



Tyrone Planning Commission Agenda

April 22nd, 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

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 *February 25th, 2021*

IV. Public Hearing

1. Consideration of a rezoning from applicant Daniel Dahlke of a 14.7-acre tract with parcel number 0736 074 from M-2 (Heavy Industrial) with Conditions to M-2 (Heavy Industrial). **Phillip Trocquet, Town Planner**

V. New Business

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

**Town of Tyrone
Planning Commission Meeting
Minutes February 25, 2021
7:00PM**

Present:

Vice-Chairman, Dia Hunter
Commission Member, Jeff Duncan
Commission Member, Scott Bousquet
Commission Member, Carl Schouw
Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet
Planning and Zoning Assistant, Dakota Hammock

Absent:

Chairman, David Nebergall

Call to Order:

Vice Chariman Dia Hunter called the meeting to order at 7:00pm, the meeting was also available via YouTube Live.

Approval of Agenda:

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

Approval of Minutes:

Commissioner Schouw made a motion to approve the minutes from February 11, 2021
Commissioner Duncan seconded the motion. Motion carried 4-0.

Public Hearing:

New Business:

1. *Consideration to approve a site plan for a new commercial structure from applicant Christopher Marosey for 1500 Senoia Road. **Phillip Trocquet, Town Planner***

Town Planner, Phillip Trocquet presented the item. Mr. Trocquet stated that the applicant, Christopher Marosey, had submitted a site plan application for 1500 Senoia Road on behalf of American Freedom Heating and Air. The proposed building is a metal structure designed to accommodate a specialty trade contractor. Staff has noted a few comments that have yet to be resolved by the Technical Review Committee, but there are no fundamental issues

that would significantly alter the site plan as proposed. Staff recommends approval with conditions that all Technical Review Committee comments be resolved.

Mr. Trocquet continued that the existing zoning was C-2, Highway Commercial, and that the surrounding zoning was O-1 to the north, C-2 to the South, town-owned property to the east, and C-2 to the west. In regards to compatibility with the future development map and Comprehensive Plan, the site is largely compatible. Mr. Trocquet stated that the property lies within the Town's Commercial Corridor character area which permits C-2 developments such as the one proposed. The development strategy for Commercial Corridor "promotes high standards of architecture, landscaping, and sign controls" amongst other things. In keeping with this strategy, staff recommended that the developer strive to improve the facade of the structure if a simple metal building is being pursued.

Mr. Trocquet continued that the proposed commercial structure was compatible with the zoning ordinance. Setbacks were improperly labeled on the site plan, but are listed over what is required by the Town's ordinance. A revision of this error will not substantially change the site plan or make it non-conforming with the standards of the C-2 Zoning District. Staff does recommend conditional approval of the site plan that any outstanding TRC comments be resolved before an LDP is issued.

Commissioner Duncan asked if there were other metal buildings in that business park. Mr. Trocquet responded that there are some, but there were others with improved architectural facades. He stated that there are no required architectural standards from the zoning ordinance for this particular area. Commissioner Duncan voiced his dismay that the applicant was not striving to provide a more architecturally pleasing facade and that it would greatly improve the feel of the business park as it feels more like a light industrial park. Vice-Chairman Hunter asked if there had been a consideration to adjust the ordinance to have architectural standards for this area. Mr. Trocquet stated that the Town has been focusing heavily on the SR-74 corridor and Town Center District in regards to architectural requirements and guidelines. He continued that any area outside of these districts were likely not considered a high priority since they were not greatly visible from a major corridor or in the downtown area of the community.

Commissioner Bousquet asked if it was typical to have the material staging area in the front of the building as it is depicted on the site plan. Mr. Trocquet responded that what was pictured on the site plan was likely a construction dumpster and staging area. Vice-Chairman Hunter pointed out the offices in the front as indication of the location of the front entrance. He asked about windows as he saw a very minimal fenestration indicated on the site plan. Mr. Trocquet stated that the floor plan and location of windows was not being considered for the purposes of the site plan, but that he would communicate with the owner on his plan for the location of windows on the front.

Commissioner Schouw asked if the doors pictured in the back were bay or dock doors. Mr. Trocquet responded that they were bay doors.

Commissioner Duncan made a motion to approve the site plan with staff conditions. Commissioner Schouw seconded the motion. Motion carried 4-0.

Staff Comments

Mr. Trocquet gave an update on the LCI.

Commissioner Duncan asked Mr. Trocquet about the garage across from Gatekeeper Storage on Senoia Road. Mr. Trocquet responded that there is an open code enforcement ticket on the property and that any non-operative vehicles would not be permitted to be stored there. He also stated that the fencing would need to be approved. Mr. Trocquet continued that the underlying land owner has changed multiple times over the years making it difficult to make progress.

Vice-Chairman Hunter asked about a traffic study at the intersection of Senoia Road, Crabapple Road, and Rockwood Road. Mr. Trocquet stated that the Town intended to do a traffic study on that intersection by the end of the year. Vice-Chairman Hunter voiced his concern with line of sight combined with the heavy industrial traffic.

Commissioner Bousquet noted that he drove by Living Proof Church and confirmed that the Trailer required to be moved as a condition of rezoning was indeed off of the Town's property and ready to be hauled off.

