

**PLANNING & ZONING COMMISSION
MEETING
August 23, 2016
6:00 PM**

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

Chair Murphy called for a motion on the minutes.

Commissioner Gulas stated he would like to clarify that condition # 4 for Dollar Generals approval in the minutes from July 28, 2016 should read as follows: striking ~~HVAC duct work shall be enclosed on the outside of the building on the right/north side.~~ And adding There shall not be any ductwork on the outside of the building and only refrigerant lines shall penetrate the exterior wall.

Ms. Brown stated she would replay the recording of the minutes from the July 28th, 2016 Planning and Zoning Commission meeting for verification of verbiage and make the requested amendments. Amended minutes will be presented at the next meeting for final approval. After listening to the tape for verification of verbiage, the minutes were amended to reflect Commissioner Gulas's statement above.

Chair Murphy again called for a motion on the minutes.

Motion: Approval of minutes from July 28, 2016 called meeting. –Motion to Approve with correction to Dollar General condition #4. -Anderson

Second: Commissioner Gulas.

Vote: For: Anderson, Gulas, Collins, Renfroe. Abstained: Menchinger (not present at last Meeting)

Motion carried 4-0-1.

OLD BUSINESS

**Fayette Ventures, LLLP. - Behind Hwy. 92 & Jimmy Mayfield
Annexation & Rezoning Request/File #16-022**

Chair Murphy called for staff report on the project. Ms. Prince reported that because the project is currently headed for legal binding arbitration, staff recommends the project be **TABLED** until the September 27, 2016 Planning & Zoning Commission meeting.

Chair Murphy called for a motion on the Annexation & Rezoning Request

Motion: Commissioner Renfroe moved to **Table** until the September 27, 2016 Planning and Zoning Commission Meeting.

Second: Vice- Chair Menchinger.

Vote: Unanimous

Motion carried.

**Fayette Ventures, LLLP. - Behind Hwy. 92 & Jimmy Mayfield
Rezoning Request/File #16-023**

Chair Murphy called for staff report on the project. Ms. Prince reported because the applicant's requests are being considered all one project staff recommends this project also be **Tabled** until the September 27, 2016 Planning & Zoning Commission Meeting.

Chair Murphy called for a motion on the Rezoning Request

Motion: Commissioner Collins moved to **Table** until the September 27, 2016 Planning and Zoning Commission Meeting.

Second: Commissioner Anderson.

Vote: Unanimous

Motion carried.

NEW BUSINESS

**Biolife Plasma Services - 1373 Hwy 85 North
Annexation & Rezoning Request/ File # 16-025**

Chair Murphy called for staff report on the project.

Ms. Brown reported the six-acre site is located at 1373 Highway 85 North in Fayette County, and is currently zoned AR (Agricultural/ Residential). The property currently houses a one-story residential dwelling with attached carport and a detached accessory building. Both structures will be demolished or construction of the proposed blood plasma donation center.

Adjoining properties and zoning are as follows:

- To the north is zoned C-3 (Highway Commercial) City
- To the south is zoned CH (Commercial Highway) County
- To the east is zoned R-40 (Single Family Residential) County
- To the west is zoned C-2 (Community Commercial) City

Ms. Brown stated the applicant is seeking annexation into the City of Fayetteville and a zoning designation of C-2 (Community Commercial) to allow for development of a blood plasma donation center. The center averages 1,500 to 3,000 donations per week, and donors receive \$25 to \$50 compensation on a reloadable debit card. Hours of operation will be Monday-Saturday 8:00am -6:00pm.

The proposed concept plan shows a 16,686 square feet, single story center that would contain 72 beds and employee up to 60 people. The four sided brick structure would be placed near the rear/eastside of the site. Ingress and egress for the center is proposed via two entrances on Highway 85 North. Proposed parking is 182 spaces; this exceeds the minimum parking requirement for medical office by 50 spaces. There are an additional 40 future parking stalls also shown on the concept plan.

