

FAYETTEVILLE CITY COUNCIL
AGENDA BRIEFING MINUTES
LAFAYETTE ROOM
AUGUST 19, 2009
4:00 P.M.

Present: Mayor Anthony G. Chavonne

Council Members Keith A. Bates, Sr. (District 1); Bobby Hurst (District 5) (arrived at 4:25 p.m.); 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); Darrell J. Haire (District 4); Wesley A. Meredith (District 9)

Others Present: Kristoff Bauer, Assistant City Manager

Doug Hewett, Assistant City Manager

Karen M. McDonald, City Attorney

Rob Anderson, Chief Development Officer

Jimmy Teal, Planning Director

Karen Hilton, Assistant Planning Director

Craig Harmon, Planner II

Members of Press

Mr. Craig Harmon, Planner II, provided overviews of the following items scheduled for the August 24, 2009, City Council meeting:

Approve the rezoning from P2 Professional District to C1 Commercial District or to a more restrictive zoning classification for property located at 6460 Yadkin Road. Containing 0.433 acres more or less and being the property of John Dowdy. Case No. P09-22F.

Mr. Harmon 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. He stated the property was part of an existing shopping center that was split zone with commercial and professional zoning. He stated the applicant was requesting C1 Commercial zoning in order for the entire shopping center to be zoned commercial. He stated the Zoning Commission and Planning staff concurred with the applicant's request.

Approve the rezoning from AR Agricultural\Residential District to R6\CZ Residential District\Conditional zoning for property located on Rim Road between Olted Road and Identity Road just south of Cliffdale Road. Containing 14.9 acres more or less and being the property of Vance and Elizabeth Hall and Alex and Catherine Hall. Case No. P09-23F.

Mr. Harmon 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. He stated the developer for this application wished to construct an apartment complex at this location. He stated in September 2008 Council approved a similar R6 Conditional zoning for the same developer for property adjoining this case. He stated the Zoning Commission and Planning staff concurred with the applicant's request.

Council members clarified the ingress and egress for the complex and the conditions for the request.

Council Member Applewhite reiterated her concerns regarding traffic, capacity of schools, and availability of bus service.

Council Member Crisp expressed the need for a stoplight at the intersection on Rim Road because of the traffic.

Mr. Harmon reminded Council that this was on the consent agenda, thus options would be to approve or set the matter for a public hearing.

Consider the rezoning from R6 Residential District to R5 Residential District or to a more restrictive zoning classification for property located at 108, 110, 202, and 204 Pinecrest Drive. Containing 0.89 acres more or less and being the properties of Pear Tree Properties, LLC, Thomas Bradford and Island Time Pizza, LLC. Case No. P09-24F.

Mr. Harmon 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. He stated the applicant wished to rezone the properties from R6 Residential District to R5 Residential District to redevelop the properties. He stated the Zoning Commission recommended denial of the rezoning and explained the reason for the denial.

Consider an application by MME Enterprises, LLC, for a Special Use Permit to allow mini-storage units in a C3 Commercial District for property located at 902 Cedar Creek Road. Containing 2.87 acres more or less and being the property of MME Enterprises, LLC. Case No. P09-26F.

Mr. Harmon 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. He stated the applicant had existing mini-storage nearby of this location and wished to add additional storage units. He stated if approved, the applicant would have to adhere to the mini-storage design guidelines for the new construction. He reminded Council that staff does not make recommendations but explained that the Zoning Commission recommended approval with six conditions and outlined the same.

Mr. Rob Anderson, Chief Development Officer, asked about the number of letters sent out and the responses. He advised Council they would be doing an analysis to determine the return on the cost for extending the notification area from 500 to 750.

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