Ayre, City Clerk
Sabina Wells, Deputy City Clerk
Members of the Public

1.0 CALL TO ORDER

Mayor Pro Tem Thompson called the meeting to order at 1:01 p.m.

2.0 INVOCATION

Council Member Haire provided the invocation.

3.0 APPROVAL OF THE AGENDA

MOTION: Council Member Haire moved to approve the agenda.
SECOND: Council Member Ferguson
VOTE: UNANIMOUS (4-0)

4.0 APPROVAL OF MINUTES – April 14, 2026

MOTION: Council Member Haire moved to approve the April 14, 2026, minutes.
SECOND: Council Member Ferguson
VOTE: UNANIMOUS (4-0)

5.0 OLD ITEMS OF BUSINESS

5.1 Council Policy 135.2 – Hire Fayetteville First Jobs Creation Policy

Mr. Jeffrey Yates, Assistant City Manager, stated that due to the changes in federal law, this policy needs to be reviewed by the City Attorney's Office. Mayor Pro Tem Derrick Thompson stated that the language was supposed to have been reviewed and brought back today. Mr. Yates stated that the Public Works Commission (PWC) statement may also need to be removed, as the City cannot govern PWC's contracting policy.

Consensus of the Committee was to have the City Attorney's Office review Council Policy 135.2 – Hire Fayetteville First Jobs Creation Policy and come back with their recommendations.

5.2 Council Policy 155.6 - Real Property - Lease

This item was tabled to the next meeting.

6.0 NEW ITEMS OF BUSINESS

6.1 Work Session Schedule Change

Mayor Pro Tem Thompson stated there has been frustration with the time change of the work sessions to 3:00 p.m.; for example, at the last meeting, the work session had to continue after the public forum concluded. There has been discussion to return the work session back to 2:00 p.m. and keeping the public forum at 6:15 p.m. Discussion ensued.

MOTION: Council Member Haire moved to add to the May 26, 2026, Consent Agenda changing the work session start time back to 2:00 p.m. and keeping the public forum at 6:15 p.m.
SECOND: Council Member Hondros
VOTE: UNANIMOUS (4-0)

6.2 Parkview – Municipal Service District

Mayor Pro Tem Thompson stated it has come to his attention that a public hearing must be held before this item can be brought to a work session. Mr. Christopher Cauley, Economic and Community Development Director, stated now that we have petition letters from both the condos and townhomes homeowner associations, we must have another public hearing. There is no required timeframe for scheduling the public hearing. Council Member Hondros stated this is a larger issue than Parkview, and this one move can begin to unravel the whole municipal service district (MSD). This affects the City's funding of several nonprofits, such as the Cool Springs Downtown District. Council Member Haire stated it was his understanding that Parkview was not receiving some City services, and he does not want this to become about leaving the MSD. Discussion ensued.

MOTION: Council Member Haire moved to schedule the public hearing on June 8, 2026.
SECOND: Council Member Ferguson
VOTE: UNANIMOUS (4-0)

7.0 NEXT MEETING DATE

The next meeting will be June 11, 2026, at 1:00 p.m.

8.0 ADJOURNMENT

There being no further items of business, the meeting adjourned at 1:43 p.m.

Respectfully submitted,

Sabina Wells Deputy City Clerk 051326	Derrick Thompson Committee Chair

City of Fayetteville

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

City Council Action Memo

File Number: 26-0297

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A3

TO: **Mayor Colvin and Members of City Council**

THRU: **Lachelle H. Pulliam, City Attorney**

FROM: **Kecia Parker, Real Estate Manager**

DATE: **May 26, 2026**

RE:
Adopt Resolution Authorizing a Lease for the Central District Office of the Fayetteville Police Department

COUNCIL DISTRICT(S):
9

Relationship To Strategic Plan:
Goal I - Safe and Secure Community

Executive Summary:
The City is leasing the property located at 3811 Sycamore Dairy Road for the Central District Office of the Police Department. The current lease is for a building containing approximately 7,000 square feet. The lease will expire on June 30, 2026, and the City would like to continue leasing the building and enter into a new five-year agreement adding a 192 square feet building for storage.

Background:
The Police Department is divided into three separate patrol districts to facilitate faster responses to calls for service and better serve the City. The City has leased the Central District Office located at 3811 Sycamore Dairy Road since July 1, 2016. In 2021, the City entered into a new lease that will expire June 30, 2026. The City would like to remain in the space and enter into a new agreement with a five-year term. The new lease will include the 7,000 square feet building and add a 192 square feet storage building. The rent will be $9,385.00 monthly with an approximate 1.5% increase annually during the term of the lease.

Issues/Analysis:
None

Budget Impact:
The annual lease cost of $112,620.00 along with the operational and staff costs has been included in the budget.

Options:

- Adopt the Resolution, approve the lease agreement and authorize the City Manager to execute the lease on behalf of the City.
- Deny the request.

Recommended Action:

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.

Attachments:

Lease Agreement
Resolution

STATE OF NORTH CAROLINA

LEASE AGREEMENT

COUNTY OF CUMBERLAND

THIS LEASE AGREEMENT ("Lease"), made this _____ day of June, 2026, by and between E. Frank Weaver, III, hereinafter called "Landlord"; and The City of Fayetteville, a North Carolina municipal corporation, hereinafter called "Tenant":

W I T N E S S E T H:

That for and in consideration of the mutual covenants and agreements herein contained, the Landlord hereby leases to the Tenant and the Tenant hereby rents from the Landlord, for the term and upon the conditions hereinafter set forth, those certain premises (hereinafter referred to as the "premises", "property" or "leased premises") situated in the City of Fayetteville, Cumberland County, North Carolina and particularly described as follows:

The real property and improvements, including the approximately 7,000 square feet building thereon (the "Building") and approximately 192 square feet thereon (the "Storage Building") located at **3811 Sycamore Dairy Rd.**, Fayetteville, North Carolina 28303, County of Cumberland.

TO HAVE AND TO HOLD said premises, together with all privileges and appurtenances thereunto belonging to the Tenant, its successors and assigns, for the term and upon the following terms and conditions:

1. TERM. This Lease shall commence on July 1, 2026 and shall terminate at midnight on the 30th day of June, 2031.

2. USE. The Tenant shall use the leased premises for all activities appropriate to the operation of the Fayetteville Police Department, or any other Tenant agency or department, and for no other purposes without Landlord's prior written consent, which shall not be unreasonably withheld, conditioned or delayed. In no event shall Tenant make any use of the premises which is in violation of any lawful governmental laws, rules or regulations insofar as they might relate to Tenant's use and occupancy of the premises, nor may Tenant make any use of the premises which use is or might constitute an unreasonable nuisance, or which increases the fire insurance premiums (or makes such insurance unavailable to Landlord) on the Building.

3. RENT. As rental for this Lease and for use of the premises, the Tenant shall pay to the Landlord during the term hereof, without demand and without deduction, abatement or setoff, the rent as follows:

Year	Monthly Rent	Annual Rent
Year 1	$9,385	$112,620
Year 2	$9,535	$114,420
Year 3	$9,685	$116,220
Year 4	$9,835	$118,020
Year 5	$9,985	$119,820

Rent shall be payable in advance on the first day of each calendar month during the term of the Lease and paid to: Weaver Commercial Properties, Agent for Landlord.

4. UTILITIES. The Tenant shall pay for all utilities, including but not limited to, water, gas, electricity and telephone services used in the leased premises, all of which shall be separately metered. The Landlord shall not be or become liable for any damages to the Tenant alleged to be caused or occasioned to or by or in any way connected with or the result of any interruption, defect or breakdown from any cause whatever for any such services unless caused by the negligence or willful misconduct of Landlord or Landlord's agents.

5. TAXES. During the term of this Lease, the Landlord shall pay, prior to delinquency, all ad valorem taxes assessed against the premises, The Tenant shall pay all personal property taxes assessed against its personal property located on the leased premises, including any leasehold improvements which it may have made.

6. GROUNDS MAINTAINENCE. The Tenant shall, at its cost, be responsible for all landscape maintenance, cleaning of parking lots, dumpster service and electricity for common area lighting.

7. ASSIGNMENT AND SUBLEASE. The Tenant shall not assign or in any manner transfer this Lease or any estate, interest or benefit therein or sublet the premises or any parts thereof or permit the use of the same or any part thereof by anyone other than Tenant without the prior written consent of the Landlord, which consent shall not be unreasonably withheld, conditioned or delayed. This prohibition against assigning or subletting shall be construed to include a prohibition against any assignment or

subletting by operation of law. Consent by the Landlord to any assignment or transfer of interest under this Lease, or subletting of the premises or any part thereof shall be limited to the instance stated in such written consent and shall not constitute a release, waiver or consent to any other assignment, transfer of interest, or subletting; and notwithstanding any such assignment, transfer of interest, or subletting, the Tenant shall continue liable for the performance of the Tenant's obligations under this Lease. It shall be conclusively presumed with respect to any subletting of the premises that the assignee or sub-lessee shall have assumed as assignee or sub-lessee, as the case may be, all of the terms, covenants and conditions of this lease, regardless of whether or not such assumption is expressed in any written instrument evidencing such assignment or sublease.

8. THE LANDLORD'S OBLIGATION TO REPAIR. The Landlord, at its sole cost and expense, shall maintain and keep in good repair, and make all necessary replacements to the roof, foundation, windows and exterior doors, HVAC System and all associated components, all other Building systems, exterior supporting walls (excluding glass) of the Building and the grounds, common areas, parking areas and driveways appurtenant thereto (subject to Tenant’s obligations in Paragraph 9 below). Notwithstanding the foregoing, any and all repairs required as a result of the negligence or willful act of Tenant, or any subtenant or concessionaire of Tenant or any customer, licensee, agent, servant, or employee of any of them shall be made at Tenant’s expense.

The Landlord represents and warrants to Tenant that, as of the Commencement Date, the Premises and the Building are in compliance with all federal, state and local laws, ordinances, rules and regulations applicable thereto, and to the contemplated use thereof, including all fire and building codes and the provisions of the Americans with Disabilities Act of 1990. The Landlord further represents and warrants that the HVAC systems, and all other Building systems, are in good working order on the Commencement Date. The Landlord covenants and agrees, at its own cost and expense, to promptly take all action necessary to maintain the Premises, and the Building, in such compliance throughout the term hereof.

9. THE TENANT'S OBLIGATION TO REPAIR. The Tenant, at its sole cost and expense, whether the same shall be property of Tenant or Landlord (other than Landlord's obligations in Paragraph 8 above) shall promptly repair and at all times

maintain the interior of the premises in good condition, including but not limited to electrical fixtures and equipment (normal wear excepted), electrical installations (normal wear excepted), plumbing, plumbing equipment and fixtures, all appliances, all ceilings, all interior walls, all hardware, all interior painting or decorations of any kind, and all doors and door openings, reasonable wear and tear, and other occurrences beyond the control of Tenant excepted. Tenant at its sole cost and expense, shall promptly repair and at all times maintain in good condition the "Storage Building" including roof, walls, doors and foundation together with all of its signs wherever located on the premises, and regardless of whether inside or outside of the building. In the event that Tenant fails to make such repairs within thirty (30) days of Landlord's written notice, the Landlord may do so and Tenant shall immediately reimburse the Landlord for all actual and reasonable expenses thus incurred.

10. ALTERATIONS, IMPROVEMENTS AND RETURN OF PREMISES. The Tenant at its own expense may make alterations, additions and improvements of a material or structural nature only with the prior written consent of the Landlord. All alterations, additions and improvements to the real property shall become the property of the Landlord and be surrendered with the premises upon termination of this Lease. During the term of the Lease and upon termination hereof, the Tenant shall have the right to remove all fixtures, equipment, machinery or other personal property installed upon the premises by the Tenant, provided that removal of such personal property can be effected without materially damaging or affecting the Building structurally. The foregoing shall not include the removal of any light fixtures integrated into the electrical system of the Premises. Any damage by such removal, aside from ordinary wear and tear, shall be repaired by the Tenant at its expense. The Tenant agrees that it will return the leased premises at the end of the term or upon any earlier termination of this Lease, except for repairs and replacements that are the responsibility of the Landlord as set out in Paragraph 8 above, in as good order and condition, fire or other casualty, ordinary wear and tear excepted, as the same are at the time Tenant takes possession of the Premises. If the Tenant does not remove his property from the leased premises upon termination (for whatever cause) of this Lease, such failure shall not be deemed a holding over under the terms of this Lease. Such property shall be deemed abandoned by the Tenant, and the Landlord may remove and dispose of the same in whatever manner the Landlord may elect at no cost to the Tenant.

11. WARRANTIES. The Landlord represents that it owns the property in fee simple and the property is free from encumbrances except as referred to elsewhere in this Lease. The Landlord represents that it has the full right, power, and authority to enter this Lease for the term herein granted and the property may be used by the Tenant during the entire term for the purposes set forth herein.

12. INSURANCE OBTAINED BY LANDLORD. The Landlord at its own expense shall procure and keep in force during the term of this Lease, a policy or policies of fire and extended coverage insurance issued by a reliable insurance company, in such amounts as it elects, but in no event less than the replacement value of the Building.

13. INSURANCE OBTAINED BY TENANT. The Tenant, being self-insured, shall not be required to obtain or maintain insurance as it pertains to the property. The Tenant will provide a letter setting out its reserve status and excess insurance coverages in place at the time of the lease.

14. DESTRUCTION OF PREMISES. If the leased premises are totally destroyed by fire or other casualty either the Landlord or Tenant may by written notice given not later than thirty (30) days after the date of such destruction, terminate this Lease, in which event rent paid for the period beyond the date of destruction shall be refunded to Tenant. If there is not total destruction Landlord shall commence to repair the Premises within thirty (30) days after such damage or destruction and to thereafter diligently pursue the completion of such repairs; provided, however, that if the Premises is unfit or unavailable for Tenant's use and occupancy during the period of such repair or reconstruction, rent shall be equitably adjusted and prorated in the proportion which the area of unusable leased space bears to the total leased premises. However, if the damages are such that the Landlord reasonably concludes that restoration cannot be completed within ninety (90) days of such casualty or the premises is not restored within 90 days of such casualty, then the Landlord or Tenant may at its option terminate the Lease upon written notice.

15. WAIVER OF SUBROGATION RIGHTS. Subject to the conditions hereinafter provided in this paragraph, the Landlord and the Tenant hereby waive any claim, right, and/or cause of action that either may have or acquire against the other, its agents, servants, and employees for damage to or destruction of

its or others' property, whether real, personal, or mixed, of any kind or nature, arising from fire and/or other casualty which is or should be covered under the insurance required under this Lease. Both parties agree to use their best efforts to obtain such a clause in their respective policies of insurance.

16. INDEMNITY. To the extent permitted by law, Tenant covenants and agrees that it will protect and save and keep the Landlord forever harmless and indemnified against and from any penalty or damage or charges imposed for any violation of any laws or ordinances occasioned by the neglect of the Tenant and all loss, cost, damage or expense arising out of any failure of the Tenant in any respect to comply with and perform all requirements and provisions of this Lease.

Landlord agrees to indemnify and hold harmless the Tenant and its elected officials, employees, agents, successors, and assigns, from any and all liability and claims for any injury or damage caused by any act, omission or negligence of the Landlord, its agents, servants, employees, contractors, licensees, or invitees. Indemnification of the City by Landlord does not constitute a waiver of the City's governmental immunity in any respects under North Carolina law.

17. COMPLIANCE WITH LAWS, RULES, ETC. Tenant shall comply with all applicable laws, ordinances and regulations affecting the leased premises.

18. VENUE. In the event a dispute arises out of or concerning this Lease Agreement, such dispute shall be governed by the laws of the State of North Carolina and the venue shall be Cumberland County (Fourteenth Judicial District of North Carolina).

19. ATTORNMENT. Provided any assignee, transferee or purchaser of the premises agrees in writing to assume all of the obligations of the Landlord hereunder, the Tenant hereby agrees to attorn to such assignee, transferee or purchaser from and after the date of notice to the Tenant of such assignment, transfer or sale, in the same manner and with the same force and effect as though this Lease were made, in the first instance, by and between the Tenant and such assignee, transferee or purchaser.

In the event of the exercise of the power of sale under, or the foreclosure of, any deed of trust, any portion of the premises, this Lease shall not be terminated or affected by said

foreclosure or sale, or any other proceeding initiated by the mortgagee, and the mortgagee shall agree that any sale of the premises pursuant to the exercise of any rights and remedies under the mortgage, or otherwise, shall be made subject to this Lease and the rights of the Tenant hereunder. The Tenant shall attorn to the purchaser upon the effective date of any such sale or foreclosure or any such deed of trust, mortgage, or other encumbrance, and shall recognize the purchaser as the Landlord under the Lease, and this Lease shall continue in full force and effect as a direct lease between the Tenant and any new landlord or such other person, upon all of the terms, covenants, conditions, and agreements set forth in this Lease.

20. SUBORDINATION. The Tenant agrees upon request of the Landlord to subordinate this Lease and its right hereunder to the lien of any mortgage, deed of trust, or other encumbrance, together with any conditions, renewals, extensions, or replacements thereof, now or hereafter placed, charged or enforced against the Landlord's interest in leasehold estate hereby created, and to execute and deliver (but without cost to Tenant) at any time and from time to time upon demand by the Landlord such documents as may be reasonably required to effectuate such subordination; provided, however, such subordination shall be of no effect on behalf of Tenant, unless the mortgagee or trustee named in such mortgage, deed of trust, or other encumbrance shall first agree in writing, for the benefit of the Tenant, that so long as the Tenant is not in default under any provisions, covenants or conditions of this Lease on the part of the Tenant to be kept and performed beyond any applicable notice and cure period(s), that neither this Lease nor any of the rights of the Tenant hereunder shall be terminated, affected, disturbed or modified, nor shall the Tenant's possession of the premises be disturbed or interfered with, by any trustee's sale or by any action or proceeding to foreclose said mortgage, deed of trust or other encumbrance, nor shall the Tenant be named as a party defendant to any foreclosure of the lien or mortgage, nor in any other way be deprived of its rights under this Lease.

21. SIGNS AND WINDOWS. Tenant may not erect, install or display any sign, drapes, blinds or advertising material upon the leased premises, the exterior walls thereof, or in any window therein, without the prior consent of the Landlord, which consent shall not be unreasonably withheld, conditioned or delayed, and which consent shall be given at the execution of this Lease.

22. INSPECTION OF PREMISES: ENTRY BY LANDLORD. The Landlord shall have the right to inspect and examine the premises at all reasonable hours and upon reasonable notice except that the Landlord may not enter non-public areas of the Building without an escort. During the last ninety (90) days of the term of this Lease, the Landlord shall have the right to post a sign on the premises which advertises that the same are for sale or rent and during such time the Landlord, its agents and employees, may, upon reasonable notice, and accompanied by an escort, enter upon the premises with prospective purchasers or tenants for the purpose of showing the same to such prospective purchasers or tenants; provided, that such entry or entries shall be made only at reasonable times and hours.

23. CONDEMNATION. If the whole of the leased premises, or such portion thereof as will make the leased premises unsuitable for the Tenants purposes, is condemned for any public use or purpose by any legally constituted authority, then in either of such events, this Lease shall cease from the time when possession is taken by such public authority, and rental shall be prorated between the Landlord and the Tenant as of the date of the surrender of possession.

If there is only a partial taking and the remaining leased premises are suitable for the Tenant's purposes, as determined in the Tenant’s discretion, the Landlord shall promptly restore the Premises and/or the Building as nearly as possible to the condition as existed immediately prior to such taking and rent shall equitably abate during such restoration. If there is only a partial taking and the remaining leased premises are not suitable for the Tenant's purposes, as determined in the Tenant’s discretion, the Tenant shall have the right and option to terminate this Lease.

In any such case, each party shall be entitled to claim and receive an award of any damages suffered by it by reason of such taking or conveyance, regardless of its effect on any award made to the other party.

24. PARKING. The Tenant shall have the exclusive use of the parking spaces serving the leased premises.

25. LIABILITY FOR DAMAGE TO PROPERTY OR INJURY TO PERSON. The Landlord shall not be liable for any damage to any property of the Tenant or injury to person, at any time in the leased premises, or the Building from steam, gases or electricity, or from water, rain or snow, whether they may leak into, issue or

flow from, any part of the building, or from the pipes, or heating or air conditioning apparatus of the same, or from any other place unless occasioned by the Landlord's omissions, negligence or willful misconduct or that of its employees, agents or independent contractors.

26. TERMINATION. This Lease shall terminate at the expiration of the term unless termination occurs prior to the end of the term by means described herein.

27. DEFAULT. The occurrence of any of the following events shall be deemed to constitute an event of default on the part of the Tenant hereunder: If Tenant (a) fails to pay all rent for a period of ten (10) days after written notice of such default has been given to Tenant when due; (b) breaches any other agreement or obligation herein set forth herein and does not remedy such default within thirty (30) days after written notice thereof (or fails to undertake to cure within such thirty (30) day period and to diligently pursue to completion such cure or remedy as cannot reasonably be completed within the thirty (30) day period). If Tenant is unable or unwilling to cure or remedy any such event of default within (the time period specified, then Landlord may, upon notice to Tenant, cure any breach by Tenant at Tenant's cost and expense, and the Tenant shall reimburse the Landlord for such expense upon demand. In the event of an event of default, the Landlord shall have the right to terminate and cancel this Lease. If the Landlord should elect to take possession pursuant to legal proceedings, it may either terminate this Lease or it may from time to time, without terminating this Lease, relet the premises for such term and at such rentals and upon such other terms and conditions as the Landlord may deem advisable. If such releting shall yield rentals insufficient for any month to pay the rent due by the Tenant hereunder for that month, Tenant shall be liable to Landlord for the deficiency and same shall be paid monthly. No such reentry or taking possession of the premises by the Landlord shall be construed as an election to terminate this Lease unless a written notice of such intention be given by the Landlord to the Tenant at the time of such reentry. Irrespective of any remedies expressly provided for in this Lease, or otherwise available at law or in equity, each party covenants to exercise good faith and use its best efforts to mitigate damages which may occur as a result of the other party's default.

All rights and remedies of Landlord and Tenant are cumulative, and the exercise of any one shall not be an election

excluding Landlord or Tenant at any other time from exercise of a different or inconsistent remedy.

No waiver by Landlord or Tenant or any covenant or condition shall be deemed to imply or constitute a further waiver of the same at a later time.

28. TERMINATION FOR CONVENIENCE. After ninety (90) calendar days following written notice to the Landlord, the Tenant may, without cause and without prejudice to any other right or remedy legally available to the Tenant, terminate this Lease. Unless otherwise stated or agreed upon, the effective date of termination shall automatically occur ninety (90) days after the written notice is sent by the Tenant. Upon the effective date of termination, the Landlord shall not have the obligation to perform under this Lease. The Tenant shall not be obligated to make any further payments for any months remaining under this Lease. In such case of termination, the Tenant shall pay for the prorated rent amount until the effective date of termination.

29. QUIET ENJOYMENT. The Landlord represents and warrants that it is seized of good and sufficient title to the premises and the Building, and further warrants that if the Tenant promptly and punctually complies with each of its obligations hereunder, it shall peacefully have and enjoy the possession of the leased premises during the term hereof.

30. NOTICES. Any notices which the Landlord or the Tenant is required or desires to give to the other shall be deemed sufficiently given or rendered if, in writing and sent by certified or registered mail, postage prepaid, to the address listed after the respective signatures on the last page of this Lease. Any notice given herein shall be deemed delivered when the return receipt therefore is signed or refusal to accept the mailing by the addressee is noted thereon by the postal authorities.

31. WAIVER. No waiver of a breach of any of the covenants contained in this Lease shall be construed to be a waiver of any succeeding breach of the same covenants.

32. SUCCESSORS AND ASSIGNS. The covenants and agreements herein contained shall extend to and inure to the benefit of, and be binding upon, the heirs, executors, administrators, successors and assigns of the parties hereto.

33. SPECIAL CONDITIONS AND ADDENDA. The following special conditions shall apply, and supersede any other part of this agreement conflicting:

A. HOLDOVER TENANT. Failure of the Tenant to surrender the premises upon termination of the original Lease term or extension, without consent of the Landlord, shall result in the creation of a tenancy from month to month on the terms and conditions stated in the Lease.

B. REMOVAL OF TRASH AND DEBRIS. The Tenant shall provide for and be responsible for all janitorial cleaning and supplies including but not limited to the removal of all garbage and trash resulting from the operation of the Tenant's business, and at the end of the term of this Lease, Tenant shall remove all garbage and trash from the leased premises.

34. ENTIRE AGREEMENT. This Lease contains the entire agreement between the parties, and any executory agreements hereinafter made shall be ineffective to change, modification, or discharge in whole or in part, unless such agreement is in writing, signed by the parties whom the enforcement of the change, modification, or discharge change, is sought.

35. NON APPROPRIATION. Notwithstanding any other provisions of this Lease, the parties agree that payments due hereunder from the City of Fayetteville are from appropriations and monies from the City Council and any other governmental entities. In the event sufficient appropriations or monies are not made available to the City of Fayetteville to pay the terms of this Lease for any fiscal year after the fiscal year running from July 1, 2027 through June 30, 2030, this contract shall terminate immediately without further obligation of City of Fayetteville.

36. SEVERABILITY. The parties agree that if any provision of this Lease shall be held invalid for any reason, the remaining provisions shall not be affected if they may continue to conform with the purposes of this Lease and the requirements of applicable law.

37. FORCE MAJEURE. Neither party shall be deemed to be in default of its obligations hereunder if and so long as it is prevented from performing such obligations by an act of war, hostile foreign actions, adverse governmental actions, nuclear explosion, earthquake, hurricane, tornado, or other catastrophic

natural event or act of God.

38. MORALITY CLAUSE. If, in the sole opinion of the Tenant, at any time Landlord or any of its owner(s), employee(s), or agent(s) engages in any one or more of the actions below, the Tenant may immediately upon written notice to Landlord, terminate this Lease, in addition to any other rights and remedies that the Tenant may have hereunder or at law or in equity:

a) bring disrepute, contempt, scandal, or public ridicule to the Tenant;

b) subject the Tenant to prosecution;

c) offend the community or public morals/decency;

d) denigrate individuals or groups in the community served by the Tenant;

e) is scandalous or inconsistent with community standards or good citizenship;

f) adversely affect the Tenant's finances, public standing, image, or reputation;

g) is embarrassing or offensive to the Tenant or may reflect unfavorably on the Tenant; or

h) is derogatory or offensive to one or more employee(s) or customer(s) of the Tenant.

39. E-VERIFY. The Landlord hereby acknowledges that "E-Verify" is the federal E-Verify program operated by the US Department of Homeland Security and other federal agencies which is used to verify the work authorization of newly hired employees pursuant to federal law and in accordance with Article 2, Chapter 64 of the North Carolina General Statutes. The Landlord further acknowledges that all employers, as defined by Article 2, Chapter 64 of the North Carolina General Statutes, must use E-Verify and after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a). The Landlord hereby pledges, attests and warrants through execution of this contract that Landlord complies with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes and further pledges, attests and warrants that any subcontractors currently employed by or subsequently hired by the Landlord shall comply with any and all E-Verify requirements. Failure to comply with the above requirements shall be considered a breach of this Lease.

40. DIVESTMENT OF COMPANIES BOYCOTTING ISRAEL OR INVEST IN IRAN CERTIFICATION. Tenant certifies that (i) it is not identified on the Final Divestment List or any other list of

prohibited investments created by the NC State Treasurer pursuant to N.C.G.S. § 147-86.58; (ii) it has not been designated by the NC State Treasurer pursuant to N.C.G.S. § 147-86.81 as a company engaged in the boycott of Israel [(i) and (ii) to be collectively referred to as "FD Lists"]; and (iii) it will not take any action causing it to appear on the Treasurer's FD Lists created by the NC State Treasurer during the term of this Lease. The Landlord certifies that the signatory to this Lease is authorized by the Landlord to make the foregoing statement.

IN WITNESS WHEREOF, The Landlord and the Tenant have executed this Lease in duplicate originals, each causing this instrument to be executed in its corporate name by its duly authorized officer, with all due authority, the day and year first above written.

LANDLORD:

WITNESS:

BY: _____
E. Frank Weaver, III

_____

TENANT:

ATTEST:

_____
BY: Dr. Douglas J. Hewett, ICMA-CM

_____
Jennifer Ayre, City Clerk

City of Fayetteville
Attn: City Manager
433 Hay St.
Fayetteville, NC 28302

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Printed Name and Title: _____

Resolution No. R2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING A LEASE AGREEMENT FOR THE CENTRAL DISTRICT OFFICE OF THE POLICE DEPARTMENT LOCATED AT 3811 SYCAMORE DAIRY ROAD

WHEREAS, E. Frank Weaver, III owns property located at 3811 Sycamore Dairy Road;

AND WHEREAS, the City of Fayetteville would like to lease a 7,000 square feet building along with a 192 square feet storage building for the Central District Office of the Police Department for a term of five (5) years beginning July 1, 2026; and

WHEREAS, the rent amount shall be $9,385.00 monthly with an approximate 1.5% increase each year thereafter; and

WHEREAS, the City of Fayetteville has had a lease agreement at this location for the past 10 years with the above-mentioned owner and desires to continue the longstanding relationship; and

NOW THEREFORE, BE IT RESOLVED on behalf of the citizens of Fayetteville, that the City Manager is authorized to execute all necessary documents to effectuate the above-described lease at the direction of the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this the 26th day of May, 2026. Such meeting was held in compliance with the Open Meetings Act, at which time a quorum was present and voting.

CITY OF FAYETTEVILLE

(SEAL)

By: _____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER L. AYRE, City Clerk

City of Fayetteville

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

City Council Action Memo

File Number: 26-0309

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A4

TO: **Mayor and Members of City Council**

THRU: **Dr. Douglas J. Hewett, ICMA-CM, City Manager**

FROM: **Dr. Andrew Mansell, Senior Assistant to the City Manager**

DATE: **May 26, 2026**

RE:
Revised Charter and Reconstitution of the Community Public Safety Advisory Board (CPSAB)

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Priority One- Ongoing commitment to a comprehensive approach to community safety

Executive Summary:
City Council is asked to grant final approval and adopt the revised charter for the Community Public Safety Advisory Board (CPSAB), which reconstitutes the existing Community Police Advisory Board (CPAB) under a broader public safety mandate. The revised charter was reviewed and approved by the City Council Policy Review Committee and subsequently presented to the full Council at a work session for discussion. It is now before Council for final adoption.

Background:
The Community Police Advisory Board (CPAB) was established in 2021 to review and recommend improvements to the policy and practices of the Fayetteville Police Department and to serve as a liaison between the police department and the community. Since that time, the City has invested in a comprehensive public safety model that includes the Police Department, Fire Department, and the Office of Community Safety, with expanding initiatives in alternative mental health response, community violence intervention, youth engagement, and homelessness mitigation. The 2021 CPAB charter focused exclusively on police and did not reflect this broader investment.
To align the advisory board with the City's actual public safety strategy, staff developed a revised charter that renames and reconstitutes the board as the Community Public Safety Advisory Board (CPSAB). The revised charter was reviewed and approved by the City Council Policy Review Committee, then presented to the full City Council at a work session for discussion. Following Council feedback at the work session, the charter is now presented for final adoption at a regular meeting.

Issues/Analysis:
The revised charter renames the board from CPAB to CPSAB and expands its mission

from police-only to comprehensive public safety, covering the Police Department, Fire Department, and Office of Community Safety. The prior nine broad goals are replaced with four focused objectives: mental health response and diversion, violence prevention and intervention, positive youth engagement, and homelessness risk mitigation. The charter also adds membership diversity guidance, expanded training requirements, formalized staff support and budget provisions, and a clear annual reporting structure. Core provisions, nine members plus one alternate, staggered three-year terms, residency requirements, and removal under Policy #110.1, remain unchanged.

Budget Impact:

Adoption of the revised charter does not, by itself, create a new financial obligation. Section 12 of the revised charter formalizes the existing practice of providing staff support and resources to the advisory board, with any operating budget determined through the City's standard budget process. Members continue to serve in a voluntary capacity without compensation unless otherwise determined by City Council. Staff support will be provided through existing City Manager's Office resources.

Options:

- Option A - Adopt the revised CPSAB Charter as presented and direct the City Clerk to open applications under the new membership guidance.
- Option B - Request modifications to the charter before adoption and return the item at a future meeting.
- Option C - Table the item and direct staff to provide additional background or community input before proceeding.

Recommended Action:

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.

Attachments:

- Attachment 1 - Revised Community Public Safety Advisory Board Charter (final version for adoption)
- Attachment 2 - Original Community Police Advisory Board Charter

CITY OF FAYETTEVILLE, NORTH CAROLINA

REVISION AND RECONSTITUTION OF THE COMMUNITY PUBLIC SAFETY ADVISORY BOARD

1. PREAMBLE

- The City of Fayetteville is dedicated to improving the quality of life by creating a safe and secure environment for the residents of the City.
- The Community Police Advisory Board was formed to review and recommend improvements to the policy and practices of the police department to the City Council, City Manager, and Police Chief on an ongoing basis and to serve as a liaison between the police department and the community.
- The revised and reconstituted Community Public Safety Advisory Board is amended to focus on public safety as a community strategy, not just a law enforcement concern, reflective of the City's commitment to a comprehensive approach to public safety.

2. MISSION

The Community Public Safety Advisory Board (CPSAB) shall serve in an advisory capacity to the City Council and City Manager concerning public safety initiatives, including but not limited to the Police Department, Fire Department, and Office of Community Safety. The CPSAB will work in concert with appropriate departments and advise on the development and implementation of strategies related to developing alternative mental health response models, reducing community violence, youth strategic initiatives to mitigate challenges associated with high-risk homelessness, and engaging with stakeholders in these areas.

3. OBJECTIVES

The objectives of the CPSAB are to provide input, foster community collaboration, and make recommendations to the City Council and City Manager regarding:

- Mental health response and diversion needs and approaches in the community.
- Violence prevention and intervention strategies.
- Positive youth engagement, resources, and opportunities.
- Homelessness risk mitigation.

4. SCOPE OF AUTHORITY

The scope of authority for CPSAB will be advisory only. CPSAB will not have an investigatory function or subpoena powers. CPSAB will have access only to those materials deemed a public record as set out in N.C.G.S. §132 and N.C.G.S. §160-168. CPSAB will not have access to internal investigation files, internal affairs inquiries, or records of complaints against officers. Records of criminal investigations and law enforcement agency recordings are not public records pursuant to N.C.G.S. §132-1.4 and §132-1.4A.

5. MEMBERSHIP

5.1 The CPSAB will be composed of nine (9) members formally appointed by the City Council. One (1) alternate will be appointed through the same process. The alternate will attend all meetings as other board

members do but will not vote. If another board member is unable to continue to serve until their term expires, the alternate will be appointed to finish that member's term.

5.2 Members must reside within the City Limits of Fayetteville for the last six (6) months prior to application.

5.3 Applicants must complete an application, which will be submitted to the office of the City Clerk pursuant to the appointment process described in Section 6.

5.4 The City Council is encouraged to seek members who collectively reflect the breadth of the CPSAB's public safety mission. This may include individuals with backgrounds or experience in behavioral health, violence intervention, youth services, housing and homelessness, fire and emergency services, and community advocacy, as well as residents with lived experience relevant to the Board's focus areas.

5.5 Members will be required to complete the Citizen Police Academy and a law enforcement ride-along. Members will also complete orientation experiences with Fire and EMS, including at least one ride-along or station visit, as well as exposure to mental health crisis response teams and other community safety providers. Members may request additional training opportunities.

6. APPOINTMENT PROCESS

Appointments to the CPSAB will be in accordance with the City Council's boards and commissions appointment process and approval.

7. TERMS OF SERVICE

7.1 Members shall be appointed for a staggered term of three (3) years, with no member serving more than two (2) consecutive terms.

7.2 Removal from the CPSAB will be in accordance with City Council Policy #110.1.

7.3 Members wishing to serve an additional term must reapply through the standard appointment process.

8. MEETINGS

8.1 The Board will meet at least once monthly.

8.2 The Board may hold public forums to facilitate community trust, understanding of community concerns, and sharing of information and best practices.

8.3 The Board will develop a plan to receive ongoing input from the community.

8.4 The City Manager will appoint a liaison from City staff to assist the Board.

8.5 The CPSAB will draft rules of procedure for the Board to follow, which will be reviewed annually.

8.6 All meetings are subject to and shall comply with the North Carolina Open Meetings Law as set out in N.C.G.S. §§143-318.9 through 143-318.18.

9. MEMBER'S ROLE

Familiarity with community safety initiatives and community issues will be paramount for the success of the Board. Each member is encouraged to attend their local community watch meetings, if available, and to fully engage during Board meetings. Members are expected to engage with their community to gain a complete understanding of the issues and concerns relevant to the Board's mission.

10. CITY MANAGER ROLE

10.1 The City Manager will designate and assign city staff to support the administrative functions of the CPSAB.

10.2 The City Manager or designee will meet periodically, as needed, with the designated Chairperson of the Board to receive and review the recommendations of the Board. This meeting frequency may be adjusted as determined by the Board.

11. CITY COUNCIL ROLE

The City Council will receive an annual report from the designated Chairperson of the Board to facilitate community engagement and implementation of recommendations. The annual report shall include, at minimum: a summary of recommendations made during the reporting period; the status of each recommendation; community engagement activities conducted; and progress on the Board's four focus areas. The City Council is encouraged to formally respond to Board recommendations, including those not adopted, to ensure the Board's work is acknowledged and its impact is measurable.

12. BUDGET AND RESOURCES

The City Manager will ensure that adequate staff support and resources are provided for the CPSAB to carry out its advisory functions. Any operating budget for the Board will be determined through the City's standard budget process. Members serve in a voluntary capacity without compensation unless otherwise determined by the City Council.

13. CHARTER REVIEW

This charter should be reviewed periodically to assure the success of the Board's mission, but in no event shall the charter be reviewed less than annually. Any proposed charter changes shall be presented to the City Council at a City Council work session for discussion prior to adoption.

ADOPTED BY THE FAYETTEVILLE CITY COUNCIL

_____		_____
Mayor, City of Fayetteville		**City Manager, City of Fayetteville**
Date: _____		Date: _____

City of Fayetteville • 433 Hay Street • Fayetteville, NC 28301

Formation and Charter Community Police Advisory Board

Preamble:

- City of Fayetteville and the Fayetteville Police Department are dedicated to improving the quality of life by creating a safe and secure environment for the citizens of the City.
- The Community Police Advisory Board has been formed to review and recommend improvements to the policy and practices of the police department to the City Council, City Manager and Police Chief on an ongoing basis and to serve as a liaison between the police department and the community.
- City of Fayetteville and the Fayetteville Police Department are committed to community policing as a tested method of engaging with citizens and building trust.

Mission:

- The mission of the Community Police Advisory Board (CPAB) is to provide sound advice and recommendations to the City Council, City Manager, and Police Chief to improve the quality of policing in Fayetteville in a cooperative effort between the community and the police by reviewing and recommending policy enhancements to better meet the needs of the community, provide and support a training curriculum that allows for police and community experiences to be shared and understood with greater context, and analyzing existing public records all of which results in improved perception of procedural justice, and enhanced trust of the police.

Goals:

- Provide a venue for residents of Fayetteville to address issues and concerns relating to public safety. The primary function is to make recommendations to City Council and provide the citizens of Fayetteville with information.
- Recommend actions that may be taken by the police department to address and reduce crime and improve the quality of life for residents.
- Review and provide advice on agency wellness programs, officer safety, and assist with other opportunities to celebrate agency successes.
- Regularly review and provide proposals for updates to policy and procedure of the police department.
- Assist with recruiting and retaining a diverse and qualified workforce.
- Provide recommendations on training development and delivery, with an emphasis on community policing, fair and impartial policing practices, ethics, and communication skills.
- Assist in identifying industry best practices and evidence based practices in policing with the intent to improve police culture and the delivery of services to community.
- Evaluate departmental reports generated for use of force, pursuit, traffic stops and other metrics as deemed necessary to evaluate the performance of the department and make recommendations on providing services in an equitable manner.

- Educate and advocate with the public including participation in interactive community and police related events such as on-going educational opportunities or town hall type meetings on wide ranging police, safety, justice, and responses to critical incidents.

Scope:

- The scope of authority for CPAB will be advisory only. CPAB will not have an investigatory function or subpoena powers. CPAB will have access only to those materials deemed a public record as set out in N.C.G.S. §132 and N.C.G.S. §160-168. CPAB will not have access to internal investigation files, internal affairs inquiries, or records of complaints against officers. Records of criminal investigations and law enforcement agency recordings are not public records pursuant to N.C.G.S. §132-1.4 and §132-1.4A.

Membership:

- The CPAB will be composed of nine (9) members formally appointed by the City Council. One (1) alternate will be appointed through the same process. The alternate will attend all meetings as other board members do but will not vote. If another board member is unable to continue to serve until their term expires the alternate will be appointed to finish that member's term.
- Members must reside within the City Limits of Fayetteville for the last 6 months prior to application.
- Applicants to serve on the board must complete an application which will be submitted to the office of the City Clerk pursuant to application process below.
- Members will be required to complete the Citizen Police Academy, complete one ride along and participate in other group learning opportunities. Members may request additional training opportunities.

Appointment Process

- City Clerk will post the Board position announcement and accept applications for 30 days.
- The applications will be sent to the Appointment Committee for review and recommendation. The Appointment Committee will choose finalists and forward the finalists for final interviews to be scheduled.
- A panel interview will be held with the City Council.
- The panel interview will be a structured interview focusing on the questions contained within this Charter titled "Structured interview questions". Questions outside of the listed questions may be asked but panel members should strive to stay in the spirit of the listed questions.
- The panel will assess core characteristics necessary to serve on the board such as service to the community, interest in supporting the police department, and background/ experience.
- Recommendations from the interview panel will be presented to City Council and a regular meeting for vote and approval.

Terms of Service:

- Members shall be appointed for a term of a staggered term of three (3) years with no member serving more than two consecutive terms.
- Removal from the CPAB will be in accordance with City Council Policy #110.1.
- Members interested in serving another term on the board must complete the application process again.

Meetings:

- The Board will meet at least once monthly. Additional meetings may be called to provide advice and counsel during critical incidents such as an officer involved shooting or in-custody death.
- The Board may hold public forums to facilitate building trust, understanding community concerns, sharing best practices, and sharing information.
- The Board will develop a plan to receive input from the community on Board topics.
- Subject matter experts from the police department will be invited to provide information or knowledge on police practices and policy and training to further educate CPAB and the community about policing best practices. A liaison from City staff will be appointed by the City Manager to assist the board.
- The CPAB will draft rules of procedure for the board to follow and this will be reviewed annually.
- All meetings are subject to and shall comply with the North Carolina Open Meetings law as set out in N.C.G.S. §§143-318.9 through 143-318.18.

Member's Role:

Familiarity with police procedures, community policing practices, and community issues will be paramount for the success of the board. Each member is encouraged to attend their local community watch meetings if there is one. Each member is encouraged to fully engage and participate during each board meeting as well as engage with their community to have a full understanding of the issues and concerns.

Chief of Police Role:

The Chief of Police will meet periodically and as needed with the designated Chairperson of the board to discuss the review the activities and recommendations of the board. The administrative staff of the police department will publish information to the members of the board in a timely manner in advance of scheduled meetings on requested topics such as use of force incidents, training opportunities, and crime statistics.

City Manager Role:

The City Manager will designate and assign city staff to support the administrative functions of the Community Police Advisory Board. The Police Attorney will serve in an advisory role to the board.

The City Manager will meet periodically and as needed with the designated Chairperson of the board to receive and review the recommendations of the board. This meeting frequency

may be changed once the board has become established and determined that a monthly meeting is no longer needed.

City Council Role:

The City Council will receive an annual report from the designated Chairperson of the board to facilitate community engagement with the board and implementation and adoption of recommendations.

Review:

The CPAB charter should be reviewed periodically to assure the success of the board mission, but in no event shall the charter not be reviewed at least annually. Any proposed charter changes shall be presented to City Council at a City Council work session for discussion.

Structured Interview Questions:

1. In what ways are you connected to the City of Fayetteville?
2. Do you participate in community programs and events?
    a. Which ones?
    b. What do you feel you have learned or gained from that participation?
3. In what ways do you feel you have served your community (Fayetteville or any other location)?
4. Why do you want to serve on the Community Police Advisory Board?
5. What skills or experience do you have that you believe will help you serve on the board?
6. How do you perceive the role of the Fayetteville Police Department?
7. How would you represent the interests of the community in police service issues?
8. What are your other interests?
9. Have you had any other experiences or is there any other background information you would like to provide?

The interview panel is looking for the following characteristics: works well with person of opposing viewpoints, can provide constructive criticism, able to communicate effectively both verbally and in writing, can realize/recognize conflicts of interest, and has a commitment to civilian oversight.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0272

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A5

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps - Assistant City Manager**
Dr. Gerald Newton, AICP - Development Services Director

FROM: **Thomas Cohen - Planner I**
Craig Harmon, CZO - Senior Planner

DATE: **May 26, 2026**

RE:
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).

COUNCIL DISTRICT(S):

5 - Lynne Greene

Relationship To Strategic Plan:

Goal II: Responsive City Government Supporting a Diverse & Viable Economy

- Objective 2.1 - To Ensure a Diverse City Tax Base
- Objective 2.4 - To Sustain a Favorable Development Climate to Encourage Business Growth

The proposal broadens the city tax base by allowing a business to operate in place of a strictly residential home. A business within this district would generate taxable revenue from the business and its employees as well as would pay commercial property taxes rather than residential. It allows small businesses to establish and grow with the need for expensive office spaces or storefronts and to better serve a local customer base on well-traveled arterials such as Hope Mill Road.

Goal III: City Investment in Today & Tomorrow

- Objective 3.2 - To Manage the City's Future Growth and Strategic Land Use

The request is an efficient use of existing land and infrastructure by repurposing an existing structure while producing limited additional impact on existing utilities or infrastructure. In effect, increasing land available for use through efficiency.

Goal IV: Desirable place to live, work, and recreate

- Objective 4.5 - To ensure a place for people to live in great neighborhoods

The property is, in part, used to house displaced families potentially preventing a rise in the homeless population and protecting at risk populations. The business operates in a capacity that serves the enhancement of the well-being of the local community as well as creating a positive social environment.

Executive Summary:

P26-10 is a request to rezone the 0.31 acres at 2025 Hope Mills Road, owned by Kimberly Gilbert (m.n. Franco), from Single Family 10 (SF-10) to Office and Institutional (OI).

This is a straight rezoning with no rezoning history within the last five years.

The area surrounding the subject property contains a mixture of single-family homes and a mixture of local businesses operating out of residential shells or sub-acre lots with single family home-friendly facades as well as a school. The road itself is classified as an arterial due to having four lanes and commonly, a central turning lane.

This case was tabled at the request of the applicant with unanimous agreement (5-0) by the Zoning Commission to be moved from March 10, 2026 to April 14, 2026

On April 14 of 2026 the request achieved a unanimous (5-0) recommendation of approval by the Zoning Commission. The motion was made by Roger Shah and seconded by Kevin Hight. There was one speaker in favor and none in opposition.

Background:

Rezoning Request: SF-10 to OI
Parcel Identification Number (PIN): 0416123213000
Site Size: 0.31 acres
Existing Site Conditions: Pre-existing single-family home
Utilities: Public power, sewer, and water
Applicant Narrative (Summary): Applicant claims the property is to be used for benefit of the community by providing multiple services that are a form of social welfare services.
Public Notice: Notification letters were sent to property owners within 1,000 feet of the subject site equating to 179 notices sent.

Issues/Analysis:

Case P26-10 is a request to rezone the 0.31-acre parcel at 2025 Hope Mill Road from Single Family 10 (SF-10) to Office and Institutional (OI). Per NCGS-160D, general rezoning would entitle the landowner to the full range of uses specified for that designation but bounded by the Unified Development Ordinance (UDO). The OI district is intended to accommodate a mix of small-scale and low-intensity professional and business offices and institutions with limited personal service and supporting retail uses. They are often used as a transition or a buffer between neighborhoods and more intense districts.

Immediately surrounding the subject property is a mixture of detached-single family homes and various forms of businesses that occupy either OI or Limited Commercial (LC) status along Hope Mill Road which is classified as an arterial. Beyond the immediate area is an elementary school, daycare, and more detached, single-family homes.

The Future Land Use Plan 2040 (FLUP) designations are central to policy analysis affixed by local contexts, reasonableness of the request, and service to the public good.

The FLUP the subject property is designated to be Office and Institutional (OI) which, as it happens, is the requested zoning district. Thus, the request is perfectly consistent with the FLUP and its intentions.

In relation to the local context, Hope Mill Road contains many businesses that use the OI district which is on the lower end of business intensity present as several businesses use the Limited Commercial or Community Commercial designation. As the existing structure is a single-family home the rezoning and any potential commercial standards applied will have limited impact on the character of the neighborhood. The UDO has standards for the operation of a business within OI to ensure appropriate intensity is retained and minimize potential intrusion on the nearby and abutting single-family homes.

The request serves to enable efficient property and resource utilization - adding to the tax base and serving the local community in a way that the existing single-family residence is not capable.

Budget Impact:
Approval or denial of the requested rezoning does not create immediate and direct impacts on the budget other than the budget allocated operating cost of relevant staff. Any indirect budget impact via utility extensions, enhancements, or other such costs are not triggered by the map amendment itself and will be evaluated through other processes.

Options:

1. **Approve (Recommended Action):**

Approval of the zoning map amendment from SF-10 to OI for the subject parcels - find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

2. **Approve to a More Restrictive District:**

Approval of the zoning map amendment from SF-10 to a more restrictive zoning district - one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

3. **Denial of Map Amendment:**

Denial of the proposed map amendment - find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

Recommended Action:
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.

Attachments:

1. Application
2. Aerial Map
3. Zoning Map

4. Future Land Use Map
5. Site Pictures
6. Surrounding Area Pictures
7. Consistency and Reasonableness Statement
8. PowerPoint

Planning & Zoning
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview #1344447

Project Title: One Common Bond rezone to OI
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review
Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 2025 HOPE MILLS RD (0416123213000)
Zip Code: 28304

Is it in Fayetteville? If you're not sure, click this link: Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may delays and penalties for not doing so.

GIS Verified Data

Project Address: 2025 HOPE MILLS RD

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No
Previous Amendment Approval Date:
Previous Amendment Case #:
Proposed Zoning District: OI
Acreage to be Rezoned: .31
Is this application related to an annexation?: No
Water Service: Public
Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:
The home has a large space in front that used for community activities and classes for mental health and wellbeing. There are three churches that use the room for worship on weekends. There are two rooms used for meeting rooms for churches, students to study, or small groups to hold a meeting. One room in the exterior of the building is used as a residential quarters for families displaced from their homes due to trauma. There is only 1 structure on the property.

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:
The home to the left as facing the home is commercial OI, the home to the right as facing the home is zoned R0101, zoning OI. The homes directly across the street are zoned IO, LC and NC.

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:
This plan supports Policy 9.3 of the 2030 Growth Vision Plan. Hope Mills Road is an intensively traveled roadway making this home

an ideal location for conversion to office and institutional use.

B) Are there changed conditions that require an amendment? :
None.

C) State the extent to which the proposed amendment addresses a demonstrated community need.:
The building serves as a community connection center with services that strengthen the mental, spiritual, and social needs of the community. The most commonly used service from the building is suicide prevention training and grief care support for all types of loss. The building serves as a neutral and comforting location to connect with others who are also grieving. Chaplains are on staff to provide support as needed to the community.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:
The existing structures in the area are zoned OI or commercial. The proposed amendment will not interfere with residential homes in the area. There are several community service type non-profit organization within proximity to the building. The corridor of Hope Mills Road between Raeford and Cumberland roads offer a large amount of care giving services. The "Hope" in Hope Mills Rd is noticeable as you travel on the roadway.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:
The adjacent structures are zoned as various codes in the commercial or office zones. Hope Mills Road was widened and is primarily a commercial road with small offices. This amendment will not detract from the current conditions.

F) State the extent to which the proposed amendment might encourage premature development.:
This will not impact premature development.

G) State the extent to which the proposed amendment results in strip-style commercial development.:
The lot size is not compliant for strip-style commercial development.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:
The adjacent properties are OI. This will not be isolated.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:
The proposed amendment should not impact property values in surrounding lands.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:
There is minimal impact on the natural environment. There is ample green space, trees, and low E fixtures and appliances in the building. It is energy efficient and active measures are taken to recycle, conserve energy, and keep a well maintained lot.

Primary Contact Information

Project Owner
Kimberly Gilbert
One Common Bond
2025 Hope Mills Road
Fayetteville, NC 28304
P:7063047276
Admin@1commonbond.org

Project Contact - Agent/Representative
Kimberly Gilbert
One Common Bond
2025 Hope Mills Road
Fayetteville, NC 28304
P:7063047276
Admin@1commonbond.org

Indicate which of the following project contacts should be included on this project:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:



Aerial Map
Case #: P26-10

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

REQUEST: Rezone from SF-10 to O&I

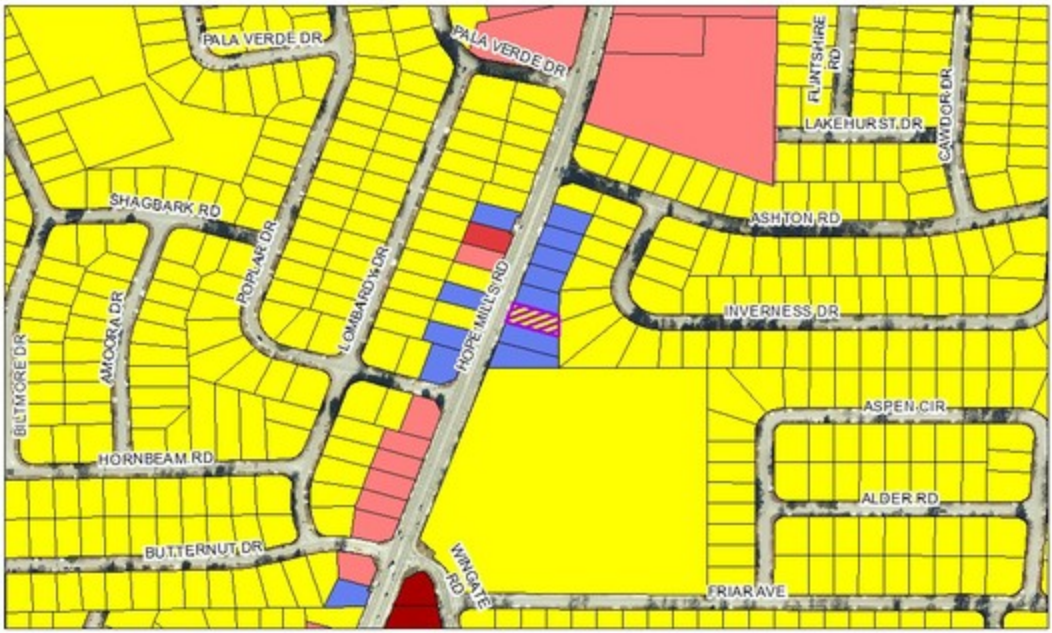
LOCATIONS: 2025 Hope Mills Rd (0436123213000)

P26-10 Buffer

P26-10

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Current Zoning Map
Case #: P26-10

REQUEST: Rezone from SF-10 to O&I

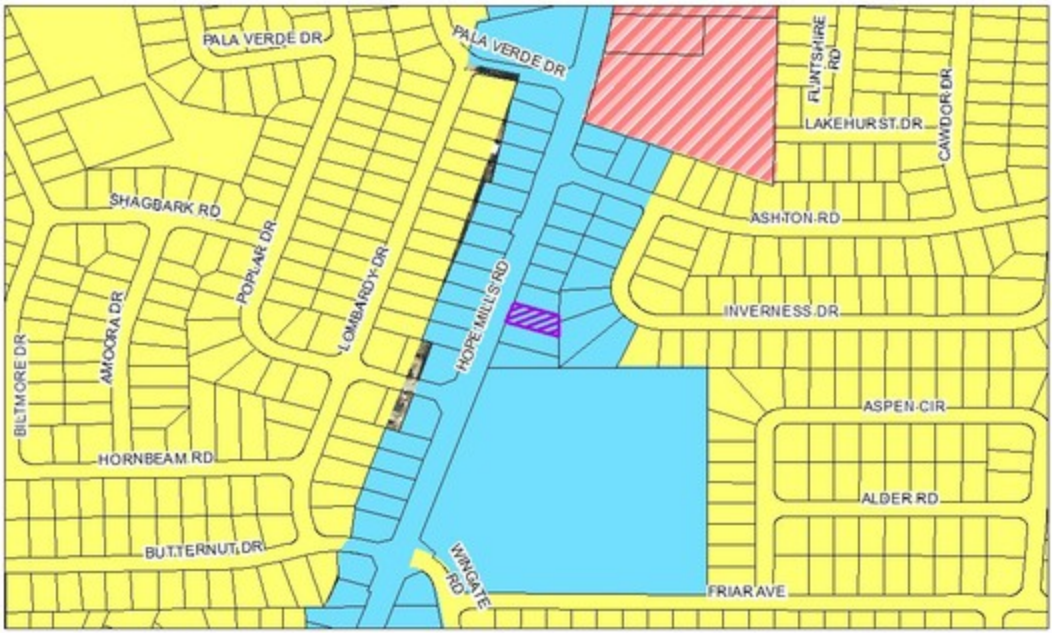
LOCATIONS: 2025 Hope Mills Rd (0436123213000)

- P26-10
- CC - Community Commercial
- LC - Limited Commercial
- NC - Neighborhood Commercial
- OI - Office & Institutional
- SF-10 - Single-Family Residential 10

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Future Land Use Map
Case #: P26-10

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

REQUEST: Rezone from SF-10 to O&I

LOCATIONS: 2025 Hope Mills Rd (0436123213000)

P26-10
LDR - LOW DENSITY
CSR - COMMERCIAL STRIP REDEVELOPMENT
OI - OFFICE / INSTITUTIONAL

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Subject Property



Surrounding Properties









Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. § 160D-604 and § 160D-605, the Zoning Commission determines that the proposed zoning map amendment in case P26-10 is consistent with the City of Fayetteville's Future Land Use Map as well as the Comprehensive Plan and Strategic Plan.

The following analysis reviews the proposed amendment in relation to the goals and policies of the Future Land Use Map, Comprehensive Plan, and Strategic Plan following the Commission's established review format.

Consistency

1. **STRATEGOC PLAN GOALS**

GOAL(S)	CONSISTENT	INCONSISTENT
Goal II: Responsive City Government Supporting a Diverse & Viable Economy (Objectives 2.1 & 2.4) • The proposal broadens the city tax base by allowing a business to operate in place of a strictly residential home. A business within this district would generate taxable revenue from the business and its employees as well as would pay commercial property taxes rather than residential. It allows small businesses to establish and grow with the need for expensive office spaces or storefronts and to better serve a local customer base on well-traveled arterials such as Hope Mill Road	X	
Goal III: City Invested in Today and Tomorrow (Objective 3.2) • The request is an efficient use of existing land and infrastructure by repurposing an existing structure while producing limited additional impact on existing utilities or infrastructure. In effect, increasing land available for use through efficiency.	X	
Goal IV: Desirable place to live, work, and recreate (Objective 4.5) • The property is, in part, used to house displaced families potentially preventing a rise in the homeless population and protecting at risk populations. The business operates in a capacity that serves the enhancement of the well-being of the local community as well as creating a positive social environment.	X	

2. **FUTURE-LAND USE POLICES AND STRATEGIES:**

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1: Encourage growth in areas well-served by infrastructure and urban services (1.2, 1.3, 1.6, 1.7) • The property is already served by public utilities and can rely on the existing setup to operate as the operation of the business converts an existing single-family home into a commercial business.	X	

LU-2: Encourage Strategic Economic Development (2.1) • The location has access to many potential clients and will gain exposure to additional clients who patronize adjacent businesses that are of a similar local flavor.	X	
LU-3: Encourage Redevelopment (3.1) • Reusing an existing structure that will be modified to fit a commercial designation is classic redevelopment and will necessitate further reconstructive efforts to adhere to the new code standards.	X	
LU-4: Create well-designed and walkable commercial and mixed-use districts (4.1, 4.2) • The area is well serviced by sidewalks and are a mix of residential and commercial properties that the rezoning will inherently maintain as a residential building is repurposed to a commercial one.	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:

X	The requested map amendment is consistent or aligns with the area's designation on the FLUM	**OR**		The requested map amendment is **NOT** consistent or **DOES NOT** align with the area's designation on the FLUM
X	As requested, the proposed designation would permit uses complementary to those existing on adjacent tracts.	**OR**		As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

Reasonableness

The proposed zoning amendment (SF-10 to O&I) is both reasonable and in the interest of the public. It supports the policies of the Comprehensive and Strategic Plans because: [select all that apply]

X The size and features of the site support a modest infill pattern that is compatible with existing nearby residential and commercial activity and available utilities

____ The amendment includes conditions that limit potential negative impacts on neighboring uses.

X The proposed use(s) address the needs of the area and/or the city.

X The proposal promotes orderly development by aligning with surrounding land uses.

The amendment is also in the public interest because it: [select all that apply]

X Improves net total consistency with the Future Land Use Map and Comprehensive Plan.

X Improves the net total tax base.

____ Preserves environmental and/or cultural resources.

X Facilitates desired development such as infill and/or in an infrastructure-served area.

____ Provides needed housing/commercial area.

Additional comments: Development details will be reviewed by the Technical Review Committee (TRC) when the respective building use is changed, and renovations are required to use the building in the requested capacity.

April 14, 2026

Date

Chair Signature

Robert K. Wright

Print

City Council



ZONING CASES

May 26, 2026

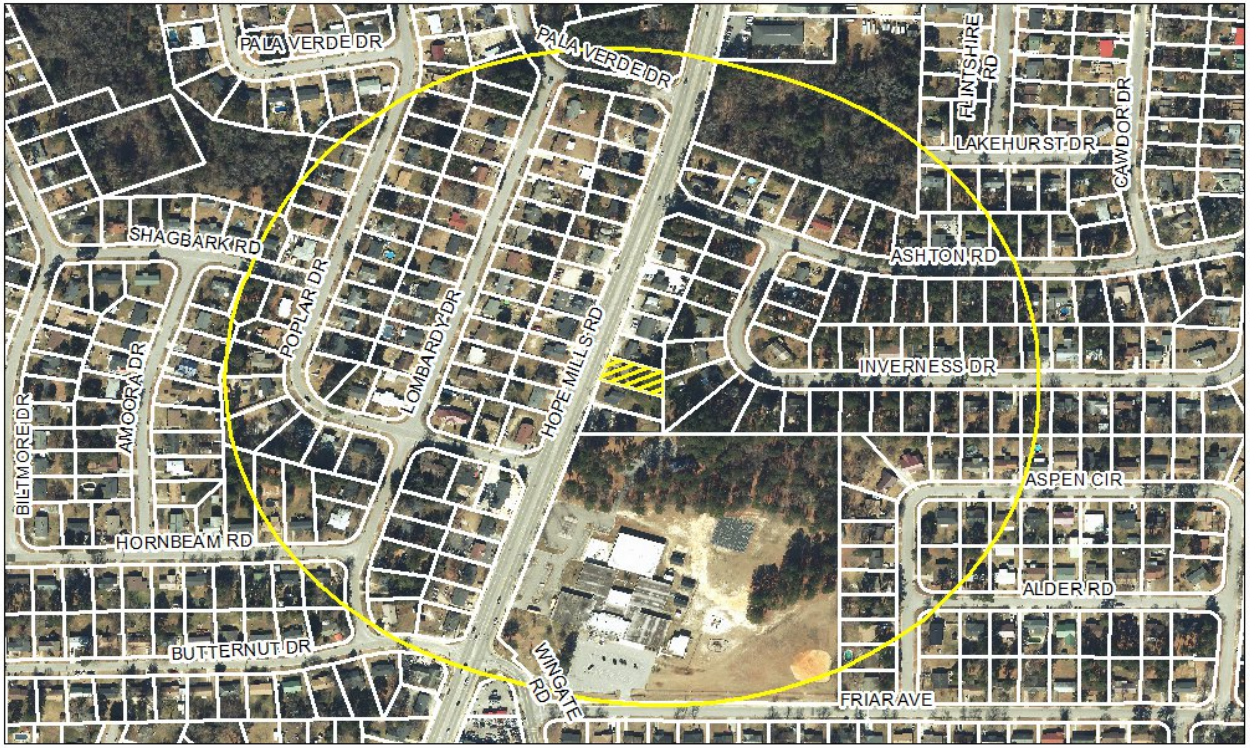
FAYETTEVILLE NC

FAYETTEVILLE NC

P26-10

Owner:	Gilbert, Kimberly (m.n. Franco)
Applicant:	Gilbert, Kimberly (m.n. Franco)
Request:	Rezone from Single Family 10 (SF-10) to Office & Institutional (OI)
Locations:	2025 Hope Mills Road
Acreage:	0.31
District:	5 – Lynne Greene
REID #:	0416123213000

Subject Property



Aerial Map
Case #: P26-10

REQUEST: Rezone from SF-10 to O&I

LOCATIONS: 2025 Hope Mills Rd (0416123213000)

P26-10 Buffer

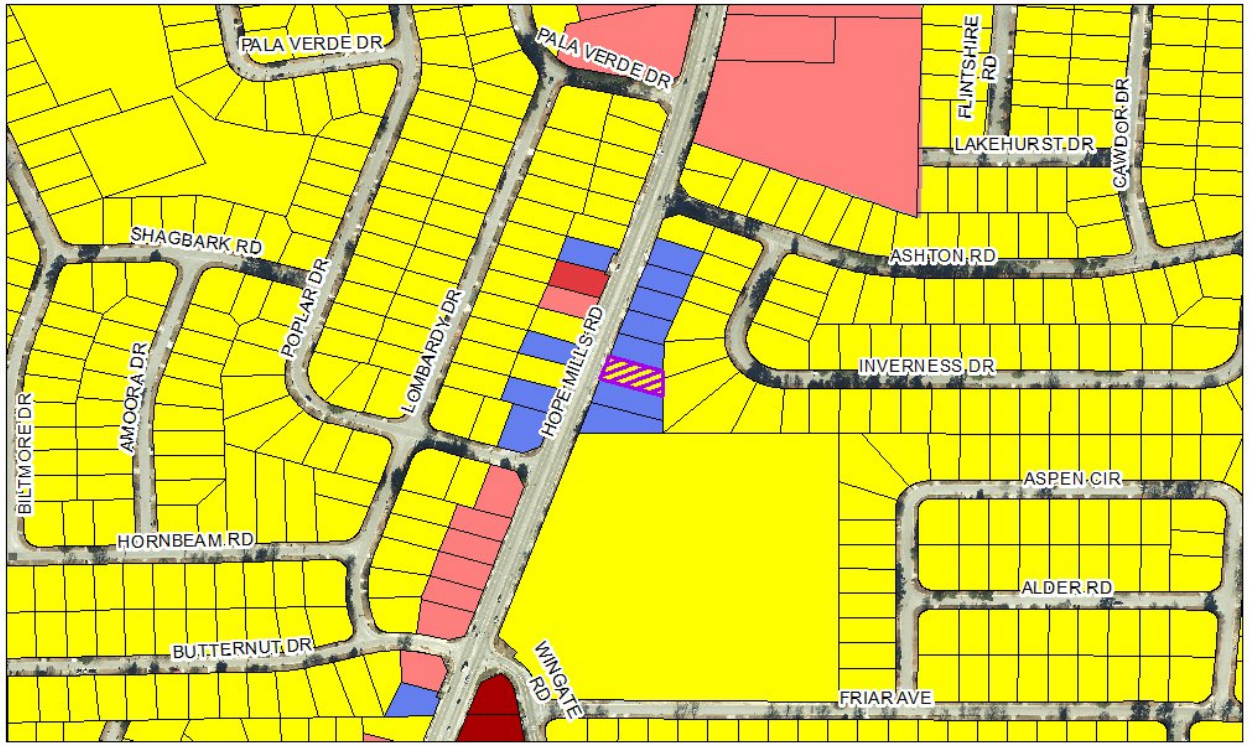
P26-10

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Zoning Map



Current Zoning Map
Case #: P26-10

REQUEST: Rezone from SF-10 to O&I

LOCATIONS: 2025 Hope Mills Rd (0416123213000)

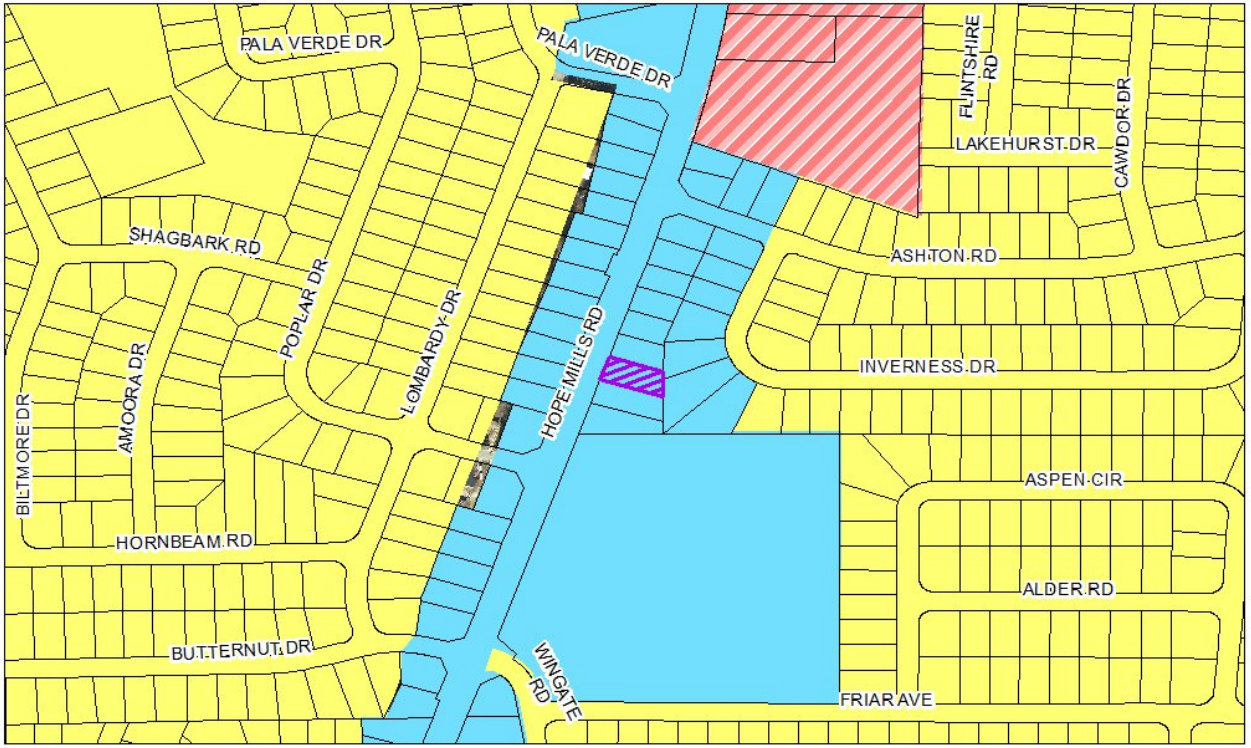
- P26-10
- CC - Community Commercial
- LC - Limited Commercial
- NC - Neighborhood Commercial
- OI - Office & Institutional
- SF-10 - Single-Family Residential 10

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Land Use Map



Future Land Use Map
Case #: P26-10

REQUEST: Rezone from SF-10 to O&I

LOCATIONS: 2025 Hope Mills Rd (0416123213000)

P26-10
LDR - LOW DENSITY
CSR - COMMERCIAL STRIP REDEVELOPMENT
OI - OFFICE / INSTITUTIONAL

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Subject Property



Surrounding Properties









Recommended Action

- The Zoning Commission and the Professional Planning Staff recommends that the City Council move to **APPROVE** the proposed map amendment from Single Family 10 (SF-10) to Office & Institutional (OI) for the approximately 0.31 acres located at 2025 Hope Mill Road.

- The proposed zoning map amendment is consistent with the Future Land Use Plan which designates the subject property for Office & Institutional – the requested zoning district.

- The range of potential (OI) uses, when accounting for dimensional limitations and UDO requirements, is suitable to the overall and mixed-use area context.

Options

1. Approve (Recommended Action):
Approval of the zoning map amendment from SF-10 to OI for the subject parcels - find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

2. Approve to a More Restrictive District:
Approval of the zoning map amendment from SF-10 to a more restrictive zoning district - one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

3. Denial of Map Amendment:
Denial of the proposed map amendment - find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context

City of Fayetteville

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

City Council Action Memo

File Number: 26-0289

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A6

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**
Gerald Newton, Development Services Director

FROM: **Jennifer C. Baptiste, Development Ombudsman/Special Project**

DATE: **May 26, 2026**

RE:
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 as101 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.

COUNCIL DISTRICT(S):

1 - Stephon Ferguson
2 - Malik Davis
5 - Lynne Greene
9 - Deno Hondros

Relationship To Strategic Plan:

Goal II: Responsive City Government Supporting a Diverse and Viable Economy

Objective 2.1 - To ensure a diverse City tax base.

Objective 2.2 - To sustain a favorable development climate to encourage business growth.

Executive Summary:

The subject properties are currently owned by Cumberland County Hospital System, Inc.

The applicant is requesting to rezone over fifty (50) acres located in four (4) City Council districts to a new zoning district - the Medical Arts Campus Zoning District.

The Hospital System has four campuses that are the subject of this request:

1) The Main Campus on Owen Drive consists of three (3) parcels, 1638 Owen Drive (REID # 0416966493000) and zoned Office and Institutional (O&I), 3416 Melrose Road (REID 0416879025000) zoned as Office and Institutional (O&I) and 3360 Village Drive. REID # 042606105500) zoned as Limited Commercial (LC).

2) Downtown Campus on Robeson that consists of eight (8) parcels, 227 Fountain Head Lane/150 Robeson Street (REID # 0437249598000), 615 Franklin Street (REID # 0437342994000), 625 Hay Street (REID # 0437344946000), 0 Drive (REID # 0437345969000), 621 Hay Street (REID # 0437355055000), and 0 Hay Street (REID # 04373541900) all of which are zoned as zoned as Downtown - 2 (DT-2). The last parcel is addressed as 101 Robeson Street (REID # 0437440908000) zoned as Downtown - 1 (DT - 1).

3) Skibo Healthplex located at 1930 Skibo Road (REID # 0407980597000), zoned as Limited Commercial (LC).

4) Ramsey Street/Andrews Road Campus consists of five (5) parcels, 6387 Ramsey Street (REID # 0531814927000), 0 Drive (REID # 0531811468000), 6239 Rosser Drive (REID # 0531716373000), 6387 Rosser Drive (REID # 0531717651000), and 0 Drive (REID # 0531718967000 all of which are zoned as Community Commercial (CC).

The subject properties have direct access onto major or minor thoroughfares that can be utilized to handle traffic flow.

The properties are also served by public water and sewer and have not been the subject of a rezoning application within the past five years. This request is not associated with an annexation.

On April 14, 2026, the Zoning Commission voted unanimously that City Council approve this rezoning.

Background:

Owner: Cumberland County Hospital System, Inc.

Applicants: Macklyn Sellers

Requested Action: Various zoning districts to Medical Arts Campus (MAC)
REID #: 0437249598000, 0437342994000, 0437344946000, 043735419000, 0437345972000, 0437345969000, 0437355055000, 0531814927000, 0531811468000, 051716373000, 0531717651000, 0531718967000, 0416966493000, 0416879025000, 0426061055000 and 0407980597000.

Status of Property: Most properties are developed and used in hospital related activities.

Size: Totaling over 50 acres ±

Surrounding Land Use & Zoning:
Main Campus on Owen Drive

- North: Limited Commercial (LC) - Medical Offices

Office Institutional (OI) - Medical Offices

- South: Limited Commercial (LC) - Shopping Center
  Single-Family Residential - 10 (SF-10) - Single - Family Homes
  Office Institutional (OI) - Offices

- West: Single-Family Residential - 10 (SF-10) - Single - Family Homes
  East: Community Commercial (CC) - Commercial Office Building
  Office Institutional (OI) - Commercial Office Building

Downtown Campus on Robeson

- North: Downtown 1 (DT-1) - Museum
  Downtown 2 (DT-2) - Office and Vacant

- South: Downtown 1 (DT-1) - Government Transit
  Downtown 2 (DT-2) - Commercial

- West: Mixed Residential 5 (MR - 5) - Multi-family Residential

- East: Downtown 1 (DT-1) - Government Public Services

Skibo Healthplex

- North: Community Commercial (CC) - Mini Shopping Center
  Heavy Industrial (HI) - Automotive Repair

- South: Limited Commercial (LC) - Mini Shopping Center
  Community Commercial (CC) - Mini Shopping Center

- West: Single-Family Residential - 10 (SF-10) - Single - Family Homes

- East: Community Commercial (CC) - Commercial Office Building
  Heavy Industrial (HI) - Mini Self - Storage Facility

Ramsey Street/Andrews Road Complex

- North: Community Commercial (CC) - Mini Shopping Center

- South: Cumberland County Zoning - Vacant

- West: Cumberland County Zoning - Vacant

· East: Community Commercial (CC) - Restaurant with Drive-through

Letters Mailed: 1,212
Land Use Plans:

With the adoption of the 2040 Comprehensive Plan: Future Land Use Map & Plan on May 26, 2020, all properties within the City of Fayetteville-and those within its Municipal Influence Area (MIA)-are guided by the land use policies and long-range development vision outlined in the Plan.

Main Campus on Owen Drive

The subject property is designated as Office/Institutional (O/I) is designated as “medium intensity nonresidential uses, light industrial, office, flexspaces, warehousing, large schools/institutions. Businesses or buildings grouped, sometimes in business parks.
Downtown Campus on Robeson

The subject properties are designated as Downtown (DTMXU) is designated as intense commercial, retail, service with buildings having five (5) stories especially in the core including dense residential uses, stacked vertically and urban neighborhoods on edges.

Skibo Healthplex

The subject property is designated as Regional Center are identified as commercial centers with regional draw greater than 400,000 square feet nonresidential leasable space, some five (5) story buildings, hotels, institutional uses possible or clusters of lower density, large-scale commercial uses.

Ramsey Street/Andrews Road Complex

The subject property is designated as Community Center (CC). The Community Center (CC) designation is defined as development with “150,000 - 4000,000 square feet nonresidential leasable space. Vertically mixed uses with 3 - 5 stories. Ground floors are mainly nonresidential, upper floors office (or maybe residential). High density residential and multi-family inter-mixed. Single family on edges.”

Issues/Analysis:
History:
Some of these sites have been owned and operated by the Cumberland County Healthcare System since the 1960s. Recently, staff has noticed that the facilities, particularly the Main Campus, has had to file several applications in order to operate and expand its use development.

As a result staff and representatives from the Hospital System has worked together to develop a Text Amendment that allows greater flexibility in design and allow additional uses. The Text Amendment has been approved by the Planning Commission and is proceeding with the City Council. Both the Text Amendment and the Map Amendment will

go to the City Council at the same time.

In addition to adequately take advantage of the amenities of the Zoning District, the applicant is also requesting to be removed from the current Hospital Overlay District.

Surrounding Area:

The subject properties are located in four (4) City Council districts in the City.

Main Campus on Owen Drive

- North: Limited Commercial (LC) - Medical Offices
  Office Institutional (OI) - Medical Offices

- South: Limited Commercial (LC) - Shopping Center
  Single-Family Residential - 10 (SF-10) - Single - Family Homes
  Office Institutional (OI) - Offices

- West: Single-Family Residential - 10 (SF-10) - Single - Family Homes

- East: Community Commercial (CC) - Commercial Office Building
  Office Institutional (OI) - Commercial Office Building

Downtown Campus on Robeson

- North: Downtown 1 (DT-1) - Museum
  Downtown 2 (DT-2) - Office and Vacant

- South: Downtown 1 (DT-1) - Government Transit
  Downtown 2 (DT-2) - Commercial

  West: Mixed Residential 5 (MR - 5) - Multi-family Residential

- East: Downtown 1 (DT-1) - Government Public Services

Skibo Healthplex

- North: Community Commercial (CC) - Mini Shopping Center
  Heavy Industrial (HI) - Automotive Repair

- South: Limited Commercial (LC) - Mini Shopping Center
  Community Commercial (CC) - Mini Shopping Center

- West: Single-Family Residential - 10 (SF-10) - Single - Family Homes

- East: Community Commercial (CC) - Commercial Office Building
  Heavy Industrial (HI) - Mini Self - Storage Facility

Ramsey Street/Andrews Road Complex

- North: Community Commercial (CC) - Mini Shopping Center
- South: Cumberland County Zoning - Vacant
- West: Cumberland County Zoning - Vacant
- East: Community Commercial (CC) - Restaurant with Drive-through

Map Amendment (Rezoning):
Section 30- 2. C. 1 of Fayetteville's Unified Development Ordinance outlines the process for amending the Official Zoning Map through a rezoning (map amendment). The City Council holds the authority to approve such amendments, which may be initiated by city boards, officials, or eligible applicants. Down-zoning initiated by third parties is prohibited without the written consent of affected property owners, in accordance with state law. Rezoning applications accompanied by applicant-proposed conditions are treated as Conditional Rezonings and follow a separate review process. The standard review process includes staff analysis, potential input from the Historic Resources Commission, a public hearing, recommendation by the Zoning Commission, and final consideration by the City Council. The Zoning Commission and the City Council must adopt a consistent statement confirming whether the proposed amendment aligns with city-adopted plans and a reasonableness statement justifying the decision based on compatibility, community needs, and environmental impact. Once approved, rezoning actions do not expire but are subject to future amendments.

Straight Zoning:
The request is for a straight zoning from various zoning districts to the Medical Arts Campus (MAC) district.

The purpose of the MAC zoning district is to "establish and intended to accommodate medical treatment, medical education, and associated accessory uses".

The reclassification of land to a straight zoning district allows all of the uses that are shown on the attached Use Table taken from the UDO. The City Council may not consider conditions or restrictions on the range of allowable uses, use standards, development intensities, development standards, and other regulations that are applicable.

Land Use Plan Analysis:

The subject property is designated as Office/Institutional (O/I), Downtown (DTMXU), Regional Center (RC), and Community Center (CC) on the City's 2040 Future Land Use Map, adopted in May 2020. Development of these properties with a use allowed in the Medical Arts Campus zoning district is consistent with the intent and guiding policies of the Future Land Use Plan.

The rezoning to MAC matches the general intent of the Future Land Use Plan and the Unified Development Ordinance. This fulfills key strategies outlined in the Plan's Strategic, Compatible Growth policies (LU-1 and LU-5), which encourage growth in areas

served by infrastructure, support reinvestment in established neighborhoods, and improve gateways.

Consistency and Reasonableness Statements:

The proposed rezoning from the various zoning districts to Medical Arts Campus (MAC) is consistent with the City of Fayetteville's 2040 Future Land Use Plan, which designates the area for Office/Institutional (O/I), Downtown (DTMXU), Regional Center (RC), and Community Center (CC) development. The request aligns with the Plan's goals to support nonresidential development.

Budget Impact:
The proposed rezoning is expected to promote commercial development within the area, with minimal new infrastructure or service demands while taking unused properties and encouraging economic development as well as potentially increasing property tax revenue.

Options:
1. **Approval as Presented (Recommended Action):** Based on the evidence presented, City Council move to approve the rezoning request and removal from the Hospital Overlay District.

2. **Denial of the Application:** City Council moves to deny the proposed rezoning. Based on the evidence and testimony provided during the legislative hearing, the Commission finds that the requested zoning is inconsistent with the Future Land Use Plan and does not adequately address the area's compatibility or long-term planning objectives.

Recommended Action:
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.

Attachments:

1. Plan Application
2. Aerial Notification Map - Main Campus on Owen Drive
3. Aerial Notification Map - Downtown Campus on Robeson
4. Aerial Notification Map - Skibo Healthplex
5. Aerial Notification Map - Ramsey Street/Andrews Road Campus
6. Zoning Map - Main Campus on Owen Drive
7. Zoning Map - Downtown Campus on Robeson
8. Zoning Map - Skibo Healthplex
9. Zoning Map - Ramsey Street/Andrews Road Campus
10. Land Use Map - Main Campus on Owen Drive
11. Land Use Map - Downtown Campus on Robeson
12. Land Use Map - Skibo Healthplex
13. Land Use Map - Ramsey Street/Andrews Road Campus
14. Subject Properties
15. Surrounding Property Photos
16. Signed Consistency and Reasonableness Statement

Planning & Zoning
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview #2072824

Project Title: CFVHS Medical Arts District in Fayetteville
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review
Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN:

- 1638 OWEN DR (0416966493000)
- 3416 MELROSE RD (0416879025000)
- 3360 C VILLAGE DR (0426061055000)
- 227 FOUNTAINHEAD LN (0437249598000)
- 150 ROBESON ST (0437249598000)
- 101 ROBESON ST (0437440908000)
- 615 FRANKLIN ST (0437342994000)
- 625 HAY ST (0437344946000)
- 0 HAY ST (0437354190000)
- 116 ROBESON ST (0437345972000)
- 0 N/A DR (0437345969000)
- 621 HAY ST (0437355055000)
- 1930 SKIBO RD (0407980597000)
- 6387 RAMSEY ST (0531814927000)
- 0 ? DR (0531811468000)
- 6369 ROSSER DR (0531716373000)
- 6387 ROSSER DR (0531717651000)
- 0 ? DR (0531718967000)

Zip Code: 28304, 28301, 28302, 28303, 28314

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address:

- 1638 OWEN DR
- 3416 MELROSE RD
- 3360 C VILLAGE DR
- 227 FOUNTAINHEAD LN
- 150 ROBESON ST
- 101 ROBESON ST
- 615 FRANKLIN ST
- 625 HAY ST
- 0 HAY ST
- 116 ROBESON ST
- 0 N/A DR

- 621 HAY ST
- 1930 SKIBO RD
- 6387 RAMSEY ST
- 0 ? DR
- 6369 ROSSER DR
- 6387 ROSSER DR
- 0 ? DR

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Approval Date:

Previous Amendment Case #:

Proposed Zoning District: Medical Arts Campus District

Acreage to be Rezoned: 138

Is this application related to an annexation?: No

Water Service: Public

Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:
CFV Health System Campuses in Fayetteville: Highsmith Rainey Hospital, CFVHS Healthplex, CFVHS Health Pavilion North and **CFVHS Cape Fear Valley Medical Center**

CFVMC Campus: CFVMC Methodist University School of Medicine, Behavior Health, Rehabilitation, LifeLink, Graduate Medical Education Building, multiple physician practices and medical research.

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:
CFVMC campus is OI/Hospital District. Graduate Medical Education (SRAHEC), medical clinics, restaurants, 2 retail pharmacies, bank miscellaneous medical equipment, residential along Roxie Avenue and Village Drive, Cumberland County Behavioral Health, Commercial Retail Shopping center with laundry mat, mortuary, optical retail, CFVMC Blood Donor Center, plasma donation center, grocer, restaurant, home medical care and other businesses

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:
CFVMC is a growing Academic Medical Center located in Fayetteville NC within Eastern North Carolina. It is situated on Major Fayetteville Development Zones and Traffic arteries linked to NC Highways and US Interstates.

B) Are there changed conditions that require an amendment? :
CFVMC, Yes. Numerous signage and zoning permits and other issues with long term development as a growing Academic Medical Center. There are only 100 such Academic Centers in the continental US.

C) State the extent to which the proposed amendment addresses a demonstrated community need.:
CFVHS: Improving Healthcare in Fayetteville and local community health.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:
CFVMC: Continuing use of major hospital and medical student teaching with exciting recent and continuing facility development in Fayetteville.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:
Medical Arts Campus District supports CFVHS long term and near-term growth.,

F) State the extent to which the proposed amendment might encourage premature development.:
Each campus listed has been operating for many years with intent to remain in the community to improve health care delivery and outcomes. **CFVMC** has been on this site for decades and intends to continue supporting community healthcare through excellence, innovation and facility growth.

G) State the extent to which the proposed amendment results in strip-style commercial development.:
NA.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:
NA.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:
Property values surrounding our campuses should continue to increase.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:
NA.

Primary Contact Information

Project Owner
Macklyn Sellers
Cape Fear Valley Health System
101 Robeson Street, Suite 303
Fayetteville, NC 28301
P:9106157529
Msellers@capefearvalley.com

Project Contact - Agent/Representative
Macklyn Sellers
Cape Fear Valley Health System
101 Robeson Street, Suite 303
Fayetteville, NC 28301
P:9106157529
Msellers@capefearvalley.com

Indicate which of the following project contacts should be included on this project:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :

NC State Electrical Contractor #1 License Number:
NC State Electrical Contractor #2 License Number:
NC State Electrical Contractor #3 License Number:

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:
NC State Mechanical Contractor's #2 License Number:
NC State Mechanical Contractor #3 License Number:
NC State Plumbing Contractor #1 License Number:
NC State Plumbing Contractor #2 License Number:



Aerial Notification Map
Case #: P26-16

REQUEST: Rezone from OI and LC to MAC and remove from the Hospital Overlay District.

LOCATION: 1638 Owen Drive
0416966493000
3416 Melrose Road
0416879025000
3360 Village Drive
0426061055000

Legend

- Cape Fear Main Campus
- Parcels
- Streets

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Aerial Notification Map
Case #: P26-16

REQUEST: Rezone from CC to MAC.

LOCATION: 16387 Ramsey Street
0531814927000
0 Drive
0531811468000
6239 Rosser Drive
0531716373000
6387 Rosser Drive
0531717651000
0 Drive
0531718967000

Legend

- Ramsey Street Campus
- Parcels
- Streets

Cumberland_2021.
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Aerial Notification Map
Case #: P26-16

REQUEST: Rezone from DT-2 and DT-1 to MAC.

LOCATION: 227 Fountain Head Lane
150 Robeson Street
0437249598000
615 Franklin Street
0437342994000
625 Hay Street
0437344946000
116 Robeson Street
0437345972000
0 Drive
0437345969000
621 Hay Street
0437355055000
101 Robeson Street
0437440908000
0 Hay Street
043735419000

Legend

- Robeson Campus
- Parcels
- Streets

Cumberland_2021.
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Skibo Road Campus

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Aerial Notification Map
Case #: P26-16

REQUEST: Rezone from LC to MAC.

LOCATION: 1930 Skibo Road
0407980597000

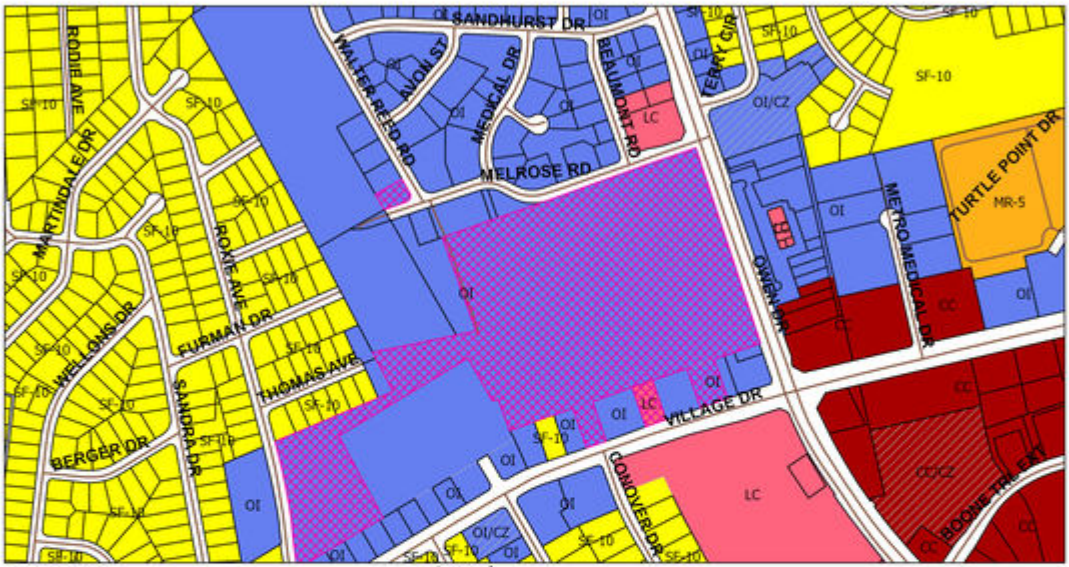
Legend

Robeson Campus
Parcels
Streets
Cumberland_2021.
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Zoning Map
Case #: P26-16

REQUEST: Rezone from OI and LC to MAC and remove from the Hospital Overlay District.

LOCATION: 1638 Owen Drive
0416966493000
3416 Melrose Road
0416879025000
3360 Village Drive
0426061055000

Legend

Hospital Main Campus
Parcels
Streets

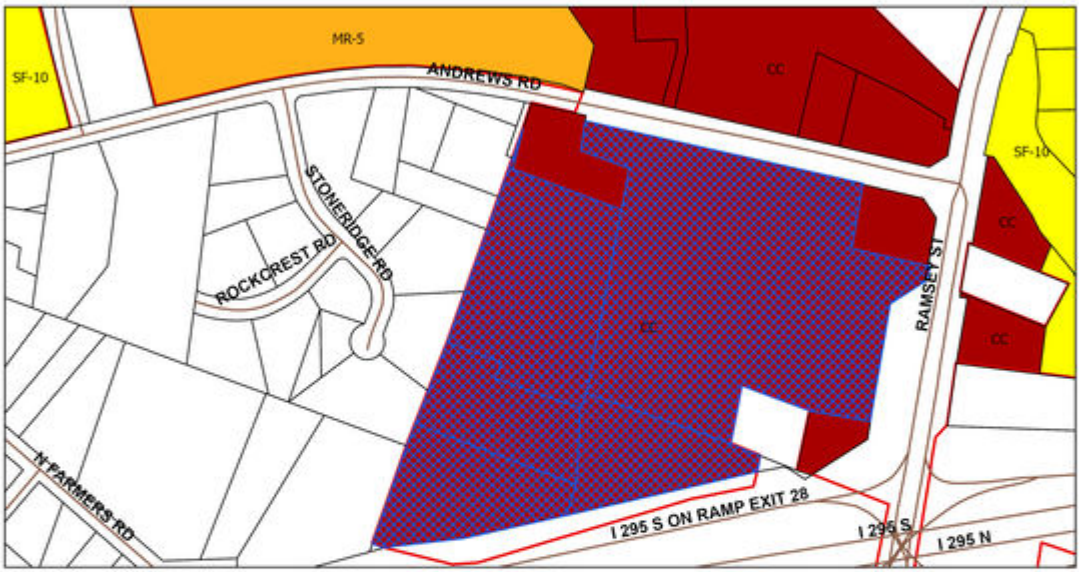
Zoning

CC - Community Commercial	CC - Community Commercial
CC/CZ - Conditional Community Commercial	CC/CZ - Conditional Community Commercial
LC - Limited Commercial	LC - Limited Commercial
MR-5 - Mixed Residential 5	MR-5 - Mixed Residential 5
OI - Office & Institutional	OI - Office & Institutional
OI/CZ - Conditional Office & Institutional	OI/CZ - Conditional Office & Institutional
SF-10 - Single-Family Residential 10	SF-10 - Single-Family Residential 10

N
W E
S

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Zoning Map
Notification Map

REQUEST: Rezone from CC to MAC.

LOCATION: 16387 Ramsey Street
0531814927000
0 Drive
0531811468000
6239 Rosser Drive
0531716373000
6387 Rosser Drive
0531717651000
0 Drive
0531718967000

Legend

Parcels
Streets

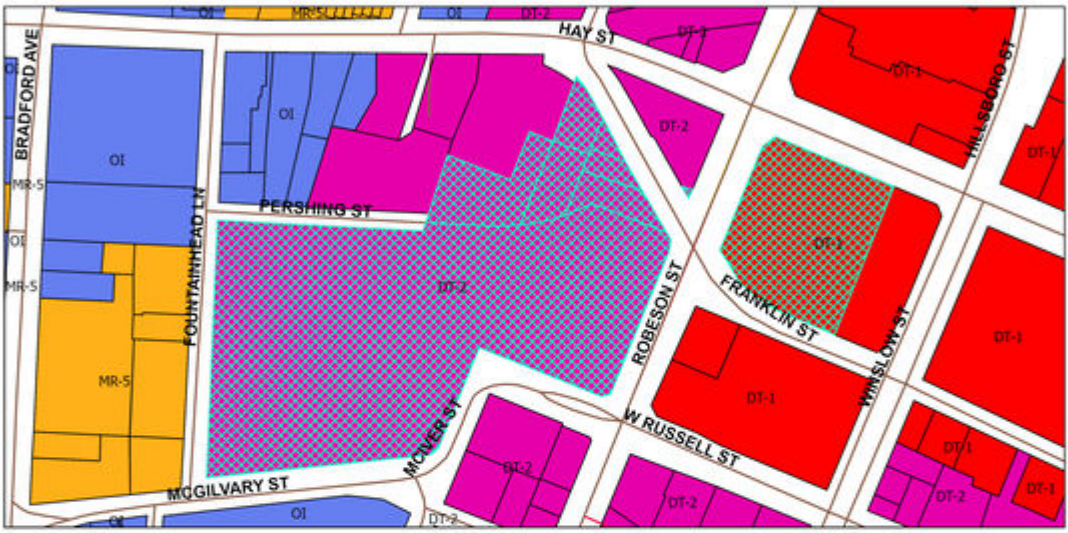
Zoning

CC - Community Commercial
MR-5 - Mixed Residential 5
SF-10 - Single-Family Residential 10
Ramsey Street Campus

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Zoning Map
Case #: P26-16

REQUEST: Rezone from DT-2 and DT-1 to MAC.

LOCATION: 227 Fountain Head Lane
150 Robeson Street
0437249598000
615 Franklin Street
0437342994000
625 Hay Street
0437344946000
116 Robeson Street
0437345972000
0 Drive
0437345969000
621 Hay Street
0437355055000
101 Robeson Street
0437440908000
0 Hay Street
043735419000

Legend

Parcels
Streets

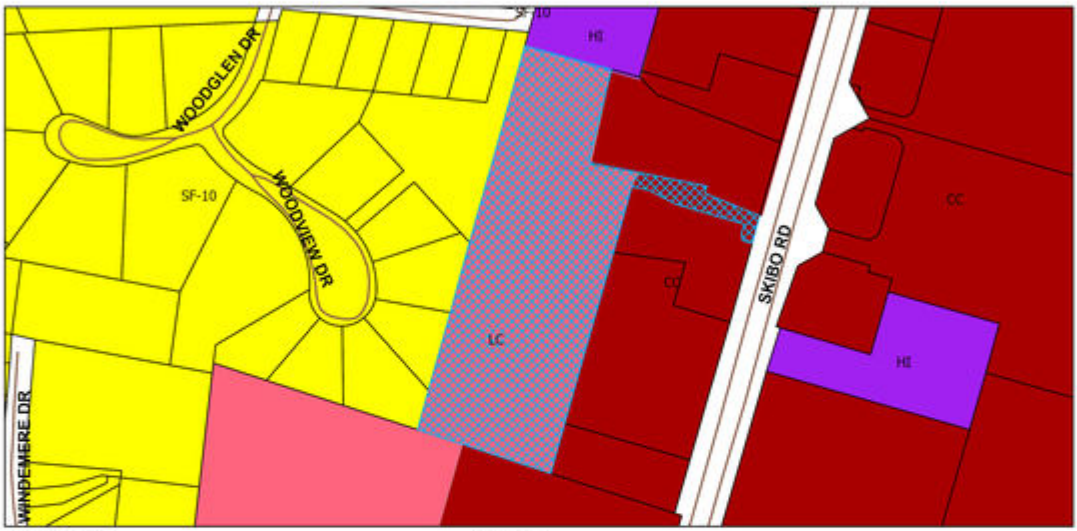
Zoning

- DT-1 - Downtown District
- DT-2 -Downtown District
- MR-5 - Mixed Residential 5
- OI - Office & Institutional
- Hospital Main Campus
- Robeson Street Campus

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Zoning Map
Case #: P26-16

REQUEST: Rezone from LC to MAC.

LOCATION: 1930 Skibo Road
0407980597000

Legend

Parcels
Streets

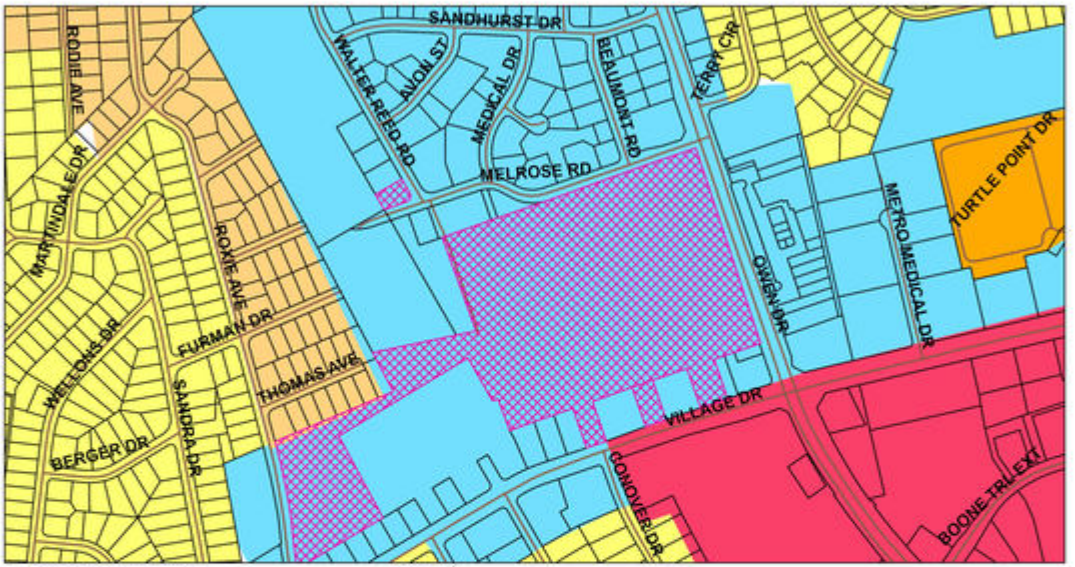
Zoning

CC - Community Commercial	CC - Community Commercial
HI - Heavy Industrial	HI - Heavy Industrial
LC - Limited Commercial	LC - Limited Commercial
SF-10 - Single-Family Residential 10	SF-10 - Single-Family Residential 10
Skibo Campus	

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Future Land Use Map
Case #: P26-16

REQUEST: Rezone from OI and LC to MAC and remove from the Hospital Overlay District.

LOCATION: 1638 Owen Drive
0416966493000
3416 Melrose Road
0416879025000
3360 Village Drive
0426061055000

Legend

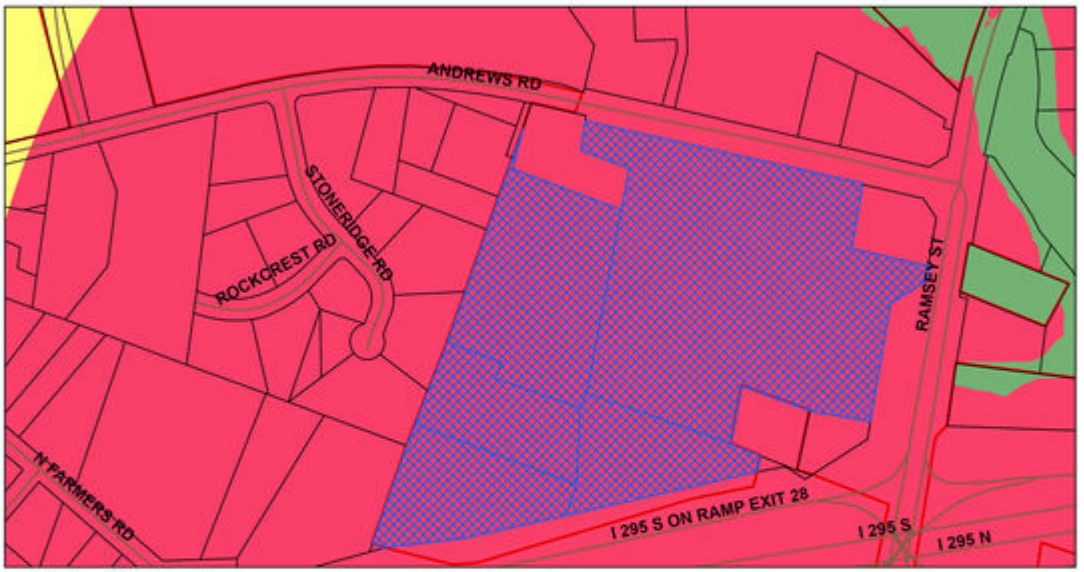
- Hospital Main Campus
- Parcels
- Streets

FayFLU_2020_06_
FUTURE LAND USE

- LDR - LOW DENSITY
- MDR - MEDIUM DENSITY
- HDR - HIGH DENSITY RESIDENTIAL
- CC - COMMUNITY CENTER
- OI - OFFICE / INSTITUTIONAL

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE N C
AMERICA'S CAN DO CITY



Future Land Use Map
Case #: P26-16

REQUEST: Rezone from CC to MAC.

LOCATION: 16387 Ramsey Street
0531814927000
0 Drive
0531811468000
6239 Rosser Drive
0531716373000
6387 Rosser Drive
0531717651000
0 Drive
0531718967000

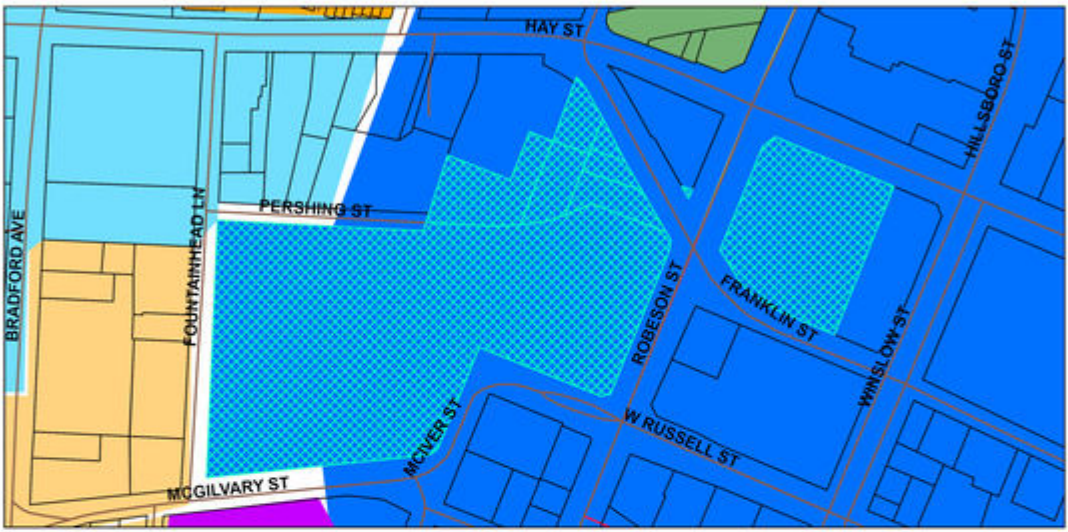
Legend

Parcels
Streets
FayFLU_2020_06_
FUTURE LAND USE
PARKDS - PARK / OPEN SPACE
LDR - LOW DENSITY
CC - COMMUNITY CENTER
Ramsey Street Campus

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Future Land Use Map
Case #: P26-16

REQUEST: Rezone from DT-2 and DT-1 to MAC.

LOCATION: 227 Fountain Head Lane
150 Robeson Street
0437249598000
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116 Robeson Street
0437345972000
0 Drive
0437345969000
621 Hay Street
0437355055000
101 Robeson Street
0437440908000
0 Hay Street
043735419000

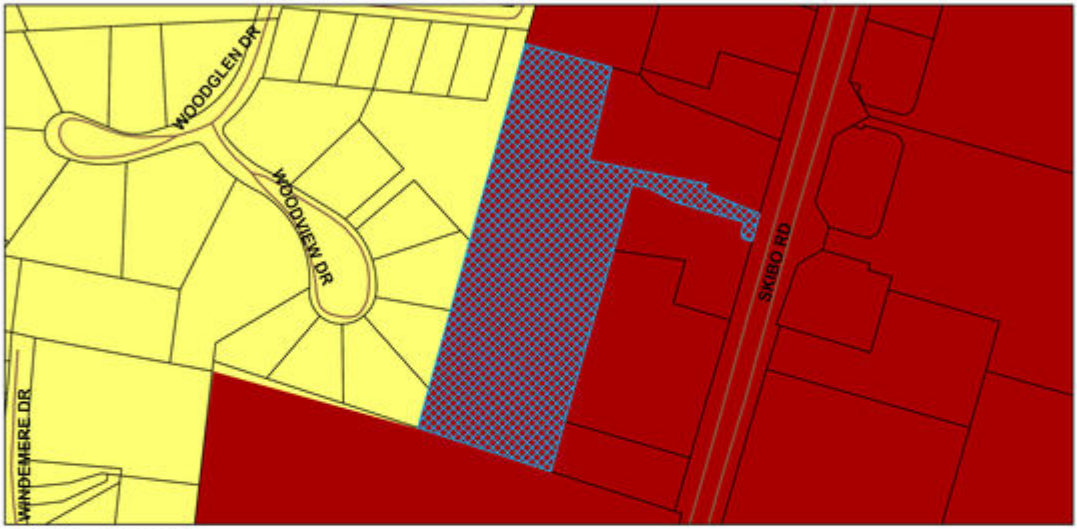
Legend

Parcels
Streets
FayFLU_2020_06_
FUTURE LAND USE
PARKOS - PARK / OPEN SPACE
MDR - MEDIUM DENSITY
HDR - HIGH DENSITY RESIDENTIAL
DTHOU - DOWNTOWN
OI - OFFICE / INSTITUTIONAL
EC - EMPLOYMENT CENTER
Robeson Street Campus

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Future Land Use Map
Case #: P26-16

REQUEST: Rezone from LC to MAC.

LOCATION: 1930 Skibo Road
0407980597000

Legend

- Parcels
- Streets

FayFLU_2020_06_

FUTURE LAND USE

- LDR - LOW DENSITY
- RC - REGIONAL CENTER
- Skibo Campus

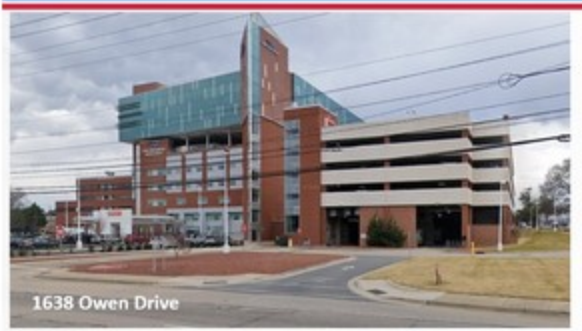
Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

Subject Properties







FAYETTEVILLE NC

Subject Properties





Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case **P26-07** is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan.

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
• Goal 1: Focus value and investments around infrastructure and strategic nodes. o The site is serviced by public water/sewer in an area adjacent to Downtown Fayetteville.	X	
• Goal 2: Promote compatible economic and commercial development in key identified areas. o MU/CZ zoning in an established Downtown-adjacent corridor advances job growth and a diverse tax base. • Goal 3: Encourage infill/redevelopment where services exist. o The request converts a formerly developed area, but currently vacant, into new uses. • Goal 4: Foster safe, stable, and attractive neighborhoods. o Neighborhood compatibility is addressed through required buffering/height transitions at site review. • Goal 5: Preserve and enhance environmental features. o No sensitive features are identified; compliance will be ensured at the TRC/site plan.	X X X X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1 (Strategic, infrastructure-served growth) – Directs growth to serviced nodes; discourages leapfrog extensions.	X	
LU-1.6 (Infrastructure concurrent with development) – Any needed extensions reviewed via standard processes.	X	
LU-2 (Targeted economic development in Employment/Industrial Areas) – Positions a potential mixed-use node adjacent to Downtown corridor.	X	
LU-6/Neighborhood Quality – Requires buffering/screening at residential edges (east).	X	

LU-12/Institutions & Compatibility (Airport Context) – Overlay standards/Part 77 reviews manage height/use externalities.	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:
   - **Text Consistency:** The proposal aligns with FLU goals/policies to focus employment uses in serviced airport-area nodes. **Consistent.**
   - **Map Consistency:** The site lies within the **Community Center (CC) and Employment Center (EC)**, with an indicated **LDR edge** on/near the tract. Where LDR applies to the subject acreage, approval should include a **concurrent FLU Map update to EC** for full consistency.

Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above **and** the Strategic Plan (Goal II: diverse tax base; Goal III: growth management) as stated in the Staff Report, and because:

X The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by curing a split-zoned, nonconforming condition.

X The amendment includes conditions that limit potential negative impacts on neighboring uses.

X The proposed uses address the needs of the area and/or the City by enabling compliance and modest reinvestment in an existing commercial corridor.

X The proposal adapts the zoning map to reflect current land-use patterns by aligning zoning administration with City standards.

The amendment is also in the public interest because it: [select all that apply]

X Aligns with the long-range plan designation of Community Center (CC) and Employment Center (EC).

X Improves the tax base (anticipated neutral-to-modestly positive near-term fiscal outlook)

X Preserves environmental and/or cultural resources.

X Facilitates a desired kind of development in the area.

X Provides a needed **employment and development** area.

Additional comments, if any (write-in):

March 10, 2026
Date

Chair Signature

3-10-26
Print Robert K. Hagan

City of Fayetteville

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

City Council Action Memo

File Number: 26-0287

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A7

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**
Gerald Newton, Development Services Director

FROM: **Jennifer C Baptiste - Development Ombudsman/Special Project Coordinator**

DATE: **May 26, 2026**

RE:
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.

COUNCIL DISTRICT(S):
2 - Malik Davis

Relationship To Strategic Plan:
Goal II: Responsive City Government Supporting a Diverse and Viable Economy
· Objective 2.1 - To ensure a diverse City tax base.

Objective 2.2 - To invest in community places to ensure revitalization and increase quality of life.

Goal IV: The City of Fayetteville will be a highly desirable place to live, work and recreate.

Objective 4.5 - To ensure a place for people to live in great neighborhoods.

Executive Summary:
The subject property is currently owned by J&L REI Holdings.
The applicant is requesting to conditionally rezone approximately 0.47 acres or 20,473.2 square feet located at the corner of N. Cool Spring Streets and Adam Street addressed as 120 N. Cool Spring Street. The parcel is currently zoned as DT - 2 and is seeking to be rezoned to DT - 2/CZ.

The subject property has direct access onto either N. Cool Spring Street or Adam Street.

The property is served by public water and sewer and has not been the subject of a rezoning application within the past five years. This request is not associated with an annexation.

On April 14, 2026, the Zoning Commission voted unanimously to recommend City

Council approve this conditional rezoning request.

Background:
Owner: J&L REI Holdings

Applicants: Jonathan Acevedo of Ace Development Group, LLC.

Requested Action: Conditional rezoning from DT - 2 to DT - 2/CZ

REID #: 0437738825000

Status of Property:

Size: 0.47 acres ± or 20,473.2 square feet

Surrounding Land Use & Zoning:
- North: Downtown 2 (DT - 2) - Single - Family Residential

- South: Downtown 2 (DT - 2) - Commercial
- West: Downtown 2 (DT - 2) - Commercial
- East: Downtown 2 (DT - 2) - Commercial Office Building

Letters Mailed: 74

Land Use Plans:
With the adoption of the 2040 Comprehensive Plan: Future Land Use Map & Plan on May 26, 2020, all properties within the City of Fayetteville-and those within its Municipal Influence Area (MIA)-are guided by the land use policies and long-range development vision outlined in the Plan.

The subject property is designated as Downtown (DTMXU). The Downtown (DTMXU) designation is defined as “intense commercial, retail, service. Many five plus story buildings (especially located in the core). Dense residential uses, stacked vertically and urban neighborhoods on edges.”

Issues/Analysis:
History:

This site is previously developed parcel that had a single - family residential home as late as April 2012. Sometime between April 2012 and July 2015, the home was demolished.

This area of the City is in the Historic Downtown Overlay District. As such, a separate application to the City’s Historic Resources Commission will have to be submitted once the development has locked in a design and façade.

Surrounding Area:

The subject properties are located at the corner of Blount and Gillespie Streets and is approximately half a mile south of Downtown Fayetteville.

To the **north**, across Adam Street, the properties are zoned Downtown 2 (DT - 2) and have a single-family residential home.
To the **south** are properties zoned Downtown 2 (DT - 2) with a commercial office building.

To the **west**, across N. Cool Spring Street, the parcel is zoned Downtown 2 (DT - 2) and is a single - family residential home style building used as the Connections of Cumberland County's main office.

To the **east** across Gillespie Street, are vacant lots and commercial office buildings zoned as Downtown 2 (DT - 2).

Map Amendment (Conditional Rezoning):

Section 30- 2. C. 1 of Fayetteville's Unified Development Ordinance outlines the process for amending the Official Zoning Map through a rezoning (map amendment). The City Council holds the authority to approve such amendments, which may be initiated by city boards, officials, or eligible applicants. Down-zoning initiated by third parties is prohibited without the written consent of affected property owners, in accordance with state law. Rezoning applications accompanied by applicant-proposed conditions are treated as Conditional Rezonings and follow a separate review process. The standard review process includes staff analysis, potential input from the Historic Resources Commission, a public hearing, recommendation by the Zoning Commission, and final consideration by the City Council. The Zoning Commission and the City Council must adopt a consistent statement confirming whether the proposed amendment aligns with city-adopted plans and a reasonableness statement justifying the decision based on compatibility, community needs, and environmental impact. Once approved, rezoning actions do not expire but are subject to future amendments.

Conditional Rezoning:

Conditional Rezoning allows a property owner to rezone land to a zoning district with tailored conditions that ensure alignment with the City's adopted plans and help address development impacts. This process may only be initiated by the property owner and follows the standard development review procedures with modifications specific to conditional zoning. Applications must include any proposed conditions and may also request vested rights. The Technical Review Committee reviews the application before the Zoning Commission holds a legislative hearing and issues a recommendation. If no appeal is filed, the City Council may act on the application without another public hearing; otherwise, a legislative hearing is held before final action. Approval requires both a plan consistency statement and a statement of reasonableness. Conditions must conform to City policies and cannot be less restrictive than base zoning standards unless they improve compatibility or planning outcomes. Approved conditions become binding, and only minor deviations may be administratively approved. Material changes require a new

rezoning. Conditional zoning districts are designated with a “/CZ” suffix on the Official Zoning Map. If no development application is submitted within two years, the City may revert the zoning.

Specifics of this Conditional Rezoning:
The applicant is requesting a conditional rezoning from Downtown 2 (DT-2) to Downtown 2 Conditional Zoning (DT-2/CZ). The applicant is not submitting a development site plan as part of this application.

The Downtown 2 (DT - 2) zoning district is intended to encourage the urban form and character found in the traditional downtown area as well as promote redevelopment that will make the downtown area a more diverse and vibrant mixed -use urban center. The district is intended to create a downtown district by expanding the Hay Street experience.

As part of the conditional rezoning request, the applicant is requesting the following condition apply:

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.

Land Use Plan Analysis:

The subject property is designated as Downtown (DTMXU) development on the City’s 2040 Future Land Use Map, adopted in May 2020. Development of this property with a use allowed in the DT - 2 zoning district is consistent with the intent and guiding policies of the Future Land Use Plan.

The rezoning to DT-2/CZ, with the condition identified above matches the general intent of the Future Land Use Plan and the Unified Development Ordinance. This fulfills key strategies outlined in the Plan’s Strategic, Compatible Growth policies (LU-1 and LU-5), which encourage growth in areas served by infrastructure, support reinvestment in established neighborhoods, and improve gateways.

Consistency and Reasonableness Statements:

The proposed conditional rezoning from the various zoning districts to Downtown - 2 Conditional Use (DT - 2/CZ) is consistent with the City of Fayetteville’s 2040 Future Land Use Plan, which designates the area for Downtown (DTMXU) development. The request aligns with the Plan’s goals to support residential development.

Budget Impact:
The proposed conditional rezoning is expected to promote residential redevelopment within the area, with minimal new infrastructure or service demands while taking unused properties and encouraging economic development as well as potentially increasing property tax revenue.

Options:
1. Approve as Presented (Recommended Action): Based on the evidence

presented, City Council moves to approve the conditional rezoning request, the applicant is requesting the following conditions apply:

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.

2. Approve with Revised or Additional Conditions: City Council moves to approve the proposed conditional rezoning, subject to revised or additional conditions agreed to in writing by the applicant. Based on the evidence presented, the Commission finds that incorporating the revised conditions enhances compatibility with surrounding uses and strengthens alignment with the City's adopted Future Land Use Plan, as reflected in an amended Consistency and Reasonableness Statement.

3. Denial of the Application: City Council moves to deny the proposed conditional rezoning. Based on the evidence and testimony provided during the legislative hearing, the Commission finds that the requested zoning is inconsistent with the Future Land Use Plan and does not adequately address the area's compatibility or long-term planning objectives.

Recommended Action:

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.

Attachments:

1. Plan Application
2. Aerial Notification Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Property
6. Surrounding Property Photos

7. Signed Consistency and Reasonableness Statement

Planning & Zoning
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview #2067398

Project Title: ADG Townhomes
Application Type: 5.2) Conditional Rezoning
Workflow: Staff Review
Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 120 N COOL SPRING ST (0437738825000)
Zip Code: 28301

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 120 N COOL SPRING ST

General Project Information

Proposed Conditional Zoning District: DT2/CZ - Conditional Downtown
Lot or Site Acreage to be rezoned: .47
Was a neighborhood meeting conducted?: No
Date of Neighborhood Meeting:
Number of Residential Units: 10
Nonresidential Square Footage: 4927

Landowner Information

Landowner Name: J&L REI Holdings
Deed Book and Page Number: 11653/0832

Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:
The proposed rezoning to Conditional DT2 will allow the development of residential dwellings on the property. The project is intended to support residential infill within the downtown area and contribute to the growing demand for housing in proximity to employment centers, services, and amenities. Site improvements may include residential buildings,

B) Describe the proposed conditions that should be applied.:
The proposed Conditional DT2 zoning is intended to allow residential dwellings as the primary use of the property. Development of the site will comply with all applicable City of Fayetteville Unified Development Ordinance requirements, including standards related to building design, parking, landscaping, stormwater management, and other applicable development regulations.

associated parking areas, pedestrian access, landscaping, and utility connections consistent with City of Fayetteville development standards. The development will be designed to be compatible with the surrounding downtown environment and support the continued revitalization and residential growth of the downtown district.

C) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:
The subject property is located within the downtown area and is surrounded by a mix of downtown zoning districts and uses. Nearby properties include DT2 and DT1 zoning districts within walking distance, as well as a mixture of residential, commercial, and service-oriented uses typical of a downtown environment. The surrounding development pattern reflects the mixed-use and urban character of the downtown district, making the proposed residential development compatible with adjacent and nearby uses.

The maximum density allowed for this property is four (4) units. This development is proposing to develop ten (10) units on the site. The condition request is to increase the max density from four (4) to ten (10). By allowing this increase, the City will allow key infill residential development to occur in the Downtown area.

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:
The proposed amendment from DT2 to Conditional DT2 is consistent with the City of Fayetteville Comprehensive Plan and other applicable long-range planning documents. The request does not alter the underlying Downtown Urban Center land use designation or the intent of the DT2 district, but instead establishes conditional standards to ensure the proposed development is compatible with surrounding properties and supports the goals for downtown redevelopment. The conditional zoning will allow the property to be developed in a manner that promotes appropriate infill development, enhances economic activity, and maintains consistency with the vision for the downtown area as outlined in the Citys adopted plans. As such, the request remains consistent with the Comprehensive Plan and supports orderly growth and development within the DT2 district

B) Are there changed conditions that require an amendment? :
Yes. The amendment is requested to establish conditional DT2 zoning for the property. The conditional zoning will allow the site to be developed with specific conditions that address the proposed project and ensure compatibility with surrounding development. These conditions provide additional guidance on the intended use and development standards for the property while maintaining consistency with the overall intent of the DT2 district and the City of Fayettevilles long-range planning policies.

This development will add residential infill encouraging mix use in the area. This supports existing long range plans for the transitioning and dvevelopment of the downtown.

C) State the extent to which the proposed amendment addresses a demonstrated community need.:
The proposed amendment to Conditional DT2 will support the development of residential dwellings within the downtown area, helping meet the growing demand for housing in close proximity to employment, services, and amenities. The project promotes appropriate infill development and contributes to increased residential presence that supports local businesses and overall downtown vitality. Establishing Conditional DT2 zoning allows the property to be developed with standards that ensure compatibility with surrounding uses while advancing the City of Fayettevilles goals for sustainable growth and downtown revitalization.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:
The proposed Conditional DT2 zoning is compatible with the existing and planned mix of residential, commercial, and downtown uses in the surrounding area. The development of residential dwellings at this location supports the continued growth of downtown living while maintaining consistency with the character and intensity of development within the DT2 district. The Conditional DT2 designation is appropriate for the property as it allows residential development while establishing conditions that ensure the project remains compatible with surrounding properties and contributes to the overall vitality and redevelopment of the downtown area.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:
The proposed Conditional DT2 zoning supports a logical and orderly development pattern by allowing appropriate residential infill within the downtown area. The amendment aligns with the existing development pattern of mixed residential and commercial uses and encourages continued investment in the downtown district. By allowing residential dwellings in this location, the amendment promotes walkable urban development, strengthens the downtown residential population, and supports the City of Fayettevilles long-term vision for a vibrant and sustainable urban center.

F) State the extent to which the proposed amendment might encourage premature development.:
The proposed amendment will not encourage premature development. The property is located within the established downtown area where infrastructure, utilities, road access, and surrounding development are already in place. The request supports appropriate infill development within an existing urban environment and is consistent with the City of Fayettevilles plans for continued growth and revitalization of the downtown district.

G) State the extent to which the proposed amendment results in strip-style commercial development.:
The proposed amendment will not result in strip-style commercial development. The request is intended to allow residential dwellings within the DT2 district, which supports the City of Fayetteville's goals for increased residential presence in the downtown area. The development represents appropriate urban infill and contributes to a balanced mix of uses rather than auto-oriented strip commercial development.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:
The proposed amendment will not create an isolated zoning district unrelated to adjacent or surrounding zoning districts. The request maintains the DT2 base zoning designation and simply establishes conditional standards for development of the property. The amendment remains consistent with the surrounding zoning pattern, including nearby downtown zoning districts such as DT1 within walking distance, and supports the continued development of the downtown area in a manner that is compatible with surrounding properties and uses.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:
The proposed amendment is not expected to result in significant adverse impacts on the property values of surrounding lands. The development of residential dwellings within the downtown district supports continued investment and revitalization in the area, which can contribute positively to surrounding property values. The request maintains the DT2 base zoning designation and is consistent with nearby downtown zoning districts, including DT1 within walking distance, ensuring compatibility with the existing development pattern.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:
The proposed amendment is not expected to result in significant adverse impacts on the natural environment. The property is located within an established downtown area where development and infrastructure are already present. Any future development will comply with all applicable City of Fayetteville regulations related to stormwater management, erosion control, and environmental protection, ensuring that impacts to the natural environment are minimized.

Primary Contact Information

Project Owner
Jonathan Acevedo
J&L REI Holdings
6200 Ramsey Street , 125
Fayetteville , NC 28301
P:9107091267
ace@acedevgrp.com

Indicate which of the following project contacts should be included on this project: Developer,General Contractor

Project Contact - Developer
Jonathan Acevedo
Ace Development Group LLC
6200 Ramsey Street , 125
Fayetteville , NC 28311
P:9109201112
ace@acedevgrp.com

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

Project Contact - General Contractor
Jonathan Acevedo
Ace Landscaping & Construction LLC
6200 Ramsey Street , 125
Fayettevile, NC 28311
P:9109201112
Ace@acedevgrp.com

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

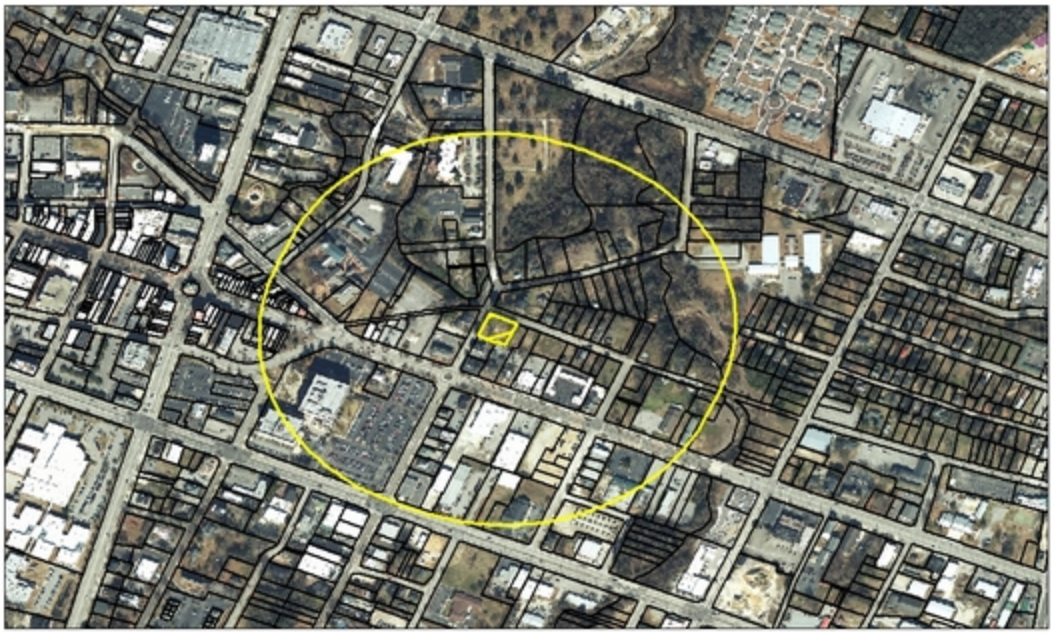
NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Project Contact - Agent/Representative
Jonathan Acevedo
Ace Landscaping & Construction LLC
6200 Ramsey Street , 125
Fayettevile, NC 28311
P:9109201112
Ace@acedevgrp.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :

NC State General Contractor's License Number: 80659



Aerial Notification Map

Case #: P26-17

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

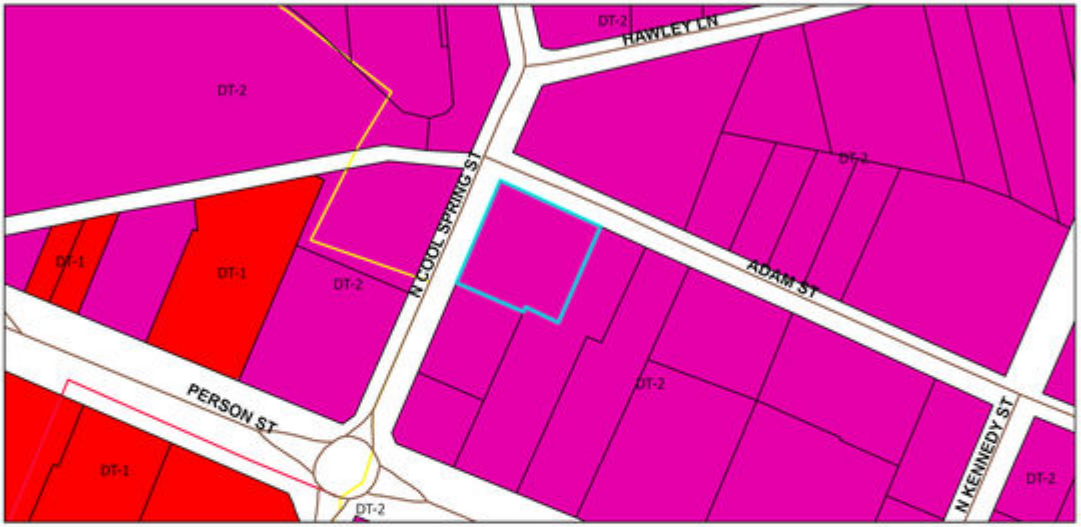
REQUEST: Rezone DT-2 to DT-2/CZ

LOCATION: 120 N. Cool Springs Street
0437738825000

Buffer
P26-17
Parcels

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Zoning Map
Case #: P26-17

REQUEST: Rezone from DT-2 to DT-2/CZ.

LOCATION: 120 N. Cool Springs Street
0437738825000

Legend

Parcels
Streets
Zoning
DT-1 - Downtown District
DT-1 - Downtown District
DT-2 -Downtown District
DT-2 -Downtown District

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Land Use Map
Case #: P26-17

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

REQUEST: Rezone DT-2 to DT-2/CZ

LOCATION: 120 N. Cool Springs Street
0437738825000

P26-17
Parcels

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

Subject Property



FAYETTEVILLE NC

Surrounding Properties









Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case **P26-17** is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan.

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
• Goal 1: Focus value and investments around infrastructure and strategic nodes. o The site is serviced by public water/sewer in an area adjacent to Downtown Fayetteville.	X	
• Goal 2: Promote compatible economic and commercial development in key identified areas. o DT-2/CZ zoning in an established Downtown-adjacent corridor advances job growth and a diverse tax base. • Goal 3: Encourage infill/redevelopment where services exist. o The request converts a formerly developed area, but currently vacant, into new uses. • Goal 4: Foster safe, stable, and attractive neighborhoods. o Neighborhood compatibility is addressed through required buffering/height transitions at site review. • Goal 5: Preserve and enhance environmental features. o No sensitive features are identified; compliance will be ensured at the TRC/site plan.	X X X X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1 (Strategic, infrastructure-served growth) – Directs growth to serviced nodes; discourages leapfrog extensions.	X	
LU-1.6 (Infrastructure concurrent with development) – Any needed extensions reviewed via standard processes.	X	
LU-2 (Targeted economic development in Employment/Industrial Areas) – Positions a potential mixed-use node adjacent to Downtown corridor.	X	
LU-6/Neighborhood Quality – Requires buffering/screening at residential edges (east).	X	

LU-12/Institutions & Compatibility (Airport Context) – Overlay standards/Part 77 reviews manage height/use externalities.	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:
   - **Text Consistency:** The proposal aligns with FLU goals/policies to focus employment uses in serviced airport-area nodes. **Consistent.**
   - **Map Consistency:** The site lies within the **Downtown (DTMXU),** with an indicated **LDR edge** on/near the tract. Where LDR applies to the subject acreage, approval should include a **concurrent FLU Map update to EC** for full consistency.

Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above **and** the Strategic Plan (Goal II: diverse tax base; Goal III: growth management) as stated in the Staff Report, and because:

X The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by curing a split-zoned, nonconforming condition.

X The amendment includes conditions that limit potential negative impacts on neighboring uses.

X The proposed uses address the needs of the area and/or the City by enabling compliance and modest reinvestment in an existing commercial corridor.

X The proposal adapts the zoning map to reflect current land-use patterns by aligning zoning administration with City standards.

The amendment is also in the public interest because it: [select all that apply]

X Aligns with the long-range plan designation of Downtown (DTMXU).

X Improves the tax base (anticipated neutral-to-modestly positive near-term fiscal outlook)

X Preserves environmental and/or cultural resources.

X Facilitates a desired kind of development in the area.

X Provides a needed residential area.

Additional comments, if any (write-in):

April 14, 2026
Date

Chair Signature

Robert K. Wright
Print

City of Fayetteville

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

City Council Action Memo

File Number: 26-0314

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A8

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**
Dr. Gerald Newton, AICP, Development Services Director
David Steinmetz, Development Services Assistant Director

FROM: **Dereke D. Planter Jr., Code Enforcement Supervisor**

DATE: **May 26, 2026**

RE:
Uninhabitable Structures: Demolition Recommendations

104 Fleishman Street - District 4
419 Hall Street - District 2
429 Chatham Street - District 2
1701 North Street - District 2

COUNCIL DISTRICT(S):
2,4

Relationship To Strategic Plan:
Goal 1: Safe & Secure Community
Goal 4: Desirable Place to Live, Work & Recreate

Executive Summary:
Staff requests Council approval to adopt demolition ordinances for four residential structures that have been determined to be dangerous.

Background:
104 FLEISHMAN ST **PIN: 0419-20-9979**
This residential structure was condemned as unsafe and unfit for human occupancy on September 24, 2025. During the inspection, the City Inspector determined that the dwelling posed a danger to the public and documented the need for extensive repairs, including repairs to windows, doors, roof sheathing, porch railings, walls, roof coverings and related materials, as well as protective treatment of exposed wood surfaces.

A public notice of the hearing was published in The Fayetteville Observer on February 8, 2026. The initial hearing was held on February 11, 2026, at which time the property owner was not present. A subsequent hearing was held on February 25, 2026, and the property owner again failed to appear. An order was issued on February 27, 2026, directing the owner to either repair the structure and bring it into full compliance with all applicable codes or demolish the building within 60 days. The notice also outlined financial

assistance opportunities available through the City's Economic & Community Development Department, including programs intended to help offset the cost of substantial repairs or demolition.

As of this date, there is no record of the property owner enrolling in the City's Blight Removal Program or any other available assistance initiative. The structure remains condemned and has not been rehabilitated to meet minimum code requirements.

Within the past 24 months, there have been no reported emergency service calls associated with the property. The property has accumulated two documented code violations and remains in noncompliance. There is an outstanding balance of $364.88 in City assessments, and the property is currently subject to a foreclosure warning due to $9,288.53 in delinquent property taxes.

Under the City's demolition evaluation matrix, the property has received a score of 65 points.

419 HALL ST **PIN: 0437-61-2196**

This residential structure was condemned as unsafe and unfit for human occupancy on July 8, 2025. During the inspection, the City Inspector determined that the building posed a danger to the public and documented the need for extensive repairs, including repairs to the porch structure, stairs and steps, walls, doors and frames, windowpanes, frames and sashes, roofing materials, flashing, trim, fascia, roof rafters, and sheathing.

The hearing was held on November 20, 2025, at which time the property owner was present. An order was issued on November 21, 2025, directing the owner to either repair the structure and bring it into full compliance with applicable codes or demolish the building within 120 days. The notice also outlined financial assistance opportunities available through the City's Economic & Community Development Department, including programs intended to help offset the cost of substantial repairs or demolition.

As of this date, there is no record of the property owner enrolling in the City's Blight Removal Program or any other available assistance initiative. The structure remains condemned and has not been rehabilitated to meet minimum code requirements. On March 13, 2026, the owner retained a handyman who successfully applied for and obtained the required permits to begin repairs. However, all repair activity has since ceased, and no inspections have been requested or completed to date.

Within the past 24 months, there have been no reported emergency service calls associated with the property. The site has accumulated nine documented code violations. There is an outstanding balance of $1,836.92 in City assessments, and there are currently no delinquent property taxes owed.

Under the City's demolition evaluation matrix, the property has received a score of 66.5 points.

429 CHATHAM ST **PIN: 0437-56-3989**

This residential structure was formally condemned as unsafe and unfit for human occupancy on September 5, 2025. During the inspection, the City Inspector determined that the building posed a significant and ongoing danger to the public. The presence of multiple unhoused individuals in and around the property has further heightened public safety concerns. The structure requires substantial and immediate repairs, including but not limited to repairs to the walls, roof structure, roof sheathing, roofing materials and flashing, as well as the application of all necessary protective coatings.

In accordance with statutory notice requirements, a public notice of the hearing was published in The Fayetteville Observer on February 8, 2026. The hearing was held on February 25, 2026, at which time the property owner was present. An order was issued on February 27, 2026, directing the owner to either repair the structure and bring it into full compliance with applicable codes or demolish the building within 60 days. The notice also outlined financial assistance opportunities available through the City's Economic & Community Development Department, including programs intended to help offset the cost of substantial repairs or demolition. On May 8, 2026, I spoke with one of the property owners, Mrs. Yvonne Ward, regarding the condition of the property. Mrs. Ward acknowledged that the property is in poor condition and stated that it should be demolished before someone is injured. She further advised that she is no longer willing to continue maintaining the property, as other family members have not been involved in its upkeep or management.
Mrs. Ward also expressed concern about the possibility of the property being lost through foreclosure due to outstanding property taxes.

As of this date, there is no record of the property owner enrolling in the City's Blight Removal Program or any other available assistance initiative. The structure remains condemned and has not been rehabilitated to meet minimum code requirements.

Within the past 24 months, there have been no reported emergency service calls associated with the property. The site has accumulated nine documented code violations. There are currently no outstanding City assessments; however, the property has $4,059.61 in delinquent property taxes.

Under the City's demolition evaluation matrix, the property has received a score of 66.5 points.

1701 NORTH ST **PIN: 0438-64-2424**

This residential structure was condemned as unsafe and unfit for human occupancy on April 25, 2025, due to fire-related damage. During the inspection, the City Inspector determined that the building posed a danger to the public and documented the need for extensive repairs, including repairs to floor framing and flooring, ceilings and ceiling joists, walls, doors and door frames, electrical wiring, switches, lights and devices, windows, window frames and sashes, roofing materials, rafters, and sheathing.

In accordance with statutory notice requirements, a public notice of the hearing was subsequently published in The Fayetteville Observer on January 11, 2026. The hearing was held on January 22, 2026, at which time the property owner was not present. An

order was issued on January 27, 2026, directing the owner to either repair the structure and bring it into full compliance with applicable codes or demolish the building within 60 days. The notice also outlined financial assistance opportunities available through the City's Economic & Community Development Department, including programs intended to help offset the cost of substantial repairs or demolition.
As of this date, there is no record of the property owner enrolling in the City's Blight Removal Program or any other available assistance initiative. The structure remains condemned and has not been rehabilitated to meet minimum code requirements.

Within the past 24 months, there have been no reported emergency service calls associated with the property. The site has accumulated five documented code violations. There is currently an outstanding balance of $301.83 in City assessments, and the property has $1,130.91 in delinquent property taxes.

Under the City's demolition evaluation matrix, the property has received a score of 90.5 points.

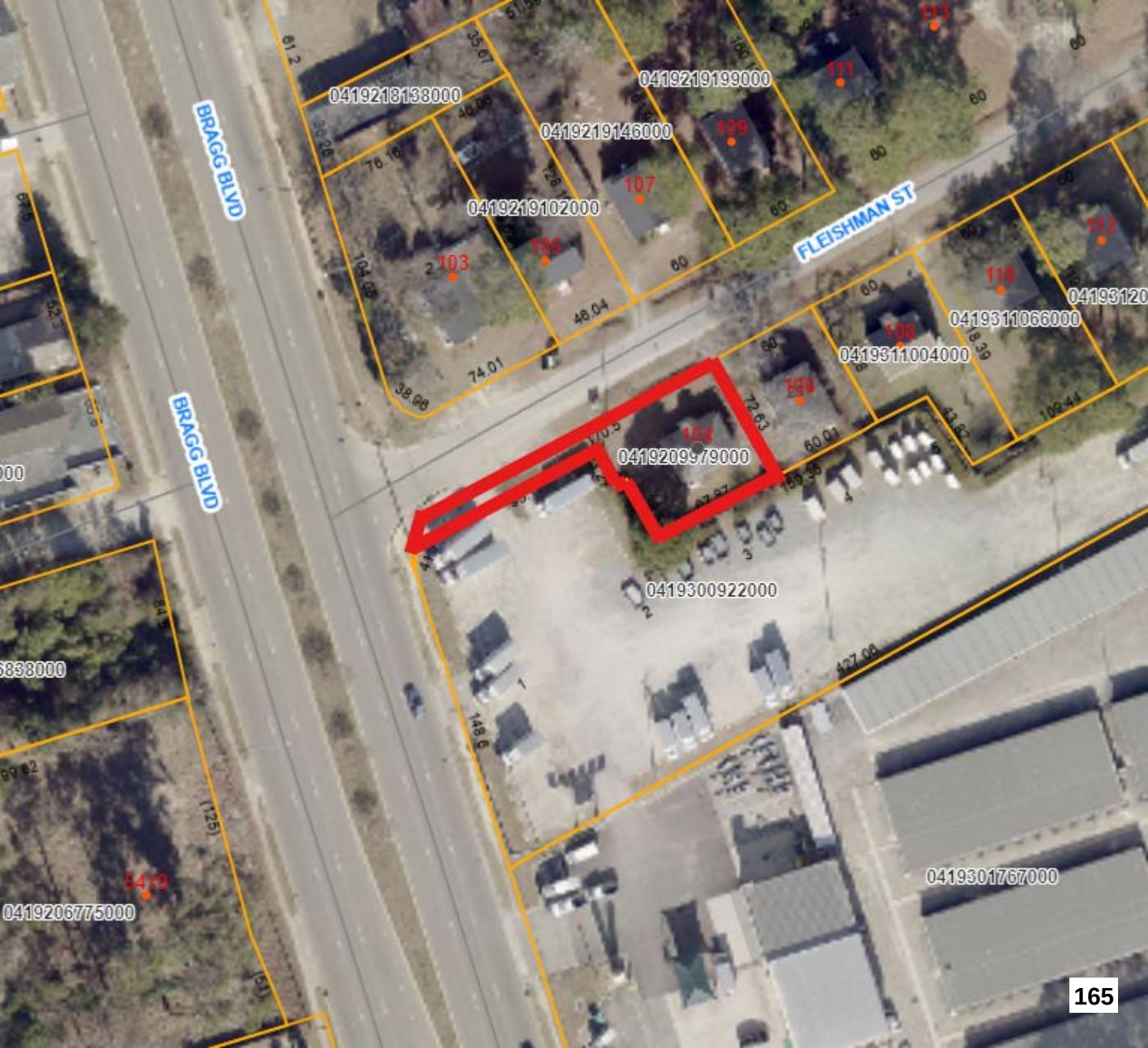
Issues/Analysis:
This substandard property contributes significantly to neighborhood blight and poses a risk to public safety. The condition of the structure is inconsistent with the City's Strategic Operating Plan, specifically Goal 1, which prioritizes community safety and neighborhood quality.

Budget Impact:
The cost of demolitions will be determined through a competitive bidding process following adoption of the demolition ordinances. Additional costs associated with asbestos testing and abatement may also be required.

Options:
Adopt the ordinances and demolish the structures.
Abstain from any action and allow the structures to remain.
Defer any actions for a later date.

Recommended Action:
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.

Attachments:
Aerial Maps
Violation Photos
Proposed Ordinances
Scoring Matrixes
PowerPoint Presentation


BRAGG BLVD
BRAGG BLVD
FLEISHMAN ST
0419218138000
0419219199000
0419219146000
0419219102000
0419311066000
0419311004000
0419209979000
0419300922000
0419301767000
0419206775000
111
109
107
103
105
104
5419
165

104 Fleishman Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Roof covering shall not be loose, nor have holes or leaks.)

104 Fleishman Street





(Flooring shall be reasonably smooth, not rotten or worn through, and without holes or excessive cracks which permit air to penetrate rooms)

104 Fleishman Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Flooring shall be reasonably smooth, not rotten or worn through, and without holes or excessive cracks which permit air to penetrate rooms)

104 Fleishman Street



(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms)

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

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

104 Fleishman Street
PIN 0419-20-9979-

LEGAL: BEING all of Lot 24 as shown on a plat entitled "FLEISHMAN ST." and the same being duly recorded in Book of Plats 152, Page 115, of the Cumberland County Registry

The owner(s) of and parties in interest in said property are:

V Capital, LLC
2543 Ravenhill Drive, Suite A
Fayetteville, NC 28303

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before April 28, 2026.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 26th day of May 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

104 Fleishman Street

City Council Initiated Demolition Score Matrix

TIER	FACTOR	SUBFACTOR	AVAILABLE POINTS	MAXIMUM POINTS UP TO	MULTIPLYING FACTOR	ASSIGNED POINTS	TOTAL
1	Structural Damage	Burned Out or Major Fire Damage and Uninhabitable **Or**	150	150	30%	100	30
		Minor Fire Damage but Habitable	75				
		Obvious Visual Structural Damage **Or**	100				
		No Obvious Visual Structural Damage	50				
2	Time on Demolition List	Over one year (365 days and over)	80	80	30%	50	15
		Under one year (up to 364 days)	50				
3	Ordinance	Demolition Ordinance Signed by City Council	20	20	30%	0	0
4	Financial Cost	Cost of Demolition is Over 10% of the Annual Demolition Budget	40	80	20%	80	16
		Cost of Demolition is Under 10% of the Annual Demolition Budget	80				
5	Crime	Frequent Police Calls **Or**	20	20	15%	0	0
		Code Enforcement Compliants - over 5	10				
6	Location	Located Within the 100 year Floodplain or Other Environmental Sensitive Area	60	60	10%	40	4
		School/Park/Public Facility located Within 1/2 mile	40				
		Within a Neighborhood Revitalization Area	40				
TOTAL POINTS							65

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

1	Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property.
	Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls.

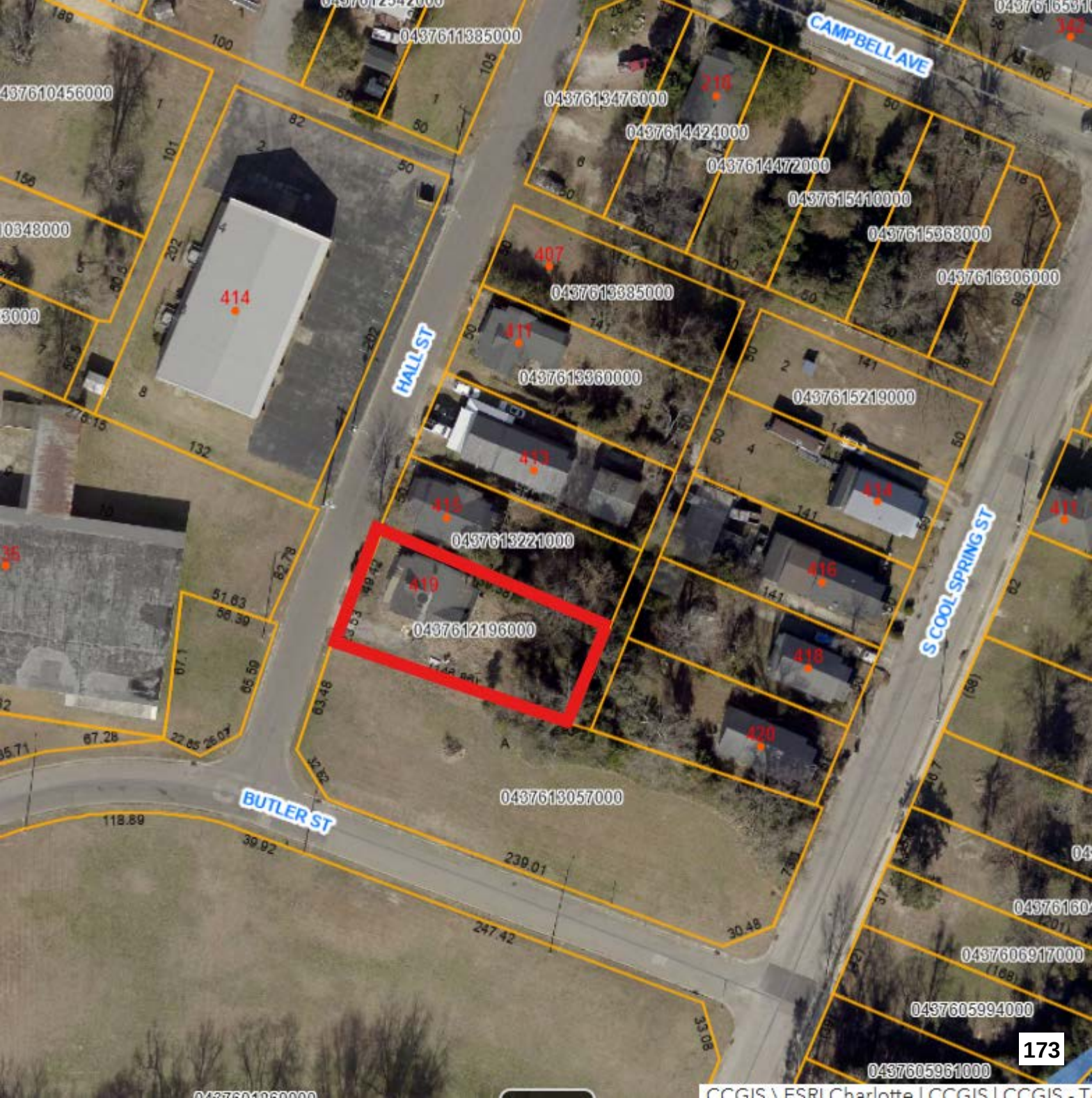
2	Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed.

