

**PLANNING & ZONING COMMISSION**

**MEETING MINUTES**

**August 28, 2018**

**6:00 PM**

**Present:** Sarah Murphy, Chair  
Kenneth Collins, Vice-Chair  
Brett Nolan  
Toby Spencer  
Joe Clark

**Absent:** Debi Renfroe

Chair Murphy called the August 28, 2018 meeting to order.

The first item was approval of the agenda.

Chair Murphy called for a motion on the approval of the agenda for August 28, 2018.

Motion to remove item numbers five and seven from the agenda. – Collins, Second – Nolan.  
***Approved unanimously.***

Motion to approve amended agenda. – Spencer, Second – Nolan. ***Approved unanimously.***

The second item on the agenda was approval of the minutes from the July 24, 2018 regular meeting.

Chair Murphy called for a motion on the approval of the minutes from July 24, 2018.

***Motion:*** Collins

***Second:*** Spencer

***Abstained:*** Nolan

***Vote: For Collins, Spencer, Clark. Abstained-Nolan. Motion carried 3-0-1.***

**OLD BUSINESS**

***Downtown Hotel*** – 139 Hwy 85 N. – Parcel ID 0530 1036 - Development Plans to construct a 4-story hotel in the Main Street District. File #18-012.

Ms. Brown reported, the subject property is 1.81 acre and is located at 139 North Glynn Street in the Main Street Architectural Overlay District and is zoned C-1 (Downtown Commercial). At the

June 2017 Planning and Zoning Commission meeting, a special exception to allow a hotel on the property was approved with the following conditions (1) that the Lafayette Avenue Extension be built by the applicant to street standards and (2) the front of the hotel be parallel to North Glynn Street.

At the November 28, 2017 Planning and Zoning Commission meeting, the Commission voted on several variances and a new special exception request. The Commission approved the new special exception which included (1) removal of the previous conditions attached to the June 27, 2017 special exception (2) to allow a hotel with lobby, and (3) that a private road be constructed with the same material and thickness as a street so that the road can be converted in the future. The Commission approved a variance request to reduce the number of required parking spaces from one space for each guest bedroom plus one space for each two employees on the largest shift, to one space per guest room only.

The Planning and Zoning Commission denied the following variance requests:

- (1) To decrease the perimeter landscaping from the required ten feet to five feet around all sides of the property and to eliminate it entirely along the edges of the property adjacent to the new Lafayette Extension right-of-way;
- (2) To reduce the eight feet foundation buffer to three feet on the north and south sides of the building to zero feet on the east side; and
- (3) To increase the allowed impervious surface from 75% to 85%.

On January 25, 2018, the applicant appealed the decision of the Planning and Zoning Commission regarding the denial of Variance Applications for the hotel to the City Council. After discussion, the City Council voted to deny all variances as presented and recommended by staff.

At the May 17, 2018 Art & Architectural Advisory Committee meeting, revised elevations and building surface treatments were approved.

The project has been tabled the last three months per the applicant's request to allow time to address outstanding staff comments and revise the development plan submittals.

City staff completed a review of the project and the applicant was provided with comments. The applicant has since addressed the outstanding comments and provided staff with revised plans. Staff is currently reviewing the plans to determine that all outstanding issues have been addressed.

The building elevations were approved by the Art & Architecture Committee, and the applicant has addressed the outstanding issues from city staff. Although water and sewer, engineering, and building staff are still reviewing the latest revised plans, all three departments determined the comments were minor and should not keep the project from being approved, but instead be approved with conditions.

Staff recommends that the site development plans and elevations for the downtown hotel be approved with the condition that all staff comments be addressed and revised site development plans approved by staff before an application for a building permit is submitted.

Chair Murphy asked if the applicant was present. The applicant, Steve Gulas addressed the Commission and asked if there were any questions.

Chair Murphy called for public comment. There were no public comments.

Chair Murphy called for commissioner comments. There were no commissioner comments.

