

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
LAFAYETTE ROOM, CITY HALL
APRIL 19, 2007
4:00 P.M.**

Council Members Present: Charles E. Evans (District 2); Lois A. Kirby (District 5); Wesley A. Meredith (District 9)

Absent: Mayor Anthony G. Chavonne; Keith A. Bates, Sr. (District 1); Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4); Paul Williams (District 6); Curtis Worthy (District 7); Juanita Gonzalez (District 8);

Others Present: Dale E. Iman, City Manager
Doug Hewett, Assistant City Manager
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 April 23, 2007 agenda:

Approve the initial zoning to R10 residential district or to a more restrictive zoning classification for property located on the south side of Clinton Road and west of Locks Creek Church Road. Containing 41.50 acres more or less and being the property of Floyd Properties and Development, Inc. as evidenced by map and legal description furnished by the City of Fayetteville and annexed by the City of Fayetteville on February 26, 2007. Case No. P07-18F.

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 explained that City Council policy is to initially zone property to the closest city-zoning district as it was zoned in the county. Mr. Teal stated the property was zoned R10 residential district in the county and R10 is the comparable zoning in the city. Mr. Teal stated the Zoning Commission and planning staff recommend R10 residential district.

Approve the initial zoning to M2 industrial district for property located on the south side of Belt Boulevard. Containing 11.42 acres more or less and being the property of Hardy Management Company, LLC as evidenced by map and legal description furnished by the City of Fayetteville and being considered for annexation by the City of Fayetteville on February 26, 2007. Case No. P07-19F.

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 explained that City Council policy is to initially zone property to the closest city-zoning district as it was zoned in the county. Mr. Teal stated the property was zoned M(P) industrial in the county and M2 is the comparable zoning in the city. Mr. Teal stated the Zoning Commission and planning staff recommend M2 industrial district.

Approve the rezoning from R10 residential district to C1P commercial district or to a more restrictive zoning classification for property located on the eastern side of the realigned Bingham Drive and north of Bingham Place. Containing 5.87 acres more or less and being the property of Raymond Carroll Thomas as evidenced by deeds recorded in Deed Books 7302 and 5124, Pages 747 and 803, Cumberland County Registry. Case No. P07-22F.

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 2010 Land Use Plan Map for the site suggests commercial uses and the Zoning Commission and planning staff recommend C1P.

Approve the rezoning from R6 residential district to P2 professional district or to a more restrictive zoning classification for property located on the western side of Devers Street. Containing 0.6 acres more or less and being the property of Vaughn Memorial Presbyterian Church. Case No. P07-23F.

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 2010 Land Use Plan Map for the site suggests professional uses and the Zoning Commission and planning staff recommend P2.

Approve the rezoning from AR agricultural/residential district to C1P commercial district or to a more restrictive zoning classification for property located on the northern side of Raeford Road and west of Cliffdale Road. Containing 3.83 acres more or less and being the property of William and Betty Mitchell. Case No. P07-24F.

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 that although the 2010 Land Use Plan for the site suggests residential uses, the surrounding zoning is primarily commercial. Mr. Teal stated the Zoning Commission and planning staff recommend C1P.

Approve the rezoning from C1P commercial district and R10 residential district to C1 commercial district or to a more restrictive zoning classification for property located on the northwest corner of Sequoia Road and Hope Mills Road. Containing .42 acres more or less and being the property of David Faircloth. Case No. P07-25F.

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 2010 Land Use Plan Map suggests commercial zoning and C1 commercial zoning with smaller setback requirements are more appropriate for this lot. Mr. Teal stated the Zoning Commission and planning staff recommend C1P.

Approve the rezoning from C1A commercial district to C1 commercial district or to a more restrictive zoning classification for property located on the southern side of Andrews Road and west of Ramsey Street. Containing 15.53 acres more or less and being the property of Brenda Lyons, Elaine Baker, Lynwood and Ora Rosser, Sherrill Collier and Clye and Maybelle Culbreth. Case No. P07-27F.

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 although the 2010 Land Use Plan Map suggests residential uses, the current zoning is commercial. Mr. Teal stated the Zoning Commission and planning staff recommend C1.

Consider 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 further stated that City Council set a public hearing for this case at the March 26, 2007 meeting. Mr. Teal stated the Zoning Commission recommends approval of P1 professional district.

Consider an application by Isabella Lovejoy for a Special Use Permit as provided for by the City of Fayetteville Code of Ordinances, Article IV, Section 30-107(24) to allow a daycare in a P2 professional district for property located at 469 Vancouver Drive. Containing .85 acres more or less and being the property of RJPC II, LLC. Case No. P07-20F.

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 is zoned P2 professional and requires a special use permit in order to operate a daycare at that location. Mr. Teal stated the Zoning Commission recommends approval of the special use permit with conditions.

Consider approval of an infill project located at 319 Fairfield Road containing two lots with a single-family house on each lot. The size of each lot is .37 of an acre.

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 Planning Commission held a public hearing and recommended approval; however, two individuals appealed the decision of the Planning Commission triggering the public hearing. Mr. Teal stated the Planning Commission recommends approval of the infill plan as submitted by the applicant.

Consider an amendment to the Fayetteville Code of Ordinances, Section 30, Zoning, to add a mixed-use conditional zoning district.

Mr. Teal explained that the mixed-use conditional zoning district allows property owners the opportunity to have more than one type of use for their development. Mr. Teal stated the County has a mixed-use zoning district, but the City does not and the Planning Commission recommends approval of the mixed-use zoning district.

Discussions of Changes to Solid Waste Service

Mr. Doug Hewett, Assistant City Manager, stated that there had been questions regarding city staff's proposal to provide service to the area. He then explained city staff's calculations and the benefits associated with city staff service to the area.

There being no further business, the meeting adjourned.