

**FAYETTEVILLE CITY COUNCIL**

**AGENDA BRIEFING MINUTES**

**JULY 23, 2008**

**4:00 P.M.**

**LAFAYETTE ROOM**

Present: Council Members Bobby Hurst (District 5); William J. L. Crisp (District 6); Theodore W. Mohn (District 8)

Absent: Mayor Anthony G. Chavonne; Keith A. Bates, Sr. (District 1); Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4); Valencia A. Applewhite (District 7); Wesley A. Meredith (District 9)

Others Present: Karen M. McDonald, City Attorney

Jimmy Teal, Planning Director

Karen Hilton, Assistant Planning Director

Craig Hampton, City Project Manager

Jimmy Teal, Planning Director, provided an overview of the following items scheduled for the July 28, 2008 City Council meeting:

**Approve the initial zoning to C1P commercial district and C3 commercial district for property located on the south side of Owen Drive, parcel numbers 0426-51-8387 and 0426-61-0321. Containing .71 acres more or less and being the property of Pragnesh Shah as evidenced by map and legal description furnished by the City of Fayetteville and annexed by the City of Fayetteville on June 23, 2008. Case Number P08-34F**

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 parcel 0426-51-8387 was zoned C1P commercial district in the county and Parcel 0426-61-0321 was zoned C3 commercial district in the county. Mr. Teal further stated initially zoning these parcels the same zoning as they were zoned in the county follows the City Council policy of initially zoning property the same or close to a comparable city zoning district. Mr. Teal stated the Zoning Commission and planning staff concurred with this action.

**Approve the rezoning from C1P commercial district to C1 commercial district for property located along Cedar Creek Road, parcel number 0455-18-6720. Containing 5.16 acres more or less and being the property of Mary Tatum McLaughlin, Trustee. Case Number P08-35F**

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 wished to rezone the property to C1 commercial district in order to facilitate his development plan. Mr. Teal further stated commercial zoning required less setback area than C1P. Mr. Teal stated the Zoning Commission and planning staff concurred with the applicant's request.

**Consider Street names for Bingham Drive Realignment and Owen Drive Extension**

Mr. Teal showed aerial views of the recently constructed extensions of Bingham Drive and Owen Drive and explained options for the naming of the streets. Mr. Teal stated the County Commissioners had taken action on changing portions of Wilkes Road and East Mountain Drive to Owen Drive to Highway 87. Mr. Teal further stated portions of the roadway were within the City of Fayetteville and required action by City Council to change the street names.

**Consider the rezoning from R10 residential district to C1 commercial district for property located at 3317 Rosehill Road. Containing .50 acres more or less and being the property of Agnes Hubbard. Case Number P08-31F**

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 wished to use the property for commercial uses. Mr. Teal further stated planning staff had recommended P4 professional and City Council had continued the public hearing from their June 23, 2008 meeting. Mr. Teal stated the Zoning Commission did not have a recommendation due to none of their motions having had a majority vote.

**Consider an application by Duane K. Stewart & Associates for SecurCare Properties, LLC for a special use permit for an addition to a mini-storage facility in a C1P commercial district for property located at 1057 Rim Road. Containing 5.45 acres more or less and being the property of SecurCare Properties, LLC. Case Number P08-33F**

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 request was for an addition to an existing mini-storage facility and approval of a special use permit by City Council was required for the expansion. Mr. Teal stated the Zoning Commission recommended approval with conditions.

**Consider the rezoning from R5A residential district to C3 commercial district or to a more restrictive zoning classification for property located at 1053 Seventy-First School Road. Containing 1.030 acres more or less and being the property of Louie and Rosa Wardlaw. Case Number P08-36F**

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 wished to rezone the property from residential to C3 commercial in order to operate a transmission shop as a legal conforming business. Mr. Teal further stated the applicant currently operated the shop as a legal non-conforming business. Mr. Teal stated the Zoning Commission recommended denial of the rezoning.

**Consider an application by Moorman, Kizer and Reitzel for 3701 Limited Partnership, LLC for a special use permit for an addition to a mini-storage facility in a C1P commercial district for property located at 3800 Bragg Boulevard. Containing .968 acres more or less and being the property of 3701 Limited Partnership, LLC. Case Number P08-37F**

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 request was for an addition to an existing mini-storage facility and approval of a special use permit by City Council was required for the expansion. Mr. Teal stated the Zoning Commission recommended approval with conditions.

**Consider an application by Crawford Design Company and Third Eye Investments, LLC for a special use permit for an addition to a mini-storage facility in a C1P commercial district for property located on North Reilly Road, parcel number 9498-77-1766. Case Number P08-38F**

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 request was for an expansion to an existing mini-storage facility and approval of a special use permit by City Council was required for the expansion. Mr. Teal stated the Zoning Commission recommended approval with conditions.

**Consider an amendment to the Fayetteville Code of Ordinances, Section 27-117(3) Trailers, Manufactured Homes and Manufactured Home Parks and Section 16-311(a) Motor Vehicles and Traffic for the purpose of limiting RV recreational vehicles and travel trailers to parking only in the rear yard area.**

Mr. Teal stated City Council in February 2008 requested staff to draft regulations to restrict the parking of recreational vehicles and travel trailers in the front of residentially zoned property. Mr. Teal explained adoption of the proposed ordinance would restrict the parking of these vehicles to only the rear yard area and would prevent parking in the front yard area. Council Members inquired as to options in the city for the parking of the vehicles. Mr. Teal advised mini-storage facilities would allow for parking. Mr. Teal stated the proposed ordinance included a one-time per year ten-day exception.

**Consider Adoption of Resolution of Intent to Begin Annexation Process for Gates Four**  
Craig Hampton, City Projects Manager, explained the Resolution of Intent and the annexation process and schedule. Mr. Hampton responded to questions regarding streets within the Gates Four area and whether they would remain private. Karen M. McDonald, City Attorney, explained the streets would remain private and should the desire be for them to become public, they would

have to be brought up to city standards. Mrs. McDonald further explained security at the entrance to the Gates Four area, which prohibited entry, would also have to be removed. Mr. Hampton explained the annexation process and schedule.

There being no further business, the meeting adjourned at 4:45 p.m.