



Tyrone Planning Commission Agenda

February 11, 2021
7:00 PM

Planning Commission

David Nebergall
Chairman

Dia Hunter
Vice-Commissioner

Carl Schouw
Vice-Chairman

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 *January 28th, 2021*

IV. Public Hearing

1. Consideration of a rezoning from applicant Earnie Johnson of a 10-acre tract with parcel number 0726 014 at property address 414 Jenkins Road from Educational Institutional (E-I) to Downtown Commercial (C-1). **Phillip Trocquet, Town Planner**
2. Consideration of a text amendment to the Town of Tyrone Code of Ordinances pertaining to Sec. 113-211, Off Street Automobile Parking. **Phillip Trocquet, Town Planner**

V. New Business

1. Consideration to approve a site plan for a commercial addition from applicant John Kaufman for 993 Senoia Road. **Phillip Trocquet, Town Planner**

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

Left to Right: 1, 2, 3, 4

**Town of Tyrone
Planning Commission Meeting Minutes
January 28, 2021
7:00PM**

Present:

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

Call to Order:

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

Approval of Agenda:

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

Commissioner Duncan made a motion to approve the December 10, 2020 minutes.
Commissioner Schouw seconded the motion. Motion was approved 4-0.

Appointments:

Commissioner Duncan nominated David Nebergall as the Commissioner Chairman
Commissioner Schouw seconded the nomination. Motion passed 3-0.

Commissioner Schouw nominated Dia Hunter as the Commissioner Vice-Chairman.
Commissioner Duncan seconded the nomination. Motion passed 3-0.

Left to Right: 1, 2, 3, 4

Public Hearing:

*1. The consideration of a petition from applicant Brian Selleck for the rezoning of a 1-acre tract with parcel number 072604001 at property address 1415 Senoia Road. The proposed rezoning is from C-1 (Downtown Commercial) to C-2 (Highway Commercial). **Phillip Trocquet, Town Planner***

Trocquet stated that the applicant, Brian Selleck, could not be present for the meeting, but stated that any questions for him would be answered by him at the council meeting on February 4, 2021, and he would also email answers to the members of the commission. Trocquet stated that Mr. Selleck submitted a petition to rezone two of his properties located at 1415 and 1425 Senoia Road. The rezoning would change the properties from C-1, Downtown Commercial, to C-2, Highway Commercial, and this would increase the flexibility of what can be done on the property itself.

Mr. Trocquet stated that the surrounding area and business park has developed with a “light industrial” character although most of the properties are zoned C-1 and C-2. He stated that the Millbrook Village subdivision is located directly to the south, but the new zoning will still require a 75-foot buffer. Trocquet stated that certain C-2 zoning uses also incur extra conditions when abutting residential districts designed to protect residential owners from potential nuisances.

Mr. Trocquet stated that the petition to C-2 is consistent with the Future Development Map and Comprehensive plan. He stated that these properties lie within the Town’s Commercial Corridor character area which permits C-2 zoning. He also stated that the property is located within a business park with other C-2 zoned properties.

Mr. Trocquet stated that the uses allowed in C-2 zoned properties are also compatible with the surrounding commercial properties and that the residential properties to the south will retain protections from our ordinance including buffers and conditional uses. He also stated that it is staff’s opinion that this rezoning will not increase a negative impact on surrounding properties. He stated that more intense uses come with conditions and any existing buffers would be left in place.

Trocquet also stated that the property does have reasonable economic use as currently zoned, however other properties have been zoned C-2 within the business park in similar situations. Denying this rezoning would deny the applicant to economic opportunities enjoyed by others similarly situated. He stated the intensity of C-2 uses, although higher than C-1, have been accommodated for in the development of the business park. Trocquet stated other developed and undeveloped C-2 properties exist in the park and the intent that the present infrastructure could handle the park at a build-out scenario.

Commissioner Duncan asked what the big difference between downtown and highway commercial was. Trocquet stated that C-1 zoning is a lower intensity than C-2 zoning. C-2 allows typically in terms of more intense use. This usage will allow specialty trade contractors to occupy buildings that are usually more of an office warehouse setting. He also stated that there is an allowance of more exterior storage. He also stated that automotive purposes are permitted in C-2 whereas they are not in C-1. He did go on to state that because the properties join residential zoning, some uses would come with extra conditions that they would not come with in C-1.

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Chairman Nebergall asked if there was a potential for all of the properties in the business park submitting petitions to rezone from C-1 to C-2. Mr. Trocquet stated that there was a high likelihood that this may happen and the way that the development of that area had gone forth that wouldn't be unreasonable. He stated that there are many possibilities for business to go in the business park.

Chairman Nebergall opened the floor for anyone to speak in favor of the zoning change. Council Member Billy Campbell came to the podium and stated that he was in favor but asked if there was any knowledge of what the property would be used for. Town Planner Trocquet stated that the plans for the property were not solidified, but that it would likely be similar to the uses currently located in 1425 Senoia.

Chairman Nebergall opened the floor to any opposed to the public hearing. No one spoke.

Commissioner Schouw made a motion to change the zoning of the property from C-1 to C-2
Vice-Chairman Hunter seconded the motion. Motion carried 3-0

*2. The consideration of a petition from applicant Brian Selleck for the rezoning of a 1-acre tract with parcel number 072604002 at property address 1425 Senoia Road. The proposed rezoning is from C-1 (Downtown Commercial) to C-2 (Highway Commercial). **Phillip Trocquet, Town Planner***

[Note: The conversation for item number 2 was discussed with item number 1]

Chairman Nebergall opened to floor to any in support of the public hearing. No one spoke.

Chairman Nebergall opened the floor to any in opposition to the public hearing. No one spoke.

Commissioner Schouw made a motion to change the zoning of the property from C-1 to C-2
Commissioner Duncan seconded the motion. Motion carried 3-0

*3. The consideration of a petition from applicant Anil Midha for the rezoning of a 1-acre tract with parcel number 07382604002 at property address 105 Howell Road. The proposed rezoning is from C1 (Downtown Commercial) to TCMU (Town-Center Mixed Use). **Phillip Trocquet, Town Planner***

Mr. Trocquet stated that the applicant, Anil Midha has submitted a petition to rezone a 0.9 acre tract from C-1, Downtown Commercial, to TCMU, Town Center Mixed Use. He stated that the expressed intent for this petition is to position the property for future development consistent with the goals of the Comprehensive Plan for the Town Center District. Trocquet stated that there is not currently a development plan or proposed project for the property.

Mr. Trocquet stated that the petition to TCMU is consistent with the Future Development Map and Comprehensive plan. TCMU was designed to be a zoning district that would best facilitate the desired development pattern in the downtown area.

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Mr. Trocquet stated the uses allowed in TCMU are designed to be compatible with other commercial districts in the Town Center District (downtown). He also stated that TCMU's intensity should not adversely affect nearby properties in the C-1 district.

Mr. Trocquet continued saying the property is severely restricted by C-1 setback requirements and that the property is also below 1-acre which is not permitted in the C-1 district thereby leaving the property virtually un-buildable unless the owner pursued a variance. TCMU setbacks are zero-lot line on the sides and significantly reduced towards the street. He stated that intensity of TCMU is similar to C-1 and the Town is currently pursuing a development strategy downtown consistent with TCMU's development standards.

Vice-Chairman Hunter asked Mr. Trocquet whether the existing setbacks would restrict the property owner. Mr. Trocquet confirmed that the property has a triple road frontage with Brentwood, Howell, and Senoia Roads and that the setbacks for C-1 are 55 feet towards the street. Chairman Nebergall asked if the Town would run into any issues with the property being below an acre. Mr. Trocquet stated that the TCMU district allowed lots to be below an acre and that sewer being present would allow development.

Chairman Nebergall asked the owner, Mr. Midha, if he had any addition comments. Mr. Midha stated that he did not.

Chairman Nebergall opened the floor for anyone to speak in favor or in opposition of the zoning change. No one spoke for either. He then closed the floor and asked for any commission questions or comments. There were none.

Vice-Chairman Hunter made a motion to change the property from C1 to TCMU.
Commissioner Duncan seconded the motion. Motion carried 3-0

4. To consider an update and readoption of the Town of Tyrone's official zoning map. Phillip Trocquet, Town Planner

Mr. Trocquet stated that he was presenting a petition with recommendation to re-adopt and update the Town's zoning map. He stated that the GIS version was on the screen, but the Commission also had a static version in their packets. He stated that the Town was awarded the Atlanta Regional Commission Community Development Assistance Projects for the 2020 year. He stated that the grant offered the Town professional GIS services to recreate the Town's official zoning map in a GIS format both as a .pdf as well as a browseable map that will be available online.

Trocquet stated that the recreation of the zoning layers in GIS has yielded staff the ability to make this map and update this map on a more frequent basis. He stated that it is staff's recommendation that these updates ideally occur after every zoning petition if feasible. He stated that updates should happen quarterly at a minimum along with new static .pdf maps that reflect the digital version.

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Trocquet stated that the online version of the map will be available to the public and is also interactive. He stated that the map has the ability to give user's additional information as they click on a particular property, very similar to the tax map. Though the interactive map will be online, the static version of the map will be the official zoning map that will also be available online as well as hung in the lobby of the Tyrone Town Hall.

Trocquet stated that if the map is approved tonight it will go before the Town Council next week for their approval and adoption to make the map official. He went on to explain how the map would function on the website compared to the existing map.

Trocquet stated that there were some changes made to the new map. These changes included color scheme, new zoning districts that were created have been added to the map, and the parcel map itself has been updated to reflect the tax map.

Commissioner Hunter asked what state law required the map to be displayed in the lobby of Town Hall. Trocquet stated that the map had to be publically visible and accessible. Hunter stated that as the map has the ability to be altered in the future, he asked if there was a way to display a digital map in the hallway so that it can be updated without having to print a new map signed and notarized every time something changes. Mr. Trocquet stated that the digital map would be available to anyone on their phone or computer, but he was not sure of a digital map being available to have in the lobby area on a TV. Trocquet stated that the printed map in the lobby will stay current as the map changes.

Chairman Nebergall opened the floor for anyone to speak in favor or opposition of the new zoning map. No one came forward and spoke for either. He then closed the floor and asked for any commission comments or questions. There were none.

Commissioner Duncan made a motion to adopt an updated version of the Town of Tyrone's official zoning map.

Commissioner Schouw seconded the motion. Motion carried 3-0

New Business

Staff Comments

Trocquet stated that he had an update on the LCI. He stated that next week a meeting would be scheduled with POND for the beginning of the process and they would start the existing condition analysis. He stated that they would take a look at the existing conditions downtown and then the Public Hearing portion of the project would begin.

He stated that a specific website would be developed for the LCI. He also stated that there were some complications with setting up public outreach events, but they are going to use Town events as a way of connecting with the public, considering COVID does not have them canceled. He stated that POND would also host some virtual events in place of any in-person events that could not be held. He also stated that any in-person events would be social distanced.

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Mr. Trocquet also stated that staff was working on some revisions to the parking ordinance for the downtown area and those may be present at the next meeting. Commissioner Hunter asked if these changes would include golf cart parking as well. Mr. Trocquet stated that he would be speaking with council on golf cart parking as well as compact car parking and how it relates to fulfilling parking requirements.