Motion to approve the site development plans and elevations for the Downtown Hotel with the following condition:

1. All staff comments are addressed and revised development plans approved prior to application for a building permit .- Collins, Second – Spencer. *Approved unanimously.*

***Amendment to Chapter 94 Zoning Sec. 94-203b General Standards/Uses, 94-165 (C-1 Downtown Commercial), 94-166 (C-2 Community Commercial), 94-167 (C-3 Highway Commercial) and 94-3 Definitions.***

Ms. Prince reported on July 2, the City Council enacted a 45-day moratorium on all zoning actions and site development plans for properties located along State Highways 85, 54, 92, 314 and Jimmie Mayfield Corridor Overlay District, outside of the Main Street Architectural Overlay District. Out of concern that the current uses and development trends within the State Highway Corridors were not advancing the goals of the City’s adopted Comprehensive Plan, the moratorium was put into place to allow staff time to draft changes to the Zoning Ordinance.

After careful study of Chapter 94 Zoning: Section 94-3, Definitions; Section 94-165, Downtown Commercial (C-1), Section 94-166, Community Commercial (C-2); Section 94-167, Highway Commercial (C-3); and Section 94-203b, General Standards/Uses; staff is proposing a number of changes.

To Section 94-3, Definitions, staff has added a provision that clarifies that definitions are not subject to the variance provisions of the ordinance. Staff has also added definitions for:

Antiques  
Antique shop  
Consignment shop  
Department store  
Grocery store  
Pawn shop  
Small box discount store  
Small loan business  
Teen club  
Thrift shop

To Sections 94-165, C-1 Downtown Commercial; 94-166, C-2 Community Commercial; and 94-167, C-3 Highway Commercial; staff has clarified the lists of permitted and prohibited uses. As always, anything not specifically permitted or prohibited can be requested through the special exception process.

After careful consideration, staff has elected not to make any changes to Section 94-203 (b), which addresses land uses within the Highway Corridor Overlay District. Although Section 94-203 (b), was legally advertised for revisions, after careful consideration, staff has elected to not make any changes to that section. All land use regulations will remain in the underlying zoning district instead of in the Highway Corridor Overlay District.

Chair Murphy called for public comment. Citizen Tim Brian expressed his concerns and suggested that the changes not be endorsed.

Chair Murphy called for commissioner comments. After much discussion about the amendment to Chapter 94 Zoning, the commissioners stated they were ready for a motion.

Chair Murphy called for a motion on amendments to Chapter 94 Sec. 94-203b General Standards/Uses, 94-165 (C-1 Downtown Commercial), 94-166 (C-2 Community Commercial), 94-167 (C-3 Highway Commercial) and 94-3 Definitions.

Motion to approve recommendation to Mayor and City Council for Amendment to Chapter 94 Zoning Sec. 94-203b General Standards/Uses, 94-165 (C-1 Downtown Commercial), 94-166 (C-2 Community Commercial), 94-167 (C-3 Highway Commercial) and 94-3 Definitions. – Clark, Second – Spencer. Vote: For – Clark, Spencer. Opposed – Collins, Nolan. Chair Murphy cast the deciding vote for the Amendments to Chapter 94 Zoning. ***Motion carried 3-2--.***

***Solis Fayetteville*** – Highway 54 E. – Rezoning – Rezoning request for 31.55 acres from R-70 (Single Family Residential) to OI (Office and Institutional) and R-MF-15 (Multi-Family Residential) for construction of 240 garden style apartments and a 12,000 square foot office building. File #18-019. ***Applicant request to table to September 25 meeting. Item removed from agenda.***

## **NEW BUSINESS**

Chair Murphy stated the next project necessitates some legal business, I first need all of the Commissioners to signify by saying no that neither they nor any family member has any financial or property interest in this project.

All Commission members and Chair Murphy responded no.