Commissioner Schouw asked if the Founders Studio project was still viable. Mr. Trocquet stated that the original investors were no longer behind the project, but that the Hobgood Family is still trying to market the land under the zoning and development plan approved by the Town.

Commission Comments

Adjournment

Commissioner Schouw made a motion to adjourn.

The meeting adjourned at 7:29 pm.

Vice-Chairman, Dia Hunter

Phillip Trocquet, Town Planner

Staff Report

Town of Tyrone, Department of Planning & Zoning
950 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Town Planner
ptrocquet@tyrone.org (770) 487-4038 ex. 108

Date: April 22nd, 2021

DOCKET/CASE/APPLICATION NUMBER

RZ-2021-005

APPLICANT/PROPERTY OWNER

Applicant: Daniel Dahlke

PLANNING COMMISSION MEETING DATE

April 22nd, 2021

TOWN COUNCIL MEETING DATE

May 6th, 2021

ADDRESS/LOCATION

Parcel: 0736 074

Summary

Applicant Daniel Dahlke has submitted a rezoning petition on behalf of the property owner, Mr. Scott Moore, for the rezoning of parcel 0736 074. The expressed intent from the applicant for the purpose of the rezoning petition was to allow construction on the lot in the form of a concrete facility.

The subject property is the largest tract of Phase 8 of Shamrock Industrial Park which has had a zoning condition on it since 2000. This zoning condition placed a moratorium on the occupancy and construction of any properties in Phase 8 of Shamrock Industrial Park until secondary emergency ingress/egress drive was constructed to the industrial park. This secondary access has not been constructed although much effort has been put into finding opportunities for the construction of the emergency ingress/egress drive.

There is still only one way in and out of the industrial park over the active CSX rail line. Due to railroad construction, emergencies, or other situations, the train has blocked this crossing for hours at a time at least 2-3 times a year. To-date no emergency has occurred simultaneous with the blocking of the crossing, but it has disrupted business operations causing traffic delays on both sides of the crossing.



MAP SOURCE: Fayette County Tax Assessor

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	SIZE OF PROPERTY
M-2 (Heavy Industrial) w/ conditions	Vacant Production & Employment	North: AR South: M-2 East: AR West: M-2		14 Acres
PROPOSED ZONING				
M-2 (Heavy Industrial)				

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
The petition to M-2 is consistent with the Future Development Map and Comprehensive Plan in general. This property lies within the Production and Employment character area which permits M-2 Zoning. The property is also located adjacent to other M-2 Zoned properties. Specific site conditions, zoning considerations, and property history should be taken into account for this determination.	Property is a part of Phase 8 of Shamrock Ind. Park. Zoning conditions were placed on the property in 2000. per staff's summary.
COMPATABILITY WITH ZONING ORDINANCE & IMPACT ASSESSMENT	
Will Zoning permit suitable uses with surrounding properties? Under normal hazard and access conditions, the proposed zoning would permit suitable uses with surrounding properties to the south and west. The property is adjoined by residential on the north and eastern portions of the property, however, a 100' buffer will be required. Will Zoning adversely affect adjacent properties? Under normal hazard and access conditions to the Industrial Park, this zoning would not adversely affect adjacent properties to the west and south. Residential properties to the north and east may be affected adversely; however, development conditions including buffers would be present on the property to protect the impact on adjoining residential properties. This petition will also adversely affect the other property owner in Phase 8 who will be disproportionately burdened with the current zoning conditions if they are lifted for select properties and not others. Does the property have reasonable economic use as currently zoned? Given that there is a construction moratorium placed on the property, reasonable economic use has been suspended until safety conditions via secondary access have been provided to the industrial park. The sale of this property has occurred multiple times since the zoning condition was placed on the property in 2000, so the condition (and subsequent value as a result) of the property has been known by each owner. Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure? Yes, the proposed removal of the construction moratorium without the provision of a secondary ingress/egress access point into the industrial park will exacerbate the current burden on emergency and police services to access the businesses and people in the industrial park in the case of an emergency with a train blocking primary entrance. <i>Staff Recommends Maintaining the construction moratorium on the property until secondary emergency ingress/egress is provided to the industrial park.</i>	

STAFF RECOMMENDATION

Approve

Deny

Approve w/ Conditions



- Legend
-  Parcels
 -  Roads

Shamrock Industrial Park

Lk Tyrone

 **Construction Moratorium Properties**

Ivy Green Lawn Care Properties, 5.3 Acres total

1.4 ac 1.3 ac 14.7 ac
MCCARTHY CT
Scott Moore Properties Platinum Trucking

2.6 ac 1.25 ac 2.2 ac
MALLORY CT

McCarthy Improvement Properties 3.5 Acres total

Martin Marietta properties. Accessible across abandoned rail spur ROW

13.5 ac (open portion) 5 ac

Martin Marietta office property. 3/4 of lot buildable.

8.35 ac

CLOVER LN

ROCKWOOD RD

7 ac

PEACH STATE CT

CELTIC BLVD

10.6 ac

DEPOT CT

BROOKGROVE LN

BRIARLEIGH DR

ABRELL WOODS CT

GROVEWOOD LN

GRABAPPLE LN

WATERS EDGE RD

LEISURE TRL

Gin Br Adam Lk

ASHMERE CT

0.1 0.05 0 0.1 0.2 0.3 0.4

Kilometers

N



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