Commissioner Hunter asked if the current parking ordinance say where parking has to be located since the intent of the TCMU is to bring buildings closer to the street, would this allow for parking in the rear. Mr. Trocquet stated that certain districts require parking in the rear and some do not, he stated that the specifics of each district are stated in the parking ordinance.

Commission Comments

Commissioner Duncan asked Planner Trocquet for a percentage of the sewer project completion. Trocquet stated that the project is approximately 65% complete. He stated that they are looking at March to be done with the first phase of the sewer expansion, weather permitting. He also stated that the sewer works have not been working on Senoia Road specifically, but rather on Valleywood Road to bring the pump station to where it needs to be for the completion of phase one. Commissioner Hunter asked Trocquet to clarify which phase would be completed in March. Trocquet stated that he believed the Tyrone Elementary phase is not included in the progress that would be finished by March, but he would ask the Town Manager, Brandon, or the Town Engineer, Scott, for clarification.

Adjournment

Commissioner Duncan made a motion to adjourn.

The meeting adjourned at 7:46 pm.

Chairman David Nebergall

Phillip Trocquet, Town Planner

Staff Report

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

Phillip Trocquet, Planning & Zoning Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108

Date: February 11, 2021

DOCKET/CASE/APPLICATION NUMBER

RZ-2021-004

APPLICANT/PROPERTY OWNER

Applicant: Ernie Johnson

PLANNING COMMISSION MEETING DATE

February 11, 2021

TOWN COUNCIL MEETING DATE

February 1 , 2021

ADDRESS/LOCATION

414 Jenkins Road

Summary

Applicant Ernie Johnson has submitted a petition on behalf of Living Proof Church to rezone the property at 414 Jenkins Road from E-I (Educational Institutional) to C-1 (Downtown Commercial). The stated intent is to increase the flexibility of what can be done on the property for a future boarding and pet spa-related business.

Staff recommends approval of this rezoning request. Staff Recommends Conditional Approval if the trailer classroom present on Town- owned land depicted in the aerial image is still in its current location with the condition that said trailer must be removed from the property before the Town Council public hearing.



MAP SOURCE: Fayette County Tax Assessor

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
E-I (Educational Institutional)	Preexisting Church building used for assembly.	North: M-1 (PIP) South: O-I East: Unincorporated Fayette West: C-1	Public Water Assembly Structure	10 Acres
PROPOSED ZONING				
C-1 (Downtown Commercial)				

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
The petition to C-1 is consistent with the Future Development Map and Comprehensive plan. This property lies within the Town's Commercial Corridor character area which permits C-1 Zoning. The property is also located adjacent to other C-1 Zoned properties.	None of record.
COMPATABILITY WITH ZONING ORDINANCE & IMPACT ASSESSMENT	
Will Zoning permit suitable uses with surrounding properties? Yes, the uses allowed in C-1 are compatible with the surrounding commercial properties. Any commercial uses requiring distancing or conditions due to proximity to school property will be held to those standards. Will Zoning adversely affect adjacent properties? No, It is staff's opinion that this rezoning will not increase a negative impact on surrounding properties. Does the property have reasonable economic use as currently zoned? The property does have some reasonable economic use as currently zoned only if there is demand for Educational or Institutional development. Due to the zoning, if there is demand for other commercial uses present in the same character area, this property would be deprived economic use currently enjoyed by others in a similar situation. Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure? No, the intensity of C-1 uses is compatible with the character area and existing infrastructure. Staff Recommends Approval.	

STAFF RECOMMENDATION

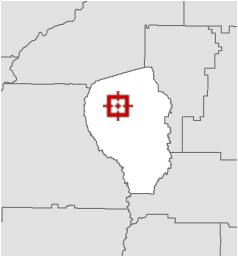
APPROVE WITH CONDITIONS

APPROVE

DENY



Overview



Legend

 Parcels

 Roads

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

Phillip Trocquet

Town Planner

Tyrone Planning & Zoning Department

950 Senoia Road

Tyrone, GA 30290

(770) 487-4038



MEMORANDUM

To: Mayor, Town Council, & Town Planning Commission

From: Phillip Trocquet, Town planner

Subject: Parking Ordinance Update

Date: 02/11/2021

A. Background: The Town's parking ordinance has been an item of interest since the Town has begun focusing on downtown development and ordinance revisions. Many cities across Georgia and the rest of the Country have been focusing on revising and updating their parking ordinances in order to facilitate economic development.

B. Summary: Staff believes that a two-phased approach to revising the parking ordinance is ideal. The first phase would include brief quick-fixes that allow more flexibility particularly for businesses downtown. The second phase would likely be presented as part of the LCI and the Council Retreat as a more comprehensive revision to the whole ordinance.

The primary revisions suggested for phase one are to allow shared-parking agreements between property owners and to provide a parking reduction waiver for properties within a certain distance from public parking. These revisions would allow property owners to reduce the required parking spaces by a certain percentage.

C. Recommendation: Staff recommends approval to add shared parking agreements and proximity to public parking reductions.

Thank you,

Phillip Trocquet, Town Planner

Sec. 113-211. - Off-street automobile parking.

- (a) *Plans required.* A parking plan for all non-residential and multi-family uses shall be submitted to the town with the site plans.
- (b) *Design standards.* All parking facilities, including entrances, exits and maneuvering areas, shall:
- (1) Have access to a public street;
 - (2) Be graded, paved (including access drive(s)), and be curbed when needed for effective drainage control as determined by the Town of Tyrone Engineer & Environmental Specialist;
 - (3) Have all spaces marked with paint lines, curb stones or other similar designations;
 - (4) Be drained so as to prevent damage to abutting properties or public streets;
 - (5) If a parking area is established within a residential zoning district for a non-residential use, provide a 20-foot wide continuous visual buffer at least four feet in height between the parking area and the abutting residential property;
 - (6) Provide adequate lighting if the facilities are to be used at night. The lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties or streets;
 - ~~(7) Not be established within the front yard of any property in the O-I district. This paragraph only applies to parking or loading areas;~~
 - (8) Not be established in the front yard of any residential zoning district except for a single-family residential use; no more than 35 percent of the front yard may be paved or used for parking; and
 - (9) The provisions of paragraphs (2), (3), (5), (6) and (7) of this subsection shall not apply to single-family residential uses where three or less spaces are required.
- (c) *Parking area:*
- (1) Parking stalls shall have a minimum width of nine feet and a minimum length of 18 feet;
 - (2) There shall be provided adequate interior driveways to connect each parking space with a public right-of-way;
 - (3) Interior driveways shall be:
 - a. At least 24 feet wide where used with 90 degree angle parking;
 - b. At least 18 feet wide where used with 60 degree angle parking;
 - c. At least 12 feet wide where used with 45 degree angle parking;
 - d. At least 12 feet wide where used with parallel parking, or where there is no parking;
 - e. At least 12 feet wide for one-way traffic movement; and
 - f. At least 24 feet wide for two-way traffic movement.
 - (4) Curb return radii shall not exceed 15 feet nor be less than ten feet.
- ~~(d) Location. All parking facilities shall be located on the same plot with the use it serves.~~
- (d) *Joint use of parking facilities.* The required parking space for a number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time, except that one-half of the parking spaces required for churches, theatres or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.

(e) *Shared Parking Arrangements.* Two (2) or more uses may share parking without providing the minimum number of on-site required spaces for each use, under all the following conditions:

(1) The minimum required number of parking spaces for the combined uses may be reduced by twenty (20) percent for shared parking when hours of operation overlap.

(2) Off-site spaces shall be within one thousand (1,000) feet walking distance of a building entrance or use as measured from the parking area entrance along pedestrian walkways. If the pedestrian walkway access is to cross an arterial street, appropriate safety measures must be present to help the pedestrian cross the street. In any event, safe and convenient pedestrian access, such as a sidewalk, crosswalk, or path, must exist or be provided from the structure or use to the parking area.

(3) When the hours of operation do not overlap, the parking area to be shared must contain at least the minimum required spaces of the largest individual use sharing the lot and shall be developed to the extent of at least being designated according to the standards of this chapter.

(4) The parking area to be shared must be owned by the owner of one (1) of the uses or leased for at least a 20-year term or through a permanent easement by the owner of the uses being served.

(5) No changes shall be made to the shared parking area which would reduce the parking provided for the uses, unless the owner of one (1) of the uses makes other arrangements to provide parking. No such changes shall be made without Town approval.

(6) Handicap parking spaces cannot be shared, unless the uses that are to share the spaces are adjacent to the handicap spaces and no inconvenience to the users of such spaces would be created.

(7) Loading spaces shall not be shared.

(8) Any proposed change in the use of a structure that shares a parking area will require proof that adequate parking is available.

(f) *Proximity to Public Parking.* If a site lies within one thousand (1,000) feet walking distance of a public parking area, the minimum parking requirements shall be 20% less than otherwise required by this section.

(h) *Use of area.* No parking area may be used for the sale, repair, dismantling, servicing or long-term storage of any vehicles or equipment unless such activity is allowed in the zoning district in which the parking area is located.

(i) *Location and surface of parking areas.* The parking of any vehicle on any lot in any zoning district on other than a surface treated and hardened to accommodate the vehicle is prohibited. In addition, parking of vehicles in the front yard or in front of the principal building line in a residential zoning district shall be prohibited except on a hard-surfaced driveway or in a carport or garage.

(j) *Parking of business vehicles.* In any residential or multi-family zoning district, no prohibited business vehicle or school bus used for transporting students to either public or private schools shall be allowed to park on parcels so zoned or on streets abutting such parcels except during daylight hours and only for the purpose of making deliveries, pickups and providing services. A prohibited business vehicle is defined as a vehicle with a gross vehicle weight rating (GVWR) in excess of 26,000 pounds, or a vehicle with more than two axles, or a vehicle designed to transport at least 15 passengers (including the driver). Business vehicles with a GVWR of less than 26,000 pounds, or less than three axles, or those designed to carry less than 15 passengers (including the driver) shall not be parked on streets abutting such parcels. This provision shall not be construed as restricting in any way the normal business vehicle activity associated with development and construction.

(l) *Required spaces.* The number of parking spaces or area required for a particular use shall be as follows:

(1) *Automobile sales and repair garage.* One space per employee plus one space for each 150 square feet of gross floor area;

