

Town of Tyrone
Planning Commission Meeting Minutes
08/10/2023
7:00PM

Present:

Chairman, David Nebergall
Vice Chairman, Carl Schouw
Commission Member, Jeff Duncan
Commission Member, Scott Bousquet
Commission Member, Brad Matheny

Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Absent:

I. Call to Order:

Chairman Nebergall called the meeting to order at 7:00 pm.

II. Approval of Agenda:

Commissioner Duncan made a motion to approve the agenda.
Commissioner Schouw seconded the motion. Motion was approved 5-0.

III. Approval of May 25th, 2023, Minutes

Vice-Chairman Schouw made a motion to delay approval of the minutes to the Planning Commission's next available meeting. Chairman Nebergall seconded the motion. Motion carried 5-0.

IV. Public Hearing:

V. New Business:

1. *Consideration of a preliminary plat from applicant Richard Ferry on behalf of owner, Brent Holdings, to consolidate parcels 0727062, 0738035, 0738038, 0738146, and 0738037. **Phillip Trocquet, Town Planner***

Mr. Trocquet informed everyone that the re-plat had been initiated for the purposes of consolidating the parcels into a single tract, Parcel A which was approximately 52 acres, west of Valleywood Road, and into a single tract, Parcel B which consisted of two tracts, on the east side of Valleywood Road. A remaining tract, Parcel C is proposed to exist as-is.

Since the properties had various zoning classifications between them, staff was recommending they be approved as a preliminary plat conditioned upon the properties assuming a shared zoning classification for 'Parcel A'. Since the 'Parcel B' properties currently share a zoning classification, they can be consolidated as proposed. He added that it was the applicant's stated intent to eventually seek TCMU zoning which required a contiguous single-zoned parcel in order for a complete application due to the need for a conceptual development plan and plat associated with district requirements.

Mr. Trocquet shared that it was staff's determination that the plat proposal for Parcel A should be approved only with a condition that the properties be re-zoned to a shared zoning classification within 180 days of the meeting and upon final the Technical Review Committee (TRC) comments being resolved. Parcels B and C were recommended for approval conditioned upon final TRC comments being resolved. He added that the petition was consistent with the Town's Comprehensive Plan and Future Development strategy. He stated that the property fell within the Commercial Corridor Character area and also the In-Town Residential Character Area which encouraged high architectural and landscaping standards, the more restrictive requirements of the two would apply.

Mr. Trocquet informed the Commission regarding the zoning ordinance compatibility and impact assessment. He stated that in order for the petition to be fully compatible with the Town's zoning ordinance, all of the land should match in zoning classification. He added that the applicant had submitted a petition that could be consistent with O-I or C-1 development regulations if all properties were matched in zoning. It was for that reason; staff recommended the preliminary plat to be accepted conditioned upon the owner seeking rezoning for each of the properties to a common zoning classification within 180 days.

Chairman Nebergall inquired about the process by which the plats would be presented. Mr. Trocquet shared that it would be two separate plats, one consolidated for tract A and the consolidation for tract B, tract C existing. He added that for tract A, staff recommended for conditions were upon TRC comments being resolved and for rezoning to be a common classification within 180 days. For parcel B, staff recommended approval conditioned upon TRC comments being resolved. Chairman Nebergall indicated concern regarding parcel C being less than one acre. Mr. Trocquet stated that there would be no change to parcel C.

A question was asked regarding the intent of the property. Mr. Trocquet stated that the applicant came to staff a while back and it was then part of a Pulte development. He believed that the applicant wished to create In-Town residential development which would consist of single-family or town-home development. He added that the development would be conditioned on the properties being connected to the downtown area across the railroad tracks.

Commissioner Bousquet asked for clarification regarding the properties that would align with Hwy 74. Mr. Trocquet stated that the applicant was not proposing a rezoning change, they were already zoned community commercial. Mr. Trocquet stated that yes, that would be something

staff would be looking for. They would also need to provide the Town with a traffic analysis. Multiuse connectivity throughout the development along with connectivity to the Town's path would be a requirement.

Commissioner Bouquet inquired about the applicant returning for the rezoning application. Mr. Trocquet stated that they would need to return to the Planning Commissioner two more times for two zoning approvals, along with a final plat approval. Chairman Nebergall clarified that item 2 was only for parcel A.

