



PLANNING COMMISSION MEETING

October 12, 2023 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Brad Matheny, Commissioner
Jeff Duncan, Commissioner
Phillip Trocquet, Town Planner

Carl Schouw, Vice-Chairman
Scott Bousquet, Commissioner
Patrick Stough, Town Attorney

AGENDA

Social Distancing will be observed, and seating is limited. The meeting can be accessed live at www.tyrone.org/youtube. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyrone.org).

I. CALL TO ORDER

Meeting was called to order at 7:00pm

II. APPROVAL OF AGENDA

Vice-Chairman Schouw made a motion to approve the agenda. Commissioner Matheny seconded the motion. Motion carried 4-0.

III. APPROVAL OF MINUTES

1. September 14, 2023

Vice-Chairman Schouw made a motion to approve the minutes. Commissioner Duncan seconded the motion. Motion carried 4-0.

IV. PUBLIC HEARING

V. NEW BUSINESS

2. Development and Natural Resource/Stormwater Management Presentation. **Devon Boullion, Environmental Specialist**

Mr. Trocquet introduced the item and stated that the presentation could be found at the following link: <https://storymaps.arcgis.com/stories/bea2f5533cc54e25ad246b691faf803e>. Mr. Trocquet then gave an overview of the presentation and introduced Ms. Boullion, the Town's Environmental Specialist.

Ms. Boullion began her presentation and noted that Land Development, Sustainability, and Conservation in Tyrone is an integral part of the Town's development style and ordinance. She stated the purpose of the presentation as an annual public involvement activity required by the State, but intended to be community-focused on sharing technical perspectives on stormwater management from staff.

Ms. Boullion continued that Tyrone has much development potential making the conversation relevant and noting that proper environmental management allows Tyrone to retain its 'small-town' feel in a sustainable way. She stated that the goals of the project were as follows: to initiate local dialogue, be proactive, not be reactive, and not be inactive when it comes to environmental and stormwater management.

She posed a few questions related to the role of conservation in sustainable development, how natural resource conservation plays a role in promoting community development goals, and how the use of green infrastructure and low-impact development can help the town achieve its desired development pattern.

Ms. Boullion gave an overview of citizen's public comments from the Comprehensive Plan noting that 99% of residents reported a high-quality of life and a strong desire for 'well-planned' growth that values greenspace. She continued that deliberate, sustainable land development can play a major role in maintaining the Town's unique character and high quality of life as Tyrone is currently less developed than many neighboring metro-Atlanta municipalities. She stated that While open spaces are considered "developed" per the land cover map, many negative impacts to water quality and wildlife habitats are associated with impervious areas, especially directly connected impervious areas or effective impervious areas (EIAs), in our local watersheds.

Ms. Boullion discussed impervious surface impacts stating that Increased impervious area in a watershed, especially increased effective impervious area, can have the following impacts (even if the stormwater runoff is detained in a detention pond): Wildlife habitat degradation, Increased waterway temperatures (lower dissolved oxygen), Increased pollutant runoff to streams, Alterations to natural water cycle and watershed hydrology, Reduced groundwater infiltration and evaporation, Increased volumes of stormwater runoff, and the creation of heat islands.

Ms. Boullion showed a chart of how the use of green infrastructure and low impact development practices help the Town achieve its desired development pattern. Mr. Trocquet noted the influence of zoning, but described the uniqueness of environmental ordinances.

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

Vice-Chairman Schow wished to thank his fellow commissioners and stated that he took a job that would prevent him from being able to continue his duties as a planning commissioner. He announced his resignation and expressed his appreciation in working with the rest of the commissioners over the years and his enjoyment in serving the Town in this role.

VIII. ADJOURNMENT

Commissioner Duncan made a motion to adjourn. Motion was seconded by commissioner Matheny. Meeting adjourned at 8:04pm.

David Nebergall, Chairman

Phillip Trocquet, Asst. Town Manager