



**PLANNING COMMISSION
MEETING MINUTES
July 25, 2024 at 7:00 PM**

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Joram Kiggundu, Commissioner
Jeff Duncan, Commissioner
Phillip Trocquet, Town Planner

Terry Noble, Commissioner
Brad Matheny, Commissioner
Patrick Stough, Town Attorney

Absent:

Terry Noble, Commissioner

Also Present:

Ciara Willis, Assistant Town Clerk

I. CALL TO ORDER

Chairman Nebergall called the meeting to order at 7:05 p.m.

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Vice-Chairman Matheny.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Duncan, Commissioner Kiggundu.

III. APPROVAL OF MINUTES

1. April 25, 2024

A motion was made to approve the April 25, 2024 minutes.

Motion made by Commissioner Duncan, Seconded by Vice-Chairman Matheny.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Duncan, Commissioner Kiggundu.

IV. PRESENTATIONS & RECOGNITIONS

2. Recognition of Service for Planning Commissioner Scott Bousquet

Chairman Nebergall presented Mr. Scott Bousquet with a certificate for six years of service to the Town of Tyrone Planning Commission. Mr. Bousquet shared that it had

been an honor and privilege to have the opportunity to serve the Town. He also thanked Town staff and members of the Planning Commission.

Chairman Nebergall also welcomed the new Planning Commissioner, Joram Kiggundu.

V. PUBLIC HEARING

VI. NEW BUSINESS

3. Consideration to approve a site plan from applicant Brian Selleck for a 1.46 acre property at address 1500 Senoia Road. **Phillip Trocquet, Community Development**

Mr. Trocquet shared that applicant Brian Selleck had submitted a Site Plan approval for an approximately 10,600 s. f. multi-flex office/highway commercial building. The property included a 1.46-acre tract at property address 1500 Senoia Road. The applicant's submission included a parking plan, a bio-retention area, and a building area.

This petition was consistent with the Town's comprehensive plan and future development map. The property's Future Land Use designation was Commercial Corridor, which encourages high-quality commercial development with higher architectural considerations, particularly for properties near SR-74. He added that this property was not within the Quality Growth Overlay, but some business park elements fell within that district.

He also pointed out that Mr. Selleck had already constructed two additional buildings at the front of the business park. He added that the business park was growing and developing with several new buildings.

Staff recommended approval of this submission with the condition that all remaining minor TRC comments be resolved.

Commissioner Duncan asked if the current renderings were accurate or if they were concept illustrations. Mr. Selleck shared that they were concept renderings, and his architect was working on finalizing the architectural elements of the building. One of the changes included changing the color of the building to a medium/dark gray. The proposed front elevation renderings would consist of brick and painted white.

Commissioner Kiggundu asked what type of business would rent the space. Mr. Selleck replied that an automotive shop was planned. He added that the business next to this proposed business was also an automotive repair shop. He noted that there would be several differences between the two buildings, such as two roll-up doors at the rear of the building instead of on the side. The roll-up doors would not be visible from the street.

Commissioner Kiggundu then inquired about the forthcoming multi-use path next to this location. Mr. Trocquet discussed the multi-use path behind Powers Way that would connect to Sandy Creek High School. A portion of Powers Way would be utilized for the

multi-use path. He stated that Mr. Selleck agreed with not having a second driveway, and his site plan worked well with the proposed multi-use path.

A motion was made to approve the site plan from applicant Brian Selleck for a 1.46 acre property at address 1500 Senoia Road with the condition that all remaining minor TRC comments be resolved.

Motion made by Commissioner Duncan, Seconded by Vice-Chairman Matheny.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Duncan, Commissioner Kiggundu.

VII. STAFF COMMENTS

Mr. Trocquet updated the Planning Commissioners on the progress of several projects in the Town. He stated that the Senoia Road Streetscape project was mainly complete, except for a few punch list items. The brick crosswalk was finished, and a rapid flashing beacon would be installed for pedestrians crossing. He added that the project should be wrapped up in the next few weeks. He then shared that a Request for Proposal (RFP) would be published next week for a permanent pavilion at Shamrock Park. This project was part of the Downtown Master Plan design.

Mr. Trocquet announced that a new Public Works maintenance storage building would be built at Handley Park. The new facility would replace the pole barn behind 945 Senoia Road, which would be larger to accommodate the new equipment purchased. He then stated that a multi-use path project was in the land acquisition phase. The planned multi-use path was outside of GDOT right away and would go from Senoia Road to the Publix shopping center. He also announced that the Arrowood/Palmetto/Spencer roundabout was in the final land acquisition stages. He anticipated construction starting within the next few months.

Mr. Trocquet then updated the Planning Commissioners on several private projects. He shared that staff met with members of Microsoft, and they were in the early stages of predevelopment. He added that he had not expected to hear from them regarding the next steps for a few months. He then shared that he had not heard from East Group Properties LP members in a couple of weeks. This project was planned for the property on the corner of Jenkins Road and Highway 74. He added that permits had been pulled, but a contractor had not been selected.

Mr. Trocquet mentioned the 74-South, LLC project at the front of the cul-de-sac of Powers Way. The buildings were under construction and progressing quickly. He also reported that the Take 5 Car Wash on Highway 74 was under new ownership.

VIII. COMMISSION COMMENTS

Commissioner Duncan asked for an update on the Tyrone Post Office. Mr. Trocquet shared that Mayor Dial issued an update to the Town, which was uploaded on the Town's website. He stated that Mayor Dial spoke with a staff member from a USPS Headquarters regarding the status of the Tyrone Branch Post Office. He added that the USPS had no plans to close the post

office and planned to reopen that location in a few months, pending the outcome of facility inspections.

IX. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Duncan.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Duncan, Commissioner Kiggundu.

The meeting adjourned at 7:27 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk