

**Town of Tyrone
Planning Commission Meeting Minutes
February 09, 2023
7:00PM**

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Scott Bousquet

Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Absent:

Commission Member, Jeff Duncan

Call to Order:

Commission Chair, Nebergall called the meeting to order at 7:00 pm.

Approval of Agenda:

Commissioner Schouw made a motion to approve the agenda.
Vice-Chairman Hunter seconded the motion. Motion was approved 4-0.

Approval of January 26, 2023 Minutes

Vice-Chairman Hunter made a motion to table the January 26, 2023 minutes to the next Planning Commission meeting.
Commissioner Bousquet seconded the motion. Motion carried 4-0.

Approval of December 8th, 2022 Minutes

Chairman Nebergall made a motion to approve the December 8th, 2022 minutes with the condition to correct a noted grammatical change to pages 6 and 1.
Commissioner Schouw seconded the motion. Motion carried 4-0

Public Hearing:

1. *Consideration of a text amendment to section 113-191 of Article V of the Zoning Ordinance regarding the Quality Growth Development District Special Requirements. Phillip Trocquet, Community Development*

Mr. Trocquet presented the item. He stated that One of the major text amendments called for in the Comprehensive Plan was to bolster the SR-74 Quality Growth District Overlay. This overlay calls for higher architectural and landscaping standards but was found to be missing elements called for by citizens and Council.

Although higher architectural and landscaping requirements are part of the current overlay, there is not much specific direction on each. This amendment specifies landscaping requirements much more specifically and expands the buffer from 20' to 50'; planting requirements are specified by quantity and size as well as other specific requirements. Architectural standards have been slightly modified to accommodate more class A building materials as well as specified percentage ratios achievable by the type of developments the Town is seeking to attract. This also includes screening and exterior storage requirements. Traffic management has been one of the top requirements associated with the SR-74 corridor. In an effort to reduce the impact of any new economic development projects along SR-74, the overlay district is being modified with a special traffic management area requirement for all properties on the east side of SR-74. This required road connection will act as a service road for all business traffic as the area develops. Staff recommended approval of the item.

Chairman Nebergall opened the public hearing for all those in favor of the item. No one spoke. Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for those in opposition to the item. No one spoke. Chairman Nebergall closed the public hearing for those in opposition.

Commissioner Bousquet asked what the major standards were altered in this amendment regarding landscaping. Mr. Trocquet stated that one of the major changes was encouraging preexisting tree coverage and dense forestry to count towards landscaping requirements. He also noted the percentage of class A materials allowed in the overall.

Commissioner Schouw asked if the 8-10 trees per 100 square feet could be modified to just be 8 or 10 to remove ambiguity.

Commissioner Schouw made a motion to approve the text amendment with the condition that the tree density provision simply reflect 10 trees instead of a range of 8-10 trees. Vice-Chairman Hunter seconded the motion. Motion passed 4-0.

2. *Consideration of a text amendment to section 113 of Article V of the Zoning Ordinance regarding district regulations to create a Business Technology Park (BTP) zoning classification. Phillip Trocquet, Community Development*

Mr. Trocquet presented the item. He stated that the Comprehensive Plan has made mention of attracting quality economic development projects to the Town of Tyrone, specifically on the northern portion of the SR-74 corridor. Subsequent Council retreats and public input

sessions associated with the comprehensive plan update confirmed this desire and noted that the zoning ordinance should be modified to better accommodate this vision and desire.

He continued that after performing research and coordinating with entities such as the Fayette County Development Authority, staff has formulated a Business Technology Park(BTP) zoning classification intended on accommodating quality economic development projects to Tyrone in an effort to bolster the local economy and job market. The difference between this district and the M-1 or M-2 district is that it more accurately reflects citizen desires for the northern corridor of SR-74 as well as the unincorporated county's future development strategy in hopes to ease the annexation process. Many of the uses intended for this district are light assembly, manufacturing, production, and fabrication as well as industries focused on medical, technology, and research facility expansion. Ancillary support uses are allowed as well. Uses such as outdoor storage facilities, exclusive warehousing & distribution facilities, trucking establishments, heavy manufacturing not housed within a building, heavy material dealers and mining operations are not intended for this district. This district is meant to operate in tandem with the Town's Quality Growth Overlay district for SR-74 which helps guide architecture, landscaping, and transportation to a high standard. Staff recommended approval of the item.

Chairman Nebergall opened the public hearing for all those in favor of the item. No one spoke. Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for those in opposition to the item. No one spoke. Chairman Nebergall closed the public hearing for those in opposition.

Commissioner Bousquet asked about the gross floor area dedicated to warehousing and distribution. Mr. Trocquet mentioned the conditions in Article 5 and how this ordinance had those conditions at the zoning district itself.

