

**FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MEETING
MINUTES
COMMISSION CONFERENCE ROOM
PWC ADMINISTRATION BUILDING - 955 OLD WILMINGTON ROAD
FEBRUARY 20, 2008
4:00 P.M.**

Present: Mayor Anthony G. Chavonne
Council Members Keith A. Bates, Sr. (District 1); Council Members Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3); 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); Wesley A. Meredith (District 9)

Others Present: Jimmy Teal, Planning Director
Kyle Garner, Planner II
Victor Sharpe, Community Development Director
Press

Planning Department staff gave an overview of the following cases scheduled for the Fayetteville City Council's February 25, 2008 agenda:

Approve the rezoning from R5 & R6 residential district to CD conservation district for property located on the west side of Mann Street south of Vanstory Street. Containing 4.53 acres more or less and being the property of City of Fayetteville. Case Number P08-3F.

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 CD conservation district is being requested to zone the property for open space and agricultural uses. Mr. Garner explained the proposed community garden project is planned for this property. Victor Sharpe, Community Development Director, showed a diagram of the proposed area to include the proposed community garden project. Mr. Garner stated the Zoning Commission and planning staff concur with this request.

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

Mr. Garner stated City Council voted six (6) to four (4) in favor of P2 professional zoning at the January 28, 2008 meeting. Mr. Garner explained the vote for approval was less than two-thirds of the members of council therefore a second reading was required. Mr. Garner further explained there is no discussion for second readings. Mr. Garner stated the Zoning Commission recommends approval of P2 professional district.

Consider the rezoning from R10 residential district to M2\CZ industrial district\conditional zoning to allow an auto salvage business on property located at 898 Santee Drive. Containing 10.01 acres more or less and being the property of Neal K. Bullard. Case Number P07-67F.

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 requests the change of zoning to convert a non-conforming salvage yard to a conforming salvage yard. Mr. Garner stated the Zoning Commission recommends approval. Discussion from Council focused on the list of conditions and surrounding property uses.

Consider an application by Snyder Memorial Baptist Church for a Special Use Permit for a counseling service in a R6 residential district for property located at 805 Westmont Drive. Containing .379 acres more or less and being the property of Snyder Memorial Baptist Church. Case Number P08-1F.

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 Snyder Memorial Baptist Church, as a charitable institution, is applying to operate a counseling center nearby the

location of their church. Mr. Garner stated the Zoning Commission recommends approval. Brief discussion ensued.

Consider the rezoning from M2 industrial district to R5 residential district for property located along Teachers Drive off Eastern Boulevard. Containing 1.98 acres more or less and being the property of Ronald Richardson, Allison Woods, John A. McLean, Roslie Davis, Roscoe Williams and Mary and Dan Blue heirs. Case Number P08-2F.

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 change the residential use of the property from non-conforming to conforming. Mr. Garner further stated the Zoning Commission recommends denial. Discussion ensued regarding whether the property was owner-occupied or rental. Staff informed Council the property was owner-occupied.

Consider a request by Greg Floyd for payment in lieu of sidewalk construction on Hoke Loop Road and within the Scotts Mill and James Creek subdivisions.

Mr. Teal explained the subdivision ordinance and city council policy provides an opportunity for an individual to request payment in lieu of constructing the required sidewalk. Mr. Teal stated Mr. Floyd's required sidewalk length is 1,200 linear feet in the Scotts Mill subdivision; 2,000 linear feet in the James Creek subdivision; 1,528 linear feet on the southeast side of Hoke Loop Road; and 1,000 linear feet on the northwest side of Hoke Loop Road.

Mr. Teal stated the Planning Commission recommends denial of the request for the Scotts Mill subdivision streets, James Creek subdivision streets and the northwest side of Hoke Loop Road. Mr. Teal further stated the Planning Commission recommends approval of the payment in lieu of request for the southeast side of Hoke Loop Road.

Consider a request by Greg Floyd for a waiver in the Colinwood subdivision to construct a cul-de-sac 1,300 linear feet where 800 feet is the maximum length.

Mr. Teal stated the Planning Commission recommends approval of the waiver request.

Consider extending the corporate limits of the City of Fayetteville for a petition-initiated contiguous annexation by Carolyn Armstrong. (Located on the western side of Glensford Drive between Campground Road and Red Tip Road)

Mr. Teal stated the annexation petition is submitted in order to receive PWC water and sewer service as outlined in City Council Policy #150.2. Mr. Teal stated recommendation is to adopt the ordinance annexing the property effective February 25, 2008.

Consider extending the corporate limits of the City of Fayetteville for a petition-initiated contiguous annexation by March Riddle. (Gates Four - Section 1 - Located on the eastern side of Dundle Road across from Grimes Road and Heatherbrook Road)

Mr. Teal stated the annexation petition is submitted in order to receive PWC water and sewer service as outlined in City Council Policy #150.2. Mr. Teal stated recommendation is to adopt the ordinance annexing the property effective February 29, 2008.

Consider extending the corporate limits of the City of Fayetteville for a petition-initiated contiguous annexation by Paula Faircloth and Kenneth Huggins. (Faircloth\Huggins Property - Located on the northwestern side of LA Dunham Road between Encore Drive and Division Drive)

Mr. Teal stated the annexation petition is submitted in order to receive PWC water and sewer service as outlined in City Council Policy #150.2. Mr. Teal stated recommendation is to adopt the ordinance annexing the property effective August 22, 2008.

Consider the initial zoning to C1P commercial district for property located on the west side of Glensford Drive between Campground Road and Red Tip Road. Containing 28.77 acres more or less and being the property of Carolyn Armstrong as evidenced by map and legal description furnished by the City of Fayetteville.

Mr. Garner stated City Council will consider annexation of the property on February 25, 2008 and the applicant has requested zoning to C1P commercial district. Mr. Garner stated the Zoning Commission recommends approval of C1P commercial district.

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