

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
MINUTES
LAFAYETTE ROOM, CITY HALL
OCTOBER 18, 2007
4:00 P.M.**

Present: Mayor Anthony G. Chavonne

Council Members Keith A. Bates, Sr. (District 1); Juanita Gonzalez (District 8); Wesley A. Meredith (District 9)

Absent: Council Members Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4); Lois A. Kirby (District 5); Paul Williams (District 6); Curtis Worthy (District 7)

Others Present: Jimmy Teal, Planning Director
Karen Hilton, Assistant Planning Director
Kyle Garner, Planner II

Mr. Kyle Garner, Planner II, gave an overview of the following case scheduled for the Fayetteville City Council's October 22, 2007 agenda:

Approve the rezoning from P2 professional district to C1 commercial district or to a more restrictive zoning classification for property located within the 100 block of Moore Street. Containing .41 acres more or less and being the property of McFin, LLC. Case Number P07-64F.

Mr. Garner showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use, zoning and 2010 Land Use Plan. Council Member Bates asked about whether the property should be C1P rather than C1 since C1P requires a site plan. Mr. Garner answered the lot is small, .41 of an acre, and it may be difficult to build upon the lot with C1P setbacks since they are greater than C1 setbacks. Mr. Garner stated the City Council has the option of approving the C1 zoning as recommended by the Zoning Commission and staff or setting a public hearing to consider other options.

Mr. Teal stated the other two items are ordinance amendments. Mr. Teal explained the public hearing item is consideration of an amendment to the infill ordinance to require the developer to hold a neighborhood meeting prior to the Planning Commission's public hearing and to exempt the infill public hearing where a project has been approved under conditional zoning.

Mr. Teal stated the Infill Subcommittee and the Planning Commission reviewed the infill ordinance and felt these were the only changes needed.

Mr. Teal stated the other ordinance amendment is the screening ordinance for salvage yards and lots storing junk or damaged vehicles. This item is on the regular items agenda. Mr. Teal stated the ordinance reflects the consensus of City Council from their October 1, 2007 meeting that includes fencing and vegetative buffer for property visible from a public right-of-way or abutting developed residentially zoned property. Mr. Teal further stated property abutting vacant residentially zoned property only requires the fence while property abutting non-residentially zoned property requires no buffer.

The Mayor and Council Members briefly reviewed each ordinance.

There being no further business, the meeting adjourned at 4:25 p.m.