

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MINUTES
ZOOM
MARCH 20, 2024
5:00 P.M.**

Present: Council Members Malik Davis (District 2); Mario Benavente (District 3); D. J. Haire (District 4); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Absent: Mayor Mitch Colvin and Council Members Katherine K. Jensen (District 1); Lynne Greene (District 5)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, Interim City Attorney
Adam Lindsay, Assistant City Manager
Kelly Olivera, Assistant City Manager
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Gerald Newton, Development Services Director
Sheila Thomas-Ambat, Public Services Director
Kimberly Leonard, Budget and Evaluation Director
Lisa Harper, Senior Assistant City Attorney
David Steinmetz, Development Services Assistant
Director
Will Deaton, Planning and Zoning Manager
Craig Harmon, Senior Planner
Heather Eckhardt, Planner II
Pamela Megill, City Clerk

1. CALL TO ORDER

Council Member Haire called the meeting to order.

2. AGENDA BRIEFING - Review of Items for the March 25, 2024, City Council Meeting

CONSENT AGENDA

P24-08. Rezoning of 4.75 acres ± from Community Commercial (CC) and Single-Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5), located at 5510 and 5414 Bragg Boulevard (REID #s 0419310372000 and 0419311002000), and is the property of V Capital LLC, represented by Lori Epler of Larry King & Assoc.

P24-09. Rezoning of .42 acres ± from Office and Institutional (OI) to Neighborhood Commercial (NC), located at 916 Hay Street (REID # 0437150542000), and being the property of Cardassi-Langley Investments LLC, represented by Casey Benander.

P24-10. Conditional rezoning to amend conditions in MR-5/CZ located at 0 Rock Creek Lane and 0 Mount Rainer Road (REID #s 0439300490000 and 0439302525000) totaling 17.61 acres ± and being the property of Northridge Towns LLC.

P24-11. Rezoning from Single-Family Residential 6 (SF-6) and Community Commercial (CC) to Community Commercial (CC) located at 5709 Bragg Boulevard (REID # 0419128627000) totaling 9.29 acres ± and being the property of Macpherson LLC.

PUBLIC HEARINGS

P24-12. Initial zoning from Rural Residential (RR) (County) and Single-Family Residential 15 (SF-15) to Mixed Residential 5 (MR-5) located at 0, 1666 and 1674 Cedar Creek Road and 0 and 1678 Fields Road (REID #s 0446803573000, 0446804658000, 0446709250000,

0445892478000, and 0445894268000) totaling 27.72 acres ± and being the property of Cedar Creek Road, LLC.

AX24-02. Cedar Creek Road, LLC, is seeking annexation into the corporate limits of the City of Fayetteville for four contiguous parcels totaling approximately 27.72 acres. These parcels are situated on the western side of Cedar Creek Road at 1666 and 1674 Cedar Creek Road and 0 and 1678 Fields Road. They can be further identified by Parcel Identification Numbers 0445-89-2478, 0446-70-9250, 0446-80-3573, and 0445-89-4268, and Real Estate Identification Numbers 0446804556000, 0446709250000, 0445892478000, and 0445894268000.

SN24-001. Consideration of Renaming Providence Street to JP Swinson Street

EVIDENTIARY HEARINGS

SUP24-01. Special Use Permit to locate a Duplex (two-family dwelling) at 1040 Stamper Road (REID # 0428335880000) totaling 0.25 acres ± and being the property of Rockfish Run Land and Development LLC.

SUP24-03. Special Use Permit (SUP) to allow the construction of 111 townhomes (single-family attached units) on property zoned Single-Family 6 Residential (SF-6) located at 6622 and 6658 Old Bunce Road (REID #s 9497843830000, 9497845917000, and 9497856199000) and being the property of King Model Homes Construction Co. Inc., Robert Bunce, and Fayetteville Habitat for Humanity 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 5:32 p.m.