



## PLANNING COMMISSION MINUTES

**April 11, 2024 at 7:00 PM**

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*950 Senoia Road, Tyrone, GA 30290*

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**David Nebergall, Chairman**

**Scott Bousquet, Commissioner**  
**Jeff Duncan, Commissioner**  
**Phillip Trocquet, Asst. Town Manager**

**Terry Noble, Commissioner**  
**Brad Matheny, Vice-Chairman**  
**Patrick Stough, Town Attorney**

Absent:

David Nebergall, Chairman  
Scott Bousquet, Commissioner

### **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. Motion was approved.

### **III. APPROVAL OF MINUTES**

#### **1. March 14th, 2024**

A motion was made to approve the minutes with corrections to the spelling of Commissioner Noble's name.

Motion made by Commissioner Noble, Seconded by Commissioner Duncan. Motion was approved.

#### **2. February 22nd, 2024**

A motion was made to approve the minutes.

Motion made by Commissioner Noble, Seconded by Commissioner Duncan. Motion was approved.

### **IV. PUBLIC HEARING**

## V. NEW BUSINESS

3. *Consideration to approve a revised final plat from applicant 74-South LLC to combine two lots at property address 1400 Senoia Road. **Phillip Trocquet, Community Development***

Mr. Trocquet reminded the Commissioners that the item had come before them previously. He explained that there were revisions to the request. The applicant wished to combine lots at 1400 and 1420 Senoia Rd. He added that there would be included a sanitary easement dedicated to the Town. The applicant would connect to the pump station behind Fire Station #3. He stated that staff recommended approval contingent on any remaining comments from the Technical Review Committee (TRC) be resolved.

A motion was made to approve the revised final plat from applicant 74-South LLC to combine two lots at property address 1400 Senoia Rd.

Motion was made by Commissioner Duncan, Seconded by Commissioner Noble. Motion was approved.

3. *Consideration to approve a revised final plat from applicant Tyler Childs for a lot split at property address 275 Briarwood Road. **Phillip Trocquet, Community Development***

Mr. Trocquet stated that the applicant wished to create an additional lot from their current 23-acre lot to build another home. He added that the lot was zoned AR (Agricultural Residential) and the intent was to create another 3-acre lot. The minimum acre requirement for AR was 3 acres. He added that AR had larger setback requirements and the lot was buildable. He stated that staff recommended approval contingent on any remaining comments from TRC being resolved.

Commissioner Noble inquired if the TRC reviewed the plans. Mr. Trocquet stated that they had, and no substantive change was anticipated. He added that the property was surrounded by some AR, and R-12 zoning. The future destination was listed as Estate Residential which was low density. Commissioner Noble shared that the report listed the property as revised, had it come to the Commission previously. Mr. Trocquet clarified that no, but the plat had been revised.

A motion was made to approve the final plat from Tyler Childs for a lot split at property address 275 Briarwood Rd.

Motion was made by Commissioner Noble, Seconded by Commissioner Duncan. Motion was approved.

## **VI. STAFF COMMENTS**

Mr. Trocquet updated the Commission regarding the forthcoming Phase I, Streetscaping project. The project was located across the street from Kakao Café and would be in front of the Gunnin/Spezzanos/Partners Pizza plaza. There would be a 5 ft. median separating the travel lane from the new multi-use path. There would be a brick crosswalk with a flashing safety beacon. The pilot project would serve as a gateway downtown.

## **VII. COMMISSION COMMENTS**

Commissioner Duncan stated that Vice Chairman did a great job filling in for Chairman Nebergall.

## **VIII. ADJOURNMENT**

A motion was made to adjourn.

Motion was made by Commissioner Duncan, Seconded by Commissioner Noble. Motion was approved. The meeting adjourned at 7:12 p.m.

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Brad Matheny, Vice-Chairman

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Phillip Trocquet, Asst. Town Manager