

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MINUTES
ZOOM
FEBRUARY 22, 2023
5:00 P.M.**

Present: Council Members Shakeyla Ingram (District 2); D. J. Haire (District 4); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8) (arrived at 5:10 p.m.); Deno Hondros (District 9) (arrived at 5:10 p.m.)

Absent: Mayor Mitch Colvin and Council Members Katherine K. Jensen (District 1); Mario Benavente (District 3); Johnny Dawkins (District 5)

Others Present: Douglas Hewett, City Manager
Karen McDonald, City Attorney
Adam Lindsay, Assistant City Manager
Kelly Olivera, Assistant City Manager
Jeff Yates, Assistant City Manager
Jodi Phelps, Chief of Staff
Kemberle Braden, Police Chief
Mike Hill, Fire Chief
Rob Stone, Construction Management Director
Gerald Newton, Development Services Director
Craig Harmon, Senior Planner
Dereke Planter, Code Enforcement Supervisor
Heather Erkhardt, Planner II
Pamela Megill, City Clerk

1.0 CALL TO ORDER

Council Member Haire called the meeting to order at 5:04 p.m. and stated that a quorum was not present.

2. AGENDA BRIEFING - Review of Items for the February 27, 2023, City Council Meeting

City staff presented the following items scheduled for the Fayetteville City Council's February 27, 2023, agenda:

CONSENT

P23-01. Rezoning from Office and Institutional (OI) to Neighborhood Commercial (NC) zoning district of .32 acres ±, located at 1302 Fort Bragg Road (REID # 0427965185000) and being the property of Leslie K. and Justin D. Pearson.

P23-02. Rezoning from Agricultural Residential (AR) to Neighborhood Commercial (NC) on 1 acre ±, located at 3459 Dundle Road (REID # 9495105082000) and being the property of Lorraine Mohler, MOHLER HOMES, INC, represented by Scott Brown, 4D Site Solutions, Inc.

P23-03. Rezoning from Single-Family Residential 6 (SF-6) to Neighborhood Commercial (NC) zoning district of .53 acres ± portion of total 2.98 acres ± parcel, located at 7510 Cliffdale Road (REID # 9487353248000) and being the property of F&F Investments of Fayetteville LLC, represented by Michael Adams of MAPS Surveying Inc.

P23-04. Rezoning of 16.98 ± acres of an 18.85 ± acre parcel from Single-Family 6 (SF-6), Agricultural Residential (AR), and Neighborhood Commercial (NC) to 16.98 ± acres of Mixed-Residential 5 (MR-5) and retain 1.87 ± acres of existing Neighborhood Commercial (NC), located at 0 Morganton Road (REID # 0408149306000), and being the property of Alan Smith, et al., represented by Alex Keith of Tom J. Keith & Associates.

SUP23-01. Order of Approval - Findings of Fact: Special Use Permit to allow a religious institution to reduce the required 500-foot distance separation between adult entertainment, bars, nightclubs, and a religious institution to be located at 929 Bragg Boulevard (REID # 0437172966000), zoned as Community Commercial (CC), totaling 1.15 acres ± and being the property of Peter Stewart, Paula Stewart, George Stewart III, Richard Gochnauer, Richard Bleakley Jr, Catherine Groschan, Louise Barrett, John Stewart, Mary Stokes, Peter Stewart, John Kirkman Trustee, Sandra Kirkman Higgins Trustee.

SUP23-02. Order of Approval - Findings of Fact: Special Use Permit to allow Two- to Four-Family Dwellings (1 triplex) in a Single-Family Residential 6 (SF-6) zoning district, to be located at 206 Post Avenue (REID # 0439705376000), totaling 0.38 acres ± and being the property of Tammy and Tyrone Lock, represented by Lori Epler of Larry King and Associates.

PUBLIC HEARINGS (Public & Legislative Hearings)

P22-48. Conditional rezoning from Single-Family Residential 6 (SF-6) to Mixed Residential 5 Conditional Zoning (MR-5/CZ), to build no more than 72 apartment units, located at 0 Drive off of Rim Road (REID # 9487860537000), containing 12.23 acres ± and being the property of Leisure Living CB LLC, represented by Withers Ravenel.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:21 p.m.