Commissioner Schouw asked about the height limitation and how it was different from other zoning classifications. Mr. Trocquet noted that the height limitation in other districts varies between 35'-40'. Vice-Chairman Hunter noted that this height difference was different and what other measures were in place to adjust the larger scale of the buildings. Mr. Trocquet mentioned that larger front-yard setbacks that push the building further from the road can help with scale. Vice-Chairman Hunter stated that he had a concern that berms and setbacks may not be enough to address the scale. Commissioner Schouw confirmed that he had similar sentiments. There was continued planning commission discussion about the impact of the increased height allowance and the berms at Trilith development in Fayetteville. Mr. Trocquet then explained the height allowance ordinance for movie studios in the Town and how setbacks are increased for every foot of building height over 35 feet.

There was continued discussion on how to apply similar regulations to the BTP ordinance. Commissioner Schouw made a motion to approve the BTP ordinance with the following conditional change to the height limitation: The front setback shall be increased 2 feet for every one foot of building height over 35 feet to a maximum building height of 50 feet; or an earthen berm shall be constructed one foot high for every one foot of building height over 35 feet to a maximum building height of 50 feet; or any combination thereof. The side or rear yard setback shall be increased 5 feet for every one foot of building height over 35 feet to a maximum building height of 5 feet.

Vice-Chairman Hunter seconded the motion. Motion passed 4-0.

3. *Consideration of a text amendment to section 113-128 of Article V of the Zoning Ordinance regarding the Downtown Commercial (C-1) zoning district. **Phillip Trocquet, Community Development***

Mr. Trocquet presented the item stating that the Downtown Commercial zoning classification may have, at one point in time, been relegated to the downtown district exclusively, but over time has been used as a light commercial alternative between O-1 and C-2 (Highway Commercial) across all corners of the Town. Given our latest focus on the Town Center (Downtown) district, this has caused some confusion amongst citizens and rezoning applicants as well as business owners. He continued that in an effort to reduce confusion, staff recommends a minor update to this district that re-titles it to Community Commercial while retaining the C-1 shorthand classification. It is staff's opinion that this name better reflects the application of the zoning district as it has evolved across Town and reduces confusion when discussing zoning matters. Staff recommended approval of this item.

Chairman Nebergall opened the public hearing for all those in favor of the item. No one spoke. Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for those in opposition to the item. No one spoke. Chairman Nebergall closed the public hearing for those in opposition.

Chairman Nebergall wanted to make sure that this did not affect the Downtown Overlay. Mr. Trocquet responded that the overlay district would not change and the properties zoned C-1 within the downtown area. Vice-Chairman Hunter asked if C-2 would be affected in any way due to this change. Mr. Trocquet responded that it would not.

Commissioner Schouw made a motion approve the item. Commissioner Bousquet seconded the motion. Motion passed 4-0.

New Business

1. *Consideration of a revised final plat from applicant Richard Ferry to consolidate parcels 0738140, 0738156, 0738155, 0738166, 0738134, & 0738132 into an approximately 32.95 acre tract. **Phillip Trocquet, Community Development***

Mr. Trocquet presented the item. He stated that his staff report would cover the last two items. He continued that Applicant Richard Ferry on behalf of owner Clarendon Place LLC. Has applied to consolidate two collections of parcels: Tract A north of Palmetto Road would consolidate parcels 0738140, 0738156, 0738155, 0738166, 0738134, & 0738132 into an approximately 32.95 acre tract. Tract B south of Palmetto Rd. would consolidate parcels 0738160, 0738158, 0738159, 0738166, & 0738133 into an approximately 21.89 acre tract. The stated intent for this re-plat is to prepare the two properties for rezoning

He continued that the petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Town Center District Future Development

Character area which promotes pedestrian-oriented mixed-use development and zoning. Buildings are encouraged to be located along the street which is not the case currently, however, any new proposals for development including new building structures should follow the requirements in the ordinance and comprehensive plan. Such site plans and building elevations will need to be approved by the Planning Commission. Staff recommended approval of this item.

Commissioner Schouw asked if the applicant knew what zoning he was looking to apply for. The applicant, Mr. Richard Ferry, approached the podium and stated that his company purchased the property about 5 years ago with the intention of finishing the preexisting buildings on the property, but that venture did not pan out as office uses are just not in demand any longer. He stated that their new long-term goal is to develop the property as residential.

Vice-Chairman Hunter made a motion to approve the item, Commissioner Bousquet seconded the item. Motion passed 4-0.

2. *Consideration of a revised final plat from applicant Richard Ferry to consolidate parcels 0738160, 0738158, 0738159, 0738166, & 0738133 into an approximately 21.89 acre tract. Phillip Trocquet, Community Development*

Vice-Chairman Hunter inquired about access to these properties given the new roundabout going at the intersection and the frontage of the multiple roads. Mr. Trocquet stated that nodal connectivity that avoided cul-de-sacs was the goal of this area in the Town Center District and that the roundabout plans were at 60% giving the developer enough information to design around the new location.

Commissioner Shouw made a motion to approve the item, Commissioner Bousquet seconded the item. Motion passed 4-0.

Staff Comments

Commission Comments

Adjournment

Chairman Nebergall made a motion to adjourn. Commissioner Schouw seconded the motion

The meeting adjourned at 7:58pm.

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager