

**PLANNING & ZONING COMMISSION
MEETING
APRIL 26, 2016**

Present: Sarah Murphy
Mike Menchinger
Debi Renfroe
Kenneth Collins
Steve Gulas
Derryll Anderson

Chair Murphy called the April 26, 2016 meeting to order. The first item on the agenda was approval of minutes for the March 22, 2016 meeting.

Chair Murphy called for a motion on the minutes.

Motion: Commissioner Collins moved to approve the minutes from March 22, 2016 meeting as submitted.

Second: Commissioner Anderson.

Vote: Unanimous

OLD BUSINESS

None

NEW BUSINESS

**Glynn Street Professionals- 730 South Glynn Street
Development Plans & Variance Requests/File #16-009& 16-010**
Commissioner Gulas recused himself.

Chair Murphy called on the applicant for comments. Mr. Chuck Ogletree gave an overview of the project. Chair Murphy called for staff report on the project. Ms. Brown reported that the applicant plans to redevelop the old Bonnie's Hardware site with a 9,000 SF medical office. Ingress/egress to the property will be provided via a driveway at the southwest corner of the property along with an additional curb cut on Whitney Street at the rear of the property.

The revised elevations show a single story building, utilizing a mixture of brick, hardiplank siding and glass. The applicant moved the dumpster pad to the south side of the site as requested, eliminating the need for a variance from the minimum rear setback requirement. The applicant is still requesting variances to reduce the highway buffer, perimeter buffer, and foundation buffer requirements at differing amounts due to the site constraints.

Sidewalks are provided along the highway corridor at a width of 8', and along the front and sides of the building at a width of 5'. The landscape plan includes trees and shrubs along the Highway Corridor, detention pond, and the sides of the property. Engineering staff is still reviewing the landscape plan for compliance with city codes.

Forty five (45) parking spaces will be provided along the front and sides of the development. This exceeds city code requirements of thirty one (31) for medical offices.

During the City Staff review, deficiencies with the plan were identified to the applicant. The main concern from engineering staff is the disturbance of critical root zones (CRZ) along Whitney Street, and the location of the detention pond possibly interfering with the required plantings in the highway buffer. At this time, deficiencies are still being remedied by the applicant after receiving recommendations from engineering staff to mitigate these issues. Approval of this development plan and variance requests should be conditional upon satisfaction of Georgia Stormwater Management Manual requirements and remaining comments from City Staff.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioners had no additional comments.

Recommendation

Staff recommends *Approval* of the Development Plans and (3) Variance Requests with the following conditions.

1. Applicant shall work with a staff approved arborist to minimize the development impact on existing trees along the rear of the property.
2. The applicant shall satisfy any remaining deficiencies to the satisfaction of City Staff including all Georgia Stormwater Management Manual requirements.

Chair Murphy called for a motion on the Development Plans.

Motion: Commissioner Collins moved to approve the Development Plans with the following conditions.

1. Applicant shall work with a staff approved arborist to minimize the development impact to existing trees along the rear of the property.
2. The applicant shall satisfy any remaining deficiencies to the satisfaction of City Staff including all Georgia Stormwater Management Manual requirements.

Second: Commissioner Anderson.

Vote: Unanimous

Motion carried.

Chair Murphy called for a motion on the 3 Variance Requests.

Motion: Vice-Chair Menchinger moved to approve the 3 Variance Requests.

Second: Commissioner Renfroe.

Vote: Unanimous

Motion carried.

Commissioner Gulas returned to council chambers and rejoined the meeting.

**Rea Ventures Group, LLC- parcels 052306003, 004, 005, 006, and 009
Rezoning Request/File #16-013**

Chair Murphy recused herself. Vice-Chair Menchinger resumed the meeting.

Vice-Chair Menchinger called on the applicant for comments. Mr. Matt Monroe gave a presentation of the proposed project and rezoning request. Vice-Chair Menchinger called for staff report on the project. Ms. Brown reported the applicant is requesting to rezone the 4.92 acre property from C-1 (Downtown Commercial) to PCD (Planned Community Development) zoning to allow for a sixty (60) unit mixed use development and limited first floor commercial along Glynn Street North. The concept plan shows a three (3) story building with exterior facades with brick facing the streets and hardiplank siding in the rear. The proposed development will create a walkable community in the downtown district with 8 foot sidewalks providing pedestrian access from both Glynn Street and Lafayette Avenue. Ingress/egress for both the residential and commercial units will be provided via a Lafayette Avenue entrance to parking in the rear of the building. The buildings architecture will conform to the guidelines of the Main Street historic district.

Vice-Chair Menchinger called for public comments. Several citizens spoke in opposition to the rezoning/project. Vice-Chair Menchinger then called on the commissioners for their comments.

Commissioners asked questions and raised concerns over density, traffic, the large size of the proposed building for that corner, and the need to ensure we have the necessary infrastructure to support the development. The applicant was also asked about the commercial vs. residential ratio for the project. The applicant responded 5% commercial. Commissioner Gulas asked if the tax credit program provides deed restrictions. The applicant stated they would be required to hold the property a minimum of 20 years. Commissioner Gulas stated he thought the project would fit better at the proposed location if the applicant revised the plan to provide a higher retail/office percentage, creating more of a live/work community. Commissioner Anderson stated that she was not opposed to the project, but she opposed the proposed location because of current traffic issues at the site.

Recommendation

The Comp Plan calls for a variety of housing options with higher density in the Downtown Historic District in order to achieve downtown revitalization. The proposed density for the project is 12 units per acre. The code provides for higher density PCD developments when located near the downtown core. Traditionally, downtowns are the preferred location for denser populations and provide more opportunities for walkable neighborhoods to develop between commercial and residential uses.

The proposed conceptual plans will provide new housing and limited commercial space for the downtown. Nice streetscapes along both Highway 85 and Lafayette Avenue will be provided as well as on street parking along Lafayette Avenue. The concept plan may be deficient in total number of parking spaces, as the total square footage of commercial space has not yet been determined. Parking would need to be addressed via a second parking level or shared parking agreement with the adjacent retail center; however, this is a point of discussion to be had during the Development Plan review stage.

The proposed federal tax credit used to fund the project has been the subject of much public discussion and concern. However, staff does not factor this element into its review. When reviewing a rezoning request, staff reviews the comp plan and city code of ordinances for compliance. Because of these factors, and based on the findings within the Fayetteville City Code and Comprehensive Plan, a **FAVORABLE** recommendation to Mayor and Council for the proposed rezoning is appropriate.

It is important to remember that if recommended by P&Z and approved by City Council, the applicant will be required to come back to the P&Z Commission for development plan approval. At that stage, the Commission will review the specifics of the site plan with regard to setbacks, detailed elevations, parking and engineering

Vice-Chair Menchinger called for a motion on the Rezoning Request.

Motion: Commissioner Gulas moved to **Table** the rezoning if the applicant was willing to revise the plan to lower the residential density and increase the retail/office percentages creating more of a live/work community. Motion died for lack of a second. The applicant stated they would prefer a vote.

Motion: Commissioner Anderson moved to make an **Unfavorable** recommendation to Mayor & City Council.

Second: Commissioner Collins.

Vote: Unanimous

Motion carried.

Chair Murphy returned to council chambers and rejoined the meeting.

Staff Report

Holiday Inn Express- 1231 Highway 54 West Development Plans/ File # 16-014

Ms. Brown reported on the receipt of Development Plans for the Holiday Inn Express. Mr. Joel Digby gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. The P&Z Commission discussed the need for an 8 foot sidewalk along the entire frontage of the property and to include stub-outs for future interparcel access between neighboring parcels. There were no additional comments or suggestions on the proposed elevations.

Bath & Body Works- 265 Pavilion Parkway Development Plans/ File # 16-015

Ms. Brown reported on the receipt of Development Plans for Bath & Body Works. The applicant was not present to give an overview of the project. Ms. Brown stated the applicant is requesting to modify the front façade and footprint. The P&Z Commission asked if the proposed modifications to the facade included removal of any existing storefront portico. Ms. Brown replied there were no porticos on the current facade.

Hwy. 54 Apts. & Medical Office Complex- parcel 0704036

Rezoning Request/ File # 16-016

Ms. Brown reported on the receipt of an application from Dewayne Bradford to rezone thirty one (31) acres along Hwy. 54 West from R-70 (Single Family Residential) to PCD (Planned Community Development), for development of a 254 unit apartment complex with (2) medical offices on the front 4 acres. Mr. Bradford gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. Emory Springs resident, Kathy Bohannon, spoke in opposition to the rezoning/project and presented staff with a petition signed by Emory Springs residents also opposed to the rezoning/project.

Bishop-Thiem- 260 1st Manassas Mile

Development Plans/ File # 16-017

Ms. Brown reported on the receipt of Development Plans for the addition of a dewatering facility at Bishop Thiem Septic Tank. The applicant was not present to give an overview of the project. Ms. Brown stated the applicant received a special exception for the use (of the dewatering facility) in August 2015, and was now ready to start construction. The P&Z Commission had no comments about the proposed addition.

Chair Murphy called for a motion to adjourn.

Motion: Vice-Chair Menchinger moved to adjourn the meeting of April 26, 2016.

Second: Commissioner Renfroe.

Vote: Unanimous

Motion carried.

Meeting Adjourned.

Respectfully submitted,

Julie Brown
Senior Planner