

Town of Tyrone
Planning Commission Meeting
Minutes January 26, 2017
7:00 p.m.

Present:

Chairman Wil James

Vice-Chairman Jeff Duncan

Commission Member Marlon Davis

Commission Member Carl Schouw

Commission Member David Nebergall

Planning and Zoning Coordinator Phillip Trocquet

Commission Chairman James called the meeting to order at 7:00pm.

Approval of Agenda

Commissioner Duncan made a motion to approve the agenda.

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

Approval of Minutes for October 13, 2016

Commissioner Davis made a motion to approve the minutes.

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

New Business

1. Consideration of a Landscape Plan from applicant Brian Selleck at 1425 Senoia Road for Boss Stone and Concrete. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet presented the item. He stated that the property from applicant and owner Brian Selleck is located at 1425 Senoia Road in the Powers Court Business Park. He reported that the property is 1.079 acres, zoned C-1 Downtown Commercial, the current use of the property is undeveloped, and the proposed use is as an office and some interior storage. Mr. Trocquet added that the general land use is consistent; the future land use designation is heavy industrial, that it is compatible with existing land uses, and that the project had been reviewed and approved by the Technical Review Committee (TRC). Mr. Trocquet noted that there was a buffer requirement on the back of the property of 75 feet which was observed on the Site Plan and Landscape Plan. Mr. Trocquet noted that the heavy land use designation for future land use could have been a mistake as he believed it to be light industrial. He ended by stating that staff recommends approval.

Chairman James called Mr. Selleck to approach the Commission.

Speaking to Mr. Selleck, Vice-Chairman Duncan inquired about a natural area located behind the building site on the property that was designated as a wetland or creek. Mr. Selleck confirmed that there was a creek bed of some sort that he believed dealt with storm-water flow such as a detention pond.

Mr. Duncan asked if there was a considerable amount of natural foliage in the back of the property to which Mr. Selleck responded in the affirmative. Mr. Selleck noted that his intent was to leave much of the property undisturbed as he liked having the natural buffer between his property and the bordering.

Commissioner Davis asked Mr. Selleck if he intended to leave the mature trees in the back of his property. Mr. Selleck replied in the affirmative and noted that there was an additional 50 foot stream buffer that necessitated the stream be untouched. Mr. Selleck then noted that he owned land past the stream as well which effectively created a larger buffer than what was required by the ordinance.

Chairman James wanted to clarify that Mr. Selleck would be leaving the mature trees within the 75 foot buffer imparted by the neighborhood. Mr. Selleck noted that the mature trees would be included in and extend beyond the 75 foot buffer.

Commissioner Nebergall requested that there be clarification on the future land use by Mr. Trocquet and that if the future land use was indeed heavy industrial, that Planning Commission revisit the item.

Commissioner Davis made a motion to approve the Landscape Plan for 1425 Senoia Road. Vice-Chairman Duncan seconded the motion. The motion was approved 4-0.

Old Business

Staff Comments

Mr. Trocquet approached Planning Commission in regards to continuing education classes for the commissioners. He suggested leading a presentation at the March 14th Town Retreat. He submitted a variety of urban planning and zoning topics to the commissioners and asked them to choose the ones that they felt would most help them. Vice-Chairman Duncan asked how many days the Town Retreat was to take place and how many topics they could address during the retreat. Mr. Trocquet responded that the retreat was for only one day and that he was unsure what the structure of the day would be like. Chairman James recalled a class that he and Mr. Duncan had attended that was put on by the University of Georgia. He stated that it was very informative and was worth investigating in the future. Mr. Trocquet stated that he would watch out for local courses put on by the Atlanta Regional Commission as well as other organizations and present them to Planning Commission.

Commission comments

Adjournment

Vice-Chairman Duncan made a motion to adjourn. The motion was approved 4-0. The meeting adjourned at 7:12 pm.

Chairman, Wil James

Planning & Development Coordinator, Phillip Trocquet