

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
LAFAYETTE ROOM, CITY HALL
MARCH 21, 2007
4:00 P.M.**

Present: Mayor Anthony G. Chavonne

Council Members: Keith A. Bates, Sr. (District 1); Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3); Lois A. Kirby (District 5); Paul Williams (District 6); Curtis Worthy (District 7); Juanita Gonzalez (District 8); Wesley A. Meredith (District 9)

Absent: Darrell J. Haire (District 4)

Others Present: Karen M. McDonald, City Attorney
Jimmy Teal, Planning Director

Mr. Jimmy Teal, Planning Director, gave an overview of the following cases scheduled for Council's March 26, 2007 agenda:

Approve the rezoning from R6 residential district to R5A residential district or to a more restrictive zoning classification for property located at 2113 and 2119 Cowan Street. Containing 1.02 acres more or less and being the property of Carroll Memorial Baptist Church as evidenced by deed recorded in Deed Book 5470, Page 131, Cumberland County Registry. Case No. P07-10F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated Carroll Memorial Baptist Church is interested in developing the property for residential uses with the R5A zoning that allows a maximum of 13 units as compared to 9 units with R6 zoning. Mr. Teal further stated the 2010 Land Use Plan Map suggests medium density residential uses, which includes R6 and R5A zoning. Mr. Teal stated the Zoning Commission and planning staff concur with the applicant's request.

Approve the rezoning from R5 residential district to P2 professional district or to a more restrictive zoning classification for property located at 108 Moore Street. Containing 1 acre more or less and being the property of St. Joseph's Episcopal Church as evidenced by deed recorded in Deed Book 99, Page 385, Cumberland County Registry. Case No. P07-13F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated Joseph's Episcopal Church wishes to lease one of their small buildings for office use and professional zoning is needed in order to have office use. Mr. Teal stated the Zoning Commission and planning staff concur with applicant's request.

Approve the rezoning from R10 residential district to P2 professional district or to a more restrictive zoning classification for property located on the western side of Hope Mills Road and south of Sumac Circle. Containing 3.03 acres more or less and being the property of PSP of Fayetteville, LLC as evidenced by deed recorded in Deed Book 7205, Page 715, Cumberland County Registry. Case No. P07-14F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated the applicant wishes to develop the property for office uses. Mr. Teal further stated the recently adopted Hope Mills Road Land Use Plan suggests professional uses for this parcel. Mr. Teal stated the Zoning Commission and planning staff concur with the applicant's request.

Approve the rezoning from R10 residential district to P1 professional district or to a more restrictive zoning classification for property located on the southwest corner of Village Drive and Conover Drive. Containing .36 acres more or less and being the property of VU Properties, LLC as evidenced by deed recorded in Deed Book 6783, Page 89, Cumberland County Registry. Case No. P07-15F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated the applicant

wishes to develop the property for medical office uses. Mr. Teal stated although the 2010 Land Use Plan Map for the property suggests residential uses, the Zoning Commission and the planning staff concur with the applicant's request based on the surrounding land use.

Consider the rezoning from R5 residential district to C3 commercial district or to a more restrictive zoning classification for property located at 1000 Ramsey Street. Containing .49 acres more or less and being the property of the Fayetteville Metropolitan Housing Authority as evidenced by deeds recorded in Deed Books 7120, 7029 & 5212, Pages 647, 521 & 576, Cumberland County Registry. Case No. P07-03F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated the Fayetteville Housing Authority wishes to have their property all zoned to C3 commercial. Mr. Teal stated the Zoning Commission and planning staff recommend C3 commercial district. Council Members asked about other zoning options. Mr. Teal explained the property could be split-zoned and zoned P2.

Consider an application by Georgianna Muwwakkil for a special use permit as provided by the City of Fayetteville Code of Ordinances, Article IV, Section 30-107(24) to allow a daycare in an R6 residential district for property located at 114 Eastwood Avenue. Containing .47 acres more or less and being the property of Nathan Williams and wife as evidenced by deed recorded in Deed Book 565, Page 233, Cumberland County Registry. Case No. P07-11F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated the applicant wishes to open a daycare at 114 Eastwood Avenue. Mr. Teal stated the Zoning Commission recommends approval with conditions. Council Members expressed concern at the proposed number of children at the location.

Consider the rezoning from R10 residential district to C1 commercial district or to a more restrictive zoning classification for property located at 714 Country Club Drive. Containing .46 acres more or less and being the property of Renwick McDonald as evidenced by deed recorded in Deed Book 4778, Page 310, Cumberland County Registry. Case No. P07-16F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated the applicant wishes to operate a barbershop at this location. Mr. Teal explained why the Zoning Commission had no recommendation and stated planning staff recommended denial.

Consider a request for payment-in-lieu of sidewalk construction on Parkview Avenue as requested by Buzz Loyd.

Mr. Teal explained the subdivision ordinance and the City Council sidewalk policy provides an opportunity for an individual to request a payment-in-lieu of constructing the sidewalk. Mr. Teal stated Mr. Loyd's required sidewalk length is 219.12 feet and at \$22 per linear foot, provides a payment of \$4,820.64. Mr. Teal further stated when the applicant submitted the request in December 2006, the linear foot cost was \$22. City Council in February 2006 increased that amount to \$25 per linear foot. Mr. Teal stated the Planning Commission recommends approval of the request at \$22 per linear foot. Council inquired about the amount in the fund and the priority list.

Consider the rezoning from R6 residential and P2 professional district to C1P commercial district or to a more restrictive zoning classification for property located on the southern side of Cliffdale Road between Branchwood Road and Rim Road. Containing 12.01 acres more or less and being the property of Ethel Pate as evidenced by deeds recorded in Deed Books 5984 and 2296, Pages 702 and 129, Cumberland County Registry. Case No. P07-09F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated the applicant wishes to use the property for retail uses. Mr. Teal stated the Zoning Commission recommends

approximately nine of the twelve acres rezoned to C1P.

Consider the rezoning from R15 residential district to R6 residential district or to a more restrictive zoning classification for property located on the western side of Hoke Loop Road. Containing 20 acres more or less and being the property of John Gillis and wife, Roy Turner and wife, Joseph Gillis and wife and James Gillis as evidenced by deed recorded in Deed Book 4093, Page 285, Cumberland County Registry. Case No. P07-12F.

Mr. Teal showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Teal stated the applicants wish higher density of residential development. Mr. Teal stated the Zoning Commission recommends R10 residential district. Council Members asked about allowable units that could be built in each zoning classification. Mr. Teal explained.

There being no further business, the meeting adjourned.