

# P&Z / BUILDING DEPARTMENT MAY 2016 MONTHLY REPORT

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## P&Z COMMISSION MEETING MAY 24, 2016

Present: P&Z Commissioners Sarah Murphy, Steve Gulas, Ken Collins, Debi Renfroe, Derryll Anderson (late arrival). Absent: Mike Menchinger

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

Approval of **minutes** April 26, 2016 meeting. -Motion to **Approve**- Collins, Second Anderson. **Approved unanimously.**

### OLD BUSINESS

None

### NEW BUSINESS

**Bath & Body Works**- 265 Pavilion Parkway  
**Development Plans/ File # 16-015**- Motion to **Approve**-Collins, Second Renfroe.  
**Approved unanimously.**

**Holiday Inn Express**- 1231 Highway 54 West  
**Development Plans/ File # 16-014** - Motion to **Approve** 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. Motion Renfroe, Second Collins. **Approved unanimously.**

**Hwy. 54 Apts. & Medical Office Complex**- parcel 0704036  
**Rezoning Request/ File # 16-016** - Motion to make **Unfavorable** recommendation to Mayor & City Council on rezoning request from R-70 to PCD. Collins, Second Anderson. **Approved unanimously.**

**Bishop-Thiem**- 260 1<sup>st</sup> Manassas Mile  
**Development Plans/ File # 16-017** - Motion to **Approve** 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. Motion Renfroe, Second Anderson. **Approved unanimously.**

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## P&Z COMMISSION MEETING 5-24-16 (continued)

**Pinewood Production Centre** -461 Sandy Creek Road

**Development Plans- GFA workshop / File # 16-020 - Motion to *Approve*** with the following condition.

Applicant shall satisfy any additional outstanding requirements of City Staff to meet all applicable codes and ordinances. Motion Gulas, Second, Anderson. **Approved unanimously.**

**Nor South Development** –W. Lanier Ave & Hwy 54 (parcel 0523 023)

**Extension Request for Development Plan- / File # 15-018 - Motion to *Approve*** - Collins, Second Gulas. **Approved unanimously.**

### Staff Report

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

**Development Plans & Variance Requests / 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 the restaurant. 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. Achieving interparcel access between the medical office, the forthcoming Holiday Inn Express and Fayette Piedmont Hospital was discussed.

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## ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

MAY 05, 2016

Present: Brian Wismer, Derryll Anderson, Gregg Aikin, John Reeves, Vicki Turner.

### AGENDA ITEMS:

**Ravin Homes-** Dana Bryant **Approved with conditions & recommendations.**

150 Treeside Terrace (Lot # 76) -The Villages

Architectural Review-New Floor Plan/ The Mc Keever

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## Colors:

Roof- Brown  
Siding-SW2822-Downing Sand  
Shakes- SW2855- Sycamore Tan  
Shutters -SW2856- Fairfax Brown  
Front Door- SW2856- Fairfax Brown  
Trim- SW0050- Classic Light Bluff  
Brick Water Table- Briarwood with light bluff mortar

## Conditions

*Wrap brick around the right side elevation (2ft.) to match the left elevation shown on the plans.*

## Recommendations:

*Use mounting hardware on shutters for a more authentic historic look.  
Applicant should consider a color other than brown for the front door. Needs a pop of color.  
Committee recommends any of the following door colors: (SW2802- Rookwood Red, 2803 Rookwood Terra Cotta, or 2804- Renwick Rose Beige)  
Gutters should be almond. (color was not submitted for gutters)*

## **Ravin Homes- Dana Bryant - **Approved with recommendations.****

155 Peppermill Landing (Lot # 65) -The Villages (The Lee - approved plan)

## Colors:

Roof- Brown  
Siding-SW2853-New Colonial Yellow  
Shakes- SW2853- New Colonial Yellow  
Shutters -SW2807- Rockwood Medium Brown  
Front Door- SW2854- Caribbean Coral  
Trim and Brick- SW2833- Roycroft Vellum

## Recommendations:

*Applicant should use two different colors for the siding vs. shakes.  
Committee recommends (SW2857- Peace Yellow) for shakes.*

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## ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

**MAY 19, 2016**

Present: Brian Wismer, Deryll Anderson, Gregg Aikin, Greg Taliercio, Donna Rosser, Vicki Turner.

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### AGENDA ITEMS:

**Ravin Homes-** Dana Bryant **Approved with conditions (Plan only, not location)**

165 Peppermill Landing (Lot # 64) -The Villages  
Architectural Review-New Floor Plan/ The Hudson

#### Conditions

The Hudson plan is approved with the conditons listed below. Plan can not be used on lot #64 as the Fayette plan located on lot # 63 is too similar.

House plan shall have a craftsman style front door. (similar to the Fayette plan)

Columns shall be 10 “ minimum with 18” minimum base.

All window panes shall be consistent all the way around the house.

Replace the double windows on the front with single (36x72) windows with transoms and a 6” trim band. Add the same size windows listed above (1each) to the guest bedroom and front bedroom #2 shown on the side elevations.

#### Colors: - **Approved with recommendations**

Roof- Black

Siding-SW2827-Colonial Revival Stone

Shakes- SW2827- Colonial Revival Stone

Front Door- SW0006- Toile

Trim- SW0050- Classic Light Bluff

Brick- Tan Stacked Stone

#### Recommendations

Applicant should use two different colors for the siding vs.shakes.

## P&Z / BUILDING DEPARTMENT MAY 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	May 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	0	3
Rezoning	1	3	1
Preliminary Plat	0	2	0
Site Development Plan	4	7	6
Elevation Plan	0	2	3
Variance	0	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>5</b>	<b>19</b>	<b>17</b>

**P&Z / BUILDING DEPARTMENT  
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**BUILDING PERMIT ACTIVITY REPORT  
MAY 2016**

<b>FEES COLLECTED</b>				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
111	Permits/Inspection Fees	\$33,122.15	\$173,551.94	\$83,810.05
5	Impact Fees	\$38,221.72	\$155,967.68	\$50,230.56
<b>116</b>	<b>TOTALS</b>	<b>\$71,343.87</b>	<b>\$329,519.62</b>	<b>\$134,040.61</b>

<b>NEW RESIDENTIAL ACTIVITY</b>				
		MAY	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued		7	24	18
Single Family CO's Issued		4	17	22

**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	2	5	0	3								13	<b>2.6</b>
Actual	0	1	1	1	0								3	<b>0.6</b>

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**SUBDIVISION LOTS PERMIT STATUS 2000 - 5/31/2016**

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	105	68
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	36	15
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	36	12
<b>TOTAL</b>	<b>TOTALS</b>	<b>956</b>	<b>848</b>	<b>108</b>

2 Single Family Permits issued in The Villages @ Lafayette

1 Single Family Permits issued in Farrer Woods

4 Single Family Permits issued in Logan Park