

FAYETTEVILLE CITY COUNCIL

AGENDA BRIEFING MINUTES

APRIL 23, 2009

4:00 P.M.

LAFAYETTE ROOM

Present: Mayor Anthony G. Chavonne

Council Members Keith A. Bates, Sr. (District 1); Darrell J. Haire (District 4); Bobby Hurst (District 5); William J. L. Crisp (District 6);

Absent: Council Members Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3); Valencia A. Applewhite (District 7); Theodore W. Mohn (District 8); Wesley A. Meredith (District 9)

Others Present: Dale E. Iman, City Manager

Jeffrey Powell, Assistant City Manager

Karen McDonald, City Attorney

Rob Anderson, Chief Development Officer

Craig Hampton, Planner II

Frank Barrow, PWC Director of Business Planning, Development and Logistics

Joe Callis, PWC Business Planning Manager

Joe Glass, PWC Engineering Manager

Jim Autry, Right of Way Supervisor

Jim Nance, PWC Legal Counsel

Staff provided overviews of the following items scheduled for the April 27, 2009 City Council meeting:

Approve the rezoning from C3 commercial district to R5\CZ residential district\conditional zoning to allow an apartment complex allowing a maximum of 248 units for property located between 4006 and 4306 Bragg Boulevard. Containing 12.32 acres more or less and being the property of 3701 Limited Partnership. Case Number P09-11F

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 applicant wished to rezone vacant property along Bragg Boulevard from C3 commercial district to R5 conditional zoning in order to construct two large apartment buildings housing a total of 248 units. Mr. Harmon explained the R5 residential zoning allowed approximately 345 units, but the applicant requested R5 conditional zoning capping the number of units at 248. Mr. Harmon stated the Zoning Commission and planning staff concurred with the applicant's request for R5 conditional zoning with 248 apartment units. Mr. Harmon further stated the Zoning Commission held a public hearing on this request on March 10, 2009.

Council Member Bates inquired regarding access for fire and safety and ingress and egress. Mr. Harmon explained conditions pertinent to the case. Rob Anderson, Chief Development Officer, added that the developer planned to landscape the entire Bragg Boulevard frontage and remove the existing impervious surfaces.

Consider Resolution Authorizing Condemnation to Acquire Certain Property

Joe Callis, PWC Business Planning Manager, explained an easement was needed to construct a sewer main to serve the proposed Western Elementary School on Century Circle. Mr. Callis further explained they had been unable to reach an agreement with the property owners and were therefore requesting a resolution to authorize condemnation to acquire the necessary easements. Mr. Callis outlined negotiations that had been involved with the acquisition of the utility right-of-way easement.

Military Business Park Participation Agreement

Dale E. Iman, City Manager, explained in December of 2006, the Military Business Park was sited on Sante Fe Drive and Bragg Boulevard. Mr. Iman also explained the City of Fayetteville had been awarded federal grants in the amount of \$666,750 for the purpose of establishing a

Military Business Park. Mr. Iman stated the agreement would authorize the City to appropriate the \$666,750 for use in constructing the sanitary sewer for the Military Business Park and would designate the Fayetteville Public Works Commission (PWC) as the lead agency for engineering services, construction management and all other work required to complete the project. There being no further business, the meeting adjourned at 4:45 p.m.