- (2) *Automobile service station.* Three spaces for each service bay, with a minimum of ten spaces required;
- (3) *Business, professional offices and clinics.* One space per 250 square feet of gross floor area;
- (4) *Bowling alleys, religious institutions and other places of assembly.* One space per four seats in the main auditorium or 100 square feet in the largest assembly room (10/18/07);
- (5) *Commercial, manufacturing and industrial establishments.* One space per 2,000 square feet of gross office, plant and storage area;
- (6) *Delivery, ambulance and other similar services.* One space for each vehicle, plus one additional space for each two employees;
- (7) *One-, two- and three-family dwellings.* Two spaces per dwelling unit plus one space for each 200 square feet of clubhouse, or other common structure;
- (8) *Food stores.* One space per 100 square feet of gross floor area;
- (9) *General business, commercial or personal service establishments.* Five and one-half spaces per 1,000 square feet of gross floor area;
- (10) *Hospitals, care homes and similar institutions.* One space per two beds plus one space for each staff member or visiting doctor, plus one space for each employee;
- (11) *Hotels and motels.* One space for each guest room plus one space for each 200 square feet of accessory uses such as convention halls, banquet rooms, lounges, restaurants or similar accessory uses;
- (12) *Lodges, fraternal or social organizations.* One space per 100 square feet of gross floor area;
- (13) *Manufactured homes.* Two spaces for each manufactured home lot;
- (14) *Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area.* One space per 75 square feet of gross floor area;
- (15) *Restaurants, drive-in (without area provided for patron use).* One space per 100 square feet of gross floor area;
- (16) *Shopping centers.* Five and one-half spaces per 1,000 square feet of gross floor area;
- (17) *Schools, public or private elementary.* Two spaces per classroom;
- (18) *Schools, public or private middle, high, trade, exam preparation and tutoring, colleges and universities.* Five spaces per classroom;
- (19) *Skating rinks, dance halls, poolrooms, and other places of amusement or assembly without fixed seating.* One space per 200 square feet of gross floor area;
- (20) *Swimming pool, golf course, neighborhood recreation center or similar use.* One space per five members but not less than 20 spaces except that golf courses shall require a minimum of 20 spaces per nine holes;
- (21) *Theaters, auditoriums funeral homes, gymnasiums, stadiums and other places of assembly with fixed seating.* One space per three seats;
- (22) *Theaters, auditoriums, funeral homes, gymnasiums, stadiums and other places of assembly without fixed seating for the accommodation of movable seats in the largest assembly room.* One space per 25 square feet of gross floor area available; and
- (23) *Wholesale establishments or other similar uses.* One space per 200 square feet of gross floor area devoted to sales or display plus two spaces per 2,000 square feet of gross storage area.

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: February 11, 2021

DOCKET/CASE/APPLICATION NUMBER

PC 02112021

APPLICANT/PROPERTY OWNER

Applicant: John Kaufman | Owner: Victor Gunnin

PLANNING COMMISSION MEETING DATE

February 11, 2021

TOWN COUNCIL MEETING DATE

N/A

ADDRESS/LOCATION

993 Senoia Road

Summary

Applicant John Kaufman has submitted a site plan approval for a 1 acre tract with parcel number 0738036 at property address 993 Senoia Road. This preliminary site plan approval is to accommodate a future proposed restaurant addition to the property. No impervious surface area is to be added to the lot and no trees are proposed to be cut down.

Staff Recommends Conditional approval until all TRC comments have been resolved and until CSX provides easement within their R/W for buildings encroaching the property line.



MAP SOURCE: Fayette County Tax Assessor

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
Town Center Mixed Use (TCMU)	Multi-tenant Commercial	North: C-1 South: DR & O-I East: O-I West: C-1	Public Water Multi-Tenant Commercial Structure	1 Acre

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
The site plan is consistent with the Future Development Map and Comprehensive plan. Restaurant uses are encouraged in the Town Center District.	Property has had a commercial occupancy since the 1960's.

COMPATABILITY WITH ZONING ORDINANCE & IMPACT ASSESSMENT

Site plan is compatible with zoning ordinance save that the site is short 12 parking spaces required by our ordinance. Although short these spaces, the proposed hours of the restaurant will coincide with the closure of other business tenants located within the facility, particularly during dinner hours which are anticipated to be the busiest hours. The applicant has also provided information that surrounding business owners would be willing to enter into a shared parking agreement with the owners of 993 Senoia Rd.

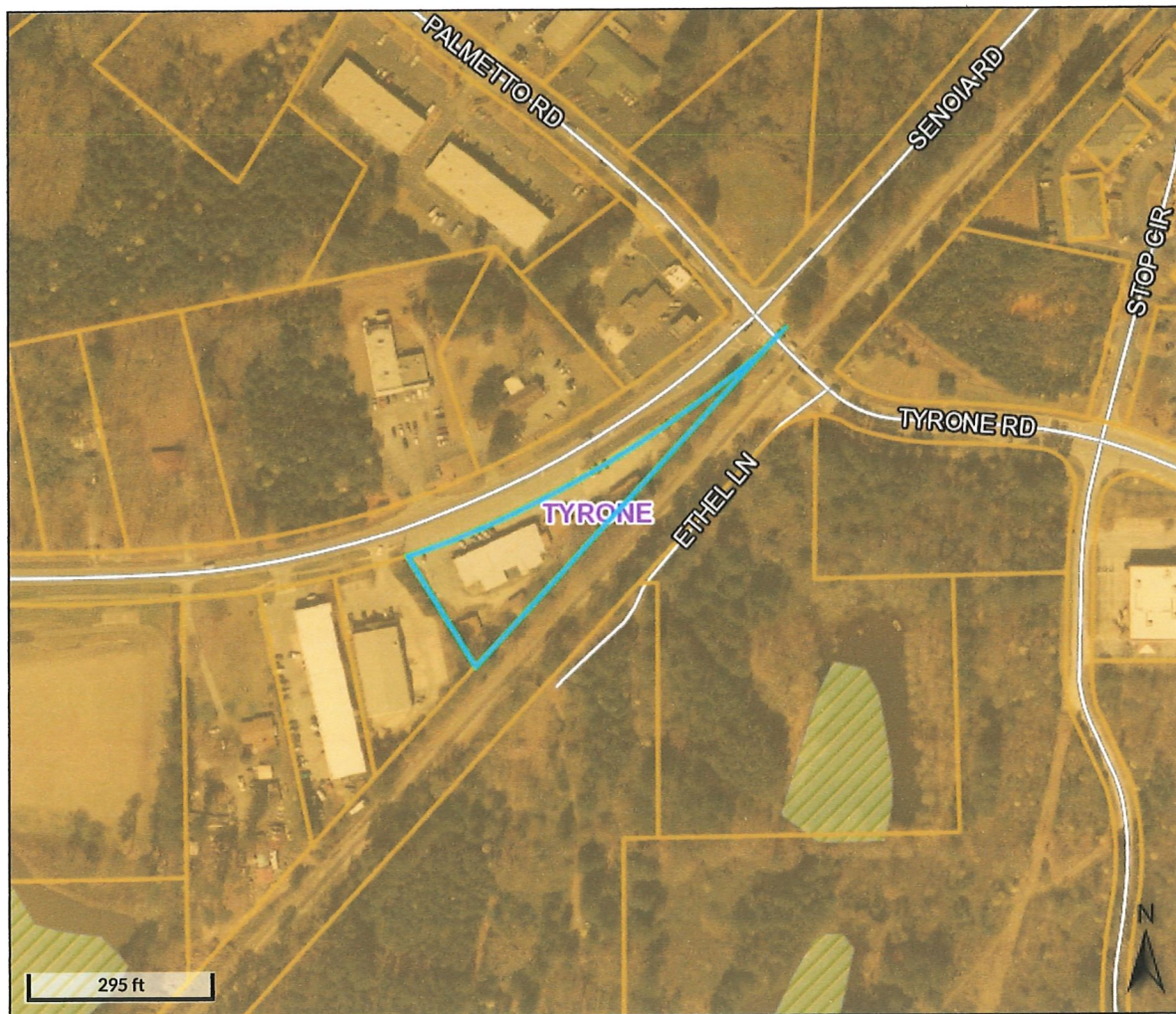
Staff recommends conditional approval of the proposed site plan in anticipation of the Town's allowance of shared parking agreements and any outstanding TRC comments. The owner would need to enter into a shared parking agreement with an adjoining property owner per the Town's ordinance as part of the condition.

