

**PLANNING & ZONING COMMISSION
MEETING
February 23, 2016**

Present: Sarah Murphy
Mike Menchinger
Derryll Anderson
Kenneth Collins
Steve Gulas

Absent: Debi Renfro

Chair Murphy called the February 23, 2016 meeting to order. The first item on the agenda was approval of minutes for the January 26, 2016 meeting.

Chair Murphy called for a motion on the minutes.

Motion: Commissioner Collins moved to approve the minutes from January 26, 2016 meeting as submitted.

Second: Commissioner Anderson.

Vote: Unanimous

OLD BUSINESS

**The Shops @ Lafayette-139 N. Glynn St
Extension Request for Development Plan/ File #15-003**

Commissioner Gulas recused himself.

Chair Murphy called on the applicant for comments. Mr. Joseph Josey gave an overview of the project. Chair Murphy called for staff report on the project. Ms. Brown reported that in February 2015, the P&Z Commission approved development plans and a buffer variance for the subject property. The original project approval was subject to the Main Street Overlay District guidelines for building, landscaping and architectural standards. There have been no changes to the original plans. The applicant plans to build “The Shops at Lafayette “ simultaneously with another project in Fayette County that would allow the applicant to haul dirt from the Fayette County project and spread it at The Shops at Lafayette site to begin grading. Because of delays in moving the dirt, the applicant is seeking a one year extension for their Development Plan approval that will expire on February 24, 2016. Per City Code Section 94-5(e) a development plan shall expire 365 days after approval unless extended by the P&Z Commission.

With the February, 2015 development plan approval, the applicant received a variance request to reduce the foundation buffer, a GDOT permit to eliminate the northwest curb cut on Highway 85, a GDOT permit for water & sewer boring underneath the highway, and a Land Disturbance Permit (LDP) which expired in January, 2016 and will need to be reinstated before any land

disturbance activity begins. The applicant was denied a variance request to increase the impervious surface area.

During City Staff review of the development plan extension request, staff identified an oversight from the original submittal review which should have required the applicant to submit a special exception request for the use per Section 94-165(4) of the City Code of Ordinances.

Sec. 94-165. - Downtown historic mixed use district (C-1).

- (4) *Planned centers, by special exception only and only as commercial planned unit developments.*

The applicant has since filed a Special Exception request to rectify this issue, which will be reviewed at the P&Z Commission meeting on March 22, 2016.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioners had no additional comments.

Recommendation

The applicant seeks a one-year extension of the originally approved development plans because of the delay in hauling dirt from another project in Fayette County to the Shops at Lafayette site to begin grading. The applicant has not provided any other specifics concerning the project timeline other than they expect to start grading at 139 N. Glynn Street once they receive approval to begin hauling dirt from the Fayette County site.

The applicant has satisfied the original conditions of approval; however, a signed Stormwater Maintenance Agreement is still needed, which the applicant can provide at the pre- construction meeting.

Staff recommends **APPROVAL** of the one year Development Plan Extension Request with the following conditions:

1. Approval of 1 year Development Plan Extension request is contingent on the approval of the Special Exception request by the P&Z Commission on March 22, 2016.
2. Applicant must provide city staff with a signed Stormwater Maintenance Agreement prior to issuance of any building permits.

Chair Murphy called for a motion on the Extension Request for the Development Plans.

Motion: Vice- Chair Menchinger moved to approve the 1 year Extension Request for the Development Plans with the following conditions:

1. Approval of 1 year Development Plan Extension request is contingent on the approval of the Special Exception request by the P&Z Commission on March 22, 2016.
2. Applicant must provide city staff with a signed Stormwater Maintenance Agreement prior to issuance of any building permits.

Second: Commissioner Collins.

Vote: Unanimous

Motion carried.

Commissioner Gulas returned to council chambers and rejoined the meeting.

NEW BUSINESS

HEARTIS Senior Living- 936 W. Lanier Ave Development Plans/Special Exception/Variance Request/File #16-002

Chair Murphy called on the applicant for comments. Ms. Katie Newman gave an overview of the project and plans for the property. Chair Murphy called for staff report on the project. Ms. Brown reported the applicant is seeking approval of development plans for an age-restricted, senior living facility which is a permitted use in MO zoning by special exception. The site plan includes three separate buildings, which consist of a one (1) story building with thirty-two (32) memory care units, a two (2) story building with fifty-six (56) assisted living units, and a three (3) story building with eighty (80) independent living units. To provide a cohesive look throughout the development, each building will share a common overall architectural theme using a mixture of brick, hardiplank siding, false chimneys, window treatments, ornamental accents and metal roof awnings over entry ways.

The applicant has filed the following applications with the City.....

1. Development Plans to construct a senior living facility with related infrastructure.
2. Special Exception request from Section 94-164(b)(9),(19) to allow age restricted independent living, assisted living, and memory care facilities in an MO (Medical Office) zoning district.
3. Variance request from Section 94-483 to reduce the required parking from 210 to 150.

Ms. Brown stated the landscape plan meets the requirements of the Code with appropriate tree and shrub densities, and sidewalks (5' width) are provided around the perimeter of the buildings and along the property boundaries of Highway 54.

Parking within the development is provided at 142 standard spaces and 8 ADA spaces. This exceeds the minimum requirements for ADA spaces, but is less than the minimum space requirement for standard spaces per code which is 210. The applicant is proposing .8 spaces per unit and states that this ratio is adequate for this development and typical of what they normally utilize. As our City ordinance does not differentiate between different types of residential uses, it may be prudent to factor the specific parking needs of independent living units as compared to standard residential units. Based on this data, and the previously stated requirements of the owner/developer, Staff is comfortable with this proposed ratio as presented.

A traffic study conducted by Wilburn Engineering, LLC stated "*The development is not expected to generate enough traffic to warrant a traffic signal based on criteria established by the Georgia Department of Transportation.*" Although a traffic signal is not warranted, Wilburn Engineering, LLC did provide three (3) recommendations for traffic improvements, and the applicant has agreed to implement those recommendations.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioner Collins asked the applicant if they planned to install additional lighting around the site entrance. Applicant responded that the monument sign would have plenty of lighting around it, but if additional lighting was needed at the site entrance, it could be installed. Commissioner Gulas asked the applicant if they were open to reserving some space for possible future parking needs. Applicant replied that they provide a shuttle bus and have a car share program for their residents, but could reserve space for additional parking that may be needed in the future as they have plenty of space available.

Recommendation

The proposed Senior Living Development will continue to add to the types of available housing, offering specific housing and assistance needed for seniors. The City of Fayetteville has been a proponent of the Lifelong Communities concept which encourages the availability of housing choices for all stages of life. It is beneficial for the City to have this underutilized property within the Medical Mixed Use area developed while providing a much needed service to the seniors of Fayetteville.

Because of these factors, Staff recommends **APPROVAL** of the development plan with the following condition.

Applicant must satisfy any additional outstanding requirements of City staff to meet all applicable codes, ordinances.

Staff also recommends **APPROVAL** of the Special Exception and Variance request.

Chair Murphy called for a motion on the Special Exception.

Motion: Commissioner Collins moved to approve the Special Exception.

Second: Commissioner Gulas.

Vote: Unanimous

Motion carried.

Chair Murphy called for a motion on the Variance Request.

Motion: Commissioner Gulas moved to approve the Variance Request with the following condition:

1. The applicant reserve developable area for 60 parking spaces that can be located in steep or flat land.

Second: Commissioner Collins.

Vote: Unanimous

Motion carried.

Chair Murphy called for a motion on the Development Plan.

Motion: Vice-Chair Menchinger moved to approve the Development Plan with the following condition:

1. The applicant must satisfy any additional outstanding requirements of City staff to meet all applicable codes and ordinances.

Second: Commissioner Anderson.

Vote: Unanimous

Motion carried.

**Pine Circle- Parcel #053101029
Elevations/File 16-008**

Chair Murphy called on the applicant for comments. Mr. Marvin Ramos gave a brief description of the elevations plans for his project. Chair Murphy called for staff report on the project. Ms. Brown reported the applicant received preliminary plat approval in January 2016, and is now seeking elevation approval for the two craftsman style homes proposed for the lots. The same house plan will be used for both lots, the only revision being lot 1 will have a right side front entry garage and lot 2 will have a left side front entry garage.

Because the property is located in the Main Street Overlay District, the applicant must adhere to the City Code requirements for Building Permits and Architecture and Site Design review. The Art & Architecture Advisory Committee reviewed the elevation plans and made a written recommendation to the P&Z Commission to consider the following changes:

Require:

Almond Colored Windows

Shutter hardware be required where shutters are shown, must be working shutters correctly sized to 1/2 size of the window. Shutters should be the same color as the door.

Windows should have a minimum 4" border on all sides of the house.

Recommend:

The proposed trim color- Roycraft Vellum, be changed to Antique White.

The proposed door color- Black, be changed to Burgandy or match the trim color.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioner Collins stated he would like to see shutters on the sides of the homes as well.

Recommendation

The applicant has presented elevation plans that meet the requirements of City Codes and Ordinances and specifically conforming to Main Street architectural standards and guidelines. The new development in an older area of Fayetteville will hopefully set a higher standard for future development projects in this neighborhood.

Based on these findings listed above, Staff recommends **APPROVAL** of the revised elevations with the following conditions as recommended by the AAAC.

1. The applicant shall use almond colored windows.
2. Shutter hardware shall be required where shutters are shown, must be working shutters correctly sized to ½ the size of the window. Shutters shall be the same color as the door.
3. Windows should have a minimum 4” border on all sides of the house.
4. Applicant shall submit a full set of construction plans to the building department for review and approval.

Chair Murphy called for a motion on Elevation plans.

Motion: Commissioner Collins moved to approve the Elevation plans with the following conditions.

1. The applicant shall use almond colored windows.
2. Shutter hardware shall be required where shutters are shown, must be working shutters correctly sized to ½ the size of the window. Shutters shall be the same color as the door.
3. Windows should have a minimum 4” border on all sides of the house.
4. Applicant shall submit a full set of construction plans to the building department for review and approval.
5. Applicant shall install non-working shutters on the sides of both homes as an architectural feature.

Second: Commissioner Anderson.

Vote: Unanimous

Motion carried.

Arby's- 170 N. Glynn St
Revised Elevation/File #16-006

Chair Murphy called on the applicant for comments. Mr. Jay Bauch gave a brief description of the elevation plans for the project. Chair Murphy called for staff report on the project. Ms. Brown reported the applicant has submitted revised elevations plans to update the aging structure, based on a new Arby's template. The applicant proposes to add EIFS treatments to the elevations that mimic white, stamped-brick and brown wainscoting (see elevation plans) in various locations. The detailing is reduced along the rear half of the building, with painted accent bands as shown. A small pre-finished red metal canopy is proposed for over the drive thru window, and a pre-finished red metal band will wrap around the majority of the building. Three small steel support columns placed near the right front side will replace the existing four large columns that span the entire front facade.

The site is considered non-conforming, as the landscaping does not meet the current buffer requirements, and the building (built in 1988) predates the implementation of the Main Street architectural standards.

Staff has suggested the applicant submit a landscape plan showing new plantings along the Highway 85 Corridor and where feasible around the property and building. The plantings along the rear of the perimeter are adequate and the steep slope on the south side would make it

difficult to plant anything. A foundation buffer is not practical as the current traffic flow around the building and parking does not allow enough space for it.

Regarding architectural standards, the building has the basic shape of a traditional “one-part commercial” building, which is found elsewhere in the City’s historic district (photo example attached in packet). The applicant could bring the building more into conformity with current architectural guidelines by making a few basic changes to the proposed elevations. The Art & Architecture Advisory Committee also reviewed the revised elevation plans and recommended the following changes to bring the project closer to conformity with the Main Street architectural guidelines:

1. *Continue the brick stamped eifs treatment around the entire building.*
2. *Replace the 3 foot painted bottom band with a 3 foot eifs wainscot band.*

The AAAC also recommended the following historic colors:

- *White Stamped Brick- Sherwin Williams/SW7001 Marshmallow*
- *Red Canopy Accent Band- Benjamin Moore/CW 320 Dragon Blood*
- *3’ Painted bottom Band- Sherwin Williams/SW7023 Requisite Gray*

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Chair Murphy asked the applicant to explain the issue with the AAAC recommended color of Dragon Blood for the canopy accent band. Applicant replied that corporate was fine with all of the color recommendations except for the Dragon Blood, because it was too orange. The applicant stated “Stop Red” is the color used by Arby’s for all signage nationwide, and they felt the recommended color for the canopy accent band would clash with their signage. All commissioners agreed that the 3’ painted bottom band should be a 3’ eifs wainscot band in Rockwood Dark Brown.

Recommendation

The suggested landscaping and architectural modifications would bring the site into conformity to a practical degree and to the satisfaction of City Staff.

Staff recommends approval of the revised elevations with the following conditions.

1. Applicant shall submit a landscape plan to City Staff for review and approval.
2. At a minimum, the documented recommendations of the AAAC shall be implemented to bring the building closer to the look of a classic “one-part commercial” building type.

Chair Murphy called for a motion on the Revised Elevations.

Motion: Vice- Chair Menchinger moved to approve the Revised Elevations with the following conditions.

1. Applicant shall submit a landscape plan to City Staff for review and approval.
2. At a minimum, the documented recommendations of the AAAC shall be implemented to bring the building closer to the look of a classic “one-part commercial” building with consideration that all recommended paint schemes other than the Dragon Blood shall be

used, and carry the brown 3' foot wainscot band around the entire bottom of the building (all sides).

Second: Commissioner Gulas.

Vote: Unanimous

Motion carried.

Staff Report

Maggie's Place- 740 Highway 54 East

Rezoning Request/File #16-005- Ms. Brown reported on the receipt of the application for Maggie's Place for Rezoning from R-22 to R-THC. Mr. Jeff Landrum gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. The Commission expressed concerns about the proposed 40' lot widths and the need for reduced side yard setbacks. Commissioners would like to see concept elevations that would more evenly distribute architectural features around the home.

Racetrac Petroleum, Inc.

Rezoning Request/File #16-007- Ms. Brown reported on the receipt of the application for Racetrac Petroleum for Rezoning R-70 to C-3. Mr. Steve Romman gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. *(On March 16, 2016 Racetrac withdrew its application for rezoning)*

Julie Brown-MDP Project

Zoning Amendments/New Ordinance for adoption- Ms. Brown reported on an MDP Project she is working on and requested feedback from P&Z Commissioners before project is presented to City Council on March 17, 2016. The P&Z Commission was given the opportunity to ask questions and render comments.

Chair Murphy called for a motion to adjourn

Motion: Commissioner Collins moved to adjourn the meeting of January 26, 2016.

Second: Commissioner Anderson.

Vote: Unanimous

Motion carried.

Meeting Adjourned.

Respectfully submitted,

Julie Brown
Senior Planner