



## PLANNING COMMISSION MEETING MINUTES

August 24, 2023 at 7:00 PM

---

950 Senoia Road, Tyrone, GA 30290

---

David Nebergall, Chairman

Carl Schouw, Vice Chairman

Jeff Duncan, Commissioner

Phillip Trocquet, Town Planner

Brad Matheny, Commissioner

Scott Bousquet, Commissioner

Patrick Stough, Town Attorney

Commissioners Schouw and Matheny were absent.

### I. CALL TO ORDER

### II. APPROVAL OF AGENDA

A motion was made to approve the agenda. The motion was made by Commissioner Duncan and seconded by Commissioner Bousquet. The motion was approved 3-0.

### III. APPROVAL OF MINUTES

1. Approval of Minutes from May 25, 2023

2.

A motion was made to approve the minutes with a couple of typo changes. Page three, fourth paragraph, item number two, "*of*" a cart path. The motion before item number two, "3-1". The motion was made by Commissioner Bousquet seconded by Commissioner Duncan. The motion was approved 3-0.

3. Approval of Minutes from August 10th, 2023

A motion was made to approve the minutes with changes to the fifth paragraph, "*approval conditioned upon*". Same paragraph, "*Parcel C*". Chairman Nebergall made a motion to approve the minutes with the changes applied. Commissioner Bousquet seconded the motion. The motion was approved 3-0.

### IV. PUBLIC HEARING

### V. NEW BUSINESS

3. Consideration to approve a revised final plat from applicant Dennis Bannister to consolidate lots 12 & 13 of Tyrone Acres Subdivision located at property address 150 Meadowview Circle. **Phillip Trocquet, Community Development**

Mr. Trocquet shared one peculiarity to the property. He stated that Mr. Bannister applied for a revised final plat to consolidate lots 12 and 13 of the Tyrone Acres

subdivision. He added that the plat indicated a front setback encroachment of 5'9". He recommended approval of the plat pending any minor TRC comments being resolved and upon an administrative variance from staff.

Commissioner Bousquet asked if anything would be constructed on the current empty lot, once combined. Mr. Bannister stated that he had no current plans for any construction on the lot, the combination was primarily for tax purposes. Mr. Bannister stated his concern with the drain line that ran along the side of the property. The fence straddled the pipe and he and his neighbor each shared 9" of the private pipe, how could the pipe be private if it was on both properties? Attorney Stough stated that unless the Town placed the pipe or maintained the pipe, it would be the property owner's pipe. Mr. Bannister's father asked, if the pipe was put in by the Town or the County. Mr. Stough stated that the pipes were usually placed by the developer, then the pipe became the property owner's responsibility. Mr. Bannister shared that Council Member Howard stated that most likely it would be maintained by the county. The neighborhood was graded in 1971. He added that if the pipe lay mostly on his neighbor's property, he would not feel comfortable signing the plat, or accepting responsibility.

Commissioner Bouquet asked if the plat indicated where the pipe lay. Mr. Trocquet stated that the plat indicated that the pipe was on the neighbor's property. Mr. Trocquet clarified that what was before the Commission was only what currently existed. The original plat and current plat did not indicate that the Town owned the pipe. He added that the pipe still had to adhere to Town regulations.

A motion was made to approve the revised final plat to consolidate lots 12 & 13 of Tyrone Acres with staff conditions. Commissioner Bousquet made the motion. It was seconded by Commissioner Duncan. The motion was approved 3-0.

## **VI. STAFF COMMENTS**

Mr. Trocquet updated the Commissioners regarding the former fire station. He shared that a \$300,000 Grant was applied for and awarded through the Fayette County Development Authority for the revitalization. He added that the Downtown Development Authority also has funding to contribute along with private development funding. The DDA development partner was Chef Collins Woods for his restaurant Neighbors. He added that Executive Chef Woods was the Chef at Camp Southern Ground and the private Chef for Zac Brown, and has also cooked for the White House. He stated that Neighbors cuisine would be modern classic southern, and would also include a Sunday brunch menu.

Commissioner Bousquet asked who would own the property. Mr. Trocquet stated that the DDA would own the property and there would be a lease agreement with Mr. Woods.

## **VII. COMMISSION COMMENTS**

Chairman Nebergall asked if there was any update on the post office. Mr. Trocquet stated that their contractor has submitted plans to the Fayette County Fire Marshal, and plans are moving forward.

## **VIII. ADJOURNMENT**

Council Member Duncan made a motion to adjourn. The meeting adjourned at 7:17 p.m.  
The motion was approved 3-0.