

**TYRONE PLANNING
COMMISSION MEETING
(SPECIAL-CALLED)**

MINUTES

October 02, 2024 at 6:00 PM

David Nebergall, Chairman

Brad Matheny, Vice-Chairman
Joram Kiggundu, Commissioner
Phillip Trocquet, Assistant Town Manager
Patrick Stough, Town Attorney

Terry Noble, Commissioner
Jeff Duncan, Commissioner
Ciara Willis, Assistant Town Clerk

Absent:

Patrick Stough, Town Attorney

Also Present:

Billy Campbell, Council Member

I. CALL TO ORDER

Chairman Nebergall called the meeting to order at 6:05 p.m.

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Duncan, Commissioner Kiggundu.

III. APPROVAL OF MINUTES

A motion was made to approve the August 8, 2024 minutes.

Motion made by Commissioner Kiggundu, Seconded by Commissioner Noble.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Duncan, Commissioner Kiggundu.

IV. PUBLIC HEARING

V. NEW BUSINESS

Chairman Nebergall and Commissioner Duncan announced that they were both members of Dogwood Church for the record.

Mr. Trocquet shared that applicant Highland Land Planning, LLC and Jefferson Architects, on behalf of the owner of Dogwood Church, had submitted an application for a conceptual site plan and architectural approval for 975 SR-74. The proposed site plan showed an expansion/addition of their main sanctuary building on the property's western side. The applicants had included the conceptual layout and architectural renderings for the expansion.

The property lies within the Community Gateway character area, which encouraged commercial development consistent with the Town's C-1, C-2, CMU, and O-1 zoning classifications to maintain a high standard of architecture, landscaping, and sign controls that also accommodate pedestrian and traffic circulation throughout the developments.

Upon review, it was staff's determination that the proposed architectural and site plans were consistent with the Town's overlay ordinance and Certificate of Appropriateness requirements. The architectural renderings met the standards outlined for the Quality Growth Overlay for class 'A' materials of brick, glass, and stone. Although this structure exists within the new boundaries of the SR-74 overlay, it was not visible from SR-74 as it is buffered by approximately 225' of forested tree coverage. Existing stormwater facilities and parking would be used to accommodate the expansion. Minor stormwater modifications would be utilized, and excess parking spaces constructed as part of the original lot would be used to calculate the parking spaces for the new addition. He added that the church would use a temporary tent during construction.

Staff recommended approval of this conceptual site plan and architectural rendering.

Commissioner Noble inquired about the 14-foot building addition on the site plan in red color. The applicant from the audience stated that the area was for additional storage. He then asked a question regarding the impact assessment on the 55-acre property. Mr. Trocquet noted that the stormwater system was adequate to handle the sanctuary expansion. He then explained that there were no setback issues.

A motion was made to approve the conceptual site plan and architectural renderings for Dogwood Church at property address 975 SR-74.

Motion made by Commissioner Duncan, Seconded by Vice-Chairman Matheny.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Duncan, Commissioner Kiggundu.

VI. STAFF COMMENTS

Mr. Trocquet shared that he was notified that Trinity High School planned to relocate to the corner of Fisher and Minix Road. The school was currently on Hwy 54 and would be a large project. He added that the school was outside of Town limits but would impact Town residents.

Mr. Trocquet announced that the 49th Founders Day event would be held on October 4th and 5th at Shamrock Park. He also mentioned that the RFP for the Shamrock Park pavilion had been completed, and Southtree Commercial had won the bid.

VII. COMMISSION COMMENTS

Commissioner Duncan asked about the East Group project. Mr. Trocquet shared that the applicant was progressing with the project and planned to break ground in November. He pointed out that the site plan was approved ten months ago.

Chairman Nebergall inquired about the old fire station project at 935 Senoia Road. Mr. Trocquet stated that Mr. Collins Woods' investors had backed out of the project and that the DDA was considering the next steps.

Commissioner Noble inquired about a timeline for variances once they were approved. Mr. Trocquet stated that our ordinance had no time limit on variances. He added that staff could be directed to research a text amendment on the topic. Chairman Nebergall agreed that was a good idea.

VIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Duncan.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble, Commissioner Duncan, Commissioner Kiggundu.

The meeting adjourned at 6:25 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk