

**Town of Tyrone
Planning Commission Meeting Minutes
Thursday January 24, 2019
7:00 PM**

Present:

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

Planning Commission Chairman Jeff Dunan called the meeting to order at 7:00 pm.

Appointments

1. Planning Commission Chairman Vote

Commissioner Jeff Duncan made a motion to appoint Commissioner David Nebergall as Planning Commission Chairman. Commissioner Hunter seconded the motion. Motion carried 4-0.

2. Planning Commission Vice-Chairman vote

Commissioner Schouw made a motion to appoint Commissioner Dia Hunter as Planning Commission Vice Chairman. Commissioner Bousquet seconded the motion. Motion carried 4-0.

Approval of Agenda

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

Approval of Minutes for December 12, 2018

Commissioner Hunter made a motion to approve the minutes from December 12, 2018. Commissioner Schouw seconded the motion. Motion passed 4-0.

Public Hearing:

1. *To consider a text amendment regarding Section 113-136, pertaining to the "Community Mixed Use District," of Article V of the Zoning Ordinance of the Town of Tyrone, to remove subsection 'b', paragraph (4). **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that the CMU (Community Mixed Use) Zoning District was established to provide an option for planned unit development mixed use projects to apply for Planning Commission and Council approval. The district was modeled off of our existing PUD ordinance as well as specific regulations found in successfully implemented mixed use zoning districts in the metro Atlanta region for cities our size. The proposed text amendment is town-initiated.

Mr. Trocquet presented his finding that although the district went through a rigorous review process, it was pointed out to staff, after adoption, that subparagraph four (4) of paragraph (b) was in need of reform or redaction. Although the intent of the language was to define what attributes constituted an applicable CMU property, the language was rather clunky and superfluous. Given the nature of the zoning district as a PUD and the other development standards listed in the district, it was ultimately recommended that the language be removed altogether.

Staff recommended approval of the text amendment.

Chairman Nebergall opened the public hearing for those in favor of the rezoning. No one spoke.

Chairman Nebergall closed the public hearing for those in favor of the rezoning.

Chairman Nebergall opened the public hearing for those in opposition to the rezoning. No one spoke.

Vice-Chairman Hunter made a motion to approve the proposed text amendment. Commissioner Schouw Seconded the motion. Motion carried 4-0.

New Business:

1. Consideration to approve a landscape plan for a new commercial structure for the Real-Life Center at Dogwood Church by applicant Peter Madsen. **Phillip Trocquet, Planning & Development Coordinator.'**

Mr. Trocquet presented the item. He stated that the applicant had submitted a landscape plan for the Real-Life Center on Dogwood Church's Property off of Dogwood Trail. The applicant requested a 50% reduction in tree planting for the project given the large amount of wooded area existing on Dogwood Church's property. After providing information on existing tree densities on the property, the Town's Environmental Technician has approved the 50% request. Mr. Trocquet continued that the property was consistent with the future development map and comprehensive plan and that the property lies within the Community Gateway Character Area which encourages landscaped grounds and low visibility impact from SR-74. He stated that the proposed building will be an extension of the services and operations of Dogwood Church and are consistent with the E&I (Educational Institutional) zoning district. Based on the language in the ordinance and the location of the building site, the structure does not lie within the SR-74 Quality Growth overlay district which would require heightened architectural and landscaping requirements.

Chairman Nebergall asked if the size of the site was 20 acres or 50 acres. Mr. Trocquet responded that the site was technically the entire 50 acres even though the scope of work only showed an area of approximately 20.

Commissioner Duncan made a motion to approve the landscape plan. Commissioner Schouw seconded the motion. Motion was approved 4-0.

Public Comments:

Staff Comments:

Mr. Trocquet stated that staff had been investigating the establishment of a BTP (Business Technology Park) Zoning district lately as growth has been knocking on Tyrone's door. He stated that there was a lot of highly desirable real estate noted by the Fayette County Development Authority along the North SR-74 corridor in Town and that it would become more highly desirable with the expansion of the Town's sewer capacity. Mr. Trocquet outlined that the Comprehensive Plan calls for the North 74 corridor to be Community Gateway which outlines commercial districts as appropriate. The County already has BTP zoning as part of their future land use for the properties along the corridor that are not in the Town of Tyrone limits.

Mr. Trocquet continued that the BTP zoning would be regulated as not allowing outdoor storage or automotive establishments as well as heightened architectural and landscaping requirements to preserve the corridor. Commissioner Hunter asked about the SR-74 Gateway Coalition and the relationship between the BTP district and the goals of the Gateway Coalition. He stated that some of the members of that coalition were not holding up their end of the bargain and since that was the case, was Tyrone just spinning its wheels? Commissioner Duncan stated that he believed the town needed to protect what it has along the corridor and that it does not need to follow the same development pattern as Fairburn. He also stated that curb cuts needed to be mitigated along the corridor since Tyrone maintains a majority of the highway amongst the coalition members.

Mr. Trocquet stated that the Town's official policy as well as GDOT's was to limit curb cuts. Commissioner Hunter asked whether the Town would encounter a similar issue as the Market Hill Business park situation if we initiated a zoning district like this. Mr. Trocquet stated that it would not as the district requirements would start at the property line and not involve GDOT right-of-way. Mr. Trocquet talked about berms and maintaining existing tree cover as a tool to preserve the rural character of the town while also accommodating growth. He also stated that most of the property on the north corridor was zoned O-I (Office-Institutional) which actually would have a high traffic impact at peak traffic times as opposed to BTP which would be similar to a very light industrial district with less individual trips and less impact on peak traffic times.

Chairman Nebergall asked which properties would be appropriate for this new district. Mr. Trocquet outlined that it would be most appropriate for the large properties on the corridor north of the SR-74 & Jenkins Road Intersection.

Commission Comments:

Commissioner Duncan asked what the status was on the new rezoning signs. Mr. Trocquet stated that they had been designed but that the Market Hill mass rezoning overextended the sign budget for the current fiscal year.

Commissioner Schouw asked about the status of Founders Studio. Mr. Trocquet stated that the original developer/project manager was not in charge of the project, but that the family that held ownership of the land was trying to restart everything and get a development plan together. There was currently no movement on the property at the time of the meeting.

Commissioner Hunter asked about Bethel Church's temporary tent. Mr. Trocquet stated that they had a Fire Marshal permit for 180 days. Commissioner Schouw stated that he could hear the music on Sunday morning. Commissioner Hunter asked what the solution was for access to the property off of Tyrone Road. Mr. Trocquet stated that the church

wanted a full motion curb cut at Tyrone Road, but that a traffic study was required in order to confirm sight distances and safety concerns from the Town Engineer and Chief of Police. Mr. Trocquet stated that short of safety concerns, the church was permitted to have curb cuts and full access to the property.

Adjournment:

Commissioner Schouw made a motion to adjourn. The meeting adjourned at 7:32 pm.

David Nebergall, Planning Commission Chairman

Phillip Trocquet, Planning &
Development Coordinator