Also under Georgia Law, any applicant for rezoning who has made any gift, contribution or donation of \$250 dollars or more to any commission member in the past two years must disclose that in advance in writing and anyone who wishes to speak in opposition to the rezoning must also disclose in advance in writing any gift, contribution or donation made to any commission member in the past two years.

Chair Murphy asked staff if there were any disclosures on file.

Staff responded that no disclosure reports had been filed.

Chair Murphy stated with that we would allow staff the presentation of:

***Lee Street Project*** – 240-250 Lee St. – Rezoning request for 1.20 acres currently zoned R-22 (Single Family Residential) to C-1 (Downtown Commercial). File #18-020.

Ms. Brown reported the subject parcel is approximately 1.2 acres and is located in the Main Street Architectural Overlay District. The property is currently zoned R-22 (Single Family Residential). The applicant is proposing to rezone the property to (C-1) Downtown Commercial. The two-unit rental apartment located in the large house would remain, and a microbrewery would be located in a separate structure on the rear of the lot.

The main house (2,170 square feet) would remain a two-unit rental apartment, the ranch house (1,333 square feet) would be demolished, and the garage with upstairs apartment (805 square feet) in the middle of the property would be converted into commercial restrooms. The 1,071 square foot garage located along the north property boundary would be divided in half, with the microbrewery occupying one-half of the space, and the tasting room occupying the remaining space. The conceptual site plan also shows an outdoor beer garden located in the center of the property that would include a fire pit, patio sofas, table and chair seating with umbrellas, and bistro tables. Parking is proposed on the south side of the property, and a privacy fence would be erected along the north and south boundaries of the property.

Should the rezoning be approved, any proposed exterior renovations to any of the buildings located on the property would require review and approval by the Art and Architectural Advisory Committee, and the Planning and Zoning Commission.

State code exempts the distance requirements from public and private schools for manufacturers of beer and consumption on the premises, however the applicant shall be subject to regulation as to distances from churches, schools, and colleges by counties and municipalities.

The proposed microbrewery meets the distance requirement for selling alcoholic beverages within 100 yards of a church facility as there is 563.8 feet from the subject property to Fayetteville First Baptist Church.

Per code section 94-227-Area yard and height requirements in the Main Street Overlay District, the C-1 zoning district has a minimum lot size of 15,000 square feet, no minimum dwelling size, and no front, side or rear building setback requirements. The maximum impervious surface area allowed is 75%. The proposed microbrewery meets these requirements. Per code section 94-315-Buffer Zones. A 30 feet buffer is required between C-1 and R-22 zoned properties. There is no buffer required between C-1 and O&I zoned properties. The conceptual site plan for the microbrewery does not meet the buffer requirements. A buffer variance would be required if the garage structure along the north property boundary was to be used for the microbrewery as currently proposed.

The applicant is proposing two residential and six commercial parking spaces. Although the code does not specifically list microbreweries, parking requirements for microbreweries could be considered under a combination of restaurant and retail. The final parking requirement would be determined at the development plan review level. However, there is room for required parking in the rear of the property. The Future Land Use Map calls for Walkable Mixed Use for this area.

The most compatible zoning to further the goals of the Comprehensive Plan in this area is (C-1) Downtown Commercial. Although the requested C-1 zoning does comply with the Comprehensive Plan and Future Land Use Map for this area, the conceptual site plan for the

proposed microbrewery fails to provide the required buffer zone between the proposed C-1 zoning and the current R-22 zoning for the abutting properties. However, if the abutting residential properties were rezoned to (C-1) in the future (to further the goals of the Comprehensive Plan) there would be no buffer requirements between the properties. This is worth consideration when determining if this rezoning request and proposed use is a good fit for this area.

Also worth consideration is the fact that the property is currently a legal non-conforming use under the current R-22 zoning designation. The current use could remain a legal non-conforming use if the zoning designation is not changed, however, if the rezoning request to (C-1) is approved, the non-conforming use would come into compliance.

Letters of support from the abutting property owners suggest a rezoning to C-1 and the granting of a buffer variance may be appropriate.

Staff recommends approval of the rezoning request with the following conditions.

1. The applicant shall apply for a special exception for the proposed use.
2. The applicant would be required to provide a 30-foot planted buffer per code requirements found in section 94-315-Buffers., and apply for a buffer variance where current constraints would not allow the 30-foot buffer to be planted.

Chair Murphy asked if the applicant was present. The applicant Amanda Poliak addressed the Commission and asked if there were any questions. Director of Economic Development Brian Wismer spoke in favor of the project and urged the Commission's support for the project. Chair Murphy called for public comment. There were no public comment.

Chair Murphy called for commissioner comments. Chair Murphy addressed her concerns about the buffer variance that will be needed. She also addressed the proper documentation needed from property owner. Commissioner Nolan agreed with Chair Murphy's concerns regarding the buffer variance and the selected location of the project.

Chair Murphy called for a motion on the rezoning of 240 and 250 Lee Street.

Motion to make favorable recommendation for the rezoning of 240 and 250 Lee Street to Mayor and City Council with the following conditions:

1. Applicant apply for special exception to allow a microbrewery in C-1 zoning district.
2. Applicant provide a 30-foot planted buffer per code requirements found in section 94-315: Buffers, and apply for a buffer variance where current constraints would not allow the 30-foot buffer to be planted.

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

***Doc's Place*** – Between 204 and 275 Forrest Ave. – Rezoning – Parcel ID(s) – Rezoning request for 16.24 acres currently zoned R-30 (Single Family Residential) to R-THC (Residential

Townhouse Condominium). File #18-025 *Applicant requests to table indefinitely. Item removed from agenda.*

**119 N. Hwy 85 Parkway** – Rezoning – City initiated rezoning of 1.41 acres from C-3 Highway Commercial) to M-1 (Light Manufacturing).

Ms. Prince reported North 85 Parkway, located at the northern portion of the City and intersecting with GA Highway 85, contains a collection of 25 parcels. All but three of the 25 parcels on North 85 Parkway are in the City of Fayetteville. The three that are in the County jurisdiction have all been developed. Development of the parcels along North 85 Parkway started in 1985, with the development of an office building and storage warehouses located at 133 and 119 North 85 Parkway. In 1986, 102 North 85 Parkway – a commercial structure at the north east corner of the intersection of North 85 Parkway and GA Highway 85, and 109 North 85 Parkway were built.

Although North 85 Parkway was always intended to be an industrial park, the next development on the street was the bowling alley at 124 North 85 Parkway, which was developed in 1987. The following year, 105 North 85 Parkway was developed. It is located on the southeast corner of the intersection with GA Highway 85, and is also made up of commercial suites. Development of other parcels along North 85 Parkway happened from the mid 1980's until the early 2000's.

The City of Fayetteville's Comprehensive Plan was adopted in 2017. The Comprehensive Plan includes a number of goals for the City of Fayetteville regarding economic development and land use.

ECONOMIC DEVELOPMENT GOAL THREE: *Business Retention and Expansion*

ECONOMIC DEVELOPMENT GOAL FOUR: *Business Attraction and Recruitment*

LAND USE GOAL ONE: *Improve Property Tax Base Strategies:*

- A. Pursue more Business Park development to accommodate our economic development targets.
- B. Pursue goals of the Economic Development Plan.
- C. Investigate the development of more TAD districts.

LAND USE GOAL FOUR: Develop or redevelop in accordance with the Future Land Use Map/Character Area Descriptions and Map

*Strategies:*

- A. After adoption of the Comprehensive Plan, audit the Official Zoning Map and Zoning Ordinance for consistency with the Comprehensive Plan.
- B. Make amendments to the Official Zoning Map and Zoning Ordinance to encourage and facilitate development and redevelopment in accordance with the Comprehensive Plan.

