

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
MINUTES
LAFAYETTE ROOM
MARCH 19, 2008
4:00 P.M.**

Present: Mayor Anthony G. Chavonne

Council Members Keith A. Bates, Sr. (District 1); Robert A. Massey, Jr. (District 3); Bobby Hurst (District 5); William J. L. Crisp (District 6); Valencia A. Applewhite (District 7)(arrived at 4:50 p.m.); Theodore W. Mohn (District 8); Wesley A. Meredith (District 9)

Absent: Council Members Charles E. Evans (District 2); Darrell J. Haire (District 4)

Others Present: Karen M. McDonald, City Attorney

Jimmy Teal, Planning Director

Karen Hilton, Assistant Planning Director

Kyle Garner, Planner II

Bobby Teague, Engineering and Infrastructure Director

Greg Caison, Stormwater Division Manager

Planning and Engineering Department staff gave an overview of the following items scheduled for the Fayetteville City Council's March 25, 2008 agenda:

Consider adoption of the addition of Article III, Stormwater Control, to Chapter 23, Stormwater Management, of the City Code of Ordinances

Bobby B. Teague, Engineering and Infrastructure Director, and Greg Caison, Stormwater Division Manager, presented highlights of the proposed Stormwater Control

Ordinance. Discussion ensued and focused on staff's recommendation for retention ponds.

Approve the rezoning from R6 residential district & R10 residential district to an R5A residential district for property located at Bunce Road & Dessa Ree Lane. Containing 6.35 acres more or less and being the property of Urias Beebe and Juanita Stewart. Case Number P08-04F

Kyle Garner, Planner II, noted City Council election district locations were indicated for all rezoning cases.

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. Mr. Garner further stated although the 2010 Land Use Plan suggests low density residential use for this site, the Zoning Commission and planning staff recommend approval of the R5A zoning based on the surrounding zoning and land use.

Approve the rezoning from M1 industrial district, M2 industrial district and R6 residential district to P2 professional district for property located along Ramsey Street and Hillsboro Street. Containing 25.37 acres more or less and being the property of Cumberland County. Case Number P08-06F

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 county is requesting this change in order to place a building or parking in the area currently zoned R6 residential. Mr. Garner further stated the Zoning Commission and planning staff recommend approval of the P2 zoning based on the land use and the 2010 Land Use Plan. Council Member Crisp requested clarification regarding the request. Council Member Bates requested information regarding buffer requirements.

Approve the rezoning from R5 residential district to C1\CZ commercial district\conditional zoning to allow an event and banquet facility and the uses allowed within the P2 professional district for property located on Lot 4 Sam Cameron Avenue. Containing .87 acres more or less and being the property of BHW Properties, LLC. Case Number P08-08F

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 C1 commercial district conditional zoning for the purpose of opening an event and banquet facility as his only use within the C1 commercial district and any use allowed in the P2 professional district. Mr. Garner further stated the 2010 Land Use Plan suggests downtown uses for the site. Mr. Garner stated the Zoning Commission and planning staff recommend approval of the request with the conditions as specified by the applicant. Council Member Crisp inquired whether there were neighborhood concerns. Mr. Garner explained concerns were expressed at the neighborhood meeting but no one appeared at the Zoning Commission meeting. Mr. Garner clarified this was a conditional zoning request.

Approve the request to change commercial uses for property zoned Mixed Use\Conditional Zoning to the use of a religious temple for property located at 907 Cedar Creek Road. Containing 12.37 acres more or less and being the property of Bhavan Hindu. Case Number P08-09F

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 current use allowed on the property is commercial uses and the applicant wishes to construct a Hindu Temple. Mr. Garner further stated since the property is zoned conditional zoning, a change in use requires approval by City Council. Mr. Garner stated the Zoning Commission and planning staff recommend approval of the request.

There being no further business, the meeting adjourned at 4:55 p.m.