



# City of Fayetteville

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

## Meeting Agenda - Final City Council Regular Meeting

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Monday, January 22, 2024

7:00 PM

Council Chamber

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1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 ANNOUNCEMENTS AND RECOGNITIONS

5.0 CITY MANAGER REPORT

6.0 APPROVAL OF AGENDA

7.0 CONSENT AGENDA

**7.01**      [24-3786](#)      Approval of Meeting Minutes:  
January 2, 2024 - Work Session  
January 8, 2024 - Discussion of Agenda Items  
January 8, 2024 - Regular

**Attachments:**      [010224 WKS](#)  
                                 [010824 Discussion of Agenda Items](#)  
                                 [010824 REG](#)

**7.02**      [24-3764](#)      P23-52. Rezoning from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5) located at 1319 Camden Road (REID 0436163935000) totaling .54 acres ± and being the property of Darren & LaAdah Demus represented by Lori Epler of Larry King & Associates.

**Attachments:**      [Application](#)  
                                 [Aerial Map](#)  
                                 [Zoning Map](#)  
                                 [Land Use Map](#)  
                                 [Subject Property](#)  
                                 [Surrounding Properties](#)  
                                 [Signed Consistency and Reasonableness Statement](#)  
                                 [Powerpoint](#)

- 7.03**      [24-3766](#)      P23-55. Conditional rezoning from Community Commercial (CC) to Light Industrial Conditional Zoning (LI/CZ) located at 716 Whitfield Street (REID 0436183799000) totaling 2.43 acres ± and being the property of Food Properties LLC.
- Attachments:**      [Complete Application](#)  
                                 [Aerial Notification Map](#)  
                                 [Zoning Map](#)  
                                 [Land Use Map](#)  
                                 [Subject Property](#)  
                                 [Surrounding Properties](#)  
                                 [Site Plan](#)  
                                 [Consistency and Reasonableness Statements](#)  
                                 [Powerpoint](#)
- 7.04**      [24-3778](#)      P24-06. Rezoning from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5) located at 201 Rosemary Drive (0428489415000) totaling 9.66 acres ± and being the property of Fayetteville Metropolitan Housing Authority, represented by Fred Ford of Stogner Architecture, PA.
- Attachments:**      [Application](#)  
                                 [P24-06 Aerial Map](#)  
                                 [P24-06 Zoning Map](#)  
                                 [P24-06 Land Use Map](#)  
                                 [Subject Property](#)  
                                 [Surrounding Properties](#)  
                                 [P24-06 ZC Consistency and Reasonableness Statement](#)
- 7.05**      [24-3783](#)      Adoption of Capital Project Ordinance Amendments 2024-10 and 2024-11 for the Neville Street Drainage Improvements Project
- Attachments:**      [Executed COF Reimbursement Agreement for Neville Street Construction](#)  
                                 [HMGP 4393-0088 Phase 2 Fayetteville GA INF.doc](#)  
                                 [CPOA 2024-10](#)  
                                 [CPOA 2024-11](#)
- 7.06**      [24-3785](#)      Approval of Extension to Award Letter Expiration for Cliffmore Park Apartments
- Attachments:**      [Cliffmore Park Award Letter - updated 1-11-2024](#)

- 7.07      [24-3781](#)      Resolution Authorizing Condemnation of Permanent and Temporary Easements on the Property Needed for the Yadkin Road Phase III Sidewalk Project Located at 5030 Yadkin Road
- Attachments:**      [YadkinRoadPhaseIIISidewalkResolution](#)  
                                         [Map](#)
- 7.08      [24-3789](#)      Approve the Addition of Builder's Risk Insurance to Terminal Renovations Phase III Construction Contract with Daniels & Daniels Construction Company, Inc.,
- Attachments:**      [Contract for Daniels & Daniels Construction Company](#)  
                                         [Bid Tabulation Sheet for Terminal Renovations Phase III](#)
- 7.09      [24-3790](#)      Catalyst Site 1 Memorandum of Understanding with Fayetteville State University - Six Month Update
- Attachments:**      [CAT Site 1 MOU with FSU - Fully Executed](#)  
                                         [Catalyst Site 1 \(First 6-Month Update\) Memo](#)
- 7.010      [24-3792](#)      Rose Lake Temporary Detention FEMA BRIC Grant Submittal
- Attachments:**      [Rose Lake Temporary Detention Concept Update](#)
- 7.011      [24-3788](#)      PWC - Lease of Suite 301 of R.C. Williams Building
- Attachments:**      [Movement Mortgage Lease - 12-14-23 \\_Clean Final](#)

## 8.0 STAFF REPORTS

### 8.01 [24-3743](#) Federal Action Plan 2024

**Attachments:** [1-22-24 Council Action Plan Overview](#)  
[FAP FY25 - DRAFT - Jan 24](#)

## 9.0 PUBLIC HEARINGS (Public & Legislative Hearings)

*For certain issues, the Fayetteville City Council may sit as a quasi-judicial body that has powers resembling those of a court of law or judge. The Council will hold hearings, investigate facts, weigh evidence and draw conclusions which serve as a basis for its decisions. All persons wishing to appear before the Council should be prepared to give sworn testimony on relevant facts.*

### 9.01 [24-3782](#) P23-49. Conditional Rezoning of 1.42 acres ± from Mixed Residential 5 (MR-5) to Heavy Industrial (HI/CZ), located at 1009, 1015, & 0 North Street (REID #'s 0438700243000, 0438700340000, & 0438609391000), and being the property of DRA LLC, represented by Thomas Lloyd of Franklin Johnson Commercial Real Estate.

**Attachments:** [Whole Application Packet](#)  
[P23-49 Aerial Notification Map](#)  
[P23-49 Zoning Map](#)  
[P23-49 Future Land Use Map](#)  
[Subject Property](#)  
[Surrounding Properties](#)  
[Use Table and HI Dimensional Standards](#)  
[Signed Consistency Statement P23-49](#)  
[Site Plan](#)  
[P23-49 CC PowerPoint](#)

- 9.02**      [24-3765](#)      P23-53. Rezoning from Single Family Residential 10 (SF-10) to Single Family Residential 6 (SF-6) located at 1040 Stamper Road (REID 0428335880000) totaling .25 acres ± and being the property of Rockfish Run Land and Development LLC.

**Attachments:**

[Application](#)  
[Aerial Notification Map](#)  
[Zoning Map](#)  
[Land Use Map](#)  
[Subject Property](#)  
[Surrounding Properties](#)  
[Consistency and Reasonableness Statements Approval](#)  
[Consistency and Reasonableness Statement Denial](#)  
[Powerpoint](#)

## 10.0 EVIDENTIARY HEARINGS

- 10.01**      [24-3779](#)      P24-01. Special Use Permit to locate a Duplex (two to four-family dwelling) at 1040 Stamper Road (REID 0428335880000) totaling .25 acres ± and being the property of Rockfish Run Land and Development LLC.

**Attachments:**

[Application](#)  
[SUP24-01 Aerial Notification Map](#)  
[SUP24--01 Zoning Map](#)  
[SUP24-01 Land Use Map](#)  
[Subject Property](#)  
[Surrounding Properties](#)  
[Site Plan](#)  
[CC SUP PowerPoint 1-22-24](#)

## 11.0 OTHER ITEMS OF BUSINESS

- 11.01**      [24-3791](#)      Murchison Choice Implementation Grant Application - Partnership Certification and Leverage

**Attachments:**

[CNI - Partnership Certification Fayetteville, NC](#)  
[City of Fayetteville NC Leverage Letter](#)  
[Murchison Choice Implementation Grant Application - Partnership Certification &](#)

## 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**      [24-3787](#)      FY 2024 2nd Qtr. City Council Scorecard

**Attachments:**      [FY 2024 2nd Qtr. City Council Scorecard](#)

**12.02**      [24-3793](#)      Demolition Update 901 Person Street & 4903 Murchison Road

**Attachments:**      [20240115\\_151931082\\_iOS](#)  
                                 [20240115\\_152000944\\_iOS](#)  
                                 [20240115\\_152017723\\_iOS](#)  
                                 [20240115\\_152033449\\_iOS](#)  
                                 [20240115\\_152049527\\_iOS](#)  
                                 [20240115\\_152052249\\_iOS](#)  
                                 [20240115\\_152124938\\_iOS](#)  
                                 [20240115\\_152126723\\_iOS](#)  
                                 [20240115\\_152130460\\_iOS](#)  
                                 [20240115\\_152135672\\_iOS](#)  
                                 [20240115\\_152146248\\_iOS](#)  
                                 [20240115\\_150224475\\_iOS](#)  
                                 [20240115\\_150444957\\_iOS](#)  
                                 [20240115\\_150453830\\_iOS](#)  
                                 [20240115\\_150520341\\_iOS](#)  
                                 [20240115\\_150522122\\_iOS](#)  
                                 [20240115\\_150526727\\_iOS](#)  
                                 [20240115\\_150528404\\_iOS](#)  
                                 [20240115\\_150547758\\_iOS](#)

## 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@ci.fay.nc.us](mailto:cityclerk@ci.fay.nc.us) or by calling 910-433-1312 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**  
**January 22, 2024 - 7:00 p.m.**  
**Cable Channel 7 and streamed "LIVE" at FayTV.net**

Notice Under the Americans with Disabilities Act (ADA):

The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City's services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Any person who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in any City program, service, or activity, should contact the office of Human Relations at [yamilenazar@fayettevillenc.gov](mailto:yamilenazar@fayettevillenc.gov), 910-433-1696, or the Office of the City Clerk at [cityclerk@ci.fay.nc.us](mailto:cityclerk@ci.fay.nc.us), 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.