3	Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed.

4	Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects.

5	Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period.

6	Location -


CAMPBELL AVE
HALL ST
S COOL SPRING ST
BUTLER ST
04376113850000
04376104560000
04376113850000
04376134760000
04376144240000
04376144720000
04376154100000
04376153680000
04376163060000
04376133850000
04376133600000
04376152190000
04376132210000
04376121960000
04376130570000
04376069170000
04376059940000
04376059610000
414
407
411
413
415
419
414
416
418
420
216
173

419 Hall Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Roof covering shall not be loose, nor have holes or leaks.)

419 Hall Street





(Roof covering shall not be loose, nor have holes or leaks; All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition)

419 Hall Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Windows shall be reasonably weathertight; Roof covering shall not be loose, nor have holes or leaks.)

419 Hall Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Windows shall be reasonably weathertight)

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

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

419 Hall Street
PIN 0437-61-2196-

LEGAL: Beginning at a stake in the eastern edge of Hall or Lakeview Street, in the line of the cotton mill property, and runs thence eastwardly with the mill property line and the original line of the tract of which this is a part, to a stake, a corner in the western margin of a 10 foot alley; thence northwardly with the western margin of said alley, 63 feet to a stake, a corner thence westwardly with the dividing line between Lot Numbers 7 and 9, 141 feet to a stake in the eastern margin of Hall or Lakeview Street; thence with the eastern margin of Hall or Lakeview Street 74 feet to the beginning. The same being Lot No.9 in Block C of the J.J. Hall property.

Less and except:
BEGINNING at the southwest corner of Lot 9 Block "C" as recorded in Plat Book F6, Page 271, Cumberland County Registry, said point lying on the eastern right-of-way margin of Hall Street (formerly Lakeview Street); thence with said street margin North 23 degrees 25 minutes 34 seconds East 73.16 feet to the northwest corner of the aforementioned lot; thence with the northern margin of said lot South 66 degrees 39 minutes 49 seconds East 1.62 feet; thence as the new eastern right-of-way margin of Hall Street South 22 degrees 48 minutes 29 seconds West 49.42 feet; thence southward on a curvature to the left with a radius of 381.50 feet for an arc distance 23.53 feet to the southern margin of the parcel of which this is a part; thence North 70 degrees 59 minutes 49 seconds West 3.14 feet to the Beginning ... containing
153 square feet, more or less.

The owner(s) of and parties in interest in said property are:

Katrina Adams
4947 Wrye Branch Road
Newton Grove, NC 28366

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before April 21, 2026.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 26th day of May 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

419 Hall Street

City Council Initiated Demolition Score Matrix

TIER	FACTOR	SUBFACTOR	AVAILABLE POINTS	MAXIMUM POINTS UP TO	MULTIPLYING FACTOR	ASSIGNED POINTS	TOTAL
1	Structural Damage	Burned Out or Major Fire Damage and Uninhabitable **Or**	150	150	30%	100	30
		Minor Fire Damage but Habitable	75				
		Obvious Visual Structural Damage **Or**	100				
		No Obvious Visual Structural Damage	50				
2	Time on Demolition List	Over one year (365 days and over)	80	80	30%	50	15
		Under one year (up to 364 days)	50				
3	Ordinance	Demolition Ordinance Signed by City Council	20	20	30%	0	0
4	Financial Cost	Cost of Demolition is Over 10% of the Annual Demolition Budget	40	80	20%	80	16
		Cost of Demolition is Under 10% of the Annual Demolition Budget	80				
5	Crime	Frequent Police Calls **Or**	20	20	15%	10	1.5
		Code Enforcement Compliants - over 5	10				
6	Location	Located Within the 100 year Floodplain or Other Environmental Sensitive Area	60	60	10%	40	4
		School/Park/Public Facility located Within 1/2 mile	40				
		Within a Neighborhood Revitalization Area	40				
TOTAL POINTS							66.5

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

1	Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property.
	Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls.

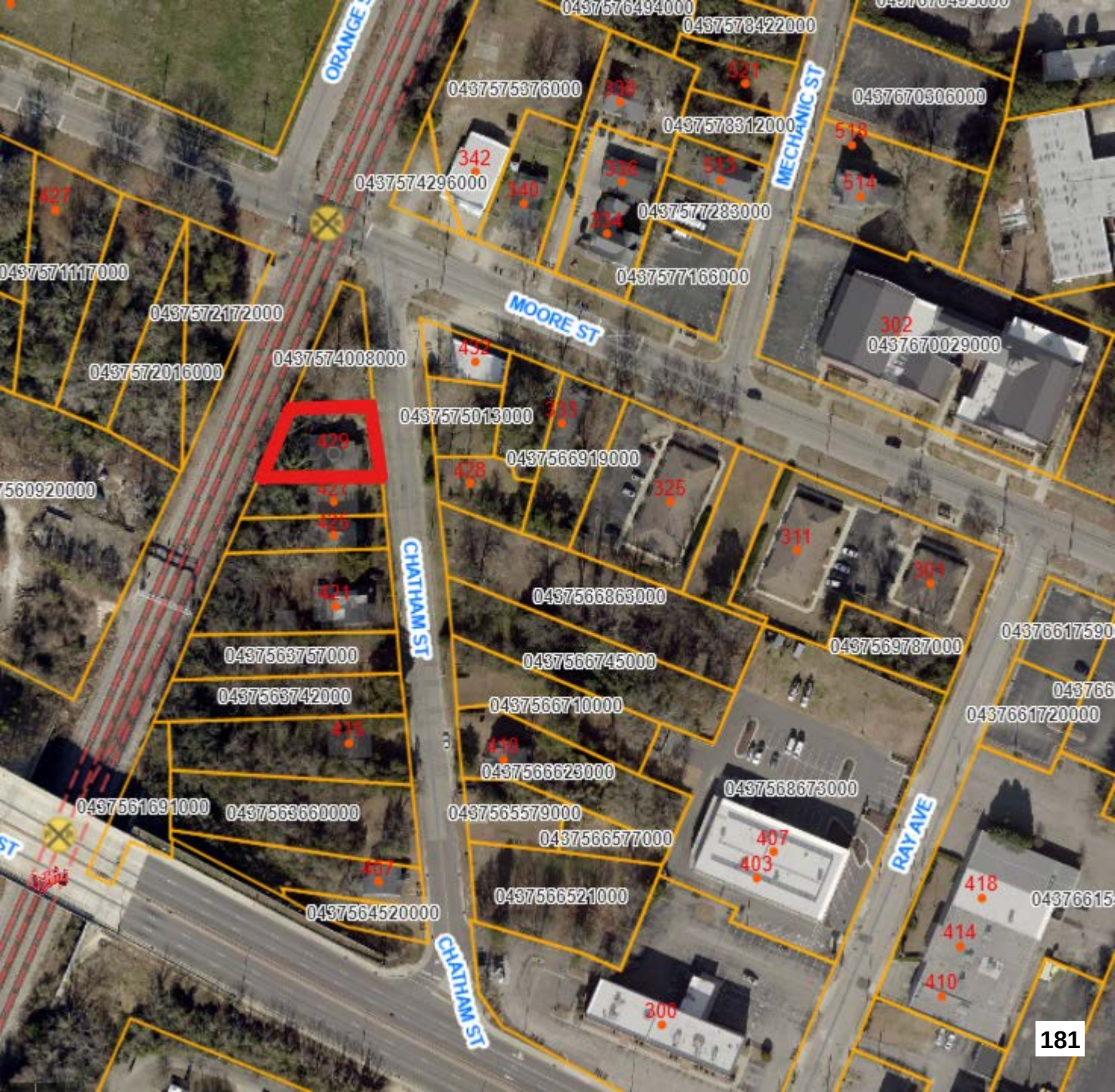
2	Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed.

3	Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed.

4	Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects.

5	Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period.

6	Location -


ORANGE ST
MECHANIC ST
MOORE ST
CHATHAM ST
CHATHAM ST
RAY AVE
0437576494000
0437578422000
0437575376000
0437578312000
0437574296000
0437577283000
0437577166000
0437571117000
0437572172000
0437572016000
0437574008000
0437575013000
0437566919000
0437566863000
0437569787000
0437563757000
0437566745000
0437563742000
0437566710000
0437566623000
0437568673000
0437561691000
0437569660000
0437565579000
0437566577000
0437566521000
0437564520000
0437670306000
0437670029000
0437661720000
429
428
427
426
425
421
415
410
407
403
342
340
336
334
325
311
302
300
518
514
513
421
418
414
410

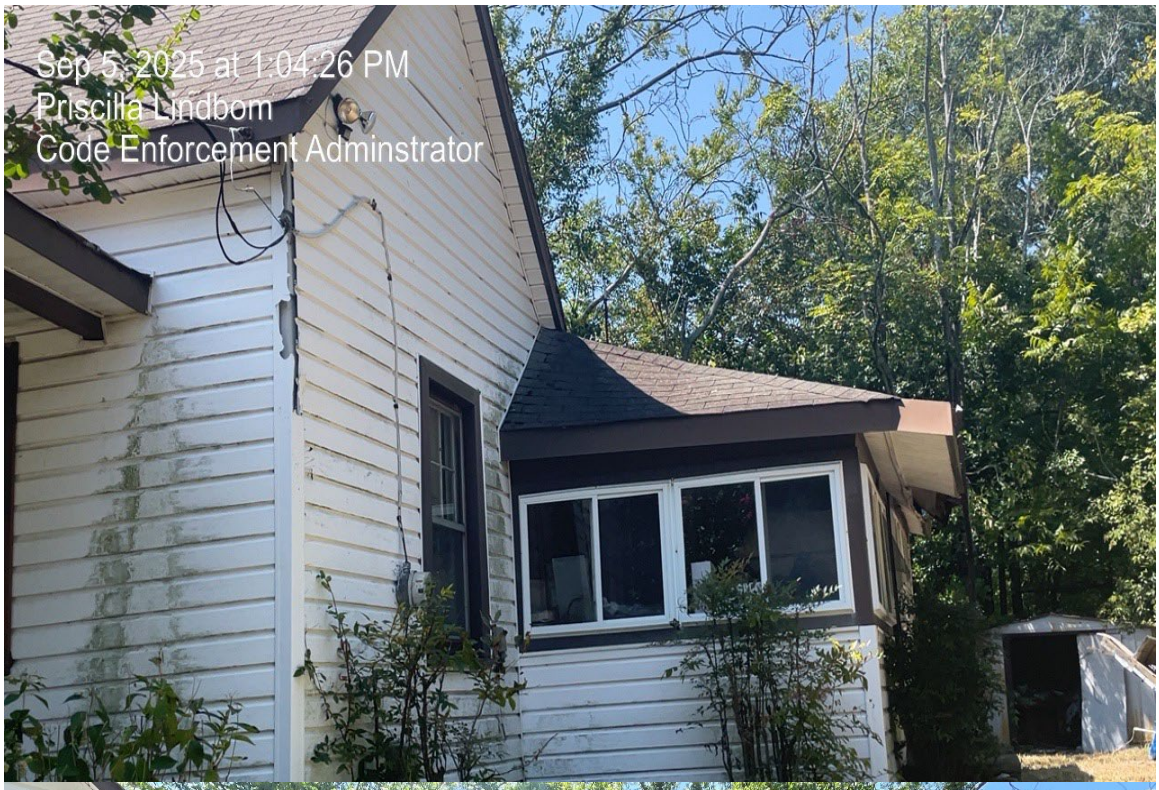
429 Chatham Street





(Windows shall be reasonably weathertight with no broken glass; Roof covering shall not be loose, nor have holes or leaks.)

429 Chatham Street





(All exterior surfaces shall be maintained in good condition. All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms.)

429 Chatham Street





(Floors, walls, ceilings and fixtures shall be maintained in a clean and sanitary condition)

429 Chatham Street





(All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.)

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

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

429 Chatham Street
PIN 0437-56-3989-

LEGAL: In the Town of Fayetteville, on Chatham Street, and Fayetteville and Wilson Railroad (now the Atlantic Coast Line) being a part of Union Square, beginning at a stone on the west edge of Chatham Street, corner of railroad lot, bought of Dallas
Perry, thence South 96 degrees East 70 feet to a corner on the said Street, thence North 87½ West to a point on the railroad right of way with feet of center of tract, thence along the line of the said right of way 72 feet to said Railroad lot, thence along this line of said lot, South 87½ East one hundred twenty-six feet to the beginning, being the northern portion of Lot Number two on McDuffie Plot, bought by said Jerimiah Moore, from D.N. McLean.

Excepting from the above described tract a tract of thirty feet on the rear of the above described lot heretofore conveyed to the Atlantic Coast Line and used as a right of way for said Railroad.

The owner(s) of and parties in interest in said property are:

Unknown Heirs of Albert McClain; Allene McLean-Smith; Natalie Smith;
Alvina Smith Wilson; William H. Smith, Jr.; Yvonne Bruimiester; Valerie Bolling
c/o Earline Patterson-McClain
1536 Palmer Drive
Fayetteville, NC 28303

Unknown Heirs of William Gene McLean; Mattie Lee McLean Wade; George Ann Smith Goodridge; Charles E. Smith; Dashonda R. McLean
c/o Louray McLean
987 Hillsboro Street
Pittsboro, NC 27312

Wayne Banks
900 Hastings Lane NE, Apt A
Brookhaven, MS 39601

Yvonne McClain-Smith
100 Lee Road, Apt. 620
Auburn, AL 36832

Toney McClain
25 Forrest Hills Court
Sanford, NC 27332

David Thomas
1549 Coldwater Reserve Xing
Severn, MD 21144

Yvonne McClain Ward
350 Laurel Road
Spring Lake, NC 28390

Gregory Thomas
4609 Magnolia Drive
Suffolk,VA23435

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before April 28, 2026.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

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SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 26th day of May 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

429 Chatham Street

City Council Initiated Demolition Score Matrix

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		Under one year (up to 364 days)	50				
3	Ordinance	Demolition Ordinance Signed by City Council	20	20	30%	0	0
4	Financial Cost	Cost of Demolition is Over 10% of the Annual Demolition Budget	40	80	20%	80	16
		Cost of Demolition is Under 10% of the Annual Demolition Budget	80				
5	Crime	Frequent Police Calls **Or**	20	20	15%	10	1.5
		Code Enforcement Compliants - over 5	10				
6	Location	Located Within the 100 year Floodplain or Other Environmental Sensitive Area	60	60	10%	40	4
		School/Park/Public Facility located Within 1/2 mile	40				
		Within a Neighborhood Revitalization Area	40				
TOTAL POINTS							66.5

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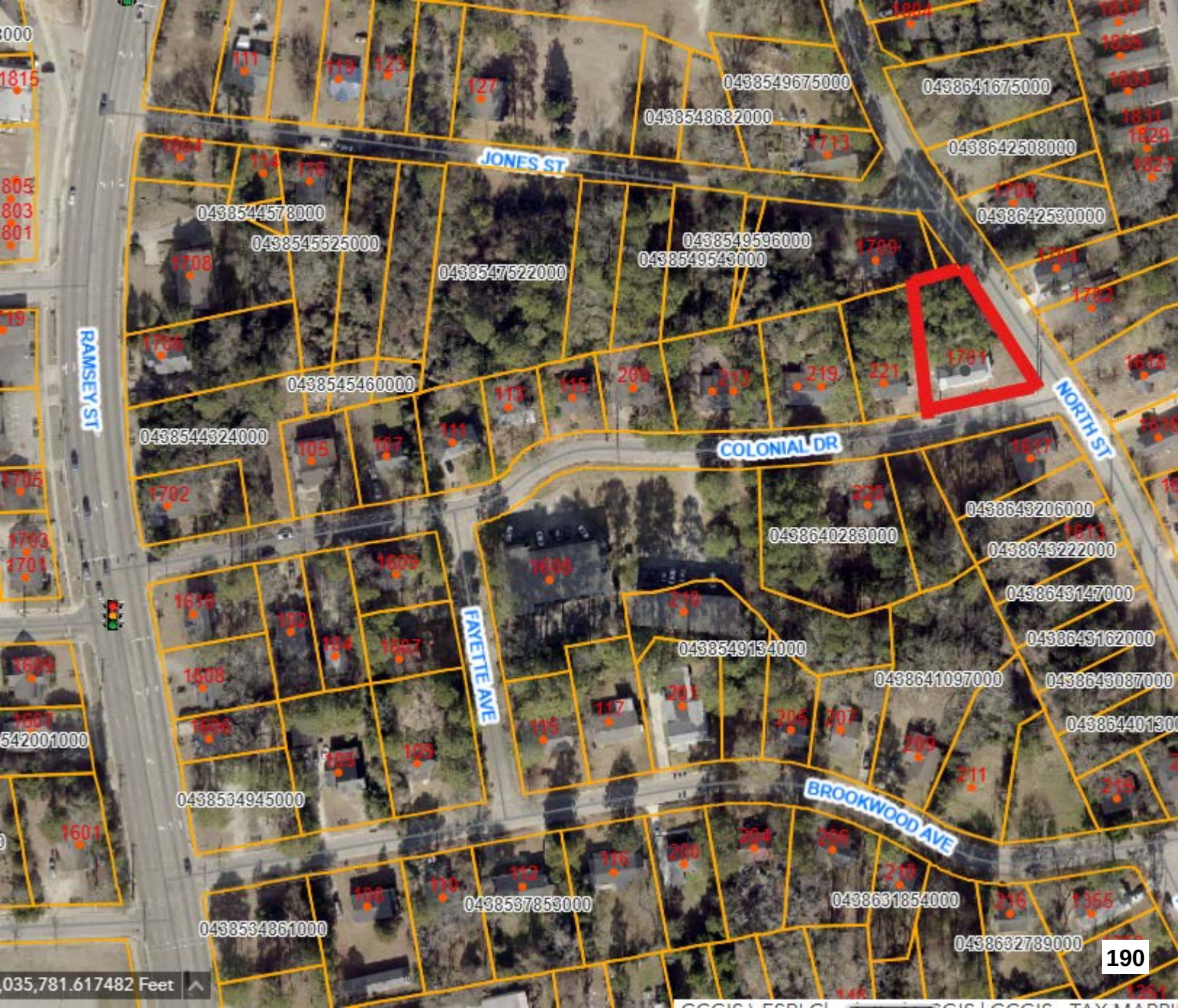
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4	Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects.

5	Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period.

6	Location -


JONES ST
RAMSEY ST
COLONIAL DR
NORTH ST
FAYETTE AVE
BROOKWOOD AVE
0438549675000
0438641675000
0438548682000
0438642508000
0438544578000
0438642530000
0438545525000
0438549596000
0438549543000
0438547522000
0438545460000
0438544324000
0438643206000
0438640283000
0438643222000
0438643147000
0438549134000
0438643162000
0438641097000
0438643087000
0438534945000
0438537853000
0438534861000
0438631854000
0438632789000
1035,781.617482 Feet
190

1701 North Street

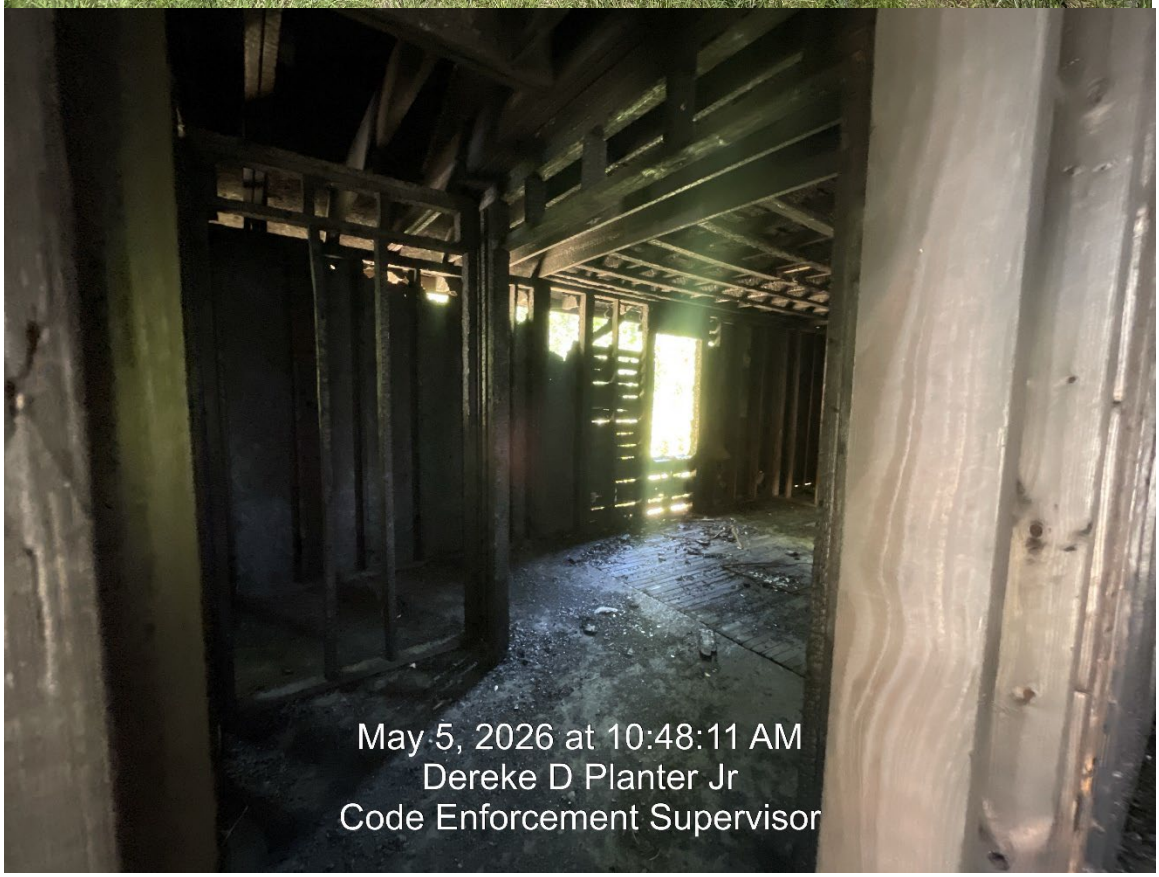




(FIRE-All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms)

1701 North Street





(All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition)

1701 North Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Windows shall be reasonably weathertight;)

1701 North Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Windows shall be reasonably weathertight)

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

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

1701 North Street
PIN 0438-64-2424-

LEGAL: BEING all of Lots 34, 35, and 36, Block "C," as depicted on a plat entitled, "Map of M.D. Riddle's Subdivision," duly recorded in Book of Plats 9, Page 54, Cumberland County Registry, North Carolina.

The owner(s) of and parties in interest in said property are:

Veterans Empowering Veterans
325 B Street
Fayetteville, NC 28301

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before March 28, 2026.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 26th day of May 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

1701 North Street

City Council Initiated Demolition Score Matrix

TIER	FACTOR	SUBFACTOR	AVAILABLE POINTS	MAXIMUM POINTS UP TO	MULTIPLYING FACTOR	ASSIGNED POINTS	TOTAL
1	Structural Damage	Burned Out or Major Fire Damage and Uninhabitable **Or**	150	150	30%	150	45
		Minor Fire Damage but Habitable	75				
		Obvious Visual Structural Damage **Or**	100				
		No Obvious Visual Structural Damage	50				
2	Time on Demolition List	Over one year (365 days and over)	80	80	30%	80	24
		Under one year (up to 364 days)	50				
3	Ordinance	Demolition Ordinance Signed by City Council	20	20	30%	0	0
4	Financial Cost	Cost of Demolition is Over 10% of the Annual Demolition Budget	40	80	20%	80	16
		Cost of Demolition is Under 10% of the Annual Demolition Budget	80				
5	Crime	Frequent Police Calls **Or**	20	20	15%	10	1.5
		Code Enforcement Compliants - over 5	10				
6	Location	Located Within the 100 year Floodplain or Other Environmental Sensitive Area	60	60	10%	40	4
		School/Park/Public Facility located Within 1/2 mile	40				
		Within a Neighborhood Revitalization Area	40				
TOTAL POINTS							90.5

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

1	Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property.
	Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls.

2	Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed.

3	Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed.

4	Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects.

5	Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period.

6	Location -

Uninhabitable Structure Demolition Recommendation

May 26, 2026



FAYETTEVILLE N

Uninhabitable Structures Demolition Recommendation

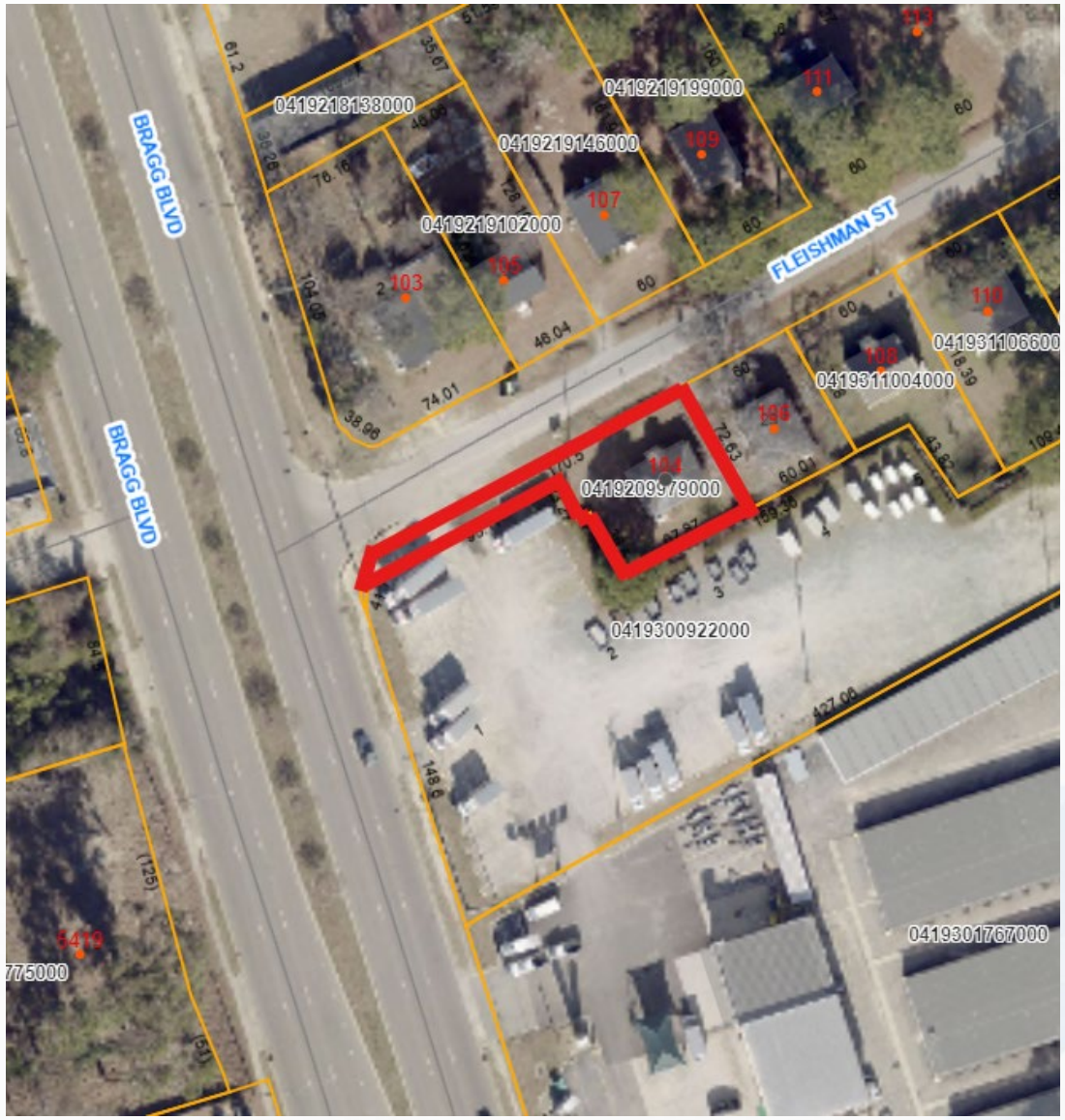
- Staff requests Council approval to adopt demolition ordinances for four residential structures that have been determined to be dangerous.

104 Fleishman Street – District 4



104 Fleishman Street – District 4

- Dangerous residential building
- Demolition matrix score 65
- No utilities service – July 2017
- No calls for 911 Service provided – last 24 months
- 2 code violations – last 24 months
- $364.88 in city assessments
- foreclosure warning due to $9,288.53 in delinquent property taxes
- Not enrolled in the Blight removal Program
- Not in Qualified Census Tract is In Low to moderate income area



104 Fleishman Street – District 4





104 Fleishman Street – District 4





104 Fleishman Street – District 4





104 Fleishman Street – District 4

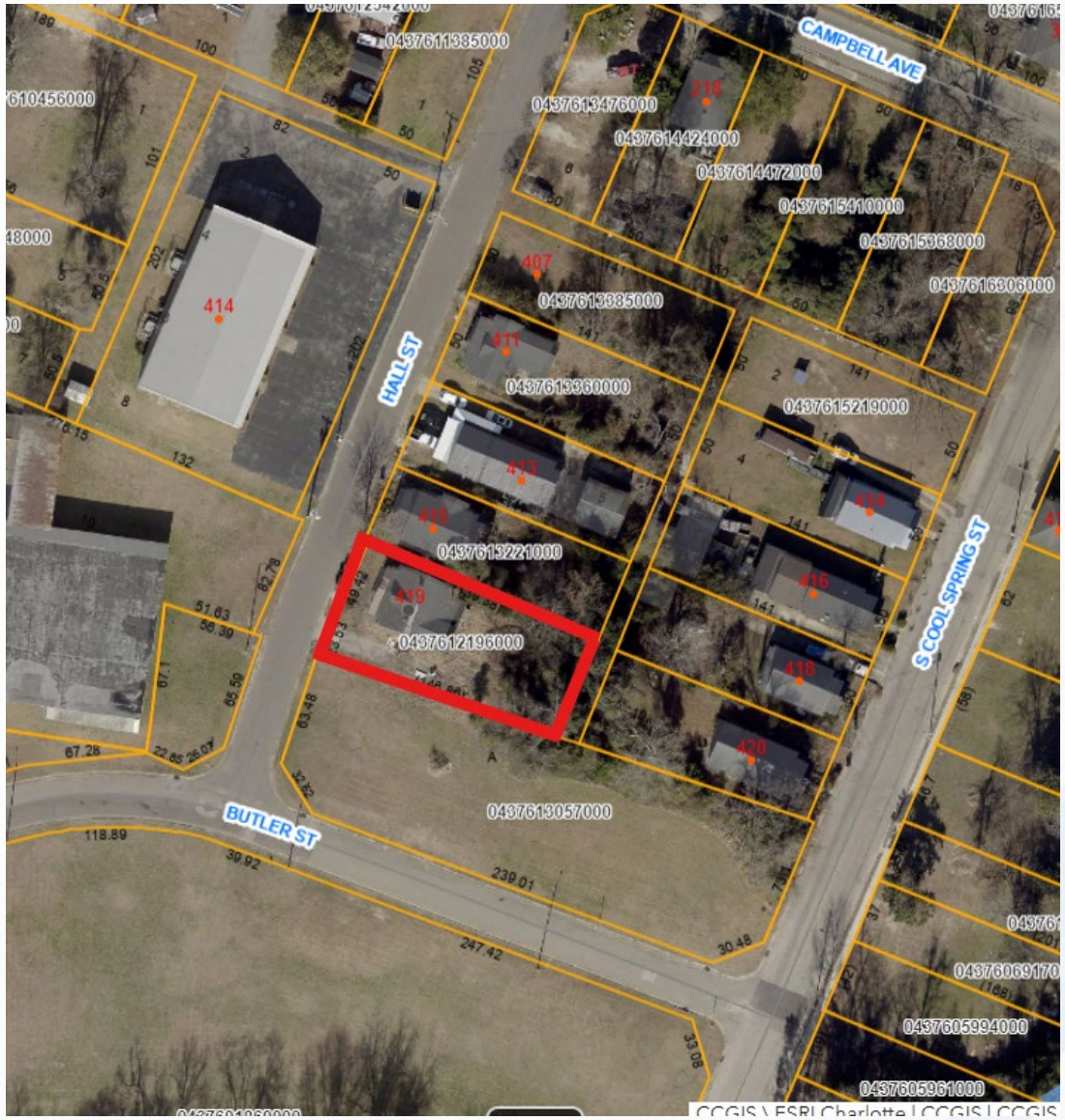


419 Hall Street – District 2



419 Hall Street – District 2

- Dangerous residential building
- Demolition matrix score 66.5
- No utilities service – September 2017
- No calls for 911 Service provided – last 24 months
- 9 code violations – last 24 months
- $1,836.92 in city assessments
- No taxes due
- Not enrolled in the Blight removal Program
- In Qualified Census Tract and Low to moderate income area



419 Hall Street – District 2





419 Hall Street – District 2





419 Hall Street – District 2





419 Hall Street – District 2



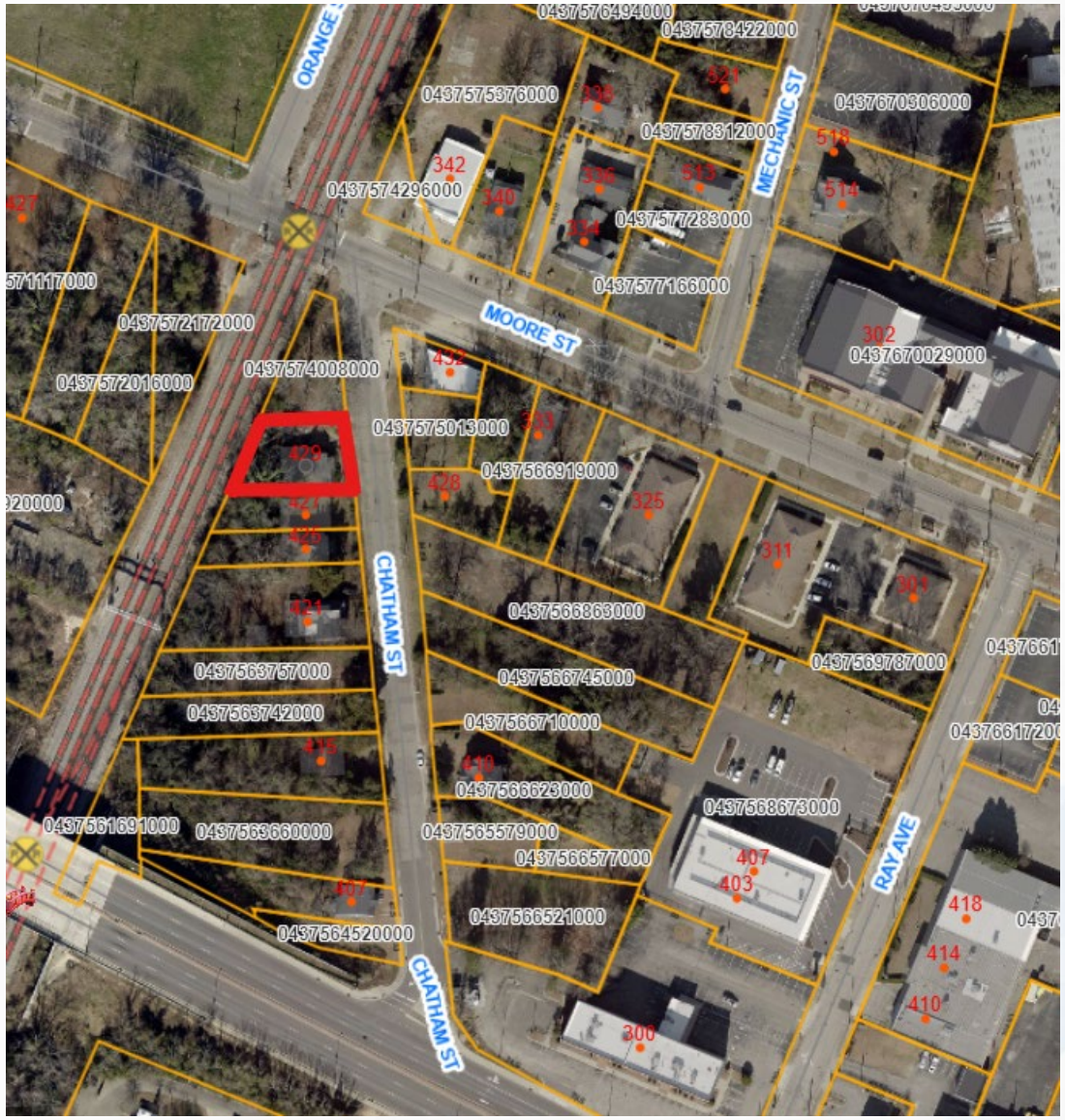


429 Chatham Street – District 2



429 Chatham Street – District 2

- Dangerous residential building
- Demolition matrix score 66.5
- No utilities service – March 2025
- No calls for 911 Service provided – last 24 months
- 9 code violations – last 24 months
- No city assessments
- $4,059.61 in delinquent property taxes
- Not enrolled in the Blight removal Program
- In Qualified Census Tract and Low to moderate income area



429 Chatham Street – District 2





429 Chatham Street – District 2





429 Chatham Street – District 2



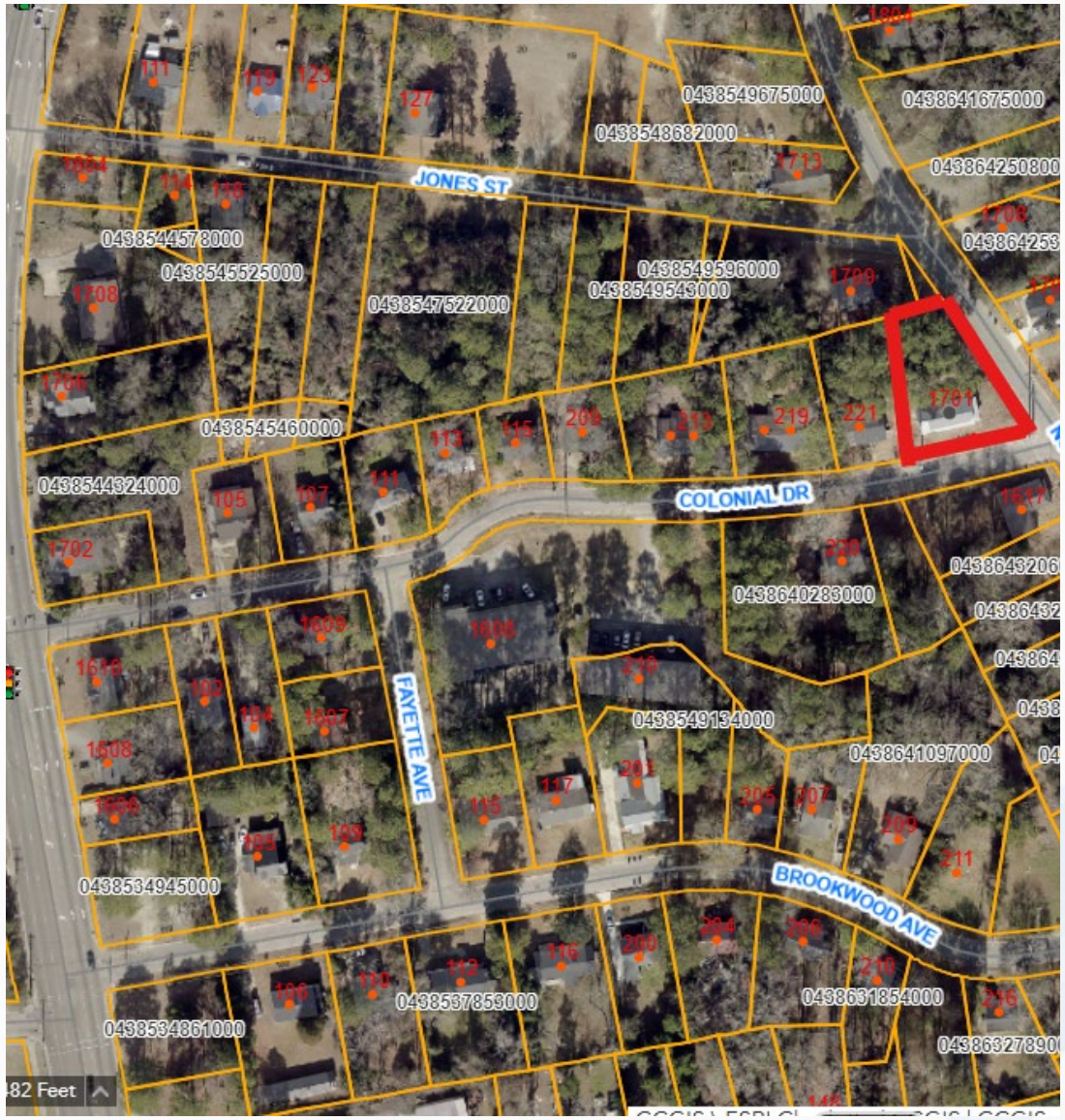


1701 North Street – District 2



1701 North Street – District 2

- Dangerous residential building
- Demolition matrix score 90
- No utilities service – June 2019
- No calls for 911 Service provided – last 24 months
- 5 code violations – last 24 months
- $301.83 in city assessments
- $1,130.91 in delinquent property taxes
- Not enrolled in the Blight removal Program
- In Qualified Census Tract and Low to moderate income area



1701 North Street – District 2





1701 North Street – District 2





1701 North Street – District 2





1701 North Street – District 2





FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0221

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A9

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Christopher Cauley, MPA, Director of Economic and Community Development**
Jacqueline Abbott, Community Relations Manager

DATE: **May 26, 2026**

RE:
Adoption of Special Revenue Fund Project Ordinance 2026-13 to Appropriate McKinsey Settlement Funds

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal I: Safe and Secure Community
Strategic Objective 1.3 Ensure low incidence of property and violent crime.
Goal 2: Responsive City Government Supporting a Diverse and Viable Economy.
Strategic Objective 2.2: Invest in community places to ensure revitalization and increase the quality of life.
Goal 4: Desirable Place to Live, Work and Recreate
Strategic Objective 4.6: Reduce poverty and homelessness.
Goal 6: Collaborative Citizen and Business Engagement.
Strategic Objective 6.2: Ensure trust and confidence in City government through transparency & high-quality customer service.
Strategic Objective 6.3: Inform and educate about local government by enhancing public outreach and increasing community dialog, collaboration and empowerment

Executive Summary:
City Council is asked to adopt Special Revenue Fund Project Ordinance 2026-13 to appropriate $18,306 for the opioid strategies funded by McKinsey Settlement Funds. The City of Fayetteville has received approximately $18,306 in McKinsey Settlement Funds from recent litigation concerning the national opioid epidemic. These funds must be expended for a specific strategy and the strategy recommended is Exhibit E, Schedule B, Strategy D - Address the Needs of Criminal Justice-Involved Persons.

Background:
The City of Fayetteville received a one-time payment of $18,306 through the McKinsey political subdivision opioid settlement. These funds are separate from the City's broader national opioid settlement allocation and must be used for approved opioid remediation

purposes.

Staff recommends using the McKinsey settlement funds to support the North Carolina Harm Reduction Coalition's Gate to Stability Recovery Support Pilot Program. The program is intended to provide short-term recovery support for individuals returning from incarceration who have opioid use disorder and are at risk of relapse, overdose, homelessness, or recidivism due to limited support upon release. This use aligns with Exhibit E, Schedule B, Strategy D, which addresses the needs of criminal justice-involved persons with opioid use disorder and any co-occurring substance use or mental health conditions.

Adoption of Special Revenue Fund Project Ordinance 2026-13 is required to appropriate the funds and authorize their expenditure for this purpose.

Issues/Analysis:

The McKinsey settlement payment is limited in amount and should be directed to a discrete, eligible use rather than spread across multiple activities. The proposed use provides a clear connection between the settlement purpose and the City's ongoing public safety, homelessness, reentry, and opioid response priorities.

The North Carolina Harm Reduction Coalition is a nonprofit organization that provides outreach, linkage to care, naloxone education and distribution, harm reduction education, overdose prevention, and related support services. NCHRC has worked in Cumberland County for a number of years and has provided technical assistance related to local pre-arrest diversion and Law Enforcement Assisted Diversion efforts.
The Gate to Stability Recovery Support Pilot Program is designed to serve individuals with opioid use disorder who are transitioning out of incarceration and who lack immediate recovery support. This is a high-risk period for relapse, overdose, homelessness, and justice-system reentry. Using the McKinsey funds for this purpose allows the City to apply a small, one-time settlement payment to a targeted intervention that fits the approved opioid remediation uses.

If Council adopts the ordinance, staff will proceed with the necessary agreement and administrative steps to provide $18,306 to NCHRC for the Gate to Stability Recovery Support Pilot Program, subject to applicable settlement, City, and financial requirements.

Budget Impact:

The City received a one-time McKinsey opioid settlement payment of $18,306. Adoption of Special Revenue Fund Project Ordinance 2026-13 will appropriate these funds for eligible opioid remediation activities. No General Fund match is required.
Because this is a one-time payment, there is no ongoing McKinsey revenue source to support the program beyond this allocation.

Options:

- Adopt Special Revenue Fund Project Ordinance 2026-13 to appropriate $18,306 in McKinsey opioid settlement funds for the recommended eligible use.

- Do not adopt Special Revenue Fund Project Ordinance 2026-13. The funds would remain unappropriated and could not be expended at this time.
- Direct staff to return with an alternative eligible use for the McKinsey opioid settlement funds.

Recommended Action:

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.

Attachments:

SRO 2026-13
Exhibit E - List of Opioid Remediation Uses

EXHIBIT E

List of Opioid Remediation Uses

Schedule A
Core Strategies

States and Qualifying Block Grantees shall choose from among the abatement strategies listed in Schedule B. However, priority shall be given to the following core abatement strategies ("*Core Strategies*").[14]

A. **NALOXONE OR OTHER FDA-APPROVED DRUG TO REVERSE OPIOID OVERDOSES**

1. Expand training for first responders, schools, community support groups and families; and

2. Increase distribution to individuals who are uninsured or whose insurance does not cover the needed service.

B. **MEDICATION-ASSISTED TREATMENT ("*MAT*") DISTRIBUTION AND OTHER OPIOID-RELATED TREATMENT**

1. Increase distribution of MAT to individuals who are uninsured or whose insurance does not cover the needed service;

2. Provide education to school-based and youth-focused programs that discourage or prevent misuse;

3. Provide MAT education and awareness training to healthcare providers, EMTs, law enforcement, and other first responders; and

4. Provide treatment and recovery support services such as residential and inpatient treatment, intensive outpatient treatment, outpatient therapy or counseling, and recovery housing that allow or integrate medication and with other support services.

[14] As used in this Schedule A, words like "expand," "fund," "provide" or the like shall not indicate a preference for new or existing programs.

C. **PREGNANT & POSTPARTUM WOMEN**

1. Expand Screening, Brief Intervention, and Referral to Treatment ("*SBIRT*") services to non-Medicaid eligible or uninsured pregnant women;

2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for women with co-occurring Opioid Use Disorder ("*OUD*") and other Substance Use Disorder ("*SUD*")/Mental Health disorders for uninsured individuals for up to 12 months postpartum; and

3. Provide comprehensive wrap-around services to individuals with OUD, including housing, transportation, job placement/training, and childcare.

D. **EXPANDING TREATMENT FOR NEONATAL ABSTINENCE SYNDROME ("*NAS*")**

1. Expand comprehensive evidence-based and recovery support for NAS babies;

2. Expand services for better continuum of care with infant-need dyad; and

3. Expand long-term treatment and services for medical monitoring of NAS babies and their families.

E. **EXPANSION OF WARM HAND-OFF PROGRAMS AND RECOVERY SERVICES**

1. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments;

2. Expand warm hand-off services to transition to recovery services;

3. Broaden scope of recovery services to include co-occurring SUD or mental health conditions;

4. Provide comprehensive wrap-around services to individuals in recovery, including housing, transportation, job placement/training, and childcare; and

5. Hire additional social workers or other behavioral health workers to facilitate expansions above.

F. **TREATMENT FOR INCARCERATED POPULATION**

1. Provide evidence-based treatment and recovery support, including MAT for persons with OUD and co-occurring SUD/MH disorders within and transitioning out of the criminal justice system; and

2. Increase funding for jails to provide treatment to inmates with OUD.

G. **PREVENTION PROGRAMS**

1. Funding for media campaigns to prevent opioid use (similar to the FDA's "Real Cost" campaign to prevent youth from misusing tobacco);

2. Funding for evidence-based prevention programs in schools;

3. Funding for medical provider education and outreach regarding best prescribing practices for opioids consistent with the 2016 CDC guidelines, including providers at hospitals (academic detailing);

4. Funding for community drug disposal programs; and

5. Funding and training for first responders to participate in pre-arrest diversion programs, post-overdose response teams, or similar strategies that connect at-risk individuals to behavioral health services and supports.

H. **EXPANDING SYRINGE SERVICE PROGRAMS**

1. Provide comprehensive syringe services programs with more wrap-around services, including linkage to OUD treatment, access to sterile syringes and linkage to care and treatment of infectious diseases.

I. **EVIDENCE-BASED DATA COLLECTION AND RESEARCH ANALYZING THE EFFECTIVENESS OF THE ABATEMENT STRATEGIES WITHIN THE STATE**

Schedule B
Approved Uses

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder ("*OUD*") and any co-occurring Substance Use Disorder or Mental Health ("*SUD/MH*") conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:[15]

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, including all forms of Medication-Assisted Treatment ("*MAT*") approved by the U.S. Food and Drug Administration.

2. Support and reimburse evidence-based services that adhere to the American Society of Addiction Medicine ("*ASAM*") continuum of care for OUD and any co-occurring SUD/MH conditions.

3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.

4. Improve oversight of Opioid Treatment Programs ("*OTPs*") to assure evidence-based or evidence-informed practices such as adequate methadone dosing and low threshold approaches to treatment.

5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.

6. Provide treatment of trauma for individuals with OUD (*e.g.*, violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (*e.g.*, surviving family members after an overdose or overdose fatality), and training of health care personnel to identify and address such trauma.

7. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.

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[15] As used in this Schedule B, words like "expand," "fund," "provide" or the like shall not indicate a preference for new or existing programs.

8. Provide training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.

9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions.

10. Offer fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.

11. Offer scholarships and supports for behavioral health practitioners or workers involved in addressing OUD and any co-occurring SUD/MH or mental health conditions, including, but not limited to, training, scholarships, fellowships, loan repayment programs, or other incentives for providers to work in rural or underserved areas.

12. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 ("*DATA 2000*") to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.

13. Disseminate of web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service–Opioids web-based training curriculum and motivational interviewing.

14. Develop and disseminate new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication–Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in recovery from OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the programs or strategies that:

1. Provide comprehensive wrap-around services to individuals with OUD and any co-occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.

2. Provide the full continuum of care of treatment and recovery services for OUD and any co-occurring SUD/MH conditions, including supportive housing, peer support services and counseling, community navigators, case management, and connections to community-based services.

3. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions.

4. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved mediation with other support services.

5. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions.

6. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions.

7. Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.

8. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions.

9. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.

10. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.

11. Provide training and development of procedures for government staff to appropriately interact and provide social and other services to individuals with or in recovery from OUD, including reducing stigma.

12. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.

13. Create or support culturally appropriate services and programs for persons with OUD and any co-occurring SUD/MH conditions, including new Americans.

14. Create and/or support recovery high schools.

15. Hire or train behavioral health workers to provide or expand any of the services or supports listed above.

C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED (CONNECTIONS TO CARE)

Provide connections to care for people who have—or are at risk of developing—OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.

2. Fund SBIRT programs to reduce the transition from use to disorders, including SBIRT services to pregnant women who are uninsured or not eligible for Medicaid.

3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.

4. Purchase automated versions of SBIRT and support ongoing costs of the technology.

5. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments.

6. Provide training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.

7. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, or persons who have experienced an opioid overdose, into clinically appropriate follow-up care through a bridge clinic or similar approach.

8. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.

9. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.

10. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions or to persons who have experienced an opioid overdose.

11. Expand warm hand-off services to transition to recovery services.

12. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.

13. Develop and support best practices on addressing OUD in the workplace.

14. Support assistance programs for health care providers with OUD.

15. Engage non-profits and the faith community as a system to support outreach for treatment.

16. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions.

D. ADDRESS THE NEEDS OF CRIMINAL JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions who are involved in, are at risk of becoming involved in, or are transitioning out of the criminal justice system through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support pre-arrest or pre-arraignment diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, including established strategies such as:

    1. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative ("*PAARI*");

    2. Active outreach strategies such as the Drug Abuse Response Team ("*DART*") model;

    3. "Naloxone Plus" strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;

    4. Officer prevention strategies, such as the Law Enforcement Assisted Diversion ("*LEAD*") model;

    5. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative; or

    6. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise.

2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions to evidence-informed treatment, including MAT, and related services.

3. Support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions.

4. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are incarcerated in jail or prison.

5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are leaving jail or prison or have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.

6. Support critical time interventions ("*CTI*"), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.

7. Provide training on best practices for addressing the needs of criminal justice-involved persons with OUD and any co-occurring SUD/MH conditions to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, harm reduction, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, and the needs of their families, including babies with neonatal abstinence syndrome ("*NAS*"), through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support evidence-based or evidence-informed treatment, including MAT, recovery services and supports, and prevention services for pregnant women—or women who could become pregnant—who have OUD and any co-occurring SUD/MH conditions, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.

2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for uninsured women with OUD and any co-occurring SUD/MH conditions for up to 12 months postpartum.

3. Provide training for obstetricians or other healthcare personnel who work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions.

4. Expand comprehensive evidence-based treatment and recovery support for NAS babies; expand services for better continuum of care with infant-need dyad; and expand long-term treatment and services for medical monitoring of NAS babies and their families.

5. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with NAS get referred to appropriate services and receive a plan of safe care.

6. Provide child and family supports for parenting women with OUD and any co-occurring SUD/MH conditions.

7. Provide enhanced family support and child care services for parents with OUD and any co-occurring SUD/MH conditions.

8. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.

9. Offer home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, including, but not limited to, parent skills training.

10. Provide support for Children's Services—Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding medical provider education and outreach regarding best prescribing practices for opioids consistent with the Guidelines for Prescribing Opioids for Chronic Pain from the U.S. Centers for Disease Control and Prevention, including providers at hospitals (academic detailing).

2. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.

3. Continuing Medical Education (CME) on appropriate prescribing of opioids.

4. Providing Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.

5. Supporting enhancements or improvements to Prescription Drug Monitoring Programs ("*PDMPs*"), including, but not limited to, improvements that:

1. Increase the number of prescribers using PDMPs;

2. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs, by improving the interface that prescribers use to access PDMP data, or both; or

3. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD in a manner that complies with all relevant privacy and security laws and rules.

6. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database in a manner that complies with all relevant privacy and security laws and rules.

7. Increasing electronic prescribing to prevent diversion or forgery.

8. Educating dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding media campaigns to prevent opioid misuse.

2. Corrective advertising or affirmative public education campaigns based on evidence.

3. Public education relating to drug disposal.

4. Drug take-back disposal or destruction programs.

5. Funding community anti-drug coalitions that engage in drug prevention efforts.

6. Supporting community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction—including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration ("*SAMHSA*").

7. Engaging non-profits and faith-based communities as systems to support prevention.

8. Funding evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.

9. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.

10. Create or support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.

11. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.

12. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses, behavioral health workers or other school staff, to address mental health needs in young people that (when not properly addressed) increase the risk of opioid or another drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Increased availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, individuals with OUD and their friends and family members, schools, community navigators and outreach workers, persons being released from jail or prison, or other members of the general public.

2. Public health entities providing free naloxone to anyone in the community.

3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.

4. Enabling school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.

5. Expanding, improving, or developing data tracking software and applications for overdoses/naloxone revivals.

6. Public education relating to emergency responses to overdoses.

7. Public education relating to immunity and Good Samaritan laws.

8. Educating first responders regarding the existence and operation of immunity and Good Samaritan laws.

9. Syringe service programs and other evidence-informed programs to reduce harms associated with intravenous drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, connections to care, and the full range of harm reduction and treatment services provided by these programs.

10. Expanding access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.

11. Supporting mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.

12. Providing training in harm reduction strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions.

13. Supporting screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items in section C, D and H relating to first responders, support the following:

1. Education of law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.

2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, coordination, facilitations, training and technical assistance to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Statewide, regional, local or community regional planning to identify root causes of addiction and overdose, goals for reducing harms related to the opioid epidemic, and areas and populations with the greatest needs for treatment

intervention services, and to support training and technical assistance and other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

2. A dashboard to (a) share reports, recommendations, or plans to spend opioid settlement funds; (b) to show how opioid settlement funds have been spent; (c) to report program or strategy outcomes; or (d) to track, share or visualize key opioid- or health-related indicators and supports as identified through collaborative statewide, regional, local or community processes.

3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to throughout this document, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, those that:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.

2. Support infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, or implement other strategies to abate the opioid epidemic described in this opioid abatement strategy list (*e.g.*, health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, data collection and evaluation of programs and strategies described in this opioid abatement strategy list.

2. Research non-opioid treatment of chronic pain.

3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.

4. Research on novel harm reduction and prevention efforts such as the provision of fentanyl test strips.

5. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.

6. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (*e.g.*, Hawaii HOPE and Dakota 24/7).

7. Epidemiological surveillance of OUD-related behaviors in critical populations, including individuals entering the criminal justice system, including, but not limited to approaches modeled on the Arrestee Drug Abuse Monitoring ("*ADAM*") system.

8. Qualitative and quantitative research regarding public health risks and harm reduction opportunities within illicit drug markets, including surveys of market participants who sell or distribute illicit opioids.

9. Geospatial analysis of access barriers to MAT and their association with treatment engagement and treatment outcomes.

SPECIAL REVENUE FUND PROJECT ORDINANCE
ORD 2026-13

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following special revenue project ordinance is hereby adopted:

Section 1. The project authorized is for the funding of the Gate to Stability Recovery Support Program with the North Carolina Harm Reduction Coalition.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various contract agreements executed with the Federal and State governments and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available in the Federal and State Assistance Fund to complete the project:

Opioid Settlement Funds (McKinsey Settlement Funds)	$ 18,306

Section 4. The following amounts are appropriated for the project:

Project Expenditures	$ 18,306

Section 5. Copies of this special revenue project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Section 6. The City Manager is hereby authorized and directed to take such action as he may deem necessary or appropriate to execute this ordinance. The City Manager is hereby authorized to execute the agreement, subject to any necessary amendments, as well as any ancillary agreements necessary to implement the project.

Adopted this 26th day of May, 2026.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0325

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A10

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Christopher Cauley, MPA, CEcD, Economic and Community Development Director**

DATE: **May 26, 2026**

RE:
Adopt Resolution to Convey Real Property and Issue Loans for the Affordable Single-Family Housing Development Program

COUNCIL DISTRICT(S):
District 2

Relationship To Strategic Plan:
GOAL II: The City of Fayetteville will have a Responsive City Government supporting a diverse and viable economy.
Objective 2.2: To invest in community places to ensure revitalization and increase quality of life
GOAL III: The City of Fayetteville will be a city invested in Today and Tomorrow.
Objective 3.2: To manage the City's future growth and strategic land use
Strategic Priority 3: Continue the City's commitment to revitalization efforts and housing needs.
GOAL IV: The City of Fayetteville will be a desirable place to live, work and recreate.
Objective 4.5: To ensure a place for people to live in great neighborhoods
Objective 4.6: To reduce poverty and homelessness

Executive Summary:
City Council is asked to adopt a resolution authorizing the conveyance of sixteen City-owned residential lots and the issuance of related HOME Investment Partnerships Program construction loans under the City's Affordable Single-Family Housing Development Program.

Background:
The City has evaluated opportunities to use suitable City-owned vacant residential lots to support affordable housing development and neighborhood reinvestment. As part of this review, staff determined that many of the available parcels appropriate for housing development were small-scale residential lots best suited for single-family infill housing.

In December 2024, the City issued a Request for Proposals for the Affordable Single-Family Housing Development Program. The program is designed to expand affordable homeownership opportunities by providing development incentives to qualified

for-profit and nonprofit organizations. The program is funded through the HOME Investment Partnerships Program and is intended to support the development of infill housing serving families earning at or below 80 percent of the Area Median Income. In June 2025, the City issued a related Request for Proposals for Community Housing Development Organizations to develop affordable for-sale housing in accordance with HOME Program requirements.

Following review of the proposals, staff selected developers for sixteen City-owned residential lots. Eight lots are proposed for development through the general Affordable Single-Family Housing Development Program track, and eight lots are proposed for development through the Community Housing Development Organization track. The combined appraised value of the sixteen lots is $206,500.

The City's outside legal counsel, working with the City Attorney's Office, prepared the proposed legal structure, including the property transfer and loan agreement and related documents. The proposed resolution will authorize the City to convey the properties and issue the related HOME construction loans necessary to proceed with the awarded projects.

Issues/Analysis:

The proposed action allows the City to move from developer selection to implementation. Without Council authorization, the City cannot complete the property conveyances or execute the related loan documents needed for developers to close on the lots and begin construction.

The program structure is intended to protect the City's interest while supporting affordable homeownership. The City will convey the lots for the purpose of constructing affordable single-family homes and will provide construction financing through HOME funds. The construction loans will be secured through the applicable loan documents, which will include restrictions ensuring the improved properties are sold to qualifying households. Upon completion, the homes must be sold to eligible buyers in accordance with HOME Program requirements and the City's program guidelines.

The development timelines, construction requirements, sale requirements, affordability period, and compliance obligations are governed by the RFP, program guidelines, HOME requirements, and the property transfer and loan documents. Developers are required to proceed within the timelines established by the program, including requirements to begin construction, complete construction, and sell the homes to eligible buyers.

The conveyance of the properties is not a stand-alone land disposition. The property transfer is part of a coordinated affordable housing transaction that includes the conveyance of City-owned lots, HOME-funded construction financing, affordability restrictions, and buyer eligibility requirements. The structure accounts for the value of the land and ensures that the properties are used for affordable housing purposes.

The conveyance process will proceed in accordance with N.C.G.S. 160D-1316 and

N.C.G.S. 160A-267. Following Council adoption of the resolution, the City will publish notice summarizing the contents of the resolution and will not consummate any property sale until the required 10-day period has elapsed.

Budget Impact:
The proposed action authorizes the conveyance of sixteen City-owned residential lots with a total appraised value of $206,500.

The action also authorizes HOME-funded construction loans of up to $50,000 per lot, for a total potential loan authorization of up to $800,000. These funds are available through the City's HOME Investment Partnerships Program and are restricted to eligible affordable housing activities.

There is no additional General Fund impact associated with this action.

Options:

- Adopt the resolution authorizing conveyance of the identified City-owned lots and issuance of related HOME construction loans under the Affordable Single-Family Housing Development Program.
- Do not adopt the resolution.
- Provide other direction to staff.

Recommended Action:
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.

Attachments:
Resolution Authorizing Conveyance of Real Property and Issuance of Loans
Exhibit A: List of City Owned Properties For Conveyance
Affordable Single-Family Housing Development Program Guidelines
Memo for Single Family Development 5.26

Resolution No. R2026-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA TO CONVEY REAL PROPERTY AND ISSUE LOANS FOR THE AFFORDABLE SINGLE-FAMILY HOUSING DEVELOPMENT PROGRAM

WHEREAS, the City has determined that there is an ongoing shortage of affordable housing, including affordable single-family dwellings, within the City; and

WHEREAS, the City created the Affordable Single-Family Housing Development Program (the "ASFHD Program") on November 1, 2024, for the purpose of increasing the number of safe and affordable single-family homes within the City; and

WHEREAS, the City, pursuant to G.S. § 160D-1316, seeks to support the ASFHD Program by conveying certain City-owned parcels of real property identified on Exhibit A (the "City parcels") to qualified developers for the purpose of building new or rehabilitating old single-family dwellings upon the parcels; and

WHEREAS, the City shall sell the City parcels to developers at such amounts established by an appraisal of the fair market value of the parcels as encumbered by a restriction for use as affordable housing; and

WHEREAS, the minimum price established by appraisal for each of the City parcels is identified on Exhibit A; and

WHEREAS, the City parcels shall be conveyed subject to such covenants and conditions as necessary to restrict the City parcels to being used for the development of affordable housing and the purposes of the ASFHD Program; and

WHEREAS, the City shall also issue interest-free financing to developers participating in the ASFHD Program in an amount up to $50,000 ("ASFHD Loans") for the purpose of aiding in the construction of affordable single-family homes on the City parcels; and

WHEREAS, developers participating in the ASFHD Program shall sell the improved parcels to qualified homebuyers earning at or below 80% of the Area Median Income ("Qualified Homebuyers"); and

WHEREAS, the City shall convert some or all of the proceeds from the sale of the City parcels, as well as some or all of sums received as repayment for ASFHD Loans, to downpayment assistance for Qualified Homebuyers of the improved parcels.

NOW THEREFORE BE IT RESOLVED BY THE CITY THAT:

1. The City does hereby authorize the City Manager or his designee to sell the City parcels identified on Exhibit A to developers participating in the ASFHD Program for the amounts identified on the Exhibit.

2. The City Manager or his designee shall ensure that the sale of each of the City parcels in the ASFHD Program is subject to such covenants and conditions necessary to restrict those properties to subsequent sale or lease to households earning at or below 80% of the Area Median Income.

3. The City Council does hereby authorize the City Manager or his designee, pursuant to the terms of the ASFHD Program, to issue interest-free financing in amounts of up to $50,000 to support the construction of single-family homes on the City parcels.

4. The City Manager or his designee shall use, in whole or in part, sale and loan repayment funds from transactions under the ASFHD Program for the purpose of providing downpayment assistance to Qualified Homebuyers.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this, the 26th day of May, 2026. Such meeting was held in compliance with the Open Meetings Act, at which time a quorum was present and voting.

CITY OF FAYETTEVILLE

_____
Mitch Colvin, Mayor

ATTEST: _____
Jennifer Ayre, City Clerk

Exhibit A: List of City Owned Properties For Conveyance

Street Address	Appraised Value	
B Street-203	$	14,000
B Street-205		14,000
Cool Spring St S - 304		15,000
Cool Spring St S - 306		15,000
Cool Spring St S - 308		12,000
Cross Creek St. - 329		15,000
Deep Creek Rd - 205		8,500
Lincoln Drive - 330		14,000
Lincoln Drive-332		14,000
Nimocks Avenue-208		8,500
Nimocks Avenue-215		15,000
Nimocks Avenue-216		14,000
Nimocks Avenue-217		14,000
Nimocks Avenue-220		13,000
Nimocks Avenue-224		8,500
Nimocks Avenue-226		12,000
Total	$	206,500

City of Fayetteville, NC

Affordable Single-Family Housing Development Program Guidelines

Established: November 1, 2024
Revised: December 13, 2024

433 Hay St
Fayetteville, NC 28301
910-433-1590
EconCommDev@FayettevilleNC.gov

Program Summary

The City of Fayetteville's Affordable Single-Family Housing Development Program is designed to expand affordable homeownership opportunities by providing development incentives to qualified for-profit and non-profit organizations. This program may be used to build new construction or rehab existing housing within the City limits of Fayetteville. New construction may be in-fill housing in existing neighborhoods or subdivision development on vacant land. The City offers financial assistance and surplus city-owned residential lots to ensure the affordability of these homes, which must be sold to income-qualified households.

The program's primary goal is to support the development of in-fill housing that serves families earning at or below 80% of the Area Median Income (AMI), in accordance with HUD's HOME Investment Partnerships Program (24 CFR Part 92). This includes the provision of interest-free construction financing to developers along with housing counseling and forgivable down payment assistance to qualified buyers.

The ECD Department has established the following guidelines to administer the Single-Family Housing Development Program:

1) **Program Objectives**

   a. **Increase Affordable Homeownership:**
   To expand the stock of affordable for-sale housing within the City of Fayetteville for low- to moderate-income households.

   b. **Leverage Federal and Local Resources:**
   To combine federal funds from HUD's HOME program with local support to incentivize the development of high-quality, affordable housing.

   c. **Ensure Long-Term Affordability:**
   To maintain the affordability of the housing units for a minimum of 15 years through federal compliance mechanisms.

2) **Program Eligibility Requirements**

   a. **Eligible Participants**:
   Both for-profit and non-profit developers authorized to do business in North Carolina, are eligible to participate in the program. Developers must demonstrate the capacity to undertake and complete housing developments and meet federal funding requirements as described in 24 CFR Part 92.

   b. **Income Eligibility**:
   Housing units developed under this program must be sold to households earning at or below 80% of the AMI, as defined annually by HUD. Compliance with income eligibility requirements must be maintained throughout the marketing, sale, and occupancy of the units. This requirement is specified in 24 CFR 92.254. More information can be found within the City's Homebuying HERO program.

   c. **Affordability Period:**

Once constructed, homes must be sold within nine (9) months of the date of completion of construction or rehabilitation. If there is no ratified sales contract with an eligible homebuyer for the housing within this timeframe, the housing must be rented to an eligible tenant in accordance with 24 CFR 92.254(a)(3). Homes must remain affordable for a minimum of 15 years. The affordability period is enforced through forgivable mortgages and covenants, as required by 24 CFR 92.254(a)(4).

d. **Maximum Sales Price:**
The sales price of each home must not exceed HUD's published maximum HOME Homeownership Value Limits for HOME-assisted housing units. This price cap ensures that the homes remain affordable to the targeted income group and complies with 24 CFR 92.254(a)(2).

3) City Support and Financial Assistance

a. **Construction Financing**:
The City will provide interest-free construction financing to developers to cover up to $50,000 of the cost to build the homes. Funding will be provided as an advancement and will be repaid upon the sale of the home to a qualified buyer. All loan repayments must be finalized at closing or within a reasonable time after the sale, in compliance with 24 CFR 92.205(b)(1).

b. **Down Payment Assistance:**
The City will offer up to $50,000 in forgivable down payment assistance to eligible homebuyers. Assistance will be provided based on the debt-to-income ratio guidelines within the City's Homebuying HERO program. For this program, up to $50,000 in assistance may be utilized, based on the buyer's ability to pay a first mortgage and utilize other downpayment programs. This assistance is structured as a forgivable loan that will be forgiven over the 15-year affordability period, contingent upon the buyer's continuous occupancy. Developers must disclose the availability of this assistance to prospective buyers and ensure the necessary documentation for compliance.

4) Program Design and Development Requirements

a. **Conformance to Neighborhood Design:**
The design of the housing must reasonably conform to the existing design characteristics of the surrounding neighborhood. This includes architectural style, building materials, exterior finishes, and lot configuration. Designs should be compatible with local building codes and zoning requirements, ensuring that new development enhances the neighborhood's character. Federal regulations also encourage projects that align with the needs and preferences of the local community (24 CFR 92.202).

b. **Energy Efficiency and Sustainability**:
Developers are encouraged to incorporate energy-efficient and sustainable construction practices. Sustainable features such as energy-efficient appliances, green building materials, and renewable energy sources are highly desirable. Compliance with local energy codes and sustainability goals must be documented during the construction process, as allowed under 24 CFR 92.206(a)(3)(ii).

c. **Construction Timelines**:
Developers must begin construction within six (6) months of being awarded the project. All housing units must be completed within twenty-four (24) months of the award date. Timely completion is essential for ensuring compliance with HOME program regulations, which require adherence to development timelines under 24 CFR 92.205(e).

d. **Sales Timelines**:
Once constructed, homes must be sold within nine (9) months of the date of completion of construction or rehabilitation. If there is no ratified sales contract with an eligible homebuyer for the housing within this timeframe, the housing must be rented to an eligible tenant in accordance with 24 CFR 92.254(a)(3).

e. **Terminated Projects:**
If a project is terminated before completion, either voluntarily or involuntarily, the developer will be required to repay the total amount of funding provided.

5) Affordability Compliance and Monitoring

a. **Affordability Enforcement and Down Payment Assistance:**
The City of Fayetteville will provide construction financing secured by a deed of trust and promissory note, and any other applicable encumbrances on the property to ensure that the developer sells the home in accordance with 24 CFR 92.254.

The City of Fayetteville will provide down payment assistance to eligible homebuyers in the form of a deferred, forgivable second (or lower priority with approval) mortgage, secured by a deed of trust and a promissory note. For the allotted time following project completion (the Affordability Period), the homeowner must continue to occupy the home as their primary residence for the entire period to fully benefit from the program. In the event the housing does not continue to be the principal residence of the family for the duration of the Affordability Period, the city shall recapture a portion of the assistance provided to the homebuyers in accordance with the terms and conditions provided in the deed of trust and note. The recapture provisions shall be as follows:

i. **Deferred Forgiveness:**
The total amount of assistance provided will decrease over time and will only be repaid to the City in the order of recording and from the proceeds of the sale.
1. 100% of the assistance provided will be recaptured if the assisted housing unit is sold, transferred or otherwise ceases to be the principal residence of the assisted homeowner prior to the six (6) year anniversary of the recording of the deed of trust and note.
2. Beginning on the six (6) year anniversary of the recording of the deed of trust and note, the amount to be recaptured shall decrease annually at a pro-rated amount such that the balance due at the end of the loan term shall be $0. For example, for a loan with a 15-year affordability period, the amount subject to recapture shall be reduced by 10% per year starting on the 6-year anniversary.

ii. **Enforcement Mechanisms:**
The deferred mortgage and promissory note will be secured by a lien on the property.

This lien will remain in place for the entire affordability period and will only be released once the Deed of Trust has been fully forgiven. The City will record the Deed of Trust and promissory note with the appropriate county office to ensure legal enforceability. This mechanism provides a safeguard against the early sale or transfer of the property to non-income-eligible households. The HOME Program funds provided under this program will be recaptured in accordance with 24 CFR 92.254(a)(5)(ii) and shall be repaid to the city recorded as program income in accordance with 24 CFR 92.503 and used in accordance with the requirements of the HOME Program.

iii. **Ineligible Sale or Transfer:**
Should the developer sell and/or transfer ownership of property assisted with funds to a homeowner who does not meet the income eligibility of the program as described in Section III.2, the developer shall reimburse the city the amount of funds disbursed on the project by the city. The city shall deposit said funds in the local Housing Trust Account to be utilized for other affordable housing activities at the discretion of the city. Multiple ineligible sales or transfers will disqualify a developer from future funding at the discretion of the City.

b. **Homebuyer Eligibility Verification:**
Developers are responsible for verifying the eligibility of potential homebuyers based on household income. Documentation verifying eligibility, including income verification and certification, must be retained for monitoring purposes. Developers must comply with 24 CFR 92.508 regarding recordkeeping and reporting requirements. Additional guidance will be provided by staff in the event that a project is selected for funding.

c. **Monitoring and Recapture Enforcement:**
The City will monitor compliance with the affordability period through regular checks and homeowner certifications, ensuring that the property remains the homeowner's primary residence. In the event of a sale or change in residency, the City will calculate and recover the remaining balance of the deferred mortgage in accordance with the recapture provision.

The recaptured funds will be returned to the City's affordable housing fund and reinvested into future housing programs. The City's compliance team will maintain records of all forgiven mortgages, outstanding balances, and recapture amounts, ensuring that federal compliance standards under 24 CFR 92.254 are met.

6) Proposal Evaluation Criteria
Proposals will be evaluated based on the following criteria:

a. **Affordability and Compliance:**
How well the proposal aligns with HUD's HOME program requirements, particularly 24 CFR 92.254.

b. **Design and Sustainability**:
The degree to which the housing design is compatible with neighborhood characteristics and incorporates sustainability features.

c. **Organizational Capacity**:

The developer's experience and ability to deliver affordable housing projects within the required timelines and budget.

d. **Financial Feasibility**:
The soundness of the proposed financing plan, including the use of City-provided construction financing and repayment plans.

