



**PLANNING COMMISSION  
MEETING MINUTES  
December 14, 2023 at 7:00 PM**

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*950 Senoia Road, Tyrone, GA 30290*

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**PRESENT**

**David Nebergall, Chairman**

**Brad Matheny, Vice Chairman**  
**Jeff Duncan, Commissioner**  
**Phillip Trocquet, Town Planner**

**Terry Noble, Commissioner**  
**Scott Bousquet, Commissioner**  
**Patrick Stough, Town Attorney**

**I. CALL TO ORDER**

Chairman Nebergall called the meeting to order at 7:11PM

**II. APPROVAL OF AGENDA**

Commissioner Duncan made a motion to approve the agenda. Commissioner Matheny seconded the motion. Motion passed 5-0.

**III. APPROVAL OF MINUTES**

1. Commissioner Duncan made a motion to approve the October 26, 2023 minutes with corrections. Commissioner Bousquet seconded the motion. Motion carried 5-0.

**IV. PUBLIC HEARING**

**V. NEW BUSINESS**

2. Consideration of a Final Plat application from applicant Michael Swift for 912 Tyrone Road. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item. He stated that the applicant, Michael Swift, had submitted an application for a revised final plat for 912 Tyrone road. The stated intent for this plat application was to subdivide the property into four (4) separate tracts for the construction of homes consistent with the surrounding area and the estate residential land use classification. The applicant had recently rezoned the property from AR to R-12 with zoning maps not yet being updated. All TRC members performed their review with minor comments.

Mr. Trocquet continued that the petition was consistent with the Town's Comprehensive Plan and Future Development strategy. The Future Land Use designation for the

property is Estate Residential, which promotes low-density residential development consistent with a more rural environment. Residential areas are intended to be well-connected to the Town's Multi-Use trail system. He stated that the petition was consistent with the Town's zoning ordinance with minimum lot areas matching the development standards for R-12 zoning. Staff recommends approval of the plat application with the condition that any minor TRC (Technical Review Committee) comments be resolved.

Commissioner Noble asked for clarification on who the members of the TRC are. Mr. Trocquet stated that they consist of a variety of County and Town departments. The County departments involved are the Water System, Fire Marshal, E-911 services, and Public Health. Sometimes the School Board and Fayette County Road Department are involved depending on the scope of the project. Town departments involved are Planning & Zoning, Engineering, and Environmental Management.

Commissioner Bousquet inquired about the location of the multi-use path crossing. Mr. Trocquet noted the location on a map. An additional question was asked regarding the location of driveways. Mr. Trocquet responded that the driveways will have a minimum distancing requirement from each other and other intersections such as Farr Road. Those curb cut locations would be determined during the building permitting phase for each lot and reviewed by staff and the Town Engineer.

Chairman Nebergall called for a motion. Commissioner Bousquet motioned to approve the plat application with staff conditions. Commissioner Noble seconded the motion. Motion carried 5-0.

2. Consideration of a Site Plan Application from applicant TJ Chitwood for 1525 Senoia Road. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item. He stated that the applicant had submitted the site plan application with the intention of constructing an additional 10,000 s.f. flex building and office-warehouse for the property does have an undeveloped portion just south of the existing principle structure. All Technical Review Committee (TRC) members have performed an initial review of the site with one outstanding item: the existing bioretention area on the site is encroaching on the needed septic area. Staff is working towards a solution with the site engineer which will likely reduce the size or decentralize the location of the bioretention are due to soils on the site. The petition is consistent with the Town's Comp Plan and Future Development strategy. The Future Land Use classification for the property is Commercial Corridor which encourages high-quality commercial activity that screens commercial areas from view and promotes high standards of architecture, landscaping, and sign controls. The petition is also consistent with the zoning ordinance. The building will match the surrounding buildings and be in keeping with C-1 development standards. The proposed structure is within all setbacks and does not encroach on the 75 foot buffer adjoining the Millbrook Village subdivision. C-1 zoning does not permit automotive uses or heavy commercial uses that generate nuisance-associated noises, vibrations, dust, or other activities adjoining residential properties.

Staff recommends approval of the site plan conditioned upon all TRC comments being resolved.

Commissioner Noble asked what the septic solution looks like. Mr. Chitwood approached the podium and stated that they are working through an are with environmental heath as they want a 100% redundancy in the circumstance that the primary system may fail. They have an engineer working the design for that redundancy. Mr. Chitwood stated that the pond did not interfere with the location. Mr. Chitwood said that the location is going to be dependent on the length of line required which may interfere with the secondary curb cut located on the site. This may reduce the curb cut to the single one located at the existing building location. Commissioner Matheny asked about the occupancy and ratio of office space. Mr. Chitwood stated that the ratio would be 20% office space and 80% floor space. The average occupancy would be about 15 people based on that ratio.

Commissioner Noble asked how their approval would be associated with some of these changes. Mr. Trocquet stated that the Planning Commission does approve conceptual site plans and that these changes would not be considered major enough to re-site the entire building. If that level of change were to occur, it would come before the Planning Commission again.

Commissioner Duncan made a motion to approve the site plan with the condition that all TRC comments be resolved. Commissioner Noble seconded the motion. Motion carried 5-0.

3. Consideration of a Final Plat application from applicant Matt Langley for parcel 0736074 in the Shamrock Industrial Park. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item stating that the applicant, Matt Langley, on behalf of the owner, had submitted a revised final plat for parcel 0273-074 to divide the property into 10.2 and 4.5-acre tracts with the expressed intention of building industrial developments similar to those found elsewhere in Shamrock Industrial Park.

Mr. Trocquet continued that the property previously had a zoning condition in the form of a construction hold that was placed many years ago. In 2022, Town Council removed that condition thereby opening the property to development. The petition is consistent with the Town's Comp plan and Future Development strategy. The Future Land Use designation for this property is Production and Employment which encourages high-quality industrial activity that provides adequate traffic circulation and maneuverability for heavy vehicles while implementing attractive landscaped entrances. Truck docks and waste handling areas for any buildings shall be screened and oriented away from adjoining residential areas. The petition is also consistent with the Town's zoning ordinance as the proposed lots meet M-2 development standards.

Staff recommends approval of the plat with the condition that any minor TRC comments be resolved.

Commissioner Bousquet inquired about where the emergency ingress-egress entrance would be located. Mr. Trocquet pulled up a map and identified the location of the ingress-egress entrance. Mr. Trocquet described the construction and operation of the emergency access drive. Commissioner Bousquet stated that there were original fears that a heavy commercial operation would cause an emergency that would block people in if the train was stopped on the tracks. Mr. Trocquet confirmed that there is still a condition that no HAZMAT materials were to be stored in the park .

Chairman Nebergall made a motion that the plat be approved with TRC comments being resolved. Commissioner Duncan seconded the motion. Motion carried 5-0.

## **VI. STAFF COMMENTS**

Mr. Trocquet gave an update on the Shamrock Park re-design and the Town Center LCI for Senoia road. Chairman Nebergall asked about re-naming Senoia Road to 'Main Street.' Mr. Trocquet stated that a change was investigated, but it would require all property owners and residents along the road to change addresses which is considered a large inconvenience. It was suggested that a 'historical marker' of some sort be investigated as Senoia Road used to be called main street.

## **VII. COMMISSION COMMENTS**

## **VIII. ADJOURNMENT**

Commissioner Matheny made a motion to adjourn the meeting. Commissioner Noble seconded the motion. Meeting adjourned at 7:39PM.