

**PLANNING & ZONING COMMISSION
MEETING
JUNE 28, 2016**

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

Chair Murphy called the June 28, 2016 meeting to order. The first item on the agenda was approval of minutes for the May 24, 2016 meeting.

Chair Murphy called for a motion on the minutes.

Motion: Commissioner Collins moved to approve the minutes from May 24, 2016 meeting as submitted.

Second: Commissioner Renfroe.

Vote: For: Collins, Renfroe, Anderson, Gulas, Abstained: Menchinger (not present at last meeting) **Motion carried: 4-0-1**

OLD BUSINESS

None

NEW BUSINESS

**Dairy Queen- 425 N. Glynn Street
Development Plans & Variance Request/ File # 16-018**

Chair Murphy called on the applicant for comments. Mr. Howard Ray gave an overview of the project. Chair Murphy called for staff report on the project. Ms. Brown reported that the applicant is proposing to demolish the current structure and rebuild a new restaurant. The subject property, located at 425 N. Glynn Street (GA85) is 0.68 acres, and is zoned C-3 (Highway Commercial). Because of its frontage on GA85, the parcel is within the Highway Corridor Overlay District.

The applicant has submitted Development Plans along with two (2) variance requests for the proposed 2,200 square foot restaurant with drive-thru. The building's exterior will include a mixture of stone, EIFS, and decorative metal panels. A stone water table will wrap around the entire lower portion of the building, and red canvas awnings will be installed over each window and entrance doors. The site design also includes a patio with outdoor seating for 20 patrons.

Ingress/egress to the property will be provided via the current driveway on Highway 85. Additional access to the property will be provided via Easterbrook Way, after the Hood Ave

realignment project is completed. Interparcel access between the subject property and the neighboring This Is It BBQ, currently under construction, has also been incorporated into the site design.

Parking for the 47 seat restaurant is met at 31 (including 2 handicap spaces). The landscaping plan does not meet the requirements of the highway buffer or the perimeter buffer due to site constraints and the applicant has asked for variances at differing amounts for each.

The applicant has reduced the overall impervious surface area from 80 % to 77%. Although this percentage is still over the current ordinance allowance of 60%, this meets the intent of the code at Section 94-209 (b) which states *Any existing nonconformity presently not meeting the site design standards, general standards, landscaping and lighting standards of this division 4 shall be brought into compliance, to the greatest degree practical, if any portion of the site design, general landscaping, and lighting standards is changed, expanded, or altered.*

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Vice-Chair Menchinger expressed concern over the broad expanse of blank wall on the north side and asked the applicant if they could add some additional features to the building on the north side. Applicant agreed to add additional scoring/grid to the north side of the building. Vice-Chair Menchinger also expressed concern over the proposed LED lighting on the building. Staff clarified that City Code requires any LED lighting would have to be installed behind the buildings fascia.

Recommendation

The applicant proposes to redevelop a site that was originally built in the 70s. The applicant has worked with Staff to present a development plan that works with the site constraints of the parcel. If approved, the City will see not only redevelopment of an unused commercial site, but gain significant landscape buffering on an older site with virtually no buffering currently. The proposed interparcel access is also an important addition to this site, not often achievable on smaller parcels like this one.

Staff recommends ***Approval*** of the development plans as submitted.

Staff also recommends ***Approval*** of the two (2) variance request as shown on the site plan.

Chair Murphy called for a motion on the Development Plans and (2) Variance Request.

Motion: Vice-Chair Menchinger moved to approve the Development Plans and (2) variance request with the following conditions:

1. The applicant shall submit revised elevations with scoring /grid added to the north side of the building. (to be reviewed and approved by City Staff)
2. Any LED lighting shall be installed behind the building fascia (not directly visible from the street).

Second: Commissioner Collins.

Vote: Unanimous

Motion carried.

**South –Tree Enterprises Inc. – 1233 Hwy. 54 West
Development Plans/ File # 16-019**

Chair Murphy called on the applicant for comments. The applicant was not present. Chair Murphy called for staff report on the project. Ms. Brown reported that P&Z Staff identified the need for a foundation buffer variance and is still awaiting the variance application submittal at this time. The applicant is also still working with engineering and water/sewer staff to mitigate many of the issues brought forth during the review process. Because of these factors, Staff recommends the project be ***Tabled*** until the July 26, 2016 P&Z Commission meeting to allow the applicant time to submit the required variance application, and satisfy any remaining plan deficiencies to the satisfaction of City Staff.

Chair Murphy called for a motion on the Development Plans.

Motion: Commissioner Collins moved to ***Table*** the Development Plans until the July 26, 2016 P&Z Commission Meeting.

Second: Commissioner Anderson.

Vote: For: Collins, Anderson, Menchinger, Renfroe, Abstained: Gulas

Motion carried 4-0-1.

**Fayette Ventures, LLLP. - Behind Hwy. 92 & Jimmy Mayfield
Annexation & Rezoning Request/File #16-022
Rezoning Request/File #16-023**

Chair Murphy called on the applicant for comments. The applicant was not present. Chair Murphy called for staff report on the project. Ms. Brown reported that staff received a letter from the applicant requesting to table the Annexation/ Rezoning and the Rezoning Request to the July 26, 2016 P&Z Meeting.

Staff recommends both projects be ***Tabled*** until the July 26, 2016 P&Z Commission meeting as requested by the applicant.

Chair Murphy called for a motion on the Annexation & Rezoning Request.

Motion: Vice-Chair Menchinger moved to ***Table*** the Annexation & Rezoning Request until the July 26, 2016 P&Z Commission Meeting.

Second: Commissioner Renfroe

Vote: Unanimous

Motion carried.

Chair Murphy called for a motion on the Rezoning Request.