APPROVE

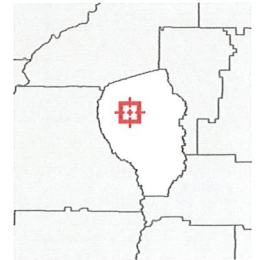
STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

DENY



Overview



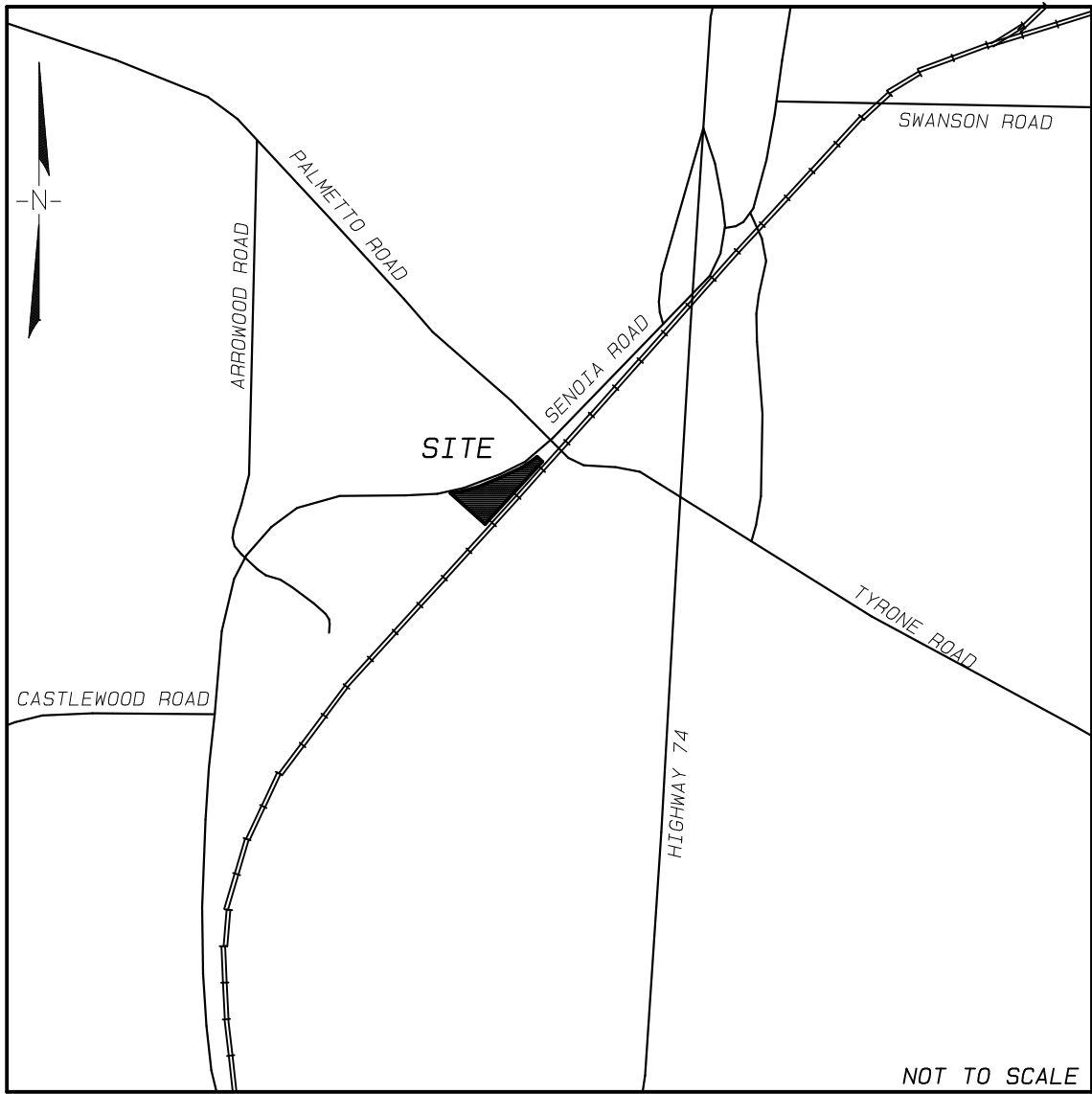
Legend

- Parcels
- Roads
- City Limits
 - BROOKS
 - FAYETTEVILLE
 - PEACHTREE CITY
 - TYRONE
 - WOOLSEY
- Wetlands
- 2013 Fayette Coun Flood Study Cross Sections
- Streams and River

Parcel ID	0738 036	Alternate ID	n/a	Owner Address	GUNNIN VICTOR E & SUSAN S
Sec/Twp/Rng	0-0-	Class	C3		997 SENOIARD
Property Address	993 SENOIARD	Acreage	1		TYRONE GA 30290
District	03				
Brief Tax Description	1 ACRE ON SENOIARD				
	(Note: Not to be used on legal documents)				

Date created: 8/5/2020
Last Data Uploaded: 8/5/2020 5:51:47 AM

Developed by Schneider
GEOSPATIAL



VICINITY MAP

LEGEND:
G = GAS MARKER
U/P = UTILITY POLE (U/P)
GW = GUY WIRE
--- = OVERHEAD UTILITY LINE
--- = APPROXIMATE CENTERLINE

SITE PLAN FOR PARTNER'S PIZZA

BOUNDARY SHOWN BASED ON A PREVIOUS SURVEY BY THIS OFFICE.
THIS IS NOT AN UPDATE TO THE PREVIOUS SURVEY.
THIS IS NOT A BOUNDARY SURVEY, AND IS NOT TO BE USED OR RECORDED FOR ANY PURPOSE.
W.D. GRAY AND ASSOCIATES ARE NOT DESIGN ENGINEERS. PROPOSED PARKING IS SHOWN BASED ON A SKETCH PROVIDED BY BOB ADAMS. THIS OFFICE MAKES NO STATEMENT AS TO WHETHER OR NOT THE SPACES SHOWN WILL MEET MINIMUM DESIGN STANDARDS.

CURRENT OWNER:
VICTOR E. GUNNIN AND SUSAN S. GUNNIN PER
DEED BOOK 2140, PAGES 636-637
997 SENOIA ROAD, TYRONE, GEORGIA
(770)487-7376

DEVELOPER:
ADAMS COMMERCIAL CONTRACTORS
1134 SENOIA ROAD, SUITE B-1, TYRONE, GEORGIA
(770)231-9041

NORTH BASED OFF DEED
BOOK 2140, PAGES 636-637

MAGNIT. SET AT THE
APPROXIMATE CENTERLINE
INTERSECTION OF TYRONE
ROAD AND SENOIA ROAD

CURRENT APPROXIMATE
CENTERLINE OF TYRONE ROAD
(SEE R/W NOTE)

S52°58'59"E
14.92'

1/2" REBAR SET
ATLANTA GAS
LIGHT MARKER AND
EXPOSED
PIPES/BOLLARDS
(NO EASEMENT
RECOVERED)

1/2" REBAR FOUND
(THIS IS NOTED IN THE
REFERENCED PLATS/DEEDS
AS THE RIGHT-OF-WAY
INTERSECTION OF TYRONE
ROAD AND SENOIA ROAD)
SEE R/W NOTE

SENOIA ROAD
(OLD STATE ROUTE 74)
APPARENT R/W R/W
DEED BOOK 2140, PAGES 636-637
PLAT BOOK 7, PAGE 113
PLAT BOOK 8, PAGE 114

CSX RIGHT-OF-WAY
(OLD SEABOARD COST LINE RAILROAD)
(100' R/W PER
DEED BOOK 2140, PAGES 636-637
PLAT BOOK 7, PAGE 113
PLAT BOOK 8, PAGE 114
AND PER RECOVERED MONUMENTS
ACTUAL R/W DEED NOT PROVIDED TO
OR RECOVERED BY THIS OFFICE)

PROPOSED ADDITION TO BE USED AS A RESTAURANT. THE PROPOSED ADDITION IS TO BE CONSTRUCTED MAINLY ON ALREADY IMPERVIOUS SURFACES. PROPOSED PARKING SHOWN WILL BE GRAVELED PARKING, PER DEVELOPER. STORAGE AREAS LABELED PER DEVELOPER.

RIGHT-OF-WAY NOTE:
THE CURRENT RIGHT-OF-WAY INTERSECTION OF TYRONE ROAD AND SENOIA ROAD IS NOT CLEAR, AS SHOWN ON PLAT BOOK 7, PAGE 90 AND HISTORICAL AERIAL PHOTOGRAPHY, TYRONE ROAD HAS BEEN REALIGNED TO IT'S CURRENT LOCATION SINCE 1972. THIS OFFICE HAS NOT BEEN PROVIDED OR RECOVERED ANY DEED ACQUIRING ADDITIONAL RIGHT-OF-WAY OR ABANDONING OLD RIGHT-OF-WAY OF TYRONE ROAD.

EASEMENT NOTE:
THE LOCATION OF THE TEMPORARY CONSTRUCTION EASEMENTS SHOWN IS SOMEWHAT AMBIGUOUS AND SHOULD BE CONSIDERED APPROXIMATE. THE "POINT OF BEGINNING" FOR THESE DESCRIPTIONS IS THE RIGHT-OF-WAY INTERSECTION OF TYRONE ROAD AND SENOIA ROAD ALTHOUGH NO RIGHT-OF-WAY WIDTH IS SPECIFIED (SEE RIGHT-OF-WAY NOTE ABOVE). EASEMENTS ARE SHOWN BASED OFF MONUMENTS RECOVERED IN THE FIELD AND A REVIEW OF THE CONSTRUCTION PLANS FOR THE 2019 SANITARY SEWER SYSTEM EXTENSION FOR THE TOWN OF TYRONE PREPARED BY GOODWIN WILLS & CANOOD, INC. IF AN EXACT LOCATION OF THE TEMPORARY EASEMENT IS NECESSARY, THE TOWN OF TYRONE SHOULD BE CONTACTED.