As part of the Comprehensive Plan implementation, staff began studying the city's industrial parks, beginning with the North 85 Parkway industrial park, as a precursor to city initiated rezonings to implement the Comprehensive Plan (see Land Use Goal Four specifically).

During the course of our study, a prospective buyer for 119 North 85 Parkway scheduled a meeting with staff to discuss the possibility of buying the Gym South building and converting it to a shop for the engineering design and test manufacturing of industrial equipment. Staff indicated to the buyer that the property was being studied for rezoning, along with the rest of North 85 Parkway, but the city initiated rezoning would not take place until all the property owners were contacted.

At this time, staff is recommending rezoning of only 119 North 85 Parkway from C-3 to M-1 for consistency with the Comprehensive Plan and the surrounding properties. Through our communications with the prospective owner of 119 North 85 Parkway, staff has confirmed that this parcel is ready to move forward in the rezoning process. The other North 85 Parkway properties are still being studied and are not yet proposed for rezoning.

Chair Murphy called for public comment. There were no public comments.

Chair Murphy called for commissioner comments. There were no commissioner comments.

Chair Murphy called for a motion on the rezoning of 119 N. Hwy 85 Parkway.

Motion to approve recommendation to Mayor and City Council for city initiated rezoning as presented – Collins, Second –Nolan. ***Approved unanimously.***

***Glynn Hood Plaza*** – 370-400 Hwy 85 N. – Elevation Plan – Parcel ID 0530 114 – Request to change the Spanish tile roofs to a metal standing seam roof. File #18-027.

Ms. Brown reported the 4.06 acre parcel is located at the corner of Highway 85 North and Hood Avenue. The applicant is proposing to remove the aging Spanish tile roof on all five buildings and replace it with a brown metal standing seam roof. The shopping center will remain the current cream color with tan trim. There are no other modifications proposed other than the brown metal roof.

City staff reviewed the request and had no comments for the applicant. Per code section 94-320 Architectural Guidelines, the Fayette Pavilion Shopping Center is considered the building of influence for the Highway 85 North area. The pavilion, along with several other businesses located along the highway corridor have metal standing seam roofs. Although Glynn Hood Plaza appears to be well maintained, the metal standing seam roof will offer an updated look to the shopping center.

Staff recommends approval of the revised elevation to remove the Spanish tile roof and replace it with a brown metal standing seam roof.

Chair Murphy asked if the applicant was present. The applicant, Dave Barber of Marksmen Properties addressed the commission and asked if there were any questions.

Chair Murphy called for public comment. There were no public comments.

Chair Murphy called for commissioner comments. Chair Murphy was impressed with the concept of the proposal and was in favor of endorsing the project. Commissioner Nolan agreed.

Chair Murphy called for a motion on the elevation plan for 370-400 Hwy 85 N.

Motion to approve elevation plan as presented. –Nolan, Second – Collins. ***Approved unanimously.***

***995 Highway 85 N.*** – Preliminary Plat – Parcel ID 0538 002 – Preliminary Plat for 14 acres for commercial retail development. File#18-023.

Mrs. Gardiner reported the applicant is seeking to develop 11 +/- acres of a 35.43 +/- acre tract of property for commercial land use. On March 15, 2018, the City Council approved the rezoning of 14.389 acres of the Satterfield Property from R-22 (Single-Family Residential) to C-3 (Highway Commercial) to develop multiple retail sites. City Council approved the rezoning of the remaining 21.479 acres of the Satterfield Property from R-22 (Single-Family Residential) to R-THC (Residential Townhouse Condominium) for residential development.

Upon initial review, staff found several outstanding comments, listed by department that still needed to be addressed by the applicant, however the applicant has submitted a revised preliminary plat with all of the comments addressed. Staff recommends approval of the preliminary plat.

Chair Murphy asked if the applicant was present. Matt Boone addressed the commission and asked if there were any questions.

Chair Murphy called for public comment. There were no public comments.

