

**FAYETTEVILLE CITY COUNCIL  
SPECIAL MEETING MINUTES  
NOVEMBER 19, 2008  
4:30 P.M.  
LAFAYETTE ROOM**

Present: Mayor Anthony G. Chavonne  
Council Members Keith A. Bates, Sr. (District 1); Darrell J. Haire (District 4);  
Bobby Hurst (District 5); Valencia A. Applewhite (District 7); Theodore W. Mohn (District 8);  
Wesley A. Meredith (District 9)

Absent: Council Members Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3);  
William J. L. Crisp (District 6)

Others Present: Dale Iman, City Manager  
Karen McDonald, City Attorney  
Janet Smith, Assistant City Attorney  
Jimmy Teal, Planning Director  
Karen Hilton, Assistant Planning Director  
David Nash, Planner II  
Mark A. Ledger, Planning Commission Member  
Charles H. Astrike, Planning Commission Member  
James M. Smith, Planning Commission Member  
Mary Ellen LaVoie, Planning Commission Member  
Thomas S. Speight, Jr., Planning Commission Member  
Doug Peters, Fayetteville Cumberland Chamber of Commerce President  
Chad Meadows, UDO Consultant, Clarion and Associates  
Steve Sizemore, UDO Consultant, Clarion and Associates  
Press

Mayor Chavonne called the meeting to order at 4:30 p.m.

Karen Hilton, Assistant Planning Director, provided a brief overview of Clarion and Associates related to their consultation on the Unified Development Ordinance (UDO) and spoke to various aspects of Module 2, Zoning Districts and Use Standards, of the UDO. Mrs. Hilton introduced Chad Meadows, UDO Consultant with Clarion and Associates.

Mr. Meadows reviewed the work program and schedule and stated the presentation of Module 2 was on schedule. Mr. Meadows explained the goals for Module 2 included modernization of zoning districts and uses; improvement of development quality; and establishment of a new downtown district as contained in Sections 30-3, Zoning Districts, and 30-4, Use Standards, of the Fayetteville City Code. Mr. Meadows stated general modifications to the code included improved graphic layouts; revised structures; a modernized approach to uses; and additional clarity. An example of the new layout for Section 30-3, Zoning Districts, of the public review draft was provided.

Mr. Meadows provided a zoning district transition table that compared the former zoning districts to the new zoning districts and stated the number of districts were streamlined from twenty-four down to nineteen; new districts were created for the military base and downtown; residential district name changes were tied to lot area; business districts were consolidated; new maximum densities and bulk standards were set; and density rounding and bonus provisions were included.

As a part of Section 30-3, Zoning Districts, Mr. Meadows stated the new provisions that were set out for zero lot line development were modified to provide increased predictability; to allow slightly higher densities in some districts; to exempt interior lots from dimensional requirements; to require a major site plan and a pre-approval conference; were subject to transitional and infill design standards; to require 40,000 plus single-family site in single-family districts; and to require special use permits for sites over three acres. Mr. Meadows reviewed additional changes to zoning districts to include conditional districts, planned development districts, and overlay districts. An example of the new layout was provided.

Mr. Meadows reviewed the article structure for Section 30-4, Use Standards, and stated the article integrated a new summary use table, relied on three-tiered system of classification; removed "pyramids" and exhaustive lists; added clarity; and included new standards for accessory and temporary uses. Mr. Meadows provided an example of the use table layout. Mr. Meadows stated the use classifications section defined and categorized uses based on functional characteristics; applied use-specific standards to a use regardless of the location; incorporated recently-approved use standards; proposed new telecommunication and religious institution standards; and incorporated amortization of salvage and junkyards following completion by city staff.

Mr. Meadows reviewed accessory and temporary uses contained in Section 30-4 and stated the uses incorporated recently approved standards for commercial vehicle parking, portable storage containers, and icehouses. Mr. Meadows briefly reviewed definitions contained in Section 30-9. Mr. Meadows indicated that the Advisory Committee had met earlier in the day for a similar presentation and discussion. Mr. Meadows noted that Committee members had asked that a table of abbreviations be included and had asked for some examples that would help understand current requirements and how they change in the draft UDO. Mr. Meadows stated changes to the current zero lot line provisions would be discussed more thoroughly, and some additional questions might arise in the process. Mr. Meadows indicated Clarion would work with staff and the Advisory Committee over the next several weeks on these topics.

Mr. Meadows concluded his presentation and stated the next steps in the UDO process would be to prepare a draft of Module 3, Development Standards; provide Module 3 to the Advisory Committee and City Council in February 2009; and hold meetings on Module 3 in late February or early March 2009. Mr. Meadows and staff responded to questions about tower heights, icehouses as accessory uses, and how to more clearly identify and illustrate significant changes. There being no further business, the meeting adjourned at 5:45 p.m.