

TYRONE PLANNING COMMISSION MEETING

MINUTES

January 09, 2025 at 7:00 PM

David Nebergall, Chairman

Brad Matheny, Vice-Chairman

Joram Kiggundu, Commissioner

Phillip Trocquet, Assistant Town Manager

Patrick Stough, Town Attorney

Terry Noble, Commissioner

Jeff Duncan, Commissioner

Ciara Willis, Assistant Town Clerk

Absent:

David Nebergall, Chairman

Also Present:

Billy Campbell, Council Member

I. CALL TO ORDER

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.

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

III. APPOINTMENTS

1. Approval of a Chairman for the Town of Tyrone Planning Commission for year 2025

A motion was made to nominate David Nebergall as the Chairman for the Town of Tyrone Planning Commission for 2025.

Motion made by Commissioner Duncan, Seconded by Commissioner Kiggundu.

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

A motion was made to close the nomination of a Chairman for the Town of Tyrone Planning Commission for 2025.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.

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

2. Approval of a Vice-Chairman for the Town of Tyrone Planning Commission for year 2025

A motion was made to nominate Brad Matheny as the Vice-Chairman for the Town of Tyrone Planning Commission for 2025.

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

A motion was made to close the nomination of a Vice-Chairman for the Town of Tyrone Planning Commission for 2025.

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

IV. APPROVAL OF MINUTES

3. October 24, 2024

A motion was made to approve the October 24, 2024 meeting minutes.

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

V. PUBLIC HEARING

4. Consideration of a Text Amendment from Applicant Brandon Bowen to Section 113-155, Exceptions to Development Standards. **Phillip Trocquet, Community Development**

Mr. Trocquet shared that Mr. Brandon Bowen, representing Georgia Masonry Supply and Oldcastle APG South, Inc. at Shamrock Industrial Park, submitted a text amendment application to the Town in late October 2024. The application sought to amend the Town's height restrictions for industrial uses, citing a perceived deficiency in the current ordinance. Specifically, the amendment would accommodate a 130-foot-tall accessory silo structure at the applicant's facility, which manufactured Sakrete and Amermix bagging products but was not currently allowed under the Town's height regulations.

The current ordinance did not allow for industrial uses exceeding 35 feet.

Mr. Trocquet explained that the text amendment to 113-155, exceptions to development standards to modify structures to exceed the Town's 35' height allowance to include industrial accessory structures with conditions that increase setbacks as the height increases to a maximum of 150' structure height.

Several representatives spoke on behalf of the applicant, Brandon Bowen, who was absent. A comprehensive slide show was presented regarding the company's history and the proposed accessory silo structure.

Commissioner Noble inquired about the proposed structure's environmental impact. A representative for Mr. Bowen stated that there were EPA, EPD, and local requirements.

Commissioner Kiggundu then asked about non-conforming structures that would be grandfathered into the ordinance. Mr. Trocquet stated that this ordinance modification would bring most non-conforming structures into compliance, which was preferable. The proposed language was intended to greatly limit the impact of such taller industrial structures within the Quality Growth Overlay and near residential properties.

Attorney Stough pointed out that this text amendment would apply to all Industrial Zoning classifications such as M-1, M-2, and BTP throughout the Town.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in favor of the item. No one spoke.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in opposition of the item. No one spoke.

Staff recommended approval of the proposed text amendment to section 113-155, exceptions to development standards.

A motion was made to recommend approval of a Text Amendment to Section 113-155, Exceptions to Development Standards with the language proposed by staff.

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

VI. NEW BUSINESS

VII. STAFF COMMENTS

Mr. Trocquet announced that Town offices would be closed tomorrow due to impending weather.

Mr. Trocquet shared that TSW would present the final draft plans of the LCI initiative next week at the January 16th Council meeting.

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7:44 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk