

**FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEFING MINUTES  
ZOOM  
APRIL 17, 2024  
5:00 P.M.**

Present: Council Members Malik Davis (District 2); Mario Benavente (District 3); D. J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Absent: Mayor Mitch Colvin and Council Member Katherine K. Jensen (District 1)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, 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  
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 April 22, 2024, City Council Meeting**

**CONSENT AGENDA**

P24-17. Rezoning from Single-Family Residential 10 (SF-10) to Limited Commercial (LC) located at 458 Lansdowne Road (REID # 0407661937000) totaling .96 acres ± and being the property of Timothy & April Gant.

P24-18. Rezoning from Light Industrial (LI) to Community Commercial (CC) located at 2326 Owen Drive (REID # 0426419941000) totaling .91 acres ± and being the property of McCauley & McDonald Investments Inc.

SUP24-01. Order of Approval - Findings of Fact: Special Use Permit to locate one Duplex (two-family dwelling) at 1040 Stamper Road (REID # 0428335880000) totaling .25 acres ± and being the property of Rockfish Run Land and Development LLC.

SUP24-03. Order of Approval - Findings of Fact: 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.

**PUBLIC HEARINGS**

Adoption of 2024-2025 Housing and Urban Development Annual Action Plan for Community Development Block Grant, HOME Investment Partnerships Program, and Housing Opportunities for People with HIV/AIDS and 2023-2024 Substantial Amendment

**ADMINISTRATIVE REPORTS**

**Update on Broadell Community Historic Survey**

**Potential Text Amendment to Chapter 30 Regarding Tobacco and Hemp Retail**

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:25 p.m.