7) Federal Requirements

All developments under this program must comply with the following federal requirements:

a. **Fair Housing and Equal Opportunity (24 CFR Part 92.350)**:
Ensuring non-discrimination in housing and community development activities.

b. **Environmental Review (24 CFR Part 92.352)**:
Compliance with environmental review requirements as per HUD's regulations.

c. **Relocation Assistance (24 CFR Part 92.353)**:
Compliance with federal relocation requirements in cases where existing occupants are displaced.

d. **Labor Standards (24 CFR Part 92.354)**:
Adherence to federal labor standards in construction, including the Davis-Bacon Act, when applicable.

8) Conclusion

The City of Fayetteville is committed to creating new affordable housing opportunities while fostering the development of vibrant, sustainable communities. This Affordable Housing Development Program provides significant financial support to incentivize developers to build affordable homes while ensuring long-term affordability for low- to moderate-income families. By adhering to the requirements outlined in this document and HUD's HOME regulations, the City aims to achieve lasting impacts on the local housing market and improve the quality of life for Fayetteville residents.

FAYETTEVILLE NC
ECONOMIC & COMMUNITY DEVELOPMENT

Affordable Single-Family Housing Development Program
Developer Background and Property Awards

Purpose
This attachment summarizes the developers selected through the City of Fayetteville's Affordable Single-Family Housing Development (ASFHD) Program and related HOME Community Housing Development Organization (CHDO) track. The summaries are based on proposal materials submitted in response to the City's RFP process and are provided to supplement the agenda item authorizing conveyance of City-owned residential lots and issuance of related HOME construction loans.

Proposal Documentation Reviewed
Respondents submitted materials sufficient for staff to confirm proposer identity, evaluate development capacity, and assess the proposed project approach, including company/contact information, RFP and addenda acknowledgements, experience and qualifications, key staff information, housing design, site layout, sustainability features, zoning compliance, budget and financing plan, timeline, and sales and marketing plan. Staff also reviewed supporting materials where provided, such as lender relationships, bonding or insurance information, financial capacity documentation, sample plans, and prior project examples, to determine whether each respondent had a reasonable path to construct the home, comply with HOME requirements, identify eligible buyers, and complete the project within RFP and program timelines.

Evaluation Overview
Staff reviewed proposal materials for developer experience and qualifications, proposed development plan and design, budget and financing approach, project timeline, sales and marketing plan, and ability to comply with HOME affordability and eligibility requirements. Selected developers will be required to comply with the RFP, program guidelines, HOME requirements, and the City's property transfer and loan documents.

Legal Review and Closing Process
The City has worked with outside legal counsel retained through the City Attorney's Office to develop the property transfer and loan documents, structure the conveyance of City-owned lots, and support the initial closings. Before any property is conveyed or HOME funds are disbursed, each closing will require completion or confirmation of applicable transfer and loan documents, affordability restrictions, security instruments, environmental and title-related requirements, and other closing conditions to protect the City's interest and confirm project readiness to the extent practicable.

Selected Developers and Property Awards

Developer / Track	Background and Experience	Awarded Properties
Mason Builders LLC ASFHD Developer Track	Mason Builders LLC is an established North Carolina general contractor with residential and commercial construction experience dating back to 1995. The firm identified completed and current affordable housing work in Rocky Mount, including homes built using the Advance Energy/System Vision affordable home model.	203 B Street 205 B Street
Besmore LLC ASFHD Developer Track	Besmore LLC identified experience with market-rate and affordable housing projects since 2018,	304 S. Cool Spring Street 306 S. Cool Spring Street

Developer / Track	Background and Experience	Awarded Properties
	including work in Chicago, Rocky Mount, Dunn, and ReBuild NC-related housing projects in eastern North Carolina. The firm proposed modest single-family homes with energy-efficient features and sales prices below the HOME maximum sales price.	
Maybridge Development LLC ASFHD Developer Track	Maybridge Development LLC is a Fayetteville-based licensed general contractor and woman-owned small business with experience in residential construction, government contracting, historic renovation, and affordable housing-related development. The firm also participated in the City of Fayetteville's General Contractor Prep Program and proposed an energy-efficient, HOME-compliant single-family home model.	329 Cross Creek Street
Warren Construction & Demolition LP ASFHD Developer Track	Warren Construction & Demolition LP is a Fayetteville-based minority woman-owned contractor with experience in demolition, lot clearing, debris removal, site preparation, and general contracting. The firm proposed using its site-preparation experience and construction capacity to develop an affordable single-family home on the awarded lot.	205 Deep Creek Road
Jarvora Duncan ASFHD Developer Track	Jarvora Duncan identified long-term local real estate investment experience in Cumberland County and recent affordable housing construction experience in the downtown Fayetteville area, including completion of a multifamily duplex near the proposed project area. The proposal included use of local construction partners and personal funding to support development of the homes.	330 Lincoln Drive 332 Lincoln Drive
Brick Capital Community Development Corporation HOME CHDO Track	Brick Capital Community Development Corporation is a nonprofit community development corporation founded in 1990 with substantial affordable housing development and counseling experience. Brick Capital reported building and selling more than 80 single-family homes, managing 25 rental units, operating as a HUD-approved housing counseling agency, and completing similar public-private affordable housing partnerships with the City of Sanford.	308 S. Cool Spring Street 208 Nimocks Avenue 215 Nimocks Avenue 216 Nimocks Avenue 217 Nimocks Avenue 220 Nimocks Avenue 224 Nimocks Avenue 226 Nimocks Avenue

Summary of Awards

The proposed Council action includes sixteen City-owned residential lots: eight lots through the general Affordable Single-Family Housing Development Program developer track and eight lots through the HOME Community Housing Development Organization track. Homes proposed on non-City-owned lots are not included in this property conveyance action.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0302

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A11

TO: **Mayor and Members of City Council**

THRU: **Douglas J. Hewett, ICMA-CM, City Manager**
Jeffery Yates, ICMA-CM, Assistant City Manager

FROM: **Roberto E. Bryan Jr., Chief of Police**
Michelle Brooks, Interim Budget & Evaluation Director

DATE: **May 26, 2026**

RE:
Accept the Juvenile Restitution Program Grant Awarded from North Carolina Department of Public Safety and Adopt Special Revenue Fund Project Ordinance Amendment

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal 1: Safe and Secure Community

Executive Summary:
The City was previously awarded grant funding from the North Carolina Department of Public Safety through the Juvenile Justice and Delinquency Prevention program. Council adopted Special Revenue Fund Project Ordinance 2026-10 to appropriate $92,273 for personnel and operating costs of the Fayetteville-Cumberland Juvenile Restitution Program. The $92,273 appropriation includes the $65,795 grant award, the City's local match of $15,951 and Cumberland County's local match of $10,527.

Council is asked to adopt Special Revenue Fund Project Ordinance Amendment 2026-10 to appropriate $3,000 in additional funding that was awarded to the City through this grant.

Background:
The Fayetteville-Cumberland Juvenile Restitution Program focuses on making juvenile offenders, typically between the ages of 11 and 17, accountable to the community and/or victim(s) through community service work. Youth are referred to the program to complete court-ordered community service and/or restitution requirements.

The program provides meaningful work opportunities for juveniles to teach them accountability and to accept responsibility for their actions. In addition, the program focuses on changing the juvenile's attitude and negative behavior through positive reinforcement and life experiences. It is the goal of the program to decrease future criminal misbehavior by those served.

Issues/Analysis:
The grant performance period extends through June 30, 2026.

Budget Impact:
There is no impact on the General Fund balance.

Options:
1. Accept the grant award and adopt Special Revenue Fund Project Ordinance Amendment 2026-10 to appropriate funds.
2. Do not accept the grant award or adopt Special Revenue Fund Project Ordinance Amendment 2026-10 and provide further guidance to staff.

Recommended Action:
Staff recommends that Council accept the grant award and adopt Special Revenue Fund Project Ordinance Amendment 2026-10 as presented.

Attachments:
Special Revenue Fund Project Ordinance Amendment 2026-10
Program Agreement Revision

SPECIAL REVENUE FUND PROJECT ORDINANCE
AMENDMENT 2026-10

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following special revenue project ordinance is hereby amended:

Section 1. The project change authorized is for the funding of the Fayetteville-Cumberland Juvenile Restitution Program awarded by the North Carolina Department of Public Safety.□

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

	Listed As	Amendment	Revised
N.C. Department of Public Safety	$ 65,795	$ 3,000	$ 68,795
Local Match - Cumberland County	10,527	-	10,527
Local Match - City of Fayetteville General Fund Transfer	15,951	-	15,951
	$ 92,273	$ 3,000	$ 95,273

Section 4. The following amounts are appropriated for the project:

	Listed As	Amendment	Revised
Project Expenditures	$ 92,273	$ 3,000	$ 95,273

Section 5. Copies of this special revenue project ordinance amendment shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Section 6. The City Manager is hereby authorized and directed to take such action as he may deem necessary or appropriate to execute this ordinance.

Adopted this 26th day of May, 2026.

Docusign Envelope ID: D5794859-CC22-8472-81AA-77BEA6BD9755

North Carolina Department of Public Safety
Juvenile Justice and Delinquency Prevention

JCPC Program Agreement Revision

SECTION I A	SPONSORING AGENCY AND PROGRAM INFORMATION		
FUNDING PERIOD:	FY 25-26	DPS/JCPC FUNDING # (cont only)	526-10413
COUNTY:	Cumberland	AREA:	Central Area
NAME OF PROGRAM:	Fayetteville-Cumberland Juvenile Restitution Program		
SPONSORING AGENCY:	Fayetteville Police Department		

Name:	Lt. Ranessa Wallace			Title:	Program Manager
Mailing Address:	467 Hay Street			City:	Fayetteville
				Zip:	28301
Phone:	(910) 433-1885	Fax:	(910) 433-1042	E-mail:	RanessaWallace@fayettevillenc.gov

Program Manager Name & Address *(same person on signature page)*

THE REASONS FOR THIS BUDGET REVISION ARE AS FOLLOWS:

- ☑ INCREASE IN DPS/JCPC REVENUES
- ☐ DECREASE IN DPS/JCPC REVENUES
- ☐ INCREASE IN OTHER REVENUES
- ☐ DECREASE IN OTHER REVENUES
- ☐ CAPITAL EXPENDITURE ADJUSTMENT
- ☐ CONTRACTED SERVICE ADJUSTMENT
- ☐ LAPSED SALARY ADJUSTMENT
- ☑ LINE ITEM ADJUSTMENT
- ☐ CHANGE IN COMPONENT (attach revised Component Narrative)

COMMENTS: Addition monetary funds of $3,000 needed to disburse to victims

LINE ITEMS IN THE CURRENT DPS/JCPC APPROVED BUDGET ARE BEING ADJUSTED AS FOLLOWS:

Item #	Increase	Decrease	Explanation
390	$3,000		Additional $2,000 needed to cover victims
Total	$3,000	$0	**Difference** $3,000

Docusign Envelope ID: D5794859-CC22-8472-81AA-77BEA6BD9755

BUDGET NARRATIVE		
Fayetteville-Cumberland Juvenile Restitution Program	Fiscal Year	FY 25-26

Item #	Justification	Expense	In Kind Expense
120	Program Coordinator, CPG 156, 40 hours @27.488, 57,175/2080; Cost of living increase @4.61%, 2,169 (This is the actual formula expense. Actual cash reduced based on JCPC award)	$54,294	
180	FICA 7.65% ($4,539.74), Retirement 14.86% ($8,818.37) Worker's comp 2.70%($1,602.26), Dental life ins., Health ins, $9,823, longevity pay 7.5%($4,450.73), 401K,4%, $2,373.72 (This is the actual formula expense. Actual cash reduced based on JCPC award)	$21,329	
250	1 Program Vehicle-Fuel Cost ($814 estimated cost) Vehicle is used to go out to worksites to do safety inspections, locate additional work sites and also to check on clients at worksites.	$814	
260	Paper, toner, discs, etc	$300	
310	Staff Development Conference/Training Expense	$300	
320	Postage	$100	
350	1 Program Vehicle- Maintenance/Repair Expenses ($1,000 estimated cost) This vehicle is currently part of inventory and maintenance to be ensured on this vehicle.	$1,000	
390	Monetary Restitution Bank for reimbursement for victims @ $8.00 per hour x1,689	$16,512	
450	Accident insurance @$3.25. per client for 70 clients, $85 Annual Membership	$312	
450	Liability insurance coverage for 70 clients @3.25 $85 Annual Membership	$312	
TOTAL		**$95,273**	**$0**

Job Title	Annual Expense Wages	Annual In Kind Wages
Cost of Living Adjustment (COLA) is included as wages	$2,169	
Program Coordinator - $27.488/hr x 40/hrs=$1,099./wk x 52 weeks=$57,175	$52,125	
TOTAL	**$54,294**	**$0**

Budget Information Page **Program:** Fayetteville-Cumberland Juvenile Restitution Program

Fiscal Year: FY 25-26 **Number of Months:** 12

	Cash	In Kind	Total
I. Personnel Services	**$75,623**		**$75,623**
120 Salaries & Wages	$54,294		$54,294
180 Fringe Benefits	$21,329		$21,329
190 Professional Services*			$0
*Contracts MUST be attached			
II. Supplies & Materials	**$1,114**		**$1,114**
210 Household & Cleaning			$0
220 Food & Provisions			$0
230 Education & Medical			$0
240 Construction & Repair			$0
250 Vehicle Supplies & Materials	$814		$814
260 Office Supplies and Materials	$300		$300
280 Heating & Utility Supplies			$0
290 Other Supplies and Materials			$0
III. Current Obligations & Services	**$17,912**		**$17,912**
310 Travel & Transportation	$300		$300
320 Communications	$100		$100
330 Utilities			$0
340 Printing & Binding			$0
350 Repairs & Maintenance	$1,000		$1,000
370 Advertising			$0
380 Data Processing			$0
390 Other Services	$16,512		$16,512
IV. Fixed Charges & Other Expenses	**$624**		**$624**
410 Rental or Real Property			$0
430 Equipment Rental			$0
440 Service and Maint. Contracts			$0
450 Insurance & Bonding	$624		$624
490 Other Fixed Charges			$0
V. Capital Outlay			**$0**
[This Section Requires Cash Match]			
510 Office Furniture & Equipment			$0
530 Educational Equipment			$0
540 Motor Vehicle			$0
550 Other Equipment			$0
580 Buildings, Structure & Improv.			$0
Total	**$95,273**		**$95,273**

SOURCES OF PROGRAM REVENUE (ALL SOURCES)

CURRENT BUDGET REVENUE			NEW BUDGET REVENUE		
$65,795			$68,795		
DPS/JCPC Funds			DPS/JCPC Funds		
$10,527	Cumberland County		$10,527	Cumberland County	
County Cash	*Source of County Cash*		County Cash	*Source of County Cash*	
$15,951	PD City of Fayetteville		$15,951	PD City of Fayetteville	
Local Cash 1	*Source of Local Cash 1*		Local Cash 1	*Source of Local Cash 1*	
Local Cash 2	*Source of Local Cash 2*		Local Cash 2	*Source of Local Cash 2*	
$0			$0		
Local In-Kind	*Source of Local In-Kind*		Local In-Kind	*Source of Local In-Kind*	
Local In-Kind 1	*Source of Local In-Kind 1*		Local In-Kind 1	*Source of Local In-Kind 1*	
Local In-Kind 2	*Source of Local In-Kind 2*		Local In-Kind 2	*Source of Local In-Kind 2*	
Local In-Kind 3	*Source of Local In-Kind 3*		Local In-Kind 3	*Source of Local In-Kind 3*	
Local In-Kind 4	*Source of Local In-Kind 4*		Local In-Kind 4	*Source of Local In-Kind 4*	
Local In-Kind 5	*Source of Local In-Kind 5*		Local In-Kind 5	*Source of Local In-Kind 5*	
Other 1	*Source of Other 1*		Other 1	*Source of Other 1*	
Other 2	*Source of Other 2*		Other 2	*Source of Other 2*	
Other 3	*Source of Other 3*		Other 3	*Source of Other 3*	
Other 4	*Source of Other 4*		Other 4	*Source of Other 4*	
$92,273			$95,273		
TOTAL			**TOTAL**	**DIFFERENCE**	$3,000
$13,159	20%	$26,478	$13,759	20%	$26,478
Required Local Match	Local Match Rate	Local Match Provided	Required Local Match	Local Match Rate	Local Match Provided

DocuSigned by:
Cindy Porterfield
798FE7A4BD9F419...

4/21/2026

Authorizing Official, Department of Public Safety — **Date**

Signed by:
Robin M Koonce
47DF694FABC24C4...

4/21/2026

Chair, County Board of Commissioners or County Finance Director — **Date**

Signed by:
E25061365C004AE...

4/21/2026

Chair, Juvenile Crime Prevention Council — **Date**

Signed by:
Lt. Ranessa Wallace
7ABDF5C255EF492...

4/21/2026

Program Manager — **Date**

docusign

Certificate Of Completion

Envelope Id: D5794859-CC22-8472-81AA-77BEA6BD9755
Status: Completed
Subject: DPS eSignature Request for Cumberland 526-10413 Fayetteville-Cumberland Juvenile Restitution Program
Source Envelope:
Document Pages: 5
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Signatures: 4
Initials: 0

Envelope Originator:
DPS-DJJ Community Programs
3040 Hammond Business Pl
Raleigh, NC 27603
djjdp.applicationsupport@ncdps.gov
IP Address: 207.4.107.7

Record Tracking

Status: Original
4/17/2026 9:34:35 AM

Holder: DPS-DJJ Community Programs
djjdp.applicationsupport@ncdps.gov

Location: DocuSign

Signer Events	Signature	Timestamp
Lt. Ranessa Wallace RanessaWallace@fayettevillenc.gov Security Level: Email, Account Authentication (None)	Signed by: Lt. Ranessa Wallace 7ABDF5C255EF492... Signature Adoption: Pre-selected Style Using IP Address: 70.62.125.130	Sent: 4/17/2026 9:34:37 AM Viewed: 4/21/2026 9:41:33 AM Signed: 4/21/2026 9:41:59 AM
Electronic Record and Signature Disclosure: Accepted: 4/21/2026 9:41:33 AM ID: 0895a454-0fe3-4ad3-8f2a-7bb7d7182bef		
Mike Fiala mike.fiala@smithdempster.com Security Level: Email, Account Authentication (None)	Signed by: E25061365C004AE... Signature Adoption: Drawn on Device Using IP Address: 2600:387:15:4115::b Signed using mobile	Sent: 4/21/2026 9:42:00 AM Viewed: 4/21/2026 10:51:30 AM Signed: 4/21/2026 10:51:39 AM
Electronic Record and Signature Disclosure: Accepted: 4/21/2026 10:51:30 AM ID: 5557a48c-05b3-4759-ada7-20ebfdf55a8b		
Robin M Koonce rdeaver@cumberlandcountync.gov Finance Director/CFO Security Level: Email, Account Authentication (None)	Signed by: Robin M Koonce 47DF694FABC24C4... Signature Adoption: Pre-selected Style Using IP Address: 152.31.99.250	Sent: 4/21/2026 10:51:40 AM Viewed: 4/21/2026 11:00:13 AM Signed: 4/21/2026 11:00:50 AM
Electronic Record and Signature Disclosure: Accepted: 4/21/2026 11:00:13 AM ID: 735111b7-7ce6-4c2f-8eae-c06685de4c6c		
Cindy Porterfield cindy.porterfield@ncdps.gov Director of Juvenile Community Programs NC Dept of Public Safety Security Level: Email, Account Authentication (None)	DocuSigned by: Cindy Porterfield 798FE7A4BD9F419... Signature Adoption: Pre-selected Style Using IP Address: 199.90.60.4	Sent: 4/21/2026 11:00:51 AM Viewed: 4/21/2026 4:25:38 PM Signed: 4/21/2026 4:25:42 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

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Notary Events	**Signature**	**Timestamp**
Envelope Summary Events	**Status**	**Timestamps**
Envelope Sent	Hashed/Encrypted	4/17/2026 9:34:37 AM
Certified Delivered	Security Checked	4/21/2026 4:25:38 PM
Signing Complete	Security Checked	4/21/2026 4:25:42 PM
Completed	Security Checked	4/21/2026 4:25:42 PM
Payment Events	**Status**	**Timestamps**
Electronic Record and Signature Disclosure		

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Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign â€˜Withdraw Consentâ€™ form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

How to contact NC Dept of Public Safety:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: david.pozun@ncdps.gov

To advise NC Dept of Public Safety of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at david.pozun@ncdps.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to david.pozun@ncdps.gov and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an e-mail to david.pozun@ncdps.gov and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	WindowsÂ® 2000, WindowsÂ® XP, Windows VistaÂ®; Mac OSÂ® X
Browsers:	Final release versions of Internet ExplorerÂ® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safariâ„¢ 3.0 or above (Mac only)
PDF Reader:	AcrobatÂ® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the â€˜I agreeâ€™ button below.
By checking the â€˜I agreeâ€™ box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and

- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and

- Until or unless I notify NC Dept of Public Safety as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by NC Dept of Public Safety during the course of my relationship with you.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0303

Agenda Date: 5/26/2026 **Version:** 3 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A12

TO: **Mayor and Members of City Council**

THRU: **Douglas J. Hewett, ICMA-CM, City Manager**

FROM: **Dr. Andrew Mansell, Senior Assistant to the City Manager**

DATE: **May 26, 2026**

RE:
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.

COUNCIL DISTRICT(S):

All

Relationship To Strategic Plan:

Priority One: Ongoing commitment to a comprehensive approach to community safety.

Executive Summary:

City Council is asked to grant final approval and authorize the City Manager to execute the renewed Memorandum of Agreement (MOA) between the City of Fayetteville and Cumberland County Schools (CCS) for the School Resource Officer (SRO) program. Following the staff presentation of the negotiated renewal terms, Council previously voted to move forward with the renewal. CCS has since transmitted the official, executable contract to the City. This action authorizes the City Manager to sign the agreement on behalf of the City.

Background:

The City of Fayetteville and Cumberland County Schools current MOA covers FY26 (July 2025 - June 2026) and expires on June 30, 2026. Staff previously presented the negotiated renewal terms to City Council, including the SRO Program Overview outlining program goals, deployment, role and accountability structure, budget, and the negotiated renewal package. Council reviewed the negotiated terms and voted to move forward with renewal, directing staff to notify CCS of the City's intent prior to the April 15, 2026 deadline. CCS has since prepared and transmitted the official executable agreement to the City for signature.

Issues/Analysis:

The contract received from CCS reflects the terms previously negotiated by staff and endorsed by Council, including:

- Full freight service - the agreement is completely cost-neutral to the City for both SROs and Traffic Control Officers (TCOs);

- Three-year contract term (replacing the prior annual term), with a 12-month notice of non-renewal that preserves the City's flexibility;
- Continuation of the existing SRO deployment model - 18 SROs covering 9 high schools, 6 middle schools, and 3 floating districts (Campbellton, Cross Creek, and Central);
- Reaffirmation that SROs remain FPD employees under the Chief of Police's chain of command at all times, with clear boundaries that SROs enforce criminal law only and do not serve as school disciplinarians (MOA Section 3.6);
- Red light camera funding consistent with the prior arrangement (all proceeds paid to CCS; CCS pays vendor fees) as that program is reestablished; and
- A commitment by both parties to include future conversations regarding potential incorporation of the Occupational Course of Study (OCS) program as an alternative safety position.

Budget Impact:

Execution of the renewed MOA carries no net cost to the City. CCS reimburses the City for the actual salary and benefits of assigned SROs - not a flat fee. The City will continue to invoice CCS quarterly, and CCS will remit payment within 30 days of invoice.

Options:

- Option A - Approve the renewed MOA as transmitted by Cumberland County Schools and authorize the City Manager to execute the agreement on behalf of the City.
- Option B - Decline to authorize execution and provide further direction to staff.

Recommended Action:

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.

Attachments:

26-27 City of Fayetteville SRO MOA, 26-27 City of Fayetteville TCO MOA

North Carolina **Memorandum of Agreement**
(School Resource Officer Services)
(Initial Term: July 1, 2026, through June 30, 2027)

Cumberland County

This MEMORANDUM OF AGREEMENT, made and entered into by and between the City of Fayetteville, North Carolina (hereinafter referred to as "City"), and the Cumberland County Board of Education (hereinafter referred to as "Board").

PREMISES

WHEREAS, the Board and the City mutually recognize the benefits to the citizens of Fayetteville, North Carolina, and particularly to the students of the public school system of Cumberland County, North Carolina, derived from the assignment of officers to provide School Resource Officers (SROs) and their services to the public schools located within the City;

WHEREAS, the parties acknowledge that student behavior and the vast majority of school-based discipline matters are best handled by educators and school administrators, and not by law enforcement personnel or the court system;

WHEREAS, the Board desires to have the City provide officers to serve as School Resource Officers in the schools located within the municipal boundaries of the City under the covenants, terms, and conditions set out in this Agreement;

WHEREAS, the City, pursuant to the terms of this Agreement, is willing to provide School Resource Officers to and for designated schools in the City;

WHEREAS, it is in the best interest of the citizens of Fayetteville as well as the Board, and the City, to establish the services as hereinafter described; and

NOW, THEREFORE, in consideration of the promises and covenants of the parties hereto herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Board and the City do hereby agree as follows:

1. **Term.**

1.1 Effective Dates and Renewal. The initial term of this Agreement shall be effective from July 1, 2026 through June 30, 2027. This Agreement shall automatically renew for two (2) successive one-year terms, through June 30, 2029, unless either party provides a written notice of termination by April 15 of the then current year. This Agreement may be renewed for subsequent, additional terms upon the mutual written agreement of the parties.

1.2 Non-Appropriation Contingency. Notwithstanding any other provision of this

Agreement, all obligations under this Agreement shall terminate if sufficient funds for continuation are not appropriated. Notwithstanding any other provisions of this Agreement, the parties agree that payments made by the City to comply hereunder are from appropriations and monies from the City Council and other governmental entities. In the event sufficient appropriations or monies are not made available to the City to make payments to comply with the terms of this Agreement for any fiscal year, this Agreement shall terminate immediately without further obligation of the City.

1.3 Termination; Amendment; Modification.

1.3.1 Notwithstanding the provisions of sections 1.1 and 1.2 above or any other provision of this Agreement, either party to this Agreement, either with or without cause, upon notice being served in writing to the other party of not less than 90 days prior to the effective date of such termination, may terminate this Agreement either with or without announcing the cause for such termination. This Agreement may be terminated immediately for breach, by written notice which documents the specific grounds for the breach, to the other parties. Payment for services shall continue up to the date of termination as specified in the notice of termination. In the event of such termination, then the obligations of each party under the terms of this Agreement shall cease and become unenforceable as of the effective date of the termination. Unless otherwise expressly provided, an amendment, modification, or agreed alteration of this Agreement shall not operate as nor shall it be interpreted as a termination of this Agreement.

1.3.2 In any event, this Agreement contemplates the SRO staffing described in Schedule 1, attached hereto and incorporated by reference, being subject to the availability of Board funding, City funding, state funding, and state grant funding, as well as the availability of qualified officers, and in the event that the Board shall suffer a shortfall, decrease, or denial of anticipated funding, or the City is unable to meet the staffing requirements of Schedule 1, whether during an initial start-up phase or thereafter, the Board and the City agree that the number of officers actually assigned by the Fayetteville Police Chief (Chief) shall reflect the available funding and/or staffing so as to maintain the highest possible level of service and coverage, subject to and within the then-existing funding and staffing constraints, and in such event, termination of this Agreement shall not be necessary. Upon reaching an agreement as to the level of officer coverage available in light of funding and/or staffing, an addendum to Schedule 1 shall be executed and adopted and incorporated into this Agreement and such modification shall not operate as a termination of this Agreement.

1.3.3 Notwithstanding the foregoing, in the event funding is not available for the continuation of this Agreement, the non-funded party will notify the other party, and this Agreement will terminate at the end of the last fiscal year

for which funds were appropriated and neither party will, under any circumstances, be in default.

1.3.4 This Agreement may be modified or amended by mutual consent of both parties as long as the amendment is executed in the same fashion as this Agreement. The parties anticipate that this Agreement may be amended periodically and, particularly in light of the potential funding, hiring, and retention of additional School Resource Officers. Unless otherwise specifically agreed in writing such amendment shall not operate as or be interpreted to be a termination of this Agreement, and it shall continue in effect except as necessarily or expressly modified through such amendment.

2. Purpose and Scope of Agreement. This Memorandum of Agreement formalizes the relationship between the Board and the City in order to foster an efficient and cohesive program that will build a positive relationship between City Fayetteville Police Officers and the students in the Cumberland County Schools (CCS).

2.1 A School Resource Officer Program has been established in the public school system of Cumberland County, North Carolina to promote a safe and secure environment on the campuses of the public schools in Cumberland County. The goals and objectives of the County School Resource Officer Program include (1) minimizing the potential for crimes and violence on school campuses; (2) reducing conflict among students in the schools; (3) providing assistance to school faculty and staff on safety and violence prevention; and (4) increasing communication between law enforcement and the school community.

2.2 School Resource Officers are, first and foremost, law enforcement officers whose primary duty is enforcement of the law. Responsibility of the conduct of law enforcement officers, both personally and professionally, shall remain with the City and its Chief. Except as otherwise specifically provided herein, School Resource Officers shall remain at all times subject to the general supervision of the Chief and the assigned chain of command; in no event shall any School Resource Officer be subject to supervision by any person other than the Chief and the assigned chain of command and the Chief does not delegate to any other person or entity the final responsibility for discharging his/her official duties.

3. School Resource Officer Program. The parties, according to the terms of this Agreement, intend to maintain and operate the School Resource Officer Program in a mutually beneficial manner, and each party understands that the Program contemplates the following:

3.1 The Chief's assignment of uniformed, regularly employed Police Officers in good standing to serve as SROs pursuant to Schedule 1, attached hereto and incorporated herein by reference, and such Officers must abide by the Fayetteville Police Department

(Department) and City of Fayetteville standards and policies for the conduct of Police Officers.

3.2 The Chief or the assigned chain of command shall designate the requisite number of regularly employed Officers to supervise the School Resource Officer Program and to coordinate the functions of the School Resource Officer Program with the Superintendent of Schools or the designee of the Superintendent. The duties of the SRO supervisor shall include coordinating work assignments of the SROs between various campuses; ensuring SRO compliance with directives and policies of the Department and the requirements of law; coordinating community outreach with respect to the purposes and functions of the SRO program; coordinating training and professional development opportunities for SROs; coordinating SRO scheduling and work hours; and addressing concerns regarding performance and conduct of SROs in accord with the Department's protocols and requisites, and to the extent permissible under law and Department policies, in collaboration with Cumberland County Schools.

3.3 The SROs shall complete and maintain in-service training and certification requirements as would normally apply to all other certified officers in the Police Department along with the specific certification requirements for SROs before being assigned as an SRO, when feasible. To the extent practicable, the Department will make reasonable attempts to schedule in-service training to minimize the SRO's absence from school on an instructional day.

3.4 The SRO is to maintain high visibility, especially in areas of student gatherings during school hours and where incidents of crime or violence are most likely to occur during these hours.

3.5 The SROs shall execute appropriate enforcement action on criminal matters as necessary, and to the extent reasonable under the circumstances, informing the Principal before requesting additional enforcement assistance on campus and informing the Principal of any additional law enforcement responsibilities that may need to be undertaken, and notification of the Principal and the Chief or the assigned chain of command as soon as reasonable, permissible, and practicable if an investigation produced evidence of danger for any individual associated with the Cumberland County Schools or if there is a potential for violence at any of the schools.

3.6 The SROs will refrain from being involved in the enforcement of school policies or disciplinary rules that do not constitute violations of the law, except to the extent necessary or appropriate to maintain the safety of the faculty, staff, or student, or property of the school or to maintain a safe school environment (including when appropriate, appearance at school disciplinary proceedings) or to the extent such policies or rules are coterminous or coextensive with law. SROs shall consider the student's disabilities in interactions with the student, when said disabilities are known to the SRO.

3.7 Adherence to applicable legal requirements concerning interviews or searches with respect to appropriate or necessary formal law enforcement interviews or searches with students or staff on the school property or at school functions under the auspices of the Board. The SRO will not be involved in searches conducted by school personnel unless there is reasonable suspicion that a criminal act is involved or unless school personnel require the assistance of the SRO because of exigent circumstances. Formal investigations and arrests by law enforcement officials will be conducted in accordance with applicable legal requirements and Departmental policy. When SROs are executing the arrest of a student, school officials shall contact the student's parent as soon as practicable.

3.8 Confidential student records shall be effected only pursuant to an appropriate writ, warrant, or order, or with the approval of the Board, the Superintendent or the designee of the Superintendent or that of the Principal and as allowed under the Family Educational Rights and Privacy Act (FERPA) and applicable Board policies and procedures. Principals shall allow SROs to inspect and copy any public records maintained by the school including student directory information such as yearbooks. Absent such circumstances, SROs may not inspect and/or copy confidential student records except in specific circumstances necessitating such a review or inspection in exigent circumstances that present imminent danger to students or other members of the community, if knowledge of personally identifiable information in such records is necessary to protect the health and safety of the student or other persons, or under any other exception as allowable under FERPA or relevant Board policies.

3.9 Except for an SRO assigned as a "rover" to "roam" or rotate among certain schools, the SRO is expected ordinarily to remain on the school grounds during regular office hours for the school system during the applicable school calendar. The SRO is expected to leave the campus to assist in an emergency (as directed only by the Chief, or his/her designee), to attend required Department functions, to perform routine maintenance on equipment, to meet with parents about student issues related to the SRO Program, and the like. The Principal or an administrator should be informed of any planned absence from the campus outside of official police business.

3.10 The SRO is intended to be a positive role model at all times and in all facets of the job; and encourage students in developing positive attitudes towards the school, education, and positive living in general. The SRO may hold conferences and interviews with students, parents, staff and faculty members, in order to assist them with problems of law enforcement and crime prevention. Confidential information will be protected to the fullest extent of the law, unless the individual being interviewed is competent to and permits otherwise. If the interview is part of a criminal interrogation, appropriate warnings and consent will apply.

3.11 The SRO may develop expertise in presenting various subjects, particularly in meeting federal and state mandates in drug abuse prevention and/or gang prevention education, and provide these presentations at the request of the school personnel and with

the approval of the Chief or assigned chain of command in accordance with the established curriculum . Notwithstanding the foregoing, the parties recognize that the Board shall maintain full, final, and plenary authority over curriculum and instruction in the CCS, including the instruction of individual students.

3.12 The classroom instruction in CCS is the responsibility of the classroom teacher, and the SRO is not to attempt to control, influence, or interfere with any aspect of the school curriculum or classroom instruction except in emergency situations which rise to the level of criminal conduct or present a danger to faculty, staff, and students.

3.13 The SRO may attend meetings of parent and faculty groups to solicit their support and understanding of the School Resource Officer Program and to promote awareness of law enforcement functions in the school setting.

3.14 The SRO should be familiar with all community agencies which offer assistance to youths and their families such as mental health clinics, drug treatment centers, etc., and make referrals when appropriate.

3.15 The SRO is to confer with the Chief, Principal, the CCS security officers or administrators to develop plans and strategies to prevent and/or minimize dangerous situations on or near the campus or involving students at school-related activities.

3.16 The Board's provision to each SRO assigned to each school listed on Schedule 1, the following:

3.16.1 Access to suitable accommodations at the school.

3.16.2 A radio for use on campus.

3.16.3 Reasonable opportunity to address students, teachers, school administrators, and parents about the School Resource Officer Program's goals and objectives. School administrators shall seek input from the SROs regarding criminal justice problems relating to students and school security issues.

3.17 The Board's recognition and acknowledgment that enforcement of the CCS policies and the Code of Student Conduct is the responsibility of the school Principal and that the Principal shall refrain from attempting to involve the SRO in the enforcement of disciplinary rules that do not constitute violations of law (including, but not limited to, conducting searches and interviews of students), except in maintaining a safe school environment.

3.18 The Board acknowledges that the SRO constitutes a law enforcement presence on school campuses. The Board authorizes Principals to report any crimes that occur on campus to the assigned SRO in compliance with all applicable state laws and Board policies that require school officials to report criminal acts occurring on school grounds to the SRO or as may be necessary and, consistent with the SRO's duties, responsibilities, or directives, other law enforcement.

3.19 Each Principal's non-intervention and non-interference in criminal investigations and law enforcement actions or functions shall be observed and enforced.

4. **Reserved.**

5. Agreement and Duties of Each Party. The duties and responsibilities of the parties are delineated as follows:

5.1 The Board will be responsible for:

5.1.1 reimbursing the City for the cost of the actual salary and benefits for SROs as assigned under this Agreement;

5.1.2 contracting, hiring, and providing onsite security services for all of the middle and elementary schools during the Term, unless an SRO is assigned.

5.1.3 providing periodic evaluation and feedback regarding performance and quality of service to the appropriate contact person for the Chief;

5.1.4 providing the payment of the funds provided under the terms of this Agreement for purposes of the conduct and operation of the SRO program;

5.1.5 providing students and classroom time to teach youth oriented programs taught by School Resource Officers;

5.1.6 providing School Resource Officers with appropriate facilities, and support to successfully accomplish the mission of the School Resource Officer Program;

5.1.7 consulting with the Chief or the Chief's assigned chain of command in determining additional school security needs and to the extent possible implementing such security measures;

5.1.8 ensuring staff cooperation with law enforcement during critical response incidents;

5.1.9 communicating the needs and expectations of the school system for the services of School Resource Officers;

5.1.10 providing advice in the selection and placement of officers assigned as School Resource Officers;

5.1.11 ensuring that school officials seek to de-escalate the situation whenever responding to alleged student misbehavior, school. If de-escalation is not required, school officials shall make every reasonable effort to respond through guidance interventions, restorative practices, and other means, utilizing the least severe, appropriate disciplinary response, if any disciplinary action is warranted;

5.1.12 providing students and parents with opportunities to provide feedback on the SRO Program. School officials and the Board will consider all complaints about the SRO Program and work with the City towards a resolution; and

5.1.13 to the extent permitted by law, defending, indemnifying and holding harmless the City and its elected officials, employees, agents, successors, and assigns, from any and all liability and claims for any injury or damage caused by any act, omission or negligence of the Board, its agents, servants, employees, contractors, licensees, or invitees. Indemnification of the City by the Board does not constitute a waiver of the City's governmental immunity in any respects under North Carolina law.

5.1.14 Subject to fiscal, budget, and statutory constraints and availability of qualified personnel, the Board will exercise good faith efforts to increase school support staff, including school nurses, guidance counselors, behavioral health specialists, and mental health professionals.

5.2 The Chief or the Chief's assigned chain of command, and individual School Resource Officer, as appropriate, agree and will be responsible for:

5.2.1 assisting school administrators in preventing violence and maintaining a safe and orderly campus;

5.2.2 reporting and investigating school-related criminal offenses by students, school employees, and others;

5.2.3 providing assistance in implementing the school crisis plan when requested by the Principal;

5.2.4 notifying the Principal of the school as soon as possible after law enforcement action is taken on the campus and providing the Principal a copy of so much of the initial report as allowed by law and the Fayetteville Police Department's policies;

5.2.5 serving on appropriate committees and conferring with the Principal as needed to fulfill the goals and the contemplated operation of the School Resource Officer program;

5.2.6 developing expertise and presenting appropriate classes at the request of school personnel;

5.2.7 coordinating activities through the school Principal;

5.2.8 assigning Officers to Schools, providing equipment, and scheduling the Officers' work week (in compliance with the Fair Labor Standards Act), and notifying the school contact person with any changes in assignment as soon as possible;

5.2.9 supervising the School Resource Officers, who shall remain employees (with full rights, benefits, and opportunities) of the Fayetteville Police Department and City of Fayetteville and responsive to the chain of command of the Chief;

5.2.10 if staffing allows, assigning a replacement in the event that an Officer is unable to perform his or her duties due to illness, in-service training, other assignments, etc., for a period of three (3) consecutive days or longer;

5.2.11 compiling, analyzing, and reporting relevant statistical data and indices for planning by the Chief and the Board;

5.2.12 informing Principals of applicable State and Federal Laws;

5.2.13 consulting with the School designees in determining additional school security needs and recommending implementation of such security measures;

5.2.14 maintaining a high standard of professional performance and quality of work of the School Resources Officers while delivering services described;

5.2.15 providing recommendations for additional security measures as necessary; and,

5.2.16 responding to 911 calls for service and aiming to deploy patrols in and around all schools for a quicker response to further support the security of the CCS; and, as staffing and events allow, from time to time sending SROs to visit middle schools and elementary schools located within the City limits with the goal of enhancing the overall visibility of the SRO Program at those schools.

6. Employment Status of School Resource Officers. The School Resource Officers are and shall remain exclusively the employees of the City of Fayetteville and Fayetteville Police Department, and shall not be employees of the Board. Selection of personnel for assignment as School Resource Officers will be made by the Chief. The Chief may dismiss or reassign a School Resource Officer based upon the City of Fayetteville and Fayetteville Police Department's Rules, Regulations, Policies, General Orders, and Procedures and when it is determined that such assignment, reassignment, or dismissal is appropriate under said policies, procedures, or directives for the efficient and proper operations of the Police Department or when it is in the best interest of the Board.

6.1 In the event a school Principal rationally determines that a School Resource Officer is not effectively performing his or her duties or responsibilities and should be replaced, the Principal shall submit a request in writing to the Superintendent that the School Resource Officer be replaced, citing the reasons for the request. The Superintendent shall review the request and, if the Superintendent determines that the request has merit, shall forward the request to the Chief for consideration.

6.2 The Police Department may utilize the School Resource Officer during the designated workday and Term of this Agreement for duties other than as set forth herein in the event of emergencies as determined by the Chief or the assigned chain of command. The Board agrees that it will notify the Police Department during school holidays and when a School

Resource Officer is not needed at the assigned school, during which periods the Board acknowledges that the School Resource Officer may be used as the Chief or assigned chain of command deems necessary.

6.3 In the event of the resignation, dismissal, or reassignment of a School Resource Officer, the Chief shall, to the extent feasible, provide a replacement for the School Resource Officer within a reasonable period of time, not to exceed ninety (90) days, or if a replacement is not available within 90 days, the Police Department shall provide the Board and Superintendent with notice of such unfeasibility and an estimate of when such a replacement may reasonably be anticipated. During such interim period, if feasible in the exercise of the Chief's sound discretion, the Chief shall assign an alternate officer to carry out the duties of the School Resource Officer until a replacement can be secured.

6.4 The Superintendent or the designee of the Superintendent will provide feedback to the City and the Fayetteville Police Department regarding the School Resource Officer Program on an annual basis.

7. Payment. The Board will appropriate and remit to the City personnel costs described in Section 5.1.1 for the SROs described in Schedule 1. Remittances will be made to the City based on quarterly invoices submitted to the Board. Invoices shall reflect actual staffing levels during the subject period. The Board shall remit payment within 30 days after the City sends the invoice to the Board.

8. Notices and Designation of Contact. Any notice, consent or other communication in connection with this Agreement shall be in writing and may be delivered in person, by mail or by facsimile transmission (provided sender confirms notice by written copy). If hand-delivered, the notice shall be effective upon delivery. If by facsimile copy, the notice shall be effective when sent. If served by mail, the notice shall be effective three (3) business days after the return receipt is signed, being deposited in the United States Postal Service by certified mail, return receipt requested, addressed appropriately to the intended recipient as follows:

For the Board	For the City
Cary Young Office of Safety & Security 810 Gillespie Street Fayetteville, NC 28306	Chief Roberto E. Bryan Jr. Fayetteville Police Department 467 Hay Street Fayetteville, NC 28301
Telephone: (910) 678-7006 Facsimile: (910) 678-2379	Telephone: (910) 433-1529 Facsimile: (910) 433-1019

Further, the Board will designate a point of contact at each school campus and inform the assigned School Resource Officer and the Chief.

9. Performance. Each party to this Agreement shall perform the duties, covenants and obligations expressed as well as those implied or constructive conditions reasonably inferred from the purposes, terms and responsibilities expressed in this memorandum of Agreement. Each party shall fully and in good faith execute such duties, obligations, covenants and conditions and shall act in good faith in providing timely, effective, and efficient performance. The Police Department shall continually monitor, assist and direct Cumberland County Board of Education with regard to the subject matter, substantive and procedural aspects of performance under this Agreement to assure compliance with all pertinent laws, rules, regulations of the governmental and non-governmental commissions or agencies whose standards the Fayetteville Police Department f has adopted or to which the Police Department adheres, particularly those of PREA. In the event that the Chief or his designee shall discover non-compliance, it shall be the obligation of the Chief to give notice and to seek remediation and to make report thereof to the appropriate agency or authority.

10. Applicability of Law. This Agreement shall be governed by the laws of the State of North Carolina. Without limiting the generality of the provisions of law, the parties acknowledge that the requirements of N.C.Gen.Stat.§115C-332.1 apply to this Agreement. The Chief shall conduct an annual check of the law enforcement officers assigned as School Resource Officers on the North Carolina Sex Offender and Public Protection Registration Program, the North Carolina Sexually Violent Predator Registration Program, and the National Sex Offender Registry. The Board and the City agree that no individual may provide services to the Board under this Agreement if he or she appears on any of the sex offender registries.

11. Relationship of the Parties; Extra Duty Details. The City and the Board shall be independent contractors, and nothing herein shall be construed as creating a partnership or joint venture; nor shall any employee of either party be construed as employees, agents, or Principals of the other party hereto, and, therefore, shall be responsible for the actions of their own employees. Such independent contractor status is fully recognized by the parties, and further, in the event that the Board or any entity or persons acting under its auspices seeks to engage officers who are or may be School Resource Officers or other officers for after-school functions such as athletic events, dances, meetings, etc., such engagements (hereinafter referred to as Extra Duty Details) shall be made separately from this contract with such officers who shall be independently contracted and who shall not be deemed for any purpose to be an employee and shall be timely paid independently for such work or services, and any such independent Agreement or contract shall not be deemed to be a function contemplated under the services of a School Resource Officer in or derived from this Agreement and shall not be subject to the overtime rules, regulations, or the like, particularly including, but not limited to those established under the FLSA.

12. Forum Selection. The venue for initiation of any action arising under, through, or by virtue of this Agreement or related to the Agreement, shall be in the Superior Court of Cumberland County, North Carolina, and no other place, venue, or court.

13. Compliance with Law, Regulations, Policies, Standards, and Directives. Having due regard to the foregoing, parties to this Agreement shall comply with all laws, regulations, and

ordinances, directives, executive orders, or other requirements of any governments or agencies thereof which may govern its performance under this Agreement, including, but not limited to, the provisions of Chapters 14, 15A, 122C, 153A, and 160A of the North Carolina General Statutes, and, in particular, but without limitation, Article 3 of Chapter 114 of the North Carolina General Statutes; and all equal employment laws, and other applicable law as well as all applicable State and Federal laws and regulations as well as applicable ordinances of local government, especially those of the County of Cumberland, and particularly including, but not limited to DCI, CJIS, and related provisions of law as well as the policies, directives of the Office of Chief and applicable standards, specifically including, but not limited to its CJIS policies and directives, and shall cause to be executed any further assurances, and the like, requisite to compliance with the same.

14. E-verify Compliance. The City shall comply with the provisions of Article 2 of Chapter 64 of the North Carolina General Statutes and the terms of N.C. Gen. Stat. § 143-133.3. Without limiting the generality of the foregoing, the City as an employer shall comply with and certify that continued compliance with the provisions of N.C. Gen. Stat. § 64-26, and verify the work authorization of the employee through E-Verify. Further, the City shall retain the record of the verification of work authorization required by such provision of law while the employee is employed and for one year thereafter, and shall make such certification and offer such proof of compliance as may reasonably be required by the other party to this Agreement. The failure of the other party to this Agreement to comply with this section of this Agreement or with the requirements of Article 2 of Chapter 64 of the General Statutes is and shall be a material breach of this Agreement, and shall subject the breaching party to the payment of damages to the aggrieved party or to specific performance or other injunctive relief as well as the recovery of damages, costs, and counsel fees.

15. ADA Compliance/Non-Discrimination/Anti-Retaliation. Without limiting the generality of the foregoing, the parties shall comply with Title VI and VII of the Civil Rights Act of 1964, Section 504, of the Rehabilitation Act of 1973, and the Americans With Disabilities Act of 1990 (ADA), Chapter 168 of the North Carolina General Statutes and all requirements imposed by the requisite Federal regulations, rules, and guidelines issued pursuant to these Titles with respect to the personnel employed or deployed pursuant to this Agreement, and shall conform to and comply with the anti-retaliation policies adopted by the City.

16. No Derivative Right or Liability. There shall be no third-party beneficiary or any right to any person or entity other than the named parties to this Agreement. Neither any officer or employee of the City, or any employee, agent or any other person or entity affiliated with Cumberland County Board of Education is or shall be a beneficiary of this Agreement nor have any right or standing to enforce this Agreement or to receive any damages, compensation or benefits derived from or as a result of the terms, covenants or conditions of this Agreement.

17. Partial Invalidity. In the event that any provision of this Agreement shall be invalid, illegal or otherwise unenforceable, the validity, legality and enforceability of the remaining provisions shall in no way be affected or impaired thereby.

18. Other and Further Assurances. In order to give effect to the purposes and terms of this Agreement, the parties agree to promulgate and execute such other document or other and further assurances, certificates, Agreements, memoranda, or the like which may reasonably be required to give effect to this Agreement, its terms, conditions, covenants, and purposes upon request and within a reasonable time following such request.

19. Binding Effect. The Agreement reflected or contemplated under this memorandum and any documents contemplated under it shall supercede all prior Agreements with respect to the terms and conditions of this Agreement.

20. Counterparts; Signatures. This agreement may be executed in counterparts and electronic, scanned, or facsimile signatures shall be effective to bind the parties hereto.

THE REMAINDER OF THIS PAGE INTENTIONALLY HAS BEEN LEFT BLANK
FOR SIGNATURE AND PRE-AUDIT CERTIFICATION PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Agreement.

For the Cumberland County Board of Education

By: _____
Judy Musgrave, Board Chairwoman

Attest: _____
Dr. Eric C. Bracy, Superintendent

For the City of Fayetteville

By: _____
Douglas J. Hewett, City Manager

Attest: _____
Jennifer L. Ayre,
City Clerk

Pre-Audit Certification

This instrument has been pre-audited in the manner required by the School Budget and Fiscal Control Act.

_____
Jay Toland
Cumberland County Schools Finance Officer

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
Tiffany Murray,
Chief Financial Officer

Schedule 1

Please note: All parties accept that the Chief or the assigned chain of command reserves the right to determine the priority of needs regarding the assignment of officers and shall not be used as a basis for breach of contract.

(1) CCS will reimburse the City for the cost of the actual salary and benefits for each SRO assigned to the following nine (9) high schools, with one SRO assigned to each high school (9 SRO's in all):

High Schools

- Alger B. Wilkins
- Douglas Byrd
- E.E. Smith
- Massey Hill Classical
- Ramsey Street School
- Reid Ross Classical
- Seventy-First
- Terry Sanford
- Westover

(2) CCS will reimburse the City for the cost of the actual salary and benefits for each SRO assigned to the following six (6) middle schools, with one SRO assigned to each middle school (6 SRO's in all):

Middle Schools

- Douglas Byrd Middle
- Howard Learning Academy
- Max Abbott Middle
- Lewis Chapel Middle
- Luther "Nick" Jeralds Middle
- Westover Middle

(3) CCS will reimburse the City for the actual salary and benefits for three (3) additional floating SRO's, assigned to the Fayetteville Police Department's Campbellton, Cross Creek, and Central districts.

(4) Whenever the City adds an officer to the SRO program, CCS will reimburse the City for his/her one-time, nonrecurring initial equipment costs; this reimbursement will only be made once for each officer assigned to the program.

North Carolina

Memorandum of Agreement
(Traffic Control Officer Services)
(Initial Term: July 1, 2026, through June 30, 2027)

Cumberland County

This MEMORANDUM OF AGREEMENT, made and entered into by and between the City of Fayetteville, North Carolina (hereinafter referred to as "City"), and the Cumberland County Board of Education (hereinafter referred to as "Board").

PREMISES

WHEREAS, the Board and the City mutually recognize the benefits to the citizens of Fayetteville, North Carolina, and particularly to the students of the public school system of Cumberland County, North Carolina, derived from the assignment of officers to provide Traffic Control Officers (TCOs) and their services to the public schools located within the City.

WHEREAS, pursuant to N.C. Gen. Stat. § 20-114.1, the Chief of Police (Chief) of the City is authorized to appoint Traffic Control Officers;

WHEREAS, the Board desires to have the City provide officers to serve as TCOs to and for designated schools located within the municipal boundaries of the City under the covenants, terms, and conditions set out in this Agreement;

WHEREAS, the City pursuant to the terms of this Agreement, is willing to provide TCOs to and for designated schools in the City;

WHEREAS, it is in the best interest of the citizens of Fayetteville as well as the Board, and the City, to establish the services as hereinafter described; and

NOW, THEREFORE, in consideration of the promises and covenants of the parties hereto herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Board and the City do hereby agree as follows:

1. **Term.**

1.1 Effective Dates and Renewal. The initial term of this Agreement shall be effective from July 1, 2026 through June 30, 2027. This Agreement shall automatically renew for two (2) successive one-year terms, through June 30, 2029, unless either party provides a written notice of termination by April 15 of the then current year. This Agreement may be renewed for subsequent, additional terms upon the mutual written agreement of the parties.

1.2 Non-Appropriation Contingency. Notwithstanding any other provision of this Agreement, all obligations under this Agreement shall terminate if sufficient funds for continuation are not appropriated. Notwithstanding any other provisions of this

Agreement, the parties agree that payments made by the City to comply hereunder are from appropriations and monies from the City Council and other governmental entities. In the event sufficient appropriations or monies are not made available to the City to make payments to comply with the terms of this Agreement for any fiscal year, this Agreement shall terminate immediately without further obligation of the City.

1.3 Termination; Amendment; Modification.

1.3.1 Notwithstanding the provisions of sections 1.1 and 1.2 above or any other provision of this Agreement, either party to this Agreement, either with or without cause, upon notice being served in writing to the other party of not less than 90 days prior to the effective date of such termination, may terminate this Agreement either with or without announcing the cause for such termination. This Agreement may be terminated immediately for breach, by written notice which documents the specific grounds for the breach, to the other parties. Payment for services shall continue up to the date of termination as specified in the notice of termination. In the event of such termination, then the obligations of each party under the terms of this Agreement shall cease and become unenforceable as of the effective date of the termination. Unless otherwise expressly provided, an amendment, modification, or agreed alteration of this Agreement shall not operate as nor shall it be interpreted as a termination of this Agreement.

1.3.2 In any event, this Agreement contemplates the TCO staffing described in Schedule 2, attached hereto and incorporated by reference, being subject to the availability of Board funding, City funding, state funding, and state grant funding, as well as the availability of qualified officers, and in the event that the Board shall suffer a shortfall, decrease, or denial of anticipated funding, or the City is unable to meet the staffing requirements of Schedule 2, whether during an initial start-up phase or thereafter, the Board and the City agree that the number of officers actually assigned shall reflect the available funding and/or staffing so as to maintain the highest possible level of service and coverage, subject to and within the then-existing funding and staffing constraints, and in such event, termination of this Agreement shall not be necessary. Upon reaching an agreement as to the level of officer coverage available in light of funding and/or staffing, an addendum to Schedule 2 shall be executed, adopted and incorporated into this Agreement and such modification shall not operate as a termination of this Agreement.

1.3.3 Notwithstanding the foregoing, in the event funding is not available for the continuation of this Agreement, the non-funded party will notify the other party, and this Agreement will terminate at the end of the last fiscal year for which funds were appropriated and neither party will, under any circumstances, be in default.

1.3.4 This Agreement may be modified or amended by mutual consent of both parties as long as the amendment is executed in the same fashion as this Agreement. The parties anticipate that this Agreement may be amended periodically and, particularly in light of the potential funding, hiring, and retention of additional TCOs. Unless otherwise specifically agreed in writing such amendment shall not operate as or be interpreted to be a termination of this Agreement, and it shall continue in effect except as necessarily or expressly modified through such amendment.

2. Purpose and Scope of Agreement. This Memorandum of Agreement formalizes the relationship between the Board and the City in order to foster an efficient and cohesive program that will build a positive relationship between City of Fayetteville Police Officers and the students in the Cumberland County Schools (CCS).

3. Traffic Control Officer Program. The City will provide a Traffic Control Officer (TCO) Program to provide at a maximum the TCOs identified on Schedule 2. The Board shall reimburse the City for the actual hourly cost of each TCO. The TCO Program shall strive to provide safe and orderly traffic and pedestrian flow to, from, and surrounding the schools identified in Schedule 2. However, the Chief may, based upon an analysis of traffic flow and other data, deviate from the list on Schedule 2, and assign TCOs to other schools based upon needs of the Department.

4. Agreement and Duties of Each Party. The duties and responsibilities of the parties are delineated as follows:

4.1 The Board will be responsible for:

4.1.1 communicating the needs and expectations of the school system for the services of TCOs;

4.1.2 providing periodic evaluation and feedback regarding performance and quality of service to the appropriate contact person for the Fayetteville Police Chief (Chief);

4.1.3 providing the payment of the funds provided under the terms of this Agreement for purposes of the conduct and operation of the TCO Program;

4.1.4 providing TCOs with appropriate facilities and support to successfully accomplish the mission of the TCO Program;

4.1.5 consulting with the Chief or the Chief's designees in determining additional traffic control needs and to the extent possible, implementing such control measures;

4.1.6 requesting and advocating for funding to support the TCO Program; and

4.1.7 to the extent permitted by law, defending, indemnifying and holding harmless the City and its elected officials, employees, agents, successors, and

assigns, from any and all liability and claims for any injury or damage caused by any act, omission or negligence of the Board, its agents, servants, employees, contractors, licensees, or invitees. Indemnification of the City by the Board does not constitute a waiver of the City's governmental immunity in any respects under North Carolina law.

4.2 The Chief, and individual TCO, as appropriate, will be responsible for:

4.2.1 aiming to assign TCOs to designated schools, providing equipment, and scheduling the TCOs' work weeks (in compliance with the Fair Labor Standards Act), and notifying the school contact person with any changes in assignment as soon as possible;

4.2.2 providing safe and orderly traffic and pedestrian flow to, from, and surrounding the designated schools;

4.2.3 providing assistance in implementing the school crisis plan, so long as it relates to traffic control, when requested by the Principal;

4.2.4 serving on appropriate committees and conferring with the Principal as needed to fulfill the goals and the contemplated operation of the TCO Program;

4.2.5 coordinating activities through the school Principal;

4.2.6 supervising the TCOs, who shall remain employees (with full rights, benefits, and opportunities) of the City and responsive to the chain of command of the Chief;

4.2.7 assigning a replacement in the event that a TCO is unable to perform his or her duties due to illness, in-service training, other assignments, etc., for a period of three (3) consecutive days or longer; and

4.2.8 maintaining a high standard of professional performance and quality of work of the TCOs while delivering services described.

5. Employment Status of Traffic Control Officers.

5.1 The TCOs are and shall remain exclusively the employees of the City, in the Fayetteville Police Department, and shall not be employees of the Board. Selection of personnel for assignment as TCOs is made by the Chief. The Chief may dismiss or reassign a TCO based upon the Fayetteville Police Department's Rules, Regulations, Policies, General Orders, and Procedures and when it is determined that such assignment, reassignment, or dismissal is appropriate under said policies, procedures, or directives for the efficient and proper operations of the Police Department or when it is in the best interest of the Board.

5.2 In the event a school Principal rationally determines that a TCO is not effectively performing his or her duties or responsibilities and should be replaced, the Principal shall

submit a request in writing to the Superintendent that the TCO be replaced, citing the reasons for the request. The Superintendent shall review the request and, if the Superintendent determines that the request has merit, shall forward the request to the Chief for consideration.

5.3 The Police Department may utilize the TCO during the designated workday and term of this Agreement for duties other than set forth herein in the event of emergencies as determined by the Chief or his/her designee. The Board agrees that it will notify the Police Department during school holidays and when a TCO is not needed at the assigned school, during which periods the Board acknowledges that the TCO may be used as the Chief deems necessary.

5.4 In the event of the resignation, dismissal, or reassignment of a TCO, the Chief shall, to the extent feasible, provide a replacement for TCO within a reasonable period of time, not to exceed ninety (90) days, or if a replacement is not available within 90 days, the City shall provide the Board and Superintendent with notice of such unfeasibility and an estimate of when such a replacement may reasonably be anticipated. During such interim period, if feasible in the exercise of the Chief's sound discretion, the Chief may assign an alternate officer to carry out the duties of the TCO until a replacement can be secured.

6. Payment. The Board will appropriate and remit to the City all actual hourly costs as described in Section 3 for the TCOs described in Schedule 2. Remittances will be made to the City based on quarterly invoices submitted to the Board. Invoices shall reflect actual staffing levels during the subject period. The Board shall remit payment within 30 days after the City sends the invoice to the Board.

7. Notices and Designation of Contact. Any notice, consent or other communication in connection with this Agreement shall be in writing and may be delivered in person, by mail or by facsimile transmission (provided sender confirms notice by written copy). If hand-delivered, the notice shall be effective upon delivery. If by facsimile copy, the notice shall be effective when sent. If served by mail, the notice shall be effective seven (7) business days after being deposited in the United States Postal Service by certified mail, return receipt requested, addressed appropriately to the intended recipient as follows:

For the Board:

Cary Young
Office of Safety & Security
810 Gillespie Street
Fayetteville, NC 28306

Telephone: (910) 678-7006
Facsimile: (910) 678-2379

For the City:

Chief Roberto E. Bryan Jr.
Fayetteville Police Department
467 Hay Street
Fayetteville, NC 28301

Telephone: (910) 433-1529
Facsimile: (910) 433-1019

Further, the Board will designate a point of contact at each school campus and inform the assigned TCO and the Chief.

8. Performance. Each party to this Agreement shall perform the duties, covenants and obligations expressed and may perform those implied or constructive conditions reasonably inferred from the purposes, terms and responsibilities expressed in this Memorandum of Agreement. Each party shall fully and in good faith execute such duties, obligations, covenants and conditions and shall act in good faith in providing timely, effective, and efficient performance. The City shall monitor, assist and direct the Cumberland County Board of Education with regard to the subject matter, substantive and procedural aspects of performance under this Agreement to assure compliance with all pertinent laws, rules, regulations of the governmental and non-governmental commissions or agencies whose standards the Chief has adopted or to which the Police Department adheres, particularly those of PREA. In the event that the Chief or his designee shall discover non-compliance, it shall be the obligation of the Chief to give notice and to seek remediation and to make report thereof to the appropriate agency or authority.

9. Applicability of Law. This Agreement shall be governed by the laws of the State of North Carolina. Without limiting the generality of the provisions of law, the parties acknowledge that the requirements of N.C. Gen. Stat.§115C-332.1 apply to this Agreement. The Chief shall conduct an annual check of the law enforcement officers assigned as TCOs on the North Carolina Sex Offender and Public Protection Registration Program, the North Carolina Sexually Violent Predator Registration Program, and the National Sex Offender Registry. The Board and the City agree that no individual may provide services to the Board under this Agreement if he or she appears on any of the sex offender registries.

10. Relationship of the Parties; Extra Duty Details. The City and the Board shall be independent contractors, and nothing herein shall be construed as creating a partnership or joint venture; nor shall any employee of either party be construed as employees, agents, or Principals of the other party hereto, and, therefore, shall be responsible for the actions of their own employees. Such independent contractor status is fully recognized by the parties, and further, in the event that the Board or any entity or persons acting under its auspices seeks to engage officers who are or may be TCOs or other officers for after-school functions such as athletic events, dances, meetings, etc., such engagements (hereinafter referred to as Extra Duty Details) shall be made separately from this Agreement with such officers who shall be independently contracted and who shall not be deemed for any purpose to be an employee and shall be timely paid independently for such work or services, and any such independent agreement or contract shall not be deemed to be a function contemplated under the services of a TCO in or derived from this Agreement and shall not be subject to the overtime rules, regulations, or the like, particularly including, but not limited to those established under the FLSA.

11. Forum Selection. The venue for initiation of any action arising under, through, or by virtue of this Agreement or related to the Agreement, shall be in the Superior Court of Cumberland County, North Carolina, and no other place, venue, or court.

12. Compliance with Law, Regulations, Policies, Standards, and Directives. Having due regard to the foregoing, parties to this Agreement shall comply with all laws, regulations, and ordinances, directives, executive orders, or other requirements of any governments or agencies thereof which may govern its performance under this Agreement, including, but not limited to, the provisions of Chapters 14, 15A, 122C, 153A and 160A of the North Carolina General Statutes, and, in particular, but without limitation, Article 3 of Chapter 114 of the North Carolina General Statutes; and all equal employment laws, and other applicable law as well as all applicable State and Federal laws and regulations as well as applicable ordinances of local government, especially those of the County of Cumberland, and particularly including, but not limited to DCI, CJIS, and related provisions of law as well as the policies, directives of the Chief of Police and applicable standards, specifically including, but not limited to its CJIS policies and directives, and shall cause to be executed any further assurances, and the like, requisite to compliance with the same.

13. E-verify Compliance. The City shall comply with the provisions of Article 2 of Chapter 64 of the North Carolina General Statutes and the terms of N.C. Gen. Stat. § 143-133.3. Without limiting the generality of the foregoing, the City as an employer shall comply with and certify that continued compliance with the provisions of N.C. Gen. Stat. § 64-26, and verify the work authorization of the employee through E-Verify. Further, the City shall retain the record of the verification of work authorization required by such provision of law while the employee is employed and for one year thereafter, and shall make such certification and offer such proof of compliance as may reasonably be required by the other party to this Agreement. The failure of the other party to this Agreement to comply with this section of this Agreement or with the requirements of Article 2 of Chapter 64 of the General Statutes is and shall be a material breach of this Agreement, and shall subject the breaching party to the payment of damages to the aggrieved party or to specific performance or other injunctive relief as well as the recovery of damages, costs, and counsel fees.

14. ADA Compliance/Non-Discrimination/Anti-Retaliation. Without limiting the generality of the foregoing, the parties shall comply with Title VI and VII of the Civil Rights Act of 1964, Section 504, of the Rehabilitation Act of 1973, and the Americans With Disabilities Act of 1990 (ADA), Chapter 168 of the North Carolina General Statutes and all requirements imposed by the requisite Federal regulations, rules, and guidelines issued pursuant to these Titles with respect to the personnel employed or deployed pursuant to this Agreement, and shall conform to and comply with the anti-retaliation policies adopted by the City.

15. No Derivative Right or Liability. There shall be no third-party beneficiary or any right to any person or entity other than the named parties to this Agreement. Neither any officer or employee of the City, or any employee, agent or any other person or entity affiliated with the Board is or shall be a beneficiary of this Agreement nor have any right or standing to enforce this Agreement or to receive any damages, compensation or benefits derived from or as a result of the terms, covenants or conditions of this Agreement.

16. Partial Invalidity. In the event that any provision of this Agreement shall be invalid, illegal or otherwise unenforceable, the validity, legality and enforceability of the remaining provisions shall in no way be affected or impaired thereby.

17. Other and Further Assurances. In order to give effect to the purposes and terms of this Agreement, the parties agree to promulgate and execute such other document or other and further assurances, certificates, agreements, memoranda, or the like which may reasonably be required to give effect to this Agreement, its terms, conditions, covenants, and purposes upon request and within a reasonable time following such request.

18. Binding Effect. The Agreement reflected or contemplated under this Memorandum and any documents contemplated under it shall supercede all prior agreements with respect to the terms and conditions of this Agreement.

19. Counterparts; Signatures. This Agreement may be executed in counterparts and electronic, scanned, or facsimile signatures shall be effective to bind the parties hereto.

THE REMAINDER OF THIS PAGE INTENTIONALLY HAS BEEN LEFT BLANK
FOR SIGNATURE AND PRE-AUDIT CERTIFICATION PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Agreement.

For the Cumberland County Board of Education

By: _____
Judy Musgrave, Board Chairwoman

Attest: _____
Dr. Eric C. Bracy, Superintendent

For the City of Fayetteville

By: _____
Douglas J. Hewett, City Manager

Attest: _____
Jennifer L. Ayre,
City Clerk

Pre-Audit Certification

This instrument has been pre-audited in the manner required by the School Budget and Fiscal Control Act.

_____
Jay Toland
Cumberland County Schools Finance Officer

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Schedule 2 – Schools Designated for Traffic Control Officer Assignments

High Schools	Number of TCO's
Alger B. Wilkins	*
Douglas Byrd	1
E.E. Smith	1
Massey Hill Classical	*
Ramsey Street School	2
Reid Ross Classical	4
Seventy-First	1
Terry Sanford	1
Westover	1

Middle Schools	**Number of TCO's**
Anne Chesnutt	2
Douglas Byrd North	1
Douglas Byrd South	1
Howard Learning Academy	*
Lewis Chapel	1
Max Abbott	2
New Century International	*
Luther "Nick" Jeralds	2
Seventy-First Classical	*
Westover	1

Elementary Schools	**Number of TCO's**
Alma Easom	1
Ashley	*
Benjamin Martin	4
Bill Hefner	2
Brentwood	2
Cliffdale	2
College Lakes	*
Cumberland Road	1
E.E. Miller	2
Ferguson Easley	*
Glendale Acres	*
J.W. Coon	2
Lake Rim	1

Lloyd Auman	2
Long Hill	4
Lucille Souder	2
Margaret Willis	1
Mary McArthur	2
Montclair	2
Morganton Road	2
New Century International	*
Ponderosa	2
Sherwood Park	3
Vanstory	1
W.T. Brown	*
Walker Spivey	2
Warrenwood	1
Westarea	2
William H. Owen	2

* The parties believe that the school does not need a TCO at this time.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0312

Agenda Date: 5/26/2026 **Version:** 2 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A13

TO: **Mayor and Members of City Council**

THRU: **Jeffrey Yates, Assistant City Manager**

FROM: **David Webb, Project Manager Consultant**

DATE: **May 26, 2026**

RE:
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

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal 4: Evaluate and expand transportation, transit and other connectivity needs for residents.

Executive Summary:
The Council is asked to approve the award of a contract for the purchase and installation of an in-ground hydraulic bus lift at the FAST Transit Maintenance Facility.

Background:
FAST initiated this project to upgrade an existing maintenance pit at its 433 Grove Street facility to safely service modern heavy duty transit buses. The project includes furnishing and installing a complete in-ground hydraulic bus lift system capable of servicing 29-foot to 40-foot buses. The lift shall be installed and integrated with existing building infrastructure to meet operational, safety, and regulatory requirements.

Two proposals were received on April 2, 2026; one was deemed non-responsive for failing to provide a complete, firm cost for required site preparation/engineering. Based on responsiveness to the RFP requirements, price, and reference checks, the selection committee (Transit, Purchasing, and Construction Management) recommends award to C&A Equipment Services, Inc. in the amount of $209,270.00.

This project is funded through the Federal Transit Administration. Grant # NC202501

C & A Equipment Services, Inc: $209,270.00

Auto Tech Solutions: Non-Responsive Bidder

Issues/Analysis:

There are no known issues.

Budget Impact:
FTA Grant# 2025021

Options:
1. 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
2. Do not authorize the City Manager to execute a contract to award the In-Ground Bus Lift Equipment Purchase and Installation to C&A Equipment Services and provide further guidance.

Recommended Action:
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.

Attachments:
Bid Tab
Procurement Vendor Qualification & Compliance Package

CITY COUNCIL SUBMISSION PACKAGE : Inground Bus Lift for Transit Maintenance Facility

Project: Inground Bus Lift for Transit Maintenance Facility
Project: COF1516792
Date: 05/01/2026
Request: Approval of Contract Award
Amount: $209,270
Contractor: C&A Equipment Services, Inc.

Procurement Summary:
The City conducted a competitive Request for Proposals (RFP) process in accordance with applicable State and Federal procurement requirements. Proposals were received and opened at the publicly advertised time and location in full compliance with all requirements. A total of two (2) proposals were received and evaluated based on qualifications, experience, project approach, and cost.

Project Summary:
The Inground Bus Lift project includes the installation of a complete in-ground hydraulic lift system within an active transit maintenance facility. The work involves excavation, structural concrete, installation of specialized lift equipment, and integration with existing electrical and hydraulic systems. Due to the complexity of the work and coordination within an operational facility, contractor experience and technical capability were critical to the evaluation.

Evaluation & Basis for Recommendation:

CRITERIA	C&A EQUIPMENT	EVALUATION SUMMARY
Cost	$209,270	Comparable to lowest proposal when normalized
Responsive	Meets All Requirements	Complete and compliant submission
Responsible	Meets All Requirements	Demonstrated qualifications and capability
Technical	Strong	Experience with in-ground lift systems
References	Highly Rated	Proven performance and responsiveness

Recommendation of Award:
Contractor: C&A Equipment Services, Inc.
Contract Amount: $209,270
Contract Type: Construction

Risk Assessment & Procurement Justification:
The procurement was conducted in accordance with North Carolina General Statutes and applicable federal requirements. Key risks include subsurface conditions, integration with existing systems, and work within an active facility. C&A Equipment Services, Inc. has demonstrated the experience and capability to mitigate these risks and deliver the project successfully.

APPENDICES

Appendix A – Certified Bid Tab

- **NOTE:** AutoTech Solutions was deemed non-responsive because its proposal included only an approximation for engineering/site preparation costs rather than a complete price as required by the RFP.

Appendix B – Contractor References

- Durham Water Management Flet Garage
- Summerfield Fire Department Garage
- American Power

Appendix C – Cost and Response to Evaluation Criteria

- Contractor Cost Proposal
- Contractor Response to Evaluation Criteria

Appendix D – North Carolina Licensing Board for General Contractors

- License#: L.30050
- First Issued Date: 04/30/1992
- Expiration Date: 12/331/2026
- Status: Active
- License Limitation: Limited
- Classifications: PU (Fuel Distribution)

Appendix E – North Carolina Secretary of State

- Legal Name: C & A Equipment Services, Inc. | Freedom Dr. Raleigh, NC 27610
- State ID Number: 05773321
- Status: Current – Active
- Date Formed: 01/12/2021

Appendix - A: Bid Tab

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Bid Tabulation

Bid Opening Date: 4.2.2026 **Project Number:** COF1516792

Project Name: Inground Bus Lift

Company Name	City/State	Addendums Verified	Checklist	General Contracting Terms	Base Bid	Engineering Stamp Drawings
~~AutoTech Solutions~~	~~8015 Maxwell Road, Wade, NC~~	~~☒~~	~~☒~~	~~☒~~	~~$204,000.0~~	~~Approximately $5,000~~
C & A Equipment Services, Inc	810-B Freedom Drive, Raleigh, NC	☒	☒	☒	$209,270.00	Included in Price

NOTE: AutoTech Solutions was deemed non-responsive because its proposal included only an approximation for engineering/site preparation costs rather than a complete price as required by the RFP.

Disclaimer:

Inclusion of a bid in the bid tabulation does not imply that the bid is being considered for award. The bid tabulation reflects only those bids received prior to the submission deadline. All bids are subject to further review and evaluation to determine compliance with the solicitation requirements.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Appendix B

REFERENCE: **Durham Water Management Fleet Garage**
Camden Ave. Durham NC
John Fergusion (919) 560-4101

VENDOR: C&A Equipment Servies, Inc.
810-B Freedom Dr. Raleigh, NC
Project: Inground Bus Lift | COF 1516792

REFERENCE CHECK QUESTIONS:

1. Can you briefly describe the scope of work performed by the vendor for your organization? How closely did this project resemble the installation of an in-ground hydraulic bus lift system in an active maintenance facility, and how would you rate their overall performance?

   Response: 2 inground lifts, both put in by C&A, have done 3, put in the original and did the replacement. 2 are at the fire department, one in fleet maintenance drive on and continued maintenance.

2. How would you rate the quality of the installation work, including coordination with your staff, compliance with safety requirements, and integration with existing building systems (e.g., concrete, electrical, hydraulic)? Please note any significant challenges or issues.

   Response: Would rate them very high. All lifts installed in existing facilities. They coordinated very well. Schedule dates were right on track overall performance is high.

3. Since installation, how has the lift system performed in daily operations? Have you experienced any recurring mechanical, hydraulic, or control issues that affected reliability or required additional corrective work?

   Response: No additional work required. All lifts are rotary, but everything has gone as intended. Nothing related to installation has been a problem. Few tweaks here and there but not due to the installer. C&A does maintenance as well, technical expertise is great, know the equipment inside and out.

4. How responsive and effective was the vendor in addressing maintenance issues, warranty items, or technical support needs after installation? Based on your experience, would you contract with this vendor again for similar work?

   Response: Very responsive , Jody will always pick up the phone whether it is 6am or 8pm, when a lift is down, he will answer the phone. Would pick C&A if possible.

COMPLETED BY: Nichole Howard - 04/6/2026 | City of Fayetteville – Purchasing Department

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Appendix B

REFERENCE: **Summerfield Fire Dept. Garage**
Summerfield Rd. Summerfield, NC
Mike (336) 816-3507

VENDOR: **C&A Equipment Servies, Inc**.
810-B Freedom Dr. Raleigh, NC
Project: Inground Bus Lift | COF 1516792

REFERENCE CHECK QUESTIONS:

1. Can you briefly describe the scope of work performed by the vendor for your organization? How closely did this project resemble the installation of an in-ground hydraulic bus li ft system in an active maintenance facility, and how would you rate their overall performance?

   Response: I would give them an 8, real good people to deal with. Quality of work was good.

2. How would you rate the quality of the installation work, including coordination with your staff, compliance with safety requirements, and integration with existing building systems (e.g., concrete, electrical, hydraulic)? Please note any significant challenges or issues.

   Response: 100% everything coordinated the way it should have been, from the purchase of the lift to the installer.

3. Since installation, how has the lift system performed in daily operations? Have you experienced any recurring mechanical, hydraulic, or control issues that affected reliability or required additional corrective work?

   Response: Few electronic glitches , fixed over the phone, has been 100% operational since first issue, none since, flawless for 2 years.

4. How responsive and effective was the vendor in addressing maintenance issues, warranty items, or technical support needs after installation? Based on your experience, would you contract with this vendor again for similar work?

   Response: Still works with them now, always show up for scheduled maintenance calls.

COMPLETED BY: Nichole Howard - 04/08/2026 | City of Fayetteville – Purchasing Department

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Appendix B

REFERENCE: **American Power**
Southern Gap Rd. Grundy VA
Randy (276) 613-3507

VENDOR: **C&A Equipment Servies, Inc**.
810-B Freedom Dr. Raleigh, NC

REFERENCE CHECK QUESTIONS:

1. Can you briefly describe the scope of work performed by the vendor for your organization? How closely did this project resemble the installation of an in-ground hydraulic bus li ft system in an active maintenance facility, and how would you rate their overall performance?

   Response: They installed a rotary MOD 235; the system would be great for a bus lift.

2. How would you rate the quality of the installation work, including coordination with your staff, compliance with safety requirements, and integration with existing building systems (e.g., concrete, electrical, hydraulic)? Please note any significant challenges or issues.

   Response: Highly pleased, new install in a new building , no integration

3. Since installation, how has the lift system performed in daily operations? Have you experienced any recurring mechanical, hydraulic, or control issues that affected reliability or required additional corrective work?

   Response: Used on a daily basis and works wonderful, a sensor went bad, it seemed to be a part issue but they were able to get it corrected.

4. How responsive and effective was the vendor in addressing maintenance issues, warranty items, or technical support needs after installation? Based on your experience, would you contract with this vendor again for similar work?

   Response: Yes, he would if it was his decision. Installer has always called back within an hour to address any concerns.

COMPLETED BY: Nichole Howard - 04/08/2026 | City of Fayetteville – Purchasing Department



C & A Equipment Services, Inc
810-B Freedom Dr. / Raleigh, NC
Office - (919) - 231-8700
Fax – (919) – 231 – 6396
WWW.CANDAEQUIPMENT.COM

Customer: City of Fayetteville
Reference: Fayetteville Lift Installation

3-29-2026

This is an estimate to provide and install the vehicle lift at the Fayetteville Transit Maintenance Facility. This pricing includes modifying the existing pit and the installation of the MOD32 lift.

In-ground MOD32 lift scope of work includes:

We will provide all necessary equipment for breaking concrete and excavation of pit
We will modify the existing pit as needed to accommodate the new lift
We will layout locations of the new Rotary lift per our wheelbase meeting
We will bust out concrete as needed and excavate the trench for the vault
* All concrete and dirt will be removed from the property
We will set the vault in place ¼" above grade
We will backfill the lift and install the foam board and all reinforcing rebar required
We will dowel rebar into the existing floor every 2ft
We will provide and install the PVC chase pipes from the lift to the console location
We will pour the concrete footing around the lift and finish to floor grade
We will return after concrete is cured and install the pistons and remaining hardware
We will set the console and allow your provided electrician to tie in the power
We will run compressed air piping from above down to the console.
We will complete the installation, test and train employees

Notes:
Standard "Rock and Water" clause applies for all underground work. Excessively thick concrete and overkill rebar is considered "rock"
Electrician will provide all electrical conduit, disconnect and wiring from the ceiling to the console.
--The disconnect will be mounted on the side of the console or on a nearby wall.
Payment drafts will be made at the end of each month for completed work and stored materials.
Billing is 30 day terms

Removal and Installation costs

1	Rotary MOD232 64,000lb in-ground lift with all accessories	$142,000.00
1	Misc materials, concrete, piping, backfill, etc	$ 16,000.00
1	Installation labor, OOT expenses and mileage	$ 26,000.00
1	Misc rental equipment - lull, stone box, backhoe, dump truck, etc	$ 3,500.00
1	Engineered drawings, permits, inspections, etc	$ 8,500.00
	MOD232 installation total	**$ 196,000.00**
	Sales tax (7%) if applicable	$ 13,270.00
	Proposal total	**$ 209,270.00**

Pricing is good for 90 days. Please do not hesitate to call me with questions or comments.
Thank you for the opportunity to quote this project.

Jody Bridgers 919-231-8700 office 919-349-7404 cell

Appendix C: Contractor Response to Evaluation Criteria

1.Contractor Experience

C&A Equipment has been installing heavy cuty lifts for over 35 years. We have installed 10 of these in-ground lifts in the past 3 years

2. References

Durham Water Management Fleet Garage
Camden Ave in Durham
John Ferguson 919-560-4101

Durham Fire Dept Garage
Camden Ave in Durham
Kurt 919-560-4105

Summerfeild Fire Dept Garage
Summerfeild Rd in Summerfield
Mike 336-816-3507

American Power
Southern Gap Rd in Grundy VA
Randy 276-613-7613

Virginia VDOT
Brakebush
GoRaleigh
CATS Charlotte
City of Salem PW, VA
Duke Energy

3. Project Coordination

In the past 6 years we have installed a 2.2 million dollar mainteneance site for Wake Tech, 3.2 million dollar admin building for Durham Water and a 3.0 million dollar maintenance building for Durham Water Management. We are currently installing a $350,000 dollar maintenace facility for the NC Forest Service. We are used to coordination, safety, permitting, inspections, etc. We have been servicing the automotive equipment in your garage for Juan for over 20 years. We are very familiar with your site.

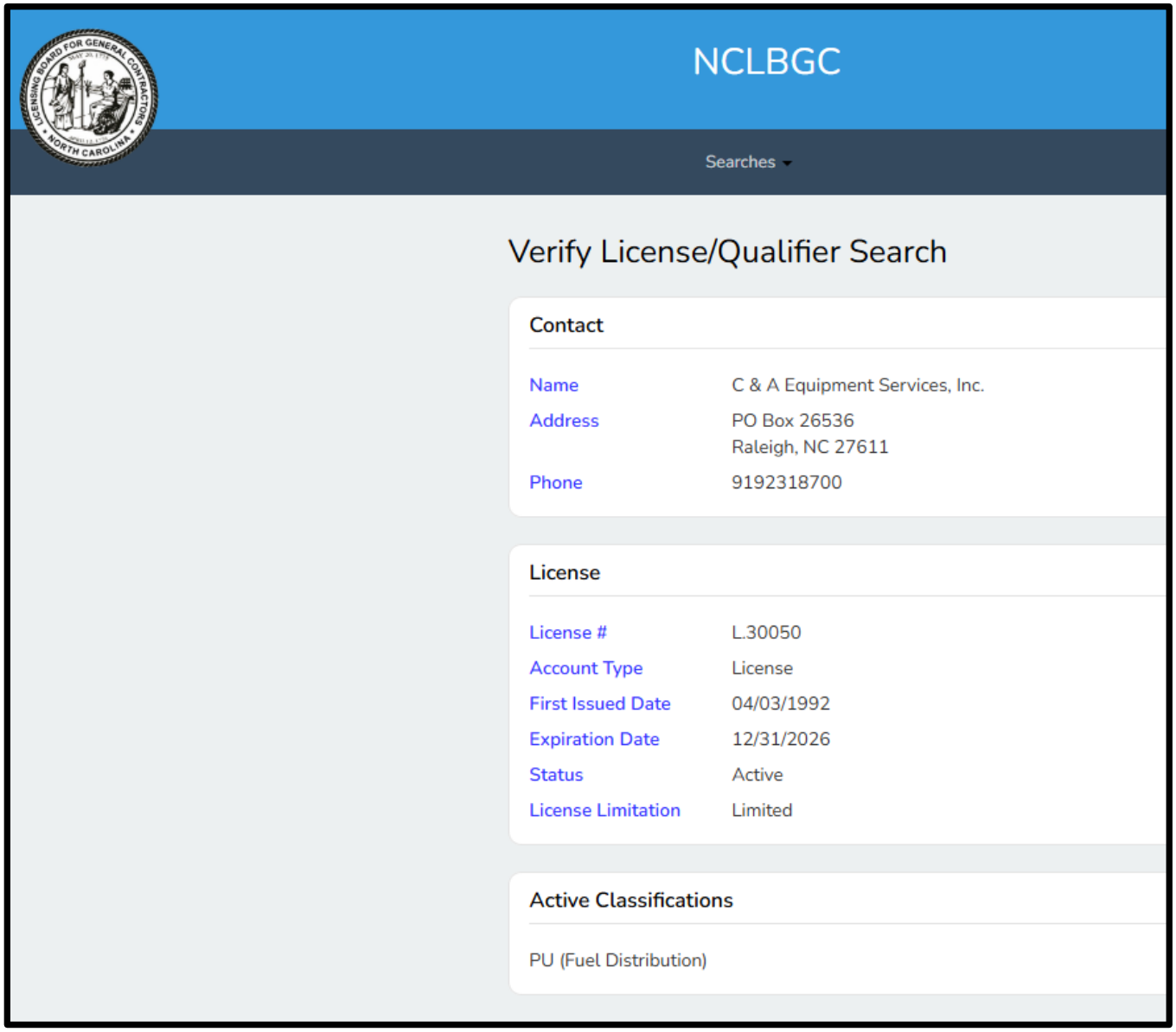
4. Warranty

C&A Equipment Services will provide warranty work at no cost for a period of one year. Rotary Lift will warranty the lift parts & labor for a period of one year and will provide warranty parts for the 2nd year. (No labor). Any work deemed owner negligence or misuse will be estimated before work is performed and invoiced.

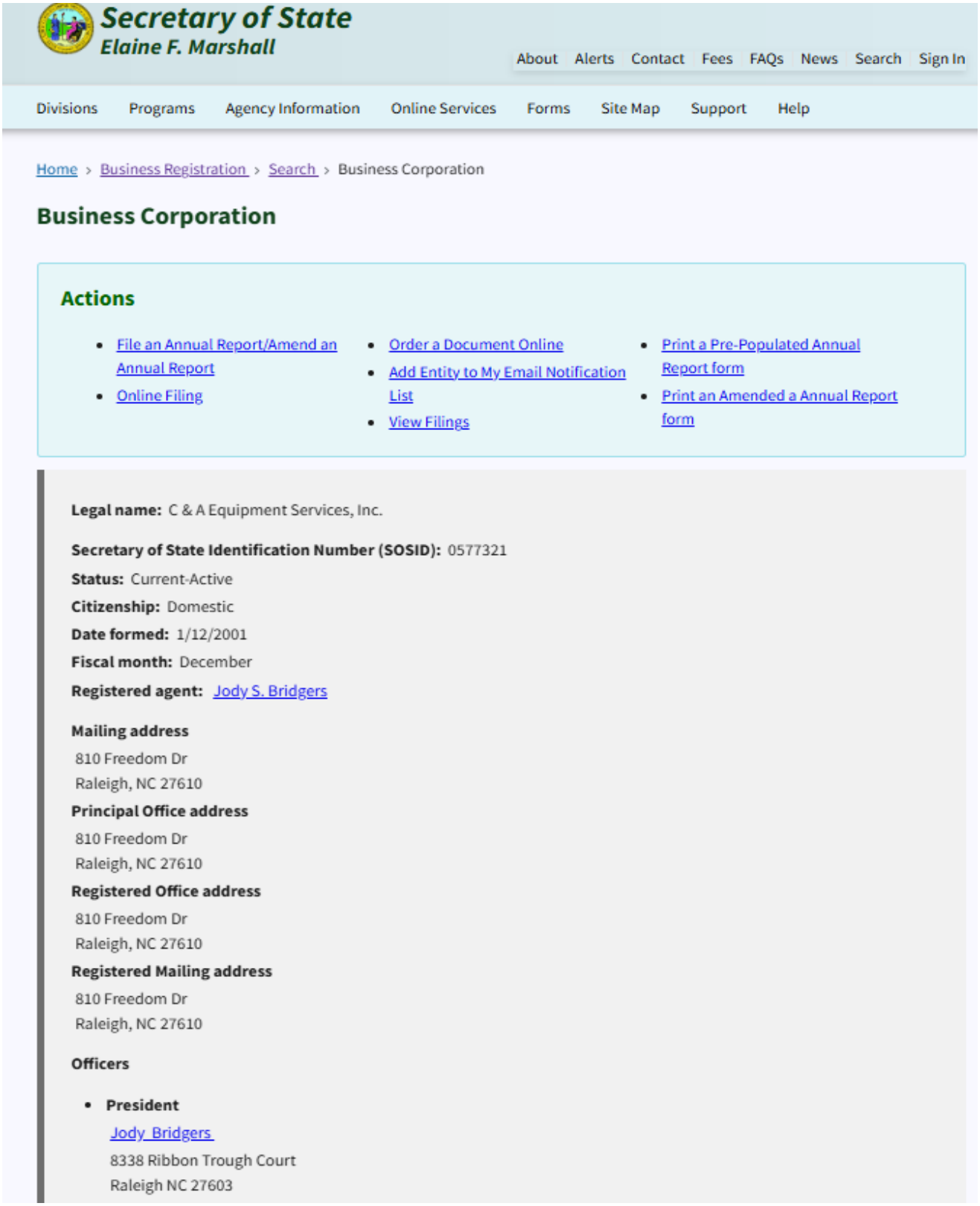
Training Plan

C&A Equipment Services will train employees for a 3-4 hour period using vehicles provided. We can use several different vehicles in this time period.

Appendix D: License



Appendix E: North Carolian Secretary of State



Secretary of State
Elaine F. Marshall

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Divisions Programs Agency Information Online Services Forms Site Map Support Help

Home > Business Registration > Search > Business Corporation

Business Corporation

Actions

- File an Annual Report/Amend an Annual Report
- Online Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings
- Print a Pre-Populated Annual Report form
- Print an Amended a Annual Report form

Legal name: C & A Equipment Services, Inc.

Secretary of State Identification Number (SOSID): 0577321

Status: Current-Active

Citizenship: Domestic

Date formed: 1/12/2001

Fiscal month: December

Registered agent: Jody S. Bridgers

Mailing address

810 Freedom Dr
Raleigh, NC 27610

Principal Office address

810 Freedom Dr
Raleigh, NC 27610

Registered Office address

810 Freedom Dr
Raleigh, NC 27610

Registered Mailing address

810 Freedom Dr
Raleigh, NC 27610

Officers

- **President**
  Jody Bridgers
  8338 Ribbon Trough Court
  Raleigh NC 27603

City of Fayetteville

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

City Council Action Memo

File Number: 26-0322

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A14

TO: **Mayor and Members of City Council**

THRU: **Timothy L. Bryant, CEO/General Manger**
Fayetteville Public Works Commission

FROM: **Fayetteville Public Works Commission**

DATE: **May 26, 2026**

RE:
PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
High Quality Built Environment

Executive Summary:
A bid was received for the construction award for the Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank. The lowest responsive and responsible bidder, and in the best interest of PWC, is Utility Service Co., Inc, Perry, GA, for the total amount of $600,500.00.

Background:
The Fayetteville Public Works Commission, during the meeting on April 8, 2026, approved 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 forward to City Council for approval.

Bid Date: March 24, 2026

Conforming Bidders	Total Price
Utility Service Co., Inc., Perry, GA	$600.500.00
Viking Painting, LLC, LA Vista, NE	$665,250.00
D&M Painting Corporation, Washington, PA	$951,540.00

Issues/Analysis:
The bid notice was advertised through our usual channels on February 19, 2026, with a bid opening date of March 24, 2026. Bids were solicited from three (3) vendors, and three (3) bids were received. SDBE / SLS PARTICIPATION: Utility Service Co., Inc.,

Perry, GA is not a small local or SDBE business. Utility Service Co., Inc., does not anticipate any small local or SDBE spend.

Budget Impact:
Account string: 002.0620.0435.650009.9999999999

Options:
N/A

Recommended Action:
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

Attachments:
Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank

PUBLIC WORKS COMMISSION
ACTION REQUEST FORM

TO: Timothy L. Bryant, CEO/General Manager **DATE:** March 26, 2026

FROM: Candice Kirtz, Director of Supply Chain

ACTION REQUESTED: Approve the construction award for the Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank (PWC2526068).

BID/PROJECT NAME: Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank

BID DATE: March 24, 2026 **DEPARTMENT:** Water/Sewer Construction

BUDGET INFORMATION: 002.0620.0435.650009

CONFORMING BIDDERS	**TOTAL PRICE**
Utility Service Co., Inc, Perry, GA	$600,500.00
Viking Painting, LLC, La Vista, NE	$665,250.00
D & M Painting Corporation, Washington, PA	$951,840.00

AWARD RECOMMENDED TO: Utility Service Co., Inc, Perry, GA

BASIS OF AWARD: Lowest responsive, responsible bidder

COMMENTS: The bid notice was advertised through our usual channels on February 19,2026, with a bid opening date of March 24, 2026. Bids were solicited from three (3) vendors, and three (3) bids were received.

ACTION BY COMMISSION
APPROVED_____REJECTED_____
DATE_____

ACTION BY COUNCIL
APPROVED_____REJECTED_____
DATE_____

BID HISTORY
COATING REPAIRS TO THE
1 MG CLINTON ROAD
ELEVATED WATER
STORAGE TANK
BID DATE: March 24, 2026

Advertisement

1.	PWC Website	02/19/2026 through 03/24/2026
2.	Addendum 1	03/17/2026

List of Prospective Bidders Notified of Bid

1. Utility Service Co., Inc, Perry, GA
2. Viking Painting, LLC, La Vista, NE
3. D & M Painting Corporation, Washington, PA

PWC Procurement Mailing List- Registered vendors via the PWC website and Industry Day registrants. (approximately 2000+ contacts)

Small Business Administration Programs:
Small Business Administration Regional Office (SBA)
NC Procurement & Technical Assistance Center (NCPTAC)
Veterans Business Outreach Center (VBOC)
Small Business Technology Center (SBTDC)
Women's Business Center of Fayetteville (WBC)

Local Business and Community Programs
FSU Construction Resource Office (FSUCRO)
FSU Economic Development Administration Program (FSUEDA)
FSU Career Pathways Initiative
NAACP, Fayetteville Branch
FTCC Small Business Center (SBC)
Greater Fayetteville Chamber, RFP posting submitted
Hope Mills Chamber
Spring Lake Chamber
Hoke Chamber
Fayetteville Business & Professional League (FBPL)

State Business and Community Programs
NC Institute of Minority Economic Development (The Institute) Durham, NC
NAACP, State Branch Raleigh, NC
National Utility Contracting Association- NC Chapter (NUCA)
Durham Chapter of the National Association of Women in Construction (NAWIC)
South Atlantic Region of National Association of Women in Construction (NAWIC)
The Hispanic Contractors Association of the Carolinas (HCAC)
United Minority Contractors of North Carolina
International Women in Transportation- Triangle Chapter

Media
Fayetteville Observer
WIDU, AM1600
IBronco Radio at FSU

Fayetteville Press News
Up & Coming Weekly
Bladen Journal
Greater Fayetteville Business Journal

SDBE / SLS Participation

Utility Service Co., Inc., Perry, GA is not a small local or SDBE business. Utility Service Co., Inc., does not anticipate any small local or SDBE spend.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0323

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A15

TO: **Mayor and Members of City Council**

THRU: **Timothy L. Bryant, CEO/General Manager**
Fayetteville Public Works Commission

FROM: **Fayetteville Public Works Commission**

DATE: **May 26, 2026**

RE:
PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms

COUNCIL DISTRICT(S):
ALL

Relationship To Strategic Plan:
High Quality Built Environment

Executive Summary:
A bid was received for purchase of the Materials Contract for Construction Ops and Storms. The lowest responsive and responsible bidder, and in the best interest of PWC, is Crowder Trucking LLC, Fayetteville, NC, for the total amount of $264,700.00.

Background:
The Fayetteville Public Works Commission, during the meeting on April 8, 2026, approved 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 forward to City Council for approval.

Bid Date: March 12, 2026

Conforming Bidders	Total Price
Crowder Trucking LLC, Fayetteville, NC	$264,700.00
Perfection Lawn Care & Maintenance LLC, Hope Mills, NC	$361,725.00

Issues/Analysis:
The bid notice was advertised through our usual channels on February 24, 2026, with a bid opening date of March 12, 2026. Bids were solicited from three (3) vendors, and two (2) bids were received. **SDBE / SLS PARTICIPATION**: Crowder Trucking LLC., Fayetteville, NC, is a small local supplier and a certified SDBE Business. Crowder Trucking LLC anticipates $9,000.00 in certified SDBE spend. This project is 100%

SDBE, SLS, and local spend.

Budget Impact:
Account string: 002.0621.0435.800020.999999999

Options:
N/A

Recommended Action:
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.

Attachments:
Bid Recommendation - Materials Contract for Construction Ops and Storms

PUBLIC WORKS COMMISSION
ACTION REQUEST FORM

TO: Timothy L. Bryant, CEO/General Manager **DATE:** March 25, 2026

FROM: Candice S. Kirtz, Director of Supply Chain

ACTION REQUESTED: Approve purchase award for the Materials Contract for Construction Operations and Storms (PWC2526048)

BID/PROJECT NAME: Rebid Materials Contract for Construction Operations and Storms

BID DATE: March 12, 2026 **DEPARTMENT:** Water Resources Construction

BUDGET INFORMATION: 002.0621.0435.800020.999999999

CONFORMING BIDDERS	**TOTAL PRICE**
Crowder Trucking LLC, Fayetteville, NC	$264,700.00
Perfection Lawn Care & Maintenance LLC, Hope Mills, NC	$361,725.00

AWARD RECOMMENDED TO: Crowder Trucking LLC, Fayetteville, NC

BASIS OF AWARD: Lowest responsive, responsible bidder

COMMENTS: The bid notice was advertised through our usual channels on February 24, 2026, with a bid opening date of March 12, 2026. Bids were solicited from three (3) vendors, and two (2) bids were received.

ACTION BY COMMISSION
APPROVED_____REJECTED_____
DATE_____

ACTION BY COUNCIL
APPROVED_____REJECT

BID HISTORY
REBID MATERIALS
CONTRACT FOR
CONSTRUCTION
OPERATIONS AND
STORMS
BID DATE: March 12, 2026

Advertisement

1. PWC Website 02/24/2026 through 03/12/2026

List of Prospective Bidders Notified of Bid

1. Crowder Trucking LLC, Fayetteville, NC
2. Perfection Lawn Care & Maintenance LLC, Hope Mills, NC
3. McDonald Materials, Fayetteville, NC

PWC Procurement Mailing List- Registered vendors via the PWC website and Industry Day registrants. (approximately 2000+ contacts)

Small Business Administration Programs:
Small Business Administration Regional Office (SBA)
NC Procurement & Technical Assistance Center (NCPTAC)
Veterans Business Outreach Center (VBOC)
Small Business Technology Center (SBTDC)
Women's Business Center of Fayetteville (WBC)

Local Business and Community Programs
FSU Construction Resource Office (FSUCRO)
FSU Economic Development Administration Program (FSUEDA)
FSU Career Pathways Initiative
NAACP, Fayetteville Branch
FTCC Small Business Center (SBC)
Greater Fayetteville Chamber, RFP posting submitted
Hope Mills Chamber
Spring Lake Chamber
Hoke Chamber
Fayetteville Business & Professional League (FBPL)

State Business and Community Programs
NC Institute of Minority Economic Development (The Institute) Durham, NC
NAACP, State Branch Raleigh, NC
National Utility Contracting Association- NC Chapter (NUCA)
Durham Chapter of the National Association of Women in Construction (NAWIC)
South Atlantic Region of National Association of Women in Construction (NAWIC)
The Hispanic Contractors Association of the Carolinas (HCAC)
United Minority Contractors of North Carolina
International Women in Transportation- Triangle Chapter

Media
Fayetteville Observer
WIDU, AM1600
IBronco Radio at FSU
Fayetteville Press News
Up & Coming Weekly
Bladen Journal
Greater Fayetteville Business Journal

SDBE / SLS Participation

Crowder Trucking LLC., Fayetteville, NC is a small local supplier and a certified SDBE Business. Crowder Trucking LLC anticipates $9,000.00 in certified SDBE spend. This project is 100% SDBE, SLS, and local spend.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0324

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A16

TO: **Mayor and Members of City Council**

THRU: **Timothy L. Bryant, CEO/General Manager**

Fayetteville Public Works Commission

FROM: **Fayetteville Public Works Commission**

DATE: **May 26, 2026**

RE:
PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
High Quality Built Environment

Executive Summary:
The Sole Source Recommendation is for a one-year sole source agreement, with two one-year renewal options, for the purchase of distribution transformers from Electric Research Manufacturing Company (ERMCO) of Dyersburg, Tennessee for Fiscal Years 2027, 2028, and 2029

Background:
The Fayetteville Public Works Commission, during the meeting on April 8, 2026, approved a sole source agreement to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements, and forward to City Council for approval.

North Carolina law allows an exception from the competitive bidding requirements for "Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration." NC General Statute §143-129(e)(6).

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.

Issues/Analysis:
N/A

Budget Impact:
Padmount Transformers:
001.0820.0802.0000000-00.368000.36800.CPR1000013.000.00000.00000

Overhead Transformers:
001.0820.0802.0000000-00.368000.36800.CPR1000014.000.00000.00000

Options:
N/A

Recommended Action:
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.

Attachments:
Sole Source Recommendation - Distribution Transformer Purchase

FAYETTEVILLE PUBLIC WORKS COMMISSION
SOLE SOURCE REQUEST

TO: Timothy L. Bryant, CEO/General Manager DATE: March 31, 2026
CC: Marc Tunstall, Interim Chief Operating Officer – Electrical Systems
David Deschamps, Director of Electrical Engineering
FROM: Glenn Andersen, Principal Engineer – Material Standards, Electrical Engineering

PWC's Electrical Engineering and Construction Department seeks approval to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements. North Carolina law allows an exception from the competitive bidding requirements for "Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration." NCGS §143-129(e)(6). Such an exception is only available in this instance if the Commission approves the purchase.

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.

ERMCO distribution transformers are procured through their authorized distributor, Tarheel Electric Membership Association (TEMA). As the authorized distributor for these products, TEMA provides pricing, order management, and coordination with ERMCO for production and delivery of transformers meeting PWC's material specifications. A quote dated March 27, 2026, in the amount of $2,708,385.00 is attached for reference. This quote reflects the potential cost of year one. This request is based on the overriding consideration of standardization and compatibility with existing PWC infrastructure and equipment.

PWC previously maintained several multi-year agreements with ERMCO dating back to July 2011, the most recent of which expired in December 2023. Throughout those contract terms, ERMCO supplied the majority of PWC's transformers, which continue to perform reliably in service today. It is in PWC's best interest to continue standardizing distribution transformers for the following reasons:

- **Certified Repair Facility:** PWC's Apparatus Repair Shop is a certified ERMCO repair facility, allowing direct access to OEM parts, schematics, and repair data for both legacy and newly purchased units. Based on this capability, ERMCO also reimburses PWC for warranty

repair work performed in-house, reducing external service costs and improving turnaround time.

- **Compatibility with Existing Assets:** ERMCO has been PWC's primary supplier for more than fourteen years, with over 5,000 units currently in service across the system.

- **Data and System Integration:** ERMCO equipment aligns with PWC's nameplate and barcode standards for internal tracking, asset management, and engineering data uploads.

- **Safety and Design Consistency:** ERMCO transformers incorporate features such as hinged doors, side panels, and cabinet covers that align with PWC's operational and safety standards for field installation, inspection, and maintenance.

- **Training and Field Familiarity:** PWC crews and field personnel are trained and experienced with ERMCO configurations and safety clearances. Standardization minimizes installation errors, reduces retraining needs, and improves response time for field repairs. Crews can install ERMCO transformers using existing tools and procedures, reducing setup and outage times.

- **Repair and Lifecycle Cost Efficiency:** Maintaining a uniform transformer fleet reduces spare-parts complexity, warehouse stocking levels, and lifecycle costs through simplified maintenance and asset interchangeability.

- **Cost Avoidance:** Prior competitive solicitations have required approximately two to three months to complete (advertisement, evaluation, and approvals), with additional administrative effort and delays due to non-responsive bids and vendor performance issues. ERMCO/TEMA pricing has historically been more competitive than alternative manufacturers, whose bids have often been higher and failed to meet PWC minimum required specifications, resulting in cancellations and rebids. Standardization reduces administrative burden and supports timely, cost-effective acquisition of required equipment while enabling efficient warehouse inventory management and planning.

Agreement Structure

Approval of this request will allow PWC to enter into a one-year Sale of Goods Agreement with TEMA, the authorized distributor for ERMCO transformers, following Commission and City Council approval. The agreement will establish a ceiling price for each year based on PWC's three-year historical usage average. For planning purposes, PWC anticipates a ceiling price of $2,708,385.00 annually. The agreement will allow flexibility to adjust annual purchase quantities as project needs change, provided purchases remain limited to the approved transformer stock numbers established in the agreement.

Pricing Considerations

The pricing provided with this request reflects current market conditions and is included for reference purposes only. Because distribution transformers are manufactured using raw materials such as steel, copper, and electrical components that are subject to market volatility, the agreement will include price escalation and de-escalation provisions tied to an established industry index. Including index-based pricing adjustments ensures that any changes during the agreement term remain transparent, objective, and tied to verifiable market conditions, while allowing PWC to maintain continuity of supply.

Tarheel Electric Membership Association, Inc. 3/27/2026

		Stock Code	Description	Yearly Usage	ERMCO quote #	Steel	Current Price	Extended Price	PWC spec quoted by
1	1-Ph	1295066	TRANSFORMER, CONV, 50 KVA 14.4/24.94Y X 7.2/12.47Y-277	13	788789.001	GOES	$2,640.00	$34,320.00	pole spec dated 01292026
2	1-Ph	1295330	TRANSFORMER, CSP, 10 KVA 12.47GRDY/7.2-120/240	60	788789.002	GOES	$1,280.00	$76,800.00	pole spec dated 01292026
3	1-Ph	1295365	TRANSFORMER, CSP, 25 KVA 12.47GRDY/7.2-120/240	103	788789.003	GOES	$1,790.00	$184,370.00	pole spec dated 01292026
4	1-Ph	1295395	TRANSFORMER, CSP, 50 KVA 12.47GRDY/7.2-120/240	67	788789.004	GOES	$2,530.00	$169,510.00	pole spec dated 01292026
5	1-Ph	1295415	TRANSFORMER, CSP, 75 KVA 12.47GRDY/7.2-120/240	5	788789.005	GOES	$4,408.00	$22,040.00	pole spec dated 01292026
6	1-Ph	1295015	TRANSFORMER, CONV, 10 KVA 7.2/12.47Y-120/240	1	788789.006	GOES	$1,140.00	$1,140.00	pole spec dated 01292026
7	1-Ph	1295016	TRANSFORMER, CONV, 10 KVA 14.4/24.94Y-120/240	1	788789.007	GOES	$1,270.00	$1,270.00	pole spec dated 01292026
8	1-Ph	1295030	TRANSFORMER, CONV, 25 KVA 7.2/12.47Y-120/240	1	788789.008	GOES	$1,650.00	$1,650.00	pole spec dated 01292026
9	1-Ph	1295031	TRANSFORMER, CONV, 25 KVA 14.4/24.94Y-120/240	1	788789.009	GOES	$1,870.00	$1,870.00	pole spec dated 01292026
10	1-Ph	1295046	TRANSFORMER, CONV, 25 KVA 7.2/12.47Y-240/480	1	788789.010	GOES	$1,640.00	$1,640.00	pole spec dated 01292026
11	1-Ph	1295047	TSFR, CV, 25KVA, 14.4/24.94Y-240/480	1	788789.011	GOES	$1,840.00	$1,840.00	pole spec dated 01292026
12	1-Ph	1295061	TRANSFORMER, CONV, 50 KVA 14.4/24.94Y-120/240	1	788789.012	GOES	$2,780.00	$2,780.00	pole spec dated 01292026
13	1-Ph	1295080	TRANSFORMER, CONV, 75 KVA 7.2/12.47Y-120/240	1	788789.013	GOES	$3,605.00	$3,605.00	pole spec dated 01292026
14	1-Ph	1295095	TRANSFORMER, CONV, 75 KVA 14.4/24.94Y-120/240	1	788789.014	GOES	$3,750.00	$3,750.00	pole spec dated 01292026
15	1-Ph	1295100	TRANSFORMER, CONV, 100 KVA 7.2/12.47Y-120/240	1	788789.015	GOES	$4,640.00	$4,640.00	pole spec dated 01292026
16	1-Ph	1295125	TRANSFORMER, CONV, 100 KVA 14.4/24.94Y-120/240	1	788789.016	GOES	$4,880.00	$4,880.00	pole spec dated 01292026
17	1-Ph	1295418	TRANSFORMER, CSP, 100 KVA 12.47GRDY/7.2-120/240	1	788789.017	GOES	$5,065.00	$5,065.00	pole spec dated 01292026
18	1-Ph	1295414	TRANSFORMER, CSP, 75 KVA 24.94GRDY/14.4-120/240	1	788789.018	GOES	$4,580.00	$4,580.00	pole spec dated 01292026
19	1-Ph	1295421	TRANSFORMER, CSP, 100 KVA 24.94GRDY/14.4-120/240	1	788789.019	GOES	$5,320.00	$5,320.00	pole spec dated 01292026
20	1-Ph	1295610	TSFMR, PDMT, 1-PH, 25KVA, 12470GRDY/7200X24940GRDY/14400-240/120 V	33	788904.003	GOES	$3,180.00	$104,940.00	pad spec dated 01292026
21	1-Ph	1295630	TSFMR, PDMT, 1-PH, 50KVA, 12470GRDY/7200X24940GRDY/14400-240/120 V	100	788904.001	AMT	$3,797.00	$379,700.00	pad spec dated 01292026
22	1-Ph	1295640	TSFMR, PDMT, 1-PH, 75KVA, 12470GRDY/7200X24940GRDY/14400-240/120 V	10	788904.004	AMT	$4,565.00	$45,650.00	pad spec dated 01292026
23	1-Ph	1295655	TSFMR, PDMT, 1-PH, 100KVA, 12470GRDY/7200X24940GRDY/14400-240/120 V	13	788904.002	GOES	$6,130.00	$79,690.00	pad spec dated 01292026
24	3-Ph	1295670	TSFMR, PDMT, 3-PH, 150KVA, 12470GRDY/7200X24940GRDY/14400-208Y/120 V	10	790544.001	AMT	$14,180.00	$141,800.00	3ph pad spec dated 01292026
25	3-Ph	1295677	TSFMR, PDMT, 3-PH, 150KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V	2	790544.002	AMT	$13,050.00	$26,100.00	3ph pad spec dated 01292026
26	3-Ph	1295701	TSFMR, PDMT, 3-PH, 300KVA, 12470GRDY/7200X24940GRDY/14400-208Y/120 V	8	790544.003	AMT	$17,040.00	$136,320.00	3ph pad spec dated 01292026
27	3-Ph	1295706	TSFMR, PDMT, 3-PH, 300KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V	5	790544.004	AMT	$16,360.00	$81,800.00	3ph pad spec dated 01292026
28	3-Ph	1295721	TSFMR, PDMT, 3-PH, 500KVA, 12470GRDY/7200X24940GRDY/14400-208Y/120 V	5	790544.005	GOES	$24,305.00	$121,525.00	3ph pad spec dated 01292026
29	3-Ph	1295732	TSFMR, PDMT, 3-PH, 500KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V	5	790544.006	GOES	$22,580.00	$112,900.00	3ph pad spec dated 01292026
30	3-Ph	1295741	TSFMR, PDMT, 3-PH, 750KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V	3	790544.007	GOES	$30,820.00	$92,460.00	3ph pad spec dated 01292026
31	3-Ph	1295747	TSFMR, PDMT, 3-PH, 750KVA, 12470GRDY/7200X24940GRDY/14400-208Y/120 V	3	790544.010	GOES	$35,150.00	$105,450.00	3ph pad spec dated 01292026
32	3-Ph	1295755	TSFMR, PDMT, 3-PH, 1000KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V	3	790544.011	GOES	$41,160.00	$123,480.00	3ph pad spec dated 01292026
33	3-Ph	1295770	TSFMR, PDMT, 3-PH, 1500KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V	3	790544.008	GOES	$45,820.00	$137,460.00	3ph pad spec dated 01292026
34	3-Ph	1295785	TSFMR, PDMT, 3-PH, 2500KVA, 12470GRDY/7200X24940GRDY/14400-480Y/277 V	7	790544.009	GOES	$69,720.00	$488,040.00	3ph pad spec dated 01292026
								$2,708,385.00	

Pricing is subject to escalation/de-escalation quarterly based on time of shipment

ERMCO
2225 Industrial Road
Dyersburg, Tennessee 38024

March 30, 2026

Tarheel Electric Membership Association, Inc.
8730 Wadford Drive
Raleigh, NC 27616
ATTN: Jason Caudle, COO

RE: Sole Distributor Notice

Tarheel Electric Membership Association, Inc.,

This letter serves to confirm that the Tarheel Electric Membership Association, Inc. ("TEMA") is an authorized distributor of the products manufactured by Electric Research and Manufacturing Cooperative, Inc. and its subsidiaries (collectively, "ERMCO"), including but not limited to electric distribution transformers (collectively, "Products"), pursuant to that certain distribution agreement ("Agreement") entered into by and between ERMCO and TEMA.

Pursuant to the Agreement, TEMA is the sole and exclusive distributor of ERMCO Products with respect to: PWC Fayetteville.

If you require additional verification or have any questions regarding authorized distribution, please feel free to reach out to your point of contact TEMA.

Sincerely,

Brett Weyers

Brett Weyers
Vice President
ERMCO

City of Fayetteville

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

City Council Action Memo

File Number: 26-0329

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A17

TO: Mayor and Members of City Council

THRU: Timothy L. Bryant
Fayetteville Public Works Commission

FROM: Fayetteville Public Works Commission

DATE: May 26, 2026

RE:
PWC - Approve purchase award recommendation for purchase of Water Treatment and Water Reclamation Chemicals Annual Contract Year 2026

COUNCIL DISTRICT(S):

All

..b
Relationship To Strategic Plan:
High Quality Built Environment

Executive Summary:
Bids were received for the purchase of Water Treatment and Water Reclamation Chemicals Annual Contract Year 2026. The lowest responsive, responsible conforming bidders and in the best interest of PWC are as follows:

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, GA
F. Magnesium Hydroxide - Premier Magnesia LLC, Waynesville, NC
H. Ferric Sulfate Liquid - Pencco, Inc., San Felipe, TX
I. Zine Orthophosphate - USALCO, LLC, Baltimore, MD

Background:
The Fayetteville Public Works Commission, during the meeting on May 13,2026, approved the purchase award for the Water Treatment and Water Reclamation Chemicals Annual Contract Year 2026 and forward to City Council for approval.

Bids were received April 29, 2026:

Issues/Analysis:
The Commission is asked to approve multiple awards for purchase of water treatment and water reclamation chemicals. Notice of the bid was advertised through PWC's normal channels on April 2, 2026, with a bid opening date of April 29, 2026. Bids were solicited from sixteen (16) vendors and PWC received

sixteen (16) bids. Bidders were not required to bid on each chemical. The lowest responsive, responsible bidders were also the apparent low bidders. The total cost set forth herein is an estimate derived from the applicable unit prices. Actual chemical usage may vary from projected quantities, and therefore, the final total cost shall be adjusted upward or downward based on the actual quantities utilized during the term of the agreement. SDBE / SLS Participation Sixteen (16) bids were received in response to the solicitation. All bidders indicated their intent to self-perform the work. None of the responding bidders qualify as small, local, or Small Disadvantaged Business Enterprise (SDBE).

Budget Impact:
P.O. Hoffer: 002.0630.0157.000-00.801025.0000.99999
Glenville: 002.0631.0157.000-00.801025.0000.99999
Cross Creek: 002.0640.0157.000-00.801025.0000.99999
Rockfish: 002.0641.0157.000-00.801025.0000.99999

Options:
N/A

Recommended Action::
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 - Pencco, Inc., San Felipe, TX
I. Zine Orthophosphate - USALCO, LLC, Baltimore, MD

Attachments:
Recommendation - Water Treatment and Water Reclamation Chemicals Annual Contract Year 2026

PUBLIC WORKS COMMISSION
ACTION REQUEST FORM

TO: Timothy L. Bryant, CEO/General Manager **DATE:** May 1, 2026

FROM: Candice Kirtz, Director of Supply Chain

ACTION REQUESTED: 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. (PWC2526081)

BID/PROJECT NAME: Water Treatment and Water Reclamation Chemicals Annual Contract

BID DATE: April 29, 2026 **DEPARTMENT:** Water Treatment & Water Reclamation

BUDGET INFORMATION:

P.O. Hoffer	002.0630.0157.000-00.801025.0000.99999
Glenville	002.0631.0157.000-00.801025.0000.99999
Cross Creek	002.0640.0157.000-00.801025.0000.99999
Rockfish	002.0641.0157.000-00.801025.0000.99999

Item A: Caustic Soda (Sodium Hydroxide, 50%) UOM/TON

CONFORMING BIDDERS	UOM	QTY	UNIT PRICE	TOTAL PRICE
Brenntag Mid-South, Inc., Durham, NC	TON	4840	$318.03	$1,539,265.20
Univar Solutions USA LLC, Morrisville, PA	TON	4840	$318.73	$1,542,653.20
Colonial Chemical Solutions, Inc.	TON	4840	$426.85	$2,065,954.00
JCI Jones Chemicals, Sarasita, FL	TON	4840	$430.00	$2,081,200.00

Item B: Hydrofluorosilicic Acid UOM/TON

CONFORMING BIDDERS	UOM	QTY	UNIT PRICE	TOTAL PRICE
Univar Solutions USA LLC, Morrisville, PA	TON	308	$850.00	$261,800.00
Pencco, Inc., San Felipe, TX	TON	308	$860.00	$264,880.00

Item C: Powdered Activated Carbon DRY POUND

CONFORMING BIDDERS	UOM	QTY	UNIT PRICE	TOTAL PRICE
Brenntag Mid-South, Inc., Durham, NC	LB	90,000	$0.8900	$80,100.00
Univar Solutions USA LLC, Morrisville, PA	LB	90,000	$1.2040	$108,360.00
Norit Americas Inc., Marshall, TX	LB	90,000	$1.3200	$118,800.00

Item D: Sodium Bisulfite POUND

CONFORMING BIDDERS	UOM	QTY	UNIT PRICE	TOTAL PRICE
PVS Chemicals, Inc., Detroit, MI	LB	400,000	$0.2125	$85,000.00
Southern Ionics Inc., West Point, MS	LB	400,000	$0.2150	$86,000.00

Item E: Aqueous Ammonia TON

CONFORMING BIDDERS	UOM	QTY	UNIT PRICE	TOTAL PRICE
Airgas Specialty Products, Inc., Lawrenceville, GA	TON	200	$315.90	$63,180,00
Tanner Industries, Inc., Southhampton, PA	TON	200	$316.80	$63,360.00

Item F: Magnesium Hydroxide GALLON

CONFORMING BIDDERS	UOM	QTY	UNIT PRICE	TOTAL PRICE
Premier Magnesia LLC, Waynesville, NC	GAL	185,000	$3.5200	$651,200.00
Garrison Minerals LLC, Grandall, GA	GAL	185,000	$3.6500	$675,250.00

Item H: Ferric Sulfate Liquid TON

CONFORMING BIDDERS	UOM	QTY	UNIT PRICE	TOTAL PRICE
Pencco, Inc., San Felipe, TX	TON	6,000	$425.00	$2,550,000.00
Kemira Water Solutions, Lawrence, KS	TON	6,000	$425.75	$2,554,500.00

Item I: Zine Orthophosphate POUND

CONFORMING BIDDERS	UOM	QTY	UNIT PRICE	TOTAL PRICE
USALCO, LLC, Baltimore, MD	TON	550,000	$0.8974	$493,570.00
Carus LLC, Peru, IL	TON	550,000	$0.9300	$511,500.00
Shannon Chemical Corporation, Malvern, PA	TON	550,000	$1.1000	$605,000.00
Brenntag Mid-South, Inc, Durham, NC	TON	550,000	$1.2200	$671,000.00

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, GA
F. Magnesium Hydroxide - Premier Magnesia LLC, Waynesville, NC
H. Ferric Sulfate Liquid - Pencco, Inc., San Felipe, TX
I. Zine Orthophosphate - USALCO, LLC, Baltimore, MD

BASIS OF AWARD: Lowest responsive, responsible bidder

COMMENTS: The Commission is asked to approve multiple awards for purchase of water treatment and water reclamation chemicals. Notic of the bid was advertised through PWC's normal channels on April 2, 2026, with a bid opening date of April 29, 2026. Bids were solicited from sixteen (16) vendors and PWC received sixteen (16) bids. Bidders were not required to bid on each chemical. The lowest responsive, responsible bidders were also the apparent low bidders. The total cost set forth herein is an estimate derived from the applicable unit prices. Actual chemical usage may vary from projected quantities, and therefore, the final total cost shall be adjusted upward or downward based on the actual quantities utilized during the term of the agreement

ACTION BY COMMISSION
APPROVED_____REJECTED_____
DATE_____

ACTION BY COUNCIL
APPROVED_____REJECTED_____
DATE_____

BID HISTORY
WATER TREATMENT AND
WATER RECLAMATION
CHEMICALS ANNUAL
CONTRACT
BID DATE: April 29, 2026

Advertisement

1.	PWC Website	04/02/2026 through 4/29/2026
2.	Addendum 1	04/14/2026
3.	Addendum 2	04/16/2026
4.	Addendum 3	04/17/2026
5.	Addendum 4	04/24/2026

List of Prospective Bidders Notified of Bid

1. Brenntag Mid-South, Inc., Durham, NC
2. Univar Solutions USA LLC, Morrisville, PA
3. Airgas Specialty Products, Inc., Lawrenceville, GA
4. Premier Magnesia LLC, Waynesville, NC
5. Pencco, Inc., San Felipe, TX
6. USALCO, LLC, Baltimore, MD
7. Shannon Chemical Corporation, Malvern, PA
8. Carus LLC, Peru, IL
9. Norit Americas Inc., Marshall, TX
10. Southern Ionics Inc., West Point, MS
11. PVS Chemicals, Inc., Detroit, MI
12. Colonial Chemical Solutions, Inc.
13. JCI Jones Chemicals, Sarasita, FL
14. Kemira Water Solutions, Lawrence, KS
15. Garrison Minerals LLC, Grandall, GA
16. Tanner Industries, Inc., Southhampton, PA

PWC Procurement Mailing List- Registered vendors via the PWC website and Industry Day registrants. (approximately 2000+ contacts)

Small Business Administration Programs:
Small Business Administration Regional Office (SBA)
NC Procurement & Technical Assistance Center (NCPTAC)
Veterans Business Outreach Center (VBOC)
Small Business Technology Center (SBTDC)
Women's Business Center of Fayetteville (WBC)

Local Business and Community Programs
FSU Construction Resource Office (FSUCRO)
FSU Economic Development Administration Program (FSUEDA)
FSU Career Pathways Initiative
NAACP, Fayetteville Branch
FTCC Small Business Center (SBC)
Greater Fayetteville Chamber, RFP posting submitted
Hope Mills Chamber

Spring Lake Chamber
Hoke Chamber
Fayetteville Business & Professional League (FBPL)

State Business and Community Programs
NC Institute of Minority Economic Development (The Institute) Durham, NC
NAACP, State Branch Raleigh, NC
National Utility Contracting Association- NC Chapter (NUCA)
Durham Chapter of the National Association of Women in Construction (NAWIC)
South Atlantic Region of National Association of Women in Construction (NAWIC)
The Hispanic Contractors Association of the Carolinas (HCAC)
United Minority Contractors of North Carolina
International Women in Transportation- Triangle Chapter

Media
Fayetteville Observer
WIDU, AM1600
IBronco Radio at FSU
Fayetteville Press News
Up & Coming Weekly
Bladen Journal
Greater Fayetteville Business Journal

SDBE / SLS Participation
Sixteen (16) bids were received in response to the solicitation. All bidders indicated their intent to self-perform the work. None of the responding bidders qualify as small, local, or Small Disadvantaged Business Enterprise (SDBE).

City of Fayetteville

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

City Council Action Memo

File Number: 26-0317

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Reports From Boards and Commissions

Agenda Number: 8.01

TO: **Mayor and Members of City Council**

THRU: **Dr. Douglas J. Hewett, ICMA-CM, City Manager**

FROM: **Jerry Clipp, Human Resource Department Director**

DATE: **May 26, 2026**

RE:
Receive the Personnel Review Board Report

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Financially sound City

Executive Summary:
Providing a brief report on the activities of the Personnel Review Board for this fiscal year.

Background:
The Personnel Review Board is a board appointed by the City Council comprising of 2 citizens with first-hand experience supervising or managing employees and 4 citizens at-large who have knowledge and experience in the management of personnel. The purpose is to hear post-termination appeals regarding their dismissal. It is important to note that the recommendation of the board goes to the City Manager who makes the final decision on the appeal.

Issues/Analysis:
There has been only one hearing called for this fiscal year.

Budget Impact:
N/A

Options:
N/A

Recommended Action:
Accept the report.

Attachments:
N/A

City of Fayetteville

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

City Council Action Memo

File Number: 26-0330

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Reports From Boards and Commissions

Agenda Number: 8.02

TO: **Mayor and Members of City Council**

THRU: **Timothy L. Bryant, CEO/General Manager**
Fayetteville Public Works Commission

FROM: **Fayetteville Public Works Commission**

DATE: **May 26, 2026**

RE:
Receive the Fayetteville Public Works Commission Annual Report

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
High Quality Built Environment

Executive Summary:
Fayetteville Public Works Commission Report to Fayetteville City Council as Requested for May 26, 2026, Council Meeting

Background:
Please find attached the Annual Report to the Fayetteville City Council from the Fayetteville Public Works Commission

Issues/Analysis:
N/A

Budget Impact:
N/A

Options:
N/A

Recommended Action:
Accept the report.

Attachments:
PWC Annual Report to the Fayetteville City Council - 2025

Annual Board Committee Report Template

Committee: Fayetteville Public Works Commission Board of Commissioners

Period of time this report covers: Calendar Year 2025

Committee Chair: Richard W. King

Committee Members (current roles):

Name	Term Period (Swearing-in Date)	Special Category
Richard W. King	October 9, 2023	Chair
Ronna Rowe Garrett	Second Term: September 30, 2025	Vice Chair
Colonel (Ret.) Donald L. Porter	Second Term: September 30, 2025	Secretary
Dr. Christopher (Chris) G. Davis	March 8, 2023	Treasurer

The main goals and objectives for the Committee:

- Manage the operation of the electric, water, and wastewater utility of the Public Works Commission (PWC)
- Set rates and policy
- Serve as both the fiduciary oversight and regulator of the utility

Charges or tasks of the Committee – FY2025 (Action items for the reporting year)

- **$52M PWC Contribution to and in support of the City of Fayetteville**
  - $31.2M in Annexation Costs ($7.9M in debt service and $23.3M in construction costs)
  - $11.9M in PILOT
  - $4M in Street Lighting
  - $2.3M in Storm Drainage Improvement
  - $621,500 in Underground Conversions & Gateway Improvements
  - $470,900 in Street & Pedestrian Lighting Improvements
  - $325,000 in Community Economic Development Support
  - $128,000 in Non-Reimbursable Expenditures with regard to Metronet
  - $85,000 in support of FAYTV public access channel
  - $22,750 towards the shared cost of the RCW Parking Deck

Summary of accomplishments in 2025:

PWC celebrated 120 years of delivering safe, reliable, and affordable electric, water, and wastewater services across Fayetteville and greater Cumberland County.

PWC Awards:

- American Public Power Association Reliable Public Power Award – Diamond Designee
- American Public Power Association Safety Award of Excellence
- Partnership for Safe Water 25-Year Director's Award (P.O. Hoffer Water Treatment Facility)
- Partnership for Safe Water 25-Year Director's Award (Glenville Lake Water Treatment Facility)
- NC OneWater Distribution System of the Year – Overall
- NC OneWater Collection System of the Year - Large System
- Information Systems Security Association International Security Professional of the Year
- National Association of Fleet Administrators Top 100 Fleets in America Award
- ElectriCities of North Carolina Public Power Award of Excellence: Strengthen Public Power
- ElectriCities of North Carolina Public Power Award of Excellence: Provide Superior Power
- ElectriCities of North Carolina Public Power Award of Excellence: Customer-Centered Innovation
- ElectriCities of North Carolina Public Power Award of Excellence: People
- Government Finance Officers Association Distinguished Budget Presentation Award
- Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting
- North Carolina Association of Governmental Purchasing Sustained Professional Purchasing Award
- United Way of North Carolina Spirit of North Carolina Award

Electric Systems

- Year-end Electric reliability:
    - System Average Interruption Frequency Index (SAIFI) was .56, meaning customers experienced less than one outage, on average, during the year, among the best in the industry
    - System Average Interruption Duration Index (SAIDI) was 30.99 minutes, on average, during the year, which was about half of the average for all utilities
    - Butler-Warner Generation Plant (BWGP) availability factor was 98%, indicating its readiness to generate electricity

- Completed construction of Gillespie Street Solar Farm (1.8 MW) and Rockfish Creek Water Reclamation Facility Solar Farm (4.87 MW)
- Began construction on the Carvers Falls Road Solar Farm (4.87 MW) and Butler-Warner Generation Plant solar expansion (4MW)
- Continued the sub-transmission poles replacement project which is now 60% complete
- Continued the Smart Substations upgrade project, installing state-of-the-art microprocessor-based protective relays, automation, and controls across all existing PWC substations

Water Resources

- Year-end Water reliability:
    - Demonstrated drinking water turbidity of 0.04 NTU (Nephelometric Turbidity Units), indicating extremely clear, high-quality water, significantly greater than EPA standards
    - Experienced 3.3 Sanitary Sewer Overflows (SSO) per 100 miles, 2.2 less than national benchmarks
    - Experienced 3.68 water main breaks/leaks per 100 miles, 5.32 less than national benchmarks
- PWC led the community advocacy campaign to oppose the Town of Fuquay-Varina's 6.17 million gallons per day Cape Fear River interbasin transfer request
- Completed the Powder Activated Carbon (PAC) project at P.O. Hoffer to treat Cape Fear River source water, addressing organic contaminants, odor/taste and modest PFAS removal from drinking water
- Big Rockfish Creek Outfall Project Phase 2 began construction to increase sewer capacity for newly annexed communities, eliminate regional sanitary sewer lift stations within the service area, and connect West Fayetteville to the Rockfish Creek Water Reclamation Facility
- Began construction on the Gray's Creek and Alderman Road Elementary Schools water extension project to provide safe, regulated drinking water to the schools and surrounding areas
- Began Non-Revenue Water Management/Leak Detection Program, 3rd Phase, identified and repaired 67 water distribution leaks along 213.03 miles of PWC's water distribution system, representing potential lost revenue of $274,808.65 per year (34,137,720 gallons of water with treatment costs)
- Awarded an additional $19,000,000 in N.C. Division of Water Infrastructure, Drinking Water State Revolving Funds – Bipartisan Infrastructure Law-Emerging Contaminates (BIL-EC), to construct Granular Activated Carbon (GAC) filtration systems to meet the latest federal drinking water standard bringing the total funding to $83,500,000

Community Engagement

- Fulfilled over 500 community requests from local organizations and residents for PWC bottled water donations, facility tours, school visits, sponsorships, and more.
- Supported Cumberland County Schools 6-week ICON program by hosting 11 high school students, providing work experience and pathways to future local employment
- Partnered with Fayetteville State University and Fayetteville Technical Community College in 2025 to establish a Fayetteville-Cumberland Regional Building Training and Assessment Center (BTAC) to serve as a foundation to create new green-economy jobs

List of activities in progress including upcoming events/discussions:

- PWC 101 invitation extended to new members of the Fayetteville City Council to learn about the utility industry and PWC operations
- PWC Expo, focused on Affordable, Safe, & Reliable Electric Service, will be held at the Downtown Library on Friday, June 26th starting at 11AM
- PWC ribbon cutting celebrating the completion of the Alderman Road and Gray's Creek Elementary Schools water extension scheduled for August 2026

Issues that need to be addressed:

Recommendations to the City Council:

City of Fayetteville

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

City Council Action Memo

File Number: 26-0327

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

Agenda Number: 9.01

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**
Michael Gibson, Interim Assistant City Manager

FROM: **Jennifer Ayre, MMC, City Clerk**

DATE: **May 26, 2026**

RE:
Public Hearing on the Renaming of North Street Baseball Field to Coach Donald Bennett Field

COUNCIL DISTRICT(S):
District 2

Relationship To Strategic Plan:
Goal IV: The City of Fayetteville will be a highly desirable place to live, work, and recreate.

Executive Summary:
At the Tuesday, March 10, 2026, Fayetteville-Cumberland Parks and Recreation Advisory Commission meeting, the Commission reviewed City Council's request regarding the renaming of the North Street Baseball Field. After review and discussion, the Commission unanimously approved the recommendation to rename the North Street Baseball Field to the Coach Donald Bennett Field.

Per City Council Policy 155.4 section A.3 the City Council shall hold a public hearing before the naming or renaming of any facility or property and the public hearing shall be held in accordance with the City Council policy on public hearings.

This public hearing was properly noticed in the Fayetteville Observer.

Background:
During the Monday, March 2, 2026, City Council Work Session, Council Member Malik Davis introduced a Council Member Agenda Item Request to rename the North Street Baseball Field to the Coach Donald Bennett Field

Consensus of Council was to send the request to rename the North Street Baseball Field to the Fayetteville-Cumberland Parks & Recreation Advisory Commission for review and recommendation.

Issues/Analysis:
None.

Budget Impact:
None.

Options:
1. Approve the renaming of the North Street Baseball Field to the Coach Donald Bennett Field.
2. Do not approve the renaming of the North Street Baseball Field to the Coach Donald Bennett Field.
3. Do not approve the renaming of the North Street Baseball Field to the Coach Donald Bennett Field and provide staff with further guidance.

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

Attachments:
Memo from Fayetteville-Cumberland Parks & Recreation Advisory Commission
March 2, 2026, City Council Work Session Minutes
March 10, 2026, Fayetteville-Cumberland Parks & Recreation Advisory Commission Minutes
City Council Policy 155.4
North Street Baseball Field Presentation

FAYETTEVILLE PARKS & RECREATION CUMBERLAND CO.

March 25, 2026

Fayetteville City Council

433 Hay Street

Fayetteville, NC 28301

Dear Members of the City Council,

The Fayetteville-Cumberland Parks and Recreation Advisory Commission has reviewed the request submitted by City Council regarding the proposed renaming of the North Street Baseball Field to the Coach Donald Bennett Field.

This request was carefully considered during the Commission's regular meeting held on Tuesday, March 10, 2026. Following discussion, the Commission voted unanimously to support and approve the proposed name change.

The Commission believes this renaming is a fitting tribute and reflects the significance of Coach Bennett's contributions to the community.

Please feel free to reach out if additional information or clarification is needed.

Respectfully,

Thomas Hatch

Chairman, Fayetteville-Cumberland Parks & Recreation Advisory Commission

FAYETTEVILLE CITY COUNCIL
WORK SESSION MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
MARCH 2, 2026
3:00 P.M.

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); D.J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7) (arrived at 3:04 p.m.); Shaun McMillan (District 8); Deno Hondros (District 9)

Others Present:
Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager
Michael Gibson, Interim Assistant City Manager
Kevin Dove, Fire Chief
Roberto Bryan, Police Chief
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
Tyffany Neal, Transit Director
Dawn Dula, Transit Assistant Director
Christopher Cauley, Economic & Community Development Director
Yamile Nazar, Human Relations Director
Gerald Newton, Development Services Director
Jerry Clipp, Human Resources and Development Director
John Jones, Office of Community Safety Director
Dan LaMontagne, Senior Project Manager with Freese and Nichols
David Scott, Communications Manager
Laura Smith, Emergency Management Coordinator
Kimberly Toon, Purchasing Manager
Andrew Mansell, City Manager's Office Intern
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 3:00 p.m.

2.0 INVOCATION

The invocation was offered by Council Member Ferguson.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the City Council.

4.0 CITY MANAGER REPORT

No report provided.

5.0 APPROVAL OF AGENDA

MOTION: Council Member Jones moved to approve the agenda.
SECOND: Council Member Greene
VOTE: UNANIMOUS (9-0)

6.0 OTHER ITEMS OF BUSINESS

6.01 Construction Management Division Update From Freese and Nichols, Inc.

Mr. Dan LaMontagne, Senior Project Manager with Freese and Nichols, serving with the City's Construction Management Division, presented this item with the aid of a PowerPoint presentation and stated Freese and Nichols reviewed the City's construction management practices with a focus to strengthen the internal construction division, deliver capital investment projects efficiently, on schedule, and transparently, integrate consistent tools and workflows for

planning, budget, and reporting, in order to transition program ownership to the City staff. This was done by creating key services for program management, design oversight, procurement support, construction oversite, and public engagement.

Mr. LaMontagne presented the Facilities Capital Program deliverables summary with the focus on project deliverables and constructability, assisting with bid packages, funding availability, and construction closeout documents. Freese and Nichols also reviews project progress of the schedule, budget, consultant performance, construction progress, and site observations with reports. Working with consultants so that all project schedules are standard and consistent moving forward. Freese and Nichols is currently the lead management of all capital improvement projects (CIP), while also developing clear actionable standard operating procedures, closeout documents, and collaboration with staff for an easy transition. Examples of project tracking and the project dashboard were presented.

Mr. LaMontagne stated there were not many project specific tools available before Freese and Nichols was contracted; the dashboard was all City projects, not just CIPs. Dr. Douglas Hewett, City Manager, stated most of the projects previously had the project architect assist in contract management and Freese and Nichols has assisted with manpower to fill positions.

Discussion ensued.

6.02 Accept Transit's (FAST's) 2026 Feasibility Study

Ms. Tyffany Neal, Transit Director, presented this item with the aid of a PowerPoint presentation, and thanked the internal and external partners for participating in the study. Staff's goal is to transition from being a system of need to a system of choice. A year ago, Council approved a regional feasibility study. To do this, staff created a three-step plan; rebuild services, improve services, and expand services. In 2023, Transit began rebuilding services to pre-covid numbers, improve service through the creation of a west Fayetteville express route, adding additional routes and buses, and now expanding service through the feasibility study to analyze regional commuting and traffic patterns, prepare recommendations that support regionalism, and evaluate the need for a secondary facility to support the regional services.

Operational statistics over the last seven years were presented with FAST increasing total passenger trips by 6 percent (%), even with reduced service levels and ridership exceeds pre-pandemic levels. The existing operations and maintenance facility on Grove Street is 57 years old and cannot support expansion, leading to the need for a future facility in west Fayetteville. Discussion ensued regarding an additional Operations & Maintenance Facility.

The commuting patterns assessment identified travel flows, highlighted geographic areas where transit would yield the greatest return, and if there was a true need to regionalize. On an average weekday 1.3 million non-employment trips are taken, with 91% originating from Cumberland County, 90% originating and ending within the county, and 10% originating from the county and ending outside the county. On an average weekday 388,000 employment trips are taken, with 50% originating from Cumberland County, 88% originating and ending within the county, and 12% originating from the county and ending outside the county. Regional express services require coordination, funding, and local support, as well as personnel, facilities, and vehicles. Recommendations were presented for regional express service, including six alternative routes that would serve Hope Mills, Spring Lake, and the airport, and would require a three-year pilot program. Discussion ensued.

Projected annual operating expenses are dependent on decisions regarding service levels and operating schedules. It is estimated that an 8-hour service, operating day at 3 days a week, would cost $141,000.00 or for 5 days a week $244,000.00. Ms. Neal stated one bus would be needed to support each route but there is the potential to explore different options for funding such as a competitive grant from the Federal Transit Authority.

The facility suitability analysis focused on determining the most suitable area for a secondary facility, identified facilitated characteristics and needs, and identified potential parcels that could support the size requirements and future growth. The difference between a needs-based facility that would only require 2.9 acres and a choice-based facility that would require 5.5 acres were presented.

Discussion ensued regarding revenue and funding, locations for a secondary location, a pilot program, and operating schedules.

Consensus of Council was to receive the report and direct staff to implement the recommended changes to include the approval of the Feasibility study, authorization of

staff for collaboration with community partners, and seek competitive grants for a secondary operations and maintenance facility in west Fayetteville.

6.03 Accept and Appropriate Federal Transit Administration (FTA) Grant NC-2026-008

Ms. Tyffany Neal, Transit Director, stated this is a request to accept and appropriate the Federal Transit Authority (FTA) grant. In April 2024, Council adopted a resolution for a competitive FTA grant for the purchase of additional battery-electric buses. The application was successful, and the City was awarded $8.3 million for buses, training, and maintenance. There have been challenges with the battery-electric buses, therefore, the request is to convert the four battery-electric buses to one battery-electric and four hybrid buses.

MOTION: Council Member Hondros moved to suspend the rules to allow for a vote
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

MOTION: Council Member Hondros moved to accept and appropriate FTA Grant NC-2026-008
SECOND: Council Member Jones
VOTE: UNANIMOUS (10-0)

MOTION: Council Member Hondros rescind the suspension of the rules
SECOND: Thompson
VOTE: UNANIMOUS (10-0)

6.04 Emergency Operations Plan EOP

Ms. Laura Smith, Emergency Management Coordinator, presented this item with the aid of a PowerPoint Presentation and stated the plan is the framework on how the City prepares, responds, and recovers from disasters.

A disaster is anything that causes significant disruption, harm, or destruction to a community. This can include, weather, public health, technologic failures, hazardous materials, infrastructure failures, and acts of terrorism. Municipal responsibilities include coordination with county and state agencies, and the ability to declare local state of emergency (SOE). Declaring an SOE allows a municipality to impose restrictions such as curfews, movement, control of alcohol and dangerous weapons, and evacuations. Since 2016, The City has declared eleven State of Emergencies.

The City of Fayetteville Emergency Operations Plan (EOP) defines the purpose, scope, situational overview, hazard and vulnerability analysis of Fayetteville, planning assumptions, preparedness, response, recovery, and mitigation plans. The EOP streamlines management support functions, creating uniformity across federal, state, and local agencies nationwide to allow for all emergency services to speak a common language and guidance when addressing a disaster. The EOP is the key framework for coordinated disaster response and recovery and is a living document that is updated regularly.

Discussion ensued.

Consensus of Council was to accept the Emergency Operations Plan

6.05 Consider Changes to City Council Policy 155.4 - Naming of City Property in Honor of Individuals

Mayor Pro Tem Thompson stated the City Council Policies Review Committee is seeking recommendations on City Council Policy 155.4 – Naming of City Property in Honor of Individuals. The recommendations included allowing properties to be named after living individuals and former Council Members, and whether a waiting period of five years should be established for former Council Members before a property may be named in their honor. Council Member Haire stated he would like to change the policy so that people do not have to be deceased to receive an honor and to not require a waiting period for a former Council Member to be honored.

Discussion ensued.

Consensus of Council was to amend the current policy to follow the recommendation of the Committee to allow properties to be named after living individuals and former Council Members and not to approve the 5-year waiting period

requirement but include recommendations by staff on morality. Council Members Ferguson, Jones, Greene, and Hondros were in opposition of the consensus motion.

6.06 City Council Agenda Item Request - Corridors of Opportunity - Mayor Colvin

Mayor Colvin stated there is program in Charlotte called Corridors of Opportunity that gives incentives to businesses within different corridors that are not only impoverished or distressed corridors. Mayor Colvin recommended creating corridors on Bragg Boulevard, Raeford Road, and Gillespie Street, as well as any other recommended area in order to help economic development throughout the community. Mayor Colvin recommended staff research possible updates to the façade grant program and increase it from $25,000.00 to a larger investment with a grant match.

Discussion ensued.

Consensus was to have the Economic and Community Development Department, Fayetteville-Cumberland Economic Development Corporation and the Community Development & Revitalization Committee to research Corridors of Opportunity and bring back to Council

6.07 City Council Agenda Item Request - North Street Baseball Field - Council Member Davis

Council Member Davis stated this is a request to send this to the Parks and Recreation Advisory Committee to review the request to name the baseball field at North Street Park in honor of Coach Donald Bennett who is living.

Consensus of sending the request to the Parks & Recreation Advisory Committee.

6.08 City Council Agenda Item Request - Data Center Policy: Direction to City Manager to Research and Present Options - Council Member McMillan

Council Member McMillian requested the City Manager and appropriate staff to research data center development policy options and return to City Council with a comprehensive set of policies and recommendations. The goal is to ensure Fayetteville acts proactively and strategically, rather than reactively, when data center proposals arrive. Council Member McMillan provided policy recommendations to include Special Use Permits, data center specific development standards, evaluate feasibility and framework for a 1-year temporary moratorium, explore cumulative impact assessments, and receive community input.

There was no consensus to move this item forward.

Mayor Colvin recessed the meeting at 5:31 p.m. The meeting reconvened at 6:15 p.m.

7.0 ANNOUNCEMENTS AND RECOGNITIONS

Council Member Haire provided a prayer for Ms. Sandy Cookman, co-owner of WIDU radio station, owners who is ill.

Mayor Colvin wished Council Member Ferguson a happy birthday.

Mayor Colvin congratulated the Fayetteville State University Men’s basketball team won the CIAA Men’s Basketball Championship.

Mayor Colvin reminded everyone that Tuesday, March 3, 2026, is election day for county and state primaries and recommended checking the Board of Elections website for specifics.

Mayor Colvin presented a proclamation to the Coastal Pines Girl Scout Chapter in recognition of the 114th Girl Scout Anniversary.

Mayor Colvin presented Certificates of Excellence to Ms. DeAnna Braggs, Mr. Anthony Foy, and Mr. Benjamin Shepard, City employees who were awarded the Excellence in Action award for going above and beyond their job duties.

Mayor Colvin presented a proclamation to Mr. James Scriven, Transit Operator II, in recognition of Transit Driver Appreciation Day that takes place on March 18, 2026.

Mayor Colvin presented a proclamation to Ms. Laura Smith, Emergency Management Coordinator, in recognition of Severe Weather Preparedness week that takes place March 1-7, 2026.

8.0 PUBLIC FORUM

Ms. Arleen Fields, Fayetteville, NC, expressed concerns regarding data centers.

Mr. Joseph Schwab, non-resident, expressed concerns regarding transparency at Council meetings.

MOTION: Council Member Davis moved to go into closed session for personnel matters
SECOND: Council Member Hondros
VOTE: UNANIMOUS (10-0)

The meeting recessed 6:58 p.m. The meeting reconvened at 8:31 p.m.

9.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 8:31 p.m.

Respectfully submitted,

JENNIFER L. AYRE	MITCH COLVIN
City Clerk	Mayor
030226	

CITY OF FAYETTEVILLE / CUMBERLAND COUNTY
FAYETTEVILLE–CUMBERLAND PARKS & RECREATION ADVISORY COMMISSION
MINUTES

March 10, 2026

PRESENT: Thomas Hatch, Brenda Gordon, David Breece, Helen Brockett, Roderick Gooden, Lynnie Guzman, Steve Harper, Naynesh Metha, Crystal Moore-Williams, Vickie Mullins, Council Member Jones, Commissioner Patel, Michael Gibson, Jessica Legette

ABSENT: Brett Chivers, Maria Covington, Stacy Bolton, Lee Spruill

1. Quorum 5:35 PM

2. Call to Order

3. Invocation by Ms. Gordon

4. Approval of Agenda – Mr. Hatch shared with the Commission that he would like to amend the agenda to move the Renaming of North Street Park Baseball Fields" to earlier in the agenda.

    - March 10, 2026 (Action)

    Motion: Mr. Gooden
    Second: Ms. Guzman
    Unanimous

5. Approval of Minutes

    - February 3, 2026 Regular Meeting (Action)

Motion: Mr. Gooden
Second: Ms. Mullins
Unanimous

6. Renaming of North Street Park Baseball Field

Mr. Grant Bennet shared that he is a lifelong resident of the City of Fayetteville and has grown up in the recreation department. He shared his community would like to rename the Baseball Field after his father, who has coached in the community for many years. Mr. Bennet shared that his father has been a coach and mentor to a number of young Fayetteville citizens who have even gone on to play professional ball. Mr. Bennett shared that his experience growing up in the community has led him to return to the community following his studies, where he runs a non-profit (26 Project) that is committed to serving the community. He shared that much of his passion for the community stems from his upbringing in the community and the leadership and mentoring his father showed. Mr. Bennett shared with the Commission that he is speaking to them while his father is still with us, despite terminal illness, because the community would like

for him to be able to smell his flowers while he is still here and able to see how he is appreciated. Mr. Bennett shared that his father has positively impacted hundreds of children in the community through his volunteerism.

Mr. Gooden thanked Mr. Bennett for sharing his fathers services with the Commission. Mr. Gooden inquired as to what the field is named currently. Mr. Bennett shared that the field is not currently named, only the overall park is. Mr. Gooden inquired as to whether or not the community has provided input to Mr. Bennett about this naming request. Mr. Bennett shared that he has not spoken with the community. Mr. Gooden suggested canvasing the community around the park to see if the community around the park has any support for the renaming. Mr. Bennett shared that while he hasn't canvassed the community about the naming, he and his family hold many events in the park (he referenced backpack drives and youth programs), and that the community is incredibly supportive of the activities.

5:44 PM Mr. Metha joined the meeting; Ms. Williams joined the building

Ms. Mullins shared her understanding that Mr. Bennett is trying to surprise his father and that the renaming request is for the field his father has been coaching at for many years.

Ms. Gordon inquired as to whether or not the community was canvassed for the naming of the Bill Crisp Senior Center. Mr. Gibson shared they were not. Ms. Gordon inquired if City Council simply made the decision. Mr. Gibson confirmed. Ms. Gordon shared that she was simply looking for past protocol.

Mr. Hatch shared a point of clarification that this request comes to the Advisory Commission and they provide their recommendation, which is then returned to City Council. City Council would then determine how this moved forward.

