

Town of Tyrone
Planning Commission Meeting Minutes
August 25th, 2022
7:00 PM

Present:

Chairman, David Nebergall

Vice-Chairman, Dia Hunter

Commission Member, Carl Schouw

Commission Member, Jeff Duncan

Commission Member, Scott Bousquet

Town Attorney, Patrick Stough

Assistant Town Manager, Phillip Trocquet

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:

Vice Chairman Hunter made a motion to approve the agenda with the change that the July 28, 2022 Minutes be placed under III. Approval of Minutes section. Commissioner Duncan seconded the motion. Motion passed 5-0.

Approval of Minutes:

Commissioner Schouw made a motion to approve the agenda with a modification to page 8. Motion was seconded by Vice-Chairman Hunter. Motion passed 5-0.

Public Hearing:

New Business:

1. Consideration to approve a site plan for 859 Senoia Road for owner Edgar Townsel. **Phillip Trocquet, Community Development**

Mr. Edgar Townsel has submitted an application for site plan approval for 859 Senoia Road.

Mr. Townsel's property was involved in a fire back in January in which the entire building was burned down. Most people know the building as the Red Door Consignment building. As such, Mr. Townsel is applying to reconstruct his pre-existing building with minor modifications. Being a preexisting construction and rebuild as a result of an addition of no more than 5,000 s.f. of impervious surface is proposed, town ordinances do not require full stormwater management standards. If it were new, he would be required to comply. The previous building was situated slightly within the Town's Right of Way by approximately 5 feet. Mr. Townsel is proposing that this structure be shifted out of the Right of Way. TRC members have issued approval of this site plan. Staff recommends approval of this site plan with the condition that any remaining minor TRC comments be resolved. He added that they were waiting on something small from Fayette County Environmental Health.

He added that the petition was consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Town Center Character area which promotes street-facing commercial and mixed use. Mr. Townsel did plan to reconstruct his previous building as close to what was originally there as possible which provided on-street walkable retail to this area. He added that the new reconstruction will need to comply with the Town's new architectural and design guidelines. Mr. Trocquet shared that he did not perform an assessment noting if the previous building did comply. One requirement would be to have a covered entryway. The plans seemed to fit the current architectural requirements.

Mr. Trocquet shared that according to the compatibility with the zoning ordinance requirements, the site did meet the requirements. With the new changes to the ordinance there are zero lot lines within that zoning category. He added that changes to the parking requirements allowed a 20% parking reduction, there was additional public parking within the downtown area, including next door to the property. He shared that Mr. Townsel did increase his on-site parking spaces. As part of the Stormwater Management, the landscape plan was consistent with the Town's ordinances. He stated that staff recommended approval with the condition that all outstanding TRC comments be resolved.

Commissioner Hunter inquired about applicant tapping into sewer. Mr. Trocquet shared that the closed tap would be on the corner of Senoia Road and Castlewood Road. It could be cost prohibitive, he could however, tap in behind Caboose Lane, but it was a longer way to construct the infrastructure. Currently the applicant would utilize the septic system already in place.

Commissioner Bousquet inquired about having the lines "sewer ready" for the business if he wished to tie into sewer. Mr. Trocquet stated that if the sewer were extended to some of the properties south of Castlewood road, it would be part of a phase II expansion downtown and would be an easy process if nearby. Vice-Chairman Hunter stated that it would be more essential for a restaurant to have sewer.

Commissioner Bousquet inquired about the applicant's request to move the building an additional 5 ft. out of the right-of-way, how did that relate to the Downtown Streetscaping plan. Mr. Trocquet stated that the plan was for streetscaping to remain with the right-of-way which would not affect the construction of the building at the property line. Mr. Townsel would have some potential for streetscaping as Senoia Road has a wide right-of-way. The Town may convert some of the parking to parallel parking in order to save space and increase safety. Commissioner Bousquet shared that he understood the streetscaping plan to be implemented in phases. Would his property be within

the first phase? Mr. Trocquet stated that his area of town would be at a later phase of the project. The first phase would be from the Tyrone Road four-way to Castlewood Road. Commissioner Bousquet stated that it would be in line with the sewer expansion. Mr. Trocquet added that yes, it would be additional incentive for new development.

Commissioner Schouw inquired about the current parking at that location. Mr. Trocquet stated that the current parking was within Town right-of-way, but that if parallel parking were installed, it would not necessarily mean a reduction in overall parking; the parking would just be spread to a larger area and likely located on both sides of the street consistent with streetscaping plans.

Chairman Nebergall called for a motion.

Commissioner Duncan made a motion to approve the site plan with the condition that all TRC comments be resolved.

Vice-Chairman Hunter seconded the motion, motion carried 5-0.

Staff Comments

Mr. Trocquet mentioned the last of the “First Friday” events scheduled featuring the Vintage Vixens band.

Commissioner Duncan inquired about the schedule of the East Group project approved at the last meeting. Mr. Trocquet gave an update and mentioned that the site plan would appear before Planning Commission for approval as well. He discussed the traffic circulation plan for the project as well as some of the traffic comments mentioned in the DRI.

Commissioner Schouw asked if the median cut would be signalized. Mr. Trocquet responded that it is not proposed to be signalized and that GDOT did not recommend that a signal be installed as part of their review.

Commissioner Bousquet asked about the recently approved car wash site plan and the ‘old Sonic’ property. Mr. Trocquet stated that the car wash was approved and that staff was awaiting construction plans. The Old Sonic was currently under contract, but Mr. Trocquet did not know the intentions of the buyer; ongoing code enforcement violations were still outstanding on the property.

Commission Comments

No commission comments.

Adjournment

Commissioner Duncan made a motion to adjourn. Commissioner Schouw seconded.

Meeting adjourned at 7:30pm.,

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager