

**PLANNING & ZONING COMMISSION  
MEETING  
MAY 24, 2016**

**Present:** Sarah Murphy  
Debi Renfroe  
Kenneth Collins  
Steve Gulas  
Derryll Anderson (late arrival)

**Absent:** Mike Menchinger

Chair Murphy called the May 24, 2016 meeting to order. The first item on the agenda was approval of minutes for the April 26, 2016 meeting.

Chair Murphy called for a motion on the minutes.

**Motion:** Commissioner Renfroe moved to approve the minutes from April 26, 2016 meeting as submitted.

**Second:** Commissioner Collins.

**Vote:** Unanimous

**OLD BUSINESS**

None

**NEW BUSINESS**

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

Chair Murphy called on the applicant for comments. The applicant gave an overview of the project. Chair Murphy called for staff report on the project. Ms. Brown reported that the applicant is proposing storefront renovations to the façade and footprint of the existing structure. Proposed modifications include removal of the existing 3 entry doors and replacing them with the standard double door entry that is used in exteriors for Bath & Body Works. Plans also show the removal of the existing knee wall; replacing it with floor-to-ceiling glass panels, and expanding the current footprint, which currently sits 3'8" behind the lease line, to 4" behind the lease line.

The 3 foot addition to the front of the building will make the new entry way even with the existing piers. The proposed renovations will not increase the total impervious surface area as there is currently a wide sidewalk in front of the building. All exterior finishes will match the existing finishes. No existing parking spaces or landscaping will be disturbed with the 3 foot addition to the structure.

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 as submitted.

Chair Murphy called for a motion on the Development Plans.

**Motion:** Commissioner Collins moved to approve the Development Plans as submitted.

**Second:** Commissioner Renfroe.

**Vote:** Unanimous

Motion carried.

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

Chair Murphy called on the applicant for comments. Mr. Dennis Drewyer gave an overview of the project. Chair Murphy called for staff report on the project. Ms. Brown reported that the property was rezoned to C-3 (Highway Commercial) in November 2015, to allow for construction of a hotel. Development plans were submitted for review and the applicant proposes to construct a four (4) story, 83-room Holiday Inn hotel with related infrastructure. Ingress and egress to the property will be via the existing current curb cut located on Highway 54 at the west end of the property.

The color elevations propose a four (4) story building with a slanted canopy over the front entrance featuring wood grain and stone accents. The center of the building features a bold colored EIFS on all four sides that complements the architectural features of Piedmont Fayette, the building of architectural influence. The remainder of the building is a mixture of brick, EIFS, wood grain and stone cladding accents with scouring on all four sides of the building.

The landscape plan includes a variety of trees and shrubs along the Highway Corridor and perimeter of the building and property, as well as the detention pond. Engineering staff is still undergoing final review of the landscape plan for compliance with city codes.

Ninety one (91) parking spaces, including four (4) ADA spaces will be provided along the sides and rear of the development. This exceeds city code requirements of eighty seven (87) for this 83 room hotel.

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'.

During the City Staff review, deficiencies with the plan were identified to the applicant. The outstanding issues are primarily related to engineering specs, including the interparcel access design.

Approval of this development plan 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 with the following conditions.

1. The applicant shall satisfy any remaining plan deficiencies to the satisfaction of City Staff including all Georgia Stormwater Management Manual requirements.
2. Applicant shall return to City Council for final approval of the buildings architectural elevations as stated in the conditions of the rezoning approved on November 5, 2015.

Chair Murphy called for a motion on the Development Plans.

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

1. The applicant shall satisfy any remaining plan deficiencies to the satisfaction of City Staff including all Georgia Stormwater Management Manual requirements.
2. Applicant shall return to City Council for final approval of the buildings architectural elevations as stated in the conditions of the rezoning approved on November 5, 2015.

**Second:** Commissioner Collins.

**Vote:** Unanimous

Motion carried.

### **Hwy 54 West Apts. & Medical Office Complex - parcel 0704036 Rezoning Request/File #16-016**

Chair Murphy called on the applicant for comments. Mr. Brad Bradford gave a presentation of the proposed project and rezoning request. Chair Murphy called for staff report on the project. Ms. Brown reported the thirty one (31) acre site proposed for rezoning is located along Highway 54 West near Fayette Piedmont Hospital, at the edge of the City limits. The parcel is currently zoned R-70 (Single Family Residential) and was part of the West Fayetteville Area annexation that took place in 2013.

The applicant is seeking PCD (Planned Community Development) zoning to allow for the development of a market rate apartment community with two hundred fifty four (254) units. The apartments would be located on twenty seven (27) acres to the rear of the property. A medical office complex is planned for the front four (4) acres, and would be developed at a later date.

The proposed concept plan shows thirteen (13) buildings with heights ranging from 2-4 stories. The applicant is proposing a mixture of 1, 2, and 3 bedroom units with an average unit size of

approximately 1,150 square feet. The proposed elevations show exterior facades with brick and hardiplank siding. Amenities planned for the development will include a salt water pool, health & fitness facility, outdoor lounge and fire pit area, dog park, jogging trails, car wash area and tennis courts. Ingress and egress for both the residential and commercial components of the project will be provided via an entrance on Highway 54 East.

Adjoining properties and zoning are as follows:

To the north is zoned MO ( Medical Office)

- To the south is zoned RP (Residential Professional {Emory Springs subdivision})
- To the east is zoned C-3 (Hwy. Commercial) and RP (Residential Professional)
- To the west is zoned County O&I (Office & Institutional)

When considering a PCD rezoning request, Staff looks at the following.

### ***City Ordinance***

The zoning designation of PCD allows for the creation of an individual site-specific zoning district, distinct in scope and purpose, which is attached to a particular parcel of land. Said PCD zoning runs with the land, and may not be transferred to another parcel. The PCD also allows an applicant to designate a mixture and arrangement of land uses, not normally available under traditional Euclidian zoning.

The PCD zone provides the following guidance for this type of project.

- Sec. 94-172 (1)b.

In most cases, each area within a PCD project developed for residential (including required open space and recreational amenities), commercial or office land use shall be designated as mixed use according to the master development plan unless a single use within the site can better accomplish the goals established herein. Projects must consist of more than one type of land use to be considered a PCD project.

- Sec. 94-172 (2)g.1.

Permitted uses/development standards: Residential uses: Residences may be single-family detached, cluster, or attached. The development standards for residential uses are listed below: (May be adjusted by the planning commission.)

Single-family residential (attached)

Variable; minimum of 5,500 square feet (0.13 acre) with a maximum density not to exceed 8.0 units per net acre as defined herein.

Outside of the Main Street Historic District, the PCD ordinance does not encourage multi-family developments as the prime project component. When multi-family is a lesser component of a true, mixed-use development project, Staff uses the “single-family attached” category (listed above) when reviewing density requirements. At 9.4 units/acre, the proposed density for the project exceeds the 8 units/acre maximum for the PCD.

A better zoning classification for this property/project is Residential Multi-Family (RMF-15). The RMF-15 zone is specific to apartment developments such as this, and also requires less documentation than a PCD. The density for RMF-15 is calculated on a “per-bedroom” basis, with a maximum density of 16 bedrooms/acre. Based on this formula, the applicant would be

entitled to 432 bedrooms (27 acres x 16 bedrooms) using a mix of one, two, and three bedroom units. Depending on the ratio chosen by the applicant, this will provide a slightly higher density than the PCD would allow at 8 units/acre.

The other component of the project that calls for future medical office has no specific timeline, and should be rezoned when an actual development project is eminent. In order to provide separate zoning classifications, the applicant must submit for a Preliminary Plat to subdivide the two project areas into two separate, legal parcels. If it is the desire of the Commission to move forward with the rezoning, this can be a condition of recommendation.

### ***Comp Plan/Future Land Use***

The Comprehensive Plan places this property in the *Low Density Single Family* character area. Within Low Density Single Family, the following description is given:

*Large lot, single family residential use. Lot sizes can be 43,560 square feet and larger.*

It should be noted that the subject property was part of the 2013 West Fayetteville Area Annexation, where over 20 properties were annexed into the City of Fayetteville during the development of Pinewood Atlanta Studios. Any property without a development plan was given the most comparable zoning to what it had been zoned in the county (R-70 /Single Family Residential) until a development plan was received, and the zoning could be reviewed for the best future use of the property.

