

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
MINUTES
LAFAYETTE ROOM, CITY HALL
NOVEMBER 20, 2007
4:00 P.M.**

Present: Mayor Anthony G. Chavonne

Council Member Keith A. Bates, Sr. (District 1)

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); Juanita Gonzalez (District 8); Wesley A. Meredith (District 9)

Others Present: Dale E. Iman, City Manager

Karen M. McDonald, City Attorney

Jimmy Teal, Planning Director

Karen Hilton, Assistant Planning Director

Kyle Garner, Planner II

Press

Planning Department staff gave an overview of the following cases scheduled for the Fayetteville City Council's November 26, 2007 agenda:

Adopt a Resolution of the City Council of the City of Fayetteville Supporting an Application for a Preserve America Grant for a Comprehensive Wayfinding Plan and Implementation Program.

Karen Hilton, Assistant Planning Director, stated the resolution would enable the Fayetteville Convention and Visitors Bureau (CVB), on behalf of the City and a number of other governmental and non-profit organizations, to apply for a \$150,000 grant from Preserve America. Ms. Hilton explained the required 1:1 match is being provided by the Convention and Visitors Bureau and will create and begin implementation of a \$300,000 project to establish a comprehensive Wayfinding program focusing on identifying and providing a branded sign system for cultural and historical assets throughout the county. Ms. Hilton stated the application deadline is December 12. Ms. Hilton further stated the City, as a designated Preserve America community, is eligible to apply for the grant and must serve as the grant recipient. Ms. Hilton stated the application must be accompanied by a Resolution of Support from the City Council.

Adopt Resolution Pursuant to N.C.G.S. 160A-31 Setting December 17, 2007 as the Date for a Public Hearing for a Petition-Initiated Contiguous Annexation Area (Cottages on Ramsey – Located on the Western Side of Ramsey Street, Between Andrews and McCloskey Road).

Jimmy Teal, Planning Director, stated the annexation petition is submitted in accordance with City Council Policy 150.2. Council Member Bates requested clarification on the process. Karen M. McDonald, City Attorney, explained the resolution was to set a public hearing to consider the annexation.

Approve the rezoning from R6 residential district to C1 commercial district or to a more restrictive zoning classification for property located west of Strickland Bridge Road and south of Graham Road. Containing 2.00 acres more or less and being the property of Rodger and Letha Pierce. Case Number P07-70F.

Mr. Garner showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Garner stated the applicant wishes to redevelop a former mobile home site to a commercial use and although the 2010 Land Use Plan map for the site suggests medium density residential uses, there are commercial and institutional uses in the area. Mr. Garner stated the Zoning Commission and planning staff concur with the applicant's request.

Consider an application by Crawford Design Company for a Special Use Permit to allow automobile off-street parking for uses not allowed in the R6 residential district for property located at 2718 and 2722 Arlington Avenue. Containing .688 acres more or less

and being the property of N&B Company, LLC. Case Number P07-63F.

Mr. Garner showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Garner stated a previous rezoning request was denied and the applicant now seeks a Special Use Permit for commercial parking. Mr. Garner stated the Zoning Commission recommends denial of the Special Use Permit. Mayor Chavonne asked about any land use plans for the area. Mr. Teal explained there was a study that recommended professional on Breezewood Avenue and single-family residential on Arlington Avenue. Mayor Chavonne requested a copy of the study.

Consider the rezoning from P3 professional district to R5 residential district\conditional zoning to allow 68 residential condominiums for property located at 5583 Morganton Road. Containing 2.77 acres more or less and being the property of William Maxwell. Case Number P07-68F.

Mr. Garner stated the applicant requested to withdraw the rezoning request. Mr. Garner explained policy is that once a public hearing is held, such request may not be withdrawn and will be considered. Mrs. McDonald explained based on policy, the recommendation is to open and close the public hearing and deny the request.

Consider an application by Moorman Kizer and Reitzel for a Special Use Permit for mini-storage warehouses in a C1P commercial district for property located at 2618 Legion Road. Containing 2.02 acres more or less and being the property of Rorie Investments, Inc. Case Number P07-71F.

Mr. Garner showed a vicinity map and gave an overview of the current land use, current zoning, surrounding land use and zoning, and 2010 Land Use Plan. Mr. Garner stated the owner of the property wishes to add additional storage units to the Mini-Maxi Storage facility, an existing mini-storage business on Legion Road. Mr. Garner stated the Zoning Commission recommends approval of the Special Use Permit with conditions. Mayor Chavonne asked if conditions were consistent with previous conditions. Mr. Garner replied in the affirmative. Council Member Bates inquired if conditions could be placed on open-air storage.

There being no further business, the meeting adjourned at 4:52 p.m.