

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MINUTES
LAFAYETTE ROOM
APRIL 21, 2010
4:00 P.M.**

Present: Mayor Anthony G. Chavonne
Council Members Keith A. Bates, Sr. (District 1); Kady-Ann Davy (District 2) (arrived at 4:31 p.m.); 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) (arrived at 4:31 p.m.)
Absent: Council Member Wesley A. Meredith (District 9)
Others Present: Dale E. Iman, City Manager
Karen M. McDonald, City Attorney
Kristoff Bauer, Assistant City Manager
Rob Anderson, Development Services Director
Karen Hilton, Planning Division Manager
Craig Harmon, Planner II
Rita Perry, City Clerk
Press

The following items were scheduled for the Fayetteville City Council's April 26, 2010, agenda:

CONSENT ITEMS

Mr. Craig Harmon, Planner II, presented the following cases. He showed vicinity maps and gave overviews of the current land uses, current zonings, surrounding land uses and zonings, and 2010 Land Use Plan.

Case No. P10-07F: The rezoning of the property located at 6402 Yadkin Road from P2 Professional District to C1 Commercial District. David J and Pamela Harsant, owners.

Council Member Crisp questioned whether bars or clubs were allowed in C1 Commercial District and whether the number of notification letters were reduced during this process. Mr. Harmon replied in the negative to both questions.

Case No. P10-08F: The rezoning of the property located at 2601 Lone Pine Drive from R15 Residential District to R6 Residential District. Carolina Conference Association of Seventh-Day Adventist, owners.

Council Member Massey inquired why the applicant was requesting rezoning from R15 to R6. Mr. Harmon responded the R15 district had a greater setback requirement and summarized the requirements.

Council Member Bates inquired what permitted uses would be allowed in the R16 zoning. Mr. Harmon responded the church could expand, possibly build houses and/or a daycare.

Case No. P10-09F: The rezoning of the property located at 1036, 1040, 1042, 1044 Bragg Boulevard from R5 Residential and C1 and C3 Commercial Districts to C3 Commercial District. Ron and Sharon Mathews, owners.

PUBLIC HEARING ITEM

Mr. Craig Harmon, Planner II, presented the following cases. He showed vicinity maps and gave overviews of the current land uses, current zonings, surrounding land uses and zonings, and 2010 Land Use Plan.

Case No. P10-10F: Appeal of denial by Zoning Commission for the rezoning of property located at 6303 Denver Drive from R6 Residential District to C1A Commercial District. B & M of Bingham, Inc., owners.

Mr. Harmon reviewed the basis for denial.

Case No. P10-11F: The issuing of a Special Use Permit for the expansion of a medical office on property located at 1811 and 1815 Fort Bragg Road. Alpha Omega Holdings, LLC, owners.

Mr. Harmon stated the Zoning Commission recommended approval and requested the applicant come back with a more conformity design.

Council Member Massey requested clarification of the existing structure. Mr. Harmon clarified there were two existing buildings and explained where the new structure would be constructed. Mayor Chavonne questioned whether stipulations could be placed regarding the type of structure/roof. Mr. Harmon replied in the affirmation.

Council Member Crisp questioned whether there was any opposition. Mr. Harmon replied in the negative.

Public hearing for voluntary petition requesting annexation - Avis Budget Car Wash at 3261 Doc Bennett Road.

Mr. Harmon stated this was contiguous and the applicant wished to hook up to PWC water and sewer.

Public hearing for voluntary petition requesting annexation - Watkins Property at 1645 McArthur Road.

Mr. Harmon stated this was noncontiguous and the applicant wished to hook up to PWC water and sewer. He stated the zoning aspect would be presented to Council next month.

Consider an amendment to City Code Chapter 30, Zoning, to set standards and guidelines for child care facilities considered as a special use in a residential zoning district.

Ms. Karen Hilton, Planning Division Manager, provided an overview of the definitions, standards, and guidelines of this item revision.

Mayor Pro Tem Haire questioned whether another facility could be reopened in a location where a facility once existed and then closed. Ms. Hilton replied in the affirmative. She stated there was a 12-month grace period and the facility would be considered a legal nonconformity.

An amendment to City Code Chapter 30, Zoning, to allow fencing in certain side yard areas subject to allowed materials and height standards.

This item was deferred to May 10, 2010.

There being no further business, the meeting adjourned at 4:55 p.m.