



PLANNING DATE 05/12/2022
COUNCIL DATE NA

P&Z STAFF REPORT

PREPARED BY:

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DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 05122022	Trevor Stubbs, Gemm LLC	Parcel 0726 041, St. Stephens Ct.

SUMMARY & HISTORY

Applicant Trevor Stubbs has submitted an application for site plan approval, landscape plan approval, and architectural approval for parcel 0726 041. Staff has reviewed the proposed site plan and landscape plan for consistency with Town ordinances and traffic flow. The property is small in accommodating the proposed use, but an extended traffic queue and contribution to the Town's Tree bank were incorporated into the design of the site. Although a berm is not shown on the landscape plan, staff has determined the level of landscaping will adequately screen the use and meet the goals of the Quality Growth Overlay. The architectural facade seems to meet the 80% premium material requirement of the overlay. Staff does recommend that the brick veneer remain a natural red or red/brown brick color in continuity with surrounding building; gray is not a primary color used in buildings along the corridor.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
C-2	N/A	Vacant/Undeveloped	North: C-2 South: C-2 East: C-2 West: C-2	N/A	14.62

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Commercial Corridor Character area which allows C-2 zoning and uses therein as well as promotes a high standard of architectural and landscaping requirements. Staff recommends that the primary color of the structure be red or red/brown brick consistent with all other structures on the corridor. Blue accents could be permitted although earth tones are highly recommended.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

Based on Technical Review Committee and staff reviews, this site plan and landscape plan are compatible with Town ordinances. Staff recommends that the primary color of the structure be red or red/brown brick consistent with all other structures on the corridor. Blue accents could be permitted although earth tones are highly recommended.