Chair Murphy called for commissioner comments.. Commissioner Spencer questioned if all of the engineering comments have been met. Mrs. Gardiner responded yes. The city engineer was satisfied with the revisions.

Chair Murphy called for a motion on the Preliminary Plat for 995 Highway 85 N.

Motion to approve Preliminary Plat as long as all staff conditions have been addressed. – Collins, Second – Spencer. ***Approved unanimously.***

***Chair Murphy recused herself and Vice-Chair Collins took charge of the meeting.***

***Discount Tire Center*** – 995 Hwy 85 N. – Parcel ID 0538 002 - Special Exception for development of a 7,680 square foot Discount Tire store on approximately 1.1 acres in a C-3 zoning district. File #18-021.

Mrs. Gardiner reported the subject property is approximately 1.15 acres and is part of the overall tract of property known as the Satterfield Property. As required by the Zoning Ordinance Section number 94-167 (8) the applicant, Kelly Wagoner, Buckel Design Group, is requesting a Special Exception for the purpose of operating a retail tire business with a motor vehicle garage on a commercial site that will primarily sell tires and wheels. The retailer will also install such products as requested by the customer. The business will consist of a showroom for displays and customer services. Tire and wheel installation will take place inside the building in a six bay garage. Other features of the building will include an inventory and dead tire storage areas. No other automotive services such as oil changes, alignments, breaks or other minor maintenance and repair will be

offered. The business will be open 6 days a week Monday through Saturday, 8:00 a.m. to 6:00 p.m., and employ an average of 8 to 10 employees.

Section 94-12 of the City of Fayetteville Zoning Ordinance, ‘Powers of the Planning and Zoning Commission and Director to allow special exceptions and variances’; Section 2, Standards for review for special exception, states special emphasis shall be placed on the justification for the proposed use at the proposed location and how the proposal relates to and affects neighboring properties.

The applicant’s plan for a retail tire store with a motor vehicle garage would be an additional automobile tire option for the City. The use is consistent with similar types of development in the area. Staff recommends approval of the Special Exception request to allow a motor vehicle garage on a commercial site

Vice Chair Collins asked if the applicant was present. The applicant Kelly Wagoner addressed the commission and asked if there were any questions.

Vice Chair Collins called for public comment. There were no public comments.

Vice Chair Collins called for commissioner comments. Commissioner Nolan questioned if there was a traffic study in progress. Mr. Wagoner responded the traffic study will be produced by Matt Boone. Mr. Boone and Mr. Dan Tucker, the engineer, stated engineering plans with the traffic study will be produced in two to three weeks. Commissioner Nolan disagreed with the recommended course of action and suggested tabling the project until traffic study is reviewed. The applicant replied that the traffic is already there, along Highway 85, that is why the site was chosen. Discount Tire will not cause a significant increase in traffic.

Vice Chair Collins called for a motion on the Discount Tire Center Special Exception for 995 Highway 85 N.

Motion to table Special Exception until September 25 meeting to allow time to review traffic study. Nolan, Second – None. Motion died for lack of a second.

Motion to approve Special Exception to allow motor vehicle repair and /or service facility (Discount Tire Center) in a C-3 zoning district. –Spencer, Second – Clark. Opposed: Nolan. Vote: For – Spencer, Clark, Opposed – Nolan. ***Motion carried 2-1.***

***Chair Murphy returned to council chambers.***

***RaceTrac*** – 995 Hwy 85 N. - Special Exception – Parcel ID 0538 002– Special Exception to allow the use of a convenience store with gasoline and diesel fuel sales in a C-3 zoning district. File #18-022.

Mrs. Gardiner reported the subject property is approximately 2.00+/- acres and is part of the overall tract of property known as the Satterfield Property. As required by the Zoning Ordinance Section number 94-167 (4), the applicant, RaceTrac Petroleum, Inc., is requesting a Special Exception to allow convenience stores, gasoline and diesel fuel sales. The business will include the sale of convenience store items, with self-serve hot food items such as hot dogs, breakfast sandwiches, and pizza, along with hot and cold fountain style beverages, with the intent to sell

fuel. The business will be open 24 hours a day, seven days a week, and employ between 20 and 25 people.

