

Town of Tyrone
Planning Commission Meeting Minutes
10/27/2022
7:00PM

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Scott Bousquet
Commission Member, Jeff Duncan
Commission Member, Carl Schouw
Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Call to Order:

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

Approval of Agenda:

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

Approval of October 13, 2022 Minutes

Chairman Nebergall suggested modifications to reflect an accurate vote structure of 4-0 where it is stated as 3-0.
Commissioner Shouw made a motion to approve the October 13, 2022 minutes with the suggested corrections.
Chairman Nebergall seconded the motion. Motion was 5-0.

Public Hearing:

New Business

1. *Consideration to approve a revised final plat from applicant Jason Walls on behalf of owner, 74 South, LLC at property address 1400 Senoia Road. **Phillip Trocquet, Community Development***

Mr. Trocquet presented the item stating that the application was initiated for the purposes of consolidating the parcels into a conforming state. The current condominium parcels do not meet the minimum dimensional standards for O-1 in our ordinance. The owner is also seeking to rezone these properties to C-2 which would also necessitate consolidation to avoid perpetuating a non-conforming lot configuration.

He continued that the surrounding zoning was C-1 to the north, C-1 and C-2 to the South, C-2, to the east, and M-2 to the west. Mr. Trocquet stated that the petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Commercial Corridor Character area which encourages high architectural and landscaping standards. Commercial areas should be screened from the right-of-way and pedestrian connectivity should be accommodated throughout the site and in accord with future path plans. This property lies within the SR-74 Quality Growth Overlay district which requires higher architectural and landscaping provisions for any portion of the site fronting or visible from SR-74. The re-plat was compatible with the Town's ordinances for both O-1 and C-2.

Mr. Trocquet mentioned that this property was on the agenda to be rezoned to C-2 by Town Council the following week and that the previous Planning Commission meeting had recommended approval of that rezoning petition conditioned upon bringing the properties into a conforming condition. This application for re-plat was doing this by consolidating the properties applied to be rezoned thereby making them conforming before reaching Council. This would also result in Town Council having a single hearing instead of three for separate parcels. He continued that Planning Commission's recommendation would still stand save the condition as it would have been fulfilled. Mr. Stough confirmed this statement.

Commissioner Bousquet made a motion to approve the replat.

Commissioner Duncan seconded the motion. Motion carried 5-0.

Staff Comments

Mr. Trocquet gave an update on the playground installation. Commissioner Duncan asked what the age range was. Mr. Trocquet stated that the design age of the playground was 6 years and older. Chairman Nebergall asked about toddlers, Mr. Trocquet pointed out the toddler playground was next to the recreation department.

Mr. Trocquet gave an update on the streetscape and crosswalk project by Keck and Wood along Senoia Road in front of Partners II pizza and Gunnin Graphics. He also discussed that the 2023 SPLOST was heavily focused on streetscaping.

Commission Comments

Commissioner Bousquet inquired about the status of the car wash and old Sonic building. Mr. Trocquet stated that the car wash architectural approval was issued by Council, but that construction plans were not yet submitted. The Sonic code enforcement actions were taken care of.

Commissioner Schouw inquired about the status of the Tyrone Road multi-use trail. Mr. Trocquet that the Town has been engaged in frequent volleying of offers and counter-offers with the property owners regarding purchasing their property and privacy.

Commissioner Duncan inquired about the future of the old police station. Mr. Trocquet stated that he believed the ultimate goal would be to leverage it for downtown economic development.

Adjournment

Commissioner Schouw made a motion to adjourn. Motion carried 5-0.

The meeting adjourned at 7:14pm.

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager