

FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
MINUTES
LAFAYETTE ROOM, CITY HALL
AUGUST 23, 2007
4:00 P.M.

Present: Council Members Keith A. Bates, Sr. (District 1); Charles E. Evans (District 2)(departed 4:30 p.m.); Juanita Gonzalez (District 8)

Absent: Mayor Anthony G. Chavonne; Council Members Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4); Lois A. Kirby (District 5); Paul Williams (District 6); Curtis Worthy (District 7); Wesley A. Meredith (District 9)

Others Present: Doug Hewett, Assistant City Manager
Karen M. McDonald, City Attorney
Jimmy Teal, Planning Director
Kyle Garner, Planner

Mr. Kyle Garner, Planner, gave an overview of the following cases scheduled for the Fayetteville City Council's August 27, 2007 agenda:

Approve the rezoning from R15 residential district to C1P commercial district or to a more restrictive zoning classification for property located at 1653 Cedar Creek Road and approve the rezoning from R15 residential district to C1 commercial district for property located at 1651 Cedar Creek Road. Containing a total of 2.25 acres more or less and being the property of James and Monica Smith. Case Number P07-52F.

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 although the 2010 Land Use Map for the property suggests median density residential uses, the property abuts commercial uses and is across the street from commercial uses. Mr. Garner further stated the Zoning Commission and planning staff concur with the applicant's request.

Council Member Bates asked about differences between C1P and C1 zoning classifications. Mr. Jimmy Teal, Planning Director, reminded Council Members their options were to approve the rezoning or set a public hearing. Council Member Gonzalez requested clarification on buffers.

Approve the addition of a MHO manufactured home overlay district in an R6 residential district for property located at 520 & 520.5 Martin Road. Containing 1.47 acres more or less and being the property of Effie L. McGuire. Case Number P07-54F.

Mr. Garner stated the applicant wishes to upgrade an existing manufactured home on the property but cannot do so unless the manufactured home overlay district is approved. Mr. Garner further stated the Zoning Commission and planning staff concur with the applicant's request.

Council Members asked about requirements for a MHO manufactured home overlay district. Council Members also requested clarification as to how many mobile homes could be located on the property.

Approve the rezoning from R6 residential district to C1 commercial district or to a more restrictive zoning classification for property located at 1608 Ramsey Street. Containing .20 acres more or less and being the property of Robert and Rebecca Tucker. Case Number P07-56F.

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 Ramsey Street Land Use Plan adopted by City Council in 2006 recommends commercial uses for this property. Mr. Garner further stated the Zoning Commission and planning staff concur with the applicant's request.

Approve the rezoning from R10 residential district to C1 commercial district\conditional zoning district to allow a funeral home on property located at 1037 Seventy-First School Road. Containing 1.20 acres more or less and being the property of James Vernon Peterson and Shelton Leon Melvin. Case Number P07-57F.

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 is requesting conditional zoning limiting the use of the property to a funeral home. Mr. Garner explained the plans include a 378 square foot addition to the south side of the building. Mr. Garner stated the Zoning Commission and planning staff concur with the applicant's request. Council Members asked for clarification on the conditions.

Mr. Teal gave an overview of the following cases scheduled for the Fayetteville City Council's August 27, 2007 agenda:

Consider the rezoning from C1 commercial district to R6 residential district or to a more restrictive zoning classification for property located at 1039 Southern Avenue. Containing .76 acres more or less and being the property of Larry Malloy. Case Number P07-36F.

Mr. Teal 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. Teal stated the applicant wishes to change a non-conforming use to a conforming use by rezoning the property to residential. Mr. Teal further stated City Council set a public hearing for this case and the Zoning Commission recommends approval of R6 residential zoning.

Consider the rezoning from R10 residential district to C1 commercial district or to a more restrictive zoning classification for ninety feet from the rear property line for property located at 211 Eucalyptus Street. Containing .17 acres more or less and being the property of Perry Smith. Case Number P07-38F.

Mr. Teal 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. Teal stated the applicant wishes to rezone 6,750 square feet (90 feet x 75 feet) of the rear property from R10 residential district to C1 commercial district leaving 8,062 square feet of the property zoned R10 residential district. Mr. Teal further stated the Zoning Commission recommends approval of 4,500 square feet for sixty feet from the rear property line in order for the lot to have at least 10,000 square feet to remain in compliance with R10 zoning.

Consider the rezoning from R10 residential district to R6 residential district or to a more restrictive zoning classification for property located at 1366 Bingham Drive. Containing 21 acres more or less and being the property of Richard and Georgia Matthews, Jon and Dawn Boyles, Janice Simpson, Glyndetta Hubbard, Annette Fox and Samuel Tolar. Case Number P07-49F.

Mr. Teal 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. Teal stated the applicant wishes to construct apartment units on the property. Mr. Teal stated the City Council set a public hearing for this case at their July 23, 2007 meeting. Mr. Teal further stated the Zoning Commission and planning staff concur with the request.

Mr. Garner gave an overview of the following cases scheduled for the Fayetteville City Council's August 27, 2007 agenda:

Consider the rezoning from R10 residential district to C1 commercial district or to a more restrictive zoning classification for property located at 726 Country Club Drive. Containing .46 acres more or less and being the property of Aldrino and Ilmada Carioso. Case Number P07-51F.

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 also showed previous rezoning cases in the vicinity at the northeast corner of Country Club Drive and McCohen Drive and 714 Country Club Drive. Mr. Garner stated the applicant wishes C1 commercial uses at this location. Mr. Garner further stated the applicant appealed the Zoning Commission's recommendation of P2 professional district.

Consider an application by Janice M. Smith for a Special Use Permit to allow a daycare center in an R10 residential district for property located on the eastern side of Rosehill Road and south of Hickory Hill Road. Containing 2.2 acres more or less and being the property of Janice M. Smith. Case Number P07-53F

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 is requesting a daycare at this location for fifty children, operating Monday through Friday from 5:30 a.m. to 6:30 p.m. Mr. Garner further stated the Zoning Commission recommends approval for the daycare with conditions.

There being no further business, the meeting adjourned at 5:10 p.m.