5:47 PM Commissioner Patel joined the meeting

Ms. Guzman thanked Mr. Bennett for visiting with the Commission from Atlanta to share about his request. She requested confirmation that the 26 Project was willing to contribute financially. Mr. Bennet confirmed that they are and that the desire was for signage and potentially beautification. He shared that the 26 Project has a partnership with Major League Baseball, as they assist with a community event with Major League Baseball and the Fayetteville Woodpeckers. He believes he would also have support from that group. He confirmed he would not be seeking any funding from the recreation department.

Ms. Gordon inquired about the cost of signage. Mr. Gibson shared that the field signage is typically around $400.

Mr. Gooden inquired as to what the department has in place when an organization states they will assist with something. Mr. Gibson shared that contracts can be put into place, and that the department has a long history of groups upholding their word when they commit to assisting with upkeep or beautification. He shared further that those groups are then typically good watchdogs over whatever it is they've adopted, which benefits the department.

Ms. Guzman made a motion that the Advisory Commission recommend remaining and send the notice to Council. Ms. Gordon seconded. Unanimous.

Mr. Gibson shared the next steps: staff would send the Advisory Commission recommendation to City Council. If City Council were to move forward with the renaming, Mr. Bennett would be notified.

7. Public Comment

None

8. Government Updates

- City Council Update
    - Council Member Jones shared that any updates he would have provided are all listed in Mr. Gibson's Director's Reports. He shared that there is now a Capital Improvement Project and Maintenance Committee providing oversite for all projects. He would like to invite Commission members to attend a meeting, which is held every third Tuesday at 2:00 PM at City Hall. Ms. Guzman inquired if this is a new Committee. Council Member Jones shared that it is. Ms. Gordon inquired if the information in those meetings is the same that is already shared with them. Council Member Jones confirmed that it is the same information.
- County Commissioner Update
    - Commissioner Patel shared that there are no big project updates to share. He shared that the Commissioners are looking to get ahead of their budget cycle and are looking to be more proactive. He shared a request for a prioritization from the community regarding Capital Projects for the Commissioners to look into. The desire is for the Commissioners to ensure they're looking to fund the right projects based on what the community is looking for.
- Council Member Jones wanted to let everyone know that the Cricket Courts that have been newsworthy lately are not a City project. These are a private project.

9. Director's Report

Mr. Gibson shared that the basketball tournament has begun.

He shared further that he City believes they have a responsive bidder for the McArthur Road project and is negotiating with the vendor.

He also shared that all sidewalks are complete at the Tennis Center project and the paving can now follow, as the contractor is available.

Mr. Gibson shared that work has begun on the splash pad at North Street and he anticipates a ribbon cutting in early May.

Mr. Gibson shared that he department is still waiting for the County Manager to provide information on a location for Cedar Creek Park.

Mr. Gooden inquired if there was an update on pickle ball courts. Mr. Gibson inquired as to what courts Mr. Gooden was looking for an update on. Mr. Gooden indicated the ones on the hill. Mr. Gibson shared that the department will have the courts at the Tennis Center lined with the tennis courts.

Mr. Gooden inquired as to whether or not parks and recreation has been prepared for the ripple event of the schools closing. Mr. Gibson shared that the closings would not impact parks and recreation due to the joint use facility agreement in place with Cumberland County Schools.

Mr. Hatch inquired as to how many schools would be impacted by the closings. Mr. Gibson directed Commissioner Patel to respond. Commissioner Patel shared that he believes it would be unfair to provide any guidance on this, as the school board is still working through their list and has not made any final decisions on the potential closings following their evaluations. Mr. Harper inquired as to when the meeting was for the school board. Mr. Hatch shared it is this evening.

Mr. Gibson shared further that any of the assets that either the City or County have built on school property are not in jeopardy.

Mr. Hatch shared with the Commission that he knows his absence in February may have left many members wondering about the new agenda he has created. He shared that the agenda items are the 5 big things that fall under parks and recreation, identified in the department's adopted 2020 Master Plan. He shared his desire to ensure the Commission is aware of the items identified, so the focus remains on the bigger picture of what is needed.

He mentioned a concern the Commission shared previously about field rentals. Mr. Gibson shared that he looked into the concern Mr. Chivers shared previously and the issue was fields were not rented at the initial conversation, and were then rented by someone else. Mr. Gibson shared that the community is remarkably active and the facilities receive significant use. He shared that the department is a regional provider. He shared that access to facilities in the department is great, and amenities are varied. He shared that greenspace was identified in the Master Plan as a need and that the department has identified that in part with additional greenways, Veterans Park Phase 2, the Cape Fear River Park, and McArthur Park. He also shared that the investment in lighting for the Jordon Soccer Complex have also extended use there, which frees up space at other facilities. He shared that the inventory of facilities has been growing since the Master Plan was adopted. He also shared that a Greenways update would be coming to the Commission in the coming months. Mr. Gibson shared there is currently funding for design (not yet construction), but the goal is to have plans shovel ready, so that when funds for construction are available, the department is ready to move quickly with the projects.

Ms. Gordon inquired if the group is a Commission or a Board. Ms. Legette shared that the group is a Commission and the City Clerk will be attending the April meeting and will be able to provide answers to all of these questions.

Mr. Hatch continued, regarding the remaining agenda items, asking if there was anything members wanted discussed.

Mr. Metha inquired as to how a timeline or something can be put into place with online reservation of fields. He would like a definitive timeline for implementation. Mr. Gibson shared that it depends on what is desired for implementation, sharing that the department is for community. He shared that when the department is overloaded, it starts to infringe upon the citizens' ability to use their own facilities. He shared that when the department transitioned to offering online registration, it was a big change for citizens and the department now sees about 80% of registrations online. He shared that shelter rentals currently are offered online, but that field and gym rentals are something he needs to have a conversation with the Manager and Council about, as he is very concerned that online registration would create a different way of behaving for the department. He reiterated his concern that citizens would then not have their facilities available to them. Mr. Gibson shared that there was an item brought to the Council about tech literacy for the area Seniors. Staff will be working to implement programming to assist the Senior population in advancing their knowledge and comfort level with those services. Mr. Gibson shared he can't provide a date that he would make that transition.

Commissioner Patel offered that he is a restaurant owner and most of his general managers are young. He shared that his group missed a catering order today because his manager could not be reached via a call to her cell phone. He shared that he understands the reasoning for the request, but encourages that things like this be considered.

Council Member Jones shared with the Commission that he supports advances in technology, but that it is not the goal to push out the community. He foresees an extended roll out if this were to happen so the community had time to become acclimated. He shared that the desire of Council to increase programming means that space needs to be available and the desire is not to push anyone out.

Ms. Mullins shared that she understands what the Council Member is saying, but shared that there is no internet and service where she lives. She mentioned these kind of decisions impact the entire department and not just the City.

6:25 PM Council Member Jones left the meeting

Mr. Gooden asked the Commission to use caution making comments on intellect. He shared that sometimes it's not because a person can't, it's because they don't want to. He shared that if everything were to only be offered online, he would be lost as a customer. Mr. Gooden shared that he appreciates everything Mr. Gibson has shared today and that being in the room with him has allowed him to feel the passion Mr. Gibson brings to the community.

Mr. Metha shared his recap that the goal is not to do this tomorrow, but rather to develop a timeline and plan. He shared that the goal is to reach out to peer cities and counties to find out what they're doing. He would like to see the department become 2026, and reiterated he's not asking for this tomorrow. Mr. Metha share his belief that the new facilities coming online mean the department has to have these tools available.

Mr. Gibson shared that the tech will be in place for courts and fields at the tennis center and baseball field. He shared that the department will continue to meet with DistiNCtly regarding tournaments as they have for the last 10 years.

Ms. Legette shared that the department had reached out to staff at the City of Raleigh to inquire about their field rentals. She shared that fields in the City of Raleigh can only be reserved through the Field Reservation Specialist, and that only 1 individual holds that position and handles all field reservations, even for those located at a recreation center. Ms. Legette citizen may request a rental using a Google form submission, and the Field Reservation Specialist then reviews the rental and determines what is possible, based on availability, equity, and a number of other factors. She shared that a citizen cannot simply reserve a field online and then go use it without any interaction with staff. Ms. Legette shared further that staff learned that the City of Raleigh's recreation department has no permanent indoor pickle ball courts, and that if a citizen someone wanted to rent indoor space for pickle ball play, it would simply be a gym rental. Their citizens can bring their own pickle ball nets or rent from the City.

Mr. Gooden inquired about wifi availability to stream games. Mr. Gibson shared they all facilities have public wifi, but that the setup for the tennis center is enhanced for online viewing and the baseball fields are planned the same way. He shared that this would be set up for the championship court for tennis, and he foresees multiple fields with video service at the baseball complex. He shared that this service generates revenue and the department is working on it.

Mr. Gooden shared that he attended a tournament in Wilmington and each ball field had a camera. Ms. Legette shared there it technology, like the GameChanger app, which uses video and artificial intelligence to provide audio for listeners through an app, with a digital display to indicate players on a field. However, these services come at a cost. Mr. Gibson shared that everything the department is designing has the functionality, it just depends on whether or not there is the money to make it happen.

Ms. Brockett shared with the commission that she has worked with Mr. Gibson for over 20 years, dating back to when there was not recreation facility in the Gray's Creek area. She shared there was previously a contract in place to allow for recreation services at the Hall Park facility that is not owned by the department. She shared that she has found Mr. Gibson to be honorable and sincere over time, and has had the best interest of the community in mind.

10. Parkland Updates (Discussion)

None

9. Programming Updates (Discussion)

None

10. Operations Updates (Discussion)

None

11. Equity Considerations (Discussion)

None

12. Interlocal Agreements (Discussion)

None

13. Committee and Partner Reports

- Tennis Center Committee Update
    - Mr. Hatch shared that there was a committee created for this and that they reached out to see about visiting the facility. He shared they have not been able to visit the facility yet, but that he has driven by to look. He shared that his question for Mr. Gibson is what the date is for fines to the contractor by the City if the facility is not done on time. Mr. Gibson shared that is with legal now. He reminded the Commission that the department has to have a TCO (temporary certificate of occupancy) in order to bring citizens in the building. Mr. Gooden shared that the Commission wil be able to see the facility with elected officials, just not before.
    - Mr. Metha shared that he completely agrees but that it defeats the purpose of having a Committee. He shared his belief that if they are tasking the Commission with providing parks and recreation updates, and you can't provide updates, what is the purpose of being here.
    - Ms. Gordon inquired as to whether or not the Council asked the Commission to create a committee. Mr. Gibson shared that they did not.

6:39 PM Mr. Harper left the meeting

- DistiNCtly Fayetteville / Fayetteville-Cumberland Sports Commission Update

14. Old Business

15. New Business

- Renaming of North Street Baseball Fields (moved to earlier in the agenda)

16. Adjournment @ 6:42 PM
Motion: Ms. Moore-Williams
Second: Mr. Metha
Unanimous

Parks & Recreation Advisory Commission: Directors Report

March 2, 2026

Program Updates:

- FCPR basketball tournament scheduled to begin on March 2 (girls league), and March 7 (coed league); a total of 158 teams are scheduled for tournament play
- Late registration is now open for Spring Sports, as space is available (Baseball, Softball, Indoor Soccer)
- Summer Camp registration began March 1st; camp is offered in weekly sessions throughout the summer, from May 26 through August 14

Project Updates:

- Meeting was held with stakeholders; department is awaiting update from County regarding feedback on park location
- Cape Fear River Park bid posting was delayed a week and Construction Management anticipates it posting March 3
- Bids were opened for McArthur project, and the lowest responsive bidder is under review by City Purchasing
- Concrete work is scheduled for the last pour (sidewalks) on March 4 at the Courts at Glenville Lake; paving will not begin until all sidewalks are in place. A “First Look” event is anticipated for March.
- The contract for the Splash Pad at North Street Park was awarded; construction began February 23
- Installation is complete for the new playground unit and music features at the Gilmore Adaptive Recreation Center

SUBJECT – CITY PROPERTY Naming of City Properties in Honor of Individuals	Number 155.4	Revised 6-12-06	Effective Date 3-15-1999	Page 1 of 2

It is hereby declared to be a policy of the City of Fayetteville that for the naming of all City-owned facilities or properties, except those covered in paragraph B below, the following policy shall apply:

A. General Naming Policy:

1. Any City facility or property may be named in honor of deceased individuals only and organizations who have made significant contributions to the quality of life and the community through their achievements, leadership, service, and civic or financial donations.

2. The City Council will not consider the renaming of any City facility or property which has previously been named for an individual.

3. The City Council shall hold a public hearing before the naming or renaming of any facility or property and the public hearing shall be held in accordance with the City Council policy on public hearings.

B. Naming of Facilities in Cross Creek Linear Park:

For purposes of development of the Cross Creek Linear Park by the Cross Creek Linear Park Corporation, Council delegates the naming of components of the Park to the Corporation with the following provisions:

1. The City Council shall approve the components of the Park eligible for naming rights along with an estimated cost for these components.

2. The named components shall be a part of the approved plan and design of the Park.

3. The Corporation will be able to assign the naming rights of these components without additional action by the City Council.

4. The naming of the component shall be reserved for contributions of $25,000.00 or more. The components of this Park may be named after sitting elected officials or employees of the City as long as other requirements of this policy are met.

C. Naming of Parks and Recreation Facilities:

For the purpose of naming parks and recreation facilities, the following shall apply:

1. All requests shall be accompanied by a recommendation from the Fayetteville-Cumberland Parks and Recreation Advisory Commission.

2. As long as other requirements of this policy are met, the City Council shall, on a case-by-case basis, render a decision as to whether to name parks and recreation facilities to include the athletic fields, or only name the athletic fields.

Public Hearing of North Street Baseball Field to Coach Donald Bennett Field

May 26, 2026



FAYETTEVILLE N

History

- March 2, 2026
  - Council Member Davis presented this item as a Council Member Agenda Item Request
  - Direction of Council was to send the request to the Fayetteville-Cumberland Parks and Recreation Advisory Commission
- March 10, 2026
  - The Fayetteville-Cumberland Parks and Recreation Advisory Commission reviewed the request
  - Unanimously approved recommendation to rename the baseball fields to the Coach Donald Bennett Field
- May 26, 2026 – Public Hearing
  - Per City Council Policy 155.4 Section A.3, the City Council shall hold a public hearing before the naming or renaming of any facility or property
  - The public hearing was properly notice in the Fayetteville Observer



Options

1. Approve the renaming of North Street Baseball Field to the Coach Bennett Field
2. Do not approve the renaming of North Street Baseball Field to the Coach Bennett Field
3. Do not approve the renaming of North Street Baseball Field to the Coach Bennett Field and provide staff with further guidance

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



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0290

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

Agenda Number: 9.02

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps - Assistant City Manager**
Gerald Newton - Development Services Director

FROM: **Jennifer C. Baptiste - Development Ombudsman Manager/Special Project Coordinator**
Chester Green - Senior Planner
Scott Walters - Senior Planner

DATE: **May 26, 2026**

RE:
Text Amendments to Article 30 of the Unified Development Ordinance to include a Medical Arts Campus Zoning District

COUNCIL DISTRICT(S):
Various

Relationship To Strategic Plan:
Strategic Operating Plan
Goals 2026
Goal 2: Responsible City Government Supporting a Diverse and Viable Economy
- Objective 2.3 - Maintain a favorable development climate to promote business growth.

Goal 3: City Investment in Today and Tomorrow
- Objective 3.1 - Improve city street connectivity, optimize traffic flow, and upgrade stormwater systems.
- Objective 3.2 - Direct the city's future growth and guide strategic land use.

Goal 4: Desirable Place to Live, Work, and Recreate
- Objective 4.3 - Enhance mobility and connectivity by investing in sidewalks, trails, and bike lanes.

Goal 6: Collaborative Citizen & Business Engagement
- Objective 6.2 - Build trust and confidence in city government by ensuring transparency and delivering high-quality customer service.

Executive Summary:
In recent years, Cape Fear Valley Regional Hospital has expanded its campus and business model. The main campus on Owen Drive has added several buildings and introduced new uses to improve healthcare in the Fayetteville area.
Because the campus is zoned Office Institutional (OI) and included in the Hospital Overlay district, the hospital has submitted several applications to accommodate expansion and changes in use.

Staff reviewed the Unified Development Ordinance (UDO) to identify amendments that support the growth of the local healthcare system and attract additional providers. These updates follow specific recommendations from system representatives and best practices.
On February 11, 2026, Planning Staff hosted a virtual public meeting via Teams to engage stakeholders and solicit feedback on proposed modifications to the UDO.
The proposed changes include both text amendments and map amendments (rezonings). The text amendments are provided here for Planning Commission review and recommendation. The Zoning Commission will consider the map amendments on April 14, 2026.
On March 17, 2026, the Planning Commission voted unanimously to recommend approval of the proposed Text Amendment as presented.

Background:
The Strategic Operating Plan identifies maintaining a favorable development climate to promote business growth as a key objective for the City. Creating this zoning district aims to encourage and facilitate development with the current healthcare provider and attract future healthcare providers.

Issues/Analysis:
Currently, Cape Fear Medical Hospital properties are zoned Office Institutional (OI) and are also located in the Hospital Overlay district.
This proposal calls for a comprehensive evaluation of these properties and recommends appropriate zoning districts.
After thoroughly analyzing the recommendations, Planning Staff drafted text and map amendments to the UDO. The text amendments update the zoning and development regulations, while the map amendments revise the boundaries and labels of the zoning districts. Because both types are intertwined in the Medical Arts Campus recommendations, both are described here. Only the text amendments are included for Planning Commission Review; the Zoning Commission will consider the map amendments on April 12, 2026.
The following overview summarizes the text amendments. (See the attached summary analysis spreadsheet for a list of all proposed text amendments and applicable sections of the UDO.)

- Establish a single Medical Arts Campus zoning district to promote the development of medical institutions. Any future medical institution seeking this zoning district must have a minimum of five (5) acres.
- Use Table and Use-Specific Standards. The amended Use Table (Table 30-4.A.2) adds the “MAC” classification. Staff evaluated each land-use type to determine its impact on the new districts’ stated purposes and categorized each use as permitted, prohibited, or requiring a Special Use Permit (SUP). Staff minimized instances requiring and SUP to encourage unimpeded development. The goal is to allow as many uses as possible without additional impediments.
- Technical development standards. The updated technical development standards, including landscaping and signage, enhance the area’s visual quality, emphasize the pedestrian experience, and encourage business and retail activity.

Budget Impact:
The proposed changes to zoning and development standards in the Medical Arts Campus area will encourage development and increase the City's tax revenues.

Options:
City Council will conduct a legislative hearing on the application in accordance with the Fayetteville City Code. After closing the hearing, Council will consider the application, relevant support materials, the staff report, and any public comments. By a majority vote of a quorum present, City Council will take one of the following actions:

1. City Council will move to adopt all or some of the proposed text amendments;
2. City Council will move to deny the proposed text amendments;
3. City Council will make revisions and adopt the proposed text amendments; or
4. City Council can remand back to the staff for further consideration.

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

Attachments:

1. Draft Ordinance - 30-3.B.1
2. Draft Ordinance - 30-3.B.2
3. Draft Ordinance - 30-3.E.13
4. Draft Ordinance - 30-3.F.1
5. Draft Ordinance - 30-4.A.2
6. Draft Ordinance - 30-4.B.4.4.d.5
7. Draft Ordinance - 30-4.D.2.e
8. Draft Ordinance - 30-5.E.5
9. Draft Ordinance - 30-9.C.
10. Signed Consistency and Reasonableness Statements

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-3.B.1. General, is amended by deleting the table in its entirety and replacing with the following:

Table 30-3.B.1: Base Zoning Districts Established	
DISTRICT ABBREVIATION	DISTRICT NAME
SPECIAL DISTRICTS	
CD	Conservation
AR	Agricultural-Residential
MA	Military / Airport
RESIDENTIAL DISTRICTS	
SF-15	Single-Family Residential 15
SF-10	Single-Family Residential 10
SF-6	Single-Family Residential 6
MR-5	Mixed Residential 5
MH	Manufactured Home
BUSINESS DISTRICTS	
OI	Office and Institutional
NC	Neighborhood Commercial
LC	Limited Commercial
CC	Community Commercial
MAC	Medical Arts Campus
MU	Mixed-Use
DT-1	Downtown - 1
DT-2	Downtown - 2
BP	Business Park
UC	Universities & Colleges
LI	Light Industrial
HI	Heavy Industrial

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of

Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, OF UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-3.B.2.a. Applicability, is amended by deleting the same in its entirety and replacing with following:

a. **Applicability**
   1. *Districts*
      Zero lot line development is allowed in the agricultural, residential and business (AR, SF-15, SF-10, SF-6, MR-5, MAC, OI, NC, LC, CC, MU, BP, LI, and HI) zoning districs subject to specific conditions noted below.

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Section 30-3.E. Business Base Zoning Districts, is amended by inserting new section 30-3.E.13. Medical Arts Campus (MAC) District as follows:

30-3.E.13. Medical Arts Campus (MAC) District

MAC MEDICAL ARTS CAMPUS DISTRICT	PURPOSE
	The Medical Arts Campus (MAC) District is established and intended to accommodate medical treatment, medical education, and associated accessory uses. Examples of accessory uses include, but are not limited to, staff housing, day care facilities, hotels for visiting families, etc. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors identified in City plans. All properties must be owned by the hospital institution in order to qualify for this zoning district. The district is subject to standards intended to ensure development is compatible with surrounding uses as well as the design standards in Article 30-5: Development Standards.

DIMENSIONAL STANDARDS	
DIMENSIONAL STANDARD	PRINCIPAL USES
Lot area, min.	Minimum of 5 acres; either platted or contiguous [1]
Lot width, min. (ft.)	n/a
Lot coverage, max. (% of lot area)	65
Height, max.	None; 45 feet when within 100 feet from a lot line shared with an existing single-family zoning district. [2]
Front and corner side setback, min. (ft.)	0
Side setback, min. (ft.)	3; 15 where abutting a single-family zoning district or use

Rear setback, min. (ft.)	3 feet from other non-residential property lines; 20 feet where abutting an alley or single-family zoning district or use
Spacing between buildings, min. (ft.)	NA
Zero lot line development standards	Zero lot line development shall comply with the applicable maximum gross residential density standards. Setbacks and lot area for lots abutting the perimeter of the development shall meet the district minimums; otherwise no setbacks, lot area, lot coverage, or building spacing requirements shall apply. [3]
NOTES: [1] Properties owned by institutions that are separated by roadways can be combined to make up the five (5) acre minimum. [2] Buildings may have sections stepped in height. [3] Zero lot line development is subject to standards in Section 30-3.B.2 and, on a tract or site of three acres in area or less may require approval of a Neighborhood Compatibility Permit (see Section 30-2.C.21 Neighborhood Compatibility Permit).	

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, UNDER CHAPTER 30, THE UNDIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-3.F.1. Establishment of Conditional Zoning Districts, is amended by deleting the table in its entirety and replacing with the following:

Table 30-3.F.1: Conditional Zoning Districts Established	
DISTRICT ABBREVIATION	DISTRICT NAME
SPECIAL DISTRICTS	
CD/CZ	Conditional Conservation
AR/CZ	Conditional Agricultural-Residential
RESIDENTIAL DISTRICTS	
SF-15/CZ	Conditional Single-Family Residential 15
SF-10/CZ	Conditional Single-Family Residential 10
SF-6/CZ	Conditional Single-Family Residential 6
MR-5/CZ	Conditional Mixed Residential 5
MH/CZ	Conditional Manufactured Home
BUSINESS DISTRICTS	
OI/CZ	Conditional Office and Institutional
NC/CZ	Conditional Neighborhood Commercial
LC/CZ	Conditional Limited Commercial
CC/CZ	Conditional Community Commercial
MAC/CZ	Conditional Medical Arts Campus
MU/CZ	Conditional Mixed-Use
DT/CZ	Conditional Downtown
BP/CZ	Conditional Business Park
LI/CZ	Conditional Light Industrial
HI/CZ	Conditional Heavy Industrial

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-4, USE STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-4.A.2. Use Table, is amended by deleting the table in its entirety and substituting with the following:

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
"/" = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																						ADDITI REQUIRE
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT				
		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MAC	MU	DT-1	DT-2	UC	BP [4]	LI	HI	PD-R	PD-EC	PD-TN	
AGRICULTURAL USE CLASSIFICATION																								
Agriculture	Plant nursery	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	/	MP	30-4.C.1.
	All other agriculture	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	
	Urban Agriculture	/	/	/	/	/	/	/	/	P	P	P	/	/	/	/	/	/	P	/	/	/	/	30-4.C.1.
Agricultural Support and Services	Equestrian facility	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	30-4.C.1.
	All other agricultural support and services	/	P	/	/	/	/	/	/	/	/	P	/	/	/	/	/	/	P	/	/	/	/	30-4.C.1.
RESIDENTIAL USE CLASSIFICATION																								
Household Living [1]	Cottage developments	/	P	P	P	P	P	/	/	/	/	/	/	/	/	P	/	/	/	/	/	/	/	30-4.C.2.
	Dwelling/Unit, live/work	/	/	/	/	/	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Dwelling, multi-family	/	/	/	/	/	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30.5.H
	Dwelling, single-family attached [3]	/	/	/	P	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-5.H
	Dwelling, single-family detached	/	P	P	P	P	P	P	P	P	/	/	/	P	/	P	/	/	/	/	MP	/	MP	30-5.G

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
"/" = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																						ADDITIONAL REQUIREMENTS
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT				
		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MAC	MU	DT-1	DT-2	UC	BP [4]	LI	HI	PD-R	PD-EC	PD-TN	
	Dwelling, multi-unit single-family, detached on one lot	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	30-5.P
	Dwelling, two- to four-family	/	/	S	P	P	P	/	P	P	P	/	/	P	/	P	/	/	/	/	MP	/	MP	30-4.C.2.
	Dwelling, upper story	/	/	/	/	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
	Manufactured home, Class A [2]	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30-4.C.2.
	Manufactured home park (Class A or B homes)	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30-4.C.2.
Group Living	Dormitory	/	/	/	/	/	P	/	P	/	P	/	P	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.2.
	Therapeutic home	/	P	P	P	P	P	P	P	P	/	/	P	P	/	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Fraternity or sorority house	/	/	/	/	/	/	/	P	/	P	/	/	P	/	P	P	/	/	/	MP	MP	MP	
	Group home, Large	/	/	/	/	S	/	/	S	S	S	S	/	S	S	S	/	/	/	/	MP	/	MP	30-4.C.2.
	Group home, Small	/	/	P	P	P	P	P	P	P	P	P	/	P	P	P	/	/	/	/	MP		MP	30-4.C.2.
	Rooming or boarding house	/	/	/	/	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Transitional housing								S	S	S	S	/	S	S	S	/	/						30-4.C.2.
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION																								
Community Services	Community center	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Cultural facility	/	/	/	/	P	P	/	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Day Resource Center	/	/	/	/	/	/	/	/	/	/	S	/	S	/	S	/	/	S	P	/	/	/	30-4.C.3.
	Library	/	/	P	P	P	P	/	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Museum	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Youth club facility	/	/	/	/	P	P	/	/	/	P	P	/	P	P	P	P	/	/	/	MP	/	MP	
Day Care	Adult day care center	/	/	P	P	P	P	/	P	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Child care center	/	/	P	P	P	P	/	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.3.
Educational Facilities	College or university	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	School, elementary	/	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.
	School, middle	/	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.
	School, high	/	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
"/" = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																						ADDIT REQUIR
		SPECIAL		RESIDENTIAL						BUSINESS											PLANNED DEVELOPMENT			
		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MAC	MU	DT-1	DT-2	UC	BP [4]	LI	HI	PD-R	PD-EC	PD-TN	
	Vocational or trade school	/	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
Governmental facilities	Government maintenance, storage, or distribution facility	/	S	/	/	S	S	/	/	/	P	P	/	/	P	/	P	P	P	P	/	MP	/	
	Government office	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	P	P	/	MP	MP	MP	
	Post office	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	P	/	/	MP	MP	
	Drug or alcohol treatment facility	/	/	/	/	/	/	/	/	/	P	P	P	S	/	S	/	/	P	/	MP	MP	MP	30-4.C.3.
	Hospital	/	/	/	/	/	/	/	P	/	/	P	P	P	P	P	/	/	P	/	/	MP	/	30-4.C.3.
	Medical or dental clinic [3]	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	
	Medical or dental lab	/	/	/	/	/	/	/	P	/	P	/	P	P	P	P	/	P	P	/	/	MP	/	(Reserve
	Medical treatment facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	P	/	/	MP	/	30-4.C.3.
	Outpatient facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	P	/	/	MP	/	
Institutions	Assisted living facility	/	/	S	S	S	S	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Auditorium	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.3.
	Club or lodge	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Convention center	/	/	/	/	/	/	/	P	/	/	P	/	P	P	P	P	/	/	/	/	MP	/	30-4.C.3.
	Community Reintegration Center	/	/	/	/	/	/	/	/	/	/	S	/	S	/	/	/	/	/	/	MP	/	MP	30-4.C.3.
	Nursing home	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Psychiatric treatment facility	/	/	/	/	/	/	/	P	/	P	P	P	/	/	P	/	/	/	/	/	MP	/	
	Religious institution	/	P/S	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	MP	MP	MP	30-4.C.3.
Parks and Open Areas	Arboretum or botanical garden	P	P	P	P	P	P	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Cemetery	/	P	P	P	P	P	/	P	P	P	P	/	P	/	/	/	/	/	/	/	/	/	30-4.C.3.
	Columbaria, mausoleum	P	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	P	/	/	/	/	/	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	/	/	/	MP	MP	MP	
	Golf course, public	/	P	P	P	P	P	/	P	/	P	P	/	P	/	/	/	/	/	/	MP	MP	MP	

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
"/" = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																					ADDIT REQUIRE
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MAC	MU	DT-1	DT-2	UC	BP [4]	LI	HI	PD-R	PD-EC	PD-TN	
	Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Public square or plaza	/	/	P	P	P	P	P	P	P	P	P	/	P	P	P	/	P	P	P	MP	MP	MP	
Public Safety	Correctional facility	/	S	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	S	P	/	/	/	30-4.C.3.
	Fire or EMS facility	/	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Police substation	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Police station	/	P	S	S	S	P	S	P	P	P	P	P	P	P	P	/	/	P	P	MP	MP	MP	
Transportation/ Communication	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Helicopter landing facility	/	/	/	/	/	/	/	S	/	S	S	S	S	S	S	S	P	/	/	/	MP	/	30-4.C.3.
	Passenger terminal, surface transportation	/	/	/	/	/	/	/	P	/	P	P	/	P	P	P	/	P	P	P	MP	MP	MP	
	Small Wireless Facilities	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications tower, freestanding	/	P	P	P	P	P	/	P	P	P	P	P	P	/	/	P	P	P	P	MP	MP	MP	30-4.C.3.
	Utility, major	/	S	S	S	S	S	/	S	S	S	P	P	S	S	/	/	P	P	P	/	MP	/	30-4.C.3.
	Utility, minor	/	P	P	P	P	P	P	P	P	/	P	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USE CLASSIFICATION [1]																								
Adult Entertainment	Adult entertainment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
Animal Care	Animal grooming	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Animal shelter	/	S	/	/	/	/	/	/	/	/	S	/	/	/	/	/	/	P	P	/	/	/	
	Kennel, indoor	/	S	/	/	/	/	/	S	S	S	P	/	S	/	S	/	/	P	/	/	MP	/	
	Kennel, outdoor	/	S	/	/	/	/	/	/	/	S	S	/	/	/	/	/	/	P	/	/	MP	/	
	Veterinary clinic	/	S	/	/	/	/	/	P	P	P	P	/	P	P	P	/	/	/	/	/	MP	/	
Conference and Training Centers	Conference or training center	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	30-4.C.4.

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
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USE CATEGORY	USE TYPE	ZONING DISTRICTS																					ADDIT REQUIR
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MAC	MU	DT-1	DT-2	UC	BP [4]	LI	HI	PD-R	PD-EC	PD-TN	
Eating Establishments	Dinner theater	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Restaurant, with indoor or outdoor seating [4]	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Restaurant, with drive-through service [4]	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	P	/	/	/	MP	/	30-4.C.4.
	Specialty eating establishment [4]	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Food truck court	/	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	P	P	/	/	/	30-4.B.5.
Offices	Business services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	
	Corporate headquarters	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	P	P	P	/	MP	MP	
	Financial services	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	P	P	/	/	MP	MP	MP	
	Professional services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	30-4.C.4.
	Radio and television broadcasting studio	/	/	/	/	/	/	/	P	/	P	P	/	P	P	P	/	P	/	/	/	MP	/	
	Sales (including real estate)	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
Parking, Commercial	Parking lot	/	/	/	/	/	/	/	P	/	P	P	P	P	P	P	P	/	P	/	/	MP	/	30-4.C.4.
	Parking structure	/	/	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	/	MP	MP	MP	30-4.C.4.
	Parking Tractor Trailers etc.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
Recreation/ Entertainment, Indoor	Commercial recreation, indoor	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
	Theater	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
Recreation/ Entertainment, Outdoor	Arena, amphitheater, or stadium	/	/	/	/	/	/	/	/	/	S	P	S	S	P	P	P	P	/	/	/	MP	/	30-4.C.4.
	Golf course, private	/	P	P	P	P	P	/	P	/	P	P	/	P	/	/	/	/	/	/	MP	MP	MP	
	Athletic field and clubhouse	P	P	S	S	S	P	P	P	P	P	P	/	P	/	P	/	P	/	/	MP	MP	MP	
	Golf driving range	/	/	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	/	MP	MP	MP	
	Swimming pool, private	/	P	P	P	P	P	P	P	P	P	P	P	P	/	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Swimming pool, non-profit	/	P	P	P	P	P	P	P	P	P	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.4.

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USE CATEGORY	USE TYPE	ZONING DISTRICTS																					ADDIT REQUIRE
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MAC	MU	DT-1	DT-2	UC	BP [4]	LI	HI	PD-R	PD-EC	PD-TN	
	Tennis court	/	P	P	P	P	P	P	P	P	P	P	P	P	/	/	/	P	/	/	MP	MP	MP	30-4.C.4.
	Other commercial recreation, outdoor	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	P	P	MP	MP	MP	
Retail Sales & Services	Bar, nightclub, or cocktail lounge	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	P	/	MP	MP	MP	30-4.C.4.
	Entertainment establishment	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Gasoline sales	/	/	/	/	/	/	/	/	/	P	P	/	/	/	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Crematory	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	/	P	P	/	/	/	
	Financial institution, without drive-through service [4]	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	
	Financial institution, with drive-through service [4]	/	/	/	/	/	/	/	P	/	P	P	/	P	/	P	P	P	/	/	/	MP	/	30-4.C.4.
	Funeral home	/	/	/	/	/	/	/	/	/	P	P	/	/	P	P	/	/	/	/	/	MP	/	
	Laundromat	/	/	/	/	/	P	P	/	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Personal services establishment	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	30-4.C.4.
	Tattoo parlor/body piercing establishment	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	P	/	/	MP	/	
	Repair establishment	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	P	/	MP	MP	MP	30-4.C.4.
	Convenience store, without gas sales	/	/	/	/	/	P	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
	Convenience store, with gas sales [4]	/	/	/	/	/	/	/	/	P	P	P	/	/	/	P	/	P	/	/	MP	MP	MP	30-4.C.4.
	Drug store or pharmacy, without drive-through service [4]	/	/	/	/	/	P	/	/	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	
	Drug store or pharmacy, with drive-through service	/	/	/	/	/	/	/	/	P	P	P	P	P	/	P	/	P	P	/	/	MP	/	30-4.C.4.
	Flea market	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	/	/	P	/	/	/	/	30-4.C.4.
	Grocery store	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Liquor store	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	

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		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MAC	MU	DT-1	DT-2	UC	BP [4]	LI	HI	PD-R	PD-EC	PD-TN	
	Retail sales establishment, large [4]	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	/	/	/	MP	/	30-4.C.4.
	Electronic gaming operation	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	MP	30-4.C.4.
	Other retail sales establishments [3], [4]	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	P	/	/	MP	MP	MP	
	Brewpub	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/				30-4.C.4.
Self-Service Storage	Mini-warehouse (with external access)	/	/	/	/	/	/	/	/	/	P	P	/	P	/	/	/	/	P	P	/	MP	/	30-4.C.4.
	Mini-warehouse (internal access only)	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	P	P	/	MP	/	
Vehicle Sales and Services, Heavy	Aircraft parts, sales, and maintenance	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	S	/	/	P	P	/	/	/	30-4.C.4.
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
	Transmission shop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	P	P	/	P	P	/	MP	/	30-4.C.4.
	Boat and marine rental and sales	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	/	P	P	/	MP	/	
	Truck stop	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	/	P	P	/	/	/	
Vehicle Sales and Services, Light	Automotive parts and installation	/	/	/	/	/	/	/	/	/	P	P	S	/	S	S	/	/	P	/	/	/	/	30-4.C.4.
	Automobile repair and servicing (without painting/body-work)	/	/	/	/	/	/	/	/	/	S	P	S	S	/	S	/	/	P	P	/	MP	/	30-4.C.4.
	Automobile sales or rentals	/	/	/	/	/	/	/	/	/	P	P	/	/	P	P	P	/	P	/	/	MP	/	30-4.C.4.
	Car wash or auto-detailing	/	/	/	/	/	/	/	/	/	P	P	S	/	/	/	/	/	P	/	MP	MP	MP	30-4.C.4.
	Taxicab service	/	/	/	/	/	/	/	/	/	P	P	/	/	/	P	/	/	/	/	/	MP	/	
	Tire/muffler sales and mounting	/	/	/	/	/	/	/	/	/	P	P	/	/	/	P	/	/	P	P	/	MP	/	30-4.C.4.

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Visitor Accommodations	Bed and breakfast inn	/	/	S	S	S	S	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Hotel or motel [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	P	/	P	/	/	/	MP	/	30-4.C.4.
	Hotel or motel, extended stay [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	P	/	P	/	/	/	MP	/	30-4.C.4.
	Tourist Home	/	/	/	/	/	P	/	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
INDUSTRIAL USE CLASSIFICATION [1]																								
Extractive Industry	All uses	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	30-4.C.5.
Industrial Services	Building, heating, plumbing, or electrical contractor with outside storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	/	P	P	/	MP	/	
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	
	General industrial service	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	/	/	
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	/	P	P	/	/	/	30-4.C.5.
	Machine shop	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.
	Office-warehouse	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	P	P	P	/	MP	MP	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	/	P	P	P	/	MP	/	30-4.C.5.
	Research and development	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	P	P	/	MP	/	
	Tool repair	/	/	/	/	/	/	/	/	/	/	P	/	P	/	P	/	P	P	P	/	/	/	30-4.C.5.
Manufacturing and Production	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	P	/	MP	/	
	Manufacturing, high impact/hazardous	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	30-4.C.5.

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	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	P	/	MP	/	
	Research and Technology Production	/	/	/	/	/	/	/	/	/	P	P	/	/	/	P	/	/	P	P	/	/	/	
	Microbrewery	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.5.
	Microdistillery	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.5.
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	30-4.C.5.
	Parcel services	/	/	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	P	P	/	MP	/	30-4.C.5.
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	
Waste-Related Services	Energy recovery plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	S	/	/	/	30-4.C.5.
	Hazardous waste collection sites	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	
	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	P	/	/	/	
	Land application of wastes	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	
	Landfill, land clearing and inert debris or construction debris	/	S	/	/	/	/	/	S	/	/	S	/	S	/	/	/	/	S	S	/	/	/	30-4.C.5.
	Landfill, sanitary	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.
	Recycling center	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.
	Recycling drop-off center	/	/	/	/	S	S	S	P	P	P	P	/	P	/	P	/	/	P	P	MP	MP	MP	30-4.C.5.
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	30-4.C.5.
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	
	Waste composting	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.
Wholesale sales	All uses	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	MP	/	30-4.C.5.

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
"/" = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																					ADDIT REQUIRE
		SPECIAL		RESIDENTIAL						BUSINESS											PLANNED DEVELOPMENT		
		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MAC	MU	DT-1	DT-2	UC	BP [4]	LI	HI	PD-R	PD-EC	PD-TN	

NOTES:
[1] Some commercial, mixed-use, and industrial uses require additional separation or buffer standards or may require special use permit approval when locate adjacent to or across a local street or alley from single-family residential development in accordance with Section Transitional Standards. Cottage developmen require a Neighborhood Compatibility Permit (see Section 30-2.C.21).
[2] Individual manufactured homes located outside of a manufactured home park may only be established on lots located within the Manufactured Home Overl district.
[3] New construction for individual retail uses over 2,500 square feet in the NC zoning district must be approved through the Special Use Permit process.
[4] In the BP district not more than a cumulative total of 40% of the developable area or 30% of the total area, whichever is less, of each Business Park develo shall be used for uses in the following use categories: visitor accommodation, eating establishment, and retail sales and services. Such uses as a park or recr facility within the BP development shall not be counted toward this commercial use or supportive use limitation. Restaurants with drive-thru service and Conve Stores with gas sales and drive-thru service shall be limited to the periphery of the BP and within the greater of 1500 feet from an interstate centerline or 1250 from the nearest access road to that interstate. All other commercial uses shall be located on the periphery of the Business Park development or at a major in intersection. These use types in a BP Business Park district must meet the standards for commercial, office and mixed use in Table 30-5.C.3 Required Open Space/Parkland Dedication and Article 30-5.I Commercial, Office and Mixed Use Design Standards.
[5] In MR-5 districts, permitted uses shall be established only on parcels abutting and accessed by an Arterial, Collector, or Major Street, as defined in Article 3 Definitions.

(Ord. No. S2011-008, §§ 7, 12.2a, 7-25-2011; Ord. No. S2011-013, §§ 1.5, 1.8, 2.2a, 8.3, 11-28-2011; Ord. No. S2011-014, § 3, 11-28-2011; Ord. No. S2012-001, § 5.1, 1-23-2012; Ord. No. S2012-011, § 1, 5-29-2012; Ord. No. S2012-024, §§ 5—7, 11-13-2012; Ord. No. S2012-025, § 16, 11-13-2012; Ord. No. S2013-002, § 11, 2-11-2013; Ord. No. S2014-002, § 2, 3a, 5b, 1-13-2014; Ord. No. S2014-012, § 2, 8-11-2014; Ord. S2014-015, §§ 2b, 4, 8-11-2014; Ord. S2016-007, § 2, 6-27-2016; Ord. S2017-004, § 1a-c, 6-26-2017; Ord. No. S2019-008, 1, 04/23/2019; Ord. No. S2019-009, § 1, 04/23/2019; Ord. No. Ord. No. S2020-011, § 2, 11/23/2020; Ord. No. S2021-004, § 3, 04/15/2021; Ord. No. S2021-042, § 1, 10/25/2021; Ord. No. S2021-043, § 1, 10/25/2021; Ord. No. S2021-044, § 1, 10/25/2021; Ord. No. S2022-003, § 1, 03/28/2022; Ord. No. S2022-023, § 1, 09/26/2022; Ord. No. S2023-001A, § 1, 01/26/2023; Ord. No. S2023-018, § 1, 03/23/2023; Ord. No. S2023-018D, § 1, 03/23/2023; Ord. No. S2022-023, § 1, 11/25/2024; Ord. No. S2025-008, § 1, 04/14/2025)

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____

MITCH COLVIN, Mayor

ATTEST:

_____

JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-4, USE STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Table 30-4.D.2.e. Table of Permitted Accessory Uses, is amended by deleting the table in its entirety and inserting the following:

Table 30-4.D.2.E: Table of Permitted Accessory Uses
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
"/" = Prohibited Use [1]

ACCESSORY USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS					BUSINESS DISTRICTS												PLANNED DEVELOPMENT DISTRICTS			ADDITIONAL REQUIREMENTS
	CD	AR	SF-15	SF-10	SF-6	MF-5	MH	OI	NC	LC	CC	MAC	MU	DT-1	DT-2	UC	BP	LI	HI	PD-R	PD-EC	PD-TN	
Accessory Dwelling Unit	/	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	P	P	P	MP	MP	MP	30-4.D.3.a
Amateur Ham Radio/TV Antenna	/	P	P	P	P	P	P	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	30-4.D.3.b
Canopies	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.D.3.c
Child Care, Incidental	/	P	P	P	P	P	P	P	P	P	S	/	P	S	S	/	/	/	/	MP	MP	MP	30-4.D.3.d
Clothes Line	/	P	P	P	P	P	P	P	P	P	P	/	P	P	P	/	/	P	/	MP	MP	MP	30-4.D.3.e
Community Garden	P	P	P	P	P	P	P	P	/	/	/	P	/	/	P	P	/	/	/	MP	/	MP	30-4.D.3.f
Food Trucks	/	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	P	P	/	/	/	30-4.D.3.g
Greenhouse	P	P	P	P	P	P	P	P	P	S	S	/	P	S	S	P	/	/	/	MP	MP	MP	30-4.D.3.h
Garages	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	MP	MP	MP	
Home Occupation	/	P	P	P	P	P	P	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30-4.D.3.i
Horticulture and agriculture	/	P	P	P	P	P	P	/	/	/	/	/	/	/	/	/	/	/	/	MP	MP	MP	30-4.D.3.j
Ice House	/	/	/	/	/	/	/	/	P	P	P	/	P	/	/	/	/	P	/	/	/	/	30-4.D.3.k
Limited Personal Services	/	/	/	/	/	P	/	P	/	/	/	P	/	/	/	/	/	/	/	/	/	/	30-4.D.3.v
Limited Supporting Retail	/	/	/	/	/	P	/	P	/	/	/	P	/	/	/	/	/	P	/	/	/	/	30-4.D.3.v
Outdoor Display/Sales	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	30-4.D.3.l
Outdoor Storage	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	P	/	MP	/	30-4.D.3.m
Produce Stand	P	P	P	/	/	/	/	/	P	P	P	/	P	P	P	P	/	/	/	/	/	/	30-4.D.3.n
Rain Water Cistern	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.D.3.o
Recycling Drop-Off Stations	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.D.3.p
Satellite Dish	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.D.3.q

Table 30-4.D.2.E: Table of Permitted Accessory Uses P = Permitted Use S = Special Use MP = Allowed Subject to a Planned Development Master Plan "/" = Prohibited Use [1]																							
ACCESSORY USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS					BUSINESS DISTRICTS												PLANNED DEVELOPMENT DISTRICTS			ADDITIONAL REQUIREMENTS
	CD	AR	SF-15	SF-10	SF-6	MF-5	MH	OI	NC	LC	CC	MAC	MU	DT-1	DT-2	UC	BP	LI	HI	PD-R	PD-EC	PD-TN	
Small-Scale Wind Turbines	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.D.3.r
Solar Energy Equipment	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.D.3.s
Storage or Parking of Heavy Trucks or Trailers	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	P	/	MP	/	30-4.D.3.t
Storage or Parking of Major Recreational Equipment	/	P	P	P	P	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
Swimming Pool/Hot Tub	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.D.3.u

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, USE STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Table 30-5.B.4.d.5. Buffer Type Application, is amended by deleting the table in its entirety and inserting the following:

Table 30-5.B.4.d.5: Buffer Type Application [1]
A = Type A Buffer
B = Type B Buffer
C = Type C Buffer
D = Type D Buffer
N/A = Not Applicable (No Buffer Required)

ZONING CLASSIFICATION OF PROPOSED DEVELOPMENT SITE [2]	ZONING CLASSIFICATION OF ADJACENT PROPERTY								
	CD AR	SF-15, SF-10, SF-6 OR EXISTING SINGLE-FAMILY DEVELOPMENT	MR-5 MH	OI UC NC MU DT-2	MAC	LC CC	BP	LI	HI
CD, AR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SF-15, SF-10, SF-6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MR-5, MH [3]	A	A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OI, UC, NC, MU, DT-2	B	B	A	N/A	N/A	N/A	N/A	N/A	N/A
MAC	D	D	A	N/A	N/A	N/A	N/A	N/A	N/A
LC, CC	D	D	C	A	A	N/A	N/A	N/A	N/A
BP, LI	D	D	C	B	B	A	A	N/A	N/A
HI	D	D	D	D	D	B	A	N/A	N/A

NOTES:
[1] Letters in cells correspond to the buffer types depicted in Table 30-5.B.4.d.4, Property Perimeter Buffer Types.
[2] Development in PD districts is subject to perimeter buffer requirements in the PD district standards. In cases where development is proposed next to an existing PD district having no perimeter buffer, the proposed development shall provide a perimeter buffer that is consistent with the type of buffer required if the adjacent use was in a differing base district appropriate for the type of use.
[3] Mobile home parks shall provide a perimeter buffer around the park in accordance with the standards in Section 30-4.C.2.a.4, Manufactured Home Parks.

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of

Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.E.5. Design Standards for Exterior Lighting, is amended by deleting the subsection 30-5.E.5.a. in its entirety and inserting the following:

30-5.E.5. Design Standards for Exterior Lighting

All exterior lighting shall meet the following standards:

a. **Maximum Lighting Height**

1. Except for athletic fields or performance areas, the height of outdoor lighting, whether mounted on poles, walls, or by other means, shall be no greater than 20 feet in residential districts and OI, NC, MU, and DT districts, and no greater than 30 feet in UC, MAC, LC, CC, BP and industrial districts.

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING ARTICLE 30-9, DEFINITIONS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Table 30-9.C. Table of Abbreviaitons, is amended by deleting the same in its entirety and inserting the following:

30-9.C. Table of Abbreviations

Table 30-9.C, Abbreviations, includes the abbreviations and their corresponding terms as used in this Ordinance.

Table 30-9.C: Abbreviations	
ABBREVIATION	ASSOCIATED TERM
AR	Agricultural-Residential District
APO	Airport Overlay District
ADA	American Disabilities Act
ANSI	American National Standards Institute
ASNS	American Standard of Nursery Stock
ATM	Automated Teller Machine
BP	Business Park District
BP/CZ	Conditional Business Park District
CFO	Cape Fear Overlay District
CC	Community Commercial District
AR/CZ	Conditional Agricultural-Residential District
CC/CZ	Conditional Community Commercial District
CD/CZ	Conditional Conservation District
DT-1/CZ	Conditional Downtown 1 District
DT-2/CZ	Conditional Downtown 2 District
HI/CZ	Conditional Heavy Industrial District
LI/CZ	Conditional Light Industrial District
LC/CZ	Conditional Limited Commercial
MAC/CZ	Conditional Medical Arts Campus
MH/CZ	Conditional Manufactured Home District
NC/CZ	Conditional Neighborhood Commercial District
OI/CZ	Conditional Office and Institutional District
SF-10/CZ	Conditional Single-Family Residential 10 District
SF-15/CZ	Conditional Single-Family Residential 15 District

SF-6/CZ	Conditional Single-Family Residential 6 District

CD	Conservation District
CD	Construction debris
DBH	Diameter of the Trunk at Breast Height
DT-1	Downtown 1 District
DT-2	Downtown 2 District
DU	Dwelling Unit
DU/Ac	Dwelling Units per Acre
EMS	Emergency Medical Services
FAA	Federal Aviation Administration
FCC	Federal Communications Commission
Ft	Foot or Feet
G.S.	General Statutes (North Carolina)
GFA	Gross Floor Area
GVW	Gross Vehicular Weight
HI	Heavy Industrial District
HLO	Historic/Landmark Overlay District
HAO	Hospital Overlay District
ITE	Institute of Traffic Engineers
LCID	Land clearing and inert debris
LEED	Leadership in Energy and Environmental Design
LI	Light Industrial District
MHO	Manufactured Home Overlay District
MI	MI District
Max.	Maximum
MA	Military Base District
MAC	Medical Arts Campus
Min	Minimum
MR-5	Mixed Residential 5 District
MU	Mixed-Use District
MCO	Murchison Road Corridor Overlay District
NC	Neighborhood Commercial District
NCO	Neighborhood Conservation Overlay District
NAPZ1	Noise Accident Potential Zone 1 District
NAPZ2	Noise Accident Potential Zone 2 District
NPO	Noise-Accident Potential Overlay District
NC	North Carolina
NCDOT	North Carolina Department of Transportation
N.C.G.S.	North Carolina General Statutes
N/A	Not Applicable
OI	Office and Institutional District
PD	Planned Development
PD-TND	Planned Development - Traditional Neighborhood Development
PD-EC	Planned Development Economic Center District

PD-R	Planned Development Residential District
PND	Planned Neighborhood District
RV	Recreational Vehicles
ROW	Right-of-Way
SF	Single-Family
SF-10	Single-Family Residential 10 District
SF-15	Single-Family Residential 15 District
SF-6	Single-Family Residential 6 District
SHO	Special Highway Overlay District
Sf	Square Feet
TN	Traditional Neighborhood District
UDO	Unified Development Ordinance District
US	United States
Vert. Ft.	Vertical Feet
YMCA	Young Men's Christian Association
YWCA	Young Women's Christian Association
ZLL	Zero Lot Line
CMU	Concrete Masonry Units
E.g.	Example
NLR	Noise Load Ratio
PWC	Public Works Commission
UC	College and Universities
USC	Uniform System Classification

(Ord. No. S2012-016, § 11.1, 9-10-2012; Ord. No. S2012-024, § 18, 11-13-2012; Ord. No. S2022-011, § 1, 05/23/2022*)*

Effective on: 11/18/2013

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Consistency Statement

Text Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the City Council finds that the proposed UDO Text Amendment Update to Sections 30-3, 30-4, 30-5, and 30-9 are consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan:

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
Goal #2: Promote compatible economic and commercial development in key identified areas	X	
Goal #4: Foster safe, stable, and attractive neighborhoods	X	

2. LAND USE POLICIES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LUP 2: Encourage Economic Development	X	
2.1: Encourage economic development in designated areas	X	
LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods.	X	
3.2: Identify potential barriers to redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:

X	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	OR		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
X	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	OR		As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

Additional comments, if any (write-in):

March 17, 2026

Date

Larry Marshall

Chair Signature

Larry Marshall

Print

City of Fayetteville

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

City Council Action Memo

File Number: 26-0331

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

Agenda Number: 9.03

TO: **Mayor and Members of City Council**

THRU: **Jeffrey Yates, Assistant City Manager**

FROM: **Michelle Brooks, CPA, Interim Director of Budget and Evaluation**

DATE: **May 26, 2026**

RE:
Public Hearing on the Proposed Fiscal Year 2026-2027 Annual Operating Budget and Capital and Technology Improvement Plans

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal 5: Financially Sound City Providing Exemplary City Services
Objective 5.1: To ensure strong financial management with fiduciary accountability and plan for future resource sustainability by aligning resources with City priorities.

Executive Summary:
This public hearing has been set to receive comments from the residents regarding the annual operating budget and capital and technology improvement plans proposed for the City for fiscal year 2026-2027. The notice advertising the public hearing was published in the Fayetteville Observer on Friday, May 15, 2026.

Background:
The City Manager delivered his formal budget presentation at the May 14, 2026, Council meeting.

The budget and capital and technology improvement plans have been made available for public inspection on the City's website at the following link:
<https://www.fayettevillenc.gov/City-Departments/Budget-Evaluation>

Issues/Analysis:
This public hearing is required by the North Carolina Local Government Budget and Fiscal Control Act.

Budget Impact:
As presented in the Fiscal Year 2027 Recommended Budget document and the FY 2027 Capital and Technology Improvement Plans.

Options:
No Council Action is required.

Recommended Action:
Receive public comments on the recommended budget.

Attachments:
None.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0282

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Evidentiary Hearing

Agenda Number: 10.01

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps - Assistant City Manager**
Gerald Newton - Development Services Director

FROM: **Craig Harmon, Senior Planner**

DATE: **May 26, 2026**

RE:
SUP26-01: Special Use Permit to allow Transitional Housing at 707 Murchison Road containing 3.62 acres owned by UNITED GOSPEL FELLOWSHIP COVENANT MINISTRIES.

COUNCIL DISTRICT(S):
2 - Davis

Relationship To Strategic Plan:
The proposed Special Use Permit request generally supports several goals and policy objectives contained within the City of Fayetteville's Strategic Plan and adopted planning initiatives. The request involves reinvestment within the Murchison Road corridor, an area identified for neighborhood improvement, redevelopment, and economic revitalization. The proposal supports strategic objectives related to:

- Encouraging reinvestment in underutilized and aging commercial properties;
- Promoting corridor revitalization and economic activity;
- Supporting compatible infill and redevelopment opportunities;
- Enhancing neighborhood stability and appearance; and
- Advancing long-term land use and redevelopment goals identified in the Fayetteville 2040 Comprehensive Plan.

Additionally, the reuse and continued occupancy of existing commercial properties may help reduce vacancy, encourage private investment, and support broader community development efforts within the Murchison Road corridor.

Executive Summary:
The applicant is requesting approval of a Special Use Permit (SUP) to allow the operation of a community-based nonprofit facility with transitional housing at 707 Murchison Road. The proposed use includes structured programming and supportive services designed to promote personal development, mentorship, workforce readiness, life-skills training, and community reintegration for adult men. The facility will include transitional housing accommodations for up to forty (40) residents and will operate in a supervised and professionally managed environment.

The subject property is located along the Murchison Road corridor, an established mixed-use corridor characterized by commercial, institutional, assembly, and

community-serving land uses. The property has historically supported public and institutional type uses, including operation as an assisted living/nursing facility. Existing infrastructure, including roadway access, utilities, and on-site parking, supports the proposed use.

The proposed use is consistent with the intent of Section 30-4.C.2.b.6 of the City of Fayetteville Unified Development Ordinance (UDO), which establishes standards for Transitional Housing facilities. The applicant has indicated that the facility will comply with all applicable zoning, building, fire, occupancy, and operational standards, including maintaining a structured and supervised environment, limiting occupancy to no more than forty (40) residents, and operating in a manner compatible with surrounding properties.

Staff's analysis indicates that the proposed use is compatible with the existing corridor development pattern and will function similarly to other institutional and community-oriented uses located within the Murchison Road area. The proposal does not involve heavy commercial or industrial activity, excessive traffic generation, outdoor operations, or activities likely to create nuisance conditions. The proposed use is intended to provide a community benefit through mentorship, workforce support, life-skills development, and transitional housing services.

Background:
Owner: Bishop Jerry Porter, United Gospel Fellowship Global Ministries
Applicant: Tullous Burrow, Men of Purpose Foundation
Requested Action: SUP - Transitional Housing
Property Address: 707 Murchison Road
Council District: 2 - Davis
Status of Property: OI - Former Assisted Living
Size: Approximately 3.62 acres

Adjoining Land Use & Zoning:

- North - CC: Floodway
- South - MR-5: Multi-family residential
- West - MR-5: Floodway and Park
- East - MR-5: Multi-family residential & Cemetery

Letters Mailed: 57

Land Use Plans:
Mostly PARKOS - Park & Open Space with a very small section of HDR - High Density Residential

Technical Review Committee (TRC): Issue centered around safety and access concerns regarding floodplain and floodway.

The subject property is located at 707 Murchison Road within the City of Fayetteville. The site is currently improved with an existing commercial/institutional structure situated along

the Murchison Road corridor, a major arterial corridor characterized by a mixture of commercial, institutional, assembly, and community-serving land uses.

Historically, the property operated as an assisted living/nursing facility and has existing infrastructure suitable for public-serving uses, including roadway access, utilities, and on-site parking accommodations. The surrounding area reflects a corridor-style development pattern that supports a variety of commercial and institutional activities.

Adjacent properties generally consist of commercial, institutional, and service-oriented uses consistent with the character of the Murchison Road corridor. Properties across Murchison Road contain a combination of commercial establishments, corridor-oriented businesses, and institutional/community-based uses. Areas located to the rear of the property transition toward lower-intensity uses and residential development patterns typical of urban corridors.

The applicant proposes to utilize a portion of the property as a community-based nonprofit facility operated by the Men of Purpose Foundation. The facility will provide structured programming and transitional housing services for adult men in a supervised environment. Proposed services include mentorship and leadership development programs, life-skills training, workforce readiness and employment support, educational workshops, peer engagement activities, community outreach initiatives, and transitional housing accommodations for up to forty (40) residents.

The applicant states that all activities will occur in a structured and supervised setting managed by staff and/or trained volunteers. The facility is not proposed as an unsupervised operation, emergency shelter, or high-impact commercial activity.

Issues/Analysis:

Use-Specific Standards and Ordinance Compliance

The applicant proposes a Transitional Housing use as regulated under Section 30-4.C.2.b.6 of the Fayetteville Unified Development Ordinance (UDO). Based on the information submitted, the proposed use appears capable of complying with the applicable use-specific standards and operational requirements established by the UDO. The applicant has stated that occupancy will not exceed forty (40) residents and that the site will maintain required parking, circulation, and operational accommodations. The facility will comply with all applicable building, fire, occupancy, and life-safety regulations, and activities will occur in a structured, controlled, and supervised environment. The organization has also acknowledged that it will comply with any conditions imposed through the Special Use Permit (SUP) approval process and any subsequent site plan review requirements.

The proposed use is community-oriented and service-based in nature and does not involve industrial activity, hazardous operations, or high-intensity commercial uses typically associated with adverse land use impacts.

Compatibility with Surrounding Area

The Murchison Road corridor is characterized by a mixture of commercial, institutional, assembly, and community-serving uses. The proposed use is generally consistent with the broader development pattern of the corridor and is similar in operational character to

other institutional and nonprofit service uses commonly located along major transportation corridors.

The applicant indicates that programming activities will primarily occur indoors during structured hours of operation, generally limited to daytime and early evening periods. The use is not anticipated to generate excessive noise, outdoor activity, or operational impacts inconsistent with surrounding properties.

Additionally, the property's prior use as an assisted living/nursing facility demonstrates the site's historical accommodation of residential and service-oriented activities involving supervised occupancy and public access. Existing infrastructure, including roadway access, utilities, and parking accommodations, supports community-serving uses of this nature.

Public Health and Safety

The proposed use will be required to comply with all applicable City, State, and Federal regulations, including building code, fire code, occupancy requirements, and life-safety standards. The applicant has stated that the facility will implement operational oversight measures, including a Security and Good Neighbor Plan, supervised access, and participant conduct standards.

Based on the information provided, the use is not expected to create material public safety concerns, hazardous conditions, or nuisance impacts beyond those typically associated with institutional or community-serving uses. Traffic associated with the proposed use is anticipated to be moderate and generally consistent with existing corridor activity levels.

However, a significant issue associated with the property is the presence of FEMA-designated flood hazard areas. The subject property is substantially impacted by both the FEMA-designated Floodway and the 100-year Floodplain, which represent major development and operational constraints for the site.

For purposes of FEMA floodplain management and local development review, a floodway is defined as the channel of a river or stream and the adjacent land areas that must remain unobstructed to convey the base flood (100-year or 1% annual chance flood event) without increasing flood elevations beyond allowable limits, typically one (1.0) foot. The floodway represents the most hazardous portion of the floodplain due to the depth, velocity, and volume of floodwaters conveyed during storm events.

FEMA Flood Insurance Rate Maps (FIRMs) identify floodways within Special Flood Hazard Areas, generally Zones AE and A. The floodway is typically mapped as a distinct shaded or striped area within the broader floodplain. Areas located outside the floodway but still within the 100-year floodplain are commonly referred to as the "flood fringe," where limited development may be permitted subject to applicable floodplain management regulations.

The primary purpose of the floodway designation is to preserve the hydraulic capacity necessary to safely convey floodwaters downstream. Encroachments or obstructions within the floodway can increase flood elevations and water velocities, potentially resulting in adverse impacts to upstream and downstream properties and infrastructure.

As a result, development within FEMA-designated floodways is subject to stringent federal, state, and local regulations. Construction of new structures, placement of manufactured homes, fill activities, and substantial improvements to existing structures are generally prohibited unless the applicant provides a certified engineering "No-Rise Certification" demonstrating that the proposed development will not increase base flood

elevations within the floodway. Additionally, the presence of the 100-year Floodplain across the majority of the site may require compliance with flood damage prevention standards, elevation requirements, and other applicable floodplain management regulations.

The subject property also has a documented history of flooding impacts. When the site previously operated as an assisted living facility, the property was reportedly evacuated on multiple occasions due to flooding events. This history further demonstrates the significant flood-related hazards associated with the site and reinforces concerns regarding the extent of the FEMA-designated Floodway and 100-year Floodplain on the property. The repeated flooding and prior evacuations indicate the site has experienced substantial operational and public safety challenges associated with flood events.

If the property were vacant and undeveloped today, approximately one-half of the site would likely be considered unsuitable for development due to the presence of the FEMA-designated Floodway and associated floodplain constraints.

Consistency with Adopted Plans and Policies

The proposed use generally aligns with adopted City objectives related to corridor reinvestment, neighborhood stabilization, community development, and the expansion of community-serving services. The Murchison Road corridor has historically served as a location for institutional, public-serving, and community-oriented uses.

The proposed facility is intended to provide workforce support, life-skills development, mentorship, and transitional housing services that promote personal stability and self-sufficiency. These services support broader public policy objectives related to economic opportunity, community reintegration, and neighborhood stabilization.

Property Value and Public Necessity

The applicant states that the property will be professionally managed and maintained and that operations will occur in a structured and supervised environment. The proposed use does not include outdoor storage, industrial activity, or other operational characteristics typically associated with adverse impacts on adjoining properties.

The facility also serves a recognized public purpose by providing transitional housing, mentorship, workforce development, and supportive programming designed to assist individuals transitioning toward greater personal and economic stability.

Regulatory Compliance

The applicant has acknowledged that all required permits, inspections, and approvals will be obtained prior to operation, and that the organization will maintain ongoing compliance with all applicable City, State, and Federal regulations, including applicable nonprofit operational requirements, building and fire codes, floodplain management regulations, and zoning standards.

Budget Impact:

The proposed Special Use Permit is not anticipated to create a significant direct fiscal impact on the City of Fayetteville beyond normal administrative, permitting, inspection, and public safety service obligations associated with similar community-serving and institutional uses. The proposed use will utilize an existing structure with existing public infrastructure and utility access, thereby minimizing the need for additional public capital expenditures. Any future operational impacts on City services, including police, fire, inspections, or code enforcement, are expected to be consistent with comparable transitional housing and nonprofit service facilities operating within the City.

Options:

City Council may consider the following options regarding the proposed Special Use Permit request:

1. **Approve the Special Use Permit as Submitted**

Approve the request based on the findings that the proposed use complies with the applicable provisions of the Unified Development Ordinance and satisfies the required findings for approval.

2. **Approve the Special Use Permit with Conditions**

Approve the request subject to additional conditions intended to address operational, safety, site management, security, parking, floodplain compliance, or neighborhood compatibility concerns. Potential conditions could include, but are not limited to:

- Limiting occupancy to a maximum of forty (40) residents;
- Compliance with all applicable floodplain management regulations;
- Submission and maintenance of a Security and Good Neighbor Plan;
- Compliance with all applicable building, fire, and life-safety codes;
- Limiting outdoor activities or hours of operation;
- Maintaining on-site staffing and supervision during operational hours.

3. **Deny the Special Use Permit**

Deny the request if City Council determines the application does not satisfy one or more of the required findings for approval under the Unified Development Ordinance, including concerns related to public safety, flood hazards, compatibility with surrounding properties, or other site-specific impacts.

4. **Continue the Public Hearing**

Continue the public hearing to a future meeting date in order to allow additional review, submission of supplemental information, revisions to the proposal, or further evaluation of floodplain, operational, or neighborhood compatibility issues.

Recommended Action:

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.]

Attachments:

1. Application
2. Aerial Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Properties
6. Surrounding Properties
7. Sketch Plan
8. PowerPoint

Planning & Zoning
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview #2067340

Project Title: United Gospel Fellowship Covenant Ministries
Application Type: 5.3) Special Use Permit
Workflow: Staff Review
Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Notice Regarding Special Use Permit Procedural Process

Special Use Permit

Dear Applicant,

Thank you for applying for a Special Use Permit with the City of Fayetteville. The City Council's decision shall be based on written and sworn oral evidence presented at the evidentiary hearing. This application MUST BE COMPLETE, thorough responses must be provided. Incomplete applications and responses will not be accepted. The procedures you MUST follow are found in the Unified Development Ordinance (UDO) Sections 30-2.C.7., Special Use Permit, and 30-2.B.14., Public Evidentiary Hearing Procedures.

Pursuant to Section 30-2.C.7.d.7.a.2 of the UDO, the Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year, unless otherwise specified by City Council.

If you have any additional questions, please contact the Planning & Zoning Division at 910-433-1612 to speak with a Professional Planner.

If you would like a copy of the above text, you can download a copy here.

Please enter your full name in the space below to confirm your acknowledgement of the above statement and to confirm that you are the owner or owner's representative and you have the authority to apply for this permit.

Enter Your Full Name Here: Jerry V. Porter (Bishop)

Project Location

Project Address or PIN: 707 MURCHISON RD (0437295137000)
Zip Code: 28311

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 707 MURCHISON RD

Written Description of Special Use

Is the proposed project for a cell tower?: No

A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. :
The subject property located at 707 Murchison Road is currently improved with a commercial structure situated along a major corridor within the City of Fayetteville. The surrounding area includes a mix of commercial, institutional, and community-oriented uses, as well as an assembly. This is consistent with the character of the Murchison Road corridor.

The property has historically supported uses that are accessible to the public and compatible with corridor-based activity, with existing infrastructure including roadway access, utilities, and parking accommodations. In the past, this portion of the property operated as an assisted living/nursing facility but has not operated in that capacity in some time.

We intend to utilize a designated portion of the property as a community-based nonprofit facility dedicated to providing structured programming and support services for men. The purpose of the organization is to promote personal development, transitional housing (up to 40 residents), mentorship, life skills, community reintegration through organized and supervised programming.

The proposed use will include, but is not limited to:

- Mentorship and leadership development programs
- Life-skills training (financial literacy, communication, personal responsibility)
- Workforce readiness and employment support services
- Re-entry and transitional housing programs
- Educational workshops and group sessions
- Support groups and peer engagement activities
- Community outreach initiatives and partnership programming

All activities will be conducted in a structured, supervised environment by staff and/or trained volunteers. The use is not intended to operate as an unsupervised facility or high-impact commercial operation.

B) Please provide a description of the Zoning District designations and existing uses on adjacent properties, including across the street.:
The subject property is located along the Murchison Road corridor, a major thoroughfare within the City of Fayetteville characterized by a mix of commercial, institutional, and community-oriented uses.

Based on the corridors development pattern, the property is situated within a zoning district intended to support commercial and/or community-serving activities, with access to public infrastructure and transportation routes.

North (Adjacent Property) The property to the north is developed with uses consistent with the Murchison Road corridor, including commercial and/or service-oriented operations**.** These uses generate moderate traffic and operate during standard business hours.

South (Adjacent Property) The property to the south includes similar commercial or institutional uses, contributing to the overall mixed-use character of the corridor. These uses are compatible with structured, community-serving activities.

East (Across Murchison Road) Properties located directly across Murchison Road consist of a combination of:

- Commercial establishments
- Institutional/community-based uses
- Corridor-oriented businesses

This side of the corridor reflects active roadway frontage with regular traffic flow, supporting uses that serve the general public.

West (Rear of Property) Properties to the rear may include a transition between commercial and residential uses, which is typical of corridor development patterns. These areas are generally buffered from direct roadway activity and benefit from controlled, low-impact site operations.

Summary of Surrounding Area
The immediate area surrounding 707 Murchison Road is characterized by:

- A mix of commercial, institutional, and community-serving uses
- Existing infrastructure supporting moderate traffic and public access
- A development pattern consistent with corridor-style land use
- Proximity to community institutions and service providers

This environment is appropriate for a structured nonprofit use, such as the Men of Purpose Foundation, which operates in a controlled and organized manner.

Compatibility Statement
The proposed use is compatible with surrounding zoning patterns and existing land uses because:

- It is community-oriented and service-based, similar to other uses along the corridor
- It operates primarily during standard hours with structured programming
- It does not introduce heavy industrial activity, excessive traffic, or nuisance conditions

- It supports the broader function of the corridor as a location for public-serving and institutional uses

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 1 - The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:
The addition to the proposed use of the property located at 707 Murchison Road, Fayetteville, North Carolina, as a community-based nonprofit facility, complies with all applicable standards, conditions, and specifications of the City of Fayetteville Unified Development Ordinance (UDO), including those outlined in Section 30-4.C.2.b.6 (Use-Specific Standards - Transitional Housing)**.**

The proposed use is a structured, supervised, and community-oriented activity that aligns with the intent of permitted and conditional uses within corridor-based zoning districts. The use does not involve industrial operations, high-intensity commercial activity, or any use that would exceed the scale or impact typically allowed under the Ordinance.

Specifically:

- The use will comply with all zoning district requirements, including setbacks, access, and site development standards.
- Site will house no more than 40 residents.
- The property will meet all applicable parking and circulation requirements, with on-site parking available to accommodate staff, participants, and visitors in an orderly manner.
- The structure will comply with all building code, fire code, and occupancy regulations, with any required inspections and approvals obtained prior to operation.
- The proposed use will adhere to all use-specific operational standards, including maintaining a controlled, supervised environment and ensuring that activities are conducted in a manner consistent with the surrounding area.
- The applicant will comply with any additional conditions or requirements imposed by the City of Fayetteville during the Special Use Permit approval process or subsequent site plan review.

The organization is committed to full compliance with all applicable provisions of the Unified Development Ordinance and will coordinate with the Citys Development Services Department to ensure all requirements are met prior to and during operation.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 2 - The special use will be in harmony with the area in which it is located;:
The additional use of the proposed use at 707 Murchison Road, as a community-based nonprofit facility, will be in harmony with the surrounding area based on the existing development pattern, corridor characteristics, and the nature of the proposed activities.

The subject property is located along the Murchison Road corridor, which is characterized by a mix of commercial, institutional, and community-serving uses. This type of development pattern supports uses that provide services to the public, including educational, nonprofit, and programmatic activities.

The proposed use is consistent with this pattern because:

- The program will operate as a structured, supervised, and community-oriented program, similar in nature to other institutional and service-based uses found along the corridor.
- Activities will be conducted **i**ndoors and in an organized manner, with no outdoor operations that would create noise, disruption, or visual impacts inconsistent with surrounding uses.

- The use will maintain predictable hours of operation, primarily during daytime and early evening hours, which align with typical activity levels in the area.
- The property will be professionally managed and maintained, contributing to the overall appearance and stability of the corridor.

Additionally, the proposed use does not introduce any elements that would be out of character with the area, such as heavy industrial activity, high-volume traffic generation, or late-night operations.

Given the existing mix of uses along Murchison Road and the controlled, service-oriented nature of the proposed operation, the use is compatible with and complementary to the surrounding environment.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 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;:
The additional use of the proposed use at 707 Murchison Road, as a community-based nonprofit facility, will not materially endanger the public health or safety if developed and operated in accordance with the submitted plans and any conditions of approval.

The proposed use is a structured and supervised program designed to provide mentorship, life-skills development, and supportive services in a controlled indoor environment. All activities will be managed by organizational leadership, staff, and/or trained volunteers to ensure appropriate oversight and safe operations at all times.

Public health and safety will be protected through the following measures:

- The facility will comply with all applicable building, fire, and life-safety codes, including occupancy limits, emergency egress, and required inspections prior to operation.
- The organization will implement a Security and Good Neighbor Plan, which includes supervised access, participant conduct expectations, and procedures for addressing any incidents.
- The property will be maintained in a clean, orderly, and professionally managed condition, reducing the risk of nuisance conditions or unsafe environments.
- The use does not involve hazardous materials, industrial processes, or activities that would pose a risk to surrounding properties or the public.
- Traffic generated by the use will be moderate and consistent with typical community-serving uses, and will not create unsafe conditions on Murchison Road or surrounding streets.

In addition, the program will comply with all applicable local, state, and federal regulations, and will adhere to any conditions imposed by the City of Fayetteville as part of the Special Use Permit approval.

Given the structured nature of the program, the implementation of safety and oversight measures, and full regulatory compliance, the proposed use will not create any material risk to public health or safety.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 4 - The special use is in general conformity with the City's adopted land use plans and policies;:
The additional use of the proposed use at 707 Murchison Road, as a community-based nonprofit, is in general conformity with the City of Fayettevilles adopted land use plans and policies.

