

**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