

# P&Z / BUILDING DEPARTMENT MARCH 2016 MONTHLY REPORT

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## P&Z COMMISSION MEETING MARCH 22, 2016

Present: P&Z Commissioners Sarah Murphy, Mike Menchinger, Steve Gulas, Ken Collins, Debi Renfroe, Deryll Anderson.

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

Approval of **minutes** February 23, 2016 meeting. -Motion to **Approve**- Collins, Second Gulas. For: Collins, Gulas, Menchinger, Abstained: Renfroe. **Motion carried 3-0-1.** (Commissioner Anderson did not vote on the minutes/ arrived late)

### **OLD BUSINESS**

None

### **NEW BUSINESS**

**The Shops @ Lafayette**-139 N. Glynn St  
**Special Exception Request / File #16-011**-Commissioner Gulas recused himself. Motion to **Approve** – Collins, Second Anderson. **Approved unanimously.**

Commissioner Gulas returned to council chambers to rejoin the meeting.

**Maggie's Place**- 740 Highway 54 East  
**Rezoning Request/File #16-005**- Motion to make **Favorable** recommendation to Mayor & City Council with the following conditions:

1. *Lots 25 & 26 shall be turned into additional green space.*
2. *Applicant shall install underground detention in place of the proposed detention basin, and the area above the underground detention shall remain designated green space.*
3. *Applicant shall submit a Neighborhood Development Plan which defines landscaping for open space/amenity areas, cluster mail box station (if required by USPS), floor plans and architectural styles for housing units which shall be approved by the Planning and Zoning Commission as part of the preliminary plat review for said property.*

Motion -Menchinger, Second Renfroe For: Menchinger, Renfroe, Gulas / Opposed: Collins, Anderson. **Motion carried 3-2.**

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**P&Z COMMISSION MEETING 3-22-16 (continued)**

## **STAFF REPORT**

**Glynn Street Professionals- 730 South Glynn Street  
Development Plans & Variance Requests/File #16-009& 16-010**

Ms. Brown reported on the receipt of the application for Glynn Street Professionals Medical Office. Mr. Chuck Ogletree gave an overview of the project. The P&Z Commission expressed concerns about proposed placement of the dumpster and conceptual elevations. Commissioners recommended moving the dumpster pad from the north side of the site to the south side, and revising the elevations to reflect a more traditional medical office with architectural features compatible with the buildings of architectural influence in the area.

**Rea Ventures Group, LLC- parcels 052306003, 004, 005, 006, and 009  
Rezoning Request/File #16-013**

Ms. Brown reported on the receipt of the application for Rea Ventures Group, LLC to rezone five (5) parcels at the corner of Glynn Street North & Lafayette Avenue from C-1 to PCD, for development of an 80 unit apartment complex with first floor commercial fronting Glynn Street. Mr. Trey Coogle gave an overview of the project. The P&Z Commission expressed concerns about the proposed elevations fronting Glynn Street, stating there needs to be a defined architectural separation between the first floor commercial and residential units.

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## ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

MARCH 02, 2016

Present: Julie Brown (for Brian Wismer), Derryll Anderson, Tony Haponski (for Greg Taliercio), Donna Rosser, Vicki Turner

### **AGENDA ITEMS:**

#### **Diggers Antiques & Uniques-Approved with Conditions**

165 North Glynn St.

Sign Review (Wall & Ground)

Colors:

Background-HC-7 /Bryant Gold

Letters- HC-174/Lancaster Whitewash

Trim-HC-190/Black

- All of the colors listed above are historic colors

Conditions: **Only external illumination is permitted for signage. If lighting is desired, either goose neck or ground lighting is acceptable with submittal to Staff for final approval.**

Recommendations: **Recommend Black Border around Wall & Ground Sign.**

#### **The Martin Law Firm-Approved as Presented**

195 North Jeff Davis Dr.

Sign Review (Hanging Sign)

Font: Georgia

Colors:

Background-HC-178/ Charcoal Slate

Letters - White

Trim-HC-190/Black

Trim-White

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## ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY (continued)

### **Arby's-Approved as Presented**

170 North Glynn St  
Sign Review (Wall/Ground Sign)  
Font: Trademark  
Colors:  
Background-SW 6869/Stop Red  
Trim/Pole: Black  
Letters: White

- Staff also updated the committee on the P&Z Commission conditions of approval of revised elevations.

### **Expressive Flooring-Approved with Recommendations**

163 North Glynn St  
Sign Review (Wall Sign)  
Font: Edwardian script and Arial Bold  
Color:  
Letters: Plymouth Brown/HC-73  
Background: See attached wood picture  
Recommendations:

Recommend applicant remove decorative bump design off top and bottom center of signage frame. To provide better contrast and readability from highway, also recommend color change of text to Cliveden Virginia Soil- 1003-94 which can be found at Lowes.

Note- External illumination only is permitted for signage, goose neck lighting only.



## P&Z / BUILDING DEPARTMENT MARCH 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	March 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	0	1
Rezoning	1	1	0
Preliminary Plat	0	2	0
Site Development Plan	0	2	4
Elevation Plan	0	2	3
Variance	0	1	2
Special Exception	1	3	1
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>2</b>	<b>11</b>	<b>11</b>

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

<b>FEES COLLECTED</b>				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
89	Permits/Inspection Fees	\$24,578.69	\$72,107.49	\$58,765.96
6	Impact Fees	\$76,777.60	\$88,143.64	\$30,745.92
<b>95</b>	<b>TOTALS</b>	<b>\$101,356.29</b>	<b>\$160,251.13</b>	<b>\$89,511.88</b>

<b>NEW RESIDENTIAL ACTIVITY</b>				
		MARCH	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued		9	17	10
Single Family CO's Issued		4	8	18

**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										10	<b>3.33</b>
Actual	0	1	1										2	<b>0.67</b>

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**SUBDIVISION LOTS PERMIT STATUS 2000 - 3/31/2016**

<b>SUBDIVISION</b>	<b>DATE OF PLAT APPROVAL</b>	<b>NUMBER OF LOTS APPROVED</b>	<b>NUMBER OF LOTS PERMITTED</b>	<b>NUMBER OF LOTS LEFT</b>
Stonebriar West Phase II	March 1998	45	36	9
The Villages at Lafayette	January 2002	173	103	70
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	35	16
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	32	16
<b>TOTAL</b>	<b>TOTALS</b>	<b>956</b>	<b>841</b>	<b>115</b>

2 Single Family Permits issued in Clifton Lakes

7 Single Family Permits issued in Logan Park