

Town of Tyrone
Planning Commission Meeting Minutes
May 12th, 2022
7:00 PM

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Scott Bousquet
Commission Member, Carl Schouw

Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Absent:

Commission Member, Jeff Duncan

Call to Order:

Chairman Nebergall called the meeting to order at 7:00 pm. The meeting was also available via YouTube Live.

Approval of Agenda:

Vice Chairman Hunter made a motion to approve the agenda. Motion was seconded by Commissioner Bousquet. Motion passed 3-0.

Approval of Minutes:

1. Commissioner Schouw made a motion to approve the minutes from April 28th, 2022. Motion was seconded by Vice Chairman Hunter. Motion passed 3-0.

New Business:

2. Petition from applicant Mark Buckner and Ivo Jansink for a revised final plat of parcel 0728 065. **Phillip Trocquet, Town Planner**

Mr. Trocquet began by stating that applicant Ivo Jansink and Scanlon Engineering had submitted a lot split request for parcel 0728 085. This property was once part of the adjoining subdivision land to the east and was subsequently parceled off after Stonecrest Preserve subdivision was constructed. Given the large amount of floodplain, wetlands, and environmental buffers present on the property, development potential is limited. Given these constraints, staff worked with the surveyor in detail to determine exact stream buffers and potential buildable areas in establishing

the lot division line so that a split would yield two buildable properties. Mr. Trocquet said the applicant might be coming before Planning Commission at a later date with a rezoning petition for one of the lot splits.

Mr. Trocquet continued that the existing zoning was R-20 and the land was currently vacant. He then listed the zonings of the surrounding properties. He said that the current lot was 14.62 acres and the applicant was requesting that it be split into a 9.4 acre tract and a 5.2 acre tract. He said that the application was consistent both with the zoning ordinance and the future land use map.

Chairman Nebergall clarified that the split did not change the zoning. He then asked if he decided to rezone one piece of the property to commercial, how that would affect the property itself and the surrounding properties. Mr. Trocquet stated that since the applicant was upfront about his intent on wanting to rezone, staff had already spoken to him about if he did want to move to a commercial zoning classification what those buffers and setbacks would be for that property.

Commissioner Bousquet then asked if there was only one proposed home for the larger tract of land. Mr. Trocquet noted that due to topography and environmental constraints, there was not an opportunity to do more than that on the land. He also reiterated that at this time, the applicant was asking for a split into two R-20 lots, and if he decided to pursue a rezoning on the smaller tract, then that would be at a later date.

Vice Chairman Hunter asked how he would access the properties. Mr. Trocquet said that there was enough room for a driveway that would meet the environmental stipulations and that the applicant had overlaid a 20-foot access easement on that portion so that the other property could also be accessed.

Commissioner Bousquet asked if the applicant was planning on petitioning to split the smaller lot again. Mr. Trocquet said that given the buffers and setbacks, if he wanted to keep it commercial, then it wouldn't be practical for it to be split again. He said that if it was left residential, there was a potential for it to be split again.

Commissioner Bousquet asked about the property to the west. Mr. Trocquet said that the properties have some vacant office space. He noted that Harbinger Marketing had pulled permits to renovate a building in that area. Commissioner Bousquet asked about a potential access point off of that road. Mr. Trocquet said that since it was a private road, that would have to be an arrangement between the two property owners.

Commissioner Schouw made a motion to approve the plat. Seconded by Vice Chairman Hunter. Motion passed 3-0.

3. Application for Site Plan and Architectural Approval from applicant Trevor Stubbs for parcel 0726 041. **Phillip Trocquet, Town Planner**

Mr. Trocquet began by stating applicant Trevor Stubbs had submitted an application for site plan approval, landscape plan approval, and architectural approval for parcel 0726 041. Staff had reviewed the proposed site plan and landscape plan for consistency with Town ordinances and

traffic flow. The property was small in accommodating the proposed use, but an extended traffic queue and contribution to the Town's Treebank were incorporated into the design of the site. Although a berm was not shown on the landscape plan, staff had determined the level of landscaping would adequately screen the use and would meet the goals of the Quality Growth Overlay. The architectural façade seemed to meet the 80% premium material requirement of the overlay. He said that staff does recommend that the brick veneer remain a natural red or red/brown brick color in continuity with surrounding building; gray is not a primary color used in buildings along the corridor.

Mr. Trocquet said that the petition was consistent with the Town's Comprehensive Plan and Future Development strategy. The property was within the Commercial Corridor Character area which would allow C-2 zoning and uses therein as well as promote a high standard of architectural and landscaping requirements. He noted that all surrounding properties were also C-2 properties. Staff recommended that the primary color of the structure be red or red/brown brick consistent with all other structures on the corridor. Blue accents could be permitted although earth tones are highly recommended.

Mr., Trocquet said that something of importance to staff was the ability to stack vehicles and the use of a queue lane. He said it would have a double lane and would fit about 24 cars, which is in line with other car washes. However, there would be fewer vacuum stations than normally found at a car wash, creating a bit of a competition for usage of those vacuum stations.

He then pulled up the architectural renderings of the buildings. Though the renderings showed a gray brick, Mr. Trocquet noted that staff recommended a more natural brick color, such as a red brick or red/brown brick. He said that they would confirm with the applicant that the materials are in line with the Town Ordinances and in line with other buildings along the corridor.

Vice Chairman Hunter voiced concerns about the traffic flow entering/exiting the car wash. The representative for the applicant, Dominic Serra, was then asked about traffic and how much time it would take for a car at the back of the car wash line to get all the way through. Mr. Serra noted there would be employees dedicated to helping move traffic along in a timely manner, but he did not have an exact timeframe, since it could be dependent on how much time patrons spent cleaning, vacuuming, etc.

Mr. Trocquet also suggested a “don’t block the box” type of marking along street to help with traffic flow.

Commissioner Schouw asked about the condition of the street towards the rear of the property. Mr. Trocquet said that they were likely going to extend the topcoat from the Goodwill building to their property line.

Vice Chairman Hunter also pointed out a drainage problem along Baron’s court.

Commissioner Bousquet made a motion to approve the site plan. Seconded by Commissioner Schouw. Motion passed 3-0.

Commissioner Bousquet asked about the blue color shown in the renderings. He noted that he would like to see a different shade to better blend with the other buildings.

Mr. Trocquet noted that the blue was probably due to corporate branding, and that in the ordinance there was flexibility in regard to accent colors.

Vice Chairman Hunter made a motion for approval of the architectural plan with the condition that red or red brown brick is used. Commissioner Bousquet seconded. Motion carried 3-0.

4. Approval of Landscape Plan from Applicant Trevor Stubbs for parcel 0726 041. Phillip Trocquet, Town Planner

Mr. Trocquet pulled up the landscape plan. He noted that a contribution was going to be made to the tree bank instead of keeping trees on the property due to the constrained size of the lot. He noted that the trees that were left on the property were centered along 74 to help preserve the aesthetic of the corridor.

Commissioner Bousquet asked if there was any room for small trees in between the car wash and the Waffle House next door. Mr. Trocquet said that due to where their stormwater pond was located, that may or may not be an option.

Commissioner Bousquet made a motion to approve the landscape plan. Seconded by Commissioner Schouw. Motion carried 3-0.

Staff Comments

Mr. Trocquet said that he would be sending them a copy of the comprehensive plan for their review. He noted that points to note would be the multi-use trails and slight changes to the future land use map. He said that the Town Council had approved a draft to be sent to the Department of Community Affairs. He said that things can still be altered up until the official adoption of the plan in June.

Commission Comments

Chairman Nebergall brought up his conversation with staff regarding the chairman position and what role it plays in planning commission. Mr. Trocquet said that traditionally the chairman of the planning commission had operated very similarly as the Mayor. They have not made motions, seconded items, or voted. He said that in looking at the ordinances more closely, the chairman of the Planning Commission could make motions and second motions but cannot vote. He said that this is not the case in most communities and that it would be more consistent to have the Chairman vote. Mr. Stough said that the stipulation that the chairman cannot vote was in the code or ordinances, not in the zoning ordinance, which means to make that change, it would simply take a vote from the Mayor and Council.

Commissioner Bousquet asked if there were any cons associated with making a change. He thought it could have a negative impact further down the down if the dynamic of the commission

changed. Mr. Stough said that each member was appointed on the same basis and that Planning Commission was set up with different guidelines than the Mayor and Council. Commissioner Schouw said that he wanted it to go before Council and have it changed. Vice Chairman Hunter and Commissioner Bousquet agreed.

Adjournment

Meeting ended at 7:49pm.

Chairman David Nebergall

Phillip Trocquet, Town Planner