ENCROACHMENT NOTE:
THIS BUILDING IS SUBJECT TO AN ENCROACHMENT EASEMENT FOR OUTBUILDING BETWEEN TYRONE DOLLAR, LLC AND VICTOR E. GUNNIN AND SUSAN S. GUNNIN DATED SEPTEMBER 29, 2020 AND RECORDED IN DEED BOOK 5132, PAGES 482-490.

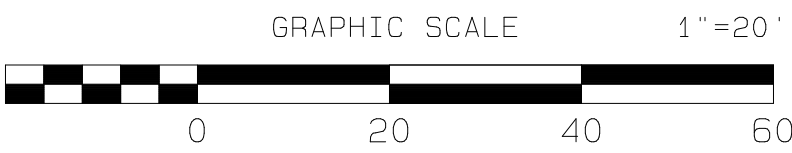
PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS, WATERSHED BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC., SHOULD BE INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.



JOB #2008007

PREPARED FOR:

GUNNIN PROPERTIES

LAND LOT 140 & 139, 7TH DISTRICT
FAYETTE COUNTY, GA.

TOWN OF TYRONE

SCALE: 1" = 20'

LAST DATE OF FIELD WORK: 08/28/2020

DATE OF DRAWING: 01/15/2021

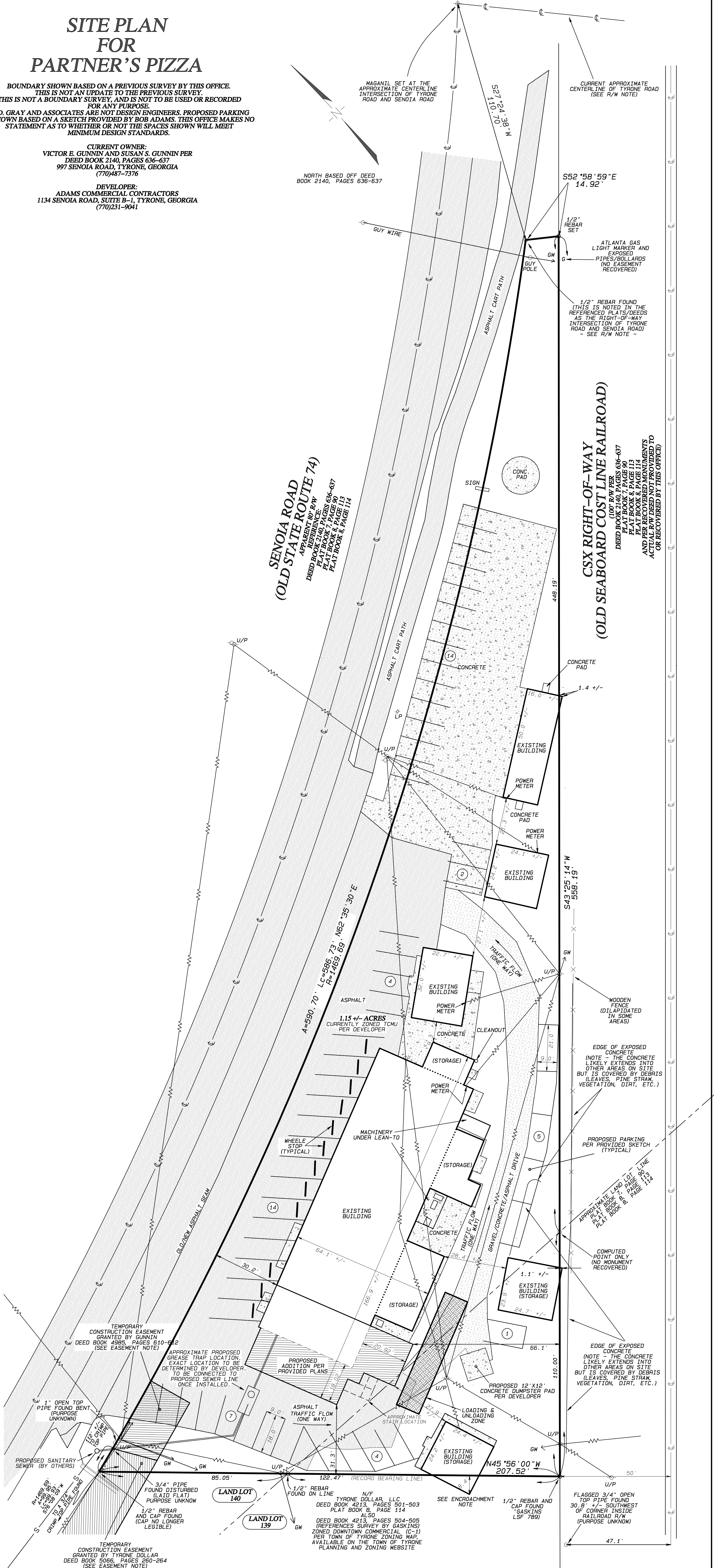
REVISED 02/08/2021 TO SHOW TRAFFIC FLOW,
LOADING/UNLOADING ZONE, AND STORAGE AREAS

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290
PH. 770-486-7552 Fax: 770-486-0496

W.D. GRAY

AND ASSOCIATES, INC. LSF000701





Supporting Documentation:

**Conflict of Interest Forms
Rezoning Applications
Warranty Deeds
Petitions**