

FAYETTEVILLE CITY COUNCIL

AGENDA BRIEFING MINUTES

MARCH 19, 2009

4:00 P.M.

LAFAYETTE ROOM

Present: Mayor Anthony G. Chavonne (arrived 4:45 p.m.)

Council Members Keith A. Bates, Sr. (District 1); Bobby Hurst (District 5);
Valencia A. Applewhite (District 7); Theodore W. Mohn (District 8); Wesley A. Meredith (District
9)(departed 5:00 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)

Others Present: Dale E. Iman, City Manager

Jeffrey Powell, Assistant City Manager

Doug Hewett, Assistant City Manager (arrived 4:25 p.m.)

Karen McDonald, City Attorney

Lisa Smith, Chief Financial Officer

Tracey Broyles, Budget and Evaluation Manager

Rob Anderson, Chief Development Officer

Michael Gibson, Parks and Recreation Director

Jimmy Teal, Planning Director

Karen Hilton, Assistant Planning Director

Jackie Tuckey, Communications Manager/Public Information Officer

Rebecca Rogers-Carter, Management Analyst

Press

Staff provided overviews of the following items scheduled for the March 23, 2009 City
Council meeting:

**Approve the rezoning from R10 residential district to P4 professional district or to a more
restrictive zoning classification for property located at 2026 Hope Mills Road. Containing
0.28 acres more or less and being the property of J & E Pest Enterprise. Case Number
P09-07F**

Jimmy Teal, Planning Director, 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 further stated the Hope Mills
Road Corridor Study recommends office use for this property and the Zoning Commission and
planning staff concur with the applicant's request for P4 professional zoning. Mr. Teal explained
because the item was on the consent agenda, options available to Council were to approve or
pull for public hearing.

**Consider an application by Columbus Thurmond for a Special Use Permit to allow a
daycare in an R6 residential district for property located at 5007 Redwood Drive.
Containing .26 acres more or less and being the property of Columbus Thurmond. Case
Number P09-06F**

Jimmy Teal, Planning Director, 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 operate a daycare for thirty children for property located at 5007
Redwood Drive. Mr. Teal further stated City Council opened the public hearing on February 23rd
and continued the public hearing to March 23rd based on a request from Mr. Thurmond who
could not be present at the meeting on February 23rd.

**Consider an application by Chris Manning to amend a previously approved R6 residential
district\conditional zoning case to allow the flexibility of the of the multifamily residential
units to be condominiums and\or apartments for an area located on Rosehill Road at the
end of Grafton Avenue and behind Haymount Presbyterian Church. Containing 28.2 acres
more or less and being the property of Green Valley South, LLC. Case Number P09-02F**

Jimmy Teal, Planning Director, 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 City Council on July 23, 2007 approved a rezoning request from R10 residential district to R6 residential district\CZ conditional zoning for 61 single-family homes and 192 condominium units. Mr. Teal explained approval of this most recent request allows the developer to construct 192 multifamily units as condominiums or apartments or a combination of the two. Mr. Teal further explained all other conditions associated with the approval of the rezoning request in July 2007 remain in effect. Mr. Teal stated City Council pulled this item from the consent agenda on February 23rd and set a public hearing for March 23rd. Mr. Teal responded to questions posed by Council regarding crime and ingress and egress.

Consider the rezoning from R10 residential district to R5 residential district or to a more restrictive zoning classification for property located at 5946 Cliffdale Road. Containing 2.00 acres more or less and being the property of Mayon J. Weeks and Dorothy Weeks. Case Number P09-08F

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 rezone the property to a greater density to redevelop the property and submitted a request for rezoning to R5 residential district. Mr. Teal further stated the applicant agrees with the Zoning Commission and the planning staff for R6 residential zoning. Mr. Teal explained this case will appear as a regular item on the agenda based on the Zoning Commission recommending approval for a zoning district other than what the applicant requested and based on no appeal being filed relative to the Zoning Commission's recommendation. Mr. Teal explained options available to Council were to approve or set a public hearing.

Consider a recommendation to the Cumberland County Joint Planning Board on a waiver request by Gilbert Smith Family, LLC for 462 linear feet of sidewalk on the eastside of River Road at the intersection of Sweetie Road.

Jimmy Teal, Planning Director, 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 the Gilbert Smith Family, LLC is developing property at the corner of River Road and Sweetie Road and this property is within the City of Fayetteville's Municipal Influence Area, which requires the construction of a sidewalk abutting any paved public road. Mr. Teal further explained the property abuts River Road for a total of 546 linear feet requiring the developer to install a sidewalk adjacent to River Road for that length. Mr. Teal stated the applicant is requesting the Cumberland County Joint Planning Board to waive the sidewalk request. Mr. Teal further stated before acting upon the request, the Cumberland County Joint Planning Board is requesting a recommendation from the Fayetteville City Council on this matter.

Presentation of the Five-Year Financial Forecast for Fiscal Years 2010-2014

Dale E. Iman, City Manager, provided an introduction to the general fund financial forecast. Mr. Iman explained the purpose and general assumptions as contained in the forecast document. Lisa Smith, Chief Financial Officer, explained revenue assumptions, expenditure assumptions and financial forecasts.

There being no further business, the meeting adjourned at 5:45 p.m.