

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
LAFAYETTE ROOM, CITY HALL**

February 22, 2007

4:00 P.M.

Present: Mayor Anthony G. Chavonne

Council Members Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3); Paul Williams (District 6); Curtis Worthy (District 7); Juanita Gonzalez (District 8); Wesley A. Meredith (District 9)

Absent: Keith A. Bates, Sr. (District 1); Darrell J. Haire (District 4); Lois A. Kirby (District 5)

Others Present: Dale E. Iman, City Manager

Karen M. McDonald, City Attorney

Jimmy Teal, Planning Director

Council Member Williams asked to add a case to the agenda pertaining to the denial of a rezoning for property located on Santee Drive. Karen M. McDonald, City Attorney, clarified it would take eight votes to add the item to the Council meeting agenda and, if it has been less than six months since the matter was presented to Council, it would also require a Council Member in opposition to the rezoning to bring the item back to Council. Council Members Evans, Gonzalez and Massey were not amenable to adding the case to the agenda for discussion.

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

Approve the rezoning from R15 residential district to P1 professional district or to a more restrictive zoning classification for property located at 4811 Rosehill Road. Containing 2.00 acres more or less and being the property of George Buie, III as evidenced by deed recorded in Deed Book 3044, Page 259, Cumberland County Registry. Case No. P07-01F.

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 property currently contains a tow truck operation and an old mobile home and the applicant wishes to rezone the property to remove the mobile home and construct a dental office on the site. Mr. Teal stated the Zoning Commission and planning staff recommend P1 professional district.

Approve 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 rezone all of their property to C3 commercial. Mr. Teal stated the Zoning Commission and planning staff recommend C3 commercial district. Council Member Evans asked for clarification on the permissible uses in C3.

Approve the rezoning from P2 professional district to C3 commercial district or to a more restrictive zoning classification for property located on the western side of Carol Street. Containing .34 acres more or less and being the property of Sarah Bullard as evidenced by deed recorded in Deed Book 799, Page 587, Cumberland County Registry. Case No. P07-04F.

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 rezone the tract and combine it with another 3.5 acre tract which is zoned C3 commercial. Mr. Teal stated the Zoning Commission and planning staff recommend C3 commercial district.

Approve the rezoning from C1 commercial district to C3 commercial district or to a more restrictive zoning classification for property located at 331 South Eastern Boulevard. Containing .32 acres more or less and being the property of Paris and Potter Partnership as evidenced by deed recorded in Deed Book 3046, Page 731, Cumberland County Registry. Case No. P07-05F.

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 rezone the property to open a new business and C3 zoning is required to do so. Mr. Teal stated the Zoning Commission and planning staff recommend C3 commercial.

Approve the rezoning from PND planned neighborhood district to C1P commercial district or to a more restrictive zoning classification for property located on the southeast corner of Raeford Road and Gillis Hill Road. Containing 48 acres more or less and being the property of Dan Barker as evidenced by deed recorded in Deed Book 4055, Page 882, Cumberland County Registry. Case No. P07-06F.

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 retail uses on the site which would require commercial zoning. Mr. Teal stated the Zoning Commission and planning staff recommend C1P commercial.

Consider the rezoning from C1P commercial district to C3 commercial district or to a more restrictive zoning classification for property located at 1509 Skibo Road. Containing 2.92 acres more or less and being the property of Eighty-Four Lumber Company as evidenced by deed recorded in Deed Book 5128, Page 691, Cumberland County Registry. Case No. P06-93F.

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. He reminded Council Members the City Council set a public hearing at the January 22, 2007 Council meeting to consider the request. Mr. Teal stated the applicant is interested in acquiring the property for use as a body shop and C3 commercial zoning is necessary in order to operate a body shop at that location. Mr. Teal stated the Zoning Commission recommended approval of the C3 commercial zoning. Several Council Members asked for clarification on the process for pursuing conditional zoning.

Consider the rezoning from R5 residential district to C3 commercial district or to a more restrictive zoning classification for property located on the eastern side of Hillsboro Street. Containing .73 acres more or less and being the property of Joseph Canady and Wesley Meredith as evidenced by deed recorded in Deed Book 7088, Page 503, Cumberland County Registry. Case No. P07-02F.

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 has requested commercial zoning for the property. Mr. Teal stated the Zoning Commission and planning staff recommend denial based on City Council denial of the same request in November 2003 and the property being surrounded on three sides by existing housing and residential zoning.

Consider the rezoning from R5 residential district to P4 professional district or to a more restrictive zoning classification for property located on the southeast corner of Arsenal Avenue and Highland Avenue. Containing .17 acres more or less and being the property of Ira Neil Grant as evidenced by deed recorded in Deed Book 7398, Page 466, Cumberland County Registry. Case No. P07-08F.

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 office use. Mr. Teal stated the Zoning Commission recommends denial. Council Member Williams asked the applicant about boarded up houses in the neighborhood. Discussion ensued about the surrounding neighborhood.

There being no further business, the meeting adjourned.