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**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MINUTES
TEAMS
APRIL 22, 2026
5:00 P.M.**

Present: Council Members Stephon Ferguson (District 1) (arrived at 5:09 p.m.); Malik Davis (District 2) (arrived at 5:07 p.m.); Antonio Jones (District 3); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9) (departed at 5:57 p.m.)

Absent: Mayor Mitch Colvin; Council Members D.J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager (Arrived at 5:22 p.m.)
Roberto Bryan, Jr., Police Chief
Christopher Joyce, Police Assistant Chief
Gerald Newton, Development Services Director
Dereke Planter, Code Enforcement Administrator Supervisor
Jennifer Baptiste, Development Ombudsman Manager/Special Project Coordinator
Sheila Thomas-Ambat, Public Services Director
Byron Reeves, Public Services Assistant Director
David Steinmetz, Assistant Development Services Director
Willie Henry, Chief Information Officer
Christopher Cauley, Economic & Community Development Director
Albert Baker, Assistant Economic & Community Development Director
Shawn Strepay, Police Department Chief of Staff
Craig Harmon, Senior Planner
Sonyé Randolph, Assistant City Attorney
Angelica McDonald, Assistant City Attorney
Victoria Curtis, Assistant City Attorney
Jennifer Ayre, City Clerk

1.0 CALL TO ORDER

The meeting was called to order, and it was noted a quorum was not present. A quorum became present at 5:09 p.m.

2.0 AGENDA BRIEFING – Review of Items for the April 22, 2026, City Council Meeting

Mr. Craig Harmon, Senior Planner presented Item 7.0A5 - *Approve P26-08 - Wiley Bunce has asked to change the zoning map. He wants to change about 11.78 acres at 603 Covey Drive and 618 Covey Drive from SF-10 and SF-6 (Single-Family Residential 6 and 10) to MR-5 (Mixed Residential 5) and stated the applicant is seeking to rezone approximately 11.78 acres from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5). The applicant proposes building sixteen townhomes on the four lots. The Zoning Commission and staff recommended approval.*

Ms. Jennifer Baptiste, Development Ombudsman Manager/Special Project Coordinator, presented Item 7.0A4 - *Approve P26-07. Rezoning of seventeen parcels zoned as Community Commercial; eighteen parcels zoned Mixed Residential 5 (MR-5); three parcels split zoned Community Commercial (CC) and Mixed Residential 5 (MR-5); and one parcel split zoned Heavy Industrial (HI) and Mixed Residential 5 (MR-5) located on Blount, Chase and Gillespie Streets to Mixed-Use Conditional Use (MU/CZ), totaling ± 8.77 acres and stated the request is to rezone 41 City-owned parcels at the City Center Business Park on Blount Street and Gillespie Street to mixed-used conditional zoning (MU/CZ). The conditional zoning will enforce that development does not exceed lot coverage of 75 percent (%) or a height of 75 feet and exempt the property from the minimum number of off-street parking spaces. Council Member Hondros asked if there are state building codes thresholds. Dr. Gerald Newton, Development Services Director, stated these recommendations provide the maximum number of options. Mr. Christopher Cauley, Economic and Community Development Director, stated the 75% height is what is allowed in Downtown 2 (DT2) and instead of putting it in DT2 it was spot rezoned. The*

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applicant HR&A does not do development, they do financial analysis that developers hire. Discussion ensued regarding the height.

Mr. Harmon presented Item 7.0A3 - *Approve P26-06: A request to rezone properties at 533, 537, 545, & 607 Pritchett Rd (0407252027000, 0407242818000, 0407252339000, 0407252226000) consisting of 1.76 acres and owned by WILLIAMS, CLARKE A; WILLIAMS, FLORENCE M, from Single Family Residential 10 (SF-10) to Mixed Residential 5 (MR-5) and stated the property is just over 11 acres and the applicant is requesting to go from Single Family 9 and 10 (SF-6 and SF-10) to MR-5 in order to build apartments. Discussion ensued on the location of the property.*

Mr. Harmon presented Item 7.0A6 – *Approve P26-09: A request to rezone the property at 3456 Black & Decker Rd (0425754360000) consisting of 2.55 acres and owned by CVA Commercial Development LLC from Light Industrial (LI) to Community Commercial (CC) and stated this property came before Council less than a year ago to be annexed into the City and zoned as Light Industrial. The owner now has clients that want to move into the building, but the use does not fit into LI and have requested to downzone it to Community Commercial. Discussion ensued regarding downzoning and how to be business friendly.*

Mr. Dereke Planter, Code Enforcement Administrator Supervisor, presented Item 7.0A7 - *Adopt Ordinances for Uninhabitable Structures: Demolition Recommendations: 1299 Bingham Drive – District 7, 5329 Murchison Road – District 3. 1299 Bingham Drive is a residential building deemed dangerous, with City assessments totaling of \$3,187.38 and no taxes currently due. It is not in the qualifying census tract or low to moderate income area. 5329 Murchison Road is a commercial building deemed as blight. There have been six code violations and \$2,539.57 in city assessments with no taxes due. It is not enrolled in the blight removal program, but it is in the qualified census tract and low to moderate income area. Discussions have taken place with the property owner before it became a blighted case. The owner requested the inspector meet onsite and the blight process was explained in December 2025. Discussion ensued.*

Council Member Hondros asked for clarification on how the \$75,000.00 allocation was determined for Item 7.0A2 – *Approve Dogwood Festival Funding Support of \$75,000.00.* Dr. Douglas Hewett, City Manager stated received responses from Council appeared to give consensus for \$75,000.00. However, to ensure consensus it is being brought back to Council for final direction as an agenda item. Council Member Davis requested the total amount the City gives as in-kind donations and what it is used for. Dr. Hewett stated in-kind donations total about \$90,000.00. Discussion ensued.

Dr. Newton stated the items under 9.0 - Reports from Boards and Commission are the annual reports for the Planning Commission and the Zoning Commission.

Ms. Jennifer Ayre, City Clerk, provided an overview of the remaining agenda items.

Council Member McMillan stated he would like to discuss recommendations to the picketing ordinance regarding First Amendment protections. Ms. Lachelle Pulliam, City Attorney, recommended proposing edits from the floor during the meeting. Discussion ensued.

There being no further business, the meeting adjourned at 6:01 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
042226

MITCH COLVIN
Mayor