

**FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEFING MINUTES  
ZOOM  
MAY 17, 2023  
5:00 P.M.**

Present: Council Members Mario Benavente (District 3); D. J. Haire (District 4) (departed at 5:31 p.m.); Johnny Dawkins (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8)

Absent: Mayor Mitch Colvin and Council Members Katherine K. Jensen (District 1); Shakeyla Ingram (District 2); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager  
Karen McDonald, City Attorney  
Adam Lindsay, Assistant City Manager  
Kelly Olivera, Assistant City Manager  
Jeff Yates, Assistant City Manager  
Jodi Phelps, Chief of Staff  
Rob Stone, Construction Management Director  
Gerald Newton, Development Services Director  
Craig Harmon, Senior Planner  
Paul Allen, Assistant City Attorney  
Byron Reeves, Assistant Public Services Director  
Heather Eckhart, Planner II  
Lauren Long, Planner II  
Dereke Planter, Code Enforcement Supervisor  
Pamela Megill, City Clerk

**1.0 CALL TO ORDER**

Mayor Pro Tem Dawkins called the meeting to order at 5:00 p.m.

**2. AGENDA BRIEFING - Review of Items for the May 22, 2023, City Council Meeting**

City staff presented the following items scheduled for the Fayetteville City Council's May 22, 2023, agenda:

**CONSENT**

P23-11. Initial conditional zoning of two contiguous parcels totaling 4.68 ± acres, requesting annexation, to Heavy Industrial (HI/CZ) located at 1682 Middle River Loop (REID # 0447464759000), being the property of Charles F. Horne, and 1662 Middle River Loop (REID # 0447466947000), being the property of Billy D. Horne and Fay J. Horne, represented by Cynthia Smith of Moorman, Kizer & Reitzel, Inc.

P23-13. Conditional Rezoning from Heavy Industrial (HI) to Heavy Industrial/Conditional Zoning (HI/CZ) to allow car washing and auto detailing on 1.57 ± acres, located at 616 Person Street (REID # 0437929325000), and being the property of AOM II, LLC, represented by E.C. (Ned) Garber, III.

P23-18. Creation of an Airport Entrance Corridor Overlay (AECO) zoning district located at 101 - 231 Airport Road on approximately 130 ± acres belonging to Cedar Creek Crossing West LLC, Kinlaw Rentals LLC, Asemota, Osaze Love-Efosa & Lily Efosa Igunbor, Draughon Holdings LLC, McDonald, Vadis, Smith, Izzie H. Heirs & Vadis S. McDonald, Hertz Corporation, Eaton Corp C/O Ducharme, McMillen & Assoc, Spivey, Phyllis Council, Vance Johnson Plumbing Inc, Pittman, W R & Linda, Warren, Mark A & Kim D, Fullblock LLC, Winstead Rentals Limited Partnership, Infinity Nine at Fay LLC, WFN Investment Group LLC, State of North Carolina, City of Fayetteville.

Uninhabitable Structures Demolition Recommendations  
416 Alfalfa Street - District 2

887 Winslow Street - District 2  
111 Jasper Street - District 4

#### PUBLIC HEARINGS (Public & Legislative Hearings)

New Design Standards for the locally designated historic districts and local landmarks to comply with Chapter 160D of the North Carolina General Statutes

AX23-02: Charles F. Horne, Billy D. Horne, and Fay J. Horne are petitioning to annex into the corporate limits of the City of Fayetteville and initially zone two parcels, a total of 4.68 ± acres to Heavy Industrial Conditional Zoning (HI/CZ). These parcels are located on the northern side of I-95 at 1682 and 1662 Middle River Loop and can be further identified by PINs 0447-46-4759 and 0447-46-6947; REID #s 0447-46-4759000 and 0447-46-6947000.

P23-12. Rezoning from Single-Family Residential 10 (SF-10) to Mixed Residential 5 (MR-5), located at 0 Graham Road and 6677 Bailey Lake Road (REID #s 0406037174000 and 0406131181000), totaling 5.56 acres ± and being the property of LEF LLC, J & K General Contractor Inc., represented by Michael Adams of MAPS Surveying Inc.

TA23-018: Text Amendment to Article 30-3.H.6. Airport Overlay District of the Unified Development Ordinance

TA23-020-025: Proposed Text Amendment to UDO 30-2.C.8 Certificate of Appropriateness; 30-2.A.7.a Powers and Duties of the Historic Resources Commission; 30-2.C.22 Standards and Requirements for Local Landmark Designation; 30-1-9 Unified Development Ordinance; 2-41.A-F Historic Resources Commission.

#### EVIDENTIARY HEARINGS

SUP23-03. Special Use Permit (SUP) to allow the reduction in separation standards between a bar and a church, school or daycare for property located at 127 Hay Street (REID # 0437640039000) and owned by APPLIANCE & INVESTMENT CO., applicant Lawrence Bryant, Electric Jungle LLC.

SUP23-04. Special Use Permit to allow a duplex in the Single-Family Residential 15 (SF-15) zoning district on property located at 105 Arbor View Court (REID # 0427471706000) and owned by Nikki Creecy, Shinelight Properties, LLC.

SUP23-05. Special Use Permit (SUP) to allow the construction of 42 townhomes (single-family attached units) on property zoned Single-Family 6 Residential (SF-6) located on Old Bunce Road (REID # 9497843830000) and being the property of King Model Homes Construction Co. Inc., Project owner Ben Stout, Stout Land Development, LLC., applicant Scott Brown, 4D Site Solutions, Inc.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 5:58 p.m.