

**PLANNING & ZONING COMMISSION  
MEETING  
November 17, 2015**

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

Chair Murphy called the November 17, 2015 meeting to order. The first item on the agenda was approval of minutes for the September 22, 2015 meeting.

Chair Murphy called for a motion on the minutes.

**Motion:** Commissioner Anderson moved to *Approve* the minutes from the September 22, 2015 Meeting as submitted.

**Second:** Commissioner Collins.

**Vote:** For: Anderson, Collins, Gulas, Renfroe.

**Abstained:** Menchinger (not present at last meeting)

Motion carried 4-0-1.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Southern Crescent Animal Clinic  
Revised Elevations/ File #15-031**

Commissioner Gulas recused himself.

Chair Murphy called on the applicant for comments. Mr. Jimmy Brock gave an overview of the project stating that he will convert the property located at 1090 Highway 54 East into an animal clinic. Chair Murphy called for staff report on the project. Mr. Wismer reported the applicant is proposing a revised elevation plan, with plans for exterior building modifications and a dog run on the east side of the building. They have indicated that they will need to remove some trees to facilitate the dog run, so the applicant is currently working on a tree protection plan.

The building exterior will include exterior modifications to include painting the existing brick, painting the existing metal soffits on the right and left side of the entrance, installing new cedar

headers over the windows and installing new vertical stone piers at the entrance. The portico ceiling will be reset lower, the metal siding over the entry will be replaced with larger panels in a light sandstone color, and a new seven foot deep canopy will also be installed at the main entrance for pet drop off.

An updated landscape design is not proposed by the applicant as the site is already heavily landscaped.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioners questioned which property faces the south elevation; the applicant responded that it backs up to a mini storage. Commissioner Collins asked about the location of the dog run and if it would be better located on some of the unused parking area. The applicant wanted to maintain all existing parking. Commissioner Renfroe asked if the lemon meringue color would be over the entire building. Applicant stated that the color would cover the entire stucco portion of the building. Vice-Chair Menchinger suggested that it would look better if some step up colors were added so that it would break up the wide expanses of the lemon meringue.

### **Recommendation**

The applicant's submittal for Southern Crescent Animal Clinic will include fresh paint colors, new vertical stone piers at the entrance and cedar headers over the windows that will give the façade a more modern appearance. The proposed elevations are not in conflict with the zoning ordinance and the overall look of the structure will remain cohesive. Staff recommends *Approval* of revised elevations with the following conditions:

1. The applicant shall submit a Tree Protection Plan to City staff for review and approval that TDU/SDU requirements remain satisfied.
2. The applicant will be required to submit a landscape plan for review and approval by City staff should the TPP show that TDU/SDU requirements were not met per Section 42-69 of the City Code of Ordinance.

Chair Murphy called for a motion on the Revised Elevations.

**Motion:** Vice-Chair Menchinger moved to *Approve* the revised elevations with the following conditions:

1. Minimum tree and shrub standards shall be satisfied per city code.
2. Applicant shall submit a landscape plan for approval by City staff if minimum code standards are not met.
3. Applicant shall submit a new exterior color scheme for approval by City staff.

**Second:** Commissioner Anderson.

**Vote:** Unanimous

Motion carried.

Commissioner Gulas returned to Council Chamber to rejoin the meeting.

**Piedmont Fayette Hospital  
Revised Elevations/ File #15-014**

Chair Murphy called on the applicant for comments. Ms. Emily Gossett gave a brief overview of the project. Chair Murphy called for staff report on the project. Mr. Wismer reported the applicant is seeking revised elevation approval for new additions and renovations to Piedmont Fayette Hospital for a mechanical penthouse on the sixth floor.

The sixth floor will consist of 139,392 SF which will include stairs to a mechanical penthouse that will allow roof access and an elevator to the roof for access to a future rooftop helipad.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioner Gulas asked as part of the project if they will be moving the helipad. The applicant stated that yes they would eventually move the helipad. Commissioner Renfroe asked what the typical capacity is currently at the hospital. Applicant stated that it depends on the day but the hospital is currently at capacity. Commissioner Renfroe also asked at what point do we start looking into needing another hospital versus expanding the current one, or are we going to private beds in the expansion and needing to go back to semi private. Applicant stated the good news is that the rooms to be built are built solely on the square footage of private beds, stated there is capacity in this plan for 25 more beds. Chair Murphy asked applicant if they still need to get the “certificate of need” from the state to add more rooms. Applicant stated that they have addressed the bed needs and there is a need to justify more beds. Commissioner Anderson wanted to know if the hospital is anticipating the need for more parking. Applicant stated that when the study was done on the expansion project, the study came back that it did not impact the parking, but they have recently incorporated valet parking.

**Recommendation**

Staff recognizes the need and importance of this project to the community. When completed, the expansion project will result in the addition of employees and services available at Piedmont Fayette, bringing the total doctors on staff to 822 and total other employees to 2400. Staff recommends ***Approval*** of the revised elevations with the following condition.

The applicant shall submit a full set of revised plans to the building department for approval.

Chair Murphy called for a motion on the Revised Elevations.

***Motion:*** Commissioner Collins moved to ***Approve*** the revised elevations with the following condition.

The applicant shall submit a full set of revised plans to the building department for approval.

***Second:*** Commissioner Renfroe.

***Vote:*** Unanimous

Motion carried.

**This Is It BBQ & Seafood  
Development Plans & Variance Request/ File #15-028**

Chair Murphy called on the applicant for comments. The applicant gave a brief description of the proposed project. Chair Murphy called for staff report on the project. Mr. Wismer reported the applicant has submitted Development Plans and three Variance requests to build a free-standing restaurant. The subject property is a 0.72 acre lot currently zoned C-3 (Highway Commercial). Because of its frontage on GA 85, the parcel is within the Highway Corridor Overlay District.

The applicant proposes to construct a 3,900 square foot restaurant with no drive-thru. Two (2) dedicated parking spaces on the north side of the building are reserved for curbside pickup. The building exterior will include a mixture of brick, stucco and stone and will have awnings above the front (west) and side (north) entrances. The parapet roofline will allow for screening of rooftop equipment per City regulations. One existing curb cut on Hwy 85 will be removed and ingress/egress to the property will be provided via the current driveway at the southwest corner of the property

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioner Collins stated it shows driveway access to the shopping center, and wanted to know if the applicant had received permission to access that yet. Applicant stated that he has met with property owner and stated the property owner will discuss with his children about the option. Mr. Wismer stated that if the applicant is not able to secure the agreement of the entrance with the current property owners that the applicant should still plan for the potential access in case future property owners were agreeable to it. Commissioner Gulas asked the applicant how the drive up service would work. Applicant stated that there will be two spaces available for to-go parking to run in and order, or call in order and have the food brought out. Vice-Chair Menchinger asked about the highway buffer and landscape across the front and the concern of people coming out of the establishment and not being able to see oncoming traffic. Applicant stated that they can push the trees back or can be changed to something lower. Vice-Chair Menchinger asked if they would provide some more vertical dark lines to break the broad expanse of the stucco color.

**Recommendation**

The applicant's submittal for a This Is It BBQ restaurant is a relocation from the Fayette Pavilion. This new location on Highway 85 offers better visibility and access for their customers (Fayetteville citizens). 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 further its goals of reducing unnecessary curb cuts along the Highway 85 corridor, and gain additional landscape buffering on an older site with virtually no buffering. The proposed interparcel access is also an important addition to this redeveloped site, not often achievable on smaller parcels like this one. Based on the findings listed above, staff recommends *Approval* of Development Plans & Variance requests with the following conditions:

1. Applicant must satisfy any additional outstanding requirements of City staff to meet all applicable codes, ordinances.

2. Applicant receives GDOT permit for closing of northwest curb cut on Highway 85.

Chair Murphy called for a motion on the Development Plans & Variance Request.

**Motion:** Vice-Chair Menchinger moved to approve the development plans and variance request with the following conditions:

1. Applicant receive GDOT permit for closing northwest curb cut on highway 85.
2. Applicant work with City staff to review the site lines and make appropriate changes to the landscape plan to ensure sight lines are clear.
3. Add additional vertical scoring in the stucco to fill the broad expanses of blank wall on the back half of both sides of the building.

**Second:** Commissioner Renfroe.

**Vote:** Unanimous

Motion carried.

### **The Villages**

#### **Development Plans/ File #15-032**

Chair Murphy called on the applicant for comments. Mr. Bob Barnard gave an overview of the project. Chair Murphy called for staff report on the project. Mr. Wismer reported that the applicant has submitted Development Plans to construct a 3rd car garage addition to the side and rear of the existing residential structure at 140 Campaign Trail. The property is located in The Villages @ Lafayette Park, inside the Main Street Historic District.

