

TYRONE PLANNING COMMISSION MEETING

MINUTES

October 24, 2024 at 7:00 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:

Dia Hunter, Council Member

Devon Boullion, Environmental Specialist

I. CALL TO ORDER

Chairman Nebergall called the meeting to order at 7:00 p.m.

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Vice-Chairman Matheny.

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

III. APPROVAL OF MINUTES

1. October 2nd (Special-Called)

A motion was made to approve the October 2, 2024 Special-Called 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

VI. STAFF COMMENTS

2. Environmental Management and Stormwater Presentation. **Devon Boullion, Environmental Management Specialist**

Ms. Boullion presented on land development, sustainability, and conservation in Tyrone. She stated that the presentation was an annual public education requirement by the Environmental Protection Division (EPD) Stormwater Management Program.

She explained that conservation included maintaining people's quality of life while making the environment work for people. The main goals of the presentation were to initiate local dialogue and to be proactive about conservation and development in Tyrone.

Tyrone was currently less developed than many neighboring metro Atlanta area municipalities, but Ms. Boullion stated that the Town had more development potential. She mentioned that using green infrastructure and low-impact development practices was critical for promoting sustainability as our Town continues to grow and develop.

Commissioner Noble inquired about the triangle symbols on the slide with the map. Mr. Trocquet stated that the gold triangle symbols denoted different cities.

Ms. Boullion began discussing the impact of impervious areas on the watershed in Tyrone. She stated that wildlife habitat degradation, alteration to natural water cycles, and heat islands could have significant consequences. Commissioner Kiggundu inquired if our zoning ordinances and Comprehensive Plan covered those impacts on impervious areas. She agreed and emphasized that one of the goals of the Comp Plan was to maintain a small-town feel while embracing economic development. She also stated that developers could cluster higher-density developments instead of spreading them out, which would assist in conservation-oriented practices.

Ms. Boullion then showed a chart table that provided an overview of conservation-oriented site design practices, which include green spaces, old-growth trees, water resources, and wildlife habitat protection that promote sustainable growth. She emphasized that the Town required these practices, and they aligned with the Town's Comprehensive Plan.

3. Community Development Updates - Variance Ordinance & Downtown Streetscape LCI. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet shared that he researched variance expiration periods due to commissioners' concerns because there was no ordinance. He then displayed the Town's ordinance on zoning reversion in Sec 113-67 and added that this type of provision already existed for rezonings.

Mr. Trocquet then read section 113-67 of the ordinance on zoning reversion.

Within three years of the date of rezoning, rezoned property shall be utilized for uses allowed in the new zoning district, or substantial development shall be demonstrated toward such utilization. Failure to so utilize or demonstrate substantial development may subject the property to consideration for reversion to the previous zoning district. In such event, public hearings shall be held as for rezoning petitions and a final decision is rendered by the town council.

Based on his research, he stated that three years was a long time, and most cities kept the expiration period between one and two years. He suggested two years for variance expirations because, in the development world, one year was not a lengthy amount of time. He also proposed that a variance expiration ordinance should not be subject to public hearings like zoning reversions.

Commissioner Matheny inquired about the timeframe of a variance compared to the ordinance for zoning reversion. Mr. Trocquet stated that a new ordinance for variances would include similar language but slightly different. He then explained why a one-year expiration period was reasonable for a variance. This would also apply to administrative and public hearing variances.

Commissioner Kiggundu asked for clarification regarding stipulations on variances if an ordinance changed within the expiration period. Mr. Trocquet stated that this could cause an issue, but the applicant would be notified beforehand of a potential text amendment change. Chairman Nebergall pointed out that the commissioners had not dealt with a variance application in a considerable time.

Mr. Trocquet detailed the components of a text amendment that the commissioners agreed upon for a variance ordinance, which included that an applicant utilize a variance or make substantial developmental progress within one year. Commissioner Kiggundu stated that defining what substantial means in the ordinance would be essential.

Mr. Trocquet then updated the commissioners on the progress of the Steering Committee for the downtown streetscape project. He shared several images of designs for Senoia Road and intersections in the downtown corridor. Some streetscape designs included trees, bricked crosswalks, and parallel parking. He noted that this project along Senoia Road to Castlewood Road would take two to three years to complete.

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 8:32 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk