

**FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEFING MINUTES**

**MAY 20, 2009**

**4:00 P.M.**

**LAFAYETTE ROOM**

Present: Mayor Anthony G. Chavonne

Council Members Darrell J. Haire (District 4); Bobby Hurst (District 5); Valencia A. Applewhite (District 7); Theodore W. Mohn (District 8)

Absent: Council Members Keith A. Bates, Sr. (District 1); Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3); William J. L. Crisp (District 6); Wesley A. Meredith (District 9)

Others Present: Dale E. Iman, City Manager  
Jimmy Teal, Planning Director  
Craig Harmon, Planner II  
Karen Hilton, Assistant Planning Director

Staff provided overviews of the following items scheduled for the May 26, 2009 City Council meeting:

**Approve the rezoning from C1P commercial district to C1 commercial district for property located at 5953 Yadkin Road. Containing 0.41 acres more or less and being the property of Song Y Kim. Case Number P09-12F**

Craig Harmon, Planner II, 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. Harmon stated the previous building on this property suffered fire damage and was demolished. Mr. Harmon explained the setback in the C1P district was 30 feet from any side yard property line and the lot width was approximately 56 feet making it impossible to rebuild on the lot. Mr. Harmon further explained the applicant was requesting C1 commercial zoning, which would allow a side yard setback of 3 feet thereby allowing a new building on the site. Mr. Harmon stated the uses in C1 commercial direct were the same as the uses in the C1P commercial district. Mr. Harmon further stated the Zoning Commission and planning staff concurred with the applicant's request for C1 commercial zoning.

**Approve the rezoning from AR residential/agricultural district to R10 residential district for property located at the southeast corner of Clinton Road and Burlington Drive. Containing 4.225 acres more or less and being the property of Floyd Properties and Development Company, Inc. Case Number P09-15F**

Mr. Harmon 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. Harmon explained this property was annexed in April 2008 and in February 2007, a separate Floyd Property tract containing 41.50 acres was annexed. Mr. Harmon further explained the 41.50 acre tract was zoned R10 when it was in the county and was initially zoned R10 in the city, and the tract annexed last year was zoned RR rural residential in the county and initially zoned AR in the city. Mr. Harmon stated the R10 request was consistent with the surrounding zoning and the property was served with PWC water and sewer. Mr. Harmon further stated the Zoning Commission and planning staff concurred with the applicant's request for R10 zoning.

**Consider the rezoning from P2 professional district and R10 residential district to MU/CZ mixed use/conditional zoning district for office and retail uses on property located at 503 Owen Drive and 504 Terry Circle. Containing 0.60 acres more or less and being the property of George J. Demetri, Jr. Case Number P09-13F**

Mr. Harmon 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. Harmon stated the applicant wished to construct a building for a medical office and retail space to include a snack bar or grill. Mr. Harmon explained planning staff recommended denial of the request based on the 2010 Land Use Plan and surrounding zoning. Mr. Harmon stated the Zoning Commission recommended approval of the mixed use/conditional zoning as requested by the applicant.

**Consider the rezoning from R10 residential district to P2 professional district on property located at 1800 Fargo Drive. Containing 0.56 acres more or less and being the property of Loretta Toad. Case Number P09-14F**

Mr. Harmon 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. Harmon explained the applicant wished to rezone the property to professional in order to utilize the property for office use. Mr. Harmon stated the planning staff recommended denial based on the surrounding zoning and the Zoning Commission recommended approval of the P2 professional zoning as requested by the applicant.

**Consider extending the corporate limits of the City of Fayetteville for a petition-initiated contiguous annexation for Longhill Pointe, LLC. (Located on the northwest corner of Ramsey Street and McCloskey Road.)**

Mr. Harmon explained the annexation petition was submitted in order to receive PWC water and sewer service consistent with City Council policy #150.2. Mr. Teal stated recommendation was for adoption of the annexation ordinance effective May 26, 2009.

**Consider the initial zoning to R5A Residential District or to a more restrictive zoning classification for property located on the northwest corner of Ramsey Street and McCloskey Road. Containing 18.30 acres more or less and annexed by the City of Fayetteville. Case Number P08-57F**

Mr. Harmon explained the property is currently zoned R5A in the county. The City Council policy is to initially zone property in the city as it was previously zoned in the county.

There being no further business, the meeting adjourned at 4:50 p.m.