



FAYETTEVILLE

NO LIMITS ON IMAGINATION

P&Z COMMISSION

Sarah Murphy, Chairman
Ken Collins, Vice-Chair
Debi Renfroe
Toby Spencer
David Hilderbrandt
Kelly Brown

DATE:
06/28/2022

PLANNING & ZONING COMMISSION AGENDA

Action Minutes

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Kelly Brown, Debi Renfroe, and David Hilderbrandt.

Staff members present: Director of Community and Economic Development David Rast, Director of Planning and Zoning Denise Brookins, Senior Planner Julie Brown, Planning Specialist Katherine Prickett, and Planning Specialist Nicole Gilbert.

Approval of Agenda

Motion to approve the agenda and table item 1. – Collins, Second – Hildebrandt. For - Collins, Hilderbrandt, Spencer, and Brown. Abstained - Renfroe. **Motion carried 4-0-1.**

Approval of Minutes

Approval of Minutes of the May 24, 2022 Planning and Zoning Commission Meeting.

Motion to approve. – Collins, Second – Brown. For - Collins, Brown, Hilderbrandt, and Spencer. Abstained - Renfroe. **Motion carried 4-0-1.**

Public Hearings

1. Consider requests from Dash Express Fayetteville, LLC for a proposed car wash to be located at 725 South Glynn Street (Parcel No. 0517 047).
 - a. Special Exception from Section 94-167(8) of the Code of Ordinances to permit a car wash in a C-3 Highway Commercial zoning district;
 - b. Variance request from Section 42-71 to reduce the required highway buffer from 25' to 20';
 - c. Variance from Section 42-72(a) to reduce the perimeter buffer from 10' to 5' on the north and south boundaries; and a
 - d. Variance from Section 94-315 to reduce the required buffer between C-3 Highway Commercial and R-30 Single-family Residential from 75' to 40'.

TABLED

COMMUNITY AND ECONOMIC DEVELOPMENT STAFF:

David Rast, Director Community and Economic Development | Denise Brookins, Director Planning and Zoning | Julie Brown, Senior Planner | Nicole Gilbert, Planning Specialist | Katherine Prickett, Planning Specialist

2. Consider requests from Atwell, LLC for an automobile tire sales and repair facility to be located at 100 Highway 314 (Parcel No. 0530 092).
 - a. Special Exception from Section 94-167 (7) from the Code of Ordinances to allow automotive retail tire sales store and auto repair in a C-3 Highway Commercial zoning district;
Motion to approve with the following condition:
 1. The permit is not transferable to a new business entity without a public hearing unless the zoning designation or other adopted ordinances permits the use by right.
Motion – Collins, Second – Spencer. **Approved unanimously**
 - b. Variance from Section 42-71(d) to reduce the minimum landscape buffer from 25' to no less than 17';
Motion to approve – Collins, Second – Spencer. **Approved unanimously.**
 - c. Variance from Section 42-72(b) to eliminate the required 8' foundation buffer.
Motion – Collins, Second – Brown. **Approved unanimously**

Motion to approve the conceptual site plan and elevations with the following conditions:

1. It is understood that exterior building signage is not approved as a part of this review, and that a separate sign application and supporting documentation must be submitted to city staff for review and approval.
2. Any deviations from the conceptual site plan, the schematic building elevations, the exterior building materials and/or the color scheme submitted as a part of this approval may result in the Applicant having to resubmit these items to the Planning and Zoning Commission for review and approval.
3. Applicant will work with staff to add architectural elements to the north facade.

Motion – Collins, Second – Spencer. **Approved unanimously**

3. Consider a conceptual site plan and schematic building elevations from MSM PTC Corp. for Brandon's Package Store to be located at 965 North Glynn Street (Parcel No. 0531 023). The Applicant is also requesting a variance from Section 94-483(25) to reduce the number of required off street parking spaces from 81 to 52 (29 spaces).

Motion to approve the variance request – Collins, Second – Renfroe. **Approved unanimously.**

Motion to approve the conceptual site plan and elevations with the following condition:

1. Applicant will work with staff to add architectural elements to the blank spaces on the elevations.

Motion – Collins, Second – Renfroe. **Approved unanimously.**

Old Business

None to be discussed.

New Business

None to be discussed.

Reports and Comments

None to be discussed.

Announcements

Ms. Brookins asked for guidance from the Commission on how they would like staff to handle drastic paint color changes to commercial buildings. The Commission gave staff the authority to approve changes. If the building falls within the Main Street district and the color is not on the approved color wheel, then it should be brought before the Commission for review.

Ms. Brookins updated the Commission on the status of the Comprehensive Plan.

Chair Murphy called for motion to adjourn.

Motion to adjourn – Collins, Second – Renfroe. **Approved unanimously**