

**Town of Tyrone**  
**Planning Commission Meeting Minutes**  
**July 14<sup>th</sup>, 2022**  
**7:00 PM**

**Present:**

Chairman, David Nebergall

Vice-Chairman, Dia Hunter

Commission Member, Scott Bousquet

Commission Member, Jeff Duncan

Town Attorney, Patrick Stough

Assistant Town Manager, Phillip Trocquet

**Absent:**

Commission Member, Carl Schouw

**Call to Order:**

Chairman Nebergall called the meeting to order at 7:00 pm. The meeting was also available via YouTube Live.

**Approval of Agenda:**

Commissioner Duncan made a motion to approve the agenda. Motion was seconded by Commissioner Bousquet. Motion passed 3-0.

**Approval of Minutes:**

1. Commissioner Duncan made a motion to approve the minutes with conditions from May 12<sup>th</sup>, 2022. Motion was seconded with conditions by Chairman Nebergall. Motion passed 4-0.

**New Business:**

2. Consideration of a lot split final plat from Scanlon Engineering on behalf of Better Way Ministries. **Phillip Trocquet, Asst. Town Manager**

Mr. Trocquet stated that applicant Better Way had submitted a final plat to split 1862 SR-74 into two separate lots. He said that they are associated with New City Church and were planning to use the land as a new church for New City Church on the southern portion of the split lot. The Town's technical review committee (TRC) had substantively completed its review of this proposal.

Mr. Trocquet said that it was staff's determination that the proposed plat be approved with the following conditions:

1. Any outstanding minor TRC comments be resolved.
2. Any non-conforming structures be demolished before official signing and recording of the plat.

He said that the proposed lot configuration was consistent with the Future Development Map which would place this property within the Community Gateway Character area which encourages high traffic management, architectural, and landscaping standards. Staff had received GDOT preliminary approval of a curb cut along SR-74 which was requested as part of a previous review. Such preliminary approval does satisfy staff's concerns regarding access management.

Mr. Trocquet noted that the plat proposed shared access for both lots. He also noted that the existing zoning was agricultural residential and would remain that way. He said that the existing land use was vacant, to the north and south it was office institutional, to the east it was unincorporated residential property and to the west was Rivercrest subdivision, which was zoned conditional duplex residential. He said that the property was 15 acres, and the plat was consistent with the Town's zoning and subdivision regulations.

Commissioner Bousquet asked if there would any issues with what they were proposing for the north lot, given the existing zoning classification.

Mr. Trocquet stated that the ultimate intention of Better Way was to put offices on the northern lot, but as the current zoning does not allow that, so they would have to rezone that property. He noted that for the purposes of a lot split, the split is consistent with zoning ordinances. He said that even though it is zoned agricultural residential, churches can go into that zoning on the southern lot if they meet certain conditions.

Chairman Nebergall asked about the applicant's application with GDOT for the curb cut. Mr. Trocquet noted that they had not yet received full approval, but with their site plan review they would have to show proof of a permit from GDOT.

Mr. Trocquet then pulled up the tax map and took a look at Laurelmont Drive. He said that there was a reserve strip there that was owned by the Rivercrest Homeowners Association. He said that it was there to prohibit other access to Laurelmont. He said he did not know how it was approved back in the day since the ordinance now prohibits reserve strips, as they end up privatizing public roads. He said that the town would prefer that the applicant get an easement from the homeowners association so that a preexisting curb cut could be used, especially since that is a signalized intersection. Ultimately, would be up to the private property owners to come to an agreement with that.

He said that GDOT has given no indication that a church in that location would be detrimental to traffic flow, and that if GDOT was not concerned, then the Town wasn't either.

Vice Chairman Hunter asked for clarification on the buffers in that area. Mr. Trocquet said that the church would incur a 50-foot buffer.

Vice Chairman Hunter made a motion to approve the plat with the two recommendations from staff. Seconded by Commissioner Duncan. Motion passed 4-0.

### **Staff Comments**

Mr. Trocquet noted that he had taken a new role with the Town and he was now the Assistant Town Manager. Commissioner Bousquet asked if he had gotten any additional resources to assist him in his new role. Mr. Trocquet said that the Community Development department does now share a new vehicle.

## **Commission Comments**

Vice Chairman Hunter asked about the Downtown Development Authority (DDA). Mr. Trocquet said that there was a SPLOST referendum coming up in 2023 and that there was an advisory committee formed to filter down proposed projects. He said that there were also several projects in place for this fiscal year. A crosswalk would be put in from Town Hall to Shamrock Park. All crosswalks downtown would be upgraded as well. Streetscaping was planned for the area near Spezzanos and Partners Pizza. The new playground in Shamrock Park should be installed by the beginning of August. Golf cart path improvements were also planned.

Commissioner Duncan asked about the traffic circle at the Palmetto Road/Spencer Road intersection. Mr. Trocquet stated that they were in the beginning of the land acquisition process, and that would most likely begin this fiscal year.

Chairman Nebergall asked about the cart path from Senoia Road to Maple Shade. Mr. Trocquet said that that area was part of the preliminary SPLOST list. There was also a four way stop planned in that area at the Rockwood Road, Crabapple Road, and Senoia Road intersection.

Commissioner Duncan asked about the rezoning request for 458 Senoia Road. Mr. Trocquet stated that Town Council partially approved the zoning request and that the applicant's next step would be to submit a site plan for the property.

Commissioner Bousquet asked about more cart path connections to Peachtree City.

Vice Chairman Hunter asked about the rezoning application at Jenkins Road. Mr. Trocquet stated that the DRI was wrapping up and an application would hopefully be before Planning Commission soon.

Commissioner Duncan asked about the intersection at HWY 85 and HWY 74. Mr. Trocquet said that the estimated completed date was to be 2027, but that he would have to double check on other details.

Vice Chairman asked about the Red Door building. Mr. Trocquet said that the applicant had just submitted an application, and it should be in front of them soon.

## **Adjournment**

Meeting ended at 7:41pm.

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Chairman David Nebergall

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Phillip Trocquet, Asst. Town Manager