



Tyrone Planning Commission Agenda

June 10th, 2021

7:00 PM

Planning Commission

David Nebergall
Chairman

Dia Hunter
Vice-Chairman

Carl Schouw
Commissioner

Jeff Duncan
Commissioner

Scott Bousquet
Commissioner

Staff

Phillip Trocquet
Town Planner

Ethan Knight-Scott
Planning & Zoning
Intern.

Patrick Stough
Town Attorney

Meeting Information

2nd & 4th Thursday
of each month

950 Senoia Road
Tyrone, Ga 30290
770-487-4038
www.tyrone.org

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from May 27th, 2021

IV. Public Hearing

1. Consideration of a rezoning from applicant Fayette County Board of Education of a 3.4 acre tract with parcel number 073802022 from R-12 (Residential 1,200 s.f. min home size) to Downtown Commercial (C-1). **Phillip Trocquet, Town Planner**
2. Consideration of a rezoning from applicant Fayette County Board of Education of a .6 acre tract with parcel number 073802036 from R-12 (Residential 1,200 s.f. min home size) to Downtown Commercial (C-1). **Phillip Trocquet, Town Planner**
3. Consideration of a rezoning from applicant Fayette County Board of Education of a .6 acre tract with parcel number 073802034 from R-12 (Residential 1,200 s.f. min home size) to Downtown Commercial (C-1). **Phillip Trocquet, Town Planner**
4. Consideration of a rezoning from applicant Fayette County Board of Education of a .6 acre tract with parcel number 073802033 from R-12 (Residential 1,200 s.f. min home size) to Downtown Commercial (C-1). **Phillip Trocquet, Town Planner**

V. New Business

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

**Town of Tyrone
Planning Commission Meeting
Minutes May 27, 2021
7:00PM**

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Jeff Duncan
Commission Member, Carl Schouw
Town Planner, Phillip Trocquet

Absent:

Town Attorney, Patrick Stough
Commission Member, Scott Bousquet

Call to Order:

Chairman Nebergall called the meeting to order at 7:06 pm, the meeting was also available via YouTube Live.

Approval of Agenda:

Commissioner Duncan made a motion to approve the agenda.
Commissioner Schouw seconded the motion. Motion was approved 3-0.

Approval of Minutes:

Vice Chairman Hunter made a motion to approve the minutes from April 22, 2021
Commissioner Schouw seconded the motion. Motion carried 3-0.

Public Hearing:

New Business:

*Consideration of a final plat revision from applicant Richard Ferry for parcel 0738140. **Phillip Trocquet, Town Planner***

Mr. Trocquet presented the item. He stated that the applicant had applied to revise a plat to subdivide parcel 0738140 into three separate tracts. Planning Commission had approved the consolidation of the previous configuration of the tract in June of last year.

The owner now wishes to keep the two preexisting unfinished structures on a single 3-acre parcel and create two additional parcels flanking the structures. The approved site plan for these structures has not been affected.

Mr. Trocquet continued that the existing zoning was C-1 and that the existing land use was partially developed commercial office. The surrounding zoning was C-1 to the north, AR & R-12 to the South and East, and AR, R-12, and C-1 to the West.

Mr. Trocquet stated that the submission was compatible with both the Comprehensive Plan and the Future Development Map. The property lies within the Commercial Corridor Character Area which permits C-1 zoning with a strategy of preserving the scenic nature of the corridor which it is adjacent to. Pedestrian improvements should also be made with a high standard of architecture and landscaping.

Mr. Trocquet continued that the plat submission was compatible with the Town's Zoning ordinance and that the history of the property had originally been part of a Planned Unit Development in the early 2000's. The two existing shell buildings were the first iteration of this development, but the developer went bankrupt in 2008 resulting in the abandonment of the shell structures.

Staff Recommends Approval of this submission.

Commissioner Duncan asked if the site plan associated with these two buildings would be affected by the plat revision. Mr. Trocquet responded that it would not. The extent of the site plan would still be within the property lines of the new 3-acre tract being carved out for the shell structures.

Staff Comments

Mr. Trocquet gave an update on the Livable Centers Initiative and the upcoming events on June 7th and June 8th.

Commission Comments

Commissioner Schouw asked if the sewer project had been completed. Mr. Trocquet responded that it had been substantially completed and that cleanup was the only remaining work to be done.

Adjournment

Commissioner Duncan made a motion to adjourn.

The meeting adjourned at 7:36 pm.

Chairman David Nebergall

Phillip Trocquet, Town Planner

STAFF REPORT

Town of Tyrone, Department of Planning & Zoning

Ethan Knight-Scott - Planning & Zoning Intern

Date: May 26nd, 2021

950 Senoia Road, Tyrone GA 30290

ptrocquet@tyrone.org (770) 487-4038 ex. 108

DOCKET/CASE/APPLICATION NUMBER

Parcel 1: RZ-2021-006
 Parcel 2: RZ-2021-007
 Parcel 3: RZ-2021-008
 Parcel 4: RZ-2021-009

APPLICANT/PROPERTY OWNER

Fayette County Board of Education

PUBLIC HEARING DATE

June 10, 2021 Planning Commission
 June 17, 2021 Council

PROPERTY ADDRESS/LOCATION

Parcel 1: 0738 02022
 Parcel 2: 0738 02033
 Parcel 3: 0738 02034
 Parcel 4: 0738 02036

BRIEF SUMMARY OF REQUEST

The Fayette County Board of Education has submitted rezoning requests for the above-mentioned parcels where the Tyrone Elementary school building is located. The expressed intent of the applicant is to bring the commercial activity occurring on the parcels into compliance with zoning regulations.

Currently, the properties are zoned as R-12 (Residential 1,200 s.f. minimum). Despite this, the properties were previously used for educational purposes for decades until the elementary school shutdown. Since the shutdown, businesses have used the school facilities for their operations: these include a dance studio and a catering company. The applicant would like the properties rezoned to C-1 (Downtown commercial).



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-12 (Residential 1,200 s.f. minimum)	Commercial	R-12 (Residential 1,200 s.f. minimum) and C-1 (Downtown commercial).	Sewer and Water	~ 5.2 acres (for all properties)

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the COMPREHENSIVE PLAN**

The petition to C-1 is compatible with the Comprehensive Plan and the Future Development Map. The properties lie within the Town Center character area, which allows for C-1 zoning. The properties are also adjacent to other C-1 zoned properties.

PROPERTY HISTORY

The property contains the Tyrone Elementary school facilities, which are currently rented by businesses. The property already contains a large parking lot, and sewer access was recently built.

COMPATIBILITY with the ZONING ORDINANCE

Will Zoning permit suitable uses with surrounding properties? The proposed zoning would permit suitable uses with surrounding residential properties to the west and commercial properties to the east and south.

Will Zoning adversely affect adjacent properties? No, the proposed zoning is unlikely to pose any harm to surrounding properties. The pre-existing buffer between the school facilities and adjacent residential property limits adverse effects. Additionally, the existing parking capacity of the properties limits any potential spillover parking effects on adjacent residential properties.

Does the property have reasonable economic use as currently zoned? No. Because the school's facilities are being preserved for a future return to educational use, R-12 housing development is implausible. Without allowing business use of current school facilities, there is no reasonable economic use for the properties.

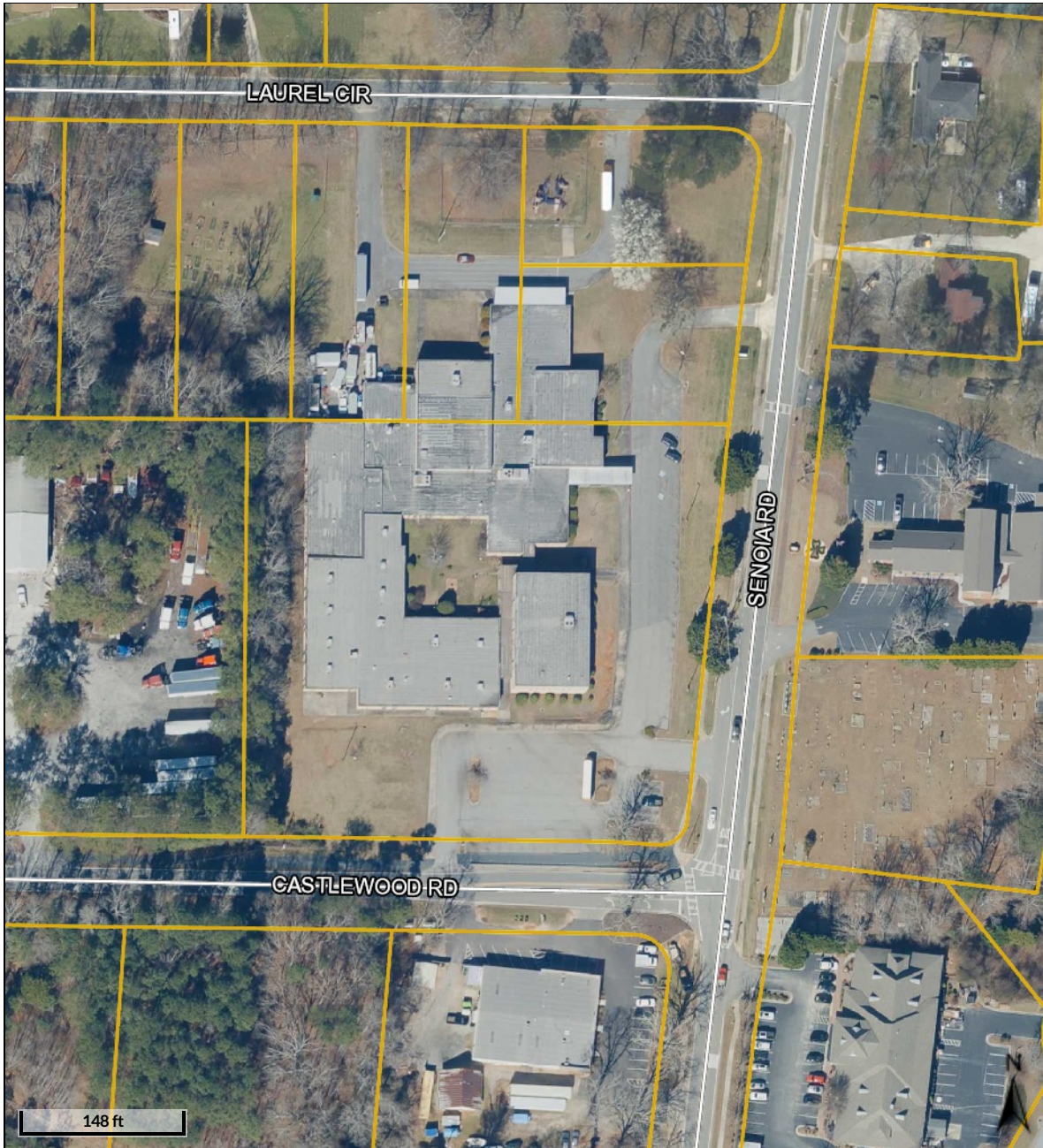
Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure? No, current infrastructure (parking, sewer, water) was designed to handle a higher intensity of people.

Staff Recommends permitting the zoning change to C-1.

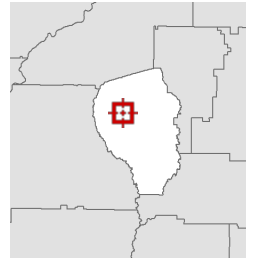


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Fayette County, GA



Overview



Legend

-  Parcels
-  Roads

Date created: 5/26/2021
Last Data Uploaded: 5/26/2021 6:01:13 AM

Developed by  **Schneider**
GEOSPATIAL

Town of Tyrone

Official Zoning Map

Revised: _____

Adopted: _____

Legend

Tyrone Zoning Districts

- Town Center Mixed Use (TCMU)
- Agricultural Residential (AR)
- Downtown Commercial (C-1)
- Highway Commercial (C-2)
- Community Mixed-Use (CMU)
- Conservation Residential 2 (CR-2)
- Conservation Residential 3 (CR-3)
- Duplex Residential (DR)
- Educational Institutional (E-I)
- SR-74 Quality Growth Corridor Overlay
- Limited Use Residential (LUR)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Planned Industrial Park (PIP) Overlay
- Mobile Home Park (MHP)
- Office Institutional (O-I)
- Open Space (OS)
- Residential 1,800 s.f. min (R-18)
- Residential 1,200 s.f. min (R-12)
- Residential 2,000 s.f. min (R-20)
- Residential Multi-Family (RMF)

Other Features

- Town Boundary
- Tyrone Roads (2020)
- Ponds & Lakes
- Tyrone Rail
- Streams and Creeks