Ms. Brown stated the minimum number of off-street parking spaces required for medical and dental offices is one space per employee, plus one space for each examining room.

Ms. Brown stated as part of the review, staff conducted the following analysis:

Biolife currently has three locations in Georgia (Douglasville, Warner Robins and Snellville) if approved in Fayetteville, this location would serve several surrounding counties (1,500 to 3,000 donations per week). The applicants request is not consistent with the Comprehensive Plan, which calls for neighborhood scale retail and service businesses that will have a minimal impact on the surrounding residential uses. With 1,500 to 3,000 donations per week, this regional center will generate at least 3,000 to 6,000 traffic trips per week and therefore is not appropriate for the proposed location or zoning as C-2 (Community Commercial) zoning is supposed to serve surrounding residential neighborhoods.

Staff Review

City staff conducted a review of the concept plan and identified the following concerns to the applicant.

- 60% Maximum Impervious Surface Area allowed. (the size of the building and proposed parking spaces may exceed the 60% impervious surface limit)
- Curb Cuts (city code will not allow the two proposed curb cuts)

(c) Access location and design

A minimum distance of 500 feet shall be maintained between all access points onto the corridor, including private driveways, roads, public intersection and public right-of-way. Spacing will be measured from the midpoint of each driveway, road, public intersection, on public right-of-way.

Adjoining county residents contacted city staff to express concerns over the amount of activity the center would generate and the effect it may have on their quality of life. They requested a six-foot privacy fence be installed along the east property line. To reduce noise, the

residents also requested the proposed location of the dumpster be moved to the north side of the property that abuts commercial zoning.

Ms. Brown stated the Comprehensive Plan places the surrounding City properties along the east Highway 85 corridor in the Neighborhood Mixed Use character area. Within Neighborhood Mixed Use, the following description is given:

Mixed land uses appropriate for a more residential, less densely populated area. These land uses provide a transition from downtown mixed-use to residential and other land uses. This area allows for an appropriate level of commercial and office activities that have a minimal impact on the surrounding residential uses. A balance of residential uses appropriate for this area can include single-family detached, townhouses, and condominiums. Appropriate non-residential uses include neighborhood scale retail and service businesses and public institutional and professional uses.

Ms. Brown stated at the July 28, 2016 work session, Planning & Zoning Commissioners reviewed the preliminary concept and asked questions about the project (applicant was not present). The P&Z Commission expressed concern regarding the number of proposed parking spaces, and if the project should be located in a Medical Office zoning designation located near Fayette Piedmont Hospital.

Based on the analysis stated above concerning the large number of proposed parking spaces, the 1,500 to 3,000 donations per week, and the number of estimated traffic trips that will be generated (3,000 to 6,000 per week) the applicants request is not consistent with the Comprehensive Plan.

Staff recommends ***Denial*** of the annexation/rezoning request.

Chair Murphy called on applicant for comments. Applicants Eric Drazkowski and Jeffrey Parke gave overview of project.

Chair Murphy called for public comments. Several Fayette county residents whose property abuts the proposed project spoke in opposition of the project. Property owner Ms. Salli Rees, spoke in favor of the project.

Chair Murphy then called on the commissioners for their comments. Commissioners asked many questions of the applicant including hours of operation, parking needs, screening process of donors, if they offered a shuttle service for donors, vetting of zip codes, and traffic trips.

Chair Murphy called for a motion on the annexation and rezoning request.

Motion: Vice-Chair Menchinger moved to make and Unfavorable recommendation to Mayor & City Council on the annexation and rezoning request based on the high number of traffic trips the proposed use would generate and the fact that the Comprehensive Plan calls for Neighborhood Mixed-Use for the proposed parcel.

Second: Commissioner Anderson

Vote: Unanimous

Motion carried.

**Ordinance Amendment,
Chapter 94 zoning (Section 9-174.2)**

Chair Murphy called for staff report. Ms. Prince showed the commissioners a map outlining the boundaries of the Main Street Architectural Overlay District. Ms. Prince then explained in order to ensure gas stations within the area are limited to a smaller scale that would be more appropriate for the Main Street District, the gas station ordinance needs to be amended.

Ms. Prince stated that Section 94-174-2., Standards applying to the dimensions of gasoline or convenience store service stations, currently allows up to twelve double-sided gasoline pumps to be situated on the station lot but does not address the Main Street Architectural Overlay District specifically. The Main Street Architectural Overlay District is intended to ensure that new structures fit in with the historic structures of Downtown Fayetteville that were built between 1880 and 1920. The Main Street Architectural Overlay District addresses architectural design (including scale) and material, but also addresses site design.

Staff is recommending a text amendment to address the scale of gas stations, specifically to address the number of gas pumps. The following text amendments to Sec. 94-174.2., Standards applying to the dimensions of gasoline or convenience store service stations, Paragraph 1, to create smaller scale gas stations that will be appropriate for historic downtown character of the Main Street Architectural Overlay District are proposed. Inserted text is underlined.

With respect to the dimensions of stations, the following restrictions shall apply:

- (1) Within any highway commercial (C-3) high intensity commercial (C-4), light manufacturing (M-1) or heavy manufacturing (M-2) zoning district, there shall not be more than twelve double-sided gasoline pumps situated on the station lot, unless located within the Main Street Architecture Overlay District, in which there shall not be more than 6 double-sided gasoline pumps situated on the station lot.

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 wanted to be sure we were being consistent with the gas stations currently located in the Main Street District.

Chair Murphy called for a motion on the ordinance amendment Chapter 94 zoning (Section 94-174.2)

Motion: Commissioner Collins moved to approve the ordinance amendment to Chapter 94 zoning (Section 94-174.2) as submitted.

Second: Commissioner Anderson.

Vote: Unanimous

Motion carried.

Text Amendment to the Planning and Zoning Commission Bylaws

Chair Murphy called for staff report. Ms. Prince reported that staff is proposing two changes to the Planning and Zoning Commission Bylaws to help clarify the language regarding how a quorum is determined and under what circumstances the Chair will cast a vote.

Ms. Prince stated that Section IV. Officers, Quorum and Affirmation of Motions, Paragraph B, Quorum, states that four voting members must be present to in order for the Planning and Zoning Commission to take action on any matter. This language may be confusing because the Chair does not cast a vote unless there is a tie.

Section 2-169 of the Fayetteville City Code addresses Quorum for the Planning and Zoning Commission and provides guidance in this matter. This section states “Four of the six commissioners must be present to constitute a quorum for a regularly scheduled or called meeting.” Section 2-169 is silent to the titles of the individual commissioners in attendance at meetings but the Planning and Zoning Commission Bylaws require that there is a Chair, or acting Chair (could be the Vice Chair or another member serving as the Chair), at every meeting.

Chair Murphy called for public comments. There were no public comments. Chair Murphy then called on the commissioners for their comments. Commissioners discussed the current verbiage and the proposed amendments. Vice-Chair Menchinger recommended the verbiage “acting chair” should be added to the bylaws.

Chair Murphy called for a motion on the amendments to the Planning and Zoning Commission Bylaws.

Motion: Commissioner Renfroe moved to approve the amendments to the Planning and Zoning Commission Bylaws with the addition of the verbiage “Acting Chair” to paragraph C. Decisions of the Planning Commission: If the Vice-Chair or Acting Chair is presiding over a meeting, the same rule shall apply.

Second: Commissioner Gulas.

Vote: Unanimous

Motion carried.

Staff Report

None

Chair Murphy called for a motion to adjourn.

Motion: Commissioner Collins moved to adjourn the meeting of July 28, 2016.

Second: Commissioner Anderson

Vote: Unanimous

Motion carried.

Meeting Adjourned.

Respectfully submitted,

Kathleen Powell
P&Z Administrative Assistant