The proposed additions will increase the total impervious surface area to 62.23%, well under the 75% allowed in the Main Street Historic District. All exterior finishes will match the existing home. Landscaping treatment will be minimal, and any shrubs disturbed by the addition will be replanted around the side and rear of the home. No existing trees will be disturbed.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioner Gulas asked if there was any change to the vehicular approach as far as the ally. Applicant stated the only thing they would be doing is extending the apron and adding about 330 square feet of concrete to attach driveway to garage.

### **Recommendation**

Staff recommends **Approval** of the development plans subject to the following condition.

Applicant shall submit a full set of construction plans to the building department for review and approval.

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 submit a full set of construction plans to the building department for review and approval.

**Second:** Commissioner Collins.

**Vote:** Unanimous

Motion carried.

### **Pinewood Production Centre Development Plans/ File #15-002**

Commissioner Gulas recused himself.

Chair Murphy called on the applicant for comments. The applicant gave a brief description of the proposed project. Chair Murphy called for staff report on the project. Mr. Wismer reported the applicant has submitted Development Plans for construction of a training stage on the Pinewood Production Centre property to be used as a part of the new Georgia Film Academy. The proposed building is 15,000 square feet (110' x 136') and is 42.5 feet at the peak of the roof. The stage will utilize the offices and classrooms in the adjacent building, providing an operational stage for training and productions. Surrounding the stage is a 75' service area for equipment support during use.

The new stage addition will be built in the area north of the existing Production Centre, formerly planned for additional school classrooms. The area is screened from view from the Sandy Creek Road side and additional berming and planting in the service area will further screen the view from Veterans Parkway.

102 additional parking spaces will be added to the west side of the production centre to support the stage use. This will bring the total impervious surface area to 19.8%.

Although this area is graded and storm-water for the area was designed for expansion, it will likely need upgrading due to new requirements. The Fayette County Health Department will also need to review and approve the development plan as the parcel is still on the county's septic system.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioner Collins stated that the applicant was putting in additional parking, and wanted to know if there will be access all the way around the building. The applicant stated yes, and that the current pump station will be moved and a second entrance off of Veteran's Parkway will be created in the future. Commissioner Anderson asked about the anticipation date of the sewer connection. The applicant stated that the connection will be installed immediately but the tie-in will be as soon as needed. Commissioner Anderson asked the applicant if this project was a part of the governor's initiative. Applicant

stated that this is part of the Georgia Film Academy, which is a separate entity within the state working with all the regional schools and has been separately funded, but is an initiative under the governor's office.

### **Recommendation**

City Staff has reviewed the submittal and provided comments to the applicant. Many of those comments have already been addressed; however, the applicant is still working on issues related to the septic system, stormwater and landscaping. Any approval of this development plan should be contingent on the applicant satisfying these outstanding requirements and receiving final approval of City Staff and the Fayette County Health Department. The City's department heads have indicated that these issues can be worked through and do not have to delay the development plan review process, should the Commission elect to proceed. Based on the findings listed above, staff recommends Approval of Development Plans with the following conditions:

1. Applicant must satisfy any additional outstanding requirements of City staff to meet all applicable codes, ordinances.
2. Applicant must receive Development Plan approval from the Fayette County Health Department

**Motion:** Commissioner Collins moved to approve the development plans with the following conditions:

1. Applicant must satisfy any additional outstanding requirements of City staff to meet all applicable codes, ordinances.
2. Applicant must receive Development Plan approval from the Fayette County Health Department

**Second:** Commissioner Anderson.

**Vote:** Unanimous

Motion carried.

Commissioner Gulas returned to Council Chambers to rejoin the meeting.

### **HEARTIS Senior Living Rezoning Request / File # 15-029**

Chair Murphy called on the applicant for comments. Mr. Chris Grinder gave an overview of the project, stating they would like to construct a three (3) story building with eighty (80) independent living units, a two (2) story building with fifty-six (56) assisted living units and a one (1) story building with thirty-two (32) memory care units.

Chair Murphy called for staff report on the project. Mr. Wismer reported the applicant is proposing to rezone 23.7 acres (parcels 0522041 & 0522041A) located along Hwy 54/ W. Lanier Avenue. The subject properties are currently zoned C-3 (Highway Commercial) and R-40 (Single Family Residential). The applicant is seeking MO (Medical Office) zoning to allow for

the development of a senior living facility. Ingress and egress to the property will be via the existing curb cut located on Highway 54 / West Lanier Avenue. The future land use map shows that it was designated for future medical use and potential residential development for seniors. The concept plan is low impact, and the neighborhood to the west will have the appropriate buffer zones that wouldn't have any impact at all to the neighborhood. Staff supports the rezoning because it meets the comprehensive plan for the area. Applicant would still come back to P&Z for review of development plans but the concept renderings they have shown are already on the right track of what we would like to see in the city.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioner Collins asked the applicant if all of the buildings are separated or connected. Applicant responded that they are separated buildings which will have connectors leading to the commercial kitchen to serve the dining areas. Commissioner Anderson asked applicant if the independent living units have their own kitchenettes or not. Applicant stated that independent living units will have a full kitchen. Commissioner Gulas asked about the number of spaces that the facility would typically have. Applicant stated that it is right in the range that they have done previously and that memory care and assisted living units won't need as many parking spaces as independent living.

### **Recommendation**

The proposed Senior Living Development will continue to add to the types of available housing in the City, offering specific housing and assistance needed for seniors. The concept plan submitted with this zoning application is for reference of proposed uses only, and has not been reviewed for compliance with all City codes. If approved for rezoning, development plans will be reviewed separately by the Planning & Zoning Commission at a later date.

It is beneficial for the City to have this underutilized property developed in a way that is consistent with the Comprehensive Plan, while providing a much needed service to the seniors of Fayetteville. Due to these reasons, Staff supports a FAVORABLE recommendation to Mayor and Council for the rezoning request as submitted.

Chair Murphy called for a motion on the Rezoning Request.

**Motion:** Commissioner Collins moved to make a Favorable recommendation to Mayor and Council on the rezoning request.

**Second:** Vice-Chair Menchinger.

**Vote:** Unanimous

Motion carried.

### **Promenade Parkway Rezoning Request / File # 15-030**

Chair Murphy called on the applicant for comments. Mr. David Barber gave an overview of the project, and proposed rezoning for a light industrial park with similar buildings like the property they have in the county (Kenwood Business Park) with brick fronts and metal sides. The

property would ultimately be subdivided into 18 parcels and replatted. Ingress and egress to the property will be via the existing road (Promenade Parkway).

Chair Murphy called for staff report on the project. Mr. Wismer reported the applicant is proposing to rezone 19.048 acres of undeveloped property located on Promenade Parkway across from the Pavilion. The subject property is currently zoned C-3 (Highway Commercial) and the applicant is seeking M-1 (Light Manufacturing) zoning to allow for the future development of an industrial park. Mr. Wismer discussed the rationale for considering the rezoning even though it differs from the current future land use plan, but is more in line with current economic and development trends for this location. Staff would approve a favorable recommendation to Mayor and City Council.

Should the rezoning be approved the applicant would be required to submit formal development plans for P&Z Commission review at a later date. Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioner Gulas asked Mr. Wismer would there be any buffers needed between commercial and M-1 for the left side of lot 1 and left side of lot 18. Mr. Wismer stated this is a similar configuration to the lots on Industrial Way but does not recall any buffers needed. Commissioner Gulas stated that if the plat had been approved in the past are they able to merge lots for a particular use and would they have to come back before P&Z or would it be handled at staff level. Mr. Wismer stated that if they are decreasing the number of lots this would be something handled at staff level. Chair Murphy asked Mr. Wismer if he would find out if plat had been approved. Mr. Wismer agreed that he would check to see if plat had been approved. Vice-Chair Menchinger stated that M-1 zoning provides protections against uses with excessive noise and smell. Mr. Wismer confirmed that was correct, and that the residential property is in the county and not within city limits so technically the ordinance does not have to apply in that situation but we would ask the planning commission to include that in their recommendation.

### **Recommendation**

Although the applicant is requesting a rezoning which differs from the original use planned for this property (industrial vs. retail/commercial), the minimal highway visibility and lack of interest in commercial development for this property suggest an industrial zoning classification would be more applicable to this parcel.

The City has established precedent in granting a rezoning which differs from the original use intended when those planned development patterns and market conditions changed, or in this case, never came to fruition. Due to these reasons, Staff supports a FAVORABLE recommendation to Mayor and Council for the rezoning request as submitted.

Chair Murphy called for a motion on the Rezoning Request.

**Motion:** Commissioner Collins moved to make a *Favorable* recommendation to Mayor and Council on the rezoning request.

**Second:** Commissioner Anderson.

**Vote:** Unanimous

Motion carried.

**Staff Report**

**None**

Chair Murphy called for a motion to adjourn.

***Motion:*** Vice-Chair Menchinger moved to adjourn the meeting of November 17, 2015.

***Second:*** Commissioner Renfroe.

***Vote:*** Unanimous

Motion carried.

Meeting Adjourned.

Respectfully submitted,

Katannah Maxwell  
Administrative Assistant