



FAYETTEVILLE CITY COUNCIL  
AGENDA  
JULY 23, 2012  
7:00 P.M.  
City Hall Council Chambers

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**1.0 CALL TO ORDER**

**2.0 INVOCATION**

**3.0 PLEDGE OF ALLEGIANCE**

**4.0 APPROVAL OF AGENDA**

**5.0 CONSENT**

- 5.1 Addition of Certain Streets to the City of Fayetteville System of Streets
- 5.2 Capital Project Ordinance Amendment 2013-13 (FY2012 Street Resurfacing Project)
- 5.3 P12-29F Rezoning from AR Agricultural Residential to OI Office and Institutional District, for property located at US 401 South – South Raeford Road. Containing 34.8 acres more or less and being the property of William J. Gillis.
- 5.4 P12-30F Rezoning from SF-10 Single Family District to OI Office and Institutional District, on property located at 1804 Fargo Drive. Containing .46 acres more or less and being the property of Tochari Investments, LLC.
- 5.5 P12-32F Rezoning from R6 Residential District to HI/GZ Heavy Industrial Conditional Zoning District located at 714 Dunn Road. Containing 30 acres more or less and being the property of Bishop Leasing Inc.
- 5.6 P12-35F Rezoning from MR-5 Mixed Residential District to CC Community Commercial District located at 4938 Bragg Blvd. Containing 1.3 acres more or less and being the property of Katty Moore Jones.
- 5.7 P12-36F Rezoning from MR-5 Mixed Residential District to OI Office and Institutional District located at Fisher Street and Holt Williamson Street. Containing 2.10 acres more or less and being the property of Fayetteville

5.8 Bid Recommendation- Galvanized Steel Poles

5.9 Bid Recommendation - Tubular Steel Structures

5.10 PWC Capital Project Fund Resolutions and Budgets

## **6.0 PUBLIC HEARINGS**

*For certain issues, the Fayetteville City Council may sit as a quasi-judicial body that has powers resembling those of a court of law or judge. The Council will hold hearings, investigate facts, weigh evidence and draw conclusions which serve as a basis for its decisions. All persons wishing to appear before the Council should be prepared to give sworn testimony on relevant facts.*

6.1 P12-31F Request for a Special Use Permit for office use within 100 feet of residential development in the Hospital Overlay, on a property located at 1804 Fargo Drive. Containing 0.46 acres more or less and being the property of Tochari Investments, LLC; contingent on rezoning to OI.  
Presenter(s): Craig Harmon, AICP, CZO - Planner II

6.2 P12-33F Request for a Special Use Permit for a utility substation in a SF-10 district located at 5311 Redwood Drive, property of City of Fayetteville.  
Presenter(s): Craig Harmon, AICP, CZO - Planner II

6.3 P12-34F Rezoning from LC Limited Commercial District and OI Office and Institutional District to all LC Limited Commercial District, located at 1907 Murchison Road. Containing 1.14 acres more or less and being the property of Spurgeon D. Watson.  
Presenter(s): Craig Harmon, AICP, CZO - Planner II

## **7.0 ADMINISTRATIVE REPORTS**

7.1 Monthly Statement of Taxes for June 2012

## **8.0 ADJOURNMENT**

## **CLOSING REMARKS**

### **POLICY REGARDING NON-PUBLIC HEARING AGENDA ITEMS**

Anyone desiring to address the Council on an item that is not a public hearing must present a written request to the City Manager by 10:00 a.m. on the Wednesday preceding the Monday meeting date.

### **POLICY REGARDING PUBLIC HEARING AGENDA ITEMS**

Individuals wishing to speak at a public hearing must register in advance with the City Clerk. The Clerk's Office is located in the Executive Offices, Second Floor, City Hall, 433 Hay Street, and is open during normal business hours. Citizens may also register to speak immediately before the public hearing by signing in with the City Clerk in the Council Chamber between 6:30 p.m. and 7:00 p.m.

### **POLICY REGARDING CITY COUNCIL MEETING PROCEDURES SPEAKING ON A PUBLIC AND NON-PUBLIC HEARING ITEM**

Individuals who have not made a written request to speak on a non-public hearing item may submit written materials to the City Council on the subject matter by providing twenty (20) copies of the written materials to the Office of the City Manager before 5:00 p.m. on the day of the Council meeting at which the item is scheduled to be discussed.

### **COUNCIL MEETING WILL BE AIRED**

**July 23, 2012 - 7:00 p.m.**

**COMMUNITY CHANNEL 7**

### **COUNCIL MEETING WILL BE RE-AIRED**

**July 25, 2012 - 10:00 p.m.**

**COMMUNITY CHANNEL 7**

***Notice Under the Americans with Disabilities Act (ADA):*** The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City's services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Any person who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in any City program, service, or activity, should contact the office of Ron McElrath, ADA Coordinator, at [rmcelrath@ci.fay.nc.us](mailto:rmcelrath@ci.fay.nc.us), 910-433-1696, or the Office of the City Clerk at [cityclerk@ci.fay.nc.us](mailto:cityclerk@ci.fay.nc.us), 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of Council  
**FROM:** Giselle Rodriguez, PE, Interim City Engineer  
**DATE:** July 23, 2012  
**RE:** **Addition of Certain Streets to the City of Fayetteville System of Streets**

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**THE QUESTION:**

Council is being asked to accept the dedication of the attached list of streets for maintenance and addition to the City of Fayetteville system of streets. This list includes 8 paved streets adding up to a total of 1.1 mile.

**RELATIONSHIP TO STRATEGIC PLAN:**

Growing City, Livable Neighborhoods, A Great Place to Live

**BACKGROUND:**

Staff has identified several recently constructed streets for subdivisions throughout the City that are now acceptable for addition to the City of Fayetteville system of streets.

**ISSUES:**

These streets need to be officially accepted and added to City of Fayetteville system of streets for us to begin providing maintenance services on them and for them to be included in our 2013 Powell Bill appropriation.

**BUDGET IMPACT:**

Street maintenance cost will increase while the funds received from Powell Bill increase as well.

**OPTIONS:**

- Approve the attached list for inclusion in the City of Fayetteville system of streets.
- Modify the list, then approve .
- Do not accept the streets for maintenance.

**RECOMMENDED ACTION:**

Approve the attached list of subdivision streets for inclusion in the City's system of streets.

**ATTACHMENTS:**

Addition of Certain Streets to the City of Fayetteville System of Streets



**NEW STREETS FOR  
COUNCIL APPROVAL  
JULY 2012**

<b>STREET NAME</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH TO BE ACCEPTED</b>
BAYWOOD POINT DR	HIMALAYAN RD	CUL-DE-SAC	0.10
BEDFORDSHIRE PL	BAYWOOD POINT DR	CUL-DE-SAC	0.07
HIMALAYAN RD	CITY LIMIT LINE	CUL-DE-SAC	0.05
COALITION DR (EXT)	END MAINT	END MAINT	0.24
PROCUREMENT CIR	END MAINT	END MAINT	0.12
VANDENBURG DR (EXT)	NE CORNER LOT 71	NW CORNER LOT 98	0.25
WILD CAT RD	CITY LIMIT LINE	BIRCHMERE WAY	0.20
BIRCHMERE WAY (EXT)	SE CORNER LOT 104	SW CORNER LOT 101	0.07
<b>TOTALS</b>			<b>1.10</b>

8 STREETS TOTAL

POWELL BILL CHANGES/ADDITIONS  
JANUARY 2008

<b>STREET NAME</b>	<b>POWELL BILL CHANGES/ ADDITIONS</b>	<b>FROM</b>	<b>TO</b>
ARBOR GROVE CT	0.04	SUNCHASE DR	CUL-DE-SAC
ARBOR GROVE LN	0.07	LOCKERBIE CT	SUNCHASE DR
ASHDOWN PL	0.15	EASTDALE DR	DEAD END
ASHRIDGE DR	0.39	CARLOWAY DR	BAYHAM CT
AZTEK PL	0.08	HURRICAN LN	CUL-DE-SAC
BATH LN	0.10	WOODMARK DR	CUL-DE-SAC
BAYHAM CT	0.08	ASHRIDGE DR	CUL-DE-SAC
BELLAURTHUR LN	0.11	CORAPEAKE DR	CHADBOURNE DR
BEUER ST	0.17	DEAD END	DEAD END
BILLINGSFORD CIR	0.05	ASHDOWN PL	CUL-DE-SAC
BIRKHOFF LN	0.21	BROADMAN AVE	BROADMAN AVE
BONE CREEK DR	0.44	GREEN CREEK RD	DEAD END
BRAWLEY AVE	0.45	BEGONIA DR	CORNFIELD AVE
BRIARGATE LN	0.20	CEDAR GLEN DR	GLENCORRA DR
BROADMAN AVE	0.51	BROOKGREEN DR	"L" TURN-AROUND
BROOKGREEN DR	0.24	RAYCONDA RD	BROADMAN AVE
BURFORD CT	0.11	PEBBLESTONE DR	CUL-DE-SAC
BURLINGTON DR	0.29	CLINTON RD	CUL-DE-SAC
CANFORD LN	0.17	CUL-DE-SAC	CUL-DE-SAC
CARLOWAY DR	0.45	STRICKLAND BRIDGE	GRAHAM RD
CATTSMORE RD	0.10	W. SUMMERCHASE DR	ST THOMAS RD
CEDAR GLEN DR	0.11	GLENCORRA DR	CUL-DE-SAC
CHADBOURNE DR	0.30	BURLINGTON DR	CUL-DE-SAC
COMAN DR	0.04	FRENCHHORN LN	SOUTH CORNER LOT 78
CORAPEAKE DR	0.18	CHADBOURNE DR	CUL-DE-SAC
CORNFIELD AVE	0.63	ECRU CT	LIONCOWARD DR
CULLEN DR	0.25	DEAD END	ABBYDALE LN
DEMILA DR	0.13	WOODMARK DR	NE CORNER LOT 186
DOVE HUNTER CIR	0.08	EAGLECREST LN	CUL-DE-SAC
EAGLE CREST LN	0.55	SUNCHASE DR	HEATHERBROOKE DR
ECRU CT	0.20	PURPLE DR	CUL-DE-SAC
EDGEWARE CT	0.08	PEBBLESTONE DR	CUL-DE-SAC
ELLIE AVE	0.45	CORNFIELD AVE	END MAINT
FLYING CLOUD LN	0.10	DEMILA LN	TIMBERCROFT LN
FRENCHHORN LN	NO CHANGE	NO CHANGE	NO CHANGE
FROSTWOOD PL	0.02	CANFORD LN	CUL-DE-SAC
GERANIUM	0.19	BRAWLEY AVE	ELLIE AVE
GLENCORRA DR	0.33	HALLBERRY DR	CUL-DE-SAC
GREEN MEADOW CT	0.02	GREEN MEADOW DR	CUL-DE-SAC
GROUSE RUN LN	0.49	FOXHUNT LN	CUL-DE-SAC
GRUNDY PL	0.09	PEBBLESTONE DR	CUL-DE-SAC
HALLBERRY DR	0.41	RYEFIELD DR	GLENCORRA DR
HEATHERBROOKE DR	0.42	DUNDLE RD	CUL-DE-SAC

POWELL BILL CHANGES/ADDITIONS  
JANUARY 2008

HORNBUCKLE DR	0.19	TOUCHSTONE DR	KINBERWICKE DR
HURRICAN LN	0.25	SALTWELL PL	SHOSHONE PL
JANIKE LN	0.10	WOODMARK DR	CUL-DE-SAC
JUDY DR	0.40	BUGLE CALL DR	FRENCHHORN LN
KIMBERWICKE DR	0.46	HORNBUCKLE DR	DEAD END
LAKEWELL CIR	0.08	LAKEWAY DR	DEAD END
LIONCOWARD DR	0.25	KERSHAW LOOP	END MAINT
LOCKERBIE CT	0.21	CUL-DE-SAC	CUL-DE-SAC
MEADOW LN	0.06	EAGLECREST LN	SOUTHRIDGE CT
MIDDLEHAM CT	0.03	KIMBERWICKE DR	CUL-DE-SAC
OAKLEY DR	0.05	ST THOMAS RD	NE CORNER LOT 191
OUR ST	0.37	ISSAC DOCK DR	DEAD END
PURPLE DR	0.21	GREEN WAY DR	CORNFIELD AVE
RECTORY CT	0.08	PEBBLESTONE DR	CUL-DE-SAC
REDCLIFF DR	0.09	W. SUMMERCHASE DR	ST THOMAS RD
RITCHE CT	0.07	HURRICAN LN	CUL-DE-SAC
SALTWELL PL	0.13	ENGLISH SADDLE DR	CUL-DE-SAC
SAN CARLOS PL	0.13	RIM RD	PRESTIGE BV
SCARECROW CT	0.14	LIONCOWARD DR	CUL-DE-SAC
SCHLEY DR	0.20	TIBS RUN DR	TIN LIZZA DR
SCULLY DR	0.22	OUR ST	DEAD END
SHOSHONE PL	0.14	ENGLISH SADDLE DR	CUL-DE-SAC
SOUTHRIDGE CT	0.24	EAGLECREST LN	CUL-DE-SAC
ST MARTINS PL	0.09	HORNBUCKLE DR	CUL-DE-SAC
ST. JULIAN WAY	0.97	ST. JULIAN WAY	GROUSE RUN LN
STANDARD	0.42	LANCERS DR	EAGLECREST LN
SUNCHASE CT	0.03	HEATHERBROOKE DR	CUL-DE-SAC
SUNCHASE DR	0.37	HEATHERBROOKE DR	CUL-DE-SAC
TIBS RUN DR	0.26	ISSAC DOCK DR	DEAD END
TILLMAN CT	0.03	LAKEWAY DR	CUL-DE-SAC
TIN LIZZA DR	0.31	ISSAC DOCK DR	DEAD END
TREE PL	0.08	HURRICAN LN	CUL-DE-SAC
TROPHY CT	NO CHANGE	NO CHANGE	NO CHANGE
UMSTEAD RD	0.32	GRASSY BRANCH RD	CANFORD LN
WINTON DR	0.17	SUMMERLIN DR	SCENIC VIEW DR
WOODMARK DR	0.83	OUR ST	DEAD END
ZADOCK ST	0.21	TIBS RUN DR	TIN LIZZA DR
ZAPATA LN	0.15	TIBS RUN DR	CUL-DE-SAC

POWELL BILL CHANGES/ADDITIONS  
JANUARY 2008

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**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of Council  
**FROM:** Lisa Smith, Chief Financial Officer  
**DATE:** July 23, 2012  
**RE:** **Capital Project Ordinance Amendment 2013-13 (FY2012 Street Resurfacing Project)**

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**THE QUESTION:**

Staff requests approval of the attached amendment which will appropriate an additional \$120,038 for the FY2012 Street Resurfacing Project.

**RELATIONSHIP TO STRATEGIC PLAN:**

Goal 2, Objective 3 - More Efficient City Government - Investing in City's future infrastructure, facilities and equipment.

**BACKGROUND:**

- \$120,038 from the General Fund remains in the budget for the completed FY2011 street resurfacing project.
- Staff requests approval of the transfer of the remaining funds from the completed FY2011 project to the FY2012 street resurfacing project.
- The additional funds, along with other funds designated in the FY2012 resurfacing project budget, will be used for the rehabilitation of Fort Bragg Road.
- To date, 0.8 miles have been completed on Fort Bragg Road, with 1.1 miles remaining in the project.
- If approved, this amendment will bring the total budget for the FY2012 street resurfacing project, including Fort Bragg Road rehabilitation, to \$4,070,038.

**ISSUES:**

None

**BUDGET IMPACT:**

As outlined above.

**OPTIONS:**

1. Adopt Capital Project Ordinance Amendment 2013-13
2. Do not adopt Capital Project Ordinance Amendment 2013-13

**RECOMMENDED ACTION:**

Adopt Capital Project Ordinance Amendment 2013-13

**ATTACHMENTS:**

CPOA 2013-13 (FY2012 Street Resurfacing)

CAPITAL PROJECT ORDINANCE AMENDMENT  
CHANGE 2013-13 (CPO 2012-1)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. The project change authorized is to Capital Project Ordinance 2012-1, adopted June 13, 2011, as amended, for the FY2012 street resurfacing project, including the rehabilitation of Fort Bragg Road and miscellaneous street improvements.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

	Listed As	Amendment	Revised
General Fund Transfer	\$ 3,802,182	\$ 120,038	\$ 3,922,220
Transfer from Bond Fund 57	127,614	-	127,614
Miscellaneous Income	20,204	-	20,204
	\$ 3,950,000	\$ 120,038	\$ 4,070,038

Section 4. The following amounts are appropriated for the project:

Project Expenditures	\$ 3,950,000	\$ 120,038	\$ 4,070,038
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Section 5. Copies of the capital project ordinance amendment shall be made available to the budget officer and the finance officer for direction in carrying out the projects.

Adopted this 23rd day of July, 2012.

**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** July 23, 2012  
**RE:** **P12-29F Rezoning from AR Agricultural Residential to OI Office and Institutional District, for property located at US 401 South – South Raeford Road. Containing 34.8 acres more or less and being the property of William J. Gillis.**

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**THE QUESTION:**

Does the rezoning to Office and Institutional fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: William J. Gillis  
Applicant: William J. Gillis  
Requested Action: AR to OI  
Property Address: US 401 South – South Raeford Road  
Council District: 9  
Status of Property: Undeveloped  
Size: 34.8 acres +/- to be rezoned  
Existing Land Use: Forest/Farm  
Adjoining Land Use & Zoning:  
North - AR & SF-6  
South - SF-10 & SF-15  
East - SF-10, SF-6, NC & AR  
West - AR & CD  
Letters Mailed: 111

Land Use Plan: Industrial, with some Conservation and Low Density Residential

**ISSUES:**

This property is the proposed site of the new Veterans Administration (VA) Medical Center. This property is located at the intersection of and between Old Raeford Road and South Raeford Road/Highway 401. The owner wishes to rezone 34.8 acres of 203 total acres. This property is currently zoned AR. The requested OI district would allow for a medical center. The City's Land Use Plan calls for both low density residential and industrial on this property. Currently there is office, neighborhood commercial, multi-family and single family development in this area. It is staff's opinion that an OI district would serve as an appropriate buffer between these existing uses and the industrially zoned properties to the west. Since the Land Use Plan was adopted several rezonings have occurred that have brought commercial and office uses to this intersection. With industrial zoning on much of this property, residential development no longer seems viable.

Zoning Commission and Staff recommend that this property be rezoned to an OI district based on:

1. OI being a transitional district according to the UDO.
2. OI being an appropriate use at this intersection of two major roads.
3. OI being a range of uses reasonably consistent with the Land Use plan which recommends industrial for much of this area.

**BUDGET IMPACT:**

The City would be required to provide an increase in public services that should be offset by the increase this development would bring to the City's tax base.

**OPTIONS:**

- 1) Approval of rezoning to OI as presented by staff (recommended)
- 2) Approval of rezoning to a more restrictive district;
- 3) Denial of the rezoning request.

**RECOMMENDED ACTION:**

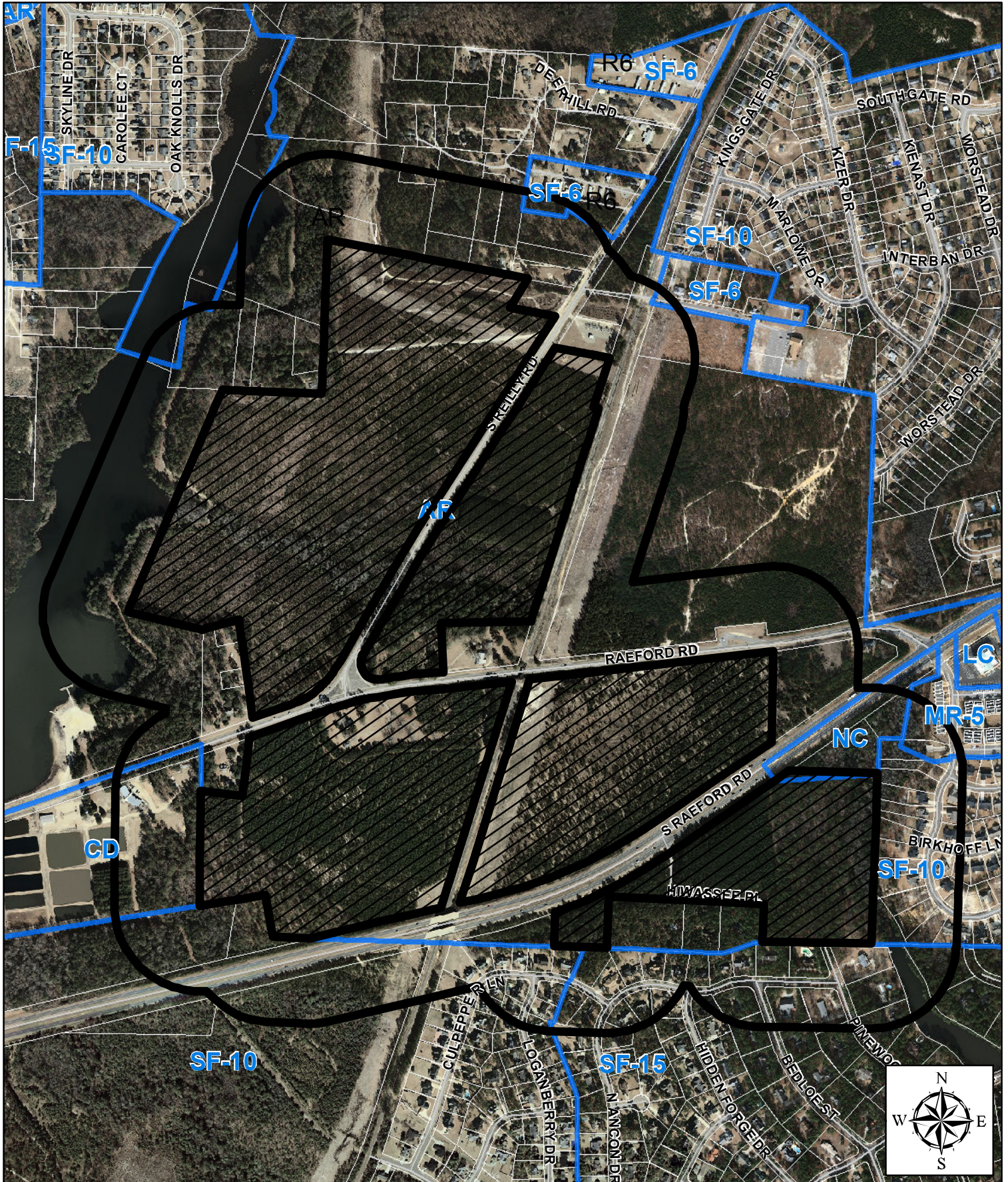
**Zoning Commission and Staff Recommend:** That the City Council move to APPROVE the rezoning of this 34.8 acre property to OI as presented by staff.

**ATTACHMENTS:**

Zoning Map  
Current Land Use  
Land Use Plan



**ZONING COMMISSION  
CASE NO. P12-29F**



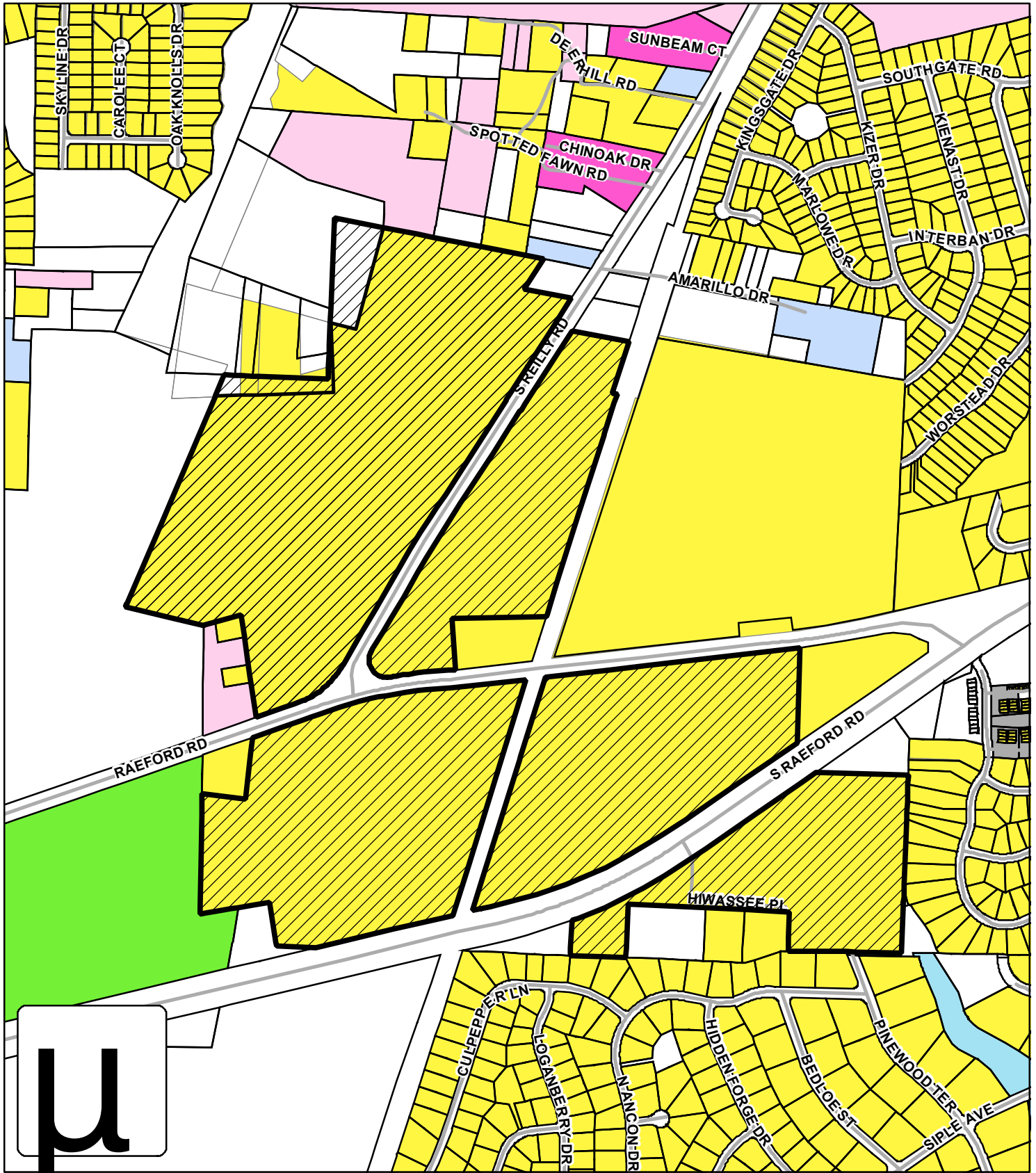
**Request: AR to OI**  
**Location: Intersection of Old & New Raeford Rd's**  
**Acreage: 34.8 +/- acres (of 203)**

**Zoning Commission: 06/12/2012**    **Recommendation: \_\_\_\_\_**  
**City Council: \_\_\_\_\_**    **Final Action: \_\_\_\_\_**  
**Pin: 9486-98-5293-**



# Current Land Use

## P12-29F

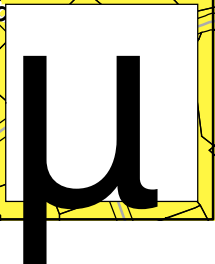
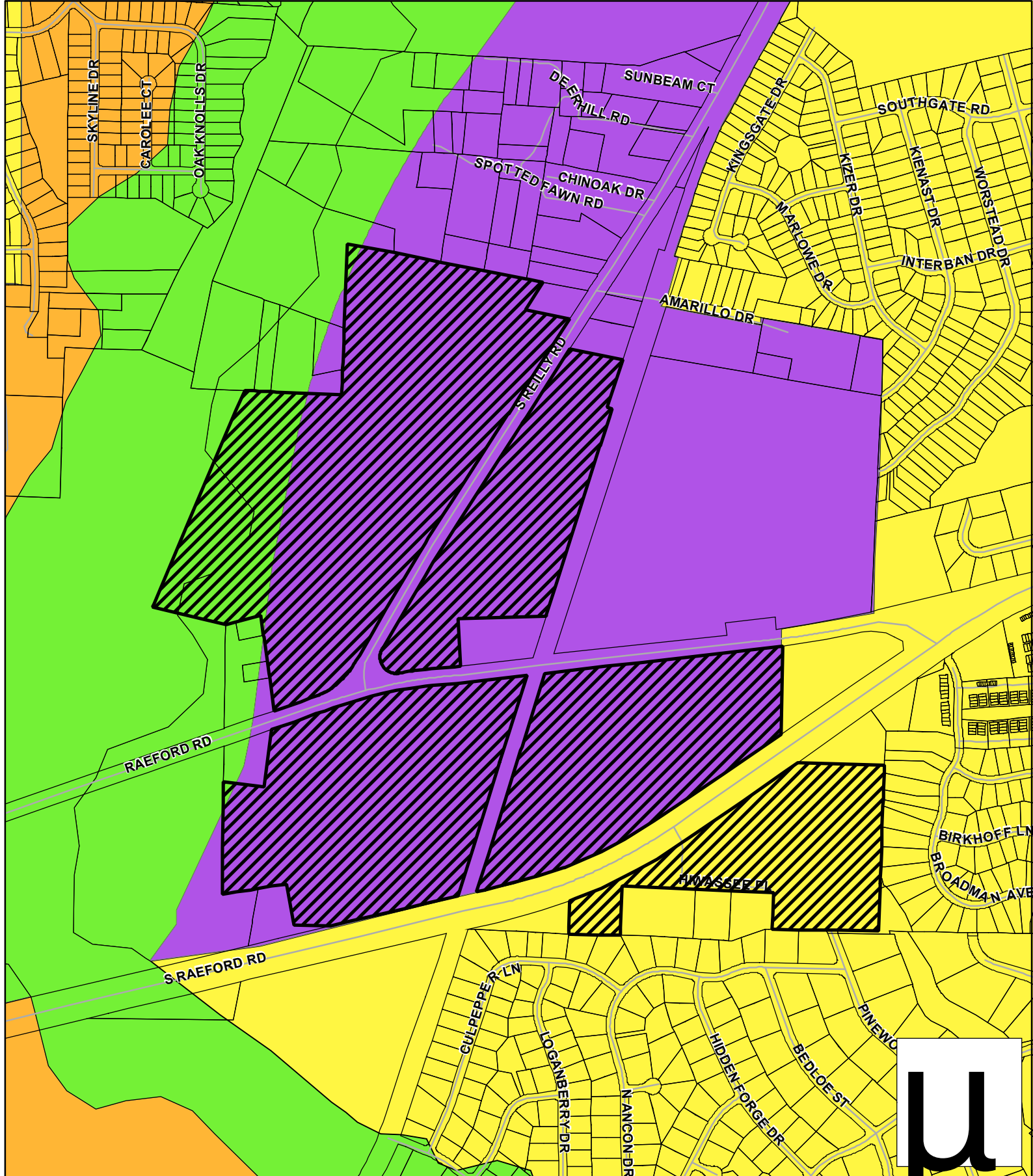


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

# 2010 Land Use Plan

## Case No. P12-29F



## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** July 23, 2012  
**RE:** **P12-30F Rezoning from SF-10 Single Family District to OI Office and Institutional District, on property located at 1804 Fargo Drive. Containing .46 acres more or less and being the property of Tochari Investments, LLC.**

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**THE QUESTION:**

Does the Rezoning to Office and Institutional fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: Tochari Investments, LLC  
Applicant: Tochari Investments, LLC  
Requested Action: SF-10 to OI  
Property Address: 1804 Fargo  
Council District: 5  
Status of Property: Residential  
Size: 0.46 acres +/-  
Existing Land Use: Single Family Home  
Adjoining Land Use & Zoning:  
North - P2/CZ  
South - SF-10  
East - OI  
West - SF-10  
Letters Mailed: 48

Land Use Plan: Office and Institutional  
Small Area Plan: Hospital Area Overlay Plan

**ISSUES:**

The owner of this property has requested a rezoning to OI - Office and Institutional. In May of 2009 the owner of the adjacent property (1800 Fargo) had his property rezoned to P2/CZ. Since that time he has constructed a 14,000 square foot medical facility. That same owner has now purchased 1804 Fargo and wishes to use it for additional parking. The Hospital Area Plan does call for both properties to be zoned OI. This property owner has also applied for a Special Use Permit to allow for office use within 100 feet of residential development. That public hearing will follow the hearing for rezoning. There will be the opportunity to attach conditions to this project through the SUP approval process if necessary.

Zoning Commission and Staff recommend that this property be rezoned OI based on:

1. OI fits with the Hospital Area Plan.
2. SUP will be required for any OI type development.

**BUDGET IMPACT:**

The City would be required to provide an increase in public services that should be offset by the increase this development would bring to the City's tax base.

**OPTIONS:**

- 1) Approval of rezoning to OI as presented by staff (recommended)
- 2) Approval of rezoning to a more restrictive district;
- 3) Denial of the rezoning request.

**RECOMMENDED ACTION:**

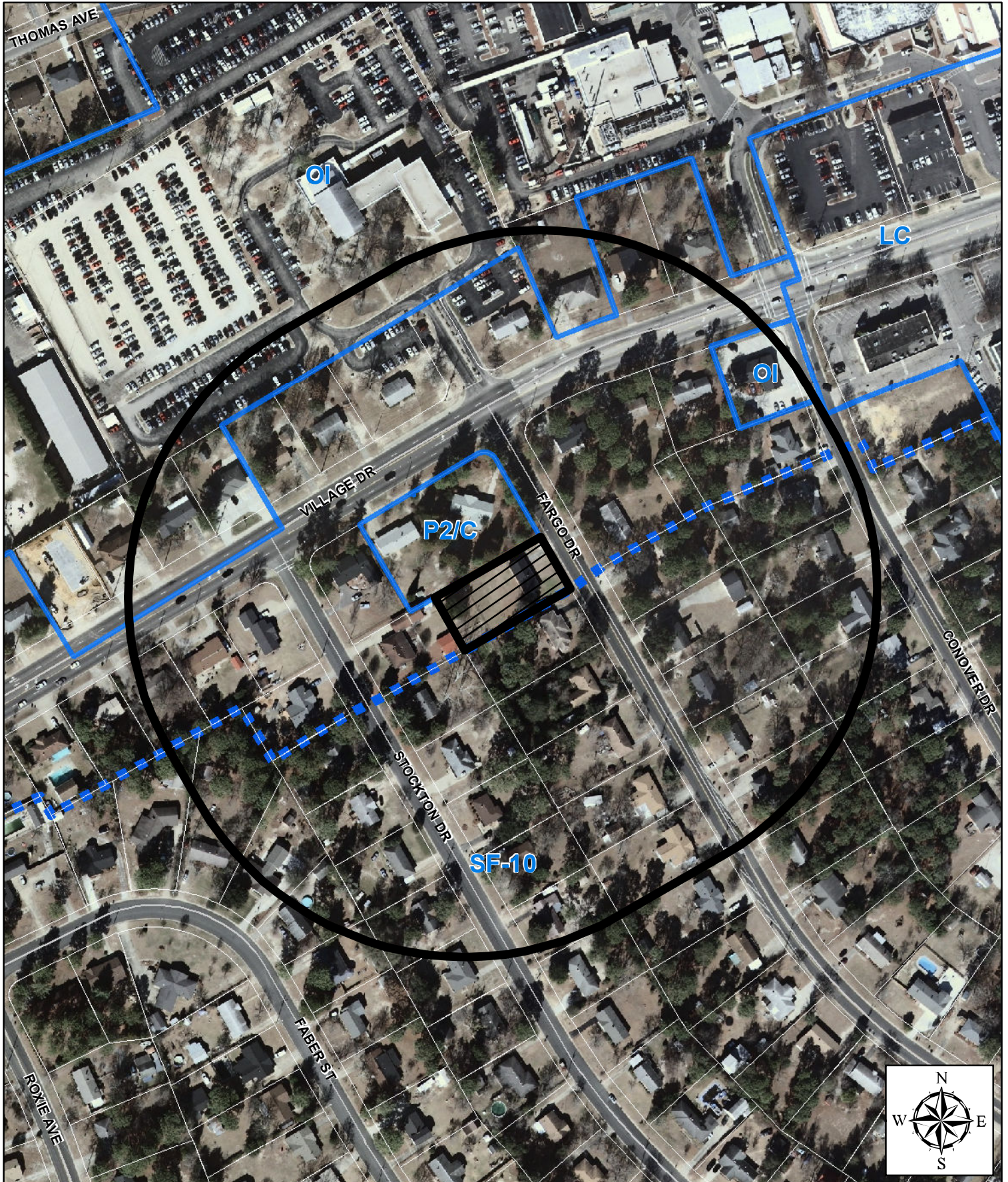
**Zoning Commission and Staff Recommend:** That the City Council move to APPROVE the rezoning of this property to OI as presented by staff if the property.

**ATTACHMENTS:**

Zoning Map  
Land Use Plan  
hospital overlay  
current land use



**ZONING COMMISSION  
CASE NO. P12-30 & 31F**



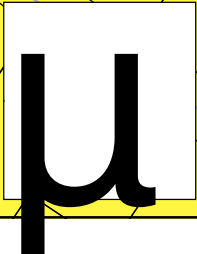
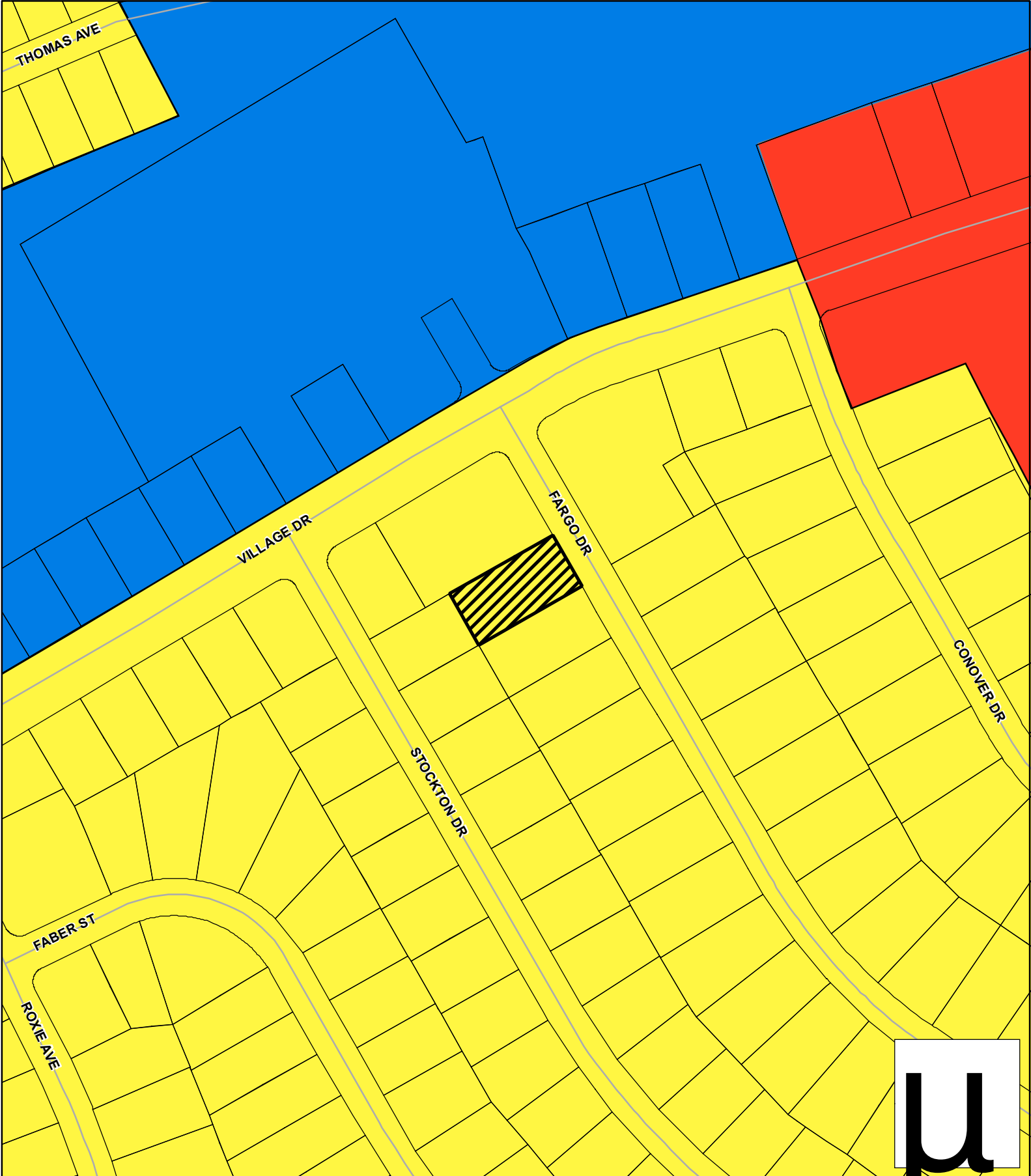
**Request: SF-10 to OI & SUP**  
**Location: 1804 Fargo**  
**Acreage: .46 +/- acres**

**Zoning Commission: 06/12/2012**    **Recommendation: \_\_\_\_\_**  
**City Council: \_\_\_\_\_**    **Final Action: \_\_\_\_\_**  
**Pin: 0416-95-4382-**



# 2010 Land Use Plan

## Case No. P12-30 & 31F





THOMAS

SANDRA DIR

VILLAGE DRIVE

2

STOCKTON DRIVE

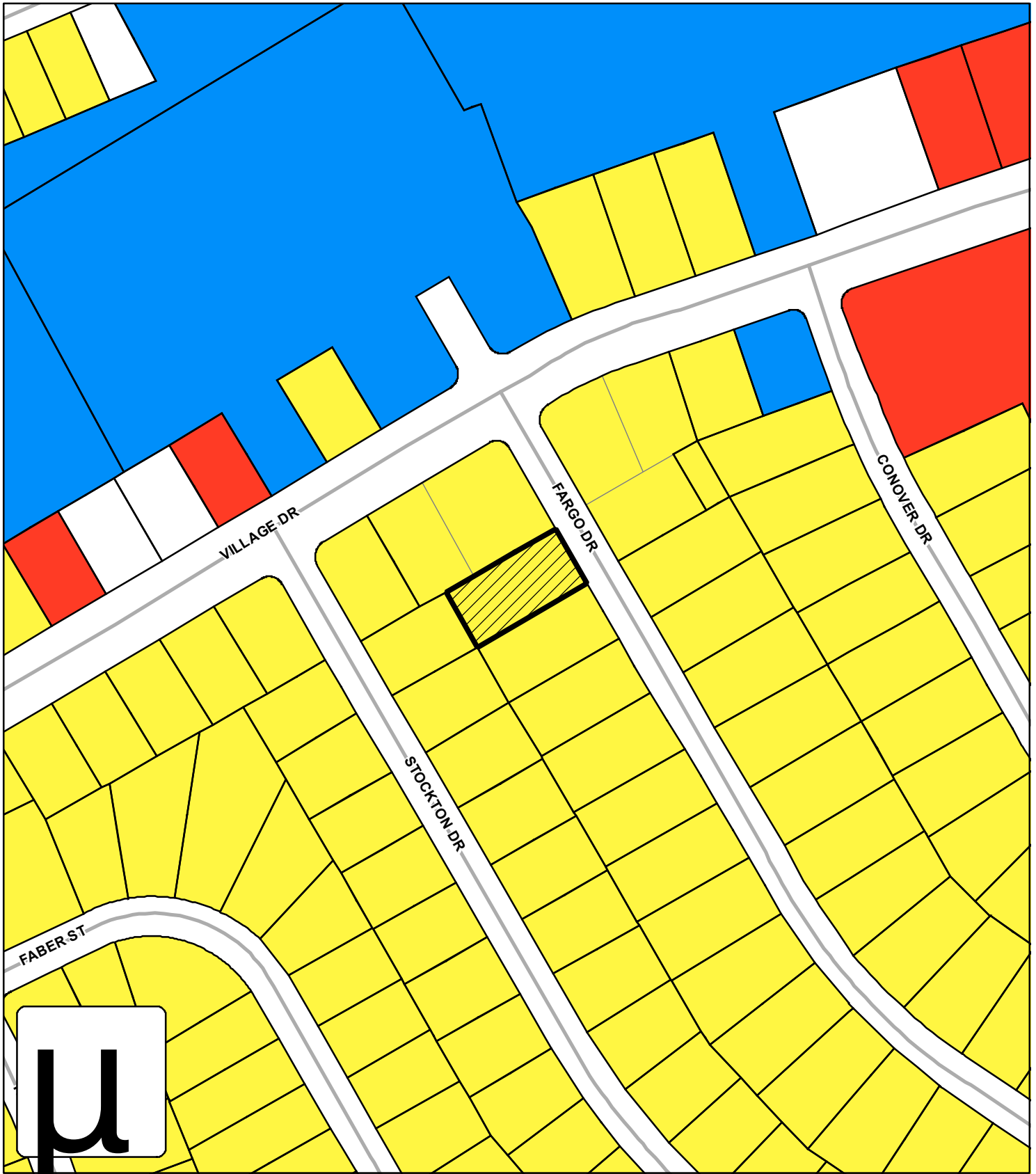
FARGO DRIVE

CON



# Current Land Use

## P12-30 & 31F



Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** July 23, 2012  
**RE:** **P12-32F Rezoning from R6 Residential District to HI/CZ Heavy Industrial Conditional Zoning District located at 714 Dunn Road. Containing 30 acres more or less and being the property of Bishop Leasing Inc.**

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**THE QUESTION:**

Does the rezoning to Heavy Industrial with the proposed conditions fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: Bishop Leasing Inc  
Applicant: Gerald Bishop  
Requested Action: SF-6 & SF-10 to HI/CZ  
Property Address: 714 Dunn Rd  
Council District: 2  
Status of Property: Residential  
Size: 30 acres +/-  
Existing Land Use: Salvage Yard and Auto Repair  
Adjoining Land Use & Zoning:  
North - CD, AR & RR (County)  
South - SF-10, SF-6, CC & LI  
East - SF-10  
West - SF-6, CD & LI  
Letters Mailed: 35

Land Use Plan: Heavy Commercial and Medium Density Residential

**ISSUES:**

This property is subject to the City's amortization requirements for salvage yards. If the applicant is not successful in getting his property rezoned they will be forced to end their operations on this property. Salvage yards are not allowed in either the SF-10 or SF-6 zones. The amortization process started three years ago and requires nonconforming salvage yards to cease business by January 1, 2012. If owner/applicant is granted the requested rezone, then the salvage yard will be able to continue. The applicant submitted this rezone application in May of 2012. Currently the owner is asking for 30 plus or minus acres, shown on the attached zoning map to be rezoned with conditions for use as a salvage yard.

While the City's Land Use Plan does call for medium density residential and heavy commercial, there is industrial zoning (Sophie Industries) adjacent to this property as well as Community Commercial. This property has been in use as a salvage yard for 40 plus years.

Conditions offered or accepted by the owner.

1. All required screening of stored vehicles and parts shall be met within 60 days of conditional zoning approval.
2. All required buffers shall be delineated and installed within 60 days of conditional zoning

approval.

3. No vehicles or parts shall be stored in the area zoned Conservation District or within 60 feet of the top of bank of the stream on the east side of the property, whichever is greater, nor shall any buildings be constructed in this area; any vehicles and parts stored in this area shall be removed within 60 days of conditional zoning approval.

4. Any general standard for salvage yards shall be met within 60 days of conditional zoning approval, including:

(A) No motor vehicle, motor vehicle part, or junk shall be stacked higher than the screening required pursuant to this Code or in any event no higher than 7 feet high.

(B) There shall only be one car per 162 square feet of storage area.

Zoning Commission and Staff recommend Approval of HI/CZ district based on:

1. Although the Land Use Plan calls for medium density residential and commercial, this property has been used as a salvage yard for 40+ years.

2. Conditions placed by the owner to come into compliance with City regulations.

3. Conditions placed by the owner to lessen the environmental impacts on the property.

**BUDGET IMPACT:**

Property is already in the City and fully developed. It should have no budget impact on the City.

**OPTIONS:**

1) Approval of the rezoning to HI/CZ with conditions as presented by staff (recommended)

2) Approval of rezoning with additional conditions accepted by the owner;

3) Denial of the rezoning request.

**RECOMMENDED ACTION:**

**Zoning Commission and Staff Recommend:** That the City Council move to APPROVE the rezoning to HI/CZ with four conditions for this property as presented by staff.

**ATTACHMENTS:**

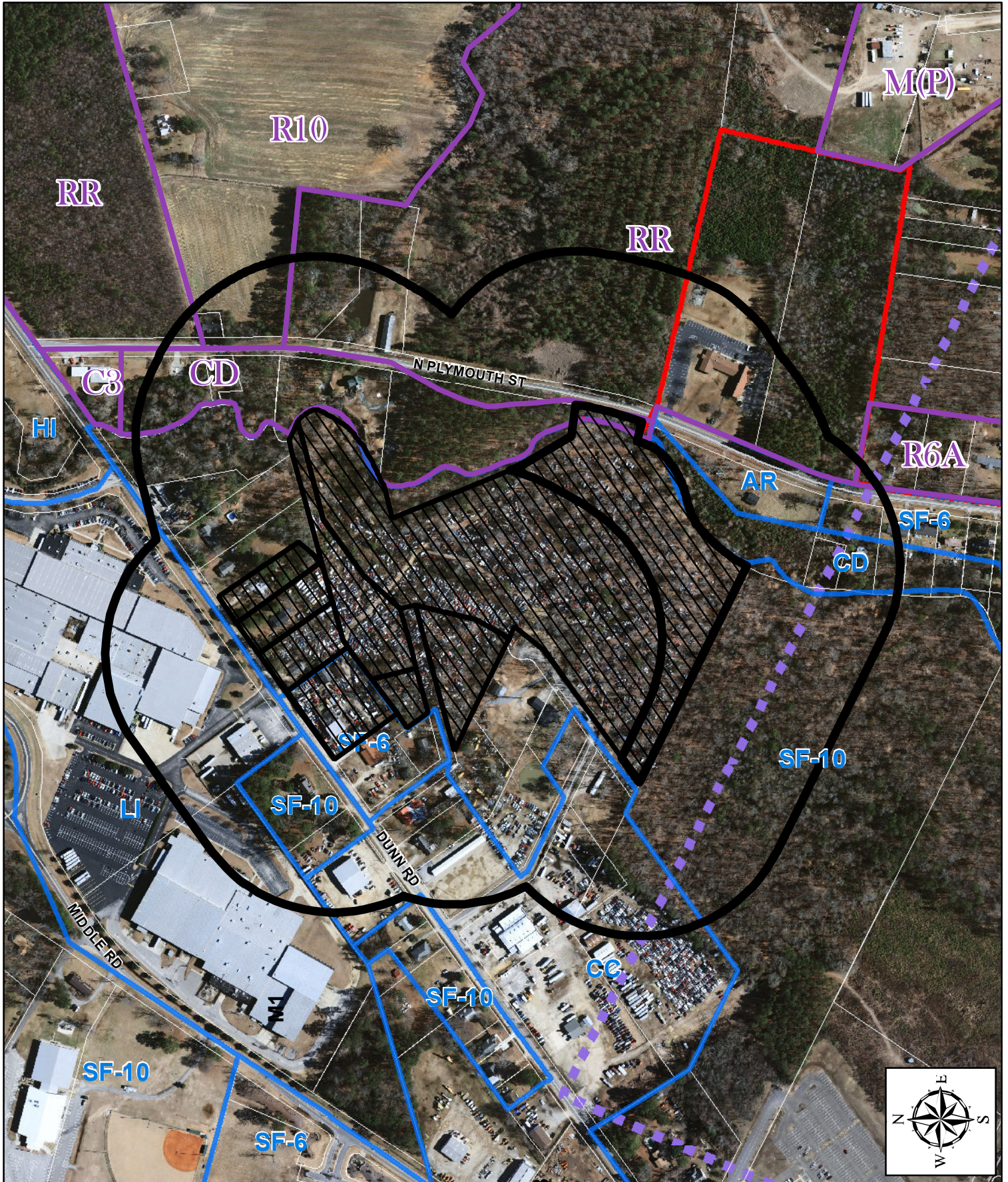
Zoning Map

Current Land Use

Land Use Plan



**ZONING COMMISSION  
CASE NO. P12-32F**



**Request: SF-6 & SF-10 to HI**  
**Location: 714 Dunn Rd**  
**Acreage: 30 +/- acres**

**Zoning Commission: 06/12/2012**    **Recommendation: \_\_\_\_\_**  
**City Council: \_\_\_\_\_**    **Final Action: \_\_\_\_\_**  
**Pin: 0447-65-7559-, 0447-65-5477-, 0447-65-6207-, 0447-65-7120-, 0447-65-9443- and 0447-74-0739-**

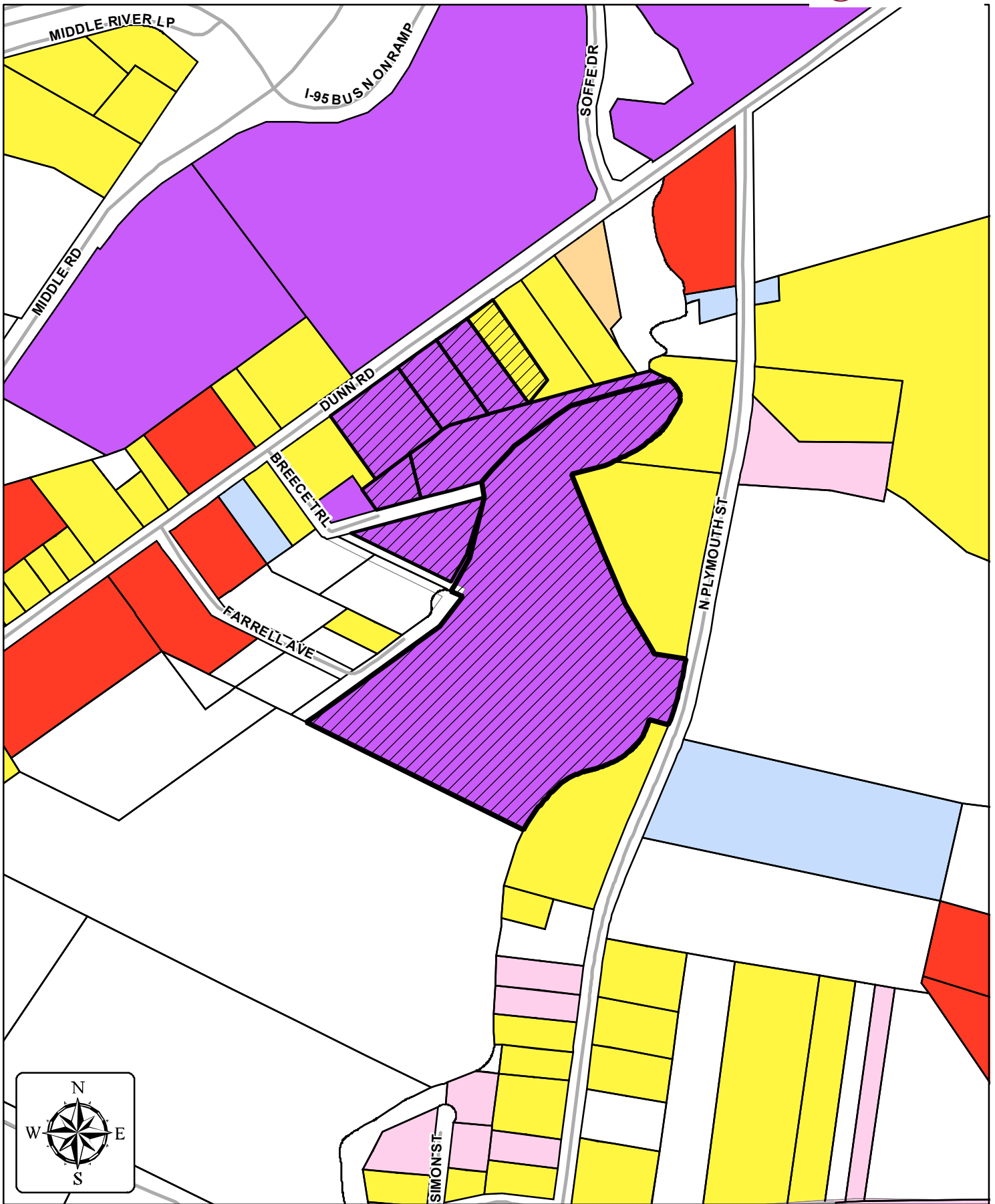
5-5-1-1

Letters are being sent to all property owners within the circle, the subject property is shown in the hatched pattern.



# Current Land Use

P12-32F

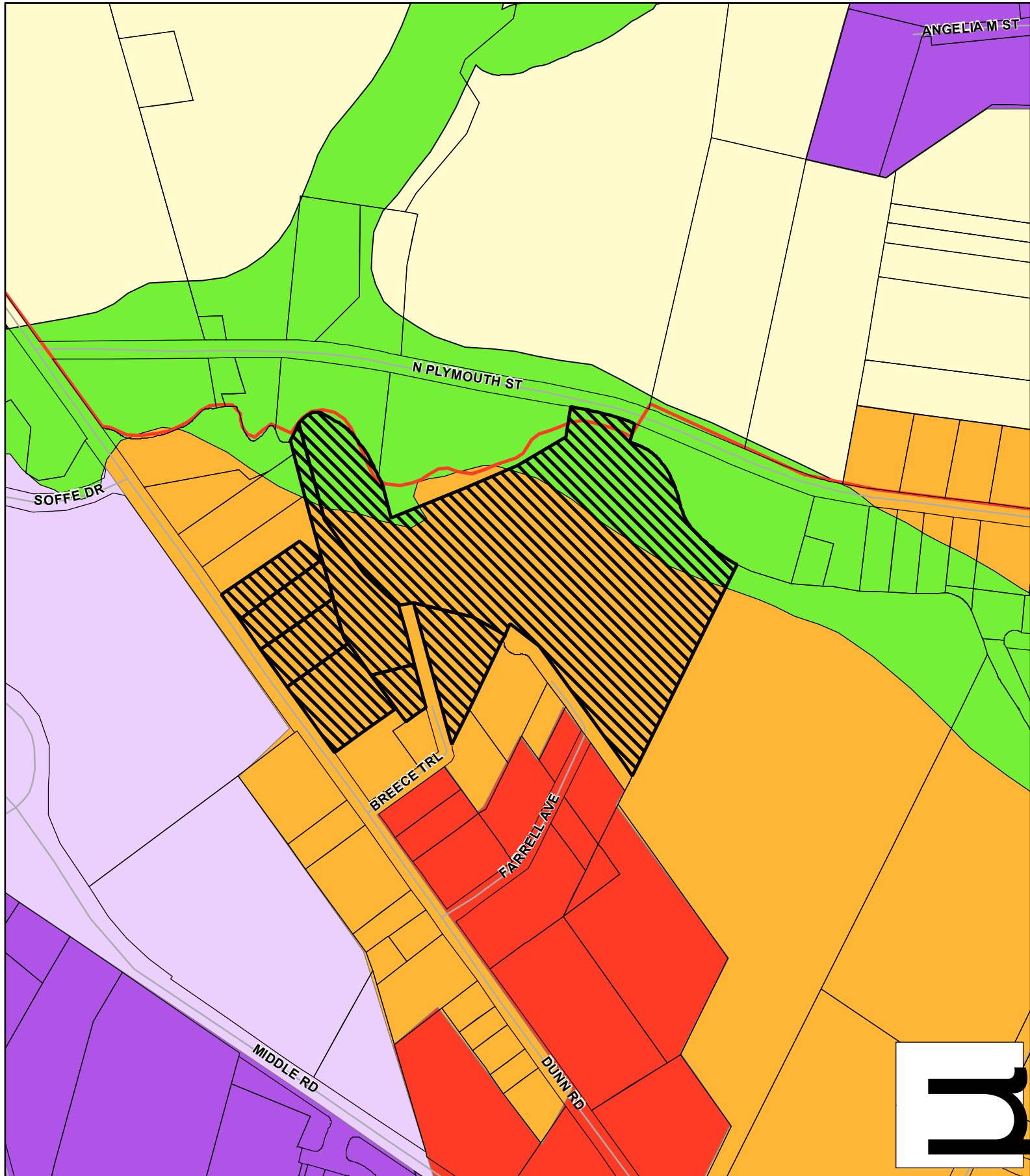


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

# 2010 Land Use Plan

Case No. P12-32F



## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** July 23, 2012  
**RE:** **P12-35F Rezoning from MR-5 Mixed Residential District to CC Community Commercial District located at 4938 Bragg Blvd. Containing 1.3 acres more or less and being the property of Katty Moore Jones.**

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---

**THE QUESTION:**

Does the rezoning to Community Commercial fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: Katty Moore Jones  
Applicant: Katty Moore Jones  
Requested Action: MR-5 to CC  
Property Address: 4938 Bragg Blvd  
Council District: 4  
Status of Property: Commercial  
Size: 1.3 acres +/-  
Existing Land Use: Gas Station, portion to be rezoned is vacant  
Adjoining Land Use & Zoning:  
North - SF-6 & CC  
South - SF-6 & CC  
East - CC  
West - CC  
Letters Mailed: 36

Land Use Plan: Heavy Commercial and Medium Density Residential

**ISSUES:**

The property in question is currently split zoned. The portion fronting Bragg Boulevard and Johnson Street is zoned CC - Community Commercial and the back portion is zoned MR-5 - Mixed Residential. The owner of this property has requested to rezone all of this property to CC. The City's Land Use Plan calls for heavy commercial on the portions fronting the roads and Medium Density Residential on the rest. Rezoning the MR-5 portion of this property to commercial would square the zoning district off in this block and allow this property's commercial zoning to extend south to the limits of its neighboring property's. This proposed rezoning was discussed during the charrette for the Bragg Boulevard Corridor Plan and seemed consistent with the emerging recommendations.

Zoning Commission and Staff recommend approval of a rezoning to CC based on:

1. Three sides of this property are zoned CC.
2. Rezoning would square off this block of properties to be all commercial.
3. The residentially zoned property to the south is undeveloped.

**BUDGET IMPACT:**

The City would be required to provide an increase in public services that should be offset by the

increase this development would bring to the City's tax base.

**OPTIONS:**

- 1) Approval of rezoning to CC as presented by staff; (recommended)
- 2) Approval of rezoning to a more restrictive district;
- 3) Denial of the rezoning request.

**RECOMMENDED ACTION:**

**Zoning Commission and Staff Recommend:** That the City Council move to APPROVE the rezoning of this property to CC as presented by staff.

**ATTACHMENTS:**

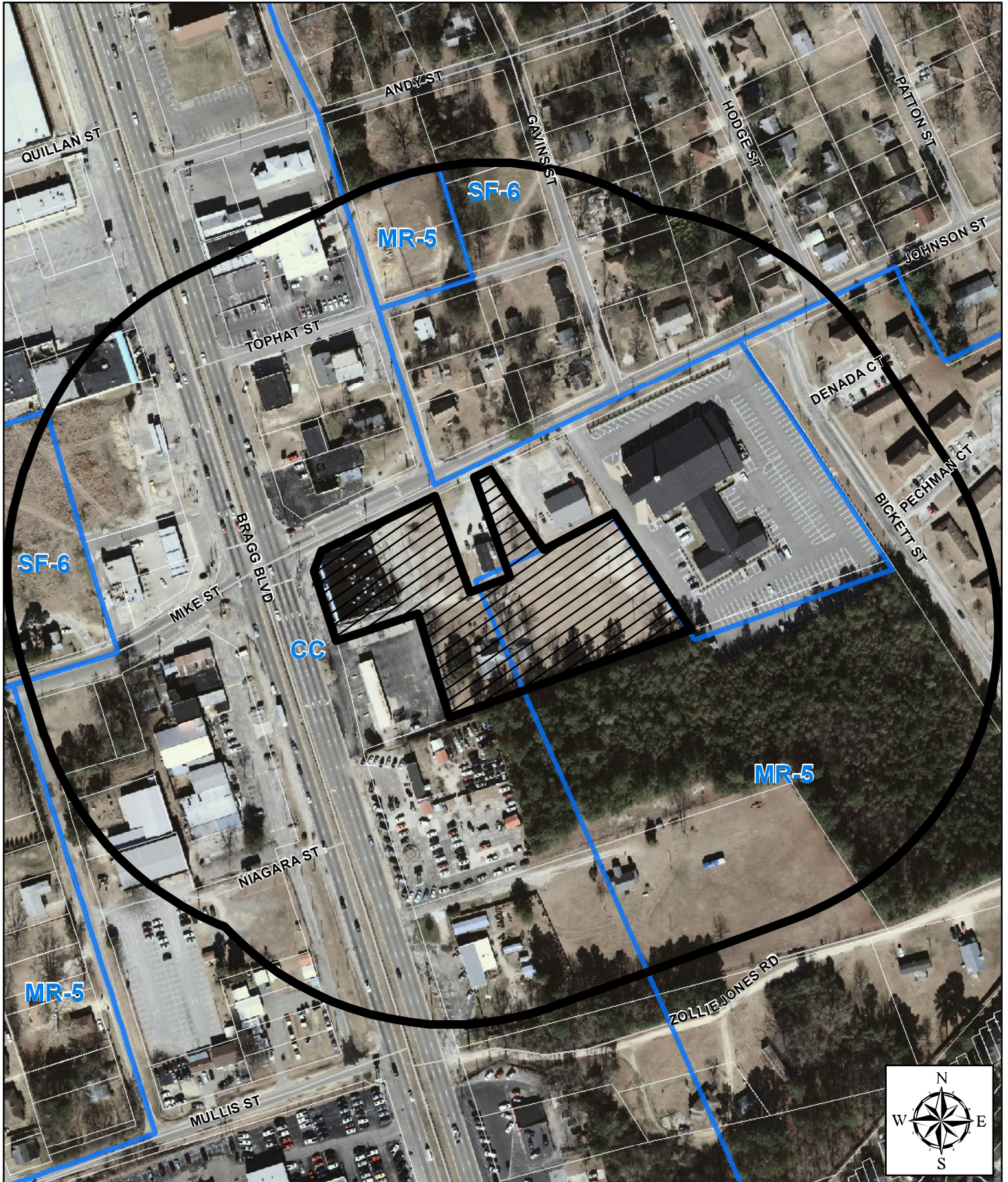
Zoning Map

Current Land Use

Land Use Plan



**ZONING COMMISSION**  
**CASE NO. P12-35F**



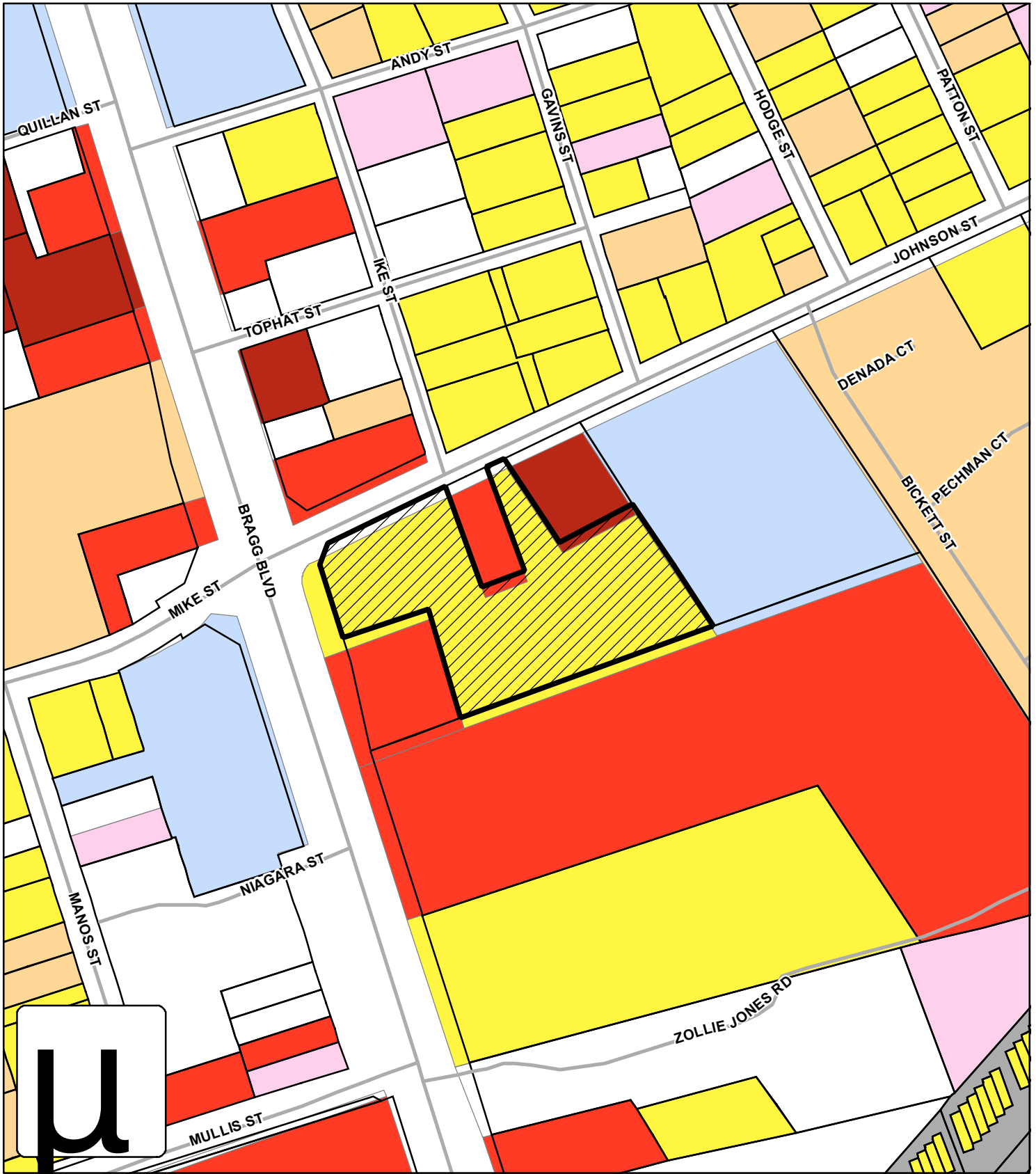
**Request:** MR-5 to CC  
**Location:** 4944 Bragg Blvd  
**Acreage:** 1.3 +/- acres

**Zoning Commission:** 06/12/2012    **Recommendation:** \_\_\_\_\_  
**City Council:** \_\_\_\_\_    **Final Action:** \_\_\_\_\_  
**Pin:** 0418-38-8732-(a portion of)



# Current Land Use

## P12-35F

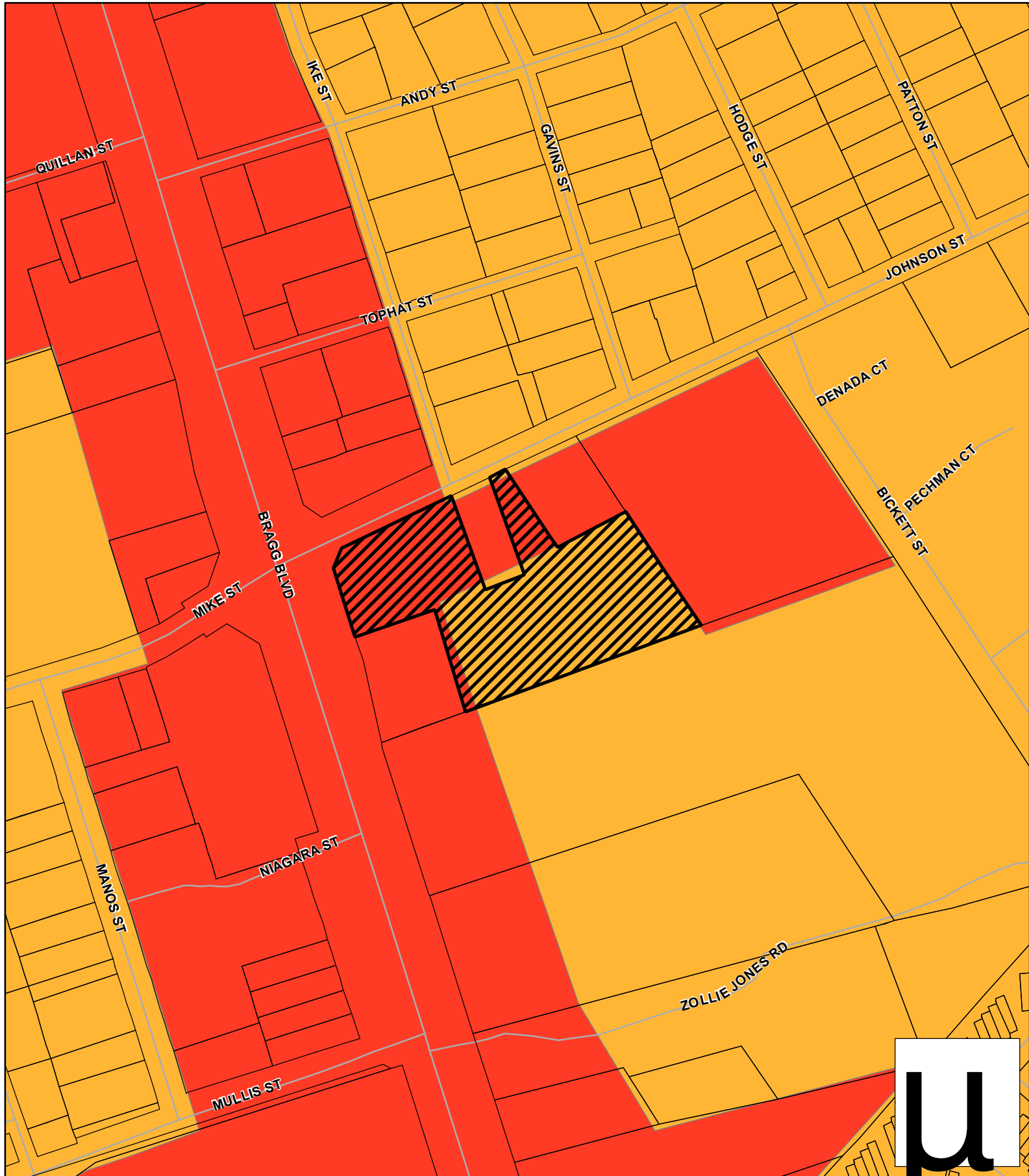


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

# 2010 Land Use Plan

Case No. P12-35F



## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** July 23, 2012  
**RE:** **P12-36F Rezoning from MR-5 Mixed Residential District to OI Office and Institutional District located at Fisher Street and Holt Williamson Street. Containing 2.10 acres more or less and being the property of Fayetteville Metropolitan Housing Authority – Early Childhood Education Center.**

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**THE QUESTION:**

Does the rezoning to Office and Institutional fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: Fayetteville Metropolitan Housing Authority  
Applicant: Fayetteville Metropolitan Housing Authority  
Requested Action: MR-5 to OI  
Property Address: Intersection of Fisher & Holt Williamson St  
Council District: 2  
Status of Property: Residential  
Size: 2.1 acres +/-  
Existing Land Use: Recreation Area (baseball fields)  
Adjoining Land Use & Zoning:  
North - SF-6  
South - OI  
East - HI  
West - OI & MR-5  
Letters Mailed: 21

Land Use Plan: Downtown

**ISSUES:**

The property in question was recently owned by the City of Fayetteville and the Cumberland County Board of Education. The new owner (the Fayetteville Metropolitan Housing Authority) is requesting a rezoning to OI to accommodate a new early childhood education center. This center would be adjacent to Walker Spivey Elementary School and the Hope VI redevelopment project.

Zoning Commission and Staff recommend approval of a rezoning to OI based on:

1. Two sides of this property are zoned OI.
2. Rezoning matches that of the school.
3. This use is appropriate for the Land Use Plan's Downtown District.

**BUDGET IMPACT:**

The City would be required to provide a modest increase in public services that may be offset by future development.

**OPTIONS:**

- 1) Approval of rezoning to OI as presented by staff; (recommended)
- 2) Approval of rezoning to a more restrictive district;
- 3) Denial of the rezoning request.

**RECOMMENDED ACTION:**

**Zoning Commission and Staff Recommend:** That the City Council move to APPROVE the rezoning of this property to OI as presented by staff.

**ATTACHMENTS:**

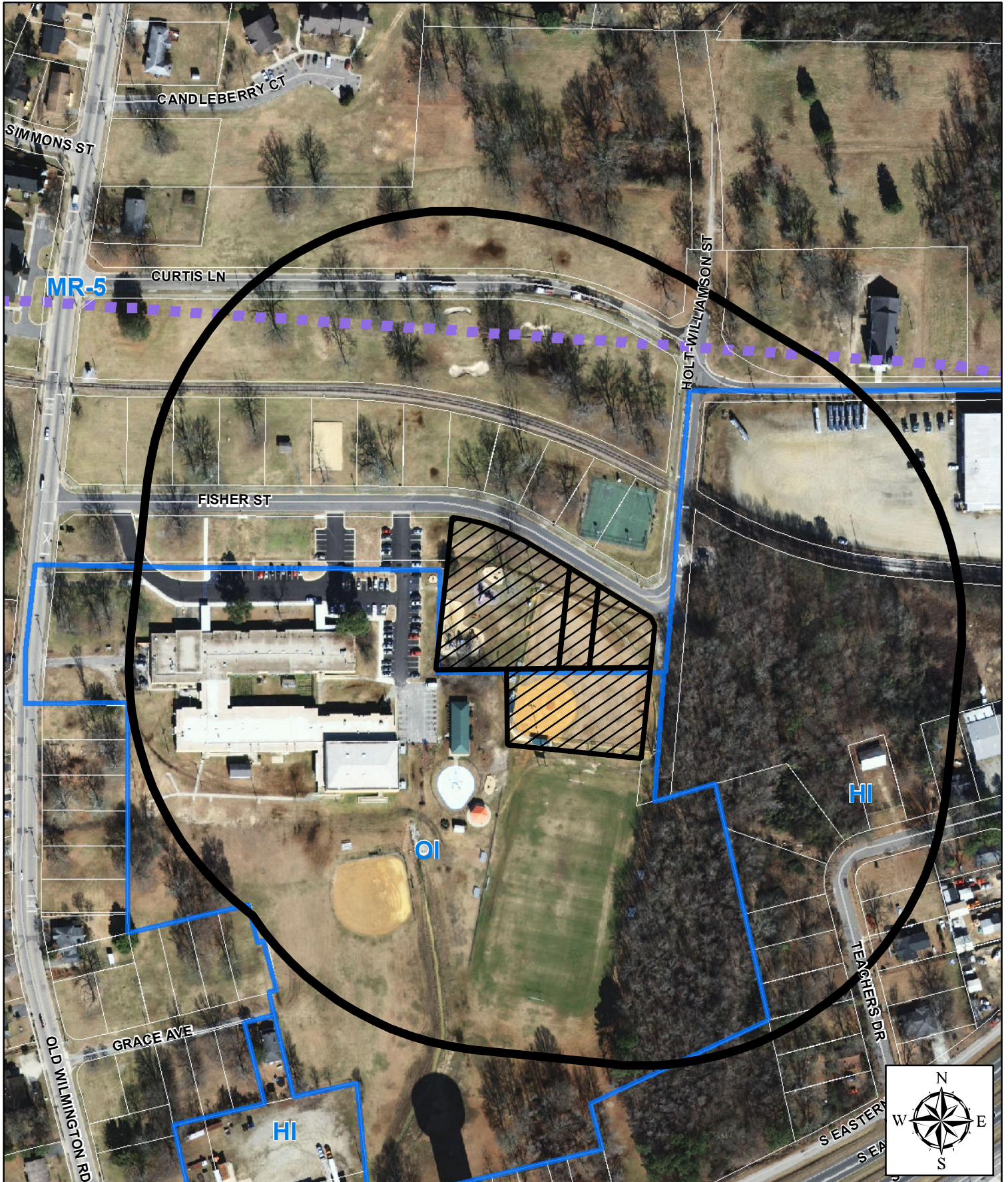
Zoning Map

Current Land Use

Land Use Plan



**ZONING COMMISSION  
CASE NO. P12-36F**



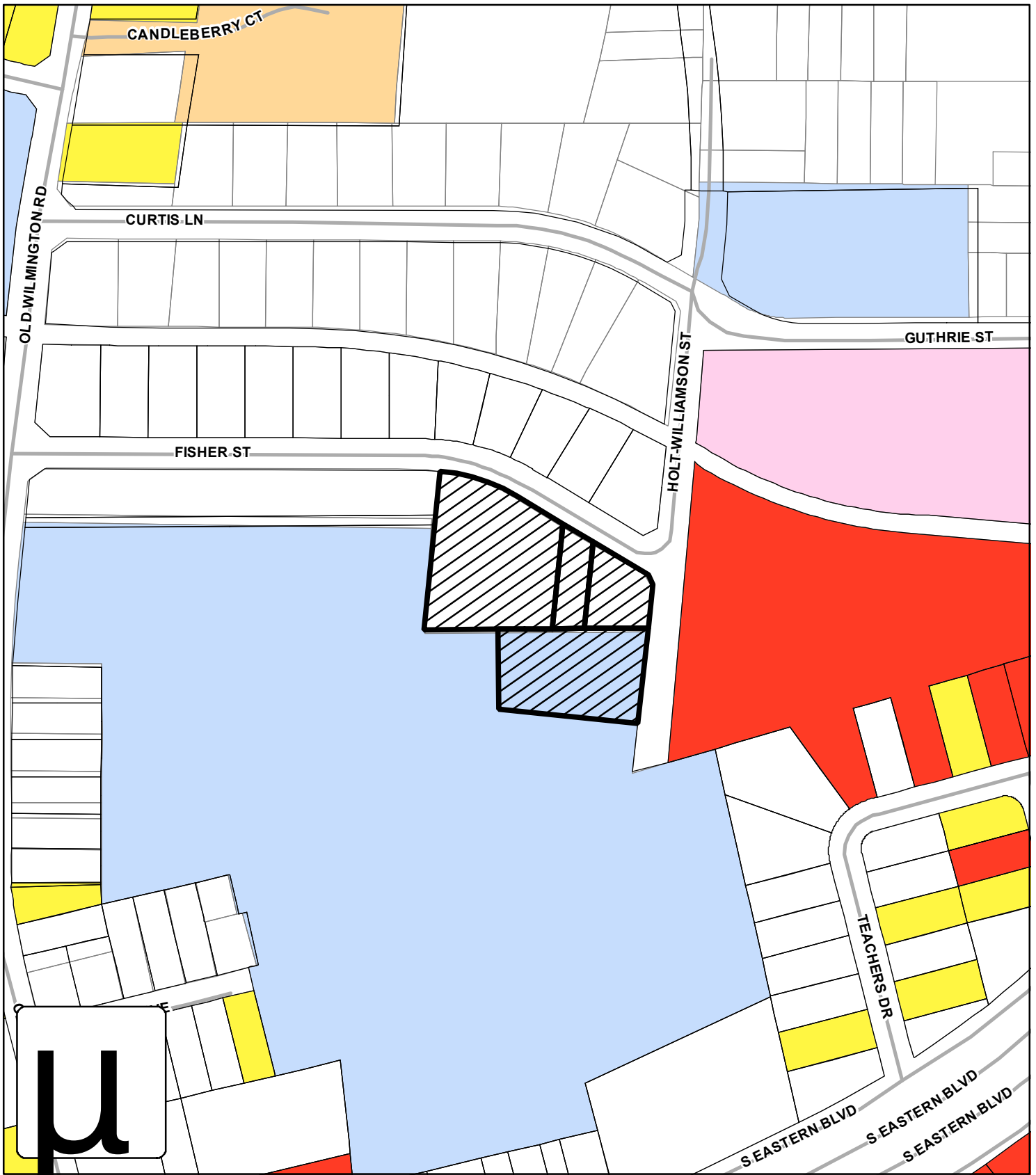
**Request: MR-5 to OI**  
**Location: Intersection of Fisher St & Holt Wiamson**  
**Acreage: 2.1 +/- acres**

**Zoning Commission: 06/12/2012**    **Recommendation: \_\_\_\_\_**  
**City Council: \_\_\_\_\_**    **Final Action: \_\_\_\_\_**  
**Pin: 0436-89-5286-, 0436-89-7212-, 0436-89-7270- & 0436-89-7018-**



# Current Land Use

## P12-36F

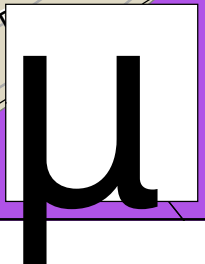
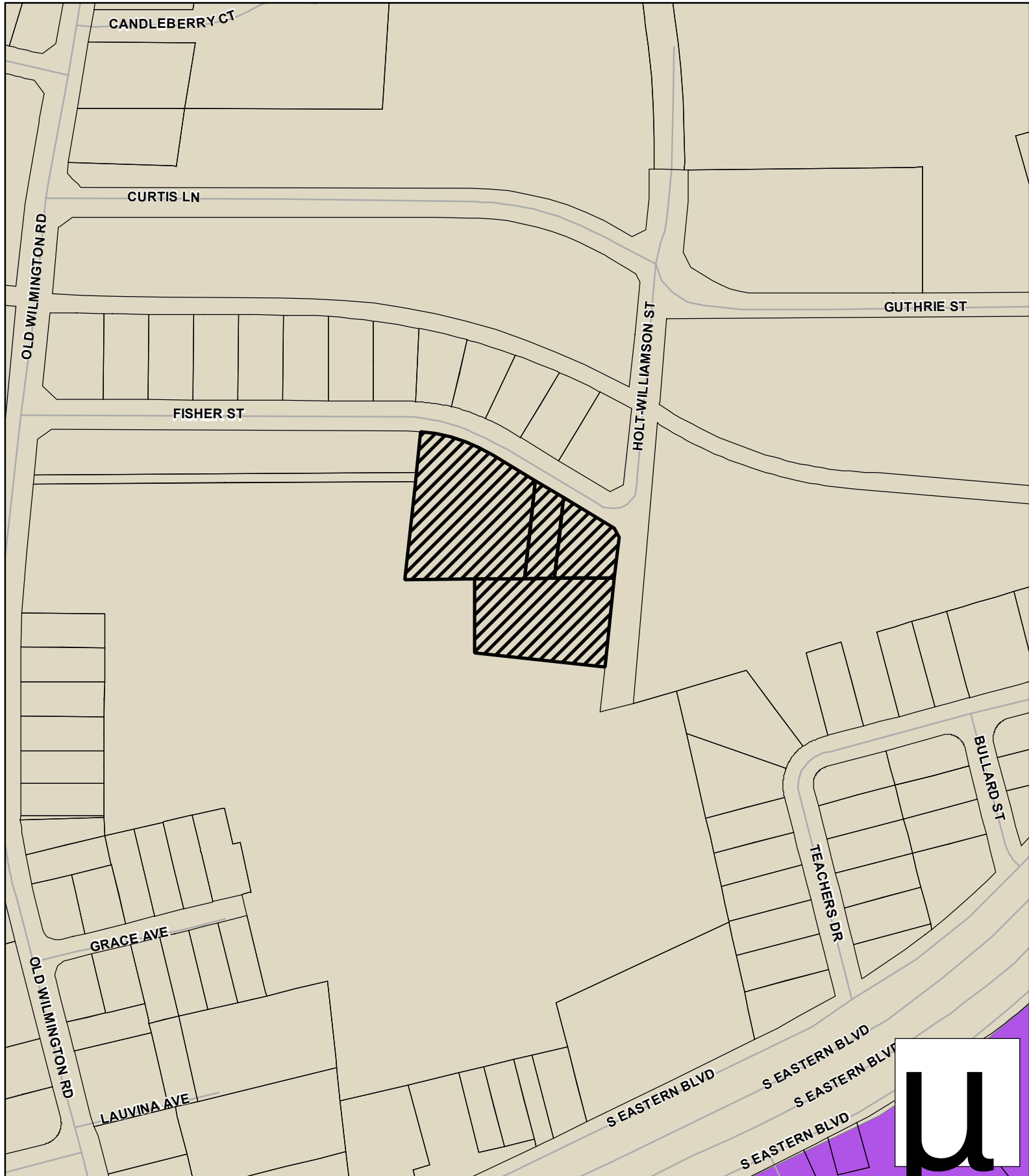


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

# 2010 Land Use Plan

Case No. P12-36F





**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of Council  
**FROM:** Steven K. Blanchard, PWC CEO/General Manager  
**DATE:** July 23, 2012  
**RE:** **Bid Recommendation- Galvanized Steel Poles**

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**THE QUESTION:**

The Public Works Commission of the City of Fayetteville requests Council approve bid recommendation for purchase of thirty-five galvanized steel poles for electric inventory.

**RELATIONSHIP TO STRATEGIC PLAN:**

Quality utility services

**BACKGROUND:**

The Public Works Commission, during their meeting of July 11, 2012 approved the bid recommendation to award bid for purchase of thirty-five (35) galvanized steel poles of various sizes for electric inventory (with the option to purchase additional quantities at the same unit prices within a one-year period) to TransAmerican Power Products, Inc., Houston, TX, lowest bidder, in the total amount of \$174,395.00 and to forward to City Council for approval. The poles are an electric inventory item. Bids were received June 14, 2012 as follows:

<u>Bidders</u>	<u>Total Cost</u>
TransAmerican Power Products, Inc., Houston, TX	\$174,395.00
CHM Industries dba Keystone Poles, Saginaw, TX	\$181,591.00
Power-Lite Industries, Inc., Montreal, Quebec, Canada	\$189,450.00
Dis-Tran Steel, Pineville, LA	\$221,360.00
Valmont Newmark, Tulsa, OK	\$224,735.00
M.D. Henry, Pelham, AL	\$231,780.00
Thomas & Betts, Memphis, TN	\$291,005.00
Sabre Tubular Structures, Alvarado, TX	\$409,180.00

**ISSUES:**

100% TransAmerican Power Products is minority owned company.

Bids solicited from nine vendors with eight vendors responding.

**BUDGET IMPACT:**

PWC Budgeted Item

**OPTIONS:**

N/A

**RECOMMENDED ACTION:**

Award bid to TransAmerican Power Products, Inc., Houston, TX

**ATTACHMENTS:**

Bid recommendation

Bid History

pole purchase history

**PUBLIC WORKS COMMISSION  
ACTION REQUEST FORM**

**TO:** Steve Blanchard, CEO/General Manager **DATE:** July 3, 2012

**FROM:** Gloria Wrench, Purchasing Manager

.....  
**ACTION REQUESTED:** Award bid for the purchase of thirty-five (35) Galvanized Steel Poles of various sizes for Electric Inventory (with the option to purchase additional quantities at the same unit prices within a one-year period)  
.....

**BID/PROJECT NAME:** Galvanized Steel Poles (Inventory)

**BID DATE:** June 14, 2012 **DEPARTMENT:** Electric Inventory

**BUDGET INFORMATION:** Please see attached spreadsheet showing the last purchase price for each inventory item.  
.....

BIDDERS	TOTAL COST
<u>TransAmerican Power Products, Inc., Houston, TX</u>	<u>\$174,395.00</u>
<u>CHM Industries dba Keystone Poles, Saginaw, TX</u>	<u>\$181,591.00</u>
<u>Power-Lite Industries, Inc., Montreal, Quebec, Canada</u>	<u>\$189,450.00</u>
<u>Dis-Tran Steel, Pineville, LA</u>	<u>\$221,360.00</u>
<u>Valmont Newmark, Tulsa, OK</u>	<u>\$224,735.00</u>
<u>M.D. Henry, Pelham, AL</u>	<u>\$231,780.00</u>
<u>Thomas &amp; Betts, Memphis, TN</u>	<u>\$291,005.00</u>
<u>Sabre Tubular Structures, Alvarado, TX</u>	<u>\$409,180.00</u>

.....  
**AWARD RECOMMENDED TO:** TransAmerican Power Products, Inc., Houston, TX

**BASIS OF AWARD:** Lowest bidder

**AWARD RECOMMENDED BY:** Mark Bielat and Gloria Wrench  
.....

**COMMENTS:** Bids were solicited from nine (9) vendors with eight (8) vendors responding. The lowest bidder is recommended.  
.....

**ACTION BY COMMISSION**

**APPROVED** \_\_\_\_\_ **REJECTED** \_\_\_\_\_  
**DATE** \_\_\_\_\_

**ACTION BY COUNCIL**

**APPROVED** \_\_\_\_\_ **REJECTED** \_\_\_\_\_  
**DATE** \_\_\_\_\_

## **BID HISTORY**

### **GALVANIZED STEEL POLES (INVENTORY) BID DATE: JUNE 14, 2012**

#### **Advertisement**

1. Public Works Commission Website May 24, 2012 through June 14, 2012

#### **List of Organizations Notified of Bid**

1. NAACP Fayetteville Branch, Fayetteville, NC
2. NAWIC, Fayetteville, NC
3. N.C. Institute of Minority Economic Development, Durham, NC
4. CRIC, Fayetteville, NC
5. Fayetteville Business & Professional League, Fayetteville, NC
6. SBTDC, Fayetteville, NC
7. FTCC Small Business Center, Fayetteville, NC
8. Fayetteville Area Chamber of Commerce, Fayetteville, NC

#### **List of Prospective Bidders**

1. Thomas & Betts, Memphis, TN
2. Dis-Tran Steel, Pineville, LA
3. Valmont Newmark, Tulsa, OK
4. Sabre Tubular Structures, Alvarado, TX
5. TransAmerican Power Products, Houston, TX
6. M.D. Henry, Pelham, AL
7. Power-Lite Industries, Inc., Montreal, Quebec, Canada
8. CHM Industries, Inc. dba Keystone Poles, Saginaw, TX
9. H.D. Supply, Raleigh, NC

#### **SDBE/DBE/MWBE Participation**

100% - TransAmerican Power Products is a minority owned company.

**GALVANIZED STEEL POLES (INVENTORY)**

**JUNE 14, 2012**

<b>PWC INVENTORY NO.</b>	<b>DESCRIPTION</b>	<b>LAST PURCHASE PRICE</b>	<b>LAST DATE PURCHASED</b>	<b>JUNE 14, 2012 BID PRICE</b>
1-220-660	POLE, TUBULAR, GALVANIZED STEEL, 75', S-04.2	\$4,521.00	5/2/2012	\$4,731.00
1-220-665	POLE, TUBULAR, GALVANIZED STEEL, 75', S-04.9	\$4,841.00	5/2/2012	\$4,287.00
1-220-675	POLE, TUBULAR, GALVANIZED STEEL, 80', S-04.9	\$5,256.00	5/2/2012	\$5,096.00
1-220-680	POLE, TUBULAR, GALVANIZED STEEL, 85', S-04.9	\$5,798.00	5/2/2012	\$5,469.00

**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of Council  
**FROM:** Steven K. Blanchard, PWC CEO/General Manager  
**DATE:** July 23, 2012  
**RE:** **Bid Recommendation - Tubular Steel Structures**

---

**THE QUESTION:**

The Public Works Commission of the City of Fayetteville requests Council approve bid recommendation for purchase of twenty-nine Tubular Steel Structures for the 69kV Transmission Line Interstate 295 Re-Route Project.

**RELATIONSHIP TO STRATEGIC PLAN:**

Quality utility services.

**BACKGROUND:**

The Public Works Commission, during their meeting of July 11, 2012 approved the bid recommendation to award bid for purchase of twenty-nine Tubular Steel Structures for the 69kV Transmission Line Interstate 295-Re-Route project to TransAmerican Power Products, Inc., Houston, TX, lowest bidder, in the total amount of \$366,823.00 and to forward to City Council for approval. This item is budgeted in FY2013 budget (\$450,000) - EL65 (NCDOT I-295/Ramsey Street Bridge Extension). Bids were received May 9, 2012 as follows:

<u>Bidders</u>	<u>Total Cost</u>
TransAmerican Power Products, Inc., Houston, TX	\$366,823.00
Dis-Tran Steel, LLC, Pineville, LA	\$445,136.00
Sabre Tubular Structures, Alvarado, TX	\$480,734.00
M. D. Henry, Pelham, AL	\$421,656.00
Bridgewell Resources, LLC, Tigard, OR	\$555,380.00

**ISSUES:**

100% TransAmerican Power Products is minority owned company.

Bids solicited from eight vendors with five vendors responding.

**BUDGET IMPACT:**

PWC budgeted item

**OPTIONS:**

N/A

**RECOMMENDED ACTION:**

Award bid to TransAmerican Power Products, Inc., Houston, TX

**ATTACHMENTS:**

Bid Recommendation  
bid history

**PUBLIC WORKS COMMISSION  
ACTION REQUEST FORM**

**TO:** Steve Blanchard, CEO/General Manager **DATE:** July 3, 2012

**FROM:** Gloria Wrench, Purchasing Manager

.....  
**ACTION REQUESTED:** Award bid for the purchase of twenty-nine (29) Tubular Steel Structures for the 69kV Transmission Line Interstate 295 Re-Route project  
.....

**BID/PROJECT NAME:** Tubular Steel Structures for the 69kV Transmission Line Interstate 295 Re-Route

**BID DATE:** May 9, 2012 **DEPARTMENT:** Electric Engineering & Const.

**BUDGET INFORMATION:** FY2013 – EL65 (NCDOT I-295/Ramsey Street Bridge Extension) \$450,000

.....

BIDDERS	TOTAL COST
<u>TransAmerican Power Products, Inc., Houston, TX</u>	<u>\$366,823.00</u>
<u>Dis-Tran Steel, LLC, Pineville, LA</u>	<u>\$445,136.00</u>
<u>Sabre Tubular Structures, Alvarado, TX</u>	<u>\$480,734.00</u>
<u>M.D. Henry, Pelham, AL</u>	<u>\$521,656.00</u>
<u>Bridgewell Resources, LLC, Tigard, OR</u>	<u>\$555,380.00</u>

.....

**AWARD RECOMMENDED TO:** TransAmerican Power Products, Inc., Houston, TX

**BASIS OF AWARD:** Lowest bidder

**AWARD RECOMMENDED BY:** Mark Bielat and Gloria Wrench

.....  
**COMMENTS:** Bids were solicited from eight (8) vendors with five (5) vendors responding. The lowest bidder is recommended.  
.....

**ACTION BY COMMISSION**

**APPROVED** \_\_\_\_\_ **REJECTED** \_\_\_\_\_  
**DATE** \_\_\_\_\_

**ACTION BY COUNCIL**

**APPROVED** \_\_\_\_\_ **REJECTED** \_\_\_\_\_  
**DATE** \_\_\_\_\_

## **BID HISTORY**

### **TUBULAR STEEL STRUCTURES FOR THE 69KV TRANSMISSION LINE INTERSTATE 295 RE-ROUTE PROJECT MAY 9, 2012**

#### **Advertisement**

1. Public Works Commission Website 04/12/12 through 05/09/12

#### **List of Organizations Notified of Bid**

1. NAACP Fayetteville Branch, Fayetteville, NC
2. NAWIC, Fayetteville, NC
3. N.C. Institute of Minority Economic Development, Durham, NC
4. CRIC, Fayetteville, NC
5. Fayetteville Business & Professional League, Fayetteville, NC
6. SBTDC, Fayetteville, NC
7. FTCC Small Business Center, Fayetteville, NC
8. Fayetteville Area Chamber of Commerce, Fayetteville, NC

#### **List of Prospective Bidders**

1. Thomas & Betts, Memphis, TN
2. Dis-Tran LLC, Pineville, LA
3. Valmont Industries, Valley, NE
4. Sabre Tubular Structures, Alvarad, TX
5. TransAmerican Power Products, Houston, TX
6. Bridgewell Resources, Tigard, OR
7. HD Supply Utilities, Raleigh, NC
8. M. D. Henry, Pelham, AL

#### **SDBE/DBE/MWBE Participation**

100% - TransAmerican Power Products is a minority owned company.



**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of Council  
**FROM:** Steven K. Blanchard, PWC CEO/General Manager  
**DATE:** July 23, 2012  
**RE:** **PWC Capital Project Fund Resolutions and Budgets**

---

**THE QUESTION:**

The Public Works Commission of the City of Fayetteville requests City Council adopt Capital Project Fund Resolutions and Budgets in order to establish the previously approved State of North Carolina Department of Environment and Natural Resources loans for the 2012 Edgewater/Northview State Revolving Loan Capital Project Fund and the 2012 WTF Clearwell and Chemical Feed Improvements State Revolving Loan Capital Project Fund.

**RELATIONSHIP TO STRATEGIC PLAN:**

Lowest Responsible Rates, Most Financially Sound Utility.

**BACKGROUND:**

During their regular meeting of July 11, 2012 the Public Works Commission approved the following Capital Project Fund Resolutions and Budgets to establish the previously approved State of North Carolina Department of Environmental and Natural Resources loans and to forward to City Council requesting Council adopt similar resolutions and budgets. The establishment of the Capital Project Funds are for the purpose of accounting for and reporting of the projects in accordance with G.S. 159-13.2 and 159-26(b)(6).

1. Resolution PWC2012.08 titled "Resolution of The Public Works Commission of The City of Fayetteville, North Carolina To Establish A 2012 Edgewater/Northview State Revolving Loan Capital Project Fund" and the 2012 Edgewater/Northview State Revolving Loan Capital Project Fund Budget in the amount of \$656,376.
2. Resolution PWC2012.09 titled "Resolution of The Public Works Commission of The City of Fayetteville, North Carolina To Establish A 2012 WTF Clearwell And Chemical Feed Improvements State Revolving Loan Capital Project Fund" and the 2012 WTF Clearwell and Chemical Feed Improvements State Revolving Loan Capital Project Fund Budget in the amount of \$5,048,388.

**ISSUES:**

None

**BUDGET IMPACT:**

PWC Budget

**OPTIONS:**

None

**RECOMMENDED ACTION:**

Adopt Capital Project Fund Resolutions and Budgets to establish the previously approved State of North Carolina Department of Environment and Natural Resources loans for the 2012 Edgewater/Northview State Revolving Loan Capital Project Fund and the 2012 WTF Clearwell and Chemical Feed Improvements State Revolving Loan Capital Project Fund.

**ATTACHMENTS:**

Transmittal Letter

PWC Resolution and Budget - Edgewater/Northview State Revolving Loan  
City Resolution and Budget for Edgewater/Northview  
PWC Resolution and Budget for WTF Clearwell and Chemical Feed Improvements  
City Resolution and Budget for Clearwell and Chemical Feed Improvements



WILSON A. LACY, COMMISSIONER  
TERRI UNION, COMMISSIONER  
LUIS J. OLIVERA, COMMISSIONER  
MICHAEL G. LALLIER, COMMISSIONER  
STEVEN K. BLANCHARD, CEO/GENERAL MANAGER

**PUBLIC WORKS COMMISSION**  
OF THE CITY OF FAYETTEVILLE  
***ELECTRIC & WATER UTILITIES***

955 OLD WILMINGTON RD  
P.O. BOX 1089  
FAYETTEVILLE, NORTH CAROLINA 28302 1089  
TELEPHONE (910) 483-1401  
WWW.FAYPWC.COM

June 25, 2012

MEMO TO: Steven K. Blanchard, CEO

MEMO FROM: J. Dwight Miller, CFO

SUBJECT: Capital Project Fund Resolutions and Budgets

The attached budgets and resolutions are to establish the previously approved State of North Carolina Department of Environment and Natural Resources loans for the “2012 Edgewater/Northview State Revolving Loan Capital Project Fund”, Resolution PWC2012.08 and the “2012 WTF Clearwell and Chemical Feed Improvements State Revolving Loan Capital Project Fund”, Resolution PWC2012.09 and budgets for each fund, \$656,376 and \$5,048,388, respectively. The establishment of the Capital Project Funds are for the purposes of accounting for and reporting of the projects in accordance with G.S. 159-13.2 and 159-26(b)(6).

Staff request that the Commission approve Resolutions PWC2012.08, PWC2012.09 and their respective budgets and request that City Council adopt similar resolutions and budgets at their July 23, 2012 meeting.

**BUILDING COMMUNITY CONNECTIONS SINCE 1905**

**AN EQUAL EMPLOYMENT OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER**

**RESOLUTION OF THE PUBLIC WORKS COMMISSION OF THE  
CITY OF FAYETTEVILLE, NORTH CAROLINA TO ESTABLISH  
A 2012 EDGEWATER/NORTHVIEW STATE REVOLVING LOAN  
CAPITAL PROJECT FUND**

**WHEREAS**, on May 31, 2012 the Public Works Commission of the City of Fayetteville, NC (COMMISSION) accepted a loan offer from the State of North Carolina Department of Environment and Natural Resources (“NCDENR”) in the amount of \$656,376 for construction of the Edgewater/Northview Sewer Main Relocation (the “Project”), and

**WHEREAS**, the COMMISSION, in accordance with G.S 159-26(b)(6), intends to establish a capital project fund in accordance with G.S 159-13.2 for the purposes of accounting for and reporting of the Project, and

**NOW, THEREFORE**, be it resolved by the COMMISSION that:

**Section 1.** The COMMISSION hereby establishes a 2012 Edgewater/Northview State Revolving Loan Capital Project Fund (the “CPF”) and the related budget, as presented in Exhibit A of this Resolution, for the purposes of accounting for and reporting of the Project.

**Section 2.** The COMMISSION will maintain within the CPF sufficient detailed accounting records to satisfy the requirements of NCDENR, the loan agreement, and federal regulations.

**Section 3.** The Project will be financed through a state loan. Funds may be advanced from the Water & Sewer General Fund for the purpose of making payments as they become due. Reimbursement requests will be made to the NCDENR in an orderly and timely manner.

**Section 4.** The City Council of the City of Fayetteville is hereby requested to adopt this Resolution in the form presented above.

**Section 5.** This Resolution shall become effective upon its adoption.

**ADOPTED**, this the 11<sup>th</sup> day of July, 2012.

PUBLIC WORKS COMMISSION,

---

Michael G. Lallier, Chairman

Attest:

---

Terri Union, Secretary

<b>PUBLIC WORKS COMMISSION OF THE CITY OF FAYETTEVILLE</b> <b>2012 EDGEWATER/NORTHVIEW STATE REVOLVING LOAN CAPITAL PROJECT FUND</b> <b>For Fiscal Years 2013 - 2014</b>		
<b>Initial Budget</b>		
	<b>PROPOSED BUDGET</b>	<b>RECOMMENDED BY ADMINISTRATION</b>
<b>Estimated Revenues and Other Funding Sources</b>		
State Revolving Loan proceeds	\$656,376	\$656,376
<b>Total Revenues</b>	<b>\$656,376</b>	<b>\$656,376</b>
<b>Estimated Expenditures</b>		
Project costs	\$656,376	\$656,376
<b>Total Expenditures</b>	<b>\$656,376</b>	<b>\$656,376</b>
ADOPTED BY COMMISSION:		July 11, 2012
ADOPTED BY CITY COUNCIL:		July 23, 2012

**RESOLUTION OF THE CITY OF FAYETTEVILLE, NORTH  
CAROLINA TO ESTABLISH A 2012 EDGEWATER/NORTHVIEW  
STATE REVOLVING LOAN CAPITAL PROJECT FUND**

**WHEREAS**, on May 31, 2012 the City of Fayetteville, NC (CITY) by and through the Public Works Commission (COMMISSION) accepted a loan offer from the State of North Carolina Department of Environment and Natural Resources (“NCDENR”) in the amount of \$656,376 for construction of the Edgewater/Northview Sewer Main Relocation (the “Project”), and

**WHEREAS**, the CITY, in accordance with G.S 159-26(b)(6), intends to establish a capital project fund in accordance with G.S 159-13.2 for the purposes of accounting for and reporting of the Project, and

**NOW, THEREFORE**, be it resolved by the CITY that:

**Section 1.** The CITY hereby establishes a 2012 Edgewater/Northview State Revolving Loan Capital Project Fund (the “CPF”) and the related budget, as presented in Exhibit A of this Resolution, for the purposes of accounting for and reporting of the Project.

**Section 2.** The COMMISSION will maintain within the CPF sufficient detailed accounting records to satisfy the requirements of NCDENR, the loan agreement, and federal regulations.

**Section 3.** The Project will be financed through a state loan. Funds may be advanced from the COMMISSION’s Water & Sewer General Fund for the purpose of making payments as they become due. Reimbursement requests will be made to the NCDENR in an orderly and timely manner.

**Section 4.** This Resolution shall become effective upon its adoption.

**ADOPTED**, this the 23<sup>rd</sup> day of July, 2012.

CITY OF FAYETTEVILLE, NC

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**PUBLIC WORKS COMMISSION OF THE CITY OF FAYETTEVILLE  
2012 EDGEWATER/NORTHVIEW STATE REVOLVING LOAN CAPITAL PROJECT FUND  
For Fiscal Years 2013 - 2014**

**Initial Budget**

	PROPOSED BUDGET	RECOMMENDED BY ADMINISTRATION
<b>Estimated Revenues and Other Funding Sources</b>		
State Revolving Loan proceeds	\$656,376	\$656,376
<b>Total Revenues</b>	\$656,376	\$656,376
<b>Estimated Expenditures</b>		
Project costs	\$656,376	\$656,376
<b>Total Expenditures</b>	\$656,376	\$656,376
ADOPTED BY COMMISSION:	July 11, 2012	
ADOPTED BY CITY COUNCIL:	July 23, 2012	

**RESOLUTION OF THE PUBLIC WORKS COMMISSION OF THE  
CITY OF FAYETTEVILLE, NORTH CAROLINA TO ESTABLISH  
A 2012 WTF CLEARWELL AND CHEMICAL FEED  
IMPROVEMENTS STATE REVOLVING LOAN CAPITAL  
PROJECT FUND**

**WHEREAS**, on May 24, 2012 the Public Works Commission of the City of Fayetteville, NC (COMMISSION) accepted a loan offer from the State of North Carolina Department of Environment and Natural Resources (“NCDENR”) in the amount of \$5,048,388 for construction of the Water Treatment Facility Clearwell and Chemical Feed Improvements (the “Project”), and

**WHEREAS**, the COMMISSION, in accordance with G.S 159-26(b)(6), intends to establish a capital project fund in accordance with G.S 159-13.2 for the purposes of accounting for and reporting of the Project, and

**NOW, THEREFORE**, be it resolved by the COMMISSION that:

**Section 1.** The COMMISSION hereby establishes a 2012 WTF Clearwell and Chemical Feed Improvements State Revolving Loan Capital Project Fund (the “CPF”) and the related budget, as presented in Exhibit A of this Resolution, for the purposes of accounting for and reporting of the Project.

**Section 2.** The COMMISSION will maintain within the CPF sufficient detailed accounting records to satisfy the requirements of NCDENR, the loan agreement, and federal regulations.

**Section 3.** The Project will be financed through a state loan. Funds may be advanced from the Water & Sewer General Fund for the purpose of making payments as they become due. Reimbursement requests will be made to the NCDENR in an orderly and timely manner.

**Section 4.** The City Council of the City of Fayetteville is hereby requested to adopt this Resolution in the form presented above.

**Section 5.** This Resolution shall become effective upon its adoption.

**ADOPTED**, this the 11<sup>th</sup> day of July, 2012.

PUBLIC WORKS COMMISSION,

\_\_\_\_\_  
Michael G. Lallier, Chairman

Attest:

\_\_\_\_\_  
Terri Union, Secretary



**PUBLIC WORKS COMMISSION OF THE CITY OF FAYETTEVILLE  
 2012 WTF CLEARWELL AND CHEMICAL FEED IMPROVEMENTS  
 STATE REVOLVING LOAN CAPITAL PROJECT FUND  
 For Fiscal Years 2013 - 2014**

**Initial Budget**

	PROPOSED BUDGET	RECOMMENDED BY ADMINISTRATION
<b>Estimated Revenues and Other Funding Sources</b>		
State Revolving Loan proceeds	\$5,048,388	\$5,048,388
<b>Total Revenues</b>	\$5,048,388	\$5,048,388
<b>Estimated Expenditures</b>		
Project costs	\$5,048,388	\$5,048,388
<b>Total Expenditures</b>	\$5,048,388	\$5,048,388
ADOPTED BY COMMISSION:	July 11, 2012	
ADOPTED BY CITY COUNCIL:	July 23, 2012	

**RESOLUTION OF THE CITY OF FAYETTEVILLE, NORTH  
CAROLINA TO ESTABLISH A 2012 WTF CLEARWELL AND  
CHEMICAL FEED IMPROVEMENTS STATE REVOLVING LOAN  
CAPITAL PROJECT FUND**

**WHEREAS**, on May 24, 2012 the City of Fayetteville, NC (CITY) by and through the Public Works Commission of the City of Fayetteville, NC (COMMISSION) accepted a loan offer from the State of North Carolina Department of Environment and Natural Resources (“NCDENR”) in the amount of \$5,048,388 for construction of the Water Treatment Facility Clearwell and Chemical Feed Improvements (the “Project”), and

**WHEREAS**, the CITY, in accordance with G.S 159-26(b)(6), intends to establish a capital project fund in accordance with G.S 159-13.2 for the purposes of accounting for and reporting of the Project, and

**NOW, THEREFORE**, be it resolved by the CITY that:

**Section 1.** The CITY hereby establishes a 2012 WTF Clearwell and Chemical Feed Improvements State Revolving Loan Capital Project Fund (the “CPF”) and the related budget, as presented in Exhibit A of this Resolution, for the purposes of accounting for and reporting of the Project.

**Section 2.** The COMMISSION will maintain within the CPF sufficient detailed accounting records to satisfy the requirements of NCDENR, the loan agreement, and federal regulations.

**Section 3.** The Project will be financed through a state loan. Funds may be advanced from the COMMISSION’s Water & Sewer General Fund for the purpose of making payments as they become due. Reimbursement requests will be made to the NCDENR in an orderly and timely manner.

**Section 4.** This Resolution shall become effective upon its adoption.

**ADOPTED**, this the 23<sup>rd</sup> day of July, 2012.

CITY OF FAYETTEVILLE, NC

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**PUBLIC WORKS COMMISSION OF THE CITY OF FAYETTEVILLE  
2012 WTF CLEARWELL AND CHEMICAL FEED IMPROVEMENTS  
STATE REVOLVING LOAN CAPITAL PROJECT FUND  
For Fiscal Years 2013 - 2014**

**Initial Budget**

	PROPOSED BUDGET	RECOMMENDED BY ADMINISTRATION
<b>Estimated Revenues and Other Funding Sources</b>		
State Revolving Loan proceeds	\$5,048,388	\$5,048,388
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<b>Estimated Expenditures</b>		
Project costs	\$5,048,388	\$5,048,388
<b>Total Expenditures</b>	\$5,048,388	\$5,048,388
ADOPTED BY COMMISSION:	July 11, 2012	
ADOPTED BY CITY COUNCIL:	July 23, 2012	

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** July 23, 2012  
**RE:** **P12-31F Request for a Special Use Permit for office use within 100 feet of residential development in the Hospital Overlay, on a property located at 1804 Fargo Drive. Containing 0.46 acres more or less and being the property of Tochari Investments, LLC; contingent on rezoning to OI.**

---

**THE QUESTION:**

Does the Special Use Permit fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: Tochari Investments, LLC  
Applicant: Tochari Investments, LLC  
Requested Action: SUP  
Property Address: 1804 Fargo  
Council District: 5  
Status of Property: Residential  
Size: 0.46 acres +/-  
Existing Land Use: Single Family Home  
Adjoining Land Use & Zoning:  
North - P2/CZ  
South - SF-10  
East - OI  
West - SF-10  
Letters Mailed: 48

Land Use Plan: Office and Institutional  
Small Area Plan: Hospital Area Overlay Plan

**ISSUES:**

The owner of this property has requested a Special Use Permit to allow for office use within 100 feet of residential development in the Hospital Area Overlay. In May of 2009 the owner of the adjacent property (1800 Fargo) had his property rezoned to P2/CZ. Since that time he has constructed a 14,000 square foot medical facility. That same owner has now purchased 1804 Fargo and wishes to use it for additional parking. The Hospital Area Plan does call for both properties to be used as office. This property owner has also applied for a rezoning of this property to OI to allow for office use. That public hearing will precede the hearing for the SUP.

The site plan was approved by the Technical Review Committee subject to any additional conditions required during the special use approval. It meets the conditions of the Hospital Overlay and the development standards for other landscaping, access, sidewalks, fencing and related standards. A type D buffer with a 6 foot high privacy fence and plantings as described on the attached section from the UDO.

Zoning Commission and Staff recommend that a SUP be issued based on:

1. OI fits with the Hospital Area Plan.
2. Conditions can be added to the SUP approval if needed.

A Special Use Permit shall be approved only upon a finding that all of the standards listed below are met. Based on information submitted in the application and at the hearing, the Zoning Commission believes the request meets the required findings.

**BUDGET IMPACT:**

The City would be required to provide an increase in public services that should be offset by the increase this development would bring to the City's tax base.

**OPTIONS:**

- 1) Approval of a SUP as presented by staff (recommended)
- 2) Approval of the SUP with additional conditions;
- 3) Denial of the SUP request.

**RECOMMENDED ACTION:**

**Zoning Commission and Staff Recommend:** That the City Council move to APPROVE the SUP for this property as presented by staff, based on the submitted site plan and upon a finding that all of the following standards are met:

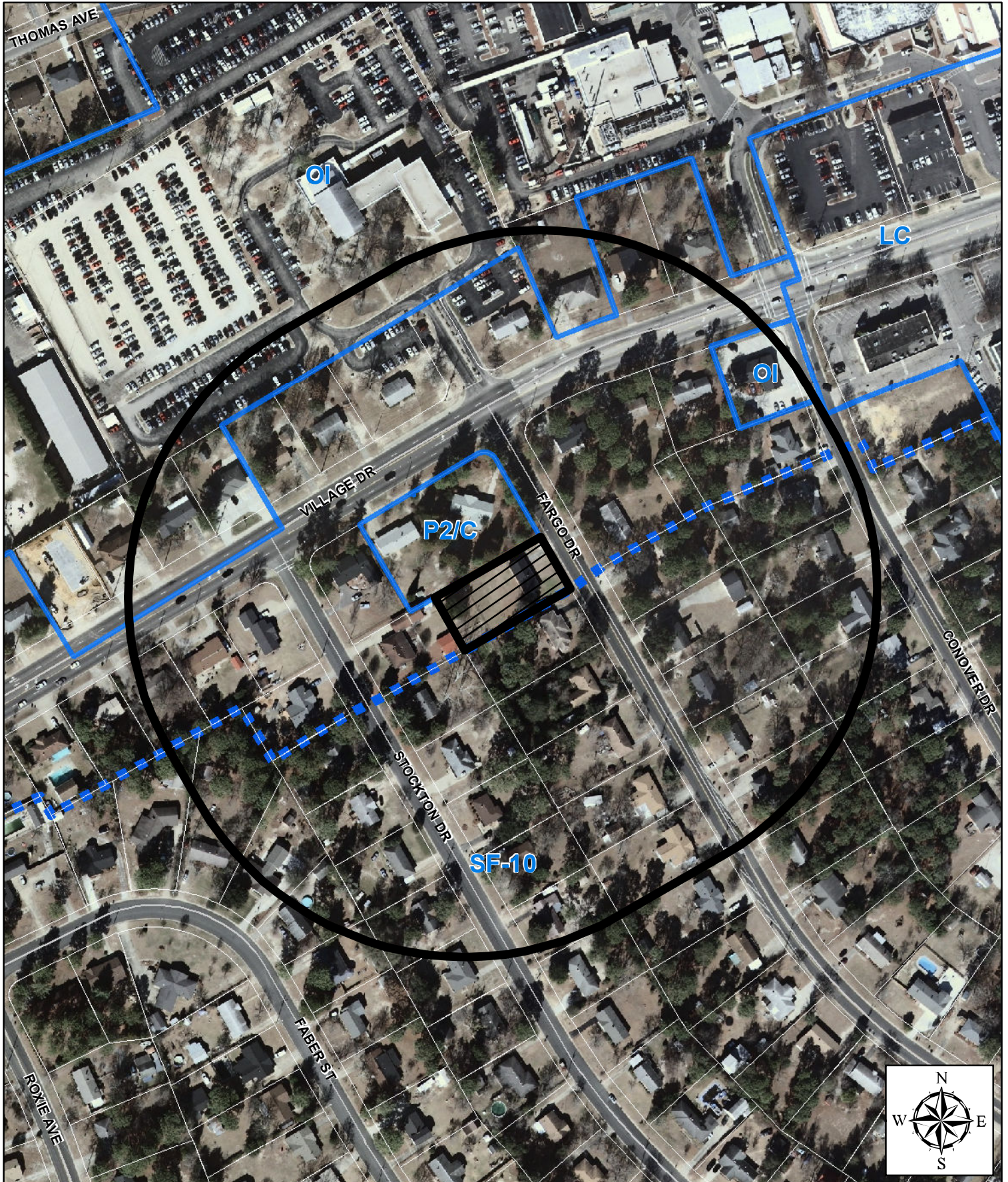
- (1) The special use complies with all applicable standards in Section 30-4.C, Use-Specific Standards;
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
- (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;ty Council Hearing/Decision
- (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations. .

**ATTACHMENTS:**

Zoning Map  
Land Use Plan  
Hospital Overlay Plan  
Current Land Use  
Site Plan  
Type D Buffer Standards



**ZONING COMMISSION  
CASE NO. P12-30 & 31F**



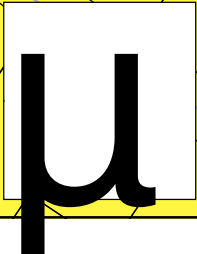
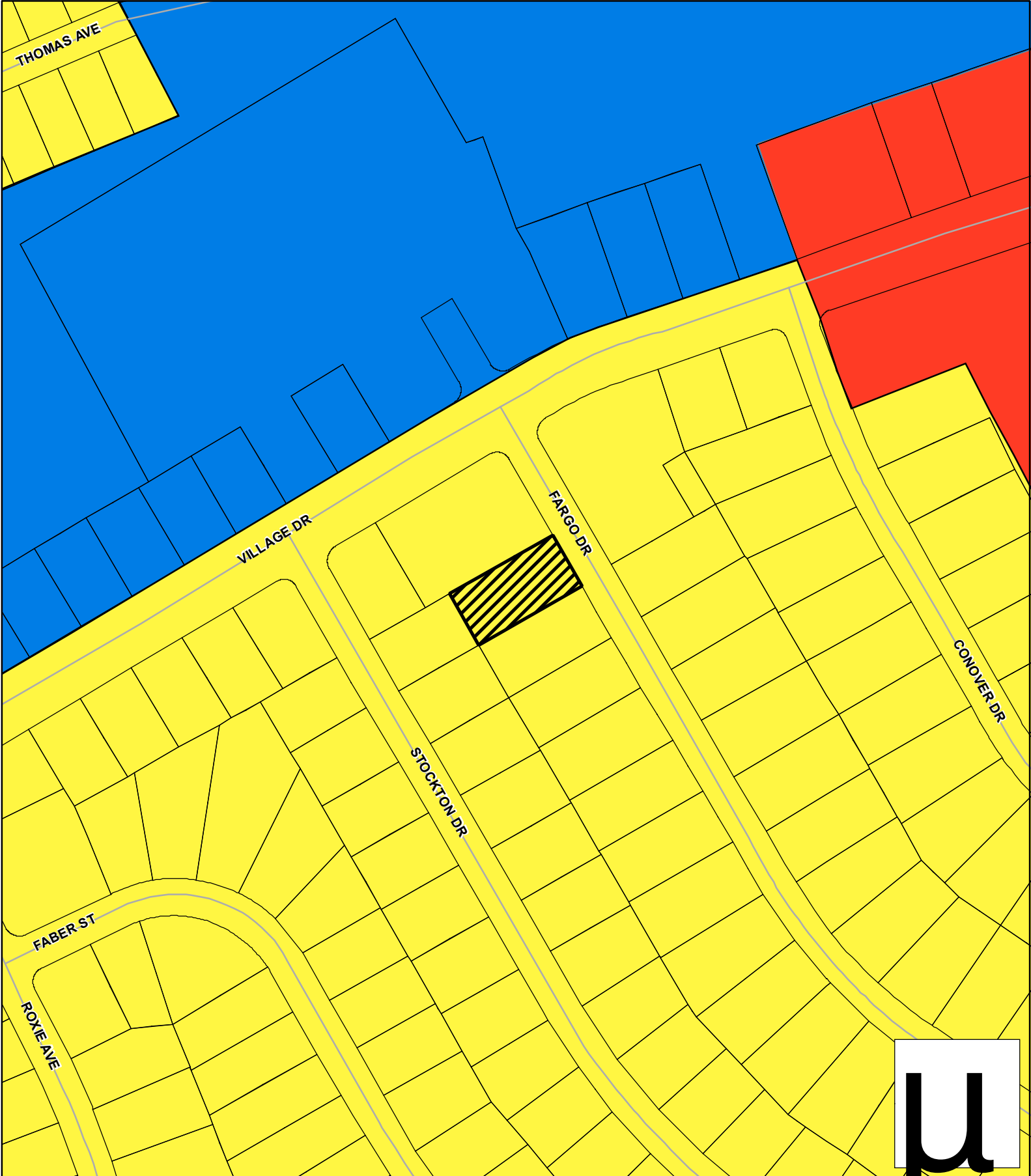
**Request: SF-10 to OI & SUP**  
**Location: 1804 Fargo**  
**Acreage: .46 +/- acres**

**Zoning Commission: 06/12/2012**    **Recommendation: \_\_\_\_\_**  
**City Council: \_\_\_\_\_**    **Final Action: \_\_\_\_\_**  
**Pin: 0416-95-4382-**



# 2010 Land Use Plan

## Case No. P12-30 & 31F





THOMAS

SANDRA DIR

VILLAGE DRIVE

2

STOCKTON DRIVE

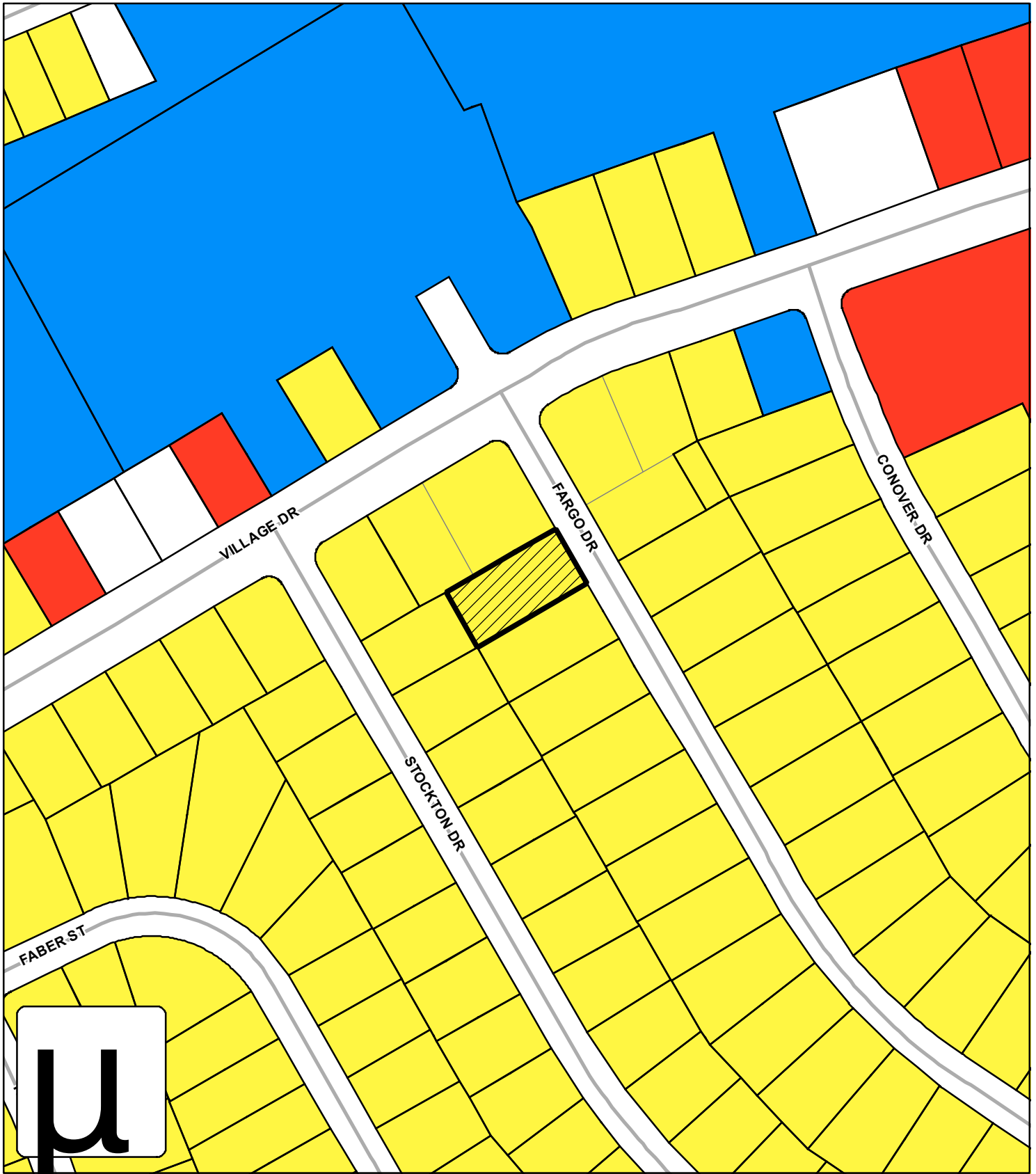
FARGO DRIVE

CON



# Current Land Use

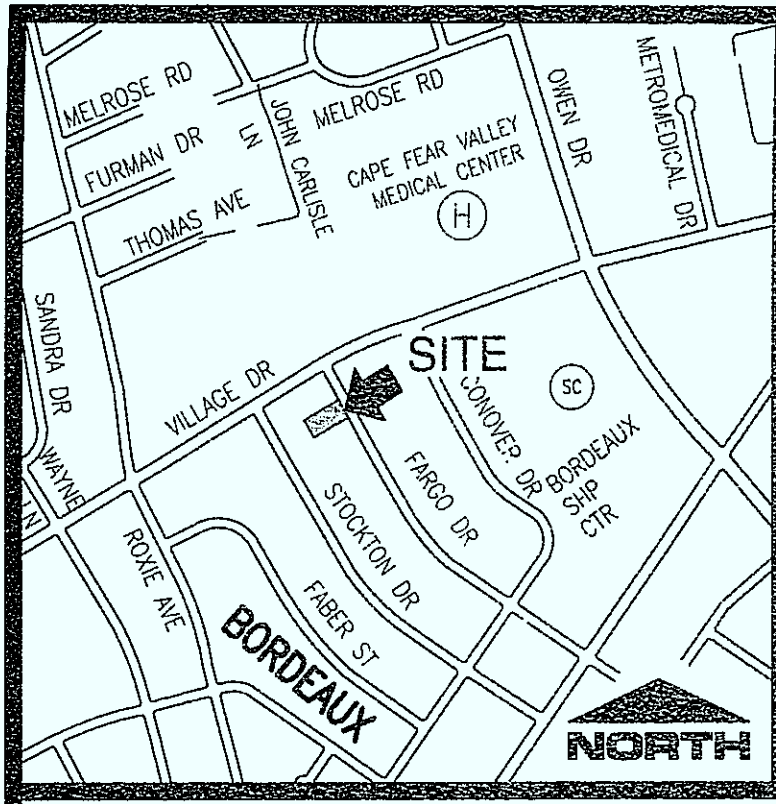
## P12-30 & 31F



Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN





**VICINITY MAP**  
NOT TO SCALE

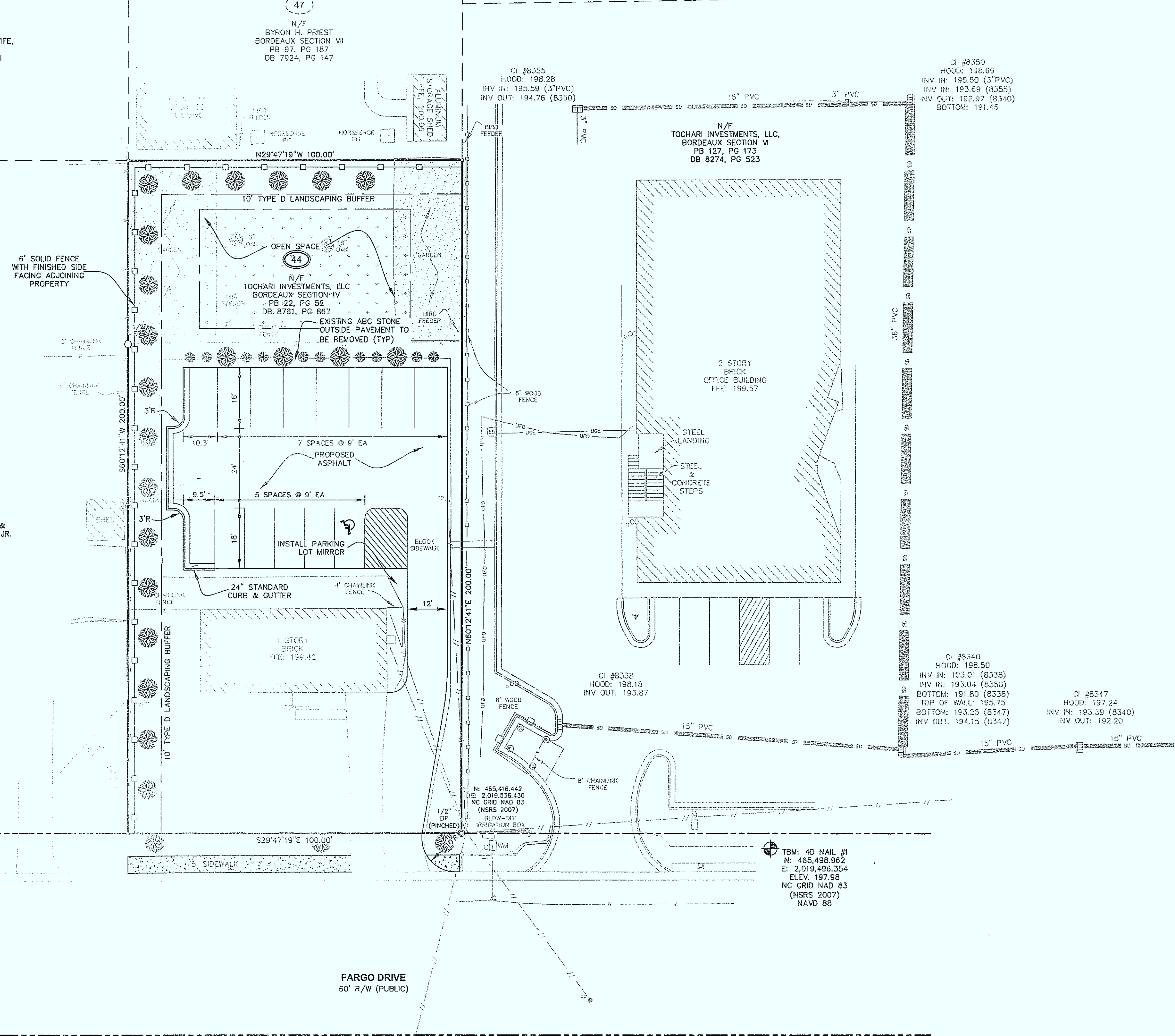
- LEGEND:**
- ⊙ EIP-EXISTING IRON PIPE
  - ⊙ ERB-EXISTING REBAR
  - ⊙ CP-COMPUTED POINT
  - N/F - NOW OR FORMERLY
  - R/W - RIGHT OF WAY
  - PVC - POLYVINYL CHLORIDE
  - CI - CURB INLET
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - - - RIGHT-OF-WAY
  - SS SANITARY SEWER LINE
  - SD STORM DRAINAGE
  - WL WATER LINE
  - UFO UNDERGROUND FIBER OPTIC
  - /// OVERHEAD UTILITY
  - X FENCE LINE
  - WOODEN FENCE
  - ⊕ BENCHMARK
  - ⊙ SIGN
  - ⊙ BOLLARD
  - ⊙ ELECTRICAL BOX
  - ⊙ UTILITY POLE
  - ⊙ GUY WIRE
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ CURB INLET
  - ⊙ CLEANOUT
  - GRAVEL
  - ASPHALT
  - CONCRETE

**SITE DATA**

DEVELOPER	TOCHARI INVESTMENTS, LLC
MAILING ADDRESS	3505 VILLAGE DRIVE
CITY, STATE	FAYETTEVILLE, NORTH CAROLINA 28304
PIN NUMBER	0416-95-4382
TOTAL SITE AREA	20,000 SF (0.46 AC)
AREA TO BE DEVELOPED	20,000 SF (0.46 AC)
ZONING	SF-10
EXISTING USE	SINGLE FAMILY
PROPOSED USE	SINGLE FAMILY/PARKING LOT
DISTURBED/DENUDED AREA	21,040 SF (0.48 AC)
<b>PREVIOUS IMPERVIOUS AREA:</b>	
TOTAL	2,012 SF
<b>IMPERVIOUS AREA:</b>	
POST CONSTRUCTION	8,130 SF
<b>OPEN SPACE:</b>	
REQUIRED	2,000 SF (0.05 AC)
PROVIDED	2,247 SF (0.05 AC)
<b>EXISTING SETBACKS REQUIRED:</b>	
FRONT	30 FT
SIDE	10 FT
REAR	35 FT
<b>PARKING:</b>	
PROPOSED (INCLUDES HANDICAP SPACES)	14 SPACES
HANDICAP	1 SPACE

- \*SPECIAL NOTES:**
- PROPOSED REZONING IS CONDITIONAL USE 0&1.
  - PROPERTY SHOWN ON THIS PLAN IS WITHIN THE CITY OF FAYETTEVILLE HOSPITAL AREA OVERLAY DISTRICT.
  - TYPE D BUFFER IS REQUIRED ALONG ALL PROPERTY LINES PER THE HAD. ACCESS DRIVE TO PARKING LOT WILL REQUIRE A VARIANCE.

- SITE NOTES**
- EXISTING UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE EVIDENCE COULD BE FOUND TO DETERMINE LOCATION. PRIOR TO CONSTRUCTION OR EXCAVATION OF THE SITE, THE GENERAL CONTRACTOR SHALL VERIFY ALL UTILITY COMPANIES TO VERIFY THE LOCATION OF THEIR RESPECTIVE UTILITIES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
  - CONCRETE, ASPHALT AND BASE TYPE SHALL BE PER THE DETAILS.
  - HANDICAP SIGNAGE AND PARKING SPACES SHALL BE PROVIDED BY THE CONTRACTOR AND INSTALLED PER FEDERAL ADA AND LOCAL REQUIREMENTS.
  - ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR TO THE FACE OF SIDEWALK UNLESS OTHERWISE NOTED.
  - ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
  - PARKING STALLS MUST BE STRIPED WITH A 4 INCH CONTRASTING STRIPE (YELLOW ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOT).
  - HANDICAP PARKING SPACES ARE TO BE DESIGNATED BY BLUE STRIPING AND EITHER A BLUE SYMBOL ON A WHITE BACKGROUND OR A WHITE SYMBOL ON A BLUE BACKGROUND. ALL HANDICAP PARKING STALLS REQUIRE THE INSTALLATION OF THE PROPER SIGNAGE.
  - ALL PARKING SPACES ARE TO BE LAID OUT IN ACCORDANCE WITH THE SITE PLAN DIMENSIONS.
  - ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
  - ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER CITY OF FAYETTEVILLE AND STATE REGULATIONS.



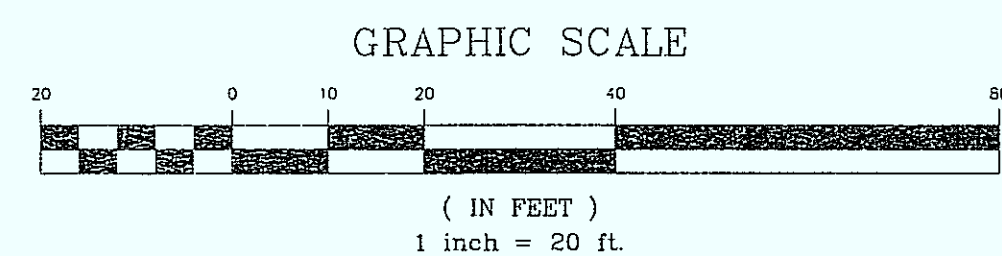
- LANDSCAPING NOTES:**
- TREE PROTECTION FENCING SHALL BE 4" ORANGE POLYETHYLENE ON STEEL POSTS WITH MAXIMUM SPACING 6' O.C.
  - HEIGHT AND SPREAD OF TREE SPECIMEN SHALL MEET REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK.
  - SHRUBS IN LANDSCAPE BUFFER AREA ARE TO BE MINIMUM 36 INCHES AT PLANTING, 6 FEET AT MATURITY. SHRUBS ARE TO BE PLACED AT 5 FEET APART.
- \*THIS LANDSCAPING PLAN IS THE MINIMUM REQUIRED TO MEET WITH THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT ORDINANCE. THE OWNER OR DEVELOPER IS ENCOURAGED TO CONSULT WITH A LANDSCAPE ARCHITECT IN ORDER TO DEVELOP A PLAN THAT IS MORE IN DEPTH THAN THE MINIMUM REQUIREMENTS. THIS PLAN IS FOR PERMITTING PURPOSES ONLY.

BOTANICAL NAME	COMMON NAME	QTY.	ROOT	HT.	ACI MIN.	REMARKS
QUERCUS PHELLOS	WILLOW OAK	25	B&B	6'	4"	SEE LANDSCAPING NOTES
AZALEA "FORMOSA"	FORMOSA AZALEA	10	B&B	36"	1"	SEE LANDSCAPING NOTES

NOTE: ANY OF THE ABOVE PLANTINGS MAY BE REPLACED PROVIDED THEY MEET THE REQUIREMENTS IN THE CITY OF FAYETTEVILLE ORDINANCE SEC. 30-288 AND IS APPROVED BY THE CITY.

\*NOTE: LIGHTING REQUIREMENTS  
LIGHTING REQUIREMENTS SHALL FOLLOW THE  
FAYETTEVILLE UDO ACCORDING TO  
SECTION 30-5 PART E

\*ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY  
OF FAYETTEVILLE STANDARDS AND SPECIFICATIONS.



**REVISIONS**

FINAL DRAWING  
NOT RELEASED FOR CONSTRUCTION

**PROJECT NAME**

**CUMBERLAND  
CARDIOLOGY  
PARKING LOT**

**SITE &  
LANDSCAPING  
PLAN**

**CLIENT**

**SYLVESTER EJEH**

3505 Village Drive  
Fayetteville, North Carolina 28304  
Phone: (910) 323-0065  
Fax: (910) 916-7773

**PROJECT INFORMATION**

DESIGNED BY:	SCOTT
DRAWN BY:	BEN
CHECKED BY:	SCOTT
PROJECT NUMBER:	682

**DRAWING SCALE**

HORIZONTAL: 1"=20'

**DATE RELEASED**



APRIL 4, 2012

**SHEET NUMBER**

**C-2.0**



**TABLE 30-5.B.1.F.3: BUFFER TYPES**  
 ACI = AGGREGATE CALIPER INCHES

BUFFER TYPE AND CONFIGURATION	DESCRIPTION	MINIMUM SCREENING REQUIREMENTS WITHIN PERIMETER BUFFER		
		OPTION 1: MINIMUM WIDTH 25 FEET [1][2]	OPTION 2: MINIMUM WIDTH 10 FEET [1][2]	DT DISTRICT MINIMUM WIDTH 5 FEET [1][2]
<b>TYPE C: SEMI-OPAQUE</b>				
	This perimeter buffer functions as a semi-opaque screen from the ground to at least a height of six feet.	12 ACI of canopy trees + 14 ACI of understory trees + 25 shrubs per 100 linear feet	One 4-foot-high berm or one 4-foot-high solid fence + 2 ACI of canopy trees + 16 ACI understory trees per 100 linear feet	One 3-foot-high continuous evergreen hedge + 2 ACI of canopy trees + 20 ACI of understory trees per 100 linear feet
<b>TYPE D: OPAQUE</b>				
	This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.	18 ACI of canopy trees + 20 ACI of understory trees + 55 shrubs per 100 linear feet	One 6-foot-high solid fence + 12 ACI of canopy trees per 100 linear feet	One 6-foot-high solid fence + 14 ACI of canopy trees per 100 linear feet

**NOTES:**

- [1] Any required perimeter buffer width can be reduced to five feet with the provision of a solid masonry wall at least six feet in height, along with ten shrubs per every 100 linear feet located outside the wall.
- [2] Perimeter buffer widths (but not vegetation amounts) may be reduced in accordance with Section 30-5.B.1.h, Alternative Landscape Plan.

**(4) Buffer Type Application**

Table 30-5.B.1.F.4, Buffer Type Application, specifies the type of perimeter landscape buffer that new development shall provide between it and adjacent property, based on the zoning district of the development site and that of the adjacent property. The buffer type is indicated by a letter corresponding to one of the four buffer types depicted in Table 30-5.B.1.F.3, Buffer Types.

<b>TABLE 30-5.B.1.F.4: BUFFER TYPE APPLICATION [1]</b>							
<b>A = TYPE A BUFFER   B = TYPE B BUFFER   C = TYPE C BUFFER   D = TYPE D BUFFER</b>							
<b>N/A = NOT APPLICABLE (NO BUFFER REQUIRED)</b>							
<b>ZONING CLASSIFICATION OF PROPOSED DEVELOPMENT SITE [2]</b>	<b>ZONING CLASSIFICATION OF ADJACENT PROPERTY</b>						
	<b>CD AR</b>	<b>SF-15, SF-10, SF-6 OR EXISTING SINGLE- FAMILY DEVELOPMENT</b>	<b>MR-5 MH</b>	<b>OI NC MU</b>	<b>LC CC DT</b>	<b>LI</b>	<b>HI</b>
CD, AR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SF-15, SF-10, SF-6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MR-5, MH [3]	A	A	N/A	N/A	N/A	N/A	N/A
OI, NC, MU	B	B	A	N/A	N/A	N/A	N/A
LC, CC, DT	C	B	B	A	N/A	N/A	N/A
LI	C	C	B	B	A	N/A	N/A
HI	D	D	D	D	D	C	N/A

**NOTES:**

[1] Letters in cells correspond to the buffer types depicted in Table 30-5.B.1.F.3, Buffer Types.

[2] Development in PD districts is subject to perimeter buffer requirements in the PD district standards. In cases where development is proposed next to an existing PD district having no perimeter buffer, the proposed development shall provide a perimeter buffer that is consistent with the type of buffer required if the adjacent use was in a differing base district appropriate for the type of use.

[3] Mobile home parks shall provide a perimeter buffer around the park in accordance with the standards in Section 30-4.C.2.a.4, Manufactured Home Parks.

**(5) Responsibility for Buffer Installation**

**a. Vacant Parcels**

Where a developing parcel is adjacent to a vacant parcel and a perimeter buffer is required in accordance with this section, the developing parcel shall provide a minimum of one-half of the perimeter buffer required adjacent to the vacant land.

**b. Existing Land Uses**

Where a developing parcel is adjacent to an existing use and a perimeter buffer is required in accordance with this section, the developing parcel shall provide the full perimeter buffer required adjacent to the existing use in accordance with Table 30-5.B.1.F.3, Buffer Types, and Table 30-5.B.1.F.4, Buffer Type Application, unless a portion or all of a perimeter buffer that complies with the standards of this section already exists between the lots. Where part of a perimeter buffer exists, but the buffer does not fully comply with the standards of this section, the developing parcel shall be responsible for providing only the additional planting material on site necessary to meet the standards of this section.

**(6) Location of Buffers**

**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** July 23, 2012  
**RE:** **P12-33F Request for a Special Use Permit for a utility substation in a SF-10 district located at 5311 Redwood Drive, property of City of Fayetteville.**

---

**THE QUESTION:**

Does the Special Use Permit fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: City of Fayetteville  
Applicant: Public Works Commission  
Requested Action: SUP (Power Substation)  
Property Address: 5311 Redwood Dr.  
Council District: 5  
Status of Property: Residential  
Size: 0.85 acres +/-  
Existing Land Use: Power Substation  
Adjoining Land Use & Zoning:  
North - SF-10  
South - SF-10  
East - SF-10  
West - SF-10  
Letters Mailed: 48

Land Use Plan: Low Density Residential

**ISSUES:**

The Public Works Commission (PWC) wishes to expand an existing power substation on Redwood Drive. This expansion will occur completely within the boundaries of the existing facility. Since this substation is at the back of a neighborhood, staff does not recommend additional conditions such as a paved entrance, like was required on the last SUP case heard for a substation.

Zoning Commission and Staff recommend approval of the SUP based on:

1. This will not expand the physical size of the project, it would only increase the internal components.
2. Conditions can be added to the SUP approval if needed.

A Special Use Permit shall be approved only upon a finding that all of the following standards are met. Based on information submitted in the application and at the hearing, the Zoning Commission believes the request meets the required findings listed below.

**BUDGET IMPACT:**

There would be minimal direct impact since there is an existing facility on this site, although the expansion and upgrade would indirectly support additional growth in the area.



**OPTIONS:**

- 1) Approval of the SUP as presented by staff (recommended)
- 2) Approval of the SUP with additional conditions;
- 3) Denial of the SUP request.

**RECOMMENDED ACTION:**

**Zoning Commission and Staff Recommend:** That the City Council move to APPROVE the SUP for this property as presented by staff, based on the submitted site plan and upon a finding that all of the following standards are met:

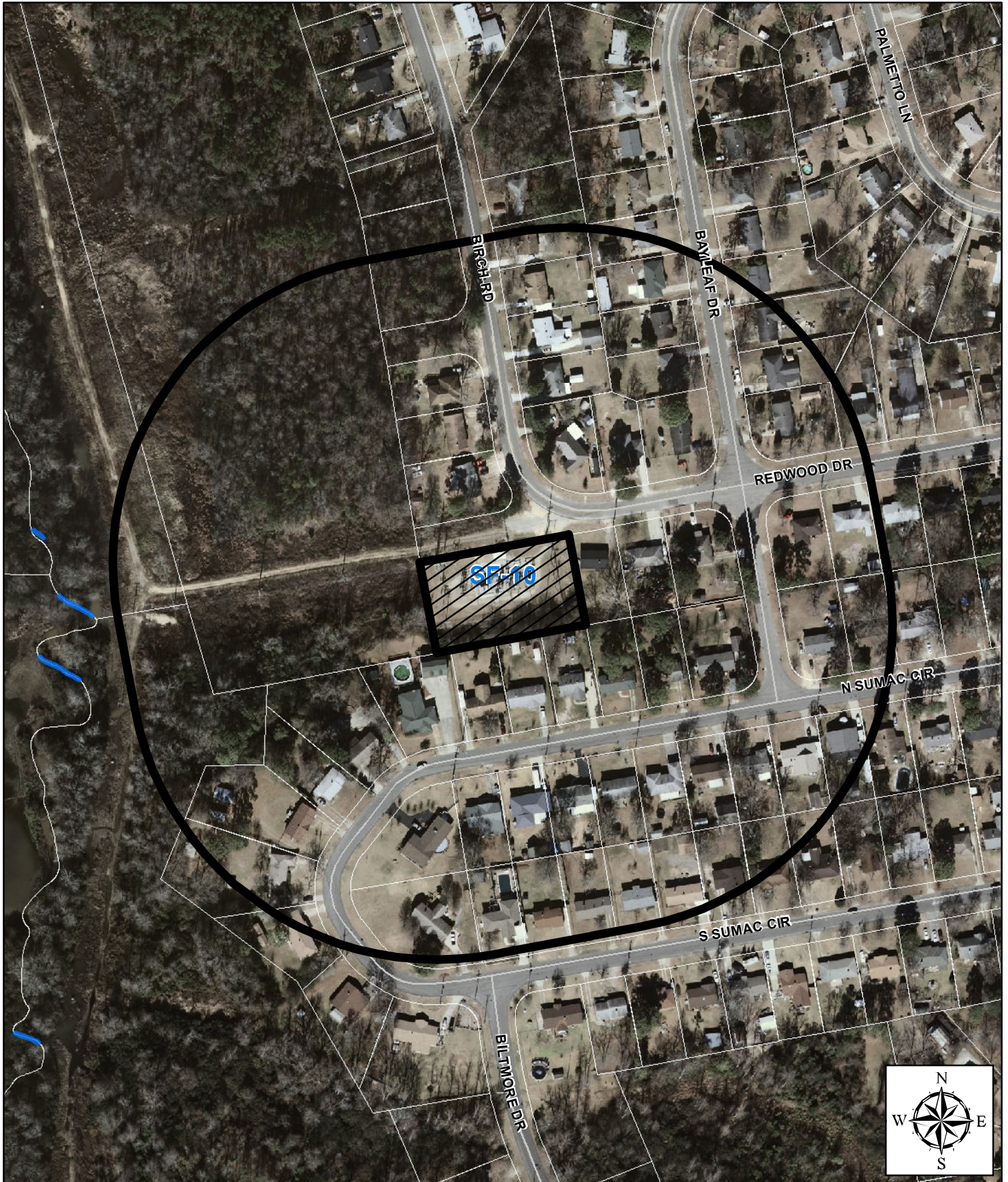
- (1) The special use complies with all applicable standards in Section 30-4.C, Use-Specific Standards;
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
- (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;ty Council Hearing/Decision
- (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations. .

**ATTACHMENTS:**

- Zoning Map
- Current Land Use
- Land Use Plan
- Conditions of Approval of site plan
- Lafayette Village Substation Plan



**ZONING COMMISSION**  
**CASE NO. P12-33F**



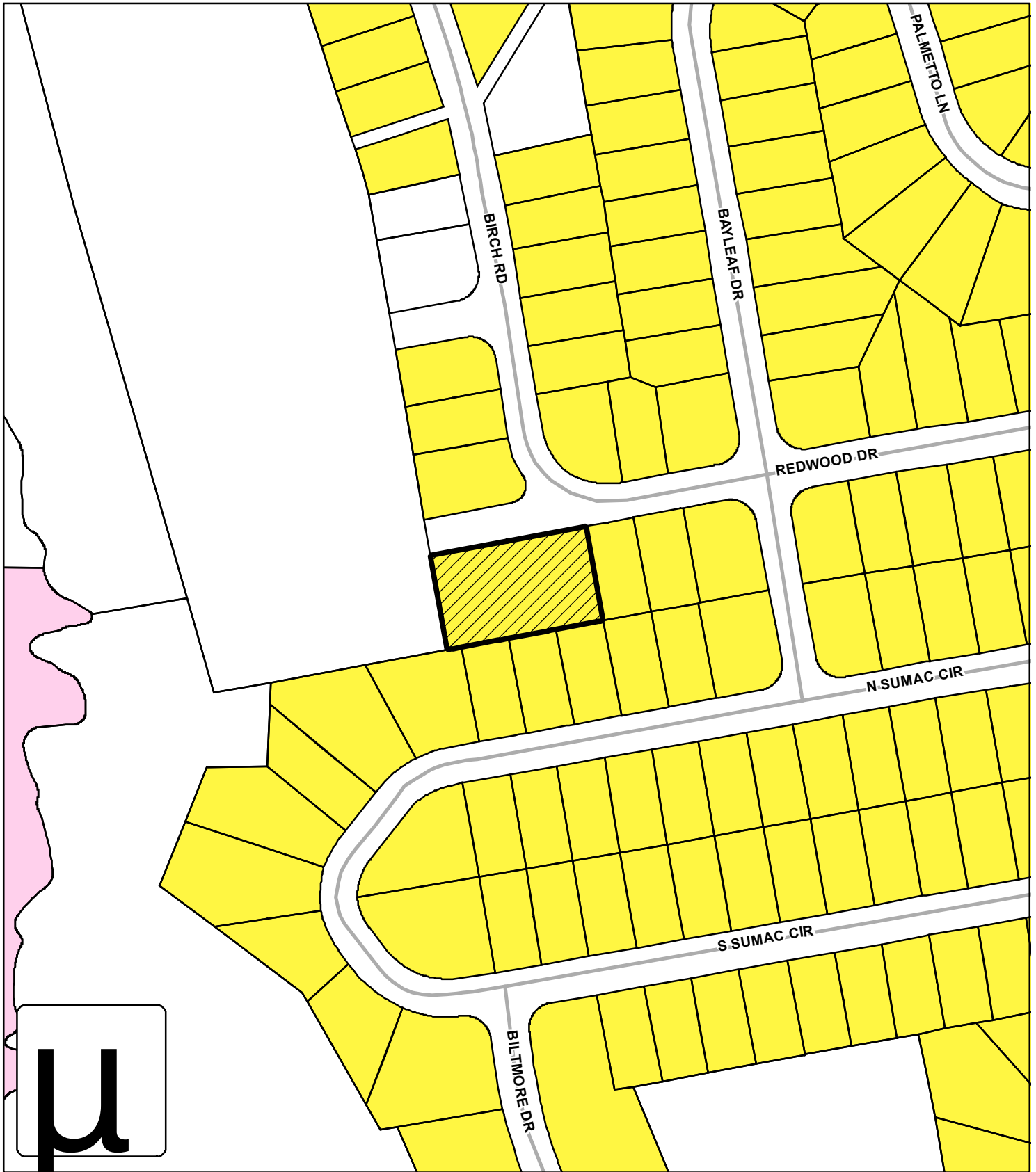
**Request:** SUP  
**Location:** 5311 Redwood Dr  
**Acreage:** .85 +/- acres

**Zoning Commission:** 06/12/2012    **Recommendation:** \_\_\_\_\_  
**City Council:** \_\_\_\_\_    **Final Action:** \_\_\_\_\_  
**Pin:** 0406-94-3457-



# Current Land Use

## P12-33F

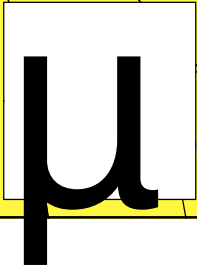
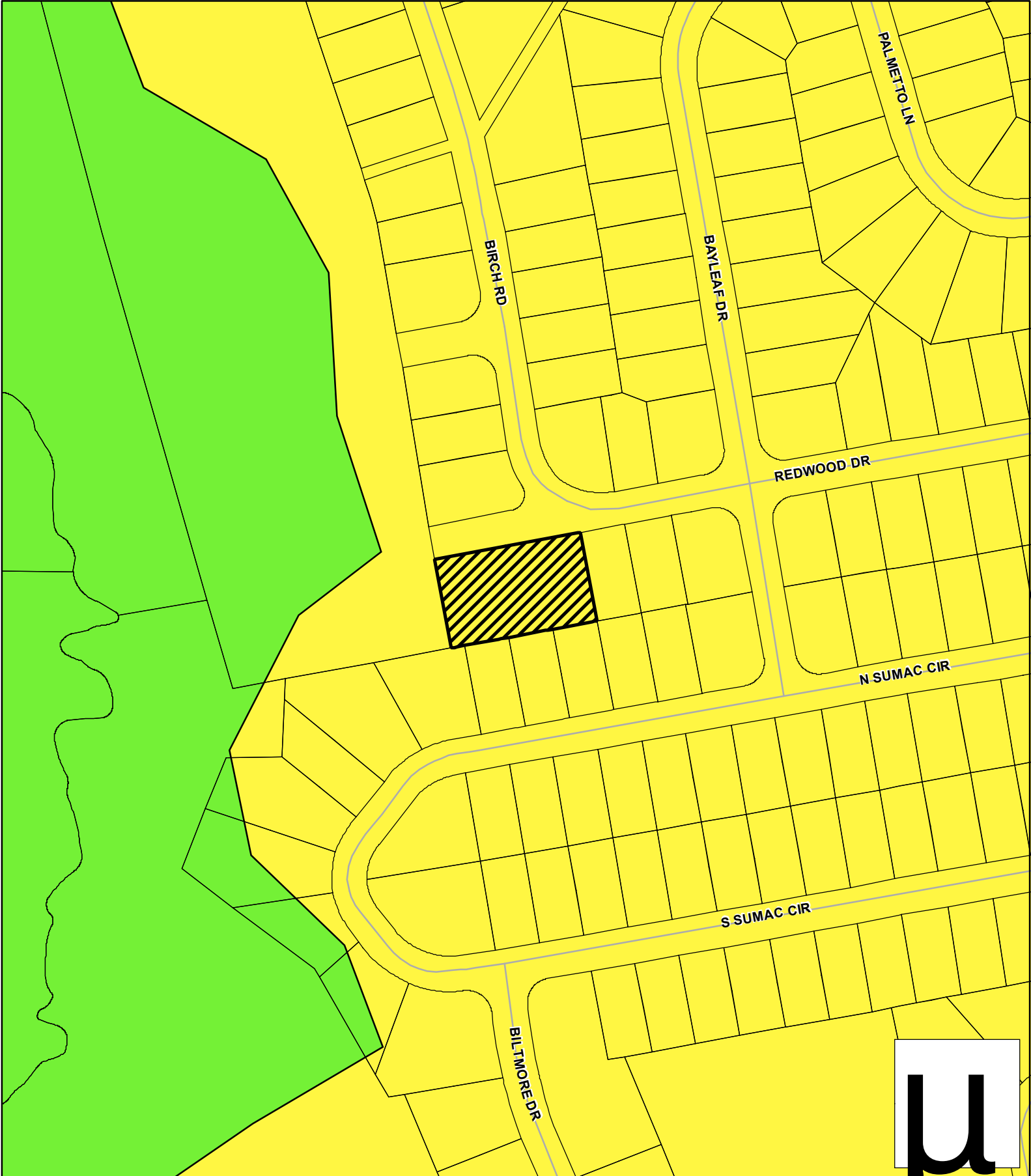


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

# 2010 Land Use Plan

Case No. P12-33F





433 HAY STREET  
 FAYETTEVILLE, NC 28301  
 (910) 433-1612  
 Page 1 of 3

TECHNICAL REVIEW  
 COMMITTEE DECISION: 5/16/2012

ZONING COMMISSION  
 MEETING:

CITY COUNCIL  
 MEETING:

CASE NO: 12-23F

NAME OF DEVELOPMENT: Lafayette Village Substation

LOCATION: Redwood Drive at Birch Road

REQUEST: Site Plan Review

ZONING: SF 10 Residential District

OWNER OR DEVELOPER:  
 PWC  
 955 Old Wilmington Road  
 Fayetteville, NC 28304

ENGINEER OR DESIGNER:  
 4 D Site Solutions  
 409 Chicago Drive, Suite 112  
 Fayetteville, NC 28306

TECHNICAL REVIEW COMMITTEE ACTION	ZONING COMMISSION ACTION	CITY COUNCIL ACTION
<input type="checkbox"/> Preliminary Review	Request: _____	Request: _____
<input checked="" type="checkbox"/> Final Review	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Revision	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
<input type="checkbox"/> Resubmit		
<input checked="" type="checkbox"/> Approved Conditionally		
<input type="checkbox"/> Denied		

**ACTIONS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS:**

1. In accordance with the City Ordinance a **Special Use Permit** shall be required for this development. The site shall be developed in accordance with the plan approved through the Special Use Permit process and with any conditions of that approval.
2. The Public Works Commission's approval shall be required for water and sewer plans. You may contact the Public Works Commission for information on obtaining water and sewer services. (PWC - Heidi Maly 223-4737)
3. No permanent structures shall be permitted within any utility or drainage easements.
4. All uses and applicable setbacks shall be compatible with those permitted in the SF 10 zoning district.



5. An Exterior Lighting plan for all new exterior lighting shall be required prior to final plan approval.

#### **DRIVEWAY INFORMATION:**

6. A detailed driveway permit application shall be submitted to the City Engineering Division for review and approval of each driveway. A driveway permit shall be obtained prior to building permit application. (City Traffic Engineer – Lee Jernigan 433-1153) NOTE: This site plan approval is contingent upon the driveways being approved as shown. If the driveway permit process requires revisions that change the site plan a revised site plan shall be required for review and approval.
7. Any existing curbcuts that are not being used/allowed shall be removed and replaced with curb and gutter.

#### **DRAINAGE INFORMATION:**

8. Storm drainage plans with calculations along with a completed checklist shall be reviewed and approved by the City Engineering Division prior to building permit(s) being issued. Plans shall comply with the City of Fayetteville’s Stormwater Ordinance. (City Engineering – Giselle Rodriguez 433-1303) (Note: An ordinance exemption may be granted at the discretion of the City Engineer based on Section 23-24. Submit a letter from the project engineer to the City Engineering Division stating why you believe this project is exempt from the City’s Stormwater Ordinance.)
9. All erosion and sedimentation regulations shall be observed.

#### **ACTIONS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

10. No certificate of occupancy permit shall be issued until the zoning administrator inspects the site and certifies that the site is developed in accordance with the approved plans and that all items within this document have been satisfied.
11. Signage for this development shall be in accordance with applicable sign regulations as set forth in the City Ordinance and the proper permit(s) shall be obtained prior to the installation of any permanent signs on the property.
12. The developer shall be aware that this document is not approval of the size, shape, or location of any signs. The City Inspections Dept. will require additional information at the time of sign permit application.

#### **LANDSCAPING INFORMATION:**

13. The applicant shall comply with the City Landscape Ordinances to include a perimeter Type D buffer along the eastern property line at Lot 35 and add some landscape screening along the right-of-way in the vicinity of Redwood Drive and Birch Road. **Approved as shown on the plan.**

#### **MISCELLANEOUS ACTIONS REQUIRED:**

14. A Vested Right Certificate is required to obtain a vested right for this proposed plan.
15. Any revisions to this plan shall require resubmission of ten (10) site plans for review and approval.
16. **A Security Plan in accordance with Section 30-5 D. 5. shall be required to keep the existing barb wire fencing as this type fencing is not allowed by Code.**

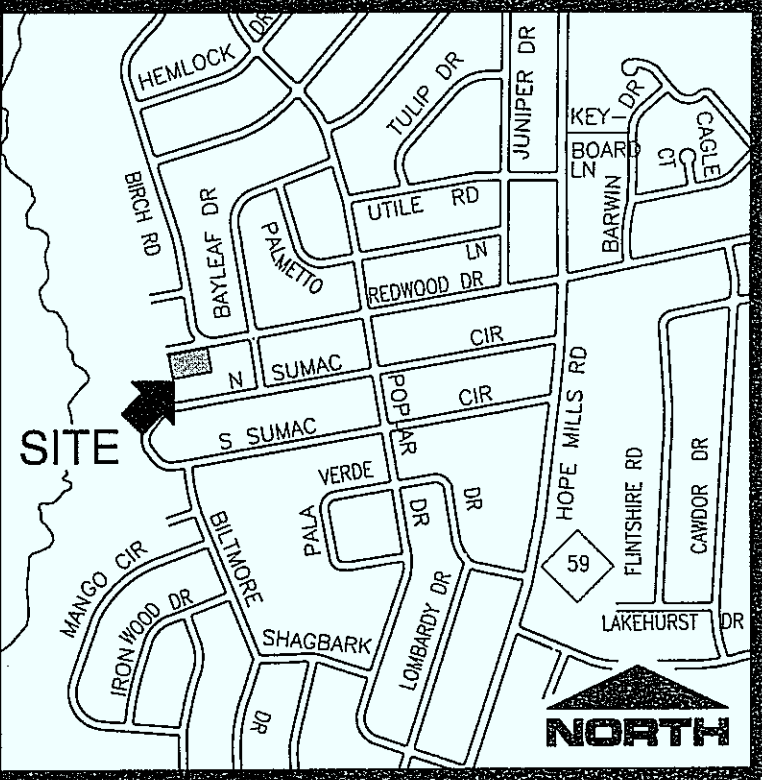
**FIRE DEPARTMENT INFORMATION:**

17. Gated area shall have a Knox box to allow for emergency vehicle assess.

IF YOU NEED TO DISCUSS ANY CONDITION(S), PLEASE CALL MARSHA BRYANT AT (910) 433-1612.

cc: David Steinmetz, City Inspections Department  
Giselle Rodriguez, City Engineering Department  
Jeff Riddle, Construction Management  
Lee Jernigan, Traffic Services  
Developer and Engineer

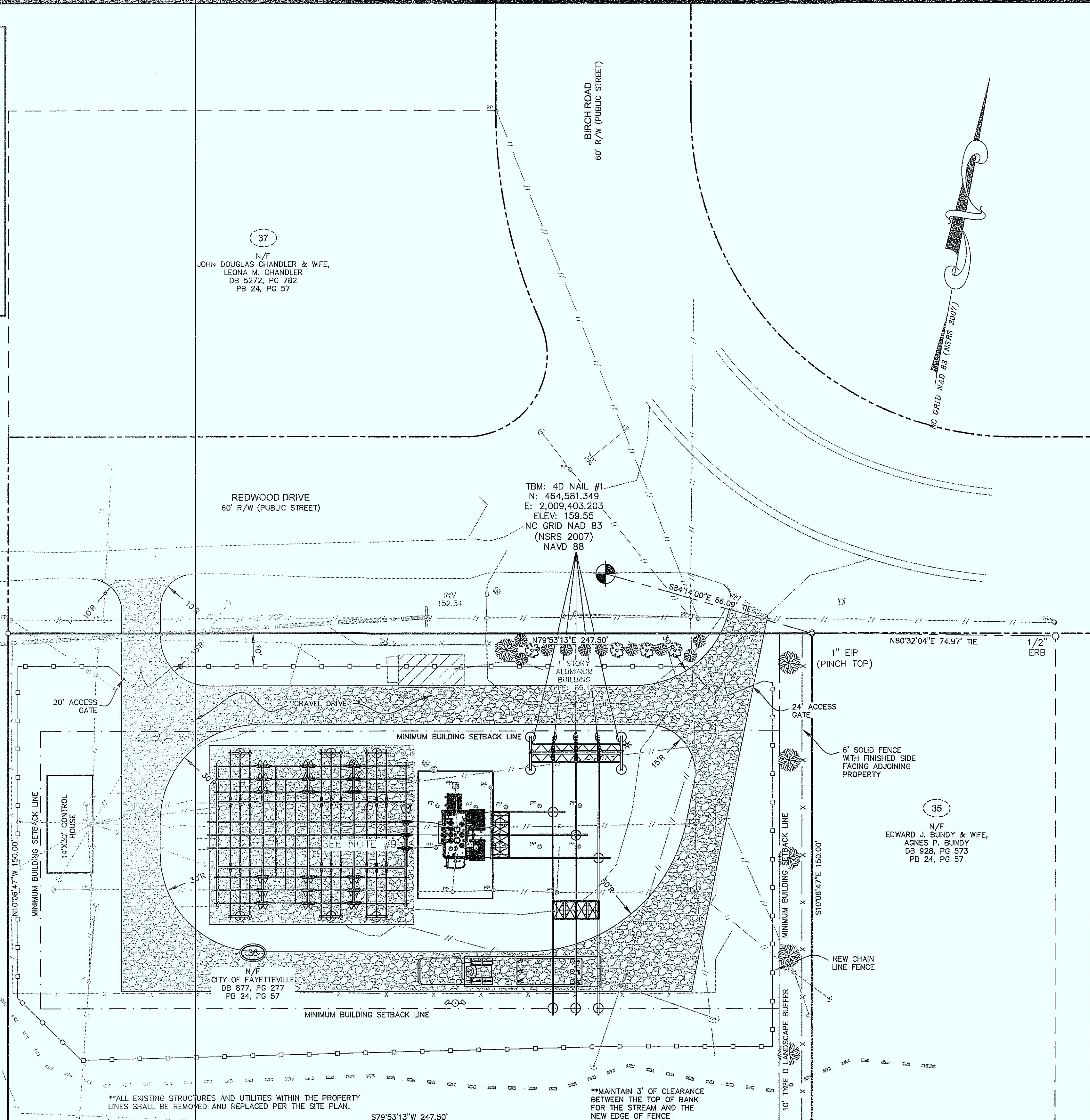
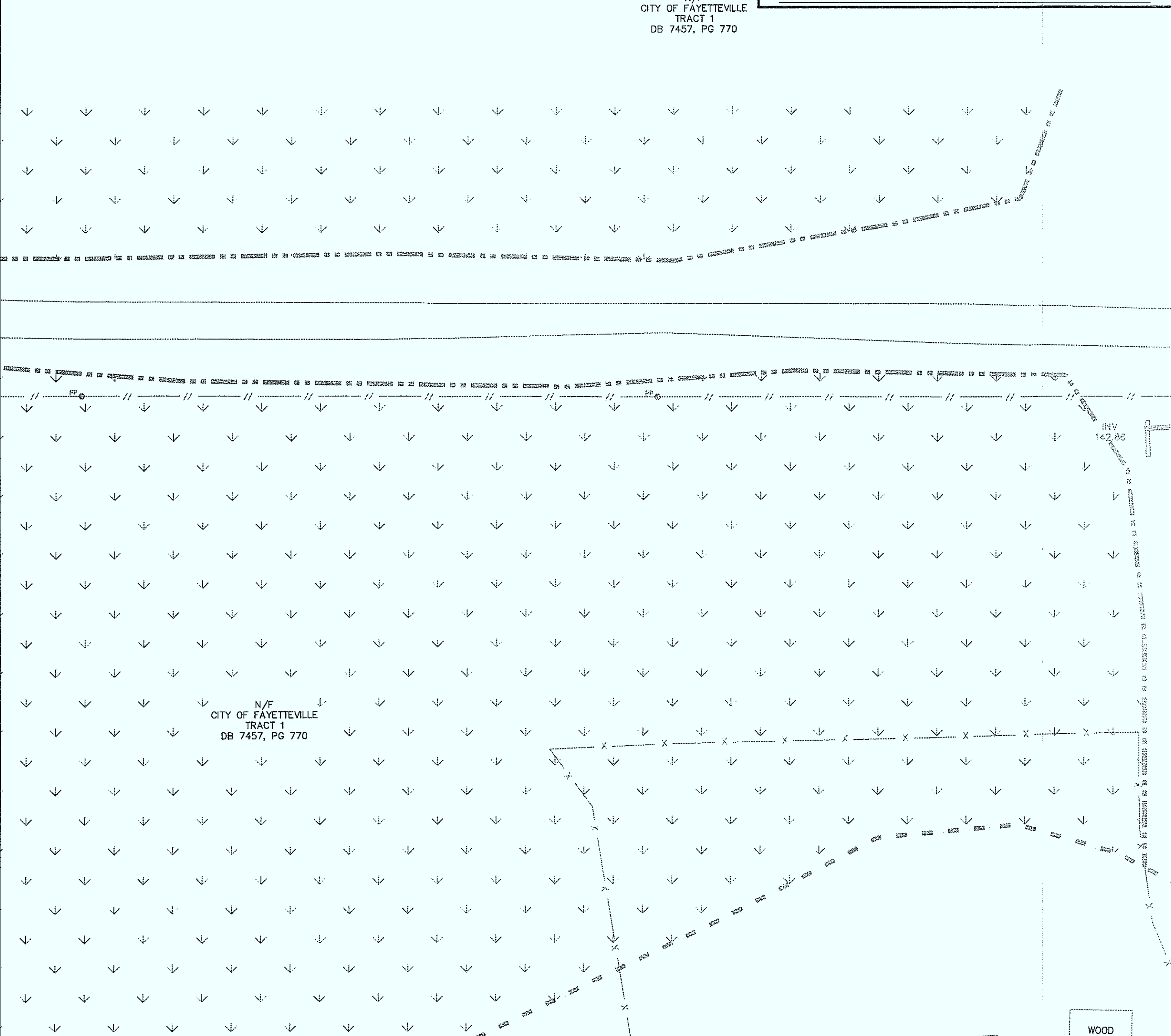




**VICINITY MAP**  
 NOT TO SCALE

SITE DATA	
DEVELOPER	PUBLIC WORKS COMMISSION
MAILING ADDRESS	955 OLD WILMINGTON ROAD
CITY, STATE	FAYETTEVILLE, NORTH CAROLINA 28301
FIN NUMBER	0406-94-3457
TOTAL SITE AREA	37,125 SF (0.85 AC)
AREA TO BE DEVELOPED	37,125 SF (0.85 AC)
ZONING	SF-10
EXISTING USE	ELECTRICAL SUBSTATION
PROPOSED USE	ELECTRICAL SUBSTATION
DISTURBED/DENUDED AREA	XXX
<b>PREVIOUS IMPERVIOUS AREA:</b>	
TOTAL	10,700 SF (0.25 AC.)
<b>IMPERVIOUS AREA:</b>	
BUILDING/STRUCTURE	1,317 SF (0.03 AC.)
GRAVEL	11,307 SF (0.26 AC.)
TOTAL	12,284 SF (0.29 AC.)
<b>SETBACKS REQUIRED:</b>	
FRONT	30 FT
SIDE	10 FT
REAR	35 FT

N/F  
 CITY OF FAYETTEVILLE  
 TRACT 1  
 DB 7457, PG 770



**REVISIONS**

**PROGRESS DRAWINGS**  
 DO NOT USE FOR CONSTRUCTION

**PROJECT NAME**

**LAFAYETTE VILLAGE SUBSTATION**

**SITE PLAN**

**CLIENT**

**PWC OF FAYETTEVILLE**

955 Old Wilmington Road  
 PO Box 1089  
 Fayetteville, North Carolina 28302  
 Phone: (910) 483-1401  
 Fax: (910) 829-0207

**PROJECT INFORMATION**

DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
PROJECT NUMBER:	XXX

**DRAWING SCALE**

HORIZONTAL: 1"=20'

**DATE RELEASED**

APRIL 23, 2012

**SHEET NUMBER**

**C-2.0**

**LANDSCAPING NOTES:**

- TREE PROTECTION FENCING SHALL BE 4' ORANGE POLYETHYLENE ON STEEL POSTS WITH MAXIMUM SPACING 6' O.C.
- HEIGHT AND SPREAD OF TREE SPECIMEN SHALL MEET REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK.
- SHRUBS IN LANDSCAPE BUFFER AREA ARE TO BE MINIMUM 36 INCHES AT PLANTING, 6 FEET AT MATURITY. SHRUBS ARE TO BE PLACED AT 5 FEET APART.

\*THIS LANDSCAPING PLAN IS THE MINIMUM REQUIRED TO MEET WITH THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT ORDINANCE. THE OWNER OR DEVELOPER IS ENCOURAGED TO CONSULT WITH A LANDSCAPE ARCHITECT IN ORDER TO DEVELOP A PLAN THAT IS MORE IN DEPTH THAN THE MINIMUM REQUIREMENTS. THIS PLAN IS FOR PERMITTING PURPOSES ONLY.

BOTANICAL NAME	COMMON NAME	QTY.	ROOT	HT.	ACI MIN.	REMARKS
QUERCUS PHELLOS	WILLOW OAK	6	B&B	4"		SEE LANDSCAPING NOTES
LAGERSTROEMIA INDICA	CREPEMYRTLE	4	B&B	6'	2'	SEE LANDSCAPING NOTES
AZALEA "FORMOSA"	FORMOSA AZALEA	10	B&B	36"	1"	SEE LANDSCAPING NOTES

NOTE: ANY OF THE ABOVE PLANTINGS MAY BE REPLACED PROVIDED THEY MEET THE REQUIREMENTS IN THE CITY OF FAYETTEVILLE UDO ARTICLE 30-5 SECTION B, ORDINANCE SEC. 30-296 AND IS APPROVED BY THE CITY.

N/F  
 RICHARD T. SHEERN  
 DB 3276, PG 509  
 PB 24, PG 57

7  
 N/F  
 BRIAN WOODALL  
 DB 8632, PG 262  
 PB 24, PG 57

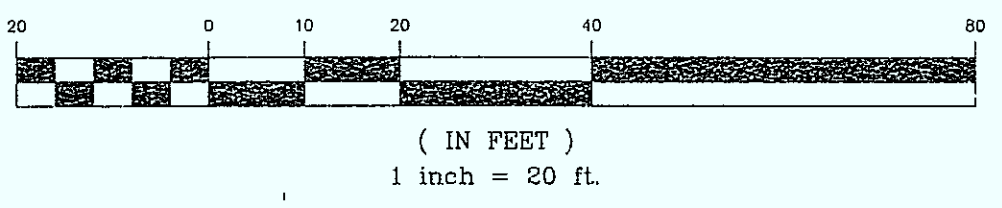
6  
 N/F  
 SERGIO EMILIO MARRUQUIN & WIFE,  
 MARGOT G. MARRUQUIN  
 DB 1032, PG 255  
 PB 24, PG 57

5  
 N/F  
 CLIFTON M. MORGAN & WIFE,  
 CATHERINE B. MORGAN  
 DB 5920, PG 591  
 PB 24, PG 57

4  
 N/F  
 VIVIAN L. PHILLIPS  
 DB 2766, PG 290  
 PB 24, PG 57

3  
 N/F  
 ALBERT C. CHAO & WIFE,  
 SHIRLEY L. CHAO  
 DB 9379, PG 798  
 PB 24, PG 57

**GRAPHIC SCALE**





**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** July 23, 2012  
**RE:** **P12-34F Rezoning from LC Limited Commercial District and OI Office and Institutional District to all LC Limited Commercial District, located at 1907 Murchison Road. Containing 1.14 acres more or less and being the property of Spurgeon D. Watson.**

---

**THE QUESTION:**

Does the rezoning to Limited Commercial fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods Growth and development

**BACKGROUND:**

Owner: Spurgeon D. Watson  
Applicant: Spurgeon D. Watson  
Requested Action: LC & OI to LC  
Property Address: 1907 Murchison Rd  
Council District: 4  
Status of Property: Vacant  
Size: 1.14 acres +/-  
Existing Land Use: Parking and Vacant  
Adjoining Land Use & Zoning:  
North - LC, SF-6 & OI  
South - LC, OI & SF-6  
East - MR-5 & LC  
West - SF-6  
Letters Mailed: 119

Land Use Plan: Heavy Commercial and Medium Density Residential  
Small Area Plan: Murchison Road Corridor Plan - Single Family Residential

**ISSUES:**

The property in question is currently split zoned. The portion facing Murchison is zoned LC - Limited Commercial and the back portion is zoned OI - Office and Institutional. The owner of this property has requested to rezone all of this property to LC. The City's Land Use Plan calls for heavy commercial on Murchison and Medium Density Residential on the rest. The Murchison Road Corridor Plan, however, calls for Single Family Residential on this entire property (which would be consistent with existing neighborhood development and several properties in this block and across the street).

Zoning Commission recommends approval of a rezoning to LC based on.

1. Size of the area currently zoned LC limits commercial development.
2. Redevelopment of an existing commercial property.

Staff recommends a denial of a rezoning to LC based on:

1. Land Use Plan calls for Medium Density Residential on the portion to be rezoned.
2. Murchison Road Corridor Plan calls for Single Family Residential.
3. Rezoning to LC would extend commercial zoning to the adjacent residential neighborhood.

Additional considerations include:

4. The extension toward the neighborhood would encourage similar change from OI to commercial for the other properties along the back of the block fronting Murchison.
5. There is limited development (parking) currently on the property and only smaller scale, scattered residential and non-residential uses beside and across Murchison from the property.
6. There is a significant amount of undeveloped or underdeveloped commercial property along Murchison Road, which led to the emphasis in the Corridor Plan on not expanding strip commercial but rather concentrating on strengthening and redeveloping the nodes (the area a little north of this site and especially across the street, around Jasper, is recommended as one such neighborhood scale commercial node).

**BUDGET IMPACT:**

The City would be required to provide an increase in public services that should be offset by the increase this development would bring to the City's tax base.

**OPTIONS:**

- 1) Approval of rezoning to LC as requested by the applicant (recommended by Zoning Commission)
- 2) Approval of rezoning to a more restrictive district [NC or MR-5 may be considered];
- 3) Denial of the rezoning request (recommended by staff).

**RECOMMENDED ACTION:**

Zoning Commission Recommends: That the City Council move to APPROVE the rezoning of this property from OI to LC.

Staff Recommends: That the City Council move to DENY the rezoning of this property to LC.

**ATTACHMENTS:**

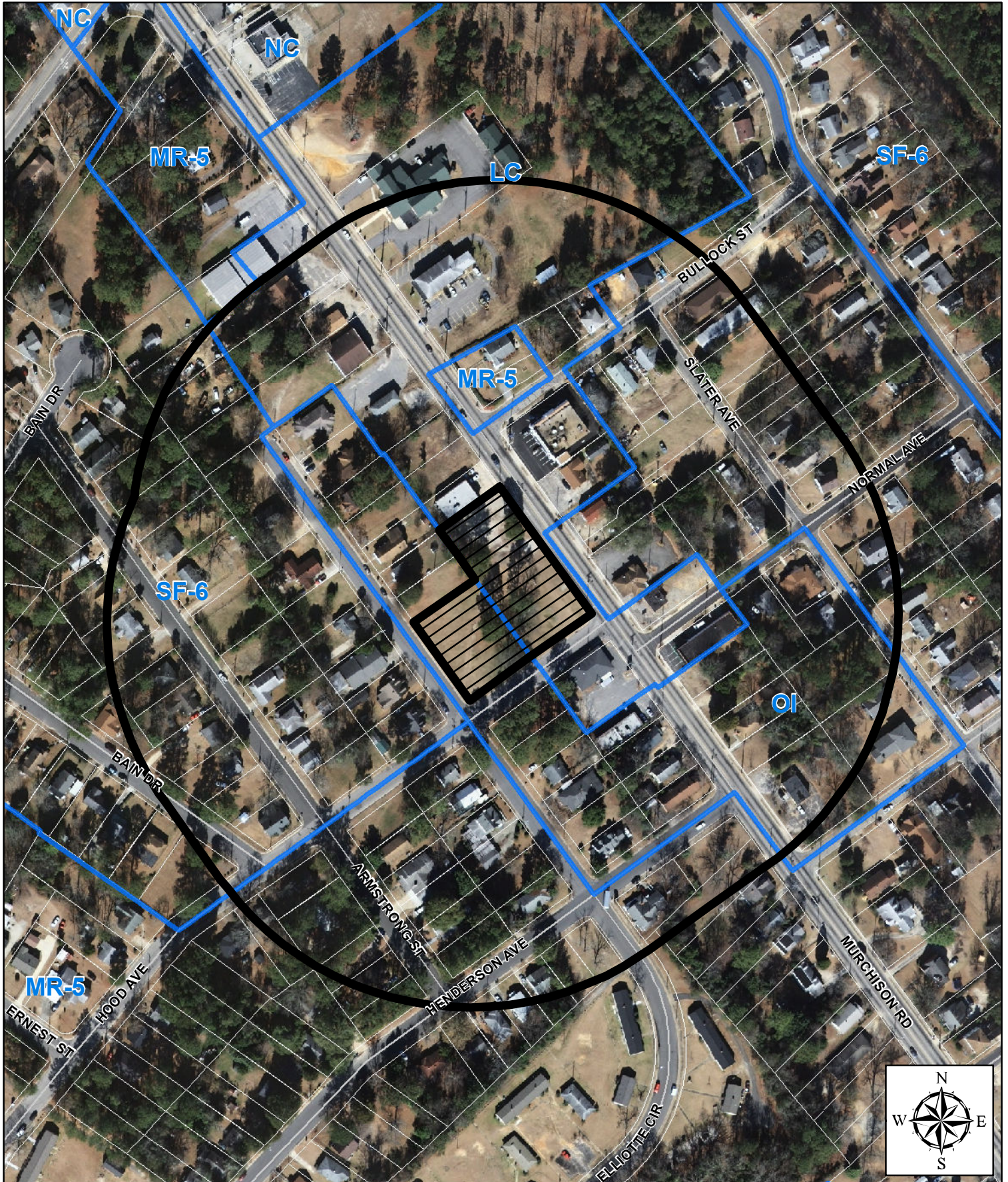
Zoning Map

Current Land Use

Land Use Plan



**ZONING COMMISSION  
CASE NO. P12-34F**



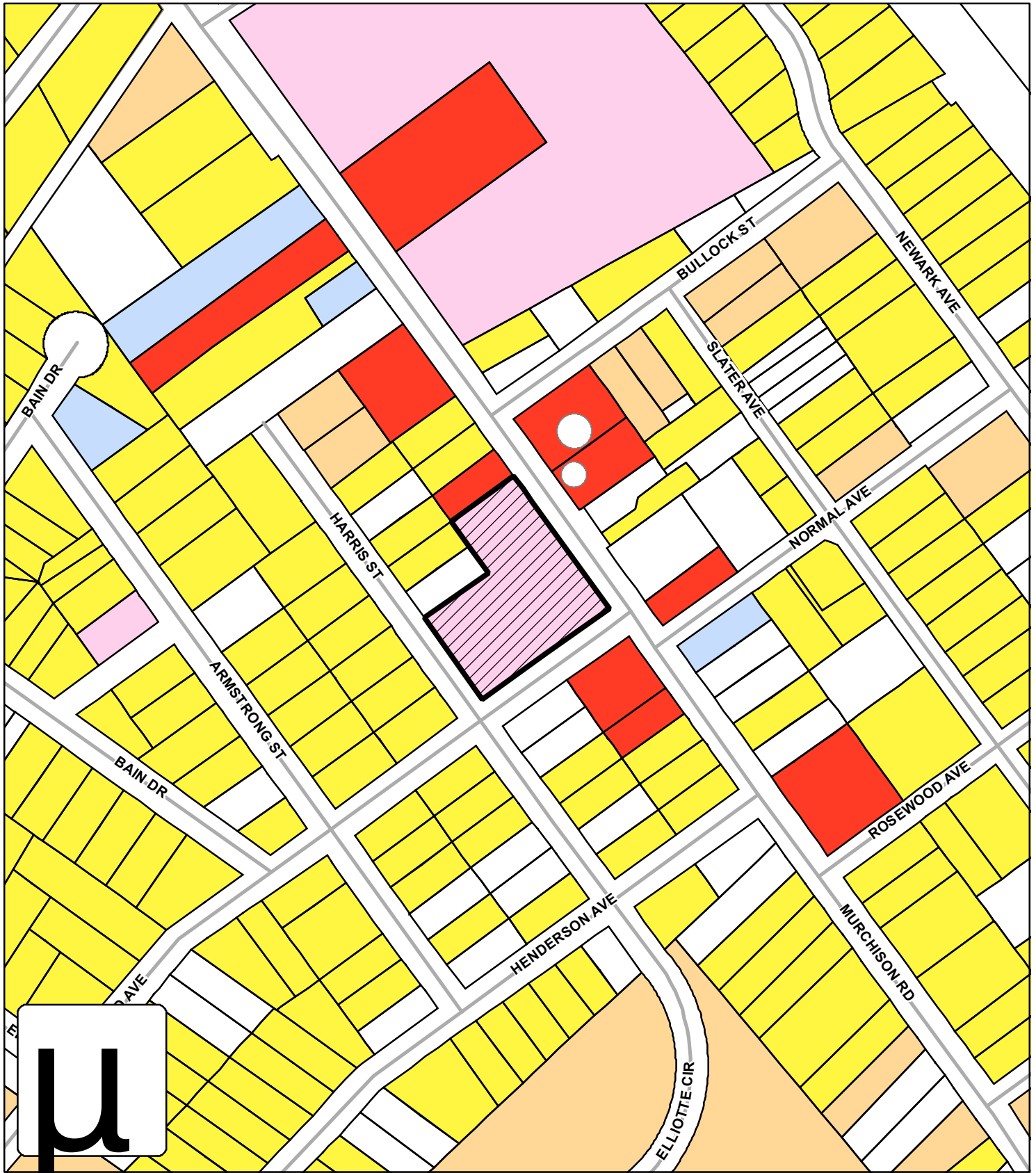
**Request:** LC & OI to all LC  
**Location:** 1907 Murchison Rd  
**Acreage:** 1.14 +/- acres

**Zoning Commission:** 06/12/2012    **Recommendation:** \_\_\_\_\_  
**City Council:** \_\_\_\_\_    **Final Action:** \_\_\_\_\_  
**Pin:** 0428-94-0741-



# Current Land Use

## P12-34F

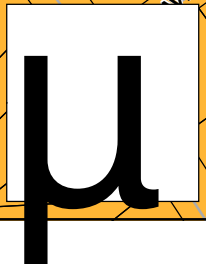
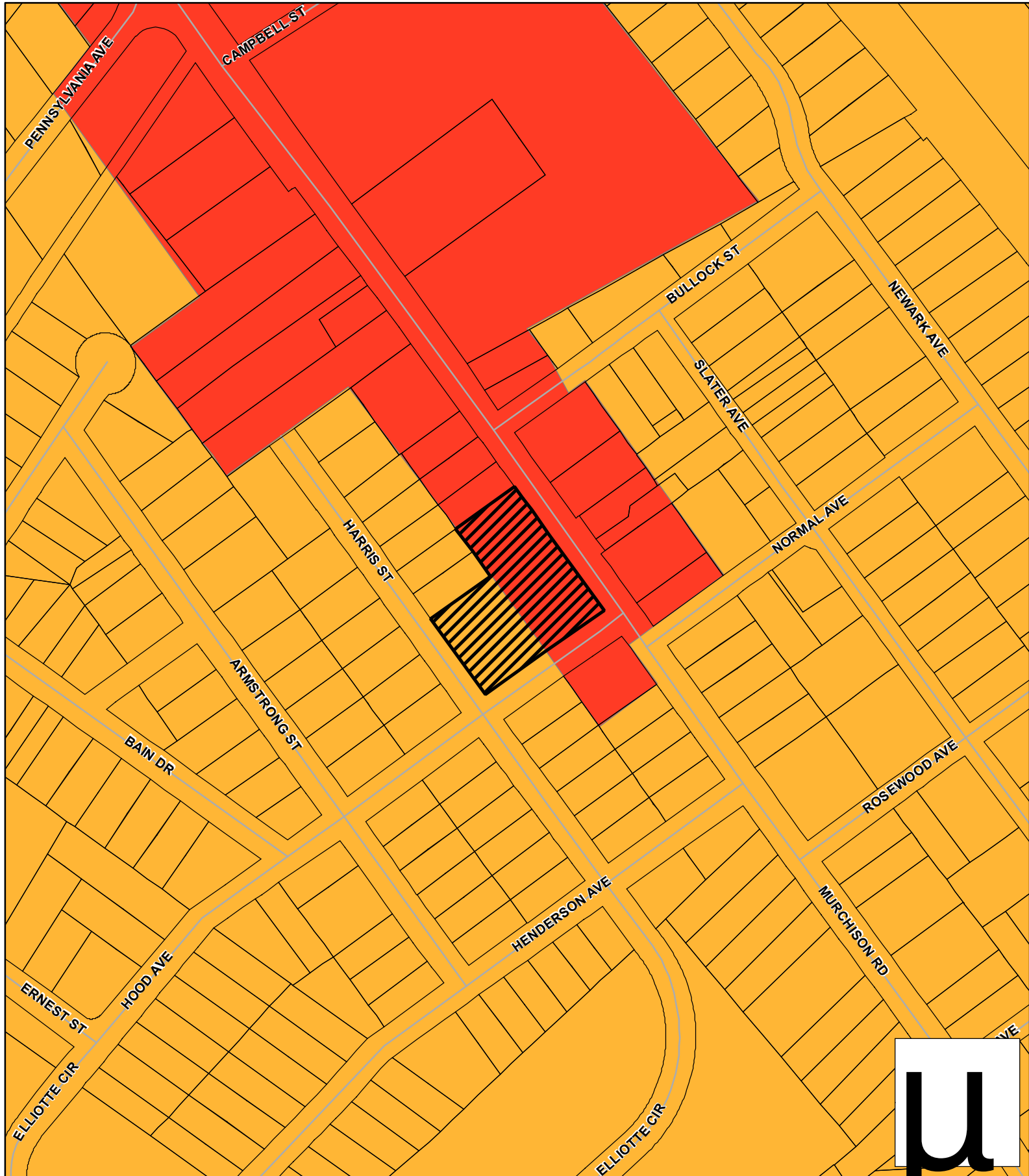


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

# 2010 Land Use Plan

Case No. P12-34F



**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of the City Council  
**FROM:** Pamela Megill, City Clerk  
**DATE:** July 23, 2012  
**RE:** **Monthly Statement of Taxes for June 2012**

---

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**THE QUESTION:**

**RELATIONSHIP TO STRATEGIC PLAN:**

**BACKGROUND:**

**ISSUES:**

**BUDGET IMPACT:**

**OPTIONS:**

**RECOMMENDED ACTION:**

**ATTACHMENTS:**

June 2012 Tax Statement



CUMBERLAND  
★ COUNTY ★  
NORTH CAROLINA

OFFICE OF THE TAX ADMINISTRATOR

117 Dick Street, 5<sup>th</sup> Floor, New Courthouse • PO Box 449 • Fayetteville, North Carolina • 28302  
Phone: 910-678-7507 • Fax: 910-678-7582 • [www.co.cumberland.nc.us](http://www.co.cumberland.nc.us)

MEMORANDUM

To: Pamela Megill, Fayetteville City Clerk  
From: Aaron Donaldson, Tax Administrator  
Date: July 2, 2012  
Re: Monthly Statement of Taxes

Attached hereto is the report that has been furnished to the Mayor and governing body of your municipality for the month of June 2012. This report separates the distribution of real property and personal property from motor vehicle property taxes, and provides detail for the current and delinquent years.

Should you have questions regarding this report, please contact Catherine Carter at 678-7587

*Aaron Donaldson* *uy JB*

AD/cc  
Attachments

*Celebrating Our Past... Embracing Our Future*

*EASTOVER - FALCON - FAYETTEVILLE - GODWIN - HOPE MILLS - LINDEN - SPRING LAKE - STEDMAN - WADE*





FAYETTEVILLE MACC LEDGER

JUNE 2012

2001-2011

2011 FAY RECYCLE FEE	2011 ANNEX	2010 CC	2010 VEHICLE	2010 CC REVIT	2010 VEH REVIT	2010 FVT	2010 TRANSIT	2010 STORM WATER	2010 FAY STORM WATER	2010 FAY RECYCLE FEE	2010 ANNEX
500.09	0.00	465.65	493.08	0.00	0.00	96.01	96.02	8.90	17.79	28.17	0.00
1,091.28	0.00	871.56	313.27	0.00	0.00	85.00	85.00	21.71	43.43	68.76	0.00
495.37	0.00	101.88	263.84	0.00	0.00	65.00	65.00	0.00	0.00	0.00	0.00
229.69	0.00	261.27	341.71	0.00	0.00	40.00	40.00	0.00	0.00	0.00	0.00
234.57	0.00	7.49	(14.71)	0.00	0.00	10.00	10.00	0.00	0.00	0.00	0.00
412.81	0.00	304.61	144.80	0.00	0.00	30.00	30.00	12.00	24.00	38.00	0.00
515.94	0.00	(144.87)	494.60	0.00	0.00	95.00	95.00	0.00	0.00	0.00	0.00
456.00	0.00	10.16	70.65	0.00	0.00	35.00	35.00	0.00	0.00	0.00	0.00
232.97	0.00	338.95	132.99	0.00	0.00	45.00	45.00	0.00	0.00	0.00	0.00
548.64	0.00	243.63	484.78	0.00	0.00	70.00	70.00	0.00	0.00	0.00	0.00
583.33	0.00	1,255.94	260.42	0.00	0.00	63.99	63.98	24.00	48.00	76.00	0.00
342.59	0.00	111.84	247.44	0.00	0.00	50.00	50.00	12.00	24.00	0.00	0.00
304.00	0.00	344.65	153.83	0.00	0.00	35.00	35.00	12.00	24.00	38.00	0.00
456.00	0.00	139.00	43.24	0.00	0.00	18.47	18.47	0.00	0.00	0.00	0.00
617.81	0.00	326.64	225.56	0.00	0.00	35.45	35.45	12.00	24.00	38.00	0.00
407.77	0.00	225.19	354.09	0.00	0.00	70.00	70.00	20.71	41.43	65.60	0.00
912.00	0.00	258.82	197.28	0.00	0.00	47.47	47.49	0.00	0.00	0.00	0.00
228.00	0.00	0.00	275.43	0.00	1.36	65.00	65.00	0.00	0.00	0.00	0.00
1,051.31	0.00	418.91	265.98	0.00	0.00	55.00	55.00	0.00	0.00	0.00	0.00
831.41	0.00	392.37	75.90	3.13	0.00	35.00	35.00	0.00	0.00	0.00	0.00
1,733.06	0.00	439.33	349.85	0.00	0.00	80.00	80.00	12.00	24.00	38.00	0.00
12,184.64	0.00	6,373.02	5,174.03	3.13	1.36	1,126.39	1,126.41	135.32	270.65	390.53	0.00

## FAYETTEVILLE MACC LEDGER

JUNE 2012

2001-2011

2009 CC	2009 VEHICLE	2009 CC REVIT	2009 VEHICLE REVIT	2009 FVT	2009 TRANSIT	2009 STORM WATER	2009 FAY STORM WATER	2009 FAY RECYCLE FEE	2009 ANNEX	2008 CC	2008 VEHICLE	2008 CC REVIT
149.31	81.18	0.00	0.00	35.00	35.00	0.00	0.00	0.00	0.00	0.00	104.35	0.00
39.12	132.24	0.00	0.00	15.00	15.00	0.00	0.00	0.00	0.00	12.25	98.07	0.00
0.00	84.19	0.00	0.00	15.00	15.00	0.00	0.00	0.00	0.00	0.00	121.01	0.00
28.40	32.32	0.00	0.00	11.11	11.11	0.00	0.00	0.00	0.00	36.02	0.00	0.00
0.41	(118.36)	0.00	0.00	6.10	6.09	0.00	0.00	0.00	0.00	0.00	(16.83)	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.81	79.31	0.00
0.00	93.76	0.00	0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61.40	18.23	0.00	0.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	24.54	0.00	0.00	15.00	15.00	0.00	0.00	0.00	0.00	1.98	118.62	0.00
3.16	159.70	0.00	0.00	22.03	22.03	0.00	0.00	0.00	0.00	8.24	60.04	0.00
136.80	12.59	0.00	0.00	5.00	5.00	0.00	0.00	0.00	0.00	13.04	17.14	0.00
40.99	62.55	0.00	0.00	15.00	15.00	12.00	24.00	0.00	0.00	23.48	85.43	0.00
195.62	95.01	0.00	0.00	29.27	29.27	12.00	24.00	38.00	0.00	9.57	23.52	0.00
0.00	68.34	0.00	0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	16.06	0.00
96.62	24.73	0.00	0.00	5.00	5.00	12.00	24.00	38.00	0.00	5.37	60.14	0.00
89.48	70.91	0.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	207.63	49.67	0.00
71.06	63.19	0.00	0.00	14.46	14.45	12.00	24.00	38.00	0.00	3.31	22.29	0.00
11.94	44.85	0.00	0.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	3.05	0.00
0.00	(30.01)	0.00	0.00	5.00	5.00	0.00	0.00	0.00	0.00	163.58	14.63	0.00
0.00	35.45	0.00	0.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	46.27	0.00
119.26	77.05	0.00	0.00	19.48	19.48	12.00	24.00	38.00	0.00	80.84	27.98	0.00
1,043.57	1,032.46	0.00	0.00	302.45	302.43	60.00	120.00	152.00	0.00	573.12	930.75	0.00

FAYETTEVILLE MACC LEDGER

JUNE 2012

2001-2011

2008 VEH REVIT	2008 FVT	2008 TRANSIT	2008 STORM WATER	2008 FAY STORM WATER	2008 FAY RECYCLE	2008 ANNEX	2007 & PRIOR CC	2007 & PRIOR VEH	2007 & PRIOR REVIT	2007 & PRIOR VEH REVIT	2007 & PRIOR FVT	2007 & PRIOR STORM WATER
0.00	15.41	15.40	0.00	0.00	0.00	0.00	0.00	36.25	0.00	0.00	15.00	0.00
0.00	15.00	10.00	0.00	0.00	0.00	0.00	21.56	257.64	0.00	0.00	30.00	0.00
0.00	25.00	15.00	0.00	0.00	0.00	0.00	0.00	350.07	0.00	0.00	55.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127.41	0.00	0.00	15.00	0.00
0.00	0.00	(5.00)	0.00	0.00	0.00	0.00	0.00	101.36	0.00	0.00	10.00	0.00
0.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.46	0.00	0.00	0.57	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.31	0.00	0.00	5.00	0.00
0.00	10.00	5.00	12.00	0.00	0.00	0.00	3.05	67.42	0.00	0.00	15.00	24.00
0.00	10.00	10.00	0.00	0.00	0.00	0.00	3.97	149.93	0.00	0.00	15.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.28	4.56	0.00	0.00	9.90	0.00
0.00	15.00	10.00	12.00	24.00	0.00	0.00	66.00	173.76	0.00	0.00	20.00	0.00
0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	144.93	0.00	0.00	25.00	0.00
0.00	6.43	6.43	0.00	0.00	0.00	0.00	0.00	12.61	0.00	0.00	15.00	0.00
0.00	10.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	212.37	63.38	0.00	0.00	0.00	0.00
0.00	9.82	9.81	0.00	0.00	0.00	0.00	11.07	249.60	0.00	0.00	22.05	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.70	0.00	0.00	17.02	0.00
0.00	5.00	5.00	0.00	0.00	0.00	0.00	73.53	102.19	0.00	0.00	28.09	0.00
0.00	15.00	15.00	0.00	0.00	0.00	0.00	0.00	109.75	0.00	0.00	20.00	0.00
0.00	10.00	10.00	0.00	0.00	0.00	0.00	35.65	39.52	0.00	0.00	2.72	0.00
0.00	161.66	126.64	24.00	24.00	0.00	0.00	470.48	2,170.85	0.00	0.00	382.63	24.00



FAYETTEVILLE MACC LEDGER

2001-2011

2007 & PRIOR FAY STORM WATER	2007 & PRIOR ANNEX	INTEREST	REVIT INTEREST	STORM WATER INTEREST	FAY STORM WATER INTEREST	ANNEX INTEREST	FAY RECYCLE INTEREST	FAY TRANSIT INTEREST	TOTAL TAX & INTEREST
0.00	0.00	1,170.11	2.30	11.52	23.07	0.00	34.32	86.76	35,156.67
0.00	0.00	1,814.65	0.00	23.92	47.88	0.00	57.35	83.99	77,831.91
0.00	0.00	1,049.48	0.23	13.91	27.77	0.00	29.59	55.25	21,866.00
0.00	0.00	737.48	0.87	4.98	9.98	0.00	13.27	44.20	36,066.99
0.00	0.00	603.13	0.00	4.80	9.58	0.00	13.27	41.57	16,526.90
0.00	0.00	969.23	0.81	9.23	18.46	0.00	29.22	49.27	42,616.36
0.00	0.00	1,150.79	16.28	11.17	22.38	0.00	28.42	73.80	46,464.29
0.00	0.00	791.48	0.00	13.28	26.55	0.00	27.02	45.91	23,763.20
0.00	0.00	677.43	0.00	21.67	11.69	0.00	14.04	46.41	23,809.49
0.00	0.00	1,073.73	(0.19)	9.17	18.36	0.00	35.47	66.44	9,894.89
0.00	0.00	1,851.43	0.17	33.19	66.38	0.00	35.17	80.19	77,344.65
0.00	0.00	1,301.70	0.00	36.31	72.62	0.00	19.55	65.33	46,164.50
0.00	0.00	855.89	0.00	21.96	43.95	0.00	32.38	45.26	23,491.38
0.00	0.00	464.16	0.00	6.30	12.56	0.00	26.56	32.97	15,862.88
0.00	0.00	803.43	0.00	21.32	42.58	0.00	49.88	33.12	30,779.79
0.00	14.15	1,223.01	1.47	12.56	25.16	1.61	22.31	52.72	30,228.33
0.00	0.00	1,162.41	0.48	23.81	47.63	0.00	62.71	42.97	30,703.43
0.00	0.00	513.48	0.21	4.20	8.34	0.00	13.25	41.39	25,834.19
0.00	0.00	1,083.60	0.00	14.07	28.07	0.00	59.85	40.19	41,063.49
0.00	0.00	2,086.32	6.13	31.44	62.84	0.00	51.34	55.96	56,849.97
0.00	0.00	2,208.30	0.00	47.89	95.79	0.00	110.03	81.79	78,608.20
0.00	14.15	23,591.24	28.76	376.70	721.64	1.61	765.00	1,165.49	790,927.51