Chair Murphy called for public 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. Several other citizens also spoke in opposition to the rezoning/project. Chair Murphy then called on the commissioners for their comments.

Commissioners asked questions and raised concerns over density, traffic, the height of the buildings, what the impact would be on the area schools, and the fact that the FLU Map is inconsistent with the zoning being requested for the project.

### **Recommendation**

Ongoing expansion at Fayette Piedmont Hospital and the addition of Pinewood Atlanta Studios and Georgia Military College have specifically contributed to increased demand for housing in the West Fayetteville Area. The proposed conceptual plans will seek to address this increased demand.

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.

Because of the true intent of this proposed development, which is to provide multi-family housing outside of the City's downtown district, this project is not the best fit for what the PCD is designed to do, an ***Unfavorable*** recommendation for PCD zoning is appropriate, and a ***Favorable*** recommendation for RMF-15 zoning and R-70 zoning to Mayor and Council is appropriate with the following condition.

Applicant shall receive P&Z Commission approval of a preliminary plat of the subject property, separating into two lots, the multi-family development from the area of future development.

Chair Murphy called for a motion on the Rezoning Request.

**Motion:** Commissioner Collins moved to make an Unfavorable recommendation for PCD zoning to Mayor & City Council.

**Second:** Commissioner Anderson.

**Vote:** Unanimous

Motion carried.

**Bishop-Thiem- 260 1<sup>st</sup> Manassas Mile  
Development Plans/ File # 16-017**

Chair Murphy called on the applicant for comments. Mr. Carlos Talbot gave an overview of the project. Chair Murphy called for staff report on the project. Ms. Brown stated the subject property is a 4 acre lot zoned M-2 (Heavy Manufacturing) that currently houses a 4,000 square foot building. The property is border to the north by M-2 (Heavy Manufacturing, to the south and west by OS (Open Space), and to the east by AR (Agricultural-Residential District) in the County. The current business consists of pumping, repair and installation of sewage septic systems and service of grease trap and carwash waste. In August 2015, the applicant was granted a special exception request to add a solids separation and processing facility to the current business located at 260 1<sup>st</sup> Manassas Mile.

Development Plans were submitted to construct the separate building required to contain the receiving station. The additional structure will increase the impervious surface area to 45% for the property, well under the 60% allowed.

No additional parking spaces will be required for this addition to the business as Industrial plants require one space for each employee on the largest single shift plus one space for each company vehicle operating from the premises. Adequate parking is already provided.

Outstanding issues are related to engineering and the receipt of written testing and monitoring procedures for the receiving /processing station for review and approval by water and sewer 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**

The setbacks and elevations are compliant with the City code; the remaining issues can be conditions of approval, should the Commission determine the plan to be otherwise acceptable. Due to these reasons, Staff recommends **Approval** of the development plans with the following conditions.

1. The applicant shall satisfy any remaining plan deficiencies to the satisfaction of City Staff.
2. Applicant shall submit a written copy of their testing and monitoring procedures for the receiving/processing station for review and approval by water and sewer staff before the receiving/processing station becomes operational.

Chair Murphy called for a motion on the Development Plans.

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

1. The applicant shall satisfy any remaining plan deficiencies to the satisfaction of City Staff.
2. Applicant shall provide a written copy of their testing and monitoring procedures for the receiving/processing station for review and approval by water and sewer staff before the receiving/processing station becomes operational.

**Second:** Commissioner Collins.

**Vote:** Unanimous

Motion carried.

**Pinewood Production Centre- 461 Sandy Creek Road  
Development Plans- GFA workshop/ File # 16-020**

Chair Murphy called on the applicant for comments. Mr. Bill Foley gave an overview of the project. Chair Murphy called for staff report on the project. Ms. Brown stated the applicant has submitted plans for construction of a workshop at the Pinewood Production Centre (former school site). The workshop is approximately 5,000 square feet and is 23 feet in height. The new structure will be used as a teaching workshop in conjunction with the adjacent stage and classrooms, the design of which is patterned after the larger workshops across the street at Pinewood Studios.

The new workshop will be located north of the new Georgia Film Academy "Sound Stage A". Exterior finishes of the workshop will match the stage's materials and colors. The new structure will be screened from nearby Sandy Creek Road and Veterans Parkway by the adjacent buildings and existing topography.

The 102 additional parking spaces recently added to the west side of the property will also service the workshop.

The applicant still needs to provide engineering staff with an updated landscape plan and a sewer capacity letter for review. Any approval of this development plan should be contingent on the applicant satisfying these outstanding requirements and receiving final approval of 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**

Because the proposed use is consistent with the plans for the Production Centre and the Georgia Film Academy's educational training needs, Staff recommends ***Approval*** of the development plan for the addition of the workshop with the following condition:

Applicant shall satisfy any additional outstanding requirements of City Staff to meet all applicable codes and ordinances.

Chair Murphy called for a motion on the Development Plans.

***Motion:*** Commissioner Gulas moved to approve the Development Plans with the following condition:

Applicant shall satisfy any additional outstanding requirements of City Staff to meet all applicable codes and ordinances.

***Second:*** Commissioner Anderson.

***Vote:*** Unanimous

Motion carried.

### **Nor South Development- W. Lanier Ave & Hwy 54 (parcel 0523 023) Extension Request for Development Plan-/ File # 15-018**

Chair Murphy called on the applicant for comments. Mr. Brenden Barr gave an overview of the project. Chair Murphy called for staff report on the project. Ms. Brown stated the 13.73 acre property is located at 105 Meeting Place Drive in the Main Street Historic District and is zoned PCD (Planned Community Development- age restricted). The property is bordered to the East by the Hampton Inn Hotel and to the West by the Lafayette Square apartments, currently under construction. In May 2015, the P&Z Commission approved development plans for Phase 1 of the Lafayette Place Senior Living Village which was to include 125 independent living units in a multi-story structure. Future phases were to include 24 independent living villas ("quads") with attached garages, a 60 unit assisted living building and a 30 unit memory care building.

Since the 2015 approval, construction plans were filed with the City, but development was never initiated. The applicant seeks to purchase the property and initiate development of the project.

Staff confirmed the following with the new property owner:

1. Applicant is seeking a one (1) year extension for Phase 1 only.
2. The building footprint, exterior elevations and parking areas will remain the same.
3. Applicant is requesting to modify the amenity program by eliminating the putting green, and healthy eating cafe. They will be replaced with a fitness center and community room intended to host weekly morning coffee hours as well as community sponsored parties and events.

4. Previously approved phases for Assisted Living, and Memory Care facilities will lapse and revert back to the previously approved commercial/mixed-use plans in the PCD, pending Council approval. In the future, the applicant seeks to apply for retail, commercial or mixed use development on those portions of the property.

No additional review is needed as the original development plans for phase 1 have not changed. (Proposed amenity changes will occur within the original building footprint).

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**

The applicant is seeking a one-year extension of the originally approved development plans for Phase 1 in order to purchase the site and move this project forward in a timely fashion. The applicant has not provided any other specifics concerning the project timeline. The potential for commercial/mixed-use on the remainder of the property is also encouraging for the Villages PCD.

Because of these factors, Staff recommends *Approval* of the one year Development Plan Extension Request for Phase 1.

Chair Murphy called for a motion on the Extension Request.

**Motion:** Commissioner Collins moved to approve the Extension Request.

**Second:** Commissioner Gulas.

**Vote:** Unanimous

Motion carried

### **Staff Report**

#### **Dairy Queen- 425 N. Glynn Street**

#### **Development Plans & Variance Request/ File # 16-018**

Ms. Brown reported on the receipt of a development plan application and 3 variance requests from Dairy Queen for demolition of the current structure, with plans to rebuild a new prototype.

Mr. Howard Ray gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments.

#### **South –Tree Enterprises Inc. – 1233 Hwy. 54 West**

**Development Plans/ File # 16-019** - Ms. Brown reported on the receipt of an application from South-Tree Enterprises Inc. for the development of a medical office next to Fayette Piedmont Hospital. Mr. Chuck Ogletree gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. Possible interparcel access between the medical office, the forthcoming Holiday Inn Express and Fayette Piedmont Hospital was discussed.

Chair Murphy called for a motion to adjourn.

**Motion:** Commissioner Gulas moved to adjourn the meeting of May 24, 2016.

**Second:** Commissioner Renfroe.

**Vote:** Unanimous

Motion carried.

Meeting Adjourned.

Respectfully submitted,

Julie Brown  
Senior Planner