

**FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEFING MINUTES  
LAFAYETTE ROOM  
JANUARY 20, 2010  
4:00 P.M.**

Present: Mayor Anthony G. Chavonne (arrived at 4:45 p.m.)  
Council Members Keith A. Bates, Sr. (District 1); Kady-Ann Davy (District 2);  
Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4); Bobby Hurst (District 5); William J.  
L. Crisp (District 6); Valencia A. Applewhite (District 7); Theodore W. Mohn (District 8);  
Wesley A. Meredith (District 9)

Others Present: Dale E. Iman, City Manager  
Karen M. McDonald, City Attorney  
Douglas J. Hewett, Assistant City Manager  
Kristoff Bauer, Assistant City Manager  
Craig Harmon, Planner II  
Marsha Bryant, Planner  
Karen Hilton, Planner Division Manager

**INVOCATION**

The invocation was offered by Council Member Hurst.

Mr. Craig Harmon, Planner II, presented the following items scheduled for the Fayetteville City Council's January 25, 2010, agenda:

**A. Case No. P09-47F. The rezoning from P2 Professional to C1P Commercial District or to a more restrictive zoning classification for property located at 8363 Cliffdale Road. Containing 0.44 acres more or less and being the property of Ethel and Worth A. Pate.**

Mr. Craig Harmon, Planner II, presented this item. 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. He stated the Zoning Commission and Planning staff would be recommending approval of the rezoning from P2 Professional District to C1P Commercial Shopping District based on the information provided in the staff report and the recommendations of both the Commission and staff.

**B. Case No. P09-48F. The rezoning from AR Agricultural Residential District to R5A Residential District or to a more restrictive zoning classification for property located to the west of 8047 Raeford Road. Containing 28.66 acres (of 33.71 total) more or less and being the property of John A Williams, Jr., et al. heirs.**

Mr. Craig Harmon, Planner II, presented this item. 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. He stated the Zoning Commission and Planning staff would be recommending approval of the rezoning from AR Agricultural Residential District to R10 Residential District based on the information provided in the staff report.

Council expressed concerns regarding the potential for multi-family housing if the density was increased.

**C. Case No. P09-49F. The rezoning from P2 Professional District to C3 Commercial District or to a more restrictive zoning classification for property located at 230 Robeson Street. Containing 0.47 acres more or less and being the property of Charleston Seven Group, LLC.**

Mr. Craig Harmon, Planner II, presented this item. 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. He stated the Zoning Commission and Planning staff would be recommending approval of the rezoning from P2 Professional District to C3 Commercial District based on the information provided in the staff report.

**D. Cases P09-35F, P09-41F, P09-46F, and P09-50F.**

Council was advised the notification requirements were not met in the above referenced cases and, therefore, would be heard at a future meeting. Mr. Dale Iman, City Manager, advised some of the cases would be heard at the February 8, 2010, meeting to balance the agendas.

Council Member Bates expressed concerns about development occurring in accordance with County standards and then being annexed. Council also inquired about bus shelters.

**E. Development Services - Case No. P09-45F. The initial zoning of 128 acres of newly annexed property on the south side of Andrews Road across from Rosebank Drive to MU Mixed Use Conditional Zoning District. River Landing Center, LLC, owner.**

Mr. Craig Harmon, Planner II, presented this item. 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. He explained the initial zoning to MU Mixed Use Conditional Zoning District. He stated the Zoning Commission and Planning staff would be recommending approval of the initial zoning to MU/CZ Mixed Use Conditional District based on the City's policy and the record of Cumberland County's action related to this property including all conditions established thereby.

Council Member Bates inquired regarding the ability to add additional conditions.

**F. Closed session for consultation with attorney.**

**MOTION: Mayor Pro Tem Haire moved to go into closed session for discussion of AIT litigation.**

**SECOND: Council Member Meredith**

**VOTE: UNANIMOUS (10-0)**

The regular session recessed at 5:00 p.m. The regular session reconvened at 5:30 p.m.

**MOTION: Council Member Crisp moved to go into open session.**

**SECOND: Council Member Massey**

**VOTE: UNANIMOUS (10-0)**

There being no further business, the meeting adjourned at 5:30 p.m.