The subject property is located along the Murchison Road corridor, an area identified by the City for community reinvestment, corridor revitalization, and the expansion of neighborhood-serving uses. The proposed use directly supports these objectives by introducing a structured, service-oriented program that promotes personal development, workforce readiness, and community engagement.

The program aligns with the Citys planning goals in the following ways:

- Community Development: The proposed use provides mentorship, life-skills training, and support services that strengthen individuals and contribute to overall neighborhood stability.
- Economic and Workforce Support: Programming focused on employment readiness and personal development supports the Citys goal of improving workforce participation and economic opportunity.
- Corridor Revitalization: The use activates an existing property along a key corridor with a positive, mission-driven function that contributes to ongoing revitalization efforts.
- Public Benefit and Quality of Life: The services offered promote self-sufficiency, reduce negative social outcomes, and enhance the quality of life for residents within the community.

The proposed use is consistent with the Citys emphasis on compatible, community-serving development and does not conflict with any known adopted land use policies. Instead, it complements the Citys vision by providing a structured and beneficial use that supports both individual advancement and community well-being.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 5 - The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and:
The additional use of the proposed use at 707 Murchison Road, as a community-based nonprofit facility, will not substantially injure the value of abutting or nearby properties and, additionally, serves an important public necessity.

The property will be professionally maintained and actively managed, ensuring that it contributes positively to the surrounding corridor. The proposed use is a structured, supervised, and programmatic operation, not a high-impact or disruptive use. Activities will occur primarily indoors, with defined hours of operation and clear oversight by staff and leadership.

The use will not introduce conditions typically associated with negative impacts on property values, such as:

- Excessive noise
- Uncontrolled traffic or congestion
- Outdoor storage or industrial activity
- Unsupervised or disorderly gatherings

Instead, we will:

- Maintain the property in a clean, orderly, and visually consistent manner
- Operate structured programming that promotes stability, accountability, and community engagement
- Implement a Security and Good Neighbor Plan to prevent nuisance conditions and ensure respectful interaction with neighboring properties

Furthermore, the proposed use serves a clear public necessity by providing mentorship, life-skills development, and support services that address community needs. These services contribute to:

- Improved workforce readiness
- Increased personal stability and self-sufficiency
- Reduced negative social outcomes
- Strengthened neighborhood conditions

Uses that provide structured community support and programming are widely recognized as beneficial to the long-term health and stability of surrounding areas, which in turn supports property values rather than diminishing them.

Given the controlled nature of operations, the commitment to property maintenance, and the broader public benefit provided, the proposed use will not substantially injure the value of adjoining properties and satisfies an identified community need.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 6 - The special use complys with all other relevant City, State, and Federal laws and regulations?:
The proposed additional use at 707 Murchison Road, Fayetteville, North Carolina, as a community-based nonprofit facility, will comply with all applicable City, State, and Federal laws and regulations.

The applicant is committed to ensuring that all required approvals, permits, and inspections are obtained prior to operation and maintained throughout the life of the use. Compliance will include, but is not limited to, the following:

- City of Fayetteville Requirements:
  The proposed use will comply with all applicable provisions of the City of Fayetteville Unified Development Ordinance (UDO), as well as any conditions imposed through the Special Use Permit approval process. All required zoning approvals, building permits, and inspections will be obtained prior to occupancy.
- Building and Fire Code Compliance:
  The structure will meet all applicable North Carolina Building Code and Fire Code requirements, including occupancy limits, life-safety measures, emergency egress, and fire inspections.

- State Regulations (as applicable):
  To the extent the use involves any regulated services, the organization will comply with all applicable North Carolina state regulations, including any licensing or operational requirements relevant to the services provided.
- Federal Compliance:
  The organization will operate in accordance with all applicable federal laws and regulations, including those governing nonprofit operations under Section 501(c)(3) of the Internal Revenue Code, as well as applicable civil rights and nondiscrimination laws.
- Ongoing Compliance:
  We will maintain continuous compliance with all applicable laws and will cooperate with any required inspections or regulatory oversight by local, state, or federal authorities.

The applicant acknowledges that compliance with all applicable laws and regulations is a continuing obligation and will ensure that all aspects of the proposed use are operated in accordance with those requirements.

Primary Contact Information

Project Owner
Bishop Jerry Porter
United Gospel Fellowship Ministries
P. O. Box 2503
Fayetteville, NC 28301
P:910-261-0457
jporter484@aol.com

Project Contact - Agent/Representative
Tullous Burrow
Men of Purpose Foundation
4029 Murchison Road
Fayetteville, NC 28311
P:9109290921
menofpurposenc@yahoo.com

Indicate which of the following project contacts should be included on this project:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:



Aerial Notification Map
Case #: SUP26-01

Request: SUP Transitional Housing
Location: 707 Murchison Road
(0437295137000)

Streets

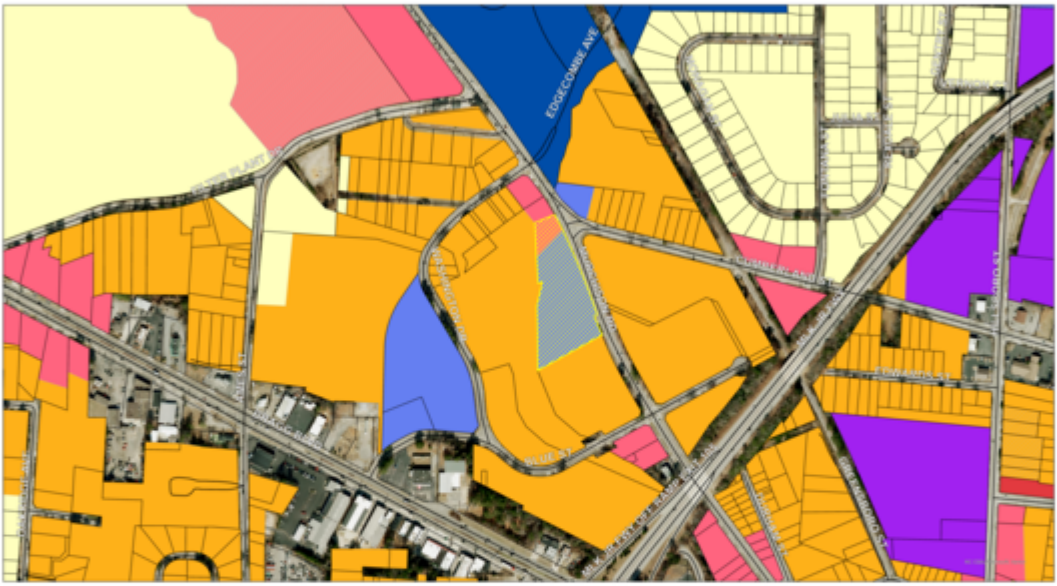
SUP26-01

SUP2601 Buffer

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



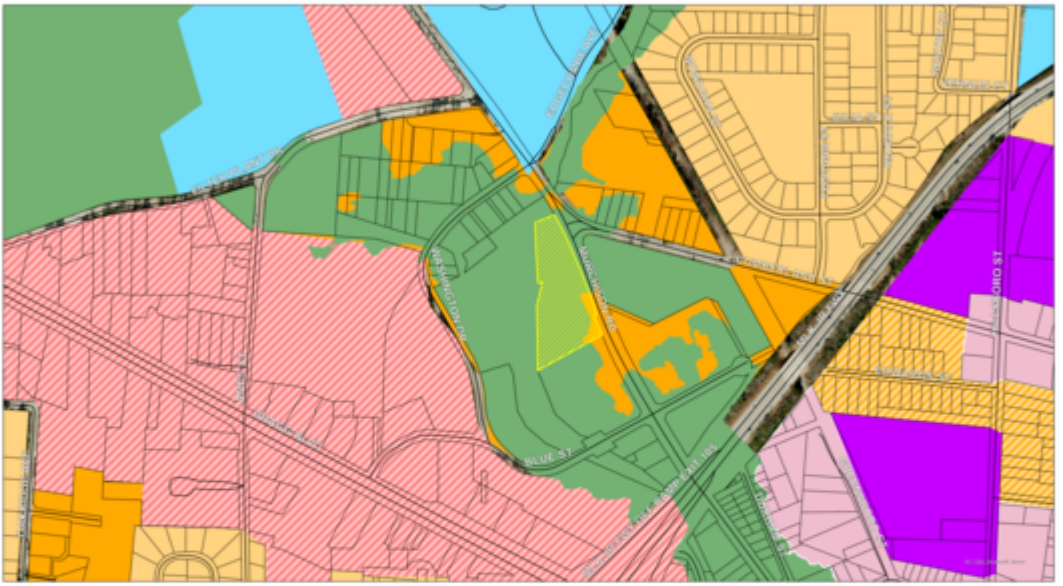
Zoning Map

Case #: SUP26-01

Request: SUP Transitional Housing
Location: 707 Murchison Road
(0437295137000)

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Future Land Use Map

Case #: SUP26-01

Request: SUP Transitional Housing
Location: 707 Murchison Road
(0437295137000)

- PARKOS - PARK / OPEN SPACE
- MDR - MEDIUM DENSITY
- NIR - NEIGHBORHOOD IMPROVEMENT
- HDR - HIGH DENSITY RESIDENTIAL
- MMU - NEIGHBORHOOD MIXED USE
- CSR - COMMERCIAL STRIP REDEVELOPMENT
- OI - OFFICE / INSTITUTIONAL
- EC - EMPLOYMENT CENTER
- Streets
- SUP26-01

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Flood Map

Case #: SUP26-01

Request: SUP Transitional Housing
Location: 707 Murchison Road
(0437295137000)

Streets

SUP26-01

Flood Way

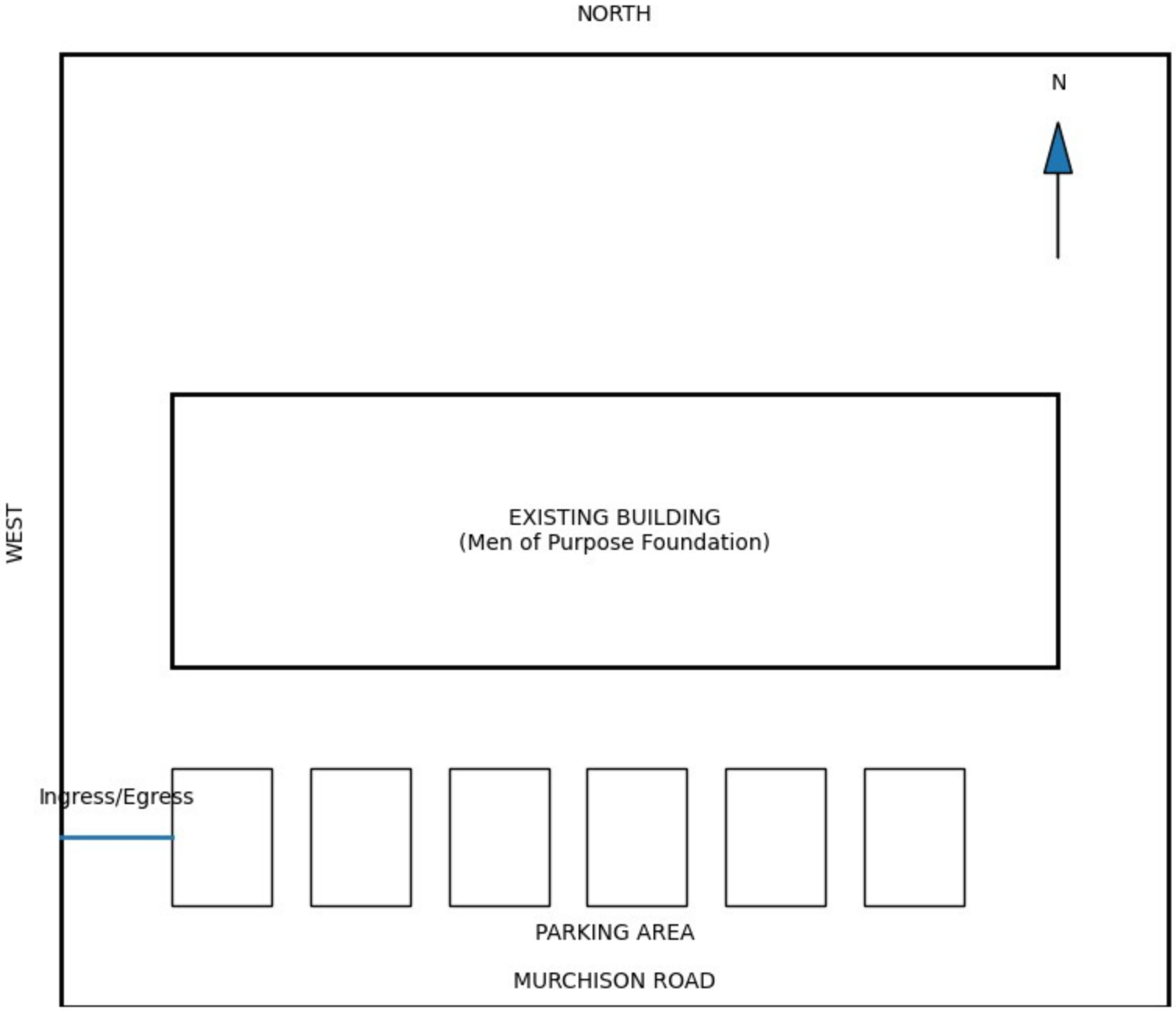
100 Year Floodplain

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

CONCEPTUAL SITE PLAN
707 Murchison Road, Fayetteville, NC









Total GLA: 1849 sq. ft | Total: 6281 sq. ft

1st floor: 1849 sq. ft (Excluded areas 4432 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

City Council



Special Use Permit

May 26, 2026

FAYETTEVILLE NC

FAYETTEVILLE NC

SUP26-01

Owner:	Bishop Jerry Porter, United Gospel Fellowship Global Ministries
Applicant:	Tullous Burrow, Men of Purpose Foundation
Request:	SUP – Transitional Housing
Location:	707 Murchison Road
Acreage:	+/- 3.62 acres
District:	2 - Davis

Subject Property



Aerial Notification Map
Case #: SUP26-01

Request: SUP Transitional Housing
Location: 707 Murchison Road
(0437295137000)

Streets

SUP26-01

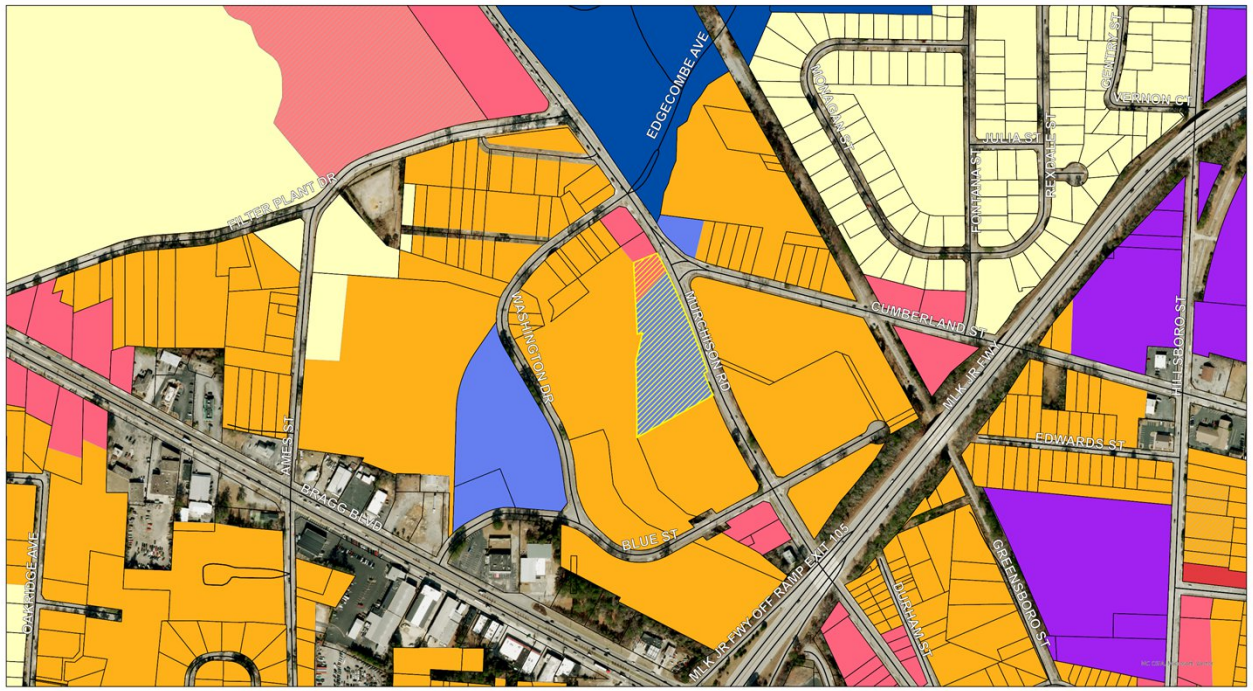
SUP2601 Buffer

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Zoning Map



Zoning Map
Case #: SUP26-01

Request: SUP Transitional Housing
Location: 707 Murchison Road
(0437295137000)

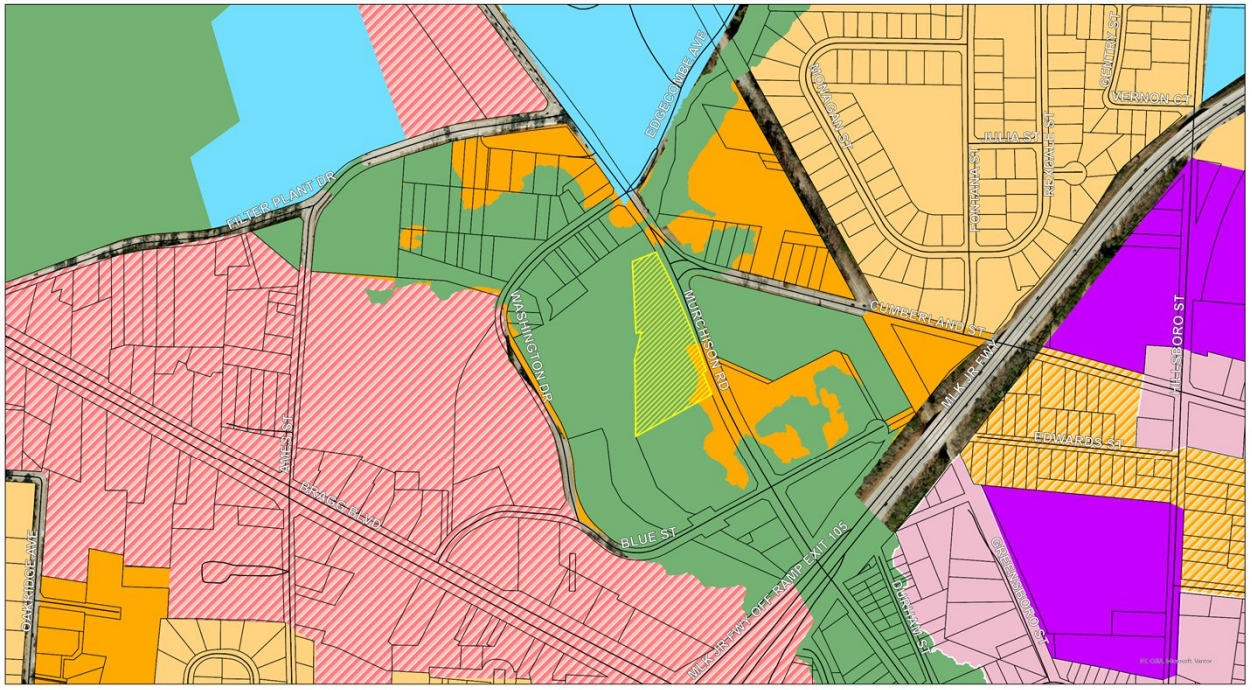
- CC - Community Commercial
- HI - Heavy Industrial
- LC - Limited Commercial
- LC/CZ - Conditional Limited Commercial
- MR-5 - Mixed Residential 5
- MR-5/CZ - Conditional Mixed Residential 5
- NC - Neighborhood Commercial
- OI - Office & Institutional
- SF-6 - Single-Family Residential 6
- UC - Universities/Colleges
- Streets
- SUP26-01

N

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FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Land Use Map



Future Land Use Map
Case #: SUP26-01

Request: SUP Transitional Housing
Location: 707 Murchison Road
(0437295137000)

- PARKOS - PARK / OPEN SPACE
- MDR - MEDIUM DENSITY
- NIR - NEIGHBORHOOD IMPROVEMENT
- HDR - HIGH DENSITY RESIDENTIAL
- NMU - NEIGHBORHOOD MIXED USE
- CSR - COMMERCIAL STRIP REDEVELOPMENT
- OI - OFFICE / INSTITUTIONAL
- EC - EMPLOYMENT CENTER
- Streets
- SUP26-01

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

Subject Property

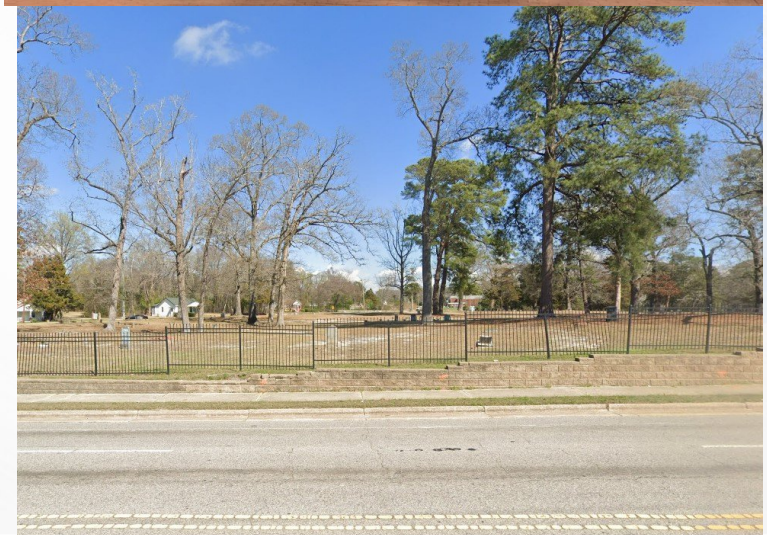


Surrounding Properties









Flood Map



Flood Map

Case #: SUP26-01

Request: SUP Transitional Housing
Location: 707 Murchison Road
(0437295137000)

Streets

SUP26-01

Flood Way

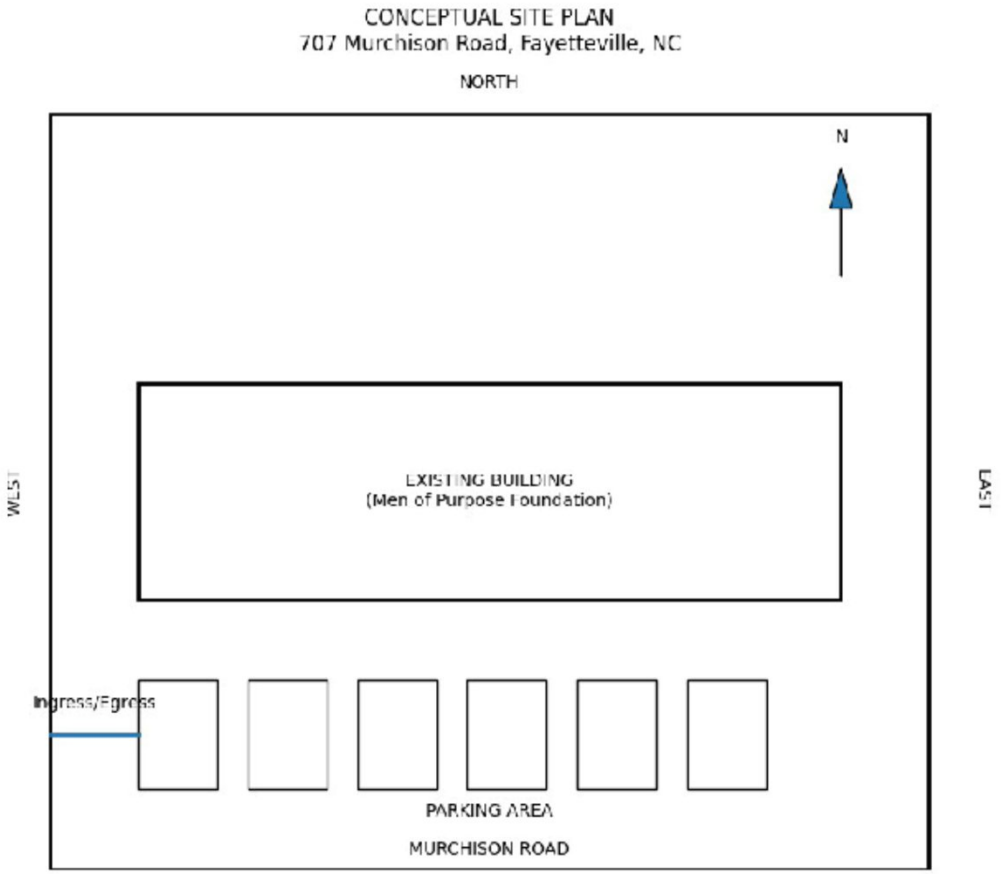
100 Year Floodplain

N

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Site Map


CONCEPTUAL SITE PLAN
707 Murchison Road, Fayetteville, NC
NORTH
N
EXISTING BUILDING
(Men of Purpose Foundation)
WEST
EAST
Ingress/Egress
PARKING AREA
MURCHISON ROAD

Consistency

The proposed use generally aligns with adopted City objectives related to corridor reinvestment, neighborhood stabilization, community development, and the expansion of community-serving services. The Murchison Road corridor has historically served as a location for institutional, public-serving, and community-oriented uses.

The proposed facility is intended to provide workforce support, life-skills development, mentorship, and transitional housing services that promote personal stability and self-sufficiency. These services support broader public policy objectives related to economic opportunity, community reintegration, and neighborhood stabilization.

Options

1. **Approve the Special Use Permit as Submitted**
   Approve the request based on the findings that the proposed use complies with the applicable provisions of the Unified Development Ordinance and satisfies the required findings for approval.
2. **Approve the Special Use Permit with Conditions**
   Approve the request subject to additional conditions intended to address operational, safety, site management, security, parking, floodplain compliance, or neighborhood compatibility concerns. Potential conditions could include, but are not limited to:
   - Limiting occupancy to a maximum of forty (40) residents;
   - Compliance with all applicable floodplain management regulations;
   - Submission and maintenance of a Security and Good Neighbor Plan;
   - Compliance with all applicable building, fire, and life-safety codes;
   - Limiting outdoor activities or hours of operation;
   - Maintaining on-site staffing and supervision during operational hours.
3. **Deny the Special Use Permit**
   Deny the request if City Council determines the application does not satisfy one or more of the required findings for approval under the Unified Development Ordinance, including concerns related to public safety, flood hazards, compatibility with surrounding properties, or other site-specific impacts.
4. **Continue the Public Hearing**
   Continue the public hearing to a future meeting date in order to allow additional review, submission of supplemental information, revisions to the proposal, or further evaluation of floodplain, operational, or neighborhood compatibility issues.

FAYETTEVILLE NC

Subject Property



FAYETTEVILLE NC

Surrounding Properties









City of Fayetteville

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

City Council Action Memo

File Number: 26-0306

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Evidentiary Hearing

Agenda Number: 10.02

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps - Assistant City Manager**
Gerald Newton - Development Services Director

FROM: **Craig Harmon, Senior Planner**

DATE: **May 26, 2026**

RE:
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.

COUNCIL DISTRICT(S):
2 - Davis

Relationship To Strategic Plan:

Executive Summary:

Background:

Issues/Analysis:

Budget Impact:

Options:
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.

Recommended Action:

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

[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.]

Attachments:

1. Application
2. Aerial Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Properties
6. Surrounding Properties
7. Site Plan
8. PowerPoint

Planning & Zoning
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview #2040179

Project Title: Russell Street Recycling
Application Type: 5.3) Special Use Permit
Workflow: Staff Review
Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Notice Regarding Special Use Permit Procedural Process

Special Use Permit

Dear Applicant,

Thank you for applying for a Special Use Permit with the City of Fayetteville. The City Council's decision shall be based on written and sworn oral evidence presented at the evidentiary hearing. This application MUST BE COMPLETE, thorough responses must be provided. Incomplete applications and responses will not be accepted. The procedures you MUST follow are found in the Unified Development Ordinance (UDO) Sections 30-2.C.7., Special Use Permit, and 30-2.B.14., Public Evidentiary Hearing Procedures.

Pursuant to Section 30-2.C.7.d.7.a.2 of the UDO, the Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year, unless otherwise specified by City Council.

If you have any additional questions, please contact the Planning & Zoning Division at 910-433-1612 to speak with a Professional Planner.

If you would like a copy of the above text, you can download a copy here.

Please enter your full name in the space below to confirm your acknowledgement of the above statement and to confirm that you are the owner or owner's representative and you have the authority to apply for this permit.

Enter Your Full Name Here: Sidney Wiswell

Project Location

Project Address or PIN: 610 E RUSSELL ST (0437915580000) **Zip Code:** 28301
Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: Cumberland County Tax Office GIS system

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 610 E RUSSELL ST

Written Description of Special Use

Is the proposed project for a cell tower?: No

A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. :

The applicant is requesting to use the property for a Salvage and Junkyard as that use is defined in the City of Fayetteville Unified Development Ordinance (the UDO). The proposed facility will be used to accept discarded materials including but not limited to scrap metal, paper and wood (the Proposed Salvage Yard). The Proposed Salvage Yard will collect these materials and then separate and process them so they can be baled, sold, handled, recycled, and/or reintroduced as raw material for the production of new goods. The Proposed Salvage Yard will provide environmental and economic benefits by conserving natural resources, saving energy, and reducing landfill waste.

B) Please provide a description of the Zoning District designations and existing uses on adjacent properties, including across the street.:

The property is currently zoned Heavy Industrial (HI). Adjacent properties are zoned for HI, Limited Commercial (LC), Community Commercial (CC), Downtown 2 (DT-2), and Mixed Residential 5 (MR5). The adjacent properties are primarily used for commercial and industrial purposes, including an auto parts store, a moving business, a window tinting service, and an electrician. To the southeast of the property are some residences. The applicant will follow all UDO regulations to ensure proper buffering.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 1 - The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:

The Proposed Salvage Yard is a permitted use in the HI zoning district with a special use permit. *See* Table 30.4A. The Proposed Salvage Yard will comply with all applicable standards in the UDO, including the use specific standards outlined in Article 30-4.C.5 (e)(6) and the development standards in Article 30-5. A site plan/concept plan showing the layout and compliance with UDO setbacks is attached as Exhibit A.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 2 - The special use will be in harmony with the area in which it is located;:

The location and character of the proposed use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located. The Property is zoned Heavy Industrial which is established and intended to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicle, materials, and goods, and greater potential for adverse environmental and visual impacts. *See* UDO Sec. 30-3.E.9. The Proposed Salvage Yard will be located in an area with other commercial and industrial uses.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e.

You may upload additional pages

Finding Number 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;:
The Proposed Salvage Yard will not materially endanger the public health and safety. The property is not currently in use, so it tends to attract unhoused individuals and can be a target for vandalism. By developing the property into a needed and viable business, the property will benefit the public health and safety.

The Proposed Salvage Yard will also provide significant environmental and economic benefits by conserving natural resources, saving energy, and reducing landfill waste. It will also support the economy through job creation and providing a place to bring salvage materials.

The Proposed Salvage Yard will fully comply with all relevant environmental standards and regulations to mitigate its impacts. The Proposed Salvage Yard will not accept, process or handle any toxic chemicals or materials.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 4 - The special use is in general conformity with the City's adopted land use plans and policies;:
The location and character of the proposed use, if developed according to the plan submitted, will be in general conformity with the plan of development of Fayetteville and its ordinances.

As described above, the UDO permits the Proposed Salvage Yard in the HI zoning district with a special use permit. In addition, according to the 2040 Comprehensive Plan and Future Land Use Map, the property is located in the Industrial/Employment (EC) zone. EC is described in the plan as being for high intensity nonresidential uses with high impact or likelihood for nuisance. This zoning designation and FLUM designation both contemplate uses such as the Proposed Salvage Yard.

The Proposed Salvage Yard will comply with the following policies in the 2040 Comprehensive Plan and Future Land Use Map:

2.1 Encourage economic development in designated areas.

LU 2.3 Coordinate with Fayetteville Cumberland County Economic Development Corporation

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 5 - The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and:
The Proposed Salvage Yard is consistent with other uses in the area and will not cause a decrease in value; in fact, developing the property for an operating business will enhance its value. Competent, material, and substantial evidence will be presented at the evidentiary hearing that will establish the Proposed Salvage Yard will not substantially injure the value of adjoining property. The Applicant is sensitive to the placement of the Proposed Salvage Yard on the property, and the project is designed to minimize impacts and provide appropriate buffers and setbacks.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 6 - The special use complys with all other relevant City, State, and Federal laws and regulations?:
The Applicant will comply with all applicable city, state, and federal regulations.

Primary Contact Information

Project Owner
Robin Tatum
Russell Street, LLC
150 Fayetteville Street, Suite 2800
Raleigh, NC 27601
P:919.821.6784
rtatum@smithlaw.com

Indicate which of the following project contacts should be included on this project: Attorney,Engineer

Project Contact - Attorney
Sidney Wiswell
Smith Anderson
150 Fayetteville Street, Suite 2300
Raleigh, NC 27601
P:919-838-2054
swiswell@smithlaw.com

Project Contact - Agent/Representative
Sidney Wiswell
Smith Anderson
150 Fayetteville Street, Suite 2300
Raleigh, NC 27601
P:919-838-2054
swiswell@smithlaw.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds $40,000. :

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

Project Contact - Engineer
Rusty Norris
ELM Site Solutions
PO Box 27624
Raleigh, NC 27624
P:9197923733
rnorris@elmsitesolutions.com

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:



Aerial Notification Map

Case #: SUP26-02

Request: SUP Salvage Yard
Location: 610 E Russell Street
(0437915580000)

Streets

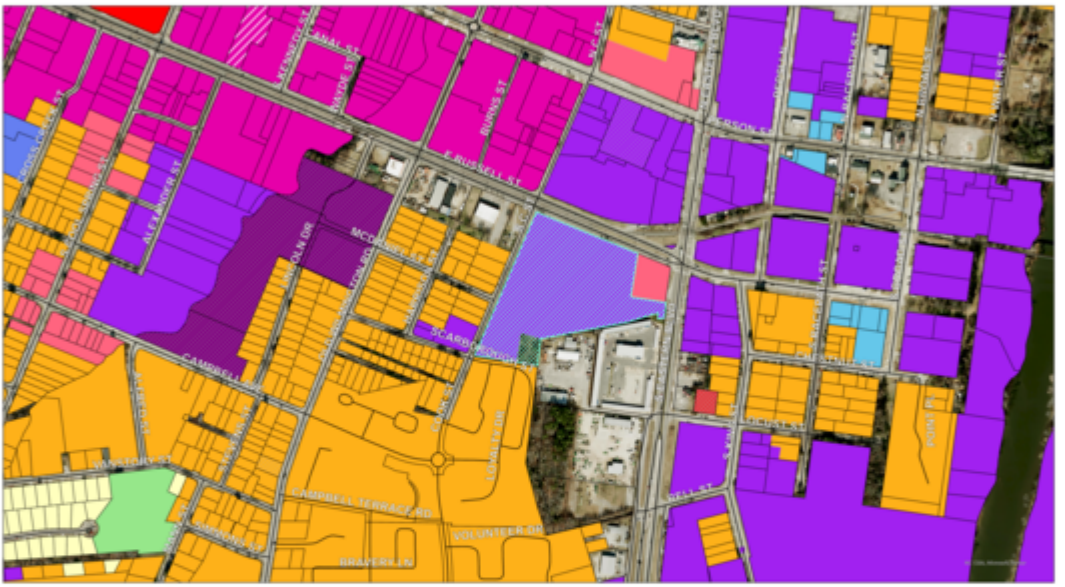
SUP26-02

SUP26-02 Buffer

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

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FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Zoning Map

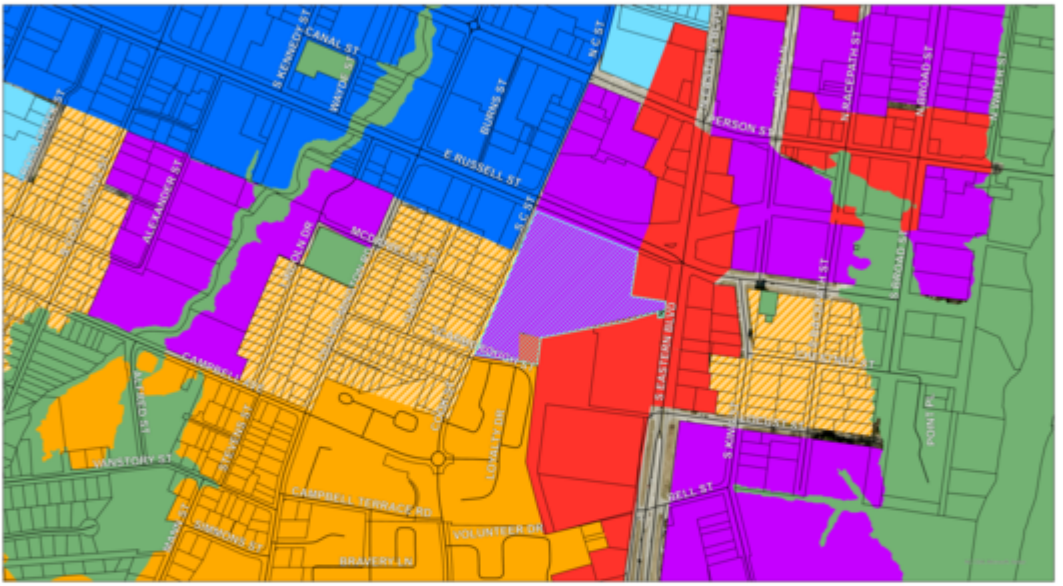
Case #: SUP26-02

Request: SUP Salvage Yard
Location: 610 E Russell Street
(0437915580000)

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Future Land Use Map

Case #: SUP26-02

Request: SUP Salvage Yard
Location: 610 E Russell Street
(0437915580000)

- PARKOS - PARK / OPEN SPACE
- NIR - NEIGHBORHOOD IMPROVEMENT
- HDR - HIGH DENSITY RESIDENTIAL
- DTMXU - DOWNTOWN
- HC - HIGHWAY COMMERCIAL
- OI - OFFICE / INSTITUTIONAL
- EC - EMPLOYMENT CENTER
- Streets
- SUP26-02

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

Subject Property



FAYETTEVILLE NC

Surrounding Properties









INDEX

1. 610 E Russell Street Site Plan
2. Preliminary Tree Survey
3. Topographic Survey



SOURCES: GOOGLE EARTH IMAGERY W/ JANUARY 2026 TOPOLOGICAL SURVEY

PARCEL NO : 0437-91-5580	PROPERTY ADDRESS : 610 E RUSSELL ST., FAYETTEVILLE, NC	OWNER: RUSSELL STREET LLC	OWNER INFO: 2219 S HORNER BLVD SANFORD, NC 27330

NC Grid NAD 83 (2011)

PRELIMINARY - FOR REVIEW

LEGEND

- PARCEL BOUNDARY
- EXISTING FENCE LINE
- EXISTING SEWER LINES
- EXISTING UTILITY LINES
- SET BACK BOUNDARY
- AREA OF OPERATION
- CANOPY TREE
- SHRUB
- EVERGREEN TREE

NOTES:

1. OPERATION AREA : ~ 7.0 ACRES
2. EXISTING FENCE TO BE ENHANCED TO SOLID OPAQUE WITH PRIVACY SCREENING.
3. NEW SCREENING BERM ALONG RUSSELL STREET INSIDE FRONT FENCE LINE. 6 FOOT TALL WITH MAX SLOPE 3:1. EVERGREEN SCREENING TREES ALONG TOP PLATEAU THAT WILL GROW TO A HEIGHT OF 4 TO 5 FEET.
4. TYPE D BUFFER OPTION 2 PER ARTICLE 30-5.K.3. – 6 FOOT HIGH SOLID FENCE + REQUIRED PLANTINGS.

DIAL 811 IN NORTH CAROLINA
OR CALL STATEWIDE 1.800.632.4949
CALL BEFORE YOU DIG

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ELM SITE SOLUTIONS
ENVIRONMENT & DEVELOPMENT
ELM Site Solutions, Inc.
P.O. BOX 97607
RALEIGH, NC 27624
Phone: (919) 792-3733

REVISIONS

CLEAR RECYCLING SALVAGE YARD
SITE PLAN
INITIAL CONDITIONS
610 E RUSSEL STREET FAYETTEVILLE NC

DESIGNED	DRAWN	CHECKED
	MA	RN

HORIZONTAL SCALE: 1IN. = 60FT.
DATE: 04-07-26
PROJECT NO.
REVISION: V7
SHEET NO.: 1 OF 1

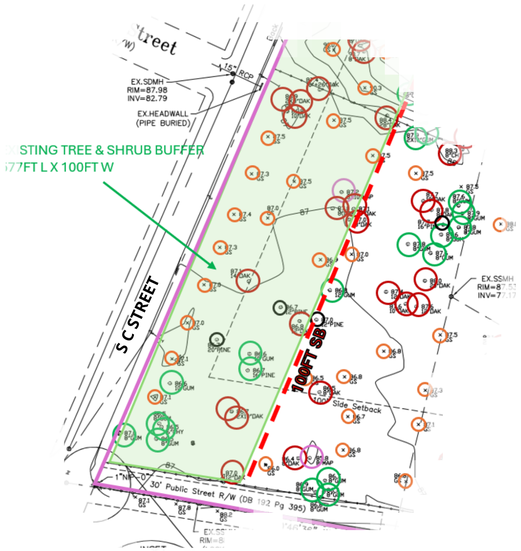


FIGURE A
SURVEY TREE INVENTORY





FIGURE B
GOOGLE MAP STREET VIEW
PARCEL PROPERTY LINE ON S.C STREET

.NG BUFFER FOLIAGE INVEN.

Gum Tree	8"- 24" Diam Trunk	
Oak Tree	8"- 24" Diam Trunk	21
Maple Tree	8"- 24" Diam Trunk	1
Pine Tree	8"- 24" Diam Trunk	3
Shrub	3' – 8' Diam	1
otal Trees		
l Shrubs		

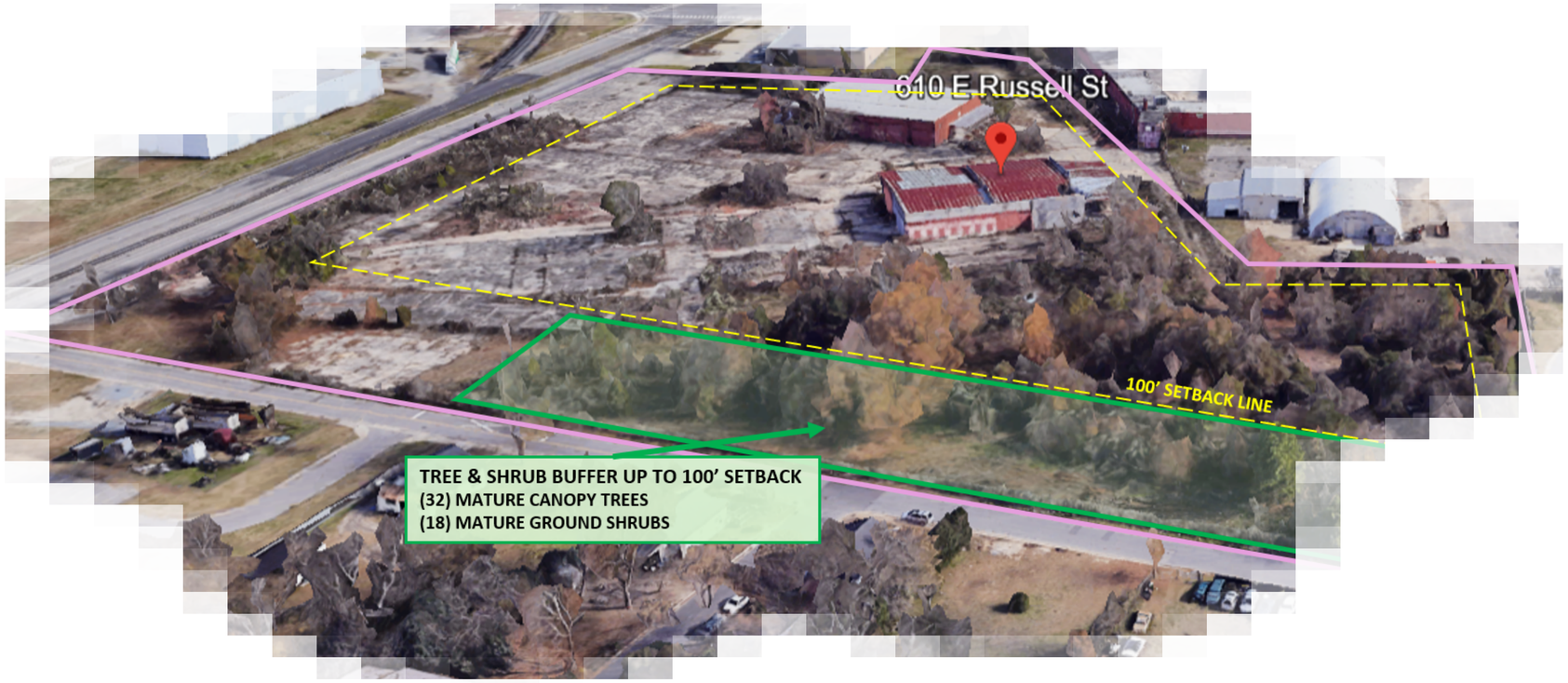


FIGURE B
GOOGLE EARTH VIEW
TREE & SHRUB BUFFER

SOURCES: GOOGLE MAP STREET VIEW, GOOGLE EARTH, SITE SURVEY REPORT

PARCEL NO : 0437-91-5580	PROPERTY ADDRESS : 610 E RUSSELL ST., FAYETTEVILLE, NC	OWNER: RUSSELL STREET LLC	OWNER INFO: 2219 S HORNER BLVD SANFORD, NC 27330

PRELIMINARY - FOR REVIEW

DIAL 811 IN NORTH CAROLINA
OR CALL STATEWIDE 1.800.632.4949
CALL BEFORE YOU DIG

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ELM Site Solutions, Inc.
P.O. BOX 97607
RALEIGH, NC 27624
Phone: (919) 792-3733

REVISIONS

CLEAR RECYCLING SALVAGE YARD
SITE PLAN
TREE BUFFER DETAILS
610 E RUSSEL STREET FAYETTEVILLE NC

DESIGNED	DRAWN	CHECKED
	MA	RN

HORIZONTAL SCALE: 1IN. = 60FT.
DATE: 04-28-26
PROJECT NO.
REVISION: V9
SHEET NO.: 2 OF 2

CERTIFICATE OF ACCURACY & MAPPING

I, Paul D. Talbot, do certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions as referenced); that the boundaries not surveyed are clearly indicated by broken lines; The GPS used for this survey was performed from December 2025 and January 2026 and is to a Class "A" Standard with a positional accuracy of 0.10' using RTK method with the NCGS RTK Network on the NAD83(2011) datum using the 2018 geoid model and using US Survey Feet with a combined grid factor of 0.9998866565.

The ratio of precision as calculated is 1:10,000+

This plat was prepared in accordance with The Standards of Practice for Land Surveying in North Carolina.

This survey is of an existing parcel of land and does not create a new street or change and existing street. See GS 47-30(f)(11)c1.

Witness my original signature, license number and seal this 31st day of January, A.D., 2026.

NORTH CAROLINA PROFESSIONAL SEAL L-4099 LAND SURVEYOR PAUL D. TALBOT

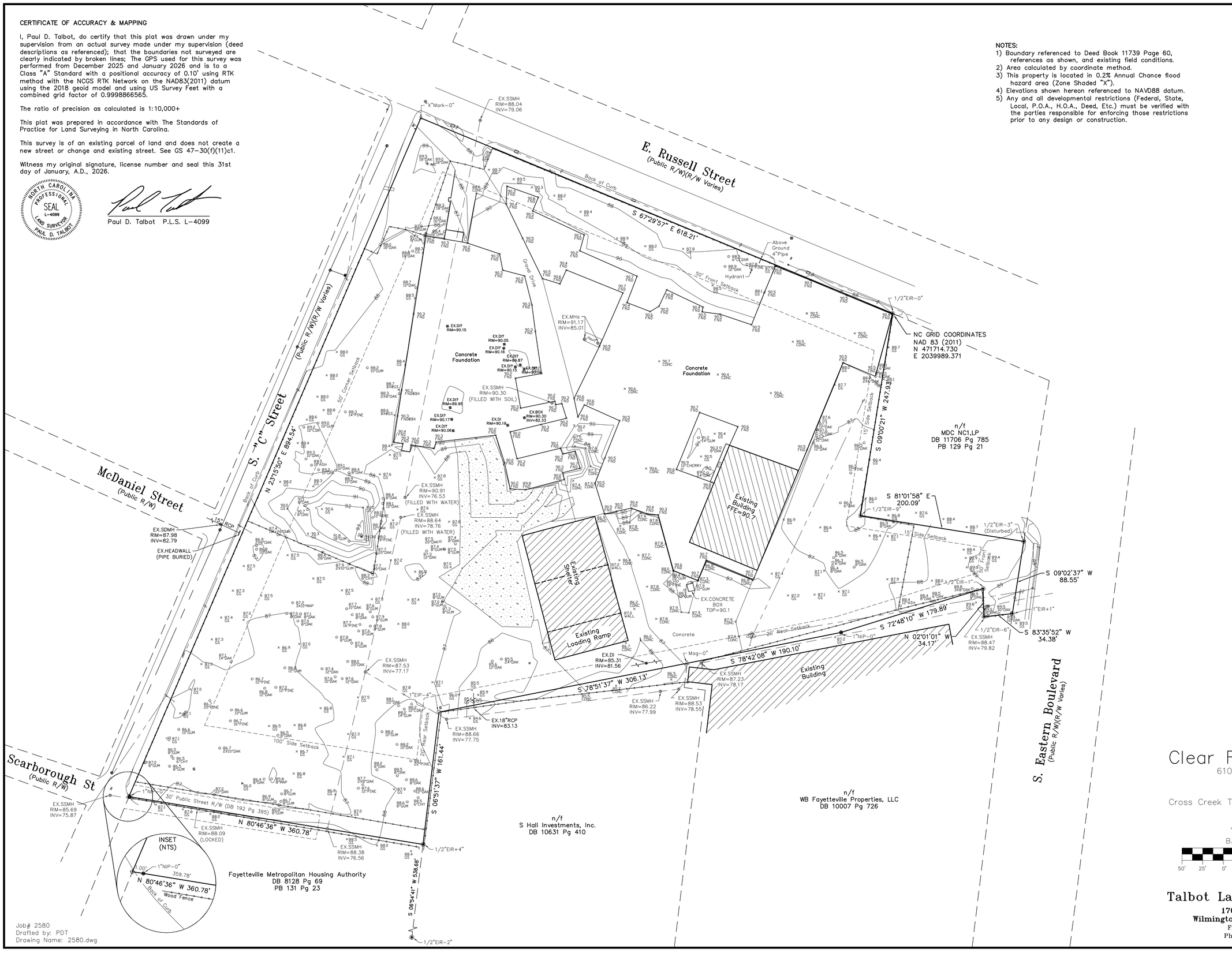
Paul D. Talbot P.L.S. L-4099

NOTES:
1) Boundary referenced to Deed Book 11739 Page 60, references as shown, and existing field conditions.
2) Area calculated by coordinate method.
3) This property is located in 0.2% Annual Chance flood hazard area (Zone Shaded "X").
4) Elevations shown hereon referenced to NAVD88 datum.
5) Any and all developmental restrictions (Federal, State, Local, P.O.A., H.O.A., Deed, Etc.) must be verified with the parties responsible for enforcing those restrictions prior to any design or construction.



VICINITY MAP
NOT TO SCALE

Legend:
- Existing Iron Pipe
- Existing Iron Rod
- New Mag Nail Set
- New Mark In Concrete
- New Iron Pipe Set
- Calculated Point
- Utility Pole
- Guide Wire
- Sewer Manhole
- Sewer Force Main Marker
- Storm Manhole
- Storm Drop Inlet
- Fire Hydrant
- Pole



TOPOGRAPHIC SURVEY FOR

Clear Recycling, LLC

610 E. Russell Street
11.01 Acres
Fayetteville
Cross Creek Township, Cumberland County
North Carolina

January 30, 2026

BAR SCALE 1"= 50'

50' 25' 0' 50' 100' 150'

Talbot Land Surveying, P.C.
170 Lafayette Street
Wilmington, North Carolina 28411
Firm License C-2722
Phone: (910) 270-9824

Job# 2580
Drafted by: PDT
Drawing Name: 2580.dwg

City Council



Special Use Permit

May 26, 2026

FAYETTEVILLE NC

FAYETTEVILLE NC

SUP26-02

Owner:	RUSSELL STREET LLC
Applicant:	Robin Tatum, Russell Street, LLC; Sidney Wiswell, Smith Anderson; Rusty Norris, ELM Site Solutions
Request:	SUP – Salvage / Junkyard
Location:	610 E Russell St
Acreage:	+/- 10.91 acres
District:	2 - Davis

Subject Property



Aerial Notification Map
Case #: SUP26-02

Request: SUP Salvage Yard
Location: 610 E Russell Street
(0437915580000)

Streets

SUP26-02

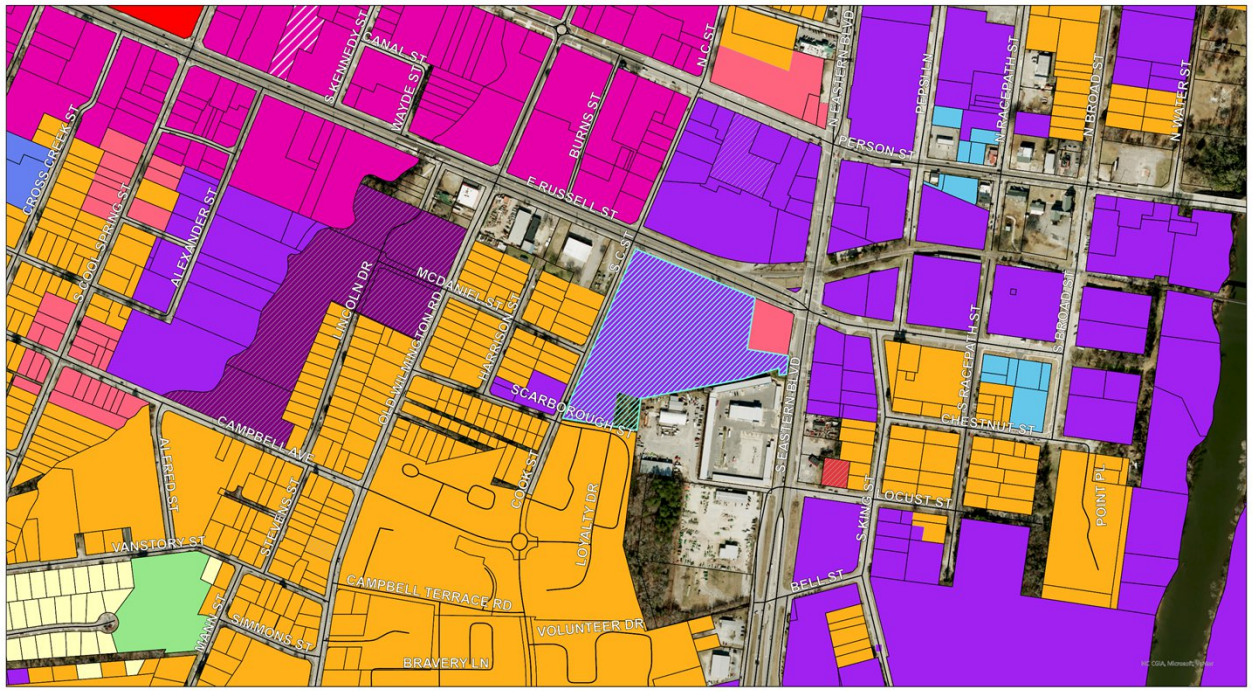
SUP26-02 Buffer

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Zoning Map



Zoning Map
Case #: SUP26-02

Request: SUP Salvage Yard
Location: 610 E Russell Street
(0437915580000)

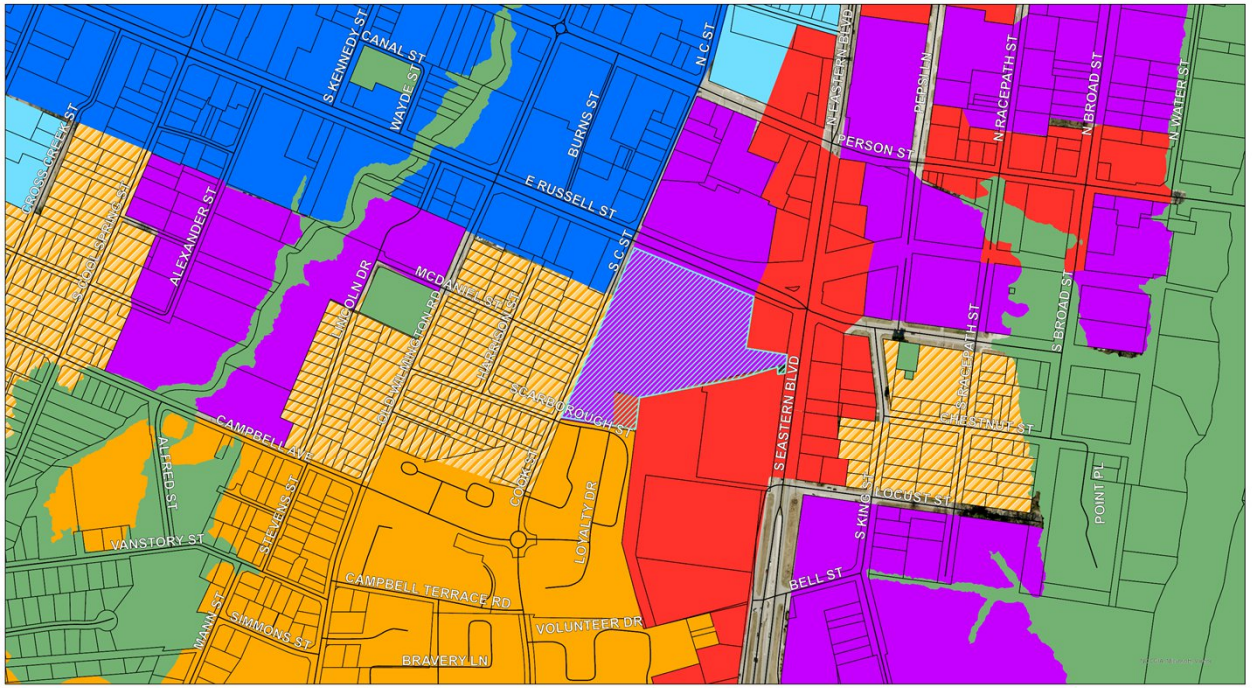
- CC - Community Commercial
- CD - Conservation District
- DT-1 - Downtown District
- DT-2 -Downtown District
- DT-2/CZ - Conditional Downtown District
- HI - Heavy Industrial
- HI/CZ - Conditional Heavy Industrial
- LC - Limited Commercial
- LI - Light Industrial
- MR-5 - Mixed Residential 5
- MR-5/CZ - Conditional Mixed Residential 5
- MU/CZ - Conditional Mixed-Use
- NC/CZ - Conditional Neighborhood Commercial
- OI - Office & Institutional
- SF-6 - Single-Family Residential 6
- Streets
- SUP26-02

N

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Land Use Map



Future Land Use Map

Case #: SUP26-02

Request: SUP Salvage Yard
Location: 610 E Russell Street
(0437915580000)

- PARKOS - PARK / OPEN SPACE
- NIR - NEIGHBORHOOD IMPROVEMENT
- HDR - HIGH DENSITY RESIDENTIAL
- DTMXU - DOWNTOWN
- HC - HIGHWAY COMMERCIAL
- OI - OFFICE / INSTITUTIONAL
- EC - EMPLOYMENT CENTER
- Streets
- SUP26-02

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

Subject Property



FAYETTEVILLE NC

Surrounding Properties

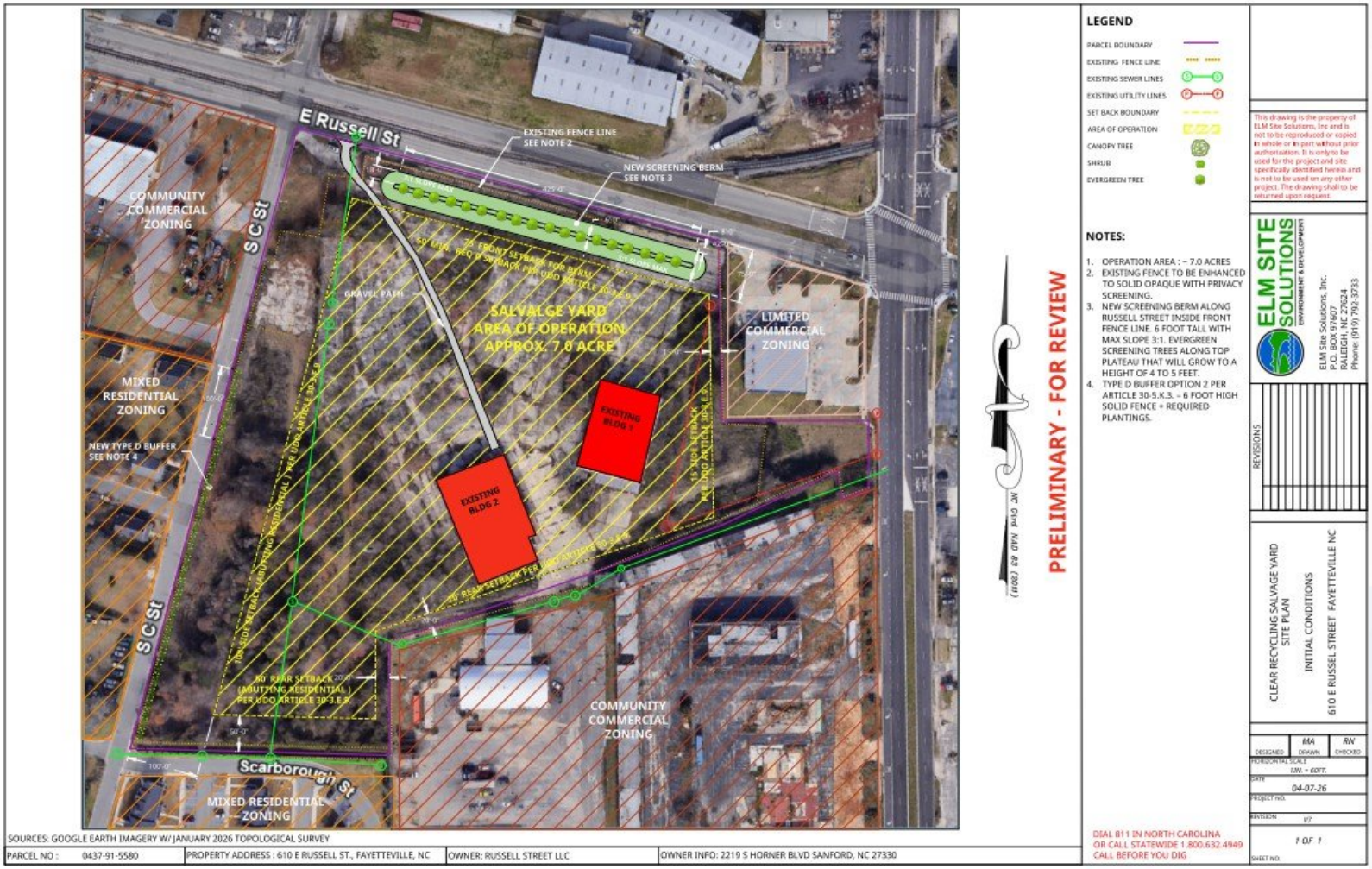








Site Plan


E Russell St
S C St
Scarborough St
EXISTING FENCE LINE
SEE NOTE 2
NEW SCREENING BERM
SEE NOTE 3
GRAVEL PATH
SALVAGE YARD
AREA OF OPERATION
APPROX. 7.0 ACRE
EXISTING BLDG 1
EXISTING BLDG 2
COMMUNITY COMMERCIAL ZONING
LIMITED COMMERCIAL ZONING
MIXED RESIDENTIAL ZONING
NEW TYPE D BUFFER
SEE NOTE 4
COMMUNITY COMMERCIAL ZONING
MIXED RESIDENTIAL ZONING
LEGEND
PARCEL BOUNDARY
EXISTING FENCE LINE
EXISTING SEWER LINES
EXISTING UTILITY LINES
SET BACK BOUNDARY
AREA OF OPERATION
CANOPY TREE
SHRUB
EVERGREEN TREE
NOTES:
1. OPERATION AREA : ~ 7.0 ACRES
2. EXISTING FENCE TO BE ENHANCED TO SOLID OPAQUE WITH PRIVACY SCREENING.
3. NEW SCREENING BERM ALONG RUSSELL STREET INSIDE FRONT FENCE LINE. 6 FOOT TALL WITH MAX SLOPE 3:1. EVERGREEN SCREENING TREES ALONG TOP PLATEAU THAT WILL GROW TO A HEIGHT OF 4 TO 5 FEET.
4. TYPE D BUFFER OPTION 2 PER ARTICLE 30-5.K.3. – 6 FOOT HIGH SOLID FENCE + REQUIRED PLANTINGS.
PRELIMINARY - FOR REVIEW
NC CIVIL PLAN (2021)
This drawing is the property of ELM Site Solutions, Inc and is not to be reproduced or copied in whole or in part without prior authorization. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. The drawing shall to be returned upon request.
ELM SITE SOLUTIONS
ENVIRONMENT & DEVELOPMENT
ELM Site Solutions, Inc.
P.O. BOX 97607
RALEIGH, NC 27624
Phone: (919) 792-3733
REVISIONS
CLEAR RECYCLING SALVAGE YARD
SITE PLAN
INITIAL CONDITIONS
610 E RUSSEL STREET FAYETTEVILLE NC
DESIGNED
MA
DRAWN
RN
CHECKED
HORIZONTAL SCALE
1IN. = 60FT.
DATE
04-07-26
PROJECT NO.
REVISION
V7
1 OF 1
SHEET NO.
SOURCES: GOOGLE EARTH IMAGERY W/ JANUARY 2026 TOPOLOGICAL SURVEY
PARCEL NO : 0437-91-5580
PROPERTY ADDRESS : 610 E RUSSELL ST., FAYETTEVILLE, NC
OWNER: RUSSELL STREET LLC
OWNER INFO: 2219 S HORNER BLVD SANFORD, NC 27330
DIAL 811 IN NORTH CAROLINA
OR CALL STATEWIDE 1.800.632.4949
CALL BEFORE YOU DIG

Site Plan

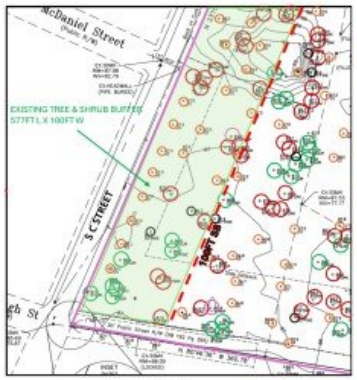


FIGURE A
SURVEY TREE INVENTORY



TOTAL EXISTING BUFFER FOLIAGE INVENTORY

Gum Tree	8"- 24" Diam Trunk	7
Oak Tree	8"- 24" Diam Trunk	21
Maple Tree	8"- 24" Diam Trunk	1
Pine Tree	8"- 24" Diam Trunk	3
Shrub	3' – 8' Diam	18
Total Trees		32
Total Shrubs		18



FIGURE B
GOOGLE MAP STREET VIEW
PARCEL PROPERTY LINE ON S.C STREET



FIGURE B
GOOGLE EARTH VIEW
TREE & SHRUB BUFFER

SOURCES: GOOGLE MAP STREET VIEW, GOOGLE EARTH, SITE SURVEY REPORT

PARCEL NO : 0437-91-5580	PROPERTY ADDRESS : 610 E RUSSELL ST., FAYETTEVILLE, NC	OWNER: RUSSELL STREET LLC	OWNER INFO: 2219 S HORNER BLVD SANFORD, NC 27330

PRELIMINARY - FOR REVIEW

DIAL 811 IN NORTH CAROLINA
OR CALL STATEWIDE 1.800.632.4949
CALL BEFORE YOU DIG

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ENVIRONMENT & DEVELOPMENT
ELM Site Solutions, Inc.
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REVISIONS

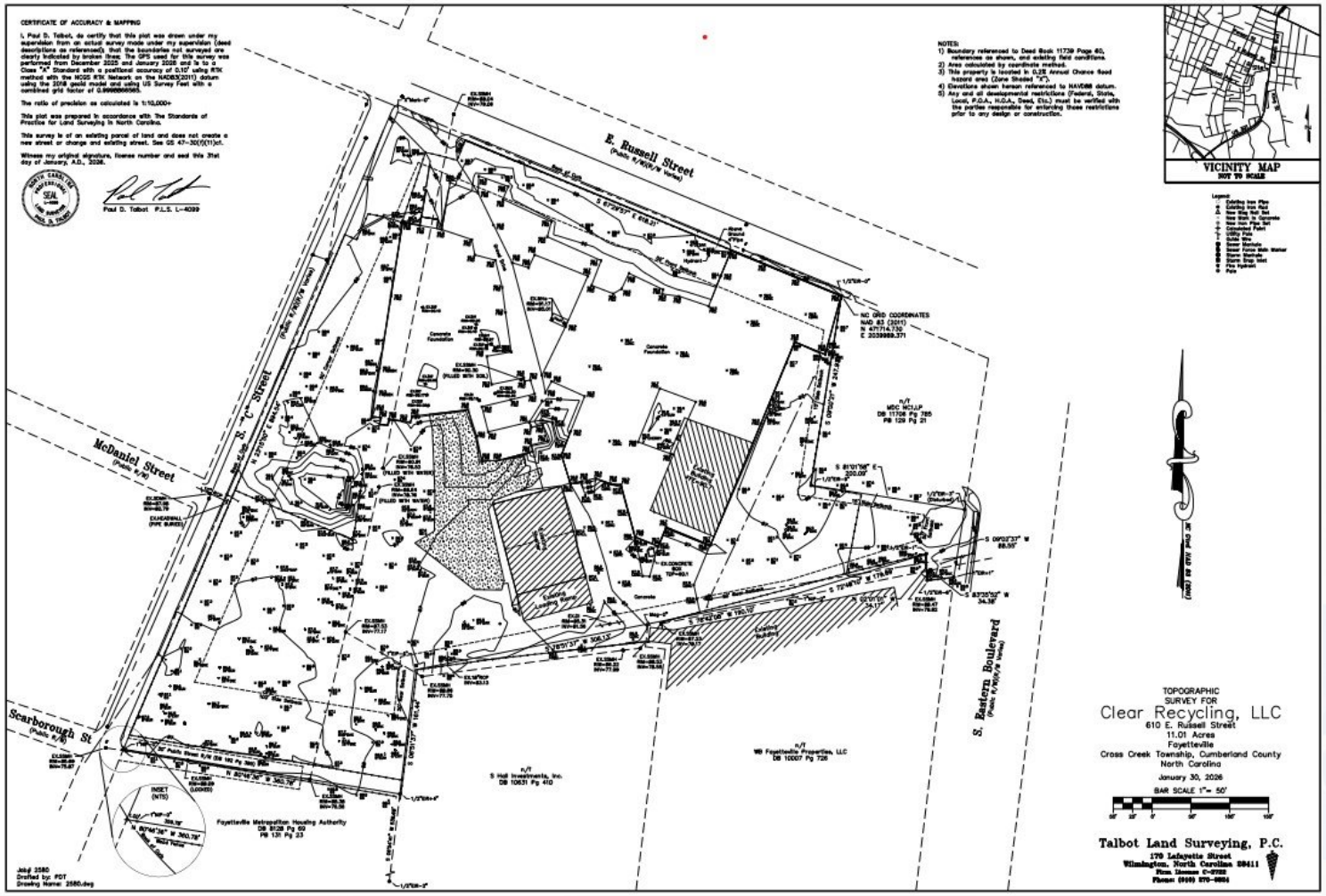
CLEAR RECYCLING SALVAGE YARD
SITE PLAN
TREE BUFFER DETAILS
610 E RUSSELL STREET FAYETTEVILLE NC

DESIGNED	DRAWN	CHECKED
	MA	RN

HORIZONTAL SCALE
1IN. = 60FT.
DATE
04-28-26
PROJECT NO.
REVISION
V9
SHEET NO.
2 OF 2

FAYETTEVILLE NC

Site Plan



Options

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.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0307

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Staff Reports

Agenda Number: 11.01

TO: **Mayor and Members of City Council**

THRU: **Dr. Douglas J. Hewett, ICMA-CM, City Manager**

FROM: **Kevin Dove, Fire Chief**

DATE: **May 26, 2026**

RE:
Fayetteville Fire Department 2026 1st Quarter Report

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Safe and Secure Community

Executive Summary:
Fire Chief will present the Fayetteville Fire Department's 2026 1st quarter report. This report will include response data, staffing updates, and program highlights.

Background:
These reports are presented throughout the year to keep Council and Citizens aware of the performance and general condition of their Fire Department.