A motion was made to approve parcel A with the staff conditions. The motion was made by Commissioner Duncan. The motion was seconded by Commissioner Bousquet. The motion was approved 5-0.

3. *Consideration of a preliminary plat from applicant Richard Ferry on behalf of owner, Brent Holdings, to consolidate parcels 0727041 & 0727073. **Phillip Trocquet, Town Planner***

A motion was made to consolidate parcels 07247041 & 0727073. The motion was made by Vice Chairman Schouw. The motion was seconded by Commissioner Bousquet. The motion was approved 5-0

VI. Staff Comments

1. Highway 74 Overlay Council-Requested Update. **Phillip Trocquet, Town Planner**

Mr. Trocquet informed everyone that Council met on the item and requested an amendment to the Highway 74 Quality Growth Overlay District. He added that after approval of recent development, Council wished to look further into the development strategy of business technology parks as it pertained to the architectural and landscaping standards. He stated that currently, the architectural standard of Class A materials was 70% which was not feasible for a lot of those types of developments. 70% of brick, brick veneer, and glass were a hefty requirement for very large buildings. The development that was before Council proposed 30% Class A material and 70% Class B. Council then approached staff regarding the request to change the development standard. He added that before the Commission was the change delineated by structure type. He stated that based on staff's research of a 100,000-square-foot building and below, the recommendation was that there be no less than 70% Class A materials be used. Smaller buildings would be required to adhere to the existing standards of 70% Class A, and 30% Class B materials being used. Construction of buildings over 100,000 square feet the percentages would be flipped to 30% Class A, and 70% Class B materials would be required. He added that the requirements included no long flat walls, there had to be an architectural element every 20 feet. He added that there were also requirements for the screening of HVAC equipment.

He informed the Commissioners that there would be upcoming public hearings on the matter. He added that if they had any additional comments, he would present them to Council.

VII. Commission Comments

Commissioner Duncan commented on the rain garden in front of Town Hall and shared that it looked great, it's how it should look and the weeping willow was a nice touch. He added that future developers, especially the technology park folks should mirror what we have. Mr. Trocquet stated that the technology park would have an acre and more bioretention areas. He thanked Ms. Devon Bouillon for requiring them to meet all of the environmental standards. He added that the developer would also replant and add many trees to that development, along with contributing to the Town's tree bank. Chairman Nebergall asked if they had begun the project. Mr. Trocquet stated that they were waiting on the Environmental Protection Division to release stream credits. Until those credits are released, no work would commence. Vice-Commissioner Schouw asked for more clarity and how often the credits were issued. Mr. Trocquet informed everyone that the Army Corps of Engineers were the regulator and it was mentioned that the credits would be available three months after the beginning of the process, it has been well over that timeframe. He believed that it could be from the fact that Trilith and the new Data Center in Fayetteville purchased more credits than anticipated.

Chairman Nebergall mentioned that there was no cart path near the Dogwood Trail/Senoia Road intersection, he was noticing more and more golf carts traveling on Senoia Road. He asked Mr. Trocquet if there were any future plans for connectivity for paths along that area. Mr. Trocquet stated that the future SPLOST plan indicated a connection in that area, however, the biggest prohibitor would be the CSX railway. He mentioned that another path served the same purpose. Another plan was to connect the Tullamore subdivision to Greencastle Road, which would connect to the Maple Shade cart path system. The plan was to connect the two with a pedestrian/cart crossing on Dogwood Trail. He added that Tullamore also connected to the subdivision to the north, then all the way to Crestwood Road which would be repaved and adding a cart path. He stated that the route would offer a safer railroad crossing. These connectors would be an option while working through the details with CSX, which could take years to iron out if CSX was interested. Chairman Nebergall asked what could be done in the meantime to keep everyone safe on Senoia Road from the car traffic. Mr. Trocquet shared that the police department was very aware of the situation.

Commissioner Duncan inquired about the Tullamore connection regarding that area of the road. Mr. Trocquet stated that the section in mind was an easement that needed to be acquired from the property owners. More research would take place along with communication with the property owners and added that the project would be a 2024 project.

Commissioner Duncan complimented the new Pickleball courts and added that they were first class.

Chairman Nebergall welcomed Mr. Matheny the new Planning Commission Member.

VIII. Adjournment

A motion was made to adjourn. Commissioner Duncan made a motion to adjourn. The motion was approved 5-0. The meeting adjourned at 7:26 pm.

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager