



Technical Plat Review Meeting

June 28, 2023

9:00 AM

Room 326, City Hall

This meeting will be held in person and virtually.

City Staff: Jessie Masters, Development Review Manager

Old Business:

1. LSP-2023-0025: Lot Split (2900 N. HUGHMOUNT RD/RENNER, 243): Submitted by ATLAS PLS for property located at 2900 N. HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 4.35 acres. The request is to split the property into three lots containing 1.45 acres each. Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 TECH PLAT MEETING

2. LSP-2023-0027: Lot Split (956 W. BOONE ST/MCDONALD, 600): Submitted by JORGENSEN & ASSOCIATES for property located at 956 W. BOONE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.35 acres. The request is to split the property into two lots with approximately 0.17 and 0.18 acres.

Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 TECH PLAT MEETING

3. LSP-2023-0028: Lot Split (7010 W. JOHN GARRISON RD/KNIGHT, 239): Submitted by ALAN REID & ASSOCIATES for property located at 7010 W. JOHN GARRISON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 36.81 acres. The request is to split the property into two lots containing 27.32 acres, and 9.49 acres.

Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 TECH PLAT MEETING

4. LSD-2023-0008 Large Scale Development (2936 S. BLACK OAK RD/ RIVERSIDE VILLAGE PH 2, 683): Submitted by CRAFTON TULL for property located at 2939 S. BLACK OAK ROAD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 93.98 acres. The proposal is for 130 residential lots with one retention pond lot.

Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE MAY 31, 2023 TECH PLAT MEETING

5. PPL-2022-0012 Preliminary Plat (N. GLENMOOR DR. SOUTH OF W. CROSSVINE DR/ HUGHMONT SOUTH, 282): Submitted by JORGENSEN & ASSOCIATES for property located N. GLENMOOR DR. SOUTH OF W. CROSSVINE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE, R-A, RESIDENTIAL-AGRICULTURAL, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 19.43 acres. The proposal is for 48 residential lots with two detention ponds.

Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE DECEMBER 14, 2022 TECH PLAT MEETING

New Business:

6. LSP-2023-0030: Lot Split (W. SALISA LN/SOUTHERNWOODS PH 2, 557): Submitted by COMMUNITY BY DESIGN for property located on W. SALISA LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 2.31 acres. The request is to split the property into 28 residential lots.

Planner: Jessie Masters

7. LSP-2023-0031: Lot Split (N. SASSAFRAS HILL RD/OZTURK INVESTMENTS, 355): Submitted by ALAN REID & ASSOCIATES for property located on N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 9.75 acres. The request is to split the property into three lots with approximately 3.00, 3.00, and 3.75 acres.

Planner: Gretchen Harrison

8. LSP-2023-0032: Lot Split (239 AND 245 N. FLETCHER AVE/HAMBRICE, 485): Submitted by BLEW & ASSOCIATES for property located at 239 AND 245 N. FLETCHER AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.20 acres. The request is to split the property into two lots containing 0.10 acres each.

Planner: Donna Wonsower

9. LSP-2023-0035: Lot Split (SE OF S. FUTRALL DR & W. MCMILLIAN DR/MARINONI INC. & PAM ANGUS LTD, 441): Submitted by CRAFTON TULL for property located SE OF S. FUTRALL DR & W. MCMILLIAN DR. The property is split zoned UT, URBAN THOROUGHFARE, and CS, COMMUNITY SERVICES, and contains approximately 71.88 acres. The request is to split and adjust the property to contain three lots with 23.51, 8.49, and 39.88 acres.

Planner: Jessie Masters

10. LSP-2023-0033 Lot Split (N. OAKLAND ZION RD/MCDONALD, 296): Submitted by ENGINEERING SERVICES INC. for property located on OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 4.66 acres. The request is to split the property into four lots containing 1.06, 1.02, 1.29, and 1.29 acres.

Planner: Donna Wonsower

11. LSP-2023-0034 Lot Split (W. WEDINGTON DR/SHINALL GROUP, 400): Submitted by BATES & ASSOCIATES. for property located on W. WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.37 acres. The request is to split the property into two lots containing 2.17, and 1.20 acres.

Planner: Donna Wonsower

12. LSD-2023-0010 Large Scale Development (W. VAN ASCHE DR/JJ'S SPORTS COMPLEX, 210): Submitted by JORGENSEN & ASSOCIATES for the property located on W. VAN ASCHE DRIVE. The property is zoned R-A, RESIDENTIAL- AGRICULTURAL and contains approximately 7.97 acres. The proposal is for a sports complex containing one 59,502 sq. ft basketball facility, one 9,900 sq. ft. ninja facility, and one 35,425 sq. ft. baseball facility. Planner: Jessie Masters

13. SIP-2023-0002: Site Improvement Plan (420 S. LOCUST AVE/CHURCH & LOCUST TOWNHOMES, 523): Submitted by EARTHPLAN DESIGN ALTERNATIVES, PA for property located at 420 S. LOCUST AVENUE. The property is zoned DG, DOWNTOWN GENERAL AND RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.65 acres. The proposal is for four duplexes and one detention pond. Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
Monday, June 26, 2023
9:00 AM

14. PLA-2023-0017 Property Line Adjustment (380 W. SKELTON ST/WALKER, 679): Submitted by BLEW & ASSOCIATES for property located at 380 W. SKELTON STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 1.44, and 1.94 acres. The request is to adjust the lots to contain approximately 2.38 acres, and 1 acre. Planner: Gretchen Harrison

15. PLA-2023-0016 Property Line Adjustment (3852 N. SASSAFRAS HILL RD/THOMPSON, 182): Submitted by BLEW & ASSOCIATES for property located at 3852 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 4.06, and 4.05 acres. The request is to adjust the lots to contain approximately 4.15 and 3.96 acres. Planner: Donna Wonsower

16. PLA-2023-0018 Property Line Adjustment (210, 212, & 216 N. LOCUST AVE/DICKSON SQUARE LLC, 556): Submitted by BATES & ASSOCIATES for property located at 210, 212 & 216 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains three lots with approximately 0.20 acres each. The request is to adjust the lots to contain one parcel with approximately 0.59 acres. Planner: Jessie Masters

17. CUP-2023-0070: Conditional Use Permit (1640 S. HANSHEW RD/BELL, 596): Submitted by HALLIE BELL for property located at 1640 S. HANSHEW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 3.21 acres. The request is to place two accessory structures on a lot without a primary structure.

Planner: Gretchen Harrison

18. VAR-2023-0026 Planning Commission Variance (3852 N. SASSAFRAS HILL RD/THOMPSON, 143): Submitted by ALAN REID & ASSOCIATES for property located at 3852 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 4.06, and 4.05 acres. The request is for a variance to road frontage requirements.

Planner: Gretchen Harrison

19. VAR-2023-0027: Planning Commission Variance (420 S. LOCUST AVE/ CHURCH & LOCUST TOWNHOMES, 523): Submitted by EARTHPLAN DESIGN ALTERNATIVES, PA for property located 420 S. LOCUST AVENUE. The property is zoned DG, DOWNTOWN GENERAL AND RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.65 acres. The request is for variance from master street plan standards.

Planner: Gretchen Harrison

20. CUP-2023-0071: Conditional Use Permit (513 N. HIGHLAND AVE/REYNOLDS, 445): Submitted by BRIAN REYNOLDS for property located at 513 N. HIGHLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

21. CUP-2023-0072: Conditional Use Permit (3712 N. HWY 112/SELVAM, 170): Submitted by CHITRA SELVAM for property located at 3712 N. HWY 112. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 8.70 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

22. CUP-2023-0073: Conditional Use Permit (10 S. PALMER AVE/BEYKIRCH, 521): Submitted by STEPHEN BEYKIRCH for property located at 10 S. PALMER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower