

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
MINUTES
LAFAYETTE ROOM, CITY HALL
JANUARY 23, 2008
4:00 P.M.**

Present: Mayor Anthony G. Chavonne

Council Members Keith A. Bates, Sr. (District 1); Darrell J. Haire (District 4); Bobby Hurst (District 5); William J. L. Crisp (District 6); Valencia A. Applewhite (District 7); Theodore W. Mohn (District 8)

Absent: Council Members Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3); Wesley A. Meredith (District 9)

Others Present: Karen M. McDonald, City Attorney
Jimmy Teal, Planning Director
Kyle Garner, Planner II
Press

Planning Department staff gave an overview of the following cases scheduled for the Fayetteville City Council's January 28, 2008 agenda:

Approve the rezoning from C1P commercial district to R5A residential district\conditional zoning to allow a maximum of 300 apartment units for property located at the corner of Morganton Road and Reilly Road. Containing 20.92 acres more or less and being the property of D&L Investments, LLC. Case Number P07-69F.

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 down zone the property from commercial to residential in order to construct an apartment development per submitted plans through the conditional zoning process. Mr. Garner further stated the Zoning Commission and planning staff concur with the applicant's request. Mayor Chavonne asked for clarification on R5A with conditional zoning. Mr. Garner explained conditional zoning allows staff to review conceptual plans and requires developers to have neighborhood meetings. Mr. Garner stated the Department of Transportation (DOT) also reviews road access. Council expressed concerns about traffic and traffic controls. Discussion ensued regarding ways to address these issues in the future.

Approve the initial zoning to PND planned neighborhood development for property located on the west side of Ramsey Street. Containing 40.43 acres more or less and being the property of North Ramsey Street Partners, LLC as evidenced by map and legal description by the City of Fayetteville. Case Number P07-78F.

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 explained the property was annexed by the City Council on December 17, 2007 and the county zoning of the property was PND. Mr. Garner stated City Council policy is to initially zone property the same as it was zoned in the county and the PND initial zoning for this property follows the City Council's policy.

Approve a request from Lamar Advertising to upgrade a one-sided billboard to a two-sided digital billboard in the vicinity of Wal-Mart on Ramsey Street in exchange of removing a two-sided billboard in the vicinity of Wal-Mart on Ramsey Street.

Mr. Garner stated in 2007, City Council adopted a billboard transfer ordinance that allows a billboard company to upgrade their legal non-conforming billboard in exchange for removing a billboard face based on a one-billboard face for one-billboard face ratio. Mr. Garner explained the request and provided slides. Council Member Haire asked whether staff review would include content regulations. Staff responded in the negative. Council Member Bates expressed concerns about the proximity to traffic lights. Mayor Chavonne reminded Council that staff have been asked to review the billboard transfer ordinance as digital billboards were never contemplated.

Consider the rezoning from R15 residential district to P2 professional district or to a more restrictive classification for property located at 4704 Rosehill Road. Containing .48 acres more or less and being the property of Glenda & James Hobson. Case Number P07-73F.

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 explained the applicant has operated a beauty salon at this location for about twenty-five years and the business use is non-conforming, but a rezoning to a professional district would change the use to conforming. Mr. Garner stated planning staff recommended rezoning to P4 profession district and the Zoning Commission recommends rezoning to P2 professional district. Mr. Garner explained the differences in signage allowance for P2 and P4 professional zoning.

Consider the rezoning from C1P commercial district to C3 commercial district\conditional zoning to allow an auto body repair business for property located on Bingham Drive Extension. Containing 1.50 acres more or less and being the property of Peter and Paula Stewart. Case Number P07-74F.

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 applicants wish to rezone a portion of their land for an auto body repair business. Mr. Garner explained the conditional zoning request limits the use to only an auto body repair business. Council Member Crisp asked questions about ingress and egress. Mr. Garner explained that DOT designed a driveway plan so as not to allow any other driveways on the road. Mr. Garner also stated the applicant had held neighborhood meetings. Mr. Garner stated the Zoning Commission recommends approval of the C3 commercial\conditional zoning request for an auto body shop at that location as per the submitted site plan.

Consider the rezoning from R10 residential district to P2 professional district for property located at 2033 and 2029 Hope Mills Road. Containing .73 acres more or less and being the property of Jesus Benitez and Julia Gonzalez, respectively. Case Number P07-77F.

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 applicants wish to rezone their properties from residential zoning to professional zoning. Mr. Garner further stated the Hope Mills Road Land Use Study recommends professional uses for these properties and explained P2 zoning would provide a transition. Mr. Garner stated the Zoning Commission recommends approval of the P2 professional zoning for both properties and that the reason this case was scheduled for a public hearing was one of the applicants had indicated she might withdraw her request. Mr. Garner further explained this would allow the applicant an opportunity to confirm her interest. He then explained what the options were if she withdrew her request.

Consider an amendment to the Fayetteville Code of Ordinances, 30-120(4)(c), Mini-warehousing Design Standards, to improve the design excellence and creativity within the community for mini-warehousing facilities.

Mr. Jimmy Teal, Planning Director, presented this item and explained the Joint Appearance Commission developed design standards for mini-warehousing facilities in response to a City Council request to provide standards for such facilities. Mr. Teal highlighted the proposed guidelines. Mr. Teal stated the Joint Appearance Commission and the Planning Commission recommend adoption of the design standards.

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