

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

Present: Council Members Katherine K. Jensen (District 1); Mario Benavente (District 3); Brenda McNair (District 7); Deno Hondros (District 9)

Absent: Mayor Mitch Colvin and Council Members Malik Davis (District 2); D. J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Courtney Banks-McLaughlin (District 8)

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  
Demetrios Moutos, Planner I  
Brian McGill, Interim Assistant Public Services Director  
Craig Harmon, Senior Planner  
Heather Eckhardt, Planner II  
Pamela Megill, City Clerk

**1. CALL TO ORDER**

Mayor Pro Tem Jensen called the meeting to order and noted a quorum was not present.

**2. AGENDA BRIEFING - Review of Items for the June 24, 2024, City Council Meeting**

Dr. Gerald Newton, Development Services Director, provided an overview of the Development Services items for the June 24, 2024, City Council meeting.

**CONSENT AGENDA**

P24-07. Initial Rezoning of 3.5 acres ± from Planned Industrial [M(P)] to Light Industrial (LI), located at 2246 Angelia M Street (REID # 0447927785000), and being the property of Judd Brook 6, LLC, represented by Gordon Rose.

P24-21. Rezoning from Single-Family Residential 6 (SF-6) to Limited Commercial (LC), located at 1202 Irving Drive (REID # 0438523391000), totaling .24 acres ± and being the property of Charles Davenport.

P24-23. Rezoning of multiple properties from Single-Family Residential 10 (SF-10) and Limited Commercial (LC) to Office and Institutional (OI), located on the north side of Village Drive between Roxie Avenue and Owen Drive, totaling 7.54 acres ± and being the properties of Cumberland County Hospital System Inc.

P24-24. Rezoning from Limited Commercial Conditional Zoning (LC/CZ) to Limited Commercial (LC), located at 7376 and 7376 Stoney Point Road (REID #s 9495108581000 and 9495109789000), totaling 8.65 acres ± and being the property of Kazi Hasiba Burns.

P24-27. Rezoning from Mixed Residential 5 Conditional Zoning (MR-5/CZ) to Single-Family Residential 10 (SF-10) located at 0 Carvers Falls Road (REID # 0530996236000), totaling 3.32 acres ± and being the property of TG Ventures LLC.

SUP24-04. Order of Approval - Findings of Fact; Special Use Permit (SUP) to allow the reduction of the separation requirement between an automotive wrecker service and residentially zoned property located at 639 Gillespie Street (REID # 0436592379000) and being the property of H & A Joint Adventures LLC and Jainelys Prather of J & P Towing and Transporting LLC.`

#### PUBLIC HEARINGS

AX24-01: Judd Brook 6, LLC, is petitioning to annex into the corporate limits of the City of Fayetteville one non-contiguous parcel totaling 3.51 ± acres. This parcel is located north of NC HWY 24 on the corner of Whitehead Road and NC HWY 24 at 2246 Angelia M Street and can be further identified by PIN 0447-92-7785 and REID # 0447927785000.

TA24-10. Proposed amendments to the Hospital Area Overlay and Plan

P24-22. Initial map amendment from Rural Residential (RR) (County) to Mixed Residential 5 Conditional (MR-5/CZ), located at 1666 and 1674 Cedar Creek Road and 1678 and unaddressed parcel on Fields Road (REID #s 0446709250000, 0446804556000, 0445894268000, and 0445892478000), totaling 27.72 acres ± and being the property of Cedar Creek Road, LLC.

AX24-02: Cedar Creek Road, LLC, is petitioning to annex into the corporate limits of the City of Fayetteville four contiguous parcels totaling 27.72 ± acres. These parcels are located on the western side of Cedar Creek Road at 1666 and 1674 Cedar Creek Road, and 0 and 1678 Fields Road, and can be further identified by PINs 0445-89-2478, 0446-70-9250, 0446-80-4556, and 0445-89-4268, and REID #s 0445892478000, 0446709250000, 0446804556000, and 0445894268000.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 5:34 p.m.