

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
MINUTES
LAFAYETTE ROOM
MAY 21, 2008
4:00 P.M.**

Present: Mayor Anthony G. Chavonne (arrived 4:10 p.m.)
Council Members Bobby Hurst (District 5); Keith A. Bates, Sr. (District 1);
Theodore W. Mohn (District 8); Valencia A. Applewhite (District 7)(arrived at 4:35 p.m.)
Absent: Council Members Charles E. Evans (District 2); Robert A. Massey, Jr. (District
3); Darrell J. Haire (District 4); William J. L. Crisp (District 6); Wesley A. Meredith (District 9)
Others Present: Karen M. McDonald, City Attorney
Jimmy Teal, Planning Director
Kyle Garner, Planner II
Press

Planning staff gave an overview of the following items scheduled for the Fayetteville City Council's May 27, 2008 agenda:

Approve the rezoning from R5 residential district to P2 professional district or a more restrictive zoning classification for property located at 909 and 915 Arsenal Avenue and 207 Davis Street. Containing .69 acres more or less and being the property of Edmund Williams. Case No. P08-18F

Kyle Garner, Planner, 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. Garner stated the applicant wishes to redevelop the property for mixed use consisting of office and residential uses. Mr. Garner further stated although the 2010 Land Use Plan suggests median density residential for the site, the Zoning Commission and planning staff recommend approval of the request based on the surrounding land use.

Approve the rezoning from AR agricultural/residential district to R10 residential district or a more restrictive zoning classification for property located at 7786 Cottonwood Avenue. Containing .35 acres more or less and being the property of Gillis Properties. Case No. P08-21F

Kyle Garner, Planner, 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. Garner stated the applicant wishes to use the lot for residential uses. Mr. Garner explained the AR district requires 20,000 square feet per unit and the lot size of 15,246 square feet does not allow the applicant to develop the lot. Mr. Garner further explained a rezoning to R10 allows one residential unit to be placed on the property. Mr. Garner stated the Zoning Commission and planning staff recommend approval of the request.

Approve the rezoning from AR agricultural/residential to C1P commercial district or to a more restrictive zoning classification for property located at 7727 Raeford Road. Containing 1.00 acre more or less and being the property of J. Gillis, LLC. Case No. P08-22F

Kyle Garner, Planner, 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. Garner stated the lot is surrounded by commercial zoning and the 2010 Land Use Plan suggests commercial uses for the property. Mr. Garner further stated the Zoning Commission and planning staff recommend approval of the request. Council inquired about the status of the big box ordinance as it related to commercial development.

Consider a request from Lamar Advertising to upgrade a two-sided face static billboard located south of Raeford Road and west of Strickland Bridge Road to a two-sided face digital billboard in exchange for removing a two-sided face static billboard at the corner

of Person Street and Water Street. Case No. B08-02

Karen M. McDonald, City Attorney, advised Council the purpose of the agenda briefing was to allow Council an opportunity to request any information they may need that was not provided and that due to the quasi-judicial nature of the case, there should be no discussion.

Mr. Garner showed the location of the request and stated City Council in 2007 adopted a billboard transfer ordinance allowing a billboard owner to upgrade their legal non-conforming billboard in exchange for removing a billboard based on a billboard face for a billboard face.

Consider a request from Lamar Advertising to upgrade a two-sided face static billboard located north of Raeford Road across from Hope Mills Road to a two-sided face digital billboard in exchange of removing a two-sided face static billboard on the east side of Murchison Road at West Rowan Street. Case No. B08-03

Mr. Garner showed the location of the request and stated City Council in 2007 adopted a billboard transfer ordinance allowing a billboard owner to upgrade their legal non-conforming billboard in exchange for removing a billboard based on a billboard face for a billboard face.

Consider a request from Lamar Advertising to upgrade a two-sided face tri-vision billboard located south of Raeford Road across from Skibo Road to a two-face digital billboard in exchange for removing a two-face static billboard north of Russell Street and west of Eastern Boulevard. Case No. B08-04

Mr. Garner showed the location of the request and stated City Council in 2007 adopted a billboard transfer ordinance allowing a billboard owner to upgrade their legal non-conforming billboard in exchange for removing a billboard based on a billboard face for a billboard face.

Consider an application by Heather Jones for a Special Use Permit for a daycare facility in an R10 residential district for developed property located at 6258 Clifdale Road. Containing .46 acres more or less and being the property of Darryl Rozier. Case No. P08-15F

Mr. Garner 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. Garner stated Ms. Jones wishes to place a daycare on residentially zone property, which requires a special use permit by City Council. Mr. Garner further stated the Zoning Commission recommends approval with conditions.

Consider the rezoning from P2 professional district to C1 commercial district or to a more restrictive zoning classification for property located at 515 Bunce Road. Containing .834 acres more or less and being the property of Horizons Property Management, LLC. Case No. P08-16F

Mr. Garner 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. Garner stated the applicant wishes to use the property for retail uses. Mr. Garner further stated planning staff recommended denial of the rezoning and the Zoning Commission recommends approval.

Consider the rezoning from R10 residential district to C1 commercial district or to a more restrictive zoning classification for property located at 7502 Telfair Drive. Containing .56 acre more or less and being the property of Wallis & Rosemonde Waller. Case No. P08-23F

Mr. Garner 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. Garner stated the applicant wishes to use the property for retail uses. Mr. Garner further stated planning staff recommended denial of the rezoning and the Zoning Commission recommends approval.

Council Member Mohn questioned the zoning of two parcels in the vicinity and Mr. Garner was to verify. Council Member Mohn also asked about entrances to commercial businesses.

Mayor Chavonne requested clarification on action of the Zoning Commission and recommendation of planning staff. Council Member Applewhite requested clarification of P2 and P4 zoning classifications.

There being no further business, the meeting adjourned at 4:45 p.m.