Issues/Analysis:
None

Budget Impact:
None

Options:
Accept report as presented
Not accept report as presented

Recommended Action:
Accept report as presented

Attachments:
PowerPoint Presentation

FIRE DEPARTMENT

2026 First Quarter Review



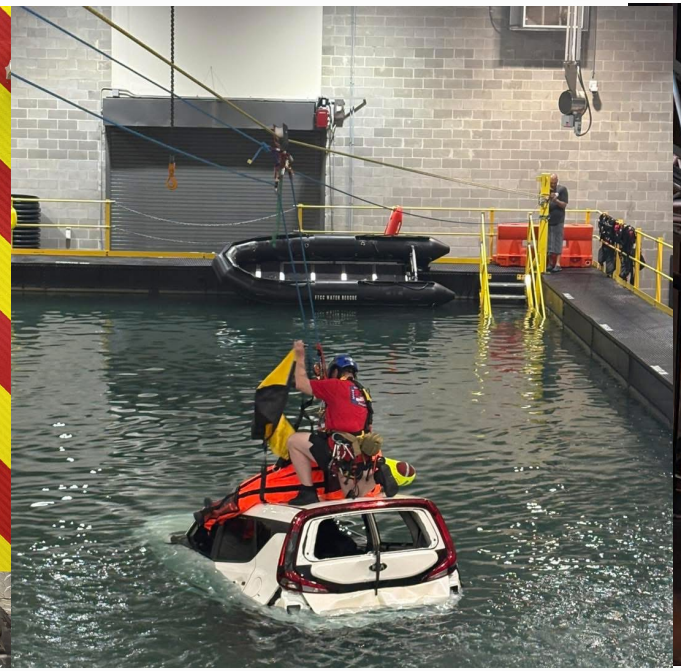
FAYETTEVILLE NC

1st QUARTER HIGHLIGHTS

- Received Crisis Response Dog #2 (LUCY)
- Annual physicals and cancer screenings completed
- City Emergency Operations Plan updated and approved by Council
- Participated in Fayetteville Beautiful









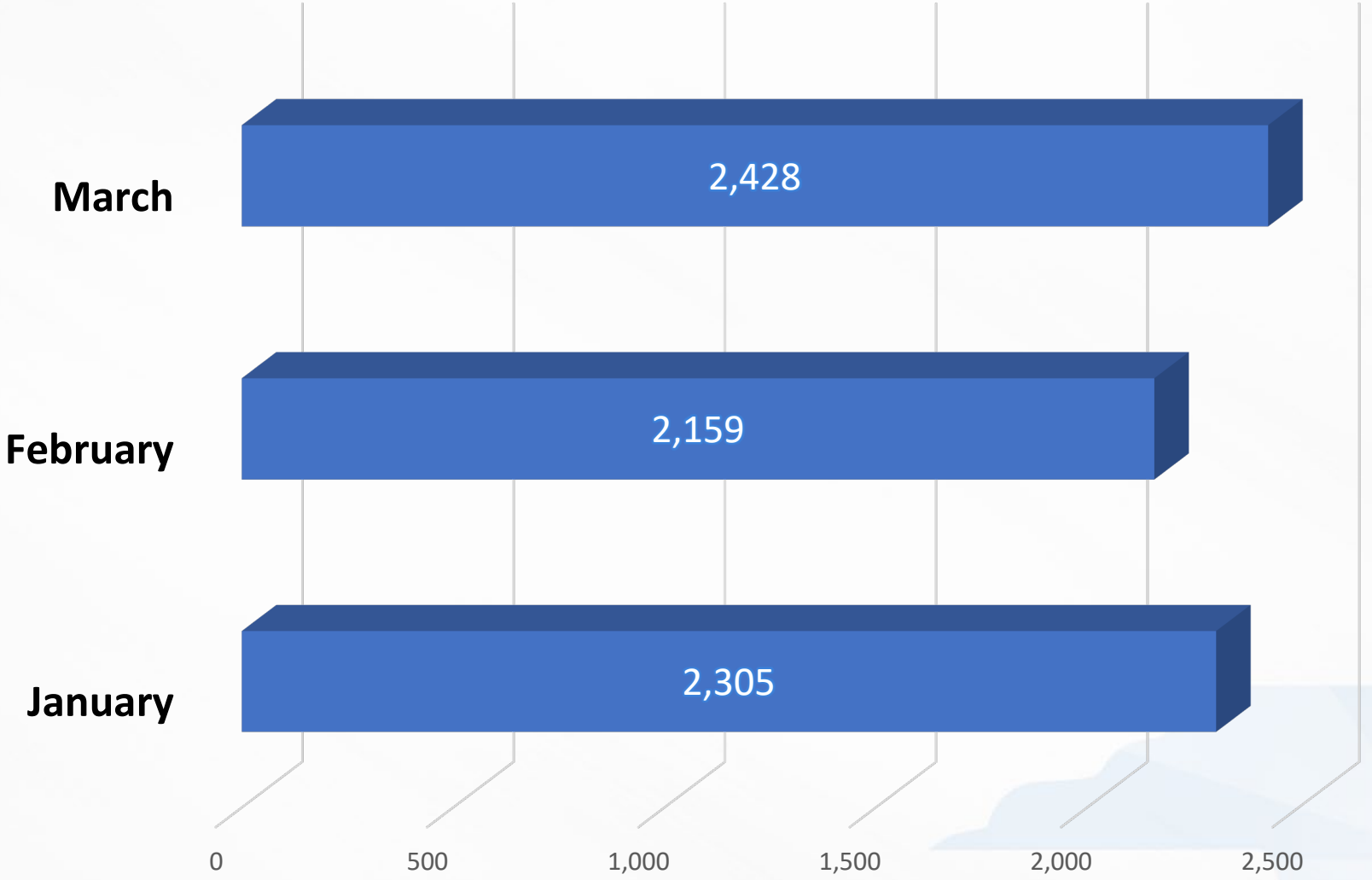






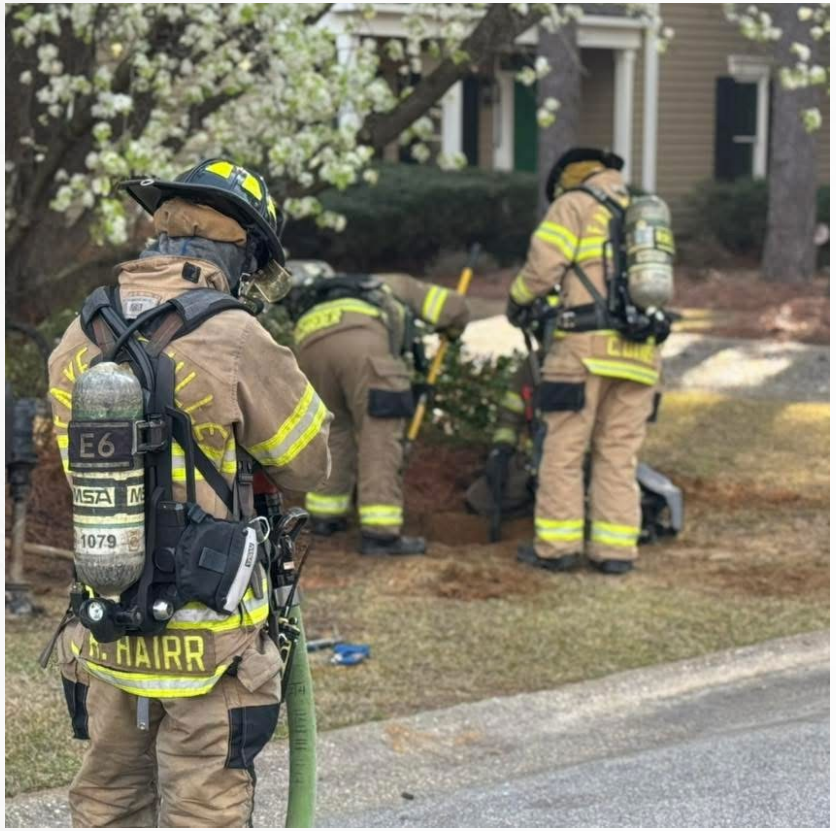
Operations

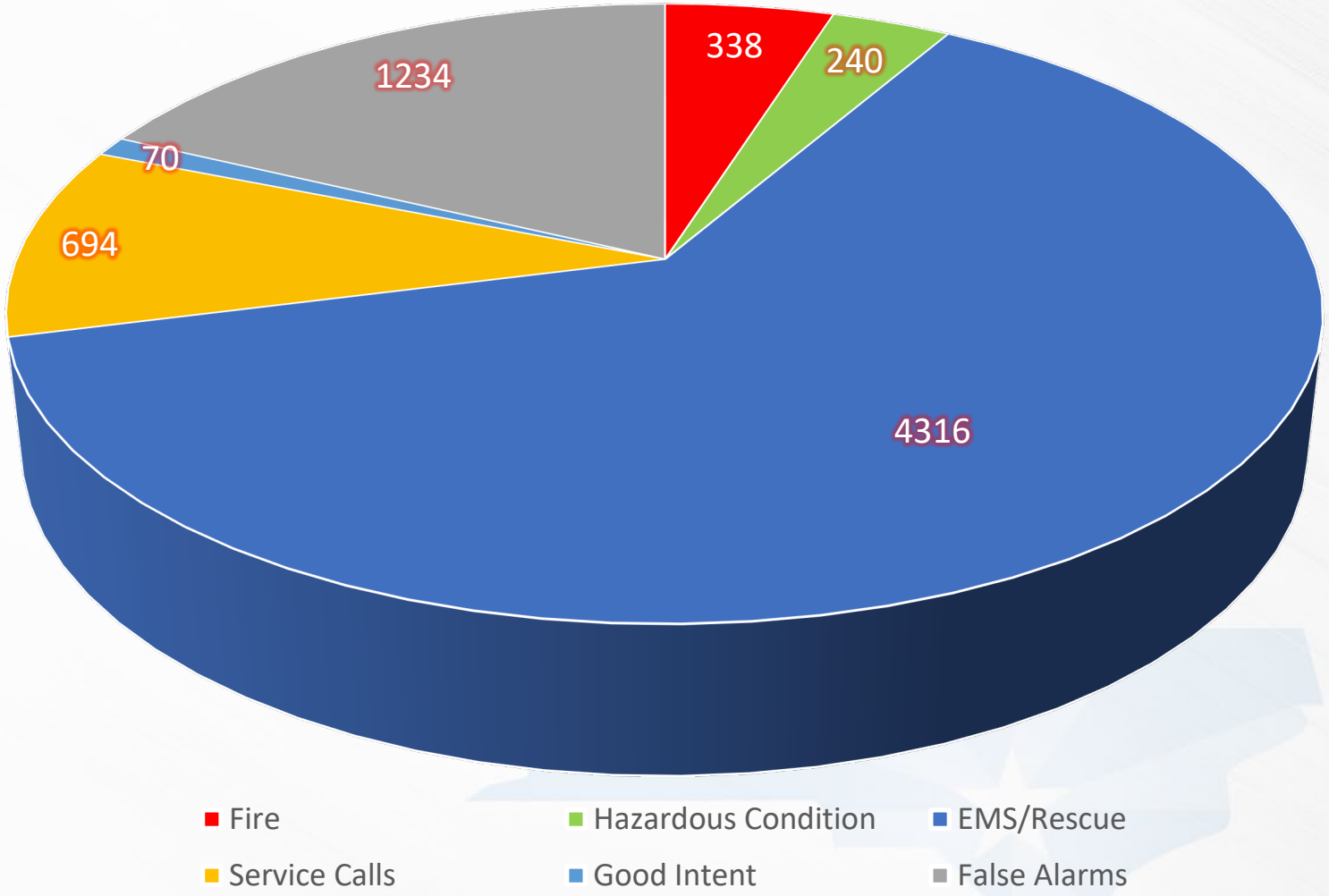
CALL VOLUME

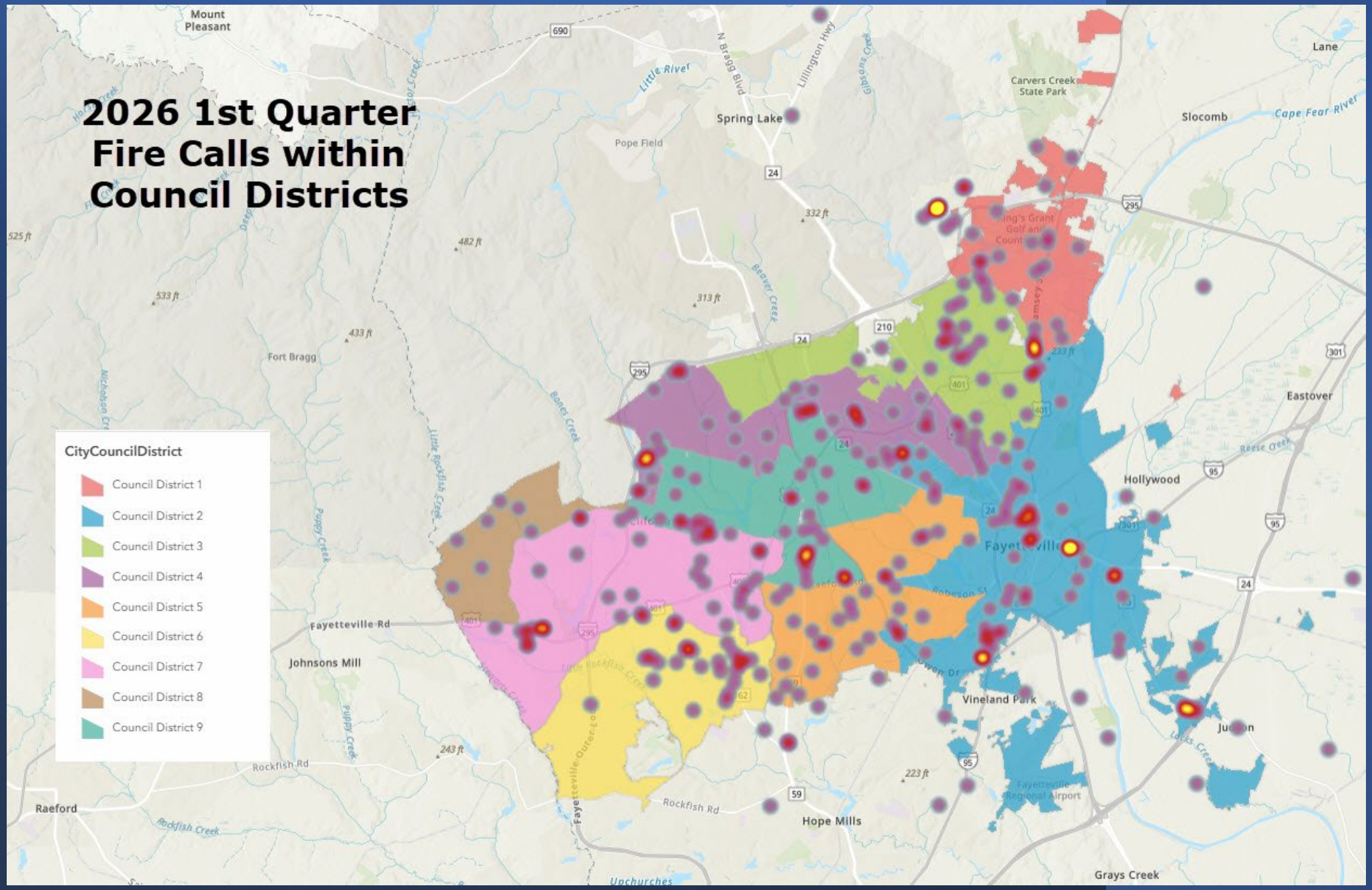


Total: **6,892**
(+155 from 1Q 2025)

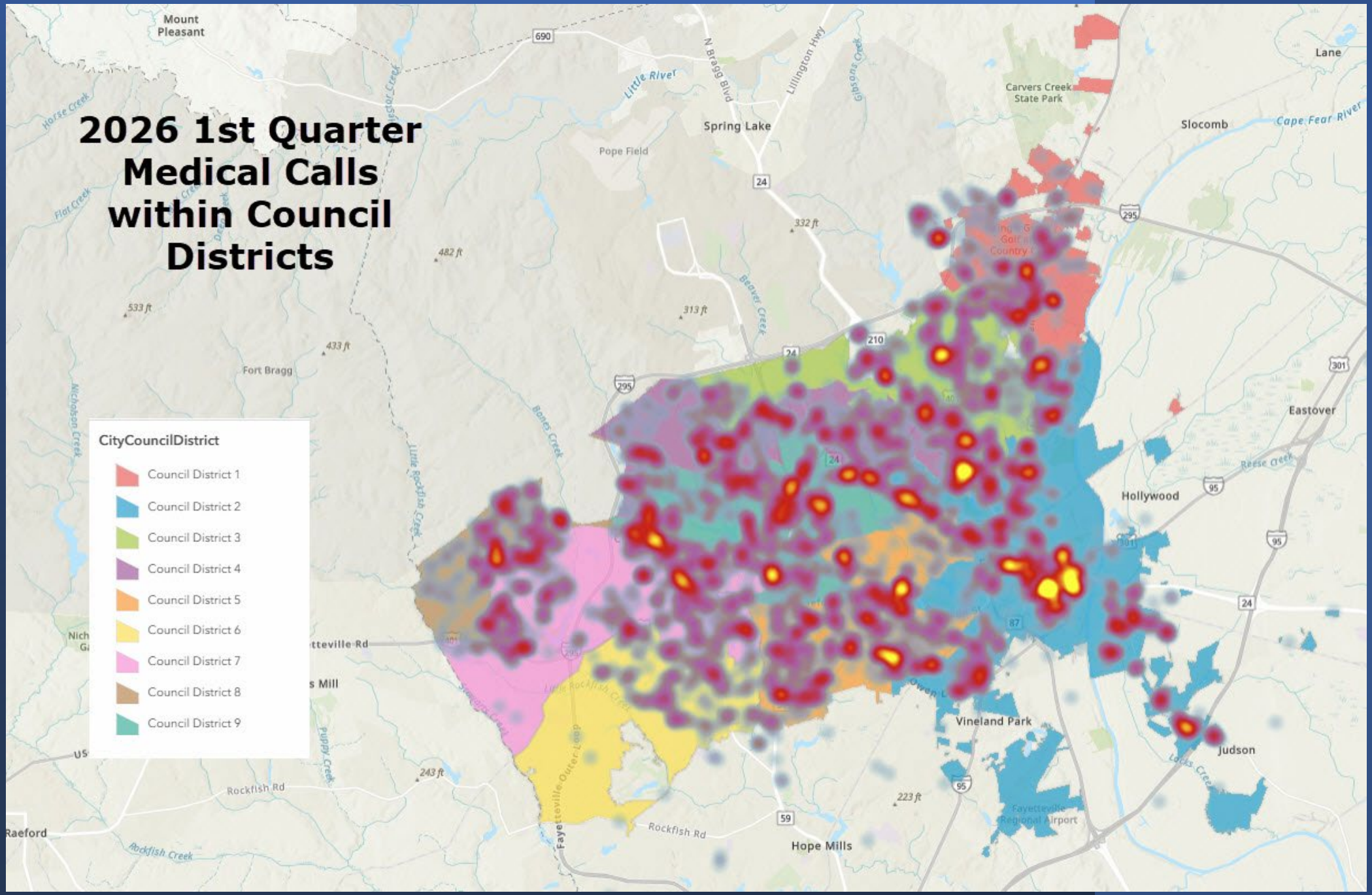
INCIDENTS


E6
HAIRR


338
240
4316
694
70
1234
Fire
Hazardous Condition
EMS/Rescue
Service Calls
Good Intent
False Alarms


2026 1st Quarter Fire Calls within Council Districts
CityCouncilDistrict
Council District 1
Council District 2
Council District 3
Council District 4
Council District 5
Council District 6
Council District 7
Council District 8
Council District 9
Mount Pleasant
Spring Lake
Pope Field
Carvers Creek State Park
Lane
Slocomb
Cape Fear River
Fort Bragg
Eastover
Hollywood
Fayetteville
Vineland Park
Johnsons Mill
Fayetteville Rd
Rockfish Rd
Raeford
Hope Mills
Grays Creek
Little River
Beaver Creek
Bones Creek
Puppy Creek
Rockfish Creek
Reese Creek
Lillington Hwy
N Bragg Blvd
Robeson St
Owen Dr
Fayetteville Regional Airport

2026 1st Quarter Medical Calls within Council Districts



1st QUARTER RESPONSE TIMES

Year	Alarm Handling Time	Turn Out Time	Travel Time	Total Response Time
2024	1:23	1:24	5:32	7:27
2025	1:24	1:25	5:43	7:32
2026	1:43	1:36	5:24	7:19



FIRE STATISTICS

1st Quarter	2024	2025	2026
Total Fire Responses	296	327	336
Total Structure Fires	53	95	91
Fires Starting in Kitchen	18.86%	51.57%	19.75%
Civilian Fire Fatalities	0	1	1
Civilian Fire Injuries	9	17	10
Firefighter Injuries	3	6	6
% Confined to Room of Origin	58.49%	61.05%	62.64%
Dollar Save Ratio	96.03%	95.95%	92.17%
Total Fire Loss Value	$1,166,868	$2,815,205	$2,526,748
Vehicle Fires	38	21	27
Incendiary Structure Fires	6	10	8
Lithium-Ion Battery Response	1	2	0

TOP FIRE LOSSES

- 3715 Ramsey Street – Commercial Storage $998,101
- 1014 Windward Cove – Apartment - $250,000
- 1111 Cagle Court – Residential Structure - $169,100



MEDICAL RESPONSE



1st Quarter	2024	2025	2026
Total EMS/Rescue Responses	4,596	4,402	4,316
Motor Vehicle Accident Responses	471	385	474
Overdose Responses/Narcan by FFD	104/50	40/44	73/22
Cardiac Arrest Responses	87	70	85





CAPE FEAR VALLEY HEALTH SYSTEM HEARTFELT 2026

32 FFD firefighters recognized for cardiac arrest saves in 2025



HAZMAT RESPONSES

1st Quarter	2024	2025	2026
Total Haz-Mat Responses	86	65	66
Natural Gas Responses	33	35	50
Carbon Monoxide Responses	4	14	3
Hydrocarbon Spill Responses	9	2	10





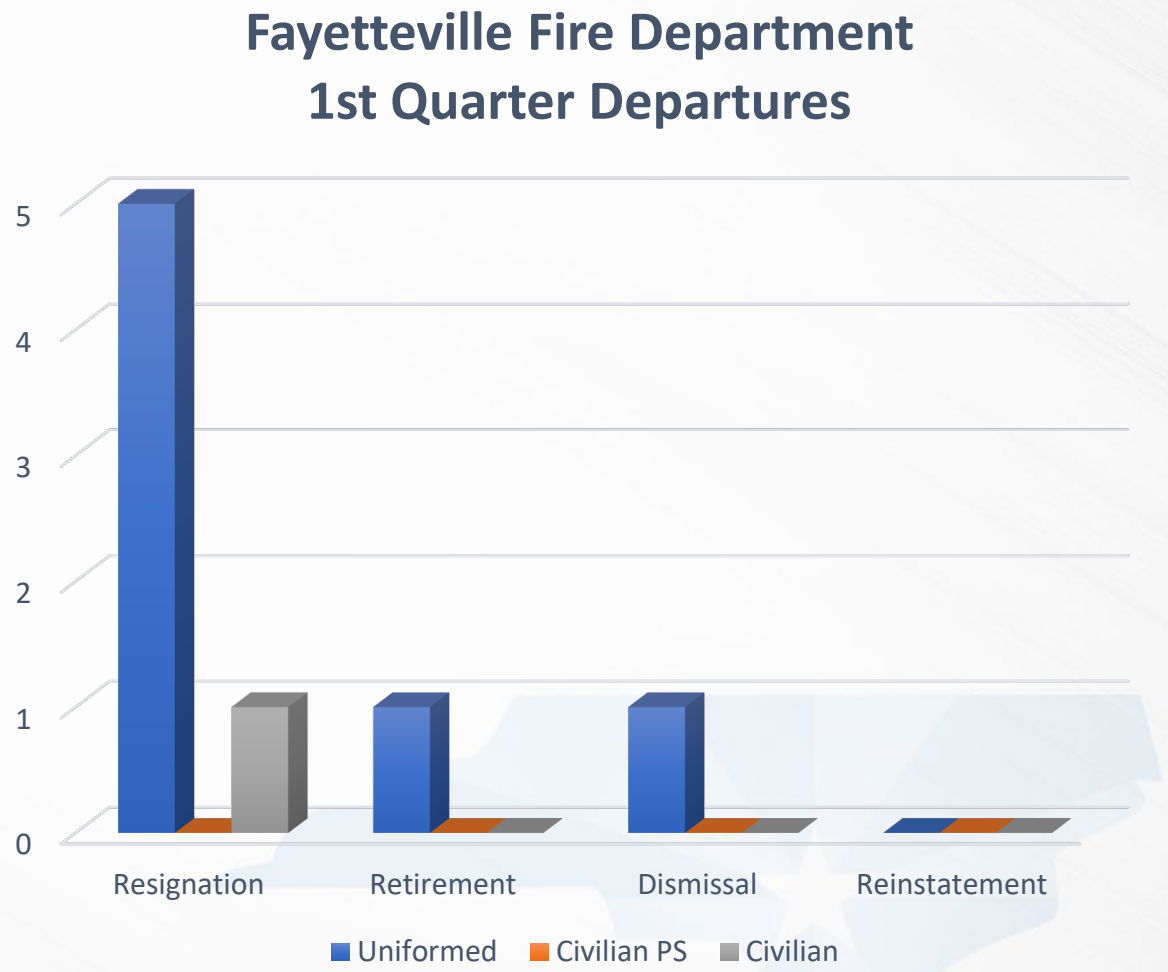




HUMAN RESOURCES

HUMAN RESOURCES

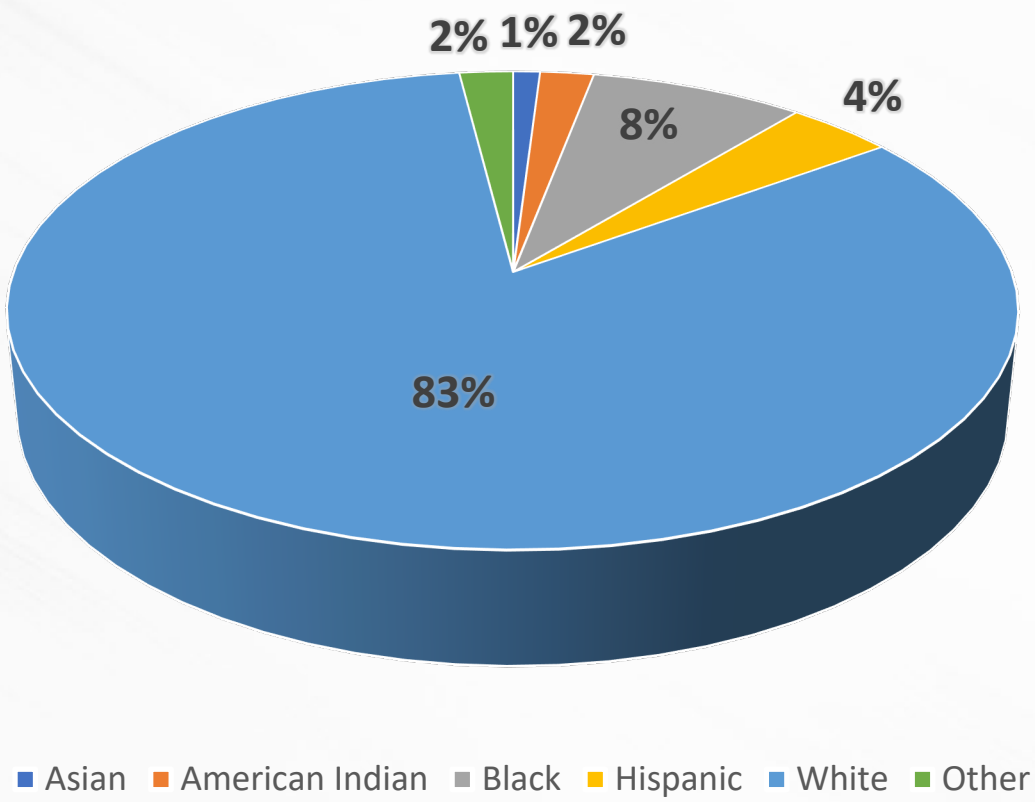
Description	Authorized Headcount	Actual Headcount	Vacant
Uniformed FTE	338	338	0
Civilian Non-Public Safety FTE	16	14	2
Civilian Public Safety FTE	4	4	0



HUMAN RESOURCES

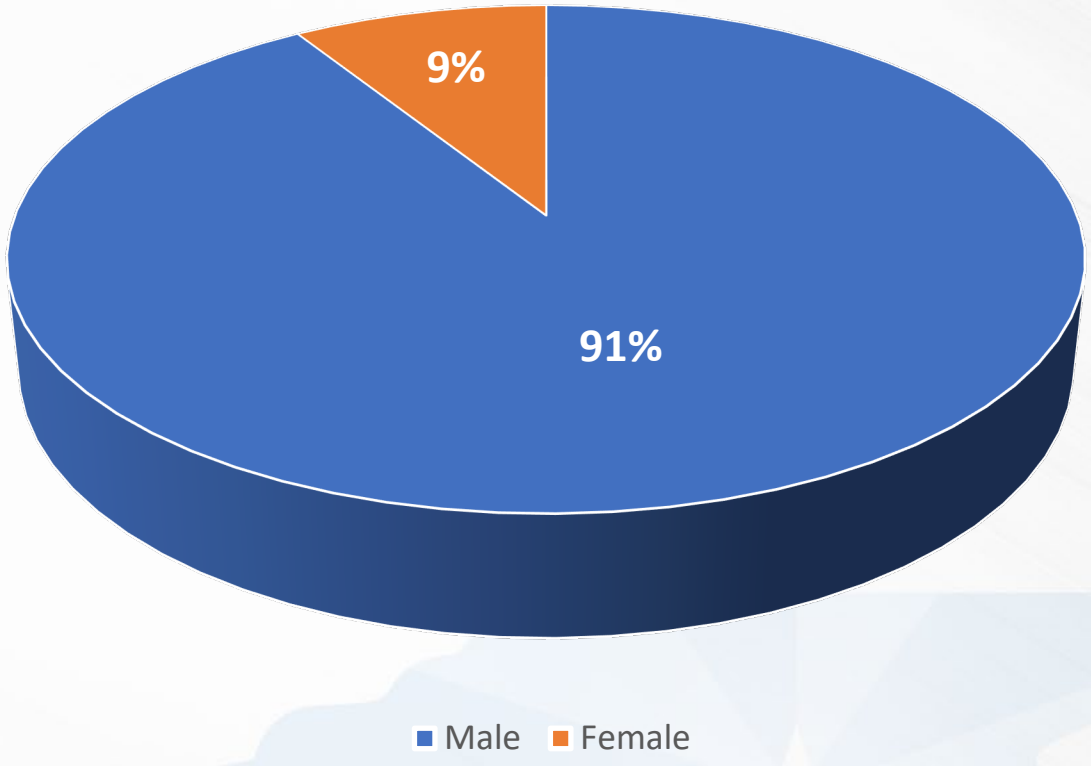
FFD Demographics

Breakdown by Race



- **Total number of employees from minority groups: 63**
- **Percent of FFD recruit hires from underrepresented populations in 1Q: 50%**

Breakdown by Gender



- **Total number of female employees: 31**
- **Percentage of FFD employees from underrepresented populations: 26%**

HUMAN RESOURCES



1st Quarter Hiring – 2026
12 Firefighters Hired

1st Quarter Training	
Training Hours	32,303
New EMT Certifications	4
EMT Renewals	35
Driver/Operator Pumps Certified	11
Driver/Operator Aerials Certified	10
Chief 101 Certified	1
Fire Investigator Technician	4
Instructor I	8
Instructor II	7



FIRE MARSHAL'S OFFICE

FIRE INSPECTIONS

1st Quarter	2024	2025	2026
New Plans Reviews	323	630	621
Fire Inspections/Maintenance	1783	1929	3678
Fire Code Violations Discovered	2237	2290	6537
New Certificate of Occupancies	Not Reported	1 (TCO)	162
Educational Flyers Distributed	0	0	1,086

TOP FIRE CODE VIOLATIONS

Category	#
ELECTRICAL EQUIPMENT, WIRING, AND HAZARDS	1269
PORTABLE FIRE EXTINGUISHERS	1033
GENERAL (Address Markers Missing, Outdated Fire Equipment, Etc…)	809
FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND ACCESS	340
FIRE ALARM AND DETECTION SYSTEMS	338







COMMUNITY RISK REDUCTION



COMMUNITY RISK REDUCTION



- 7,117 Residents Engaged
- 85 Community Events
- 311 Smoke Alarms Installed
- 73 Carbon Monoxide Alarms Installed
- 171 Child Safety Seats Checked/Installed
- 61 People Taught Hands-Only CPR
- 12 Station Tours
- 8 Youth Fire Setting Interventions

COMMUNITY RISK REDUCTION



Please call 910-433-1116 or use the QR code for a smoke alarm for your home. Our firefighters will come by and install them for free!



QUESTIONS?



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

City of Fayetteville

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

City Council Action Memo

File Number: 26-0326

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Staff Reports

Agenda Number: 11.02

TO: **Mayor and Members of City Council**

THRU: **Dr. Douglas J. Hewett, ICMA-CM, City Manager**

FROM: **Roberto E. Bryan Jr., Chief of Police**

DATE: **May 26, 2026**

RE:
Fayetteville Police Department 2026 1st Quarter Review

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Priority 1 - Safe & Secure Community

Executive Summary:
Police Chief Roberto E. Bryan Jr. will present the Fayetteville Police Department's 2026 1st Quarter Report. The 1st Quarter Report will include crime data, statistical data, and departmental updates for the months of January, February, and March of 2026.

Background:
Several times a year, the Fayetteville Police Department provides an overview of crime trends both locally and nationally. The overview gives the City Council and opportunity to discuss issues and strategies to maintain and improve public safety within our community. Chief Bryan will present the Fayetteville Police Department's 2026 1st Quarter Report.

Issues/Analysis:
None.

Budget Impact:
None.

Options:
None.

Recommended Action:
Receive the report.

Attachments:
Fayetteville Police Department's 2026 1st Quarter Report.

Fayetteville Police Department

January – March 2026
1st Quarter Review



FAYETTEVILLE NC

January - March 2026

Person Crimes	Property Crimes	Felony Arrest	Misd Arrest
799	1,980	567	1,124
2025: 703	2025: 1,981	2025: 545	2025: 1,126
% Change: +13.66%	% Change: -.05%	% Change: +4.03%	% Change: -.17%

Total Crime is up by (+3.54%) * increase of 95 incidents

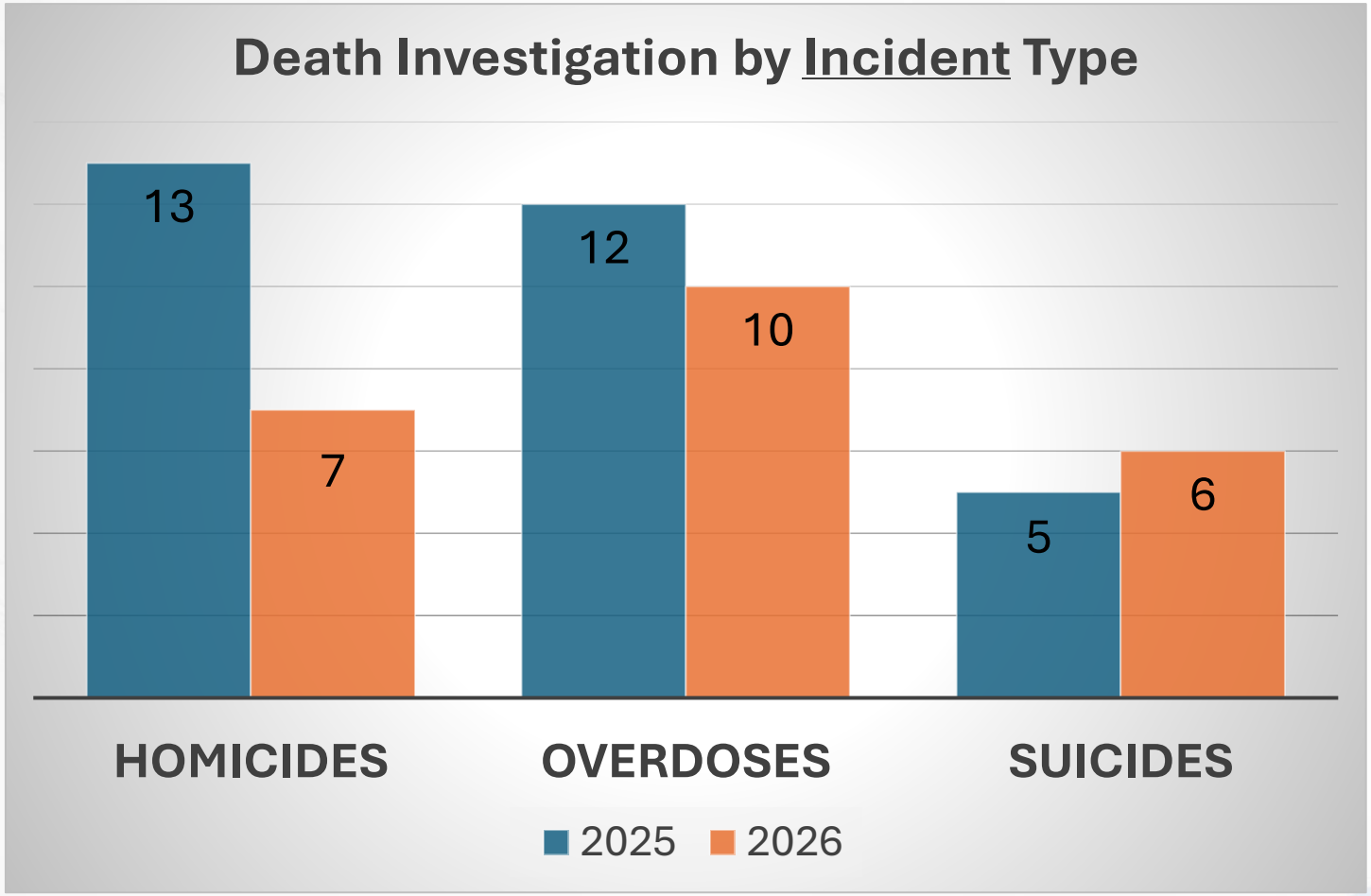
Total Arrests are up by (+1.19%) * 20 more arrests

Focus: Violent Crime

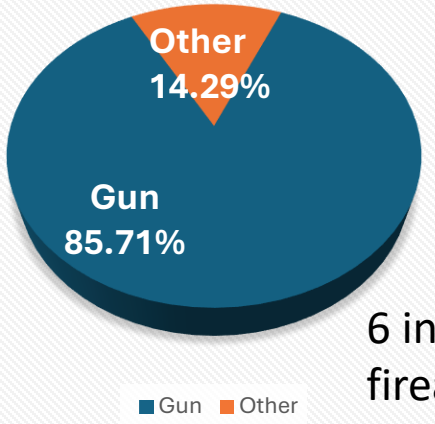
Part 1 Crimes	2025	2026	Percent Change
Homicide	13 incidents 15 victims	7 incidents 10 victims	-46.15% -33.33%
Rape	13	7	-46.15%
Aggravated Assault	148	135	-8.78%
All Other Persons	528	650	+23.10%
Total Persons	703	799	+13.65%

*National Incident Based Reporting System

Homicide Unit January – March 2026



-46.15% -16.67% +20%



6 incidents
firearms used



6 incidents
Firearms usec

Domestic Aggravated Assaults 2026

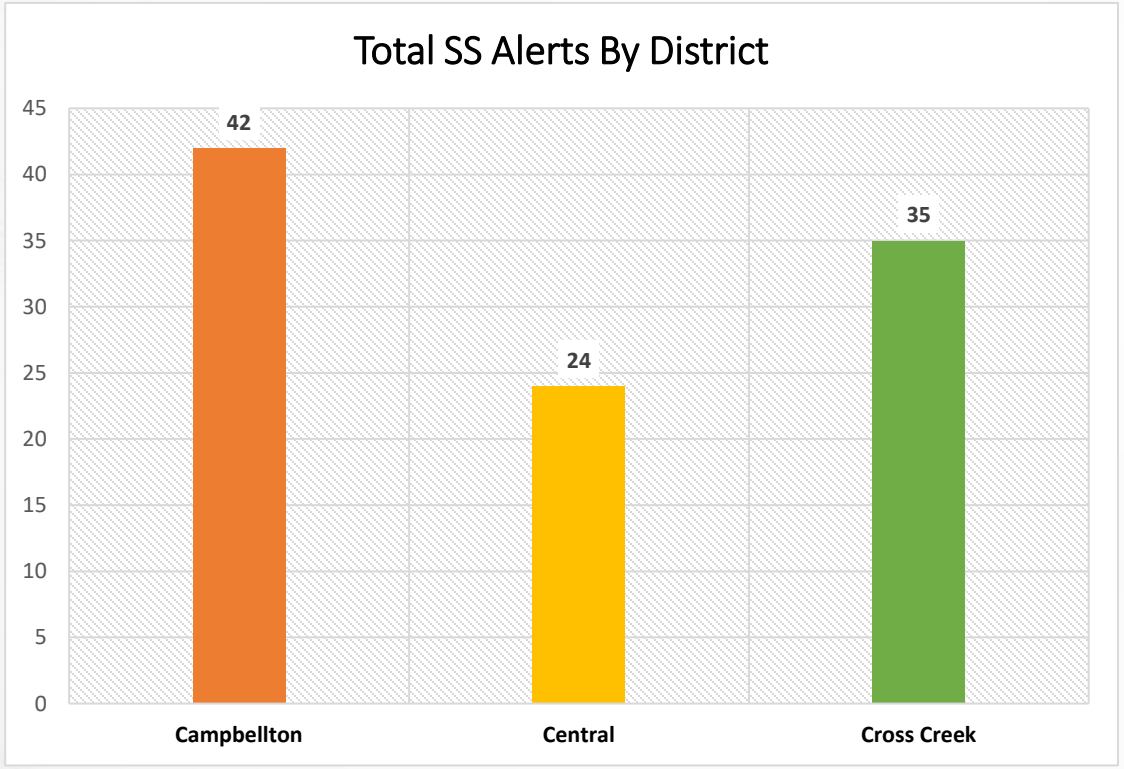


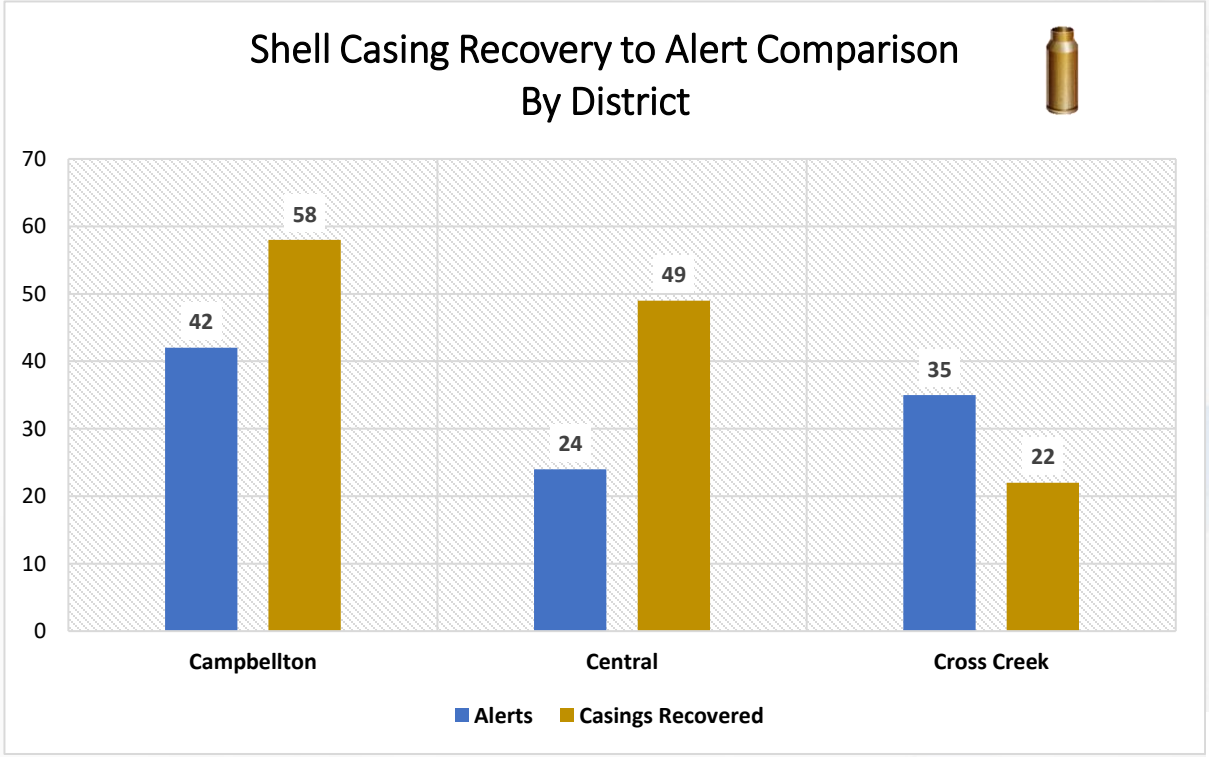
Domestic Violence Aggravated Assaults	2025	2026	% Change
Misdemeanor	16	19	+18.75%
Felony	31	18	-41.93%
Total	47	37	-21.28%

Soundthinking (ShotSpotter)
January – March 2026

Recoveries, Arrests, Leads

District	CAMP	CENT	CCRK
Total Alerts	42	24	35
Guns Recovered	6	0	1
Arrests Resulted	5	0	1





Property Crimes January – March 2026

Group A Crimes	2025	2026	Percent Change
Burglary (includes MV B&E)	345	368	+6.66%
Larceny	813	856	+5.28%
Motor Vehicle Theft	166	86	-48.19%
Robbery	37	33	-10.81%
All Other Property Crimes	620	637	+2.74%
Property Crimes Total	1,981	1980	-0.05%

*National Incident Based Reporting System (NIBRS)

Juvenile Crime January - March 2026

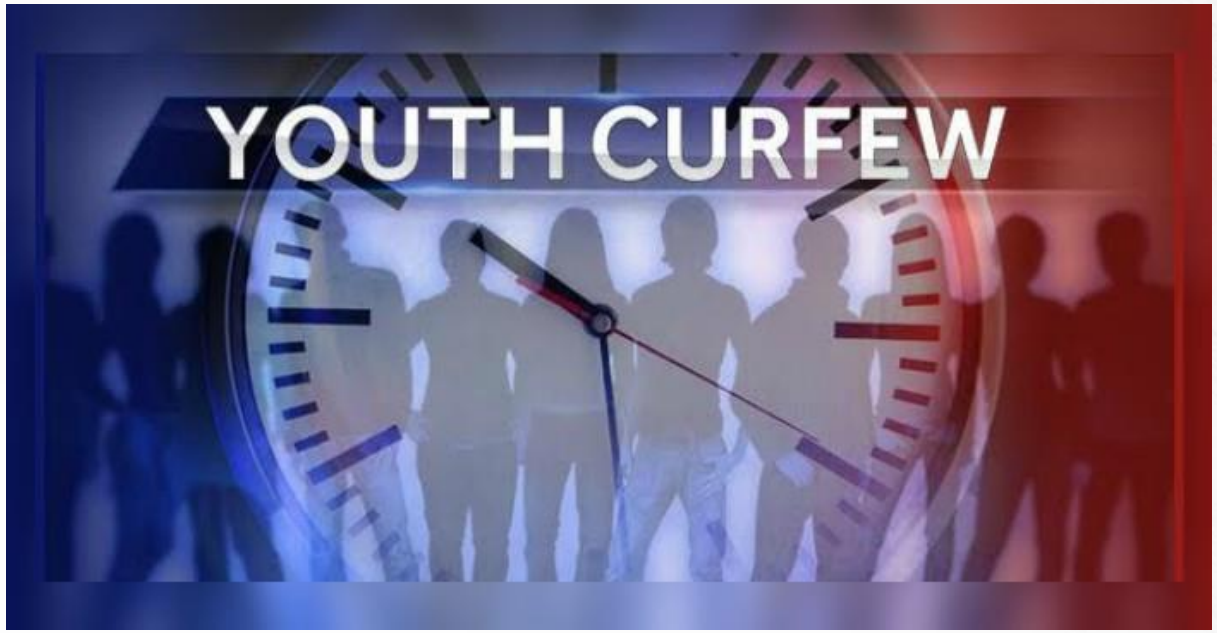
Juvenile Data	2025	2026	Total % Change
Field Contacts	84	157	+86.9 %
Incident Reports	495	458	-7.47 %
Total Incident Charges	495 (64 Runaways)	458 (68 Runaways)	-7.47 %
Involved Juveniles	332	317	-4.51 %

Incidents	2025	2026	Total
RDO	4	4	0%
Weapons	12	25	+108%
Assaults	79	90	+13.9%
Drugs	14	28	+100%
Breaking & Entering (this includes M.V. B & E)	55	28	-49.9%
Robbery	11	8	-27.2%
Shoplifting	22	15	-31.8%
MV Theft	33	6	-81.8%
Vandalism	15	8	-46.6%

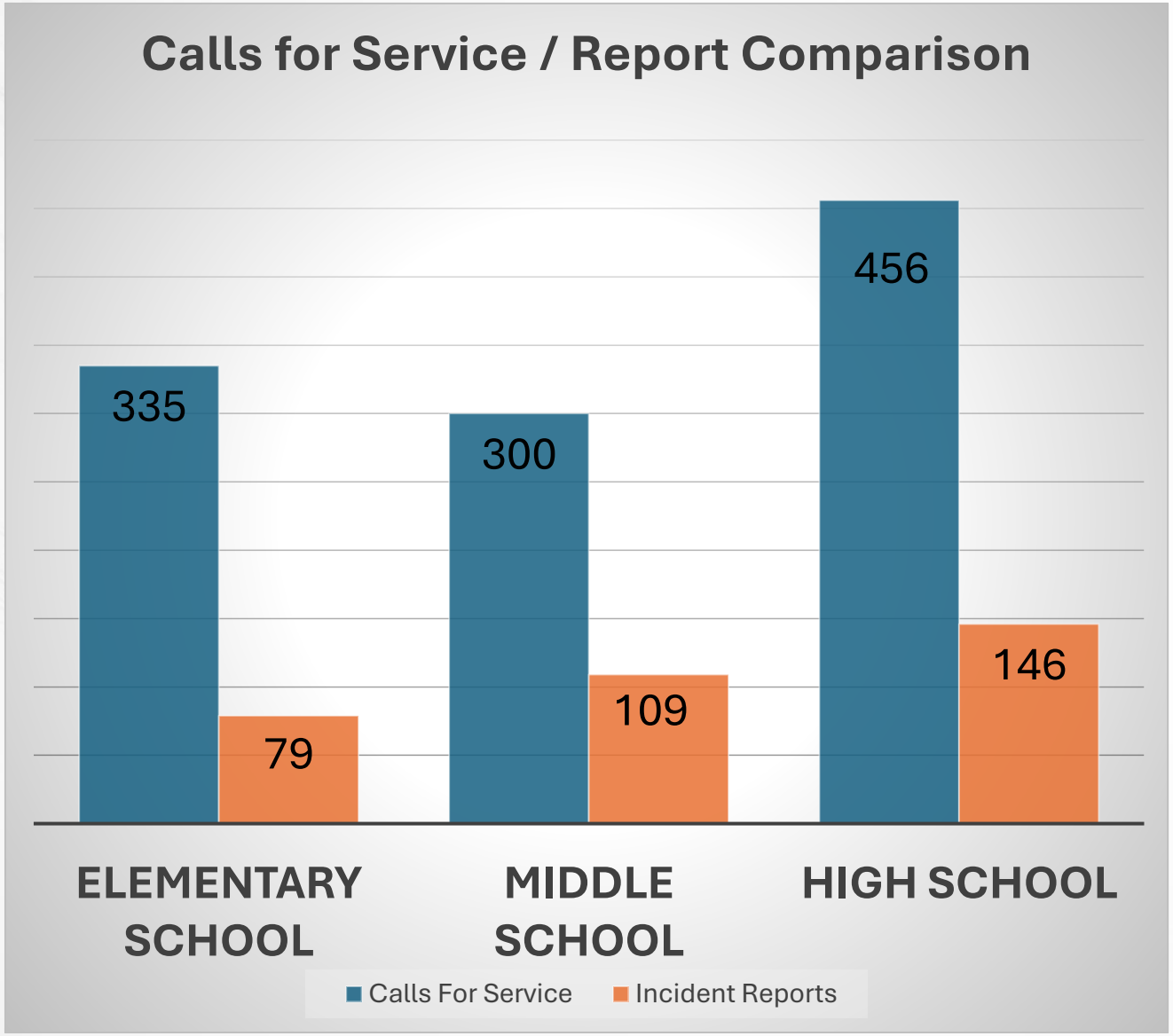
Curfew 11pm - 6am: 16 YOA and Under

Juvenile Data	Curfew Time Block
Field Contacts	13
Incident Reports	5
Total Incident Charges	5
Involved Juveniles	5

2026	QTR1 2026
All Other	1
Assaults	1
CFS	2
Weapons	1



School Resource Officer Program



18 certified SROs in the schools.

64 Part Time Traffic Control Officer positions assigned to schools.

Officers have responded to 1091 calls for service.

Officers have documented 334 incident reports.

Based on current monthly average the schools are expected to generate over 1,454 calls for service and add nearly 445 incident reports during the calendar school year 2025-2026.

* Data reflects the school year calendar, not the 'calendar year.'

Federal Partnerships 2026

Impact of Federal & State Task Force Officers

Task Force Officer Activity January – March 2026

11 individuals federally sentenced

2 individuals federally indicted and pending adjudication

$284,313.71 seized associated with criminal activity

43 illegal firearms seized and taken off the street.

Continue to work with US Attorney's Office with Violent Crime Action Plan (VCAP) under Project Safe Neighborhood.

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Narcotics Vice Suppression Unit Seizures

Drug	2025	2026
Cocaine	9.84 kilos	3.96 kilos
Meth	11.68 kilos	16.61 kilos
Fentanyl/ Heroin	3.93 kilos	4.14 kilos
Marijuana	24.12 pounds	402.84 pounds
Firearms Seized	18	12



911 Communications Center

Calls for Service Dispatched

Police:	43,156
Fire:	6,903
Total:	50,059

Phone Calls Processed

911 Calls:	58,373
Admin Call:	32,058
Total:	90,431

Audio Request

Internal:	71
Public	97

Quality Assurance Reviews

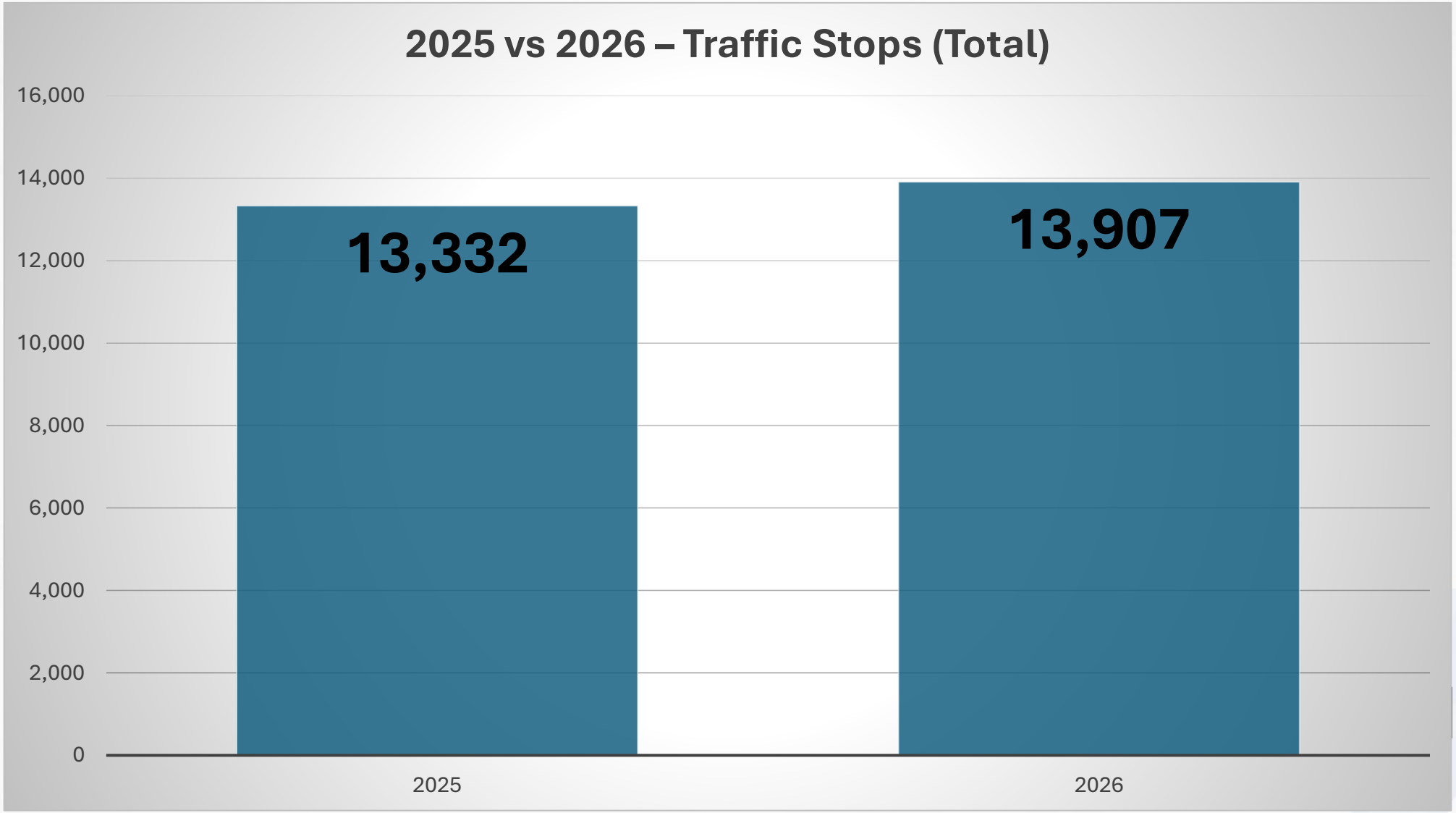
Police:	444
Fire:	144
Medical:	222

Traffic Enforcement

Traffic Fatalities	2025	2026
# of Crashes	5	6
Number Killed	5	6
Circumstances / Contributing Factors	**2025**	**2026**
Pedestrians	3	1
Motorcycles	1	2
Alcohol/Drugs	0	1
Speeding	1	1
Under 18	1	0



TSR Data Total Stops
January – March 2026



Traffic Stop Report Data

Year	Demographic	Vehicle Stops	Vehicle Searches	Drugs Found/Seized	Weapons Found/Seized	Search Percentage
2025	Black	8,267	280	169	68	3.39%
2026	Black	8,690	266	173	59	3.36%
2025	White	4,524	80	43	11	1.77%
2026	White	4,656	61	25	11	1.31%
2025	Other	595	13	11	5	2.18%
2026	Other	600	8	9	5	1.33%

https://trafficstops.ncsbi.gov/

Internal Affairs Unit

Category	2025	2026
Use of Force	17	19
Internal Departmental Investigations	11	25
Citizen Complaints	6	7
Positive Compliments	6	8
Vehicle Pursuits	11	8
Vehicle Crashes	18	17



Internal Dispositions	Number of each Disposition
Exonerations	37
Sustained Allegations	28
Sustained Violations Other than Complaint (VOTC)	4
Not Sustained Allegations	0
Unfounded Allegations	6
Pending Investigation Completion	4

Internal Affairs Unit

Type of Disciplinary Action Given	Number of Each Disciplinary Action Given
Policy Warnings	14
Oral Counseling	1
Written Reprimand	3
Suspension	12
Demotion	0
Dismissal / Termination / Resigned in Lieu of Termination	1



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THE GOLD STANDARD IN PUBLIC SAFETY

LAW ENFORCEMENT CALEA ACCREDITATION

Departmental Staffing



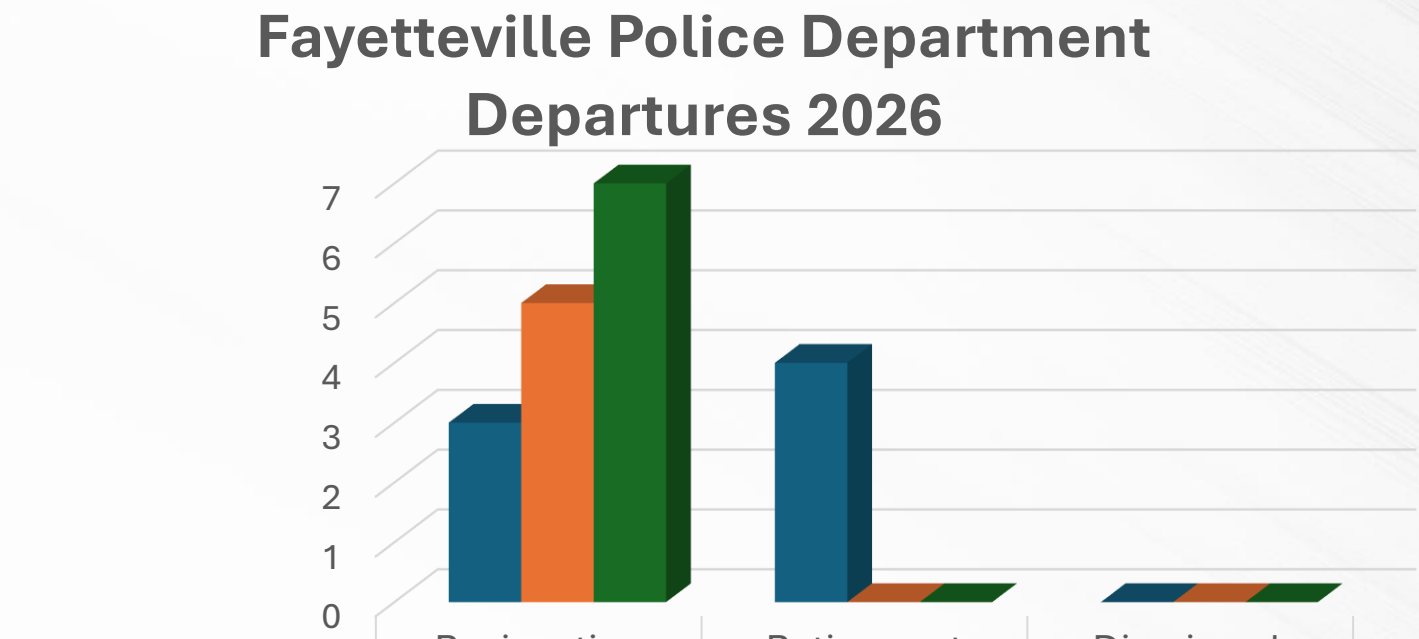
Staffing	Budgeted	Actual	Vacant	% Vacant
Officers*	419	374	45	10.74%
Professional Staff	109	103	6	5.50%
911	61	44	17	27.87%
Part-Time	104	88	16	15.38%
Totals	693	609	84	12.12%

*These totals do not reflect frozen Officer positions (38).

Part-Time represents additional 911 Staff, Professional Staff, Part-Time Officers, and Traffic Control Officers.

Departmental Staffing





	Resignation	Retirement	Dismissed
Sworn	3	4	0
911 Dispatch	5	0	0
Professional Staff	7	0	0

*5 of the 7 Professional Staff resignations were Part-Time Traffic Control Officers (TCOs).

Operation Speed Kills 2026

Type	Count
Citations	527
Speeding	483
Driving /w Revoked Driver's License	24
Careless & Reckless	4
Failure to Move Over	32
Insurance Violation	4
No Operators License	4
Driving Under the Influence	2
Equipment Violation	14
Registration Violation	20

Operation Speed Kills 2026
Coming Soon,
to an Area Near You



Community Events















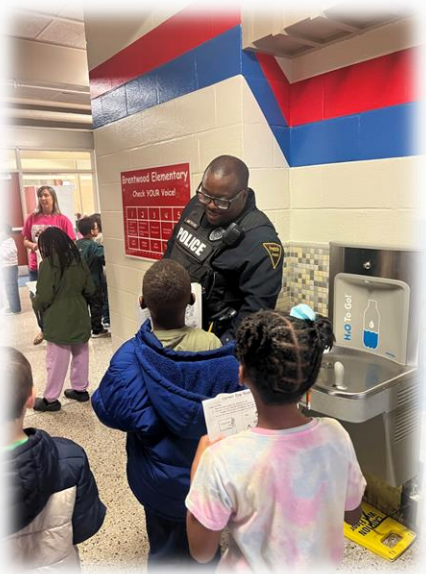
Community Events











BLET Graduation









Commitment to our Core Values, Vision Statement and Mission Statement

FAYETTEVILLE POLICE DEPARTMENT



ONE.

FAITH IN SERVICE
PRIDE IN COMMITMENT
DEDICATION TO EXCELLENCE

VISION STATEMENT

To serve as a premier law enforcement agency that is invested in the growth and safety of our community through innovation and a balanced approach to Law Enforcement. We will pursue and engage the best trained, equipped, and committed professionals who demonstrate the highest standards of performance and best policing practices in partnership with the community.

MISSION STATEMENT

The Fayetteville Police Department is dedicated to improving the quality of life by creating a safe and secure environment for the citizens we serve.We will always act with integrity to reduce crime, create partnerships, and build trust while treating everyone with respect, compassion and fairness.

ONE AGENCY.
ONE COMMUNITY.
ONE FAMILY.

ONE.

FAYPD.COM

Questions



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AMERICA'S CAN DO CITY

City of Fayetteville

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

City Council Action Memo

File Number: 26-0293

Agenda Date: 5/26/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Administrative Reports

Agenda Number: 12.01

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Christopher Cauley, MPA, Director of Economic and Community Development**
Jacqueline Abbott, Community Relations Manager

DATE: **May 26, 2026**

RE:
Fayetteville Cares Day Resource Center FY26 Third Quarter Update

COUNCIL DISTRICT(S):
District 2

Relationship To Strategic Plan:

Goal II: The City of Fayetteville will have a responsive city government supporting a diverse and viable economy.
Objective 2.2: To invest in community places to ensure revitalization and increase quality of life
Goal IV: The City of Fayetteville will be a highly desirable place to live, work and recreate
Objective 4.6: To reduce poverty and homelessness

Executive Summary:

City Council is asked to receive the Fiscal Year (FY) 2026 Third Quarter Report on the Fayetteville Cares Day Resource Center (DRC). The DRC serves as a multi-disciplinary day center for individuals at risk of or experiencing homelessness, located at 128 South King Street. Council previously authorized the Manna Dream Center to operate the facility in May 2024, and this update provides program outcomes and highlights

Background:

The DRC is part of the City's transformational and critical initiatives aimed at reducing poverty and homelessness. The center is a $6.99 million project entirely grant-funded through the Department of Housing and Urban Development's (HUD) Community Development Block Grant - Disaster Recovery (CDBG-DR) via the North Carolina Office of Recovery and Resiliency (NCORR), American Rescue Plan Act and State Capital Infrastructure Grants. The purpose is to provide a public facility that allows for resiliency within our City by increasing disaster response capacity in Fayetteville and Cumberland County, centralizing service providers, and removing barriers during non-emergency times as a day resource center. Manna as the operator has rebranded the city facility to Fayetteville Cares Day Resource Center, launched a website, and expanded services, while maintaining a clean and safe environment for individuals and families to receive

critical services.

Issues/Analysis:
The Fayetteville Day Resource Center reports continued success. The following presentation shares some of those successes and challenges with a few highlights below: The center reports the following:

- Showers 1,297
- Laundry 628
- Lunches 13,316
- Issued a total of 145 bus passes
    - 129 one-day passes and 16 30-day passes
- Fulfilled 531 clothing requests

Reports 1,336 referrals for services such as peer support, case management, counseling, behavioral health, medical, veteran's services, and Coordinated Entry to include shelter referrals.

Four new community partners were reported as onboarding during the quarter, with these new partners providing critical services such as case management, peer support, group therapy, recovery connections, and mental health and substance use support services.

Budget Impact:
The operation of the Fayetteville Day Resource Center costs approximately $300,000 per year and was initially funded for 3 years with revenue replacement from the American Rescue Plan Act. This funding is expected to be exhausted by the end of Fiscal Year 2027 and a new source of funds will be required to continue operations.

Options:

- Receive the update.
- Do not receive the update.

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

Attachments:
FY 2026 Third Quarter Report Fayetteville Cares Day Resource Center Presentation

FAYETTEVILLE CARES

Third Quarter Update

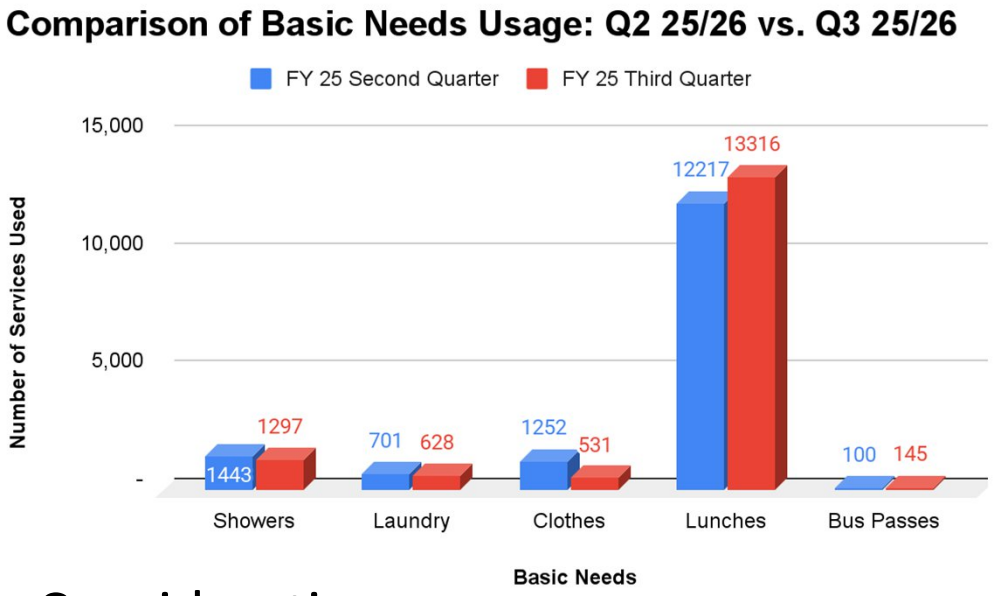


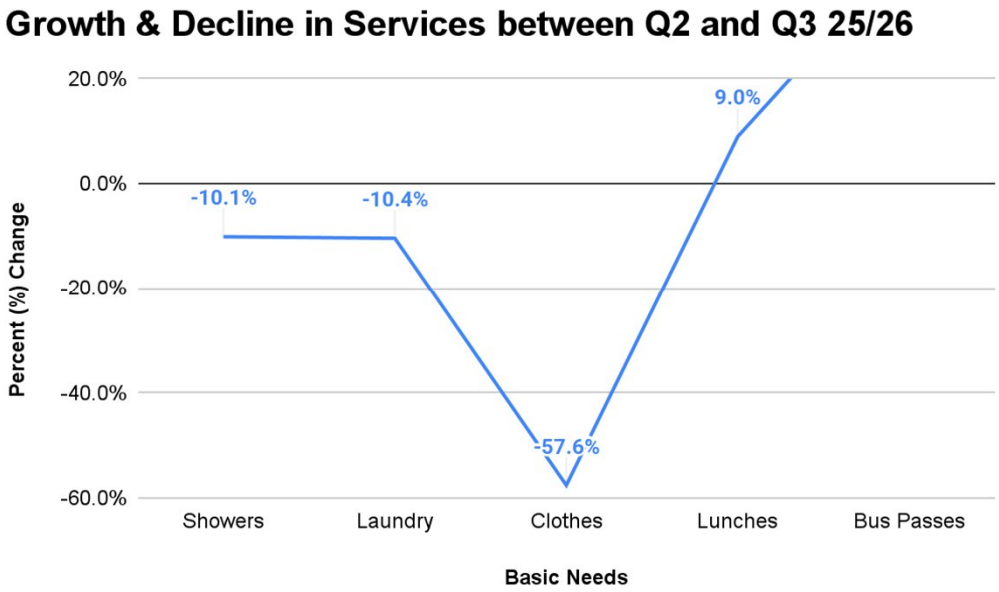
FAYETTEVILLE NC

Agenda

- Fayetteville Cares Leadership Introduction:
  - Michele Damato, Director
  - Meghan Castillo, Asst. Director
- Third Quarter Numbers
- Community Impact & Events
- Fayetteville Cares Updates
- New Providers

Basic Need Numbers

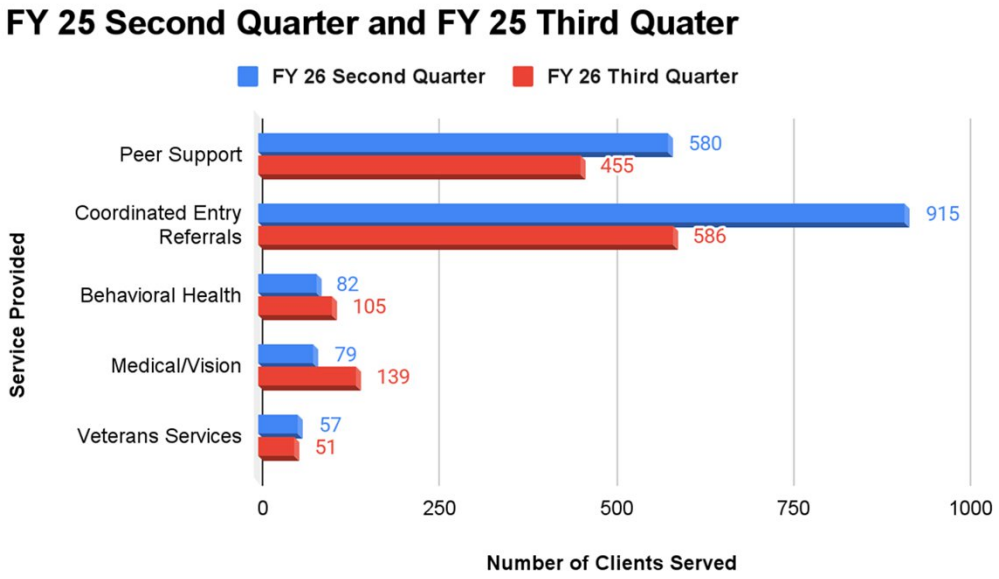


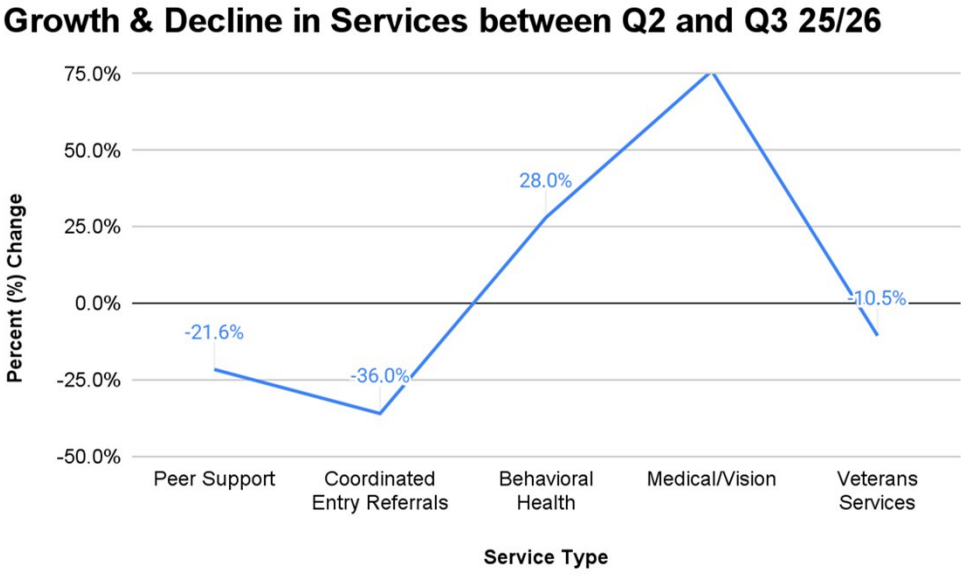


Considerations:

- White Flag Nights
- Shower/Laundry access through White Flag Shelters
- Winter weather patterns decrease overall service usage
- Transition to Emergency/Basic needs clothing only

Service Provider Numbers





Considerations:

- Veteran services decrease reflects one veteran successfully housed
- Coordinated Entry (CE) increased numbers in Q2 due to HOPE program
- Limited CE staffing (often one employee on site)
- Peer support decrease due to a Provider's decreased funding and loss of staff

Community Impact & Events

January Community Events

- Offroad Outreach Annual Day of Giving – Jan 5
- Gear for the Homeless – Jan 9
- Healthy Conversations w/ Cumberland County Health Department – Jan 14
- Point in Time (PIT) Count – Jan 22
- Little Caesars Love Kitchen – Jan 24
- Care Package Giveaway – Jan 30

Community Impact & Events

February Community Events

- First Aid & CPR Training – Feb 6
- National Pizza Day Celebration – Feb 9
- Valentine's Day Bingo – Feb 16
- Valentine's Cookie Decorating – Feb 24

March Community Events

- Women's Day Celebration – Mar 9
- Fayetteville State University MSW Donation Drive – Mar 13
- Loyal Source VA Medical Exam Mobile Unit – First 2 Weeks of March
- The Blood Connection Blood Drive – Mar 25

Fayetteville Cares Goals/Updates

- Raised Bed Garden - April 18th
- Digital Leadership Training via Kramden Ins.
  - Training - June 2026
- Safeguard Veterans
- Lewis Chapel Baptist Community Event - May 2nd
- SERVE Saturday - May 30th
- New Informational Brochures
- Future Quarterly meeting dates: 7/23

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Third Quarter New Providers

THE CARTER CLINIC PA
CONTINUING A LEGACY OF EXCELLENCE IN BEHAVIORAL HEALTH

- Mental Health
- Comprehensive Case Management (CCM)

Greater Image Healthcare Corp.
"Your Wellness, Our Priority!"

- Mental Health
- Substance Use
- Peer Support

TROTTER
PSYCHIATRIC & ASSOCIATES, PLLC

- Peer Support
- Group Therapy



- Recovery Connections
- Community Outreach



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