

**P&Z / BUILDING DEPARTMENT
NOVEMBER 2015 MONTHLY REPORT**

**P&Z COMMISSION MEETING
NOVEMBER 17, 2015**

Present: P&Z Commissioners Sara 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, Administrative Assistant Katannah Maxwell.

Approval of **minutes** September 22, 2015 meeting. -Motion to **Approve**- Anderson Second Collins. For: Anderson, Collins, Gulas, Renfroe. Abstained: Menchinger. (Menchinger not present at last meeting) **Motion carried 4-0-1.**

OLD BUSINESS

None

NEW BUSINESS

Southern Crescent Animal Clinic- 1090 Highway 54 East

Revised Elevations/File #15-031 - Commissioner Gulas recused himself. Motion to **Approve** 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. 3. Applicant shall submit a new color scheme for approval by City staff. - Motion- Menchinger, Second Anderson. **Approved unanimously.**

Piedmont Fayette Hospital- 1255 Highway 54 West

Revised Elevations / File #15-014 - Commissioner Gulas returned to Council Chambers to rejoin the meeting. Motion to **Approve** with the following condition: The applicant shall submit a full set of revised plans to the building department for approval. -Motion Collins, Second Renfroe. **Approved unanimously.**

This Is It BBQ- 415 N. Glynn St.

Development Plans & Variance Request / File # 15-028 -Motion to **Approve** Development Plans and the requested Variances to reduce highway buffer, perimeter buffer, foundation buffer, and required interior driveway for 90 degree parking 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. Motion -Menchinger, Second Renfroe. **Approved unanimously.**

P&Z / BUILDING DEPARTMENT NOVEMBER 2015 MONTHLY REPORT

NEW BUSINESS (*continued*)

The Villages- 140 Campaign Trail

Development Plans/ File #15-032 - Motion to *Approve* with the following condition: Applicant shall submit a full set of construction plans to the building department for review and approval. –Motion Gulas, Second Collins. **Approved unanimously.**

Pinewood Production Centre-461 Sandy Creek Rd.

Development Plans/ File #15-002- Commissioner Gulas recused himself. Motion to *Approve* 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 Collins, Second Anderson. **Approved unanimously.**

HEARTIS Senior Living- 936 W. Lanier Ave.

Rezoning Request/ File # 15-029 -Commissioner Gulas returned to Council Chambers to rejoin the meeting. Motion to make *Favorable* recommendation to Mayor & Council to rezone property from C-3 and R-40 to MO. - Collins, Second Menchinger. **Approved unanimously.**

Promenade Parkway- parcel #0538088

Rezoning Request/ File # 15-030 -Motion to make *Favorable* recommendation to Mayor & Council to rezone property from C-3 to M-1 with the following condition: Maintain 100 ft. buffer between the residential areas. - Collins, Second Anderson. **Approved unanimously.**

Approval of 2016 P&Z Commission Meeting Schedule- Motion to *Approve*- Renfroe, Second Anderson. **Approved unanimously.**

STAFF REPORT

None

**P&Z / BUILDING DEPARTMENT
NOVEMBER 2015 MONTHLY REPORT**

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

NOVEMBER 19, 2015

Present: Brian Wismer, Derryll Anderson, Greg Taliercio, John Reeves, Vicki Turner.

AGENDA ITEMS:

TOP QUALITY CAR CARE – *Approved as submitted.*

276 N. Glynn Street

Sign Review: Wall Sign

Colors:

Background-PMS 364 John Deere Green

Letters- PMS 109 John Deere Yellow

Border- Black

Font: Impact

-Sign design and colors match the approved tenant panels on the existing monument sign.

Comments:

DA: Looks fine, matches existing monument sign.

Other Comments:

VT: Recommendation to change the verbiage in the sign ordinance to require that all vinyl /metal wall signs be made of a decorative material and meet a thickness requirement.

(Wall signs which are approved to be painted on a building façade would be exempt)

P&Z / BUILDING DEPARTMENT NOVEMBER 2015 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
4th Q 2014	8.68%	6.00%	13.23%
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%

Overall Vacancy Rate = **9.89%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	November 2015	2015 YTD Total	2014 YTD Total
Annexation and Rezoning	0	6	0
Rezoning	2	4	7
Preliminary Plat	0	1	2
Site Development Plan	3	10	6
Elevation Plan	2	7	7
Variance	1	4	4
Special Exception	0	5	4
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
Totals	8	37	30

**P&Z / BUILDING DEPARTMENT
NOVEMBER 2015 MONTHLY REPORT**

**BUILDING PERMIT ACTIVITY REPORT
NOVEMBER 2015**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2015	YEAR TO DATE 2014
66	Permits/Inspection Fees	\$100,070.79	\$294,586.53	\$168,166.54
4	Impact Fees	\$26,333.27	\$625,750.08	\$357,207.38
70	TOTALS	\$126,404.06	\$920,336.61	\$525,373.92

NEW RESIDENTIAL ACTIVITY				
		NOVEMBER	YEAR TO DATE 2015	YEAR TO DATE 2014
New Single Family Permits Issued		1	33	66
Single Family CO's Issued		5	49	74

FORECLOSURE STATISTICS

2010		
	Total	Avg
Listed	285	23.8
Actual	96	8

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

CITY OF FAYETTEVILLE FORECLOSURE 2015														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg
Listed	9	11	5	8	3	10	11	6	5	4	2		74	6.73
Actual	2	1	3	5	4	2	4	7	2	4	5		39	3.55

**P&Z / BUILDING DEPARTMENT
NOVEMBER 2015 MONTHLY REPORT**

SUBDIVISION LOTS PERMIT STATUS 2000 - 11/30/2015

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	101	72
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	33	18
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	17	1
Emory Springs	November 2004	71	70	1
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	19	29
TOTAL	TOTALS	956	820	136