

**FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEFING MINUTES  
LAFAYETTE ROOM  
MARCH 17, 2010  
4:00 P.M.**

Present: Mayor Anthony G. Chavonne  
Council Members Keith A. Bates, Sr. (District 1); Kady-Ann Davy (District 2);  
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)  
Absent: Council Member Robert A. Massey, Jr. (District 3)  
Others Present: Dale E. Iman, City Manager  
Karen M. McDonald, City Attorney  
Kristoff Bauer, Assistant City Manager  
Rob Anderson, Development Services Director  
Charles Lewis, Sr., Code Enforcement Administrator (Housing)  
Karen Hilton, Planning Division Manager  
Rita Perry, City Clerk  
Press

Staff presented the following items scheduled for the Fayetteville City Council's March 22, 2010, agenda:

**CONSENT ITEMS**

**Case No. P10-01F: The rezoning of properties located at 1800 Fargo Drive and 3505 Village Drive from R10 Residential and P2 Professional to P2/CZ Professional Conditional Zoning District. Tochari Investments, LLC, owner.**

**Ms. Karen Hilton, Planning Division Manager, presented this item. Ms. Hilton 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.**

**Special Sign Permit: Request for temporary event signs for the Tarheel Quilters Quilt Fest on March 26-28, 2010.**

**Special Sign Permit: Request for temporary event signs between April 5 and April 10, 2010, for the Fayetteville Area Dogwood Exchange Club barbecue plate sale on April 9, 2010.**

Mr. Rob Anderson, Development Services Director, distributed a Solicitation for Plan Services handout and presented the above special sign permit requests.

**PUBLIC HEARING ITEM**

**Case No. P10-06F: Appeal of Zoning Commission denial of a request to rezone a portion of property located at 980 Kennesaw Road from AR Agricultural Residential to C1/CZ Commercial Conditional Zoning District. Jesus Peace Ministries, Inc., owner.**

**Ms. Karen Hilton, Planning Division Manager, presented this item. Ms. Hilton 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. Rob Anderson, Development Services Director, clarified this was a land-lock parcel with no easements and the proposed use would not be a nonprofit organization.**

**Discussion ensued regarding accessibility through the church's property.**

**Mayor Chavonne requested clarification on the conditions which Mr. Anderson outlined.**

**Council Member Applewhite stated the applicant removed the request for a daycare and was requesting the counseling service only.**

**CONDEMNATION PRESENTATION**

Mr. Charles Lewis, Sr., Code Enforcement Administrator (Housing), presented the following items scheduled for the Fayetteville City Council's March 22, 2010, agenda:

- 1320 Ramsey Street
- 2141 Southern Avenue

- 820 Whitfield Road
- 206 Campbell Avenue
- 225 Nimocks Avenue
- 317 S. Racepath Street
- 310 Oakland Drive (shed only)

**PUBLIC HEARING ITEM**

**Code and Zoning Ordinance Amendment: Amendments to City Code Sections 16-368 and 22-31 and Zoning Ordinance Code Sections 30-263 and 30-320 regarding notification of violation and citation requirements.**

Mr. Rob Anderson, Development Services Director, explained the difficulties encountered when attempting to issue violation notices by registered or certified mail which was the basis for the amendment.

**OTHER ITEMS OF BUSINESS**

**Policy Amendment: Amendments to City's policy regarding notification requirements for areas adjacent to a zoning or special use permit request.**

Mr. Rob Anderson, Development Services Director, provided a history of this item. He stated the increased radius for notifying surrounding property owners had not resulted in any change in the number of speakers on zoning or special use permit cases; thus, staff was recommending the radius be reduced to 500 feet, which was still above the state statute requirement (notification to adjacent property owners) or the recommendation of the American Planning Association (300 feet).

There being no further business, the meeting adjourned at 5:15 p.m.