

Town of Tyrone
Planning Commission Meeting Minutes
Thursday September 13, 2018
7:00 PM

Present:

Chairman, Jeff Duncan

Vice-Chairman, David Nebergall

Commission Member, Scott Bousquet

Commission Member, Dia Hunter

Commission Member, Carl Schouw

Planning & Development Coordinator, Phillip Trocquet

Town Attorney, Patrick Stough

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

Approval of Agenda

Vice-Chairman Nebergall made a motion to approve the agenda.

Commissioner Schouw seconded the motion. Motion was approved 4-0.

Approval of Minutes for August 23, 2018

Commissioner Hunter made a motion to approve the minutes from August 23rd 2018, Commissioner Bousquet seconded the motion. Motion was approved 4-0.

Public Hearing:

Old Business:

New Business:

1. *Consideration to approve a final plat for a property at the corner of Rockwood Road and Senoia Road for applicant Brett Vincent. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. Mr. Trocquet stated that the applicant for the petition was Mr. Brett Vincent and that the application was for a lot consolidation for a total combined acreage of 3.68 acres. Mr. Trocquet stated that the existing zoning is M-1 (Light Industrial) and that the existing land use was vacant commercial office. Surrounding property was as follows: to the north, M-1, to the South, C-1, to the East, C-2, and to the West, M-2. Mr. Trocquet further stated that the property petition was consistent

with the future development map and comprehensive plan and since the land use character area was listed as Production and Employment; this character area encourages the development of light to heavy industrial projects. Mr. Trocquet also stated that the petition was consistent with the zoning ordinance. Mr. Trocquet notified Planning Commission of proposed elevations for the structure planned for the property. He clarified that Planning Commission would not be approving those elevations.

Chairman Duncan asked the applicant, Mr. Vincent, if he wished to add anything else. Mr. Vincent stated that he was combining the properties because of their odd shape and that there were other obstacles such as guy wires and power easements to route around for the development of the property. Mr. Vincent stated that given the current plan for the property, he would need to cover the maximum percentage of the lot that the ordinance allowed and that stormwater would need to be provided underground and under his proposed buildings. He further stated that there were a lot of cost inhibitions to developing the property and that it would cost him approximately \$600,000 for site preparation.

Mr. Vincent went on to explain that he saw a high demand for climate controlled mini storage and that this location was ideal. He stated that he had considered making the proposed buildings two story in order to accommodate more units, but that he understood that the ordinance required mini storage developments to be limited to a single story. Mr. Vincent asked the question as to whether or not he could approach the Town in terms of reconsidering that requirement. He stated that his building would not look any different from the road if it were one story or two, because the total height would be similar and the roll up doors would not be visible from the road as they are concealed within the building.

Mr. Trocquet responded that the formal avenue for pursuing an ordinance change would be through a text amendment. Mr. Trocquet stated that he believed the ordinance was written the way it was in order to limit the scale and intensity of that particular type of development since the requirement was part of a condition on self storage warehouses. Mr. Vincent asked if the spirit of the ordinance in that matter pertained to aesthetics. Mr. Trocquet stated that the ordinance could have been created to mitigate aesthetics, but that the formal process for having a discussion on changing the verbiage would be via a text amendment application.

Mr. Vincent stated that he was excited about the design of the building. Chairman Duncan asked if the same design presented in the drawings would be applied to the full structure. Mr. Vincent stated that the plans were for the office design and that it would be situated to be visible from both Rockwood and Senoia Roads.

Commissioner Hunter asked if there was any alternative to manage stormwater detention and retention outside of the underground detention chambers. Mr. Vincent stated that the only alternative was to eliminate one of the buildings on the property. He stated that new standards require that the water not only be held, but be filtered which makes systems more expensive. Commissioner Hunter asked about rain gardens. Mr. Vincent stated that the underground chambers were the last resort given the amount of land availability.

Commissioner Hunter mentioned his experience with construction management practices and that there were new methods he had heard of that take rainwater from the gutters and route the water inside the

building for non-potable uses. Mr. Vincent stated that he was highly interested in such alternatives, but was confident that he had hired the best site design engineers and contractors in the area and was also confident that they had explored every alternative.

Mr. Vincent went on to explain that he would be phasing his project by building the office first and then building the self storage warehouses as a second and third phase. He stated that he anticipated the third phase to be started within three months of opening the facility.

Staff recommended approval.

Chairman Duncan asked for a motion.

Vice-Chairman Nebergall made a motion to approve the final plat. Commissioner

2. *Consideration to approve a final plat for a property at the corner of SR-74 and Crestwood Road for applicant Vinod Mehta. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. Mr. Trocquet stated that the applicant, Vinod Mehta, applied for a final plat application to combine four properties at the corner of SR-74 and East Crestwood Road. The combined acreage for these properties was approximately 32 acres. Mr. Trocquet stated that a flood plain runs through the east side of the properties as well as the southern property. He further explained that there was no current development proposal for the properties, but that the properties did lie within the Town's Quality Growth Overlay District as well as GDOT's limited access curb cut moratorium area. Mr. Trocquet explained that all properties were zoned AR (Agricultural Residential) and that the town TRC (Technical Review Committee) had approved the lot consolidation.

Mr. Trocquet stated that the surrounding land uses were as follows: North R-18, South C-1, East R-18, West R-18 and R-12. Mr. Trocquet explained that the proposed lot consolidation was consistent with the future development map and Comprehensive Plan as well as the Zoning Ordinance.

A representative of the owner, a Ms. Pamela Zollner, stated that the owner was just looking to consolidate the lots.

Staff recommended approval.

Commissioner Hunter made a motion to approve the final plat. Commissioner Bousquet seconded the motion. Motion passed 4-0.

3. *Consideration to approve a preliminary site plan for a new commercial structure at the corner Rockwood Road and Senoia Road by applicant Brett Vincent. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet stated that the information for this item was the same as the first item on the agenda, but that it included Mr. Vincent's proposed site plan.

Staff recommendation was for approval.

Commissioner Schouw motioned to approve the site plan. Commissioner Hunter seconded the motion. Motion passed 4-0.

Public Comments:

Staff Comments:

Commission Comments:

Chairman Duncan stated that he had recently attended the Fayette County Master Transportation Plan Stakeholder meeting. He explained that the meeting was a summary of all the meetings had thus far. It identified over 155 projects identified by citizens of the County. He stated that the one project that stood out was the Tyrone Road, Palmetto Road connection to Interstate 85. He said that the road had garnered a lot of attention, but that there was no formal recommendation yet and that studies were being pursued.

Mr. Trocquet stated that the MTP would have a document out for public review in the next two months or so. He explained that the major intersection project slated for Interstate 85 and SR-74 had been delayed due to projected cost overruns, but that it is now back online and marked for completion by 2020. Commissioner Bousquet asked if that project would include the widening of 74 from Milam Rd. to the I-85 interchange. Mr. Trocquet stated that he was not aware of any widening all the way to Milam Road.

Mr. Trocquet updated Planning Commission that the Tyrone Road/SR-74 acceleration lanes had been de-striped and were accessible again. An extension of the right hand turn stack lane was being investigated.

Commissioner Bousquet asked Mr. Trocquet as to an update to the CDAC project being worked on in collaboration with ARC. Mr. Trocquet stated that a Memo of Agreement was in the process of being approved.

Commissioner Hunter stated that he thought the sidewalks downtown looked great after all the trip hazards were removed by Georgia Safe Sidewalks Inc. Mr. Trocquet stated that the Town would likely be using them in the future to eliminate more sidewalk trip hazards throughout the Town.

Adjournment:

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:31 pm.

Jeff Duncan, Planning Commission Chairman

Phillip Trocquet, Planning &
Development Coordinator