Motion: Vice-Chair Menchinger moved to ***Table*** the Rezoning Request until the July 26, 2016 P&Z Commission Meeting.

Second: Commissioner Renfroe
Vote: Unanimous

Motion carried.

Zoning Map update

Chair Murphy called for staff report. Ms. Brown stated Mayor & Council shall adopt the updated City Zoning Map at or near an annual basis to record any changes to the document. Ms. Brown gave a brief description of the zoning changes to eight parcels approved by Mayor & Council since the last update in December 2014.

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 updated City Zoning Map as presented.

Chair Murphy called for a motion on the Zoning Map update.

Motion: Commissioner Collins moved to recommend *Adoption* of the updated Zoning Map to Mayor & Council.

Second: Commissioner Gulas.
Vote: Unanimous

Motion carried.

FLU Map update

Chair Murphy called for staff report. Ms. Brown stated the FLU Map is not adopted as a zoning document, but as a planning document. It is used to help guide future development projects to certain areas, and reflects the general use goals of the City. Amendments to the map can and should occur when the City's land use goals are updated, and when rezoning's occur that may conflict with the map.

The 2016 Future Land Use Map has been updated to include any properties that were annexed into the City of Fayetteville in 2015, and offers proposed amendments to the West Fayetteville Area properties annexed into the City in 2013 which had no imminent development plans.

At the time of the 2013 annexation of the West Fayetteville Area, all such properties without imminent development plans were assigned "Low Density Single Family" designations on the FLU Map as a placeholder. The City initially planned to adopt a zoning overlay for the West Fayetteville Area that would help determine the future land use assignments for these properties. The proposed overlay project was placed on an indefinite hold status, because the City's existing zoning and development regulations were found sufficient to address development of these properties.

It was never the City's (or the property owners') intention to annex property into the City for the future purposes of low density residential development, which can easily occur without an annexation. Because of the impact of Piedmont Fayette Hospital and Pinewood Atlanta Studios on the surrounding area, the annexations were done to help facilitate growth in the medical services and film technology sectors, and other related growth opportunities for the City.

Staff recommends the following updates to the FLU map to reflect the original intent and purpose of the West Fayetteville Area annexations.

Adjacent properties to the hospital should be designated as Medical Mixed Use to complement the surrounding area designations and encourage growth in the medical services industry. The comp plan describes Medical Mixed Use as follows:

This category refers to a campus-like setting that allows for the establishment of local and regional medical centers, allied health services and necessary support businesses. Uses deemed appropriate in this area include: offices, planned residential developments, service related commercial establishments.

Note: The 31-acre property located on the southside of Hwy 54, across from the hospital and adjacent to Dogwood Assisted Living, is proposed to remain classified in the Low Density Residential category, solely because of the rezoning application for this property that is currently underway. Although changing the classification of this property will not impact that application, the City does not desire to alter that property's classification until after that rezoning request has completed its process. All of the surrounding properties are designated or have existing uses that meet the description for Medical Mixed Use, so that classification is the most logical choice in the future for this parcel.

Adjacent properties to Pinewood Atlanta Studios should be designated Business Park to complement the existing studio development and encourage further growth in that industry. The comp plan describes Business Park as follows:

Business parks are planned, mixed-use development generally along a major thoroughfare or expressway. This category is intended to provide employment opportunities that focus on knowledge-based industries, research and development, office space and limited light industrial uses. An appropriate level of commercial development is permitted if it serves the park and is consistent with the surrounding uses.

Property adjacent to Crystal Lake should be designated as Neighborhood Mixed Use to encourage largely residential growth with limited commercial opportunities. The comp plan describes Neighborhood Mixed Use as follows:

Mixed land use appropriate for a more residential, less densely populated area...This area allows for an appropriate level of commercial and office activities that have a minimal impact on the surrounding residential uses. A balance of residential uses appropriate for this area can include single-family detached, townhouses, and condominiums. Appropriate non-residential uses include neighborhood scale retail and service businesses and public institutional and professional uses.

Chair Murphy called for public comments. Mrs. Kathy Bohannon expressed concern over the vague description of the phrase "planned residential development", as listed in the description of acceptable uses within the Medical Mixed Use category. Chair Murphy then called on the

commissioners for their comments. Commissioners discussed several of the proposed changes to the map. Commissioner Collins expressed the need for providing direction to the developers.

Recommendation

These updated designations will serve as a guide to planning staff, the P&Z Commission, and City Council to help guide future development in the City. Staff recommends ADOPTION of the updated Future Land Use Map.

Chair Murphy called for a motion on the FLU Map update.

Motion: Commissioner Collins moved to recommend *Adoption* of the updated FLU Map as presented to Mayor & Council.

Second: Commissioner Anderson.

Vote: Unanimous

Motion carried.

Staff Report

Dollar General- East Lanier Avenue

Development Plans & Variance Request/ File # 16-024 - Ms. Brown reported on the receipt of an application from Sullivan Wickley for the development of a Dollar General store on Hwy 54 East. Mr. Colin Edwards gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments.

P&Z Commission – Time Change for P&Z Meetings

In May, 2016 Mayor & Council changed their meeting time to 6:00 pm. To avoid public confusion, Chair Murphy decided to change the meeting time of the Planning & Zoning Commission to 6:00 pm starting Tuesday, July 26, 2016 by the authority granted in Sec. 2-171 of the City Code.

Chair Murphy called for a motion to adjourn.

Motion: Vice-Chair Menchinger moved to adjourn the meeting of June 28, 2016.

Second: Commissioner Collins.

Vote: Unanimous

Motion carried.

Meeting Adjourned.

Respectfully submitted,

Julie Brown
Senior Planner