Section 94-12 of the City of Fayetteville Zoning Ordinance, ‘powers of the Planning and Zoning Commission and Director to allow special exceptions and variances’; Section 2, Standards for review for special exception, states special emphasis shall be placed on the justification for the proposed use at the proposed location and how the proposal relates to and affects neighboring properties.

The applicant’s plan for a convenience store with gasoline and diesel fuel sales would be an additional convenience store option for the City. The use is consistent with similar types of development in the area. Staff recommends approval of the Special Exception request to allow a convenience store with gasoline and diesel fuel sales.

Chair Murphy asked if the applicant was present. The applicant, Mr. Michael Mullen and attorney for the applicant Warren Tillery, addressed the Commission and asked if there were any questions.

Chair Murphy called for public comment. There were no public comments.

Chair Murphy called for commissioner comments. Commissioner Nolan stated his comments were the same as for Discount Tire.

Chair Murphy called for a motion on the RaceTrac Special Exception for 995 Highway 85 N.

Motion to approve Special Exception to allow convenience store with gasoline and diesel fuel sales in a C-3 zoning district. – Collins, Second – Spencer. Opposed – Nolan. Vote: For – Collins, Spencer, Clark. Opposed-Nolan. ***Motion carried 3-1***

***Tidal Wave*** – 750 N. Glynn St. – Revised Elevations – Parcel ID 0530025 – Request for approval of modified elevations (as built) elevations do not match the elevations approved by the P&Z Commission in June of 2017. File #17-014.

Ms. Gardiner reported the subject property is located at 750 Glynn Street/Highway 85 North. The property is 1.33 +/- acres. The primary structure, which is a 3,250 sq.ft. building with a single drive through tunnel wash bay, and office and equipment room is nearly complete. Construction of the accessory structures are in progress. The current zoning of the property is C-3 (Highway Commercial).

The applicant, Martie Murphy, submitted revised west elevations that front SR 85. Staff inspected the site and noticed that the west elevations were slightly different from the elevations approved with the site plan in June 2017. The elevations presented in 2017 illustrated at least 12 to 18 inches of brick from the foundation. The current construction reflects about 4 to 6 inches of brick from the foundation to the windows.

The current elevation does not illustrate the amount of brick reflected in the approved plan. However, the elevation includes design elements recommended by staff only with a smaller amount of brick visible from the foundation, instead of being a wall of glass windows, as the initial elevation presented May 2017. Staff recommends approval of the revised elevations. Chair Murphy asked if the applicant was present. The applicant was not present.

Chair Murphy called for public comment. There were no public comments.

Chair Murphy called for Commissioner comments. The Commission questioned why the applicant did not go with what was originally approved.

Chair Murphy called for a motion on the Tidal Wave revised elevations for 750 N. Glynn St.

Motion to deny revised elevations and hold applicant to elevations approved by the P&Z Commission in June 2017. – Clark, Second – Collins, Opposed – Spencer. Vote: For – Clark, Collins, Nolan. Opposed – Spencer. *Motion carried 3-1*

**STAFF REPORTS:**

Tablets for Planning & Zoning Commission: Commissioner Collins asked if there is a way to look at site plans on something larger than the new tablets. Ms. Prince invited the commissioners to visit the Planning and Zoning department at their leisure to view plans.

By Laws: Commissioner Nolan requested that a copy of the By Laws be emailed to the Commissioner's new city email.

**Adjourn:** Chair Murphy called for a motion to Adjourn.

**Motion:** Collins

**Seconded:** Renfroe

**Vote:** Unanimous

*Meeting Adjourned*

Respectfully submitted,

Geneva Walker  
Administrative Assistant