

# P&Z / BUILDING DEPARTMENT APRIL 2016 MONTHLY REPORT

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## P&Z COMMISSION MEETING APRIL 26, 2016

Present: P&Z Commissioners Sarah Murphy, Mike Menchinger, Steve Gulas, Ken Collins, Debi Renfroe, Deryll Anderson.

Staff members present: Director of Community Development Brian Wismer, Senior Planner Julie Brown

Approval of **minutes** March 22, 2016 meeting. -Motion to **Approve**- Collins, Second Anderson. **Approved unanimously.**

### **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.

Motion to **Approve** Development Plans 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. - Collins, Second Anderson. **Approved unanimously.**

Motion to **Approve** (3) Variance Request-Menchinger, Second Renfroe. **Approved unanimously.**

Commissioner Gulas returned to council chambers to rejoin 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. Several residents spoke in opposition to the rezoning/project.

Motion to make **Unfavorable recommendation** to Mayor & City Council-Anderson, Second Collins. **Approved unanimously**

Chair Murphy returned to council chambers to rejoin the meeting.

# P&Z / BUILDING DEPARTMENT

## APRIL 2016 MONTHLY REPORT

### P&Z COMMISSION MEETING 4-26-16 (continued)

#### **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 addressed 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 1<sup>st</sup> 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.

**P&Z / BUILDING DEPARTMENT  
APRIL 2016 MONTHLY REPORT**

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**ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY**

**APRIL 05, 2016**

Present: Julie Brown (for Brian Wismer), Derryll Anderson, Greg Taliercio, Donna Rosser, Vicki Turner.

**AGENDA ITEMS:**

**Sonj Builders – Approved with conditions & recommendations**

160 Colonial Court (Lot #130) -The Villages  
Architectural Review-New Floor Plan/ Devoe

Colors:

Roof-Dual Black

Siding-SW2844-Roycroft Mist Grey

Exterior SW2821 Downing Stone

Front Door-SW6258 Tricorn Black

Comments: Confirm with applicant if homes will be on crawlspaces or slabs.

**Conditions:**

*Per Building code, the first piece of wood must be at least 6” from the ground.*

*(Applicant confirmed crawlspaces will be used for all three homes)*

*Brick shall be used where shown on plans. (brick color to be submitted for review and approval by city staff)*

*A minimum 4” trim band is required around all windows.*

*Casings shall be recessed the depth of the window sill.*

*Windows shall have a top casing/lip.*

*Window mutins shown on the front shall be continued around the side of the room where visible from the street.*

*The eaves shall be 18” if the required building separation allows it.*

**Recommendations:**

*Applicant should pick a color other than black for the front door. With grey siding and trim, the door needs a pop of color.*

***Sonj Builders- Approved with conditions and recommendations***

*135 Concord Court (Lot #140) -The Villages*

*Architectural Review-New Floor Plan/Allen*

Colors:

*Roof-Driftwood Brown*

## **P&Z / BUILDING DEPARTMENT APRIL 2016 MONTHLY REPORT**

*Siding-SW2835 Craftsman Brown  
Exterior Trim-SW2833 Roycroft Vellum  
Front Door-SW2808 Rookwood Darkbrown*

### **Conditons:**

*Per Building code, the first piece of wood must be at least 6" from the ground.  
(Applicant confirmed crawlspaces will be used for all three homes)  
Brick shall be used where shown on plans. (brick color to be submitted for review and approval by city staff)  
A minimum 4" trim band is required around all windows.  
Casings shall be recessed the depth of the window sill.  
Windows shall have a top casing/lip.*

### **Recommendations:**

*Use brick on chimney for a more traditional look or a different color paint to make the chimney stand out.*

### **Sonj Builders- Approved with conditions and recommendations**

145 Concord Court (Lot #141) -The Villages  
Architectural Review-New Floor Plan/Devoe  
Colors:  
Roof-Dual Black  
Siding-SW2815 Renwick Olive  
Exterior Trim-Downing Sand  
Front Door-SW6258 Tricorn Black

### **Conditions:**

*Per Building code, the first piece of wood must be at least 6" from the ground.  
(Applicant confirmed crawlspaces will be used for all three homes)  
Brick shall be used where shown on plans. (brick color to be submitted for review and approval by city staff)  
A minimum 4" trim band is required around all windows.  
Casings shall be recessed the depth of the window sill.  
Window mutins shown on the front shall be continued around the side of the room where visible from the street.  
The eaves shall be 18" if the required building separation allows it.*

### **Recommendations:**

*Most double windows shown in the SW historic color pamphlet show a middle ban wider than 4".*

**P&Z / BUILDING DEPARTMENT  
APRIL 2016 MONTHLY REPORT**

**ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY**

**APRIL 19, 2016**

Present: Brian Wismer, Donna Rosser, Gregg Aikin, Greg Taliercio, John Reeves.

**AGENDA ITEMS:**

**Ravin Homes-** Dana Bryant- **Approved with conditons and recommendations**  
160 Treeside Terrace (Lot # 77) -The Villages  
Architectural Review-New Floor Plan/ The Michael

Colors:

Roof- Dimmensional -Black  
Siding-SW2832-Colonial Revival Gray  
Board & Batten- SW2819- Downing Slate  
Shakes- SW2819- Downing Slate  
Trim- SW7005- Pure White  
Front Door- SW6258- Tricorn Black  
Shutters -SW6258- Tricorn Black (Optional)  
Stone- Gray Stack

Conditions:

*Per Building code, the first piece of wood must be at least 6" from the ground.  
Casings shall be recessed the depth of the window sill.  
All windows must be divided by a vertical trim the same width as used on the building elevations.  
The eaves shall be 18" if the required minimum separation between buildings can still be met.  
Metal roof is required where shown on plans.*

Recommendations:

*Wrap stone all the way around the slab.  
Applicant should pick a color other than black for the front door. With grey siding and white trim, the door needs a pop of color.*



## P&Z / BUILDING DEPARTMENT APRIL 2016 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
2nd Q 2015	9.87%	3.00%	13.23%
3rd Q 2015	9.52%	6.00%	12.96%
4rd Q 2015	8.00%	6.00%	12.96%
1st Q 2016	7.98%	6.00%	12.87%

Overall Vacancy Rate = **8.90%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	April 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	0	3
Rezoning	1	2	1
Preliminary Plat	0	2	0
Site Development Plan	1	3	5
Elevation Plan	0	2	3
Variance	1	2	2
Special Exception	0	3	2
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances	0	0	0
Comprehensive Plan Text or Future Land Use Map Update	0	0	0
<b>Totals</b>	<b>3</b>	<b>14</b>	<b>16</b>

**P&Z / BUILDING DEPARTMENT  
APRIL 2016 MONTHLY REPORT**

**BUILDING PERMIT ACTIVITY REPORT  
APRIL 2016**

<b>FEEES COLLECTED</b>				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
90	Permits/Inspection Fees	\$68,322.30	\$140,429.79	\$72,417.00
7	Impact Fees	\$29,602.32	\$117,745.96	\$37,240.80
<b>97</b>	<b>TOTALS</b>	<b>\$97,924.62</b>	<b>\$258,175.75</b>	<b>\$109,657.80</b>

<b>NEW RESIDENTIAL ACTIVITY</b>				
		APRIL	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued		0	17	15
Single Family CO's Issued		5	13	21

**FORECLOSURE STATISTICS**

<b>2010</b>		
	<b>Total</b>	<b>Avg</b>
Listed	285	<b>23.8</b>
Actual	96	<b>8</b>

<b>2011</b>		
	<b>Total</b>	<b>Avg</b>
Listed	315	<b>26.3</b>
Actual	109	<b>9.08</b>

<b>2012</b>		
	<b>Total</b>	<b>Avg</b>
Listed	233	<b>19.4</b>
Actual	74	<b>6.17</b>

<b>2013</b>		
	<b>Total</b>	<b>Avg</b>
Listed	149	<b>12.4</b>
Actual	48	<b>4</b>

<b>2014</b>		
	<b>Total</b>	<b>Avg</b>
Listed	70	<b>5.83</b>
Actual	33	<b>2.75</b>

<b>2015</b>		
	<b>Total</b>	<b>Avg</b>
Listed	77	<b>6.42</b>
Actual	40	<b>3.33</b>

<b>CITY OF FAYETTEVILLE FORECLOSURE 2016</b>														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	<b>Total</b>	<b>Avg</b>
Listed	3	2	5	0									10	<b>2.5</b>
Actual	0	1	1	1									3	<b>0.75</b>

**P&Z / BUILDING DEPARTMENT  
APRIL 2016 MONTHLY REPORT**

**SUBDIVISION LOTS PERMIT STATUS 2000 - 4/30/2016**

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	36	9
The Villages at Lafayette	January 2002	173	103	70
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	35	16
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	27	3
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	32	16
<b>TOTAL</b>	<b>TOTALS</b>	<b>956</b>	<b>841</b>	<b>115</b>

(0) Single Family Permits issued in April 2016