

# P&Z / BUILDING DEPARTMENT JANUARY 2016 MONTHLY REPORT

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## P&Z COMMISSION MEETING JANUARY 26, 2016

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

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

Approval of **minutes** November 17, 2015 meeting. -Motion to **Approve**- Collins, Second Anderson. **Approved unanimously.**

Election of Chair and Vice Chair for 2016. Chair: Motion to elect Sarah Murphy Chairman- Anderson, Second, Renfroe, **Approved unanimously.** Vice- Chair: Motion to elect Mike Menchinger Vice Chair- Anderson, Second Collins, **Approved unanimously**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

**Pine Circle-** Parcel #053101029

**Preliminary Plat/File #16-004** Motion to **Approve** with the following condition:

1. Revise plat to show 30 foot front set back lines per Code –Motion Gulas, Second Anderson. **Approved unanimously.**

**Palmer Auto-** 160 Grady Ave

**Special Exception/File #16-003** Motion to **Approve** with the following conditions:

1. The applicant must replace any sections of the wood fence along the Apple Orchard Community property line as necessary to prevent view of vehicles on the lot.
2. The applicant shall not park any more than seven vehicles outside of the building, and no more than five vehicles behind wood enclosure.
3. Any vehicles parked behind wood enclosure must be parked no more than 5 feet from the fence to prevent viewing from adjacent community. –Motion Menchinger, Second Collins. **Approved unanimously.**

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**Promenade Parkway-** Parcel #0538088

**Preliminary Plat/File #16-001** Motion to *Approve* as presented –Motion Collins,  
Second Gulas. **Approved unanimously**

## **STAFF REPORT**

**HEARTIS Senior Living-** 936 W. Lanier Ave

**Development/ File #16-002-** Ms. Brown reported on receipt of application from Caddis Healthcare for the Development plans of HEARTIS Senior Living Center. Ms. Katie Newman gave an overview of the project and Mr. Kirby Pate presented the elevations for this project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments.

**Parkside Medical Group-**730 S. Glynn St & Parcel #0517010

**Proposed Medical Office/ Option 1 & Option 2-** Ms. Brown reported on a proposed medical office building for Parkside Medical Group. 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.

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## ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

JANUARY 14, 2016

Present: Derryll Anderson, Donna Rosser, Greg Taliercio, Vicki Turner, Brian Wismer.

### AGENDA ITEMS:

#### **Prime Image-Approved as Submitted**

240/260 N. Jeff Davis Dr

Public Art Enhancement- Fountain

Mr. Dingle to contact Greg for plumbing permit

#### **~~OZ PIZZA-WALL SIGN~~-Approved as Submitted**

107 Stonewall Ave East

Sign Review-Wall Sign

FONT- OZ PIZZA (ALGERIAN)

**Font- "with a sense of community est 1997" (arial Black)**

Sign carved oak wood

Colors: Antique Red-SW 7587 & Black SW 6258 (corporate logo)

#### **Regus-Wall Sign-Approved as Submitted**

300 W. Lanier Ave

Sign Review- Wall Sign

Font-Regus Trademark Logo

Colors: La Fonda Fireberry-Dot on top & Black SW6258 (corporate logo)

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	RETAIL	INDUSTRIAL	OFFICE
1st Q 2015	8.94%	6.00%	13.23%
2nd Q 2015	9.87%	3.00%	13.23%
3rd Q 2015	9.52%	6.00%	12.96%
4th Q 2015	8.00%	6.00%	12.96%

Overall Vacancy Rate = **8.94%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	January 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	0	0
Rezoning	0	0	0
Preliminary Plat	2	2	0
Site Development Plan	0	0	1
Elevation Plan	0	0	1
Variance	0	0	0
Special Exception	1	1	0
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>3</b>	<b>2</b>

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**BUILDING PERMIT ACTIVITY REPORT  
JANUARY 2016**

<b>FEES COLLECTED</b>				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
96	Permits/Inspection Fees	\$21,518.82	\$21,518.82	\$17,583.99
6	Impact Fees	\$9,742.32	\$9,742.32	\$16,237.20
<b>102</b>	<b>TOTALS</b>	<b>\$31,261.14</b>	<b>\$31,261.14</b>	<b>\$33,821.19</b>

<b>NEW RESIDENTIAL ACTIVITY</b>				
		JANUARY	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued		4	4	7
Single Family CO's Issued		2	2	7

**FORECLOSURE STATISTICS**

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

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

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

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

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

<b>2015</b>		
	Total	Avg
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	Total	Avg
Listed	3												3	<b>3</b>
Actual	0												0	<b>0</b>

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**SUBDIVISION LOTS PERMIT STATUS 2000 - 1/31/2016**

<b>SUBDIVISION</b>	<b>DATE OF PLAT APPROVAL</b>	<b>NUMBER OF LOTS APPROVED</b>	<b>NUMBER OF LOTS PERMITTED</b>	<b>NUMBER OF LOTS LEFT</b>
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	25	5
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	21	27
<b>TOTAL</b>	<b>TOTALS</b>	<b>956</b>	<b>828</b>	<b>128</b>

1 Single Family Permit issued in Farrer Woods

1 Single Family Permit issued in Sparrows Cove

2 Single Family Permits issued in Logan Park