



PLANNING COMMISSION MEETING

September 14, 2023 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman (ABSENT)

Dia Hunter, Vice Chairman

Jeff Duncan, Commissioner

Phillip Trocquet, Town Planner

Carl Schouw, Commissioner

Scott Bousquet, Commissioner

Patrick Stough, Town Attorney

MINUTES

I. CALL TO ORDER

Meeting was called to order at 7:00pm

II. APPROVAL OF AGENDA

Commissioner Duncan made a motion to approve the agenda. Commissioner Bousquet seconded the motion. Motion carried 4-0.

III. APPROVAL OF MINUTES

1. August 24, 2023

Commissioner Duncan made a motion to approve the agenda. Commissioner Bousquet seconded the motion. Motion carried 4-0.

IV. PUBLIC HEARING

2. Consideration to hear a rezoning petition from applicant Michael Swift of a 4.43 Acre Tract with parcel number 0727-001 at property address 912 Tyrone Road from AR (Agricultural Residential) to R-18 (Residential 1800 s.f. min. home size). **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item. And stated that the Applicant and Owner Michael Swift has petitioned to rezone 912 Senoia Road from AR (Agricultural Residential) to R-18 (1800 s.f. min. home size). The stated intent is to subdivide the property into further lots which cannot currently be done under AR zoning. Mr. Trocquet continued that the surrounding zoning was R-18 to the north and south, and AR & R-12 to the East and West. He stated that this rezoning matches adjacent R-18 and R-12 properties. The parcel lies within the estate residential character area which allows low density 1-acre lot development. Since the structure on the property is not 1800, s.f., staff recommends that the property be zoned R-12.

Mr. Trocquet read the impact assessment:

Will Zoning permit suitable uses with surrounding properties? *R-18 zoning is suitable adjoining other R-18 properties and does not significantly affect surrounding commercial properties, but with the structure not conforming to R-18 standards, staff recommends R-12 zoning. Staff determines that suitability with surrounding properties would be the same under R-12 zoning.*

Will Zoning adversely affect adjacent properties? *It is staff's determination that R-12 zoning will not adversely affect adjacent properties. Most are residential with similar lot sizes to what R-12 permits.*

Does the property have reasonable economic use as currently zoned? *It is staff's opinion that the current zoning does not provide similar economic use to other surrounding properties which can develop at 1-acre lot density.*

Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure? *It is staff's*

determination that R-12 zoning would not be excessively burdensome on existing infrastructure. Staff has requested that any future lot divisions include shared driveways where feasible in order to reduce the number of curb cuts on Tyrone Road.

Vice-Chairman Schouw opened the public hearing to those in favor of the petition. No one spoke. Vice-Chairman Schouw closed the public hearing for those in favor.

Vice-Chairman Schouw opened the public hearing to those in opposition to the petition. No one spoke. Vice -Chairman Schouw closed the public hearing for those in opposition.

Commissioner Duncan asked the applicant if he was amenable to R-12 zoning. Mr. Swift responded that he was.

Mr. Bousquet asked if there were any other significant differences between R-18 and R-12 zoning. Mr. Trocquet responded that there were not other than the minimum house size difference of 1800 s.f. and 1200 s.f.

Mr. Stough mentioned that although the advertisement was for R-18, R-12 could be considered a lower-intensity district that is substantially the same which would allow for the Commission to recommend approval of R-12. Alternatively, the property could be zoned R-18 with the condition that the non-conforming structure be demolished within a certain time frame.

Mr. Trocquet stated that the existing structure was approximately 1,600 s.f. just below the R-18 threshold which was the reason for his recommendation.

Vice-Chairman Schouw called for a motion. Commissioner Duncan made a motion to recommend approval of the rezoning to R-12 per staff recommendation. Commissioner Bousquet seconded the motion. Motion carried 4-0.

3. Consideration of a text amendment to Sec. 113-191 of the zoning ordinance, Quality Growth Development District, to modify architectural and dimensional requirements. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item. He stated that this was a re-visit item from a previous update regarding a change to the architectural material requirements for structures within the SR-74 overlay. He pointed out the change which now reflects that structures over 100,000 s.f. would adhere to a 30% minimum class A material requirement and structures under 100,000 s.f. would adhere to a 100% minimum class A material requirement.

Commissioner Bousquet asked if this applies to all sides of the building. Mr. Trocquet stated that the percentage requirement would need to apply to each side of the building. And it would still be subject to architectural approval by Town Council.

Vice-Chairman Schouw opened the public hearing to those in favor of the text amendment. No one spoke. Vice-Chairman Schouw closed the public hearing for those in favor.

Vice-Chairman Schouw opened the public hearing to those in opposition to the amendment. Non one spoke. Vice -Chairman Schouw closed the public hearing for those in opposition.

Commissioner Schouw asked why the percentages were selected as presented. Mr. Trocquet responded that Council was presented with an option for a structure at 30% and were amenable to the percentage after seeing that structure.

Commissioner Bousquet made a motion to approve the text amendment. Commissioner Matheny seconded the motion. Motion carried 4-0.

V. NEW BUSINESS

VI. STAFF COMMENTS

Staff mentioned the upcoming Founders Day festival and gave an update on the recently purchased property next to Shamrock Park as well as the Shamrock Park redesign project.

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

Commissioner Duncan made a motion to adjourn the meeting. Commissioner Bousquet seconded the motion. Meeting adjourned at 7:15pm.