<u>www.tyronega.gov</u> (770) 487-4038



PLANNING COMMISSION MEETING

April 10, 2025 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

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

AGENDA

The meeting can be accessed live at https://www.youtube.com/@tyrone_GA. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (brandon.perkins@tyronega.gov).

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
 - 1. February 27th, 2025
- IV. PUBLIC HEARING
- V. NEW BUSINESS
 - Consideration of an Architectural Approval from applicant Jason Walls for parcel 0726-031 (100 Barrons Court). Phillip Trocquet, Community Development
- VI. STAFF COMMENTS
 - 3. Update regarding TCMU ordinance changes. **Phillip Trocquet, Community Development**
- VII. COMMISSION COMMENTS
- VIII. ADJOURNMENT

Section III. Item 1.

TYRONE PLANNING COMMISSION MEETING

MINUTES

February 27, 2025 at 7:00 PM

David Nebergall, Chairman

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

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

MINUTES

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
 - 1. January 9th, 2025
- IV. PUBLIC HEARING
- V. NEW BUSINESS
 - Consideration to approve a conceptual plat from applicant Clay Gilley for parcel 0737-040 at property address 355 Crestwood Road. Phillip Trocquet, Community Development

Mr. Trocquet Presented the item and gave background history that the applicant had been granted a rezoning in September of 2024 and was now back to re-plat the property with the intention of creating two additional lots from the parent tract which is 5 acres. Mr. Trocquet continued that the petition was consistent with the Comprehensive Plan which has the property located in the Estate Residential character area which encourages 1-acre single family development with this proposal having each lot over 1-acre in size.

Mr. Trocquet continued that the petition was also substantially compatible with the Town's zoning ordinance save a few setback revisions that were incorrectly listed on the submitted plat. Side yard setbacks were incorrectly listed on lots 2 and 3 and a front yard setback was incorrectly listed on lot 1. Staff's recommendation was to approve with conditions that all Technical Review Committee comments be resolved prior to recording.

Commissioner Noble asked for clarification on the setback revisions that needed to be made. Mr. Trocquet responded that the setbacks along Crestwood Road are 55' but that the applicant had listed an 80' setback.

Commissioner Jeff Duncan made a motion to approve the plat with staff conditions. Commissioner Noble seconded the motion. Motion carried 4-0.

3. Consideration to approve a conceptual plat from applicant Craig Stafford for parcel 0742003 at property address 545 Laurelwood Road. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item stating that the applicant's intent was to subdivide his current 38-acre tract into a 13-acre and 25-acre tracts for the purpose of building a second home on the land. Mr. Trocquet stated that the petition was consistent with the Comprehensive Plan and the Ordinance and made a request that the plat be approved with the condition that the existing driveway which is shown to extend beyond the property lines into a neighboring property be moved entirely within the second tract of the plat.

Commissioners Noble and Kiggundu requested clarification on the access road and frontage requirements for lots. Mr. Trocquet responded by stating access requirements for the town necessitate either frontage or an easement which was provided here, but that the existing driveway was outside the bounds of the plat. Mr. Trocquet stated that the conditions were recommended to ensure there was no confusion regarding the Town's approval of the roadway as he did not wish to give the impression that the Town had approved the roadway to encroach on another property without proper property owner permission.

Commissioner Kiggundu made a motion to approve the plat. Commissioner Noble seconded the motion. Motion carried 4-0.

VI. STAFF COMMENTS

4. Discussion regarding upcoming TCMU ordinance modifications. **Phillip Trocquet, Community Development**

Mr. Trocquet announced that revisions to the TCMU ordinance were currently in process by staff and that a 'workshop' meeting would be held in the near future to go over the details of potential changes.

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

By:	Attest:		
	David Nebergall, Chairman		Phillip Trocquet, Asst. Town Manager

100 Barrons Court Architectural Approval



Draft saved 4/8/2025

Application #	Planning Commission Date	Town Council Date
24TYR-CA0003	04/10/2024	N/A

Application Details

Address	Owner	Parcel #	
100 Barrons Court	MAP Equities LLC	0726 031	
Zoning	Proposed Zoning	Future Land Use	
C-2 (Highway Commercial	N/A	Commercial Corridor	
Surrounding Zoning	Site Improvements	Acreage	
North: C-2, South: C-2, East: C-1, West, C-2	None	1.0	

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

Street View Map

Property 33.488127, -84.583759



Summary & History

The applicant has submitted an application for an architectural approval and conceptual site plan for a two-suite 8,000 s.f. commercial building at 100 Barrons Court. The intended use for this building is as a dog grooming and day-boarding (doggie day

Section V, Item 2.

The building is located at the corner of St. Stephens Court, Barrons Court, and Senoia Road with frontage on each street. Both St. Stephens Court and Barrons Court are private drives with standard side-yard setbacks applying along these streets.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Commercial Corridor character areas which encourages commercial development consistent with surrounding zoning that maintains a high standard of architecture, landscaping, and sign controls while maintaining traffic circulation throughout the development.

This submission is consistent with the Comp Plan's stated goals for the Commercial Corridor character area with a the proposed building matching this development strategy. Staff had some initial concerns regarding the parking directly adjacent to St. Stephens court. As a private road, the same requirements do not apply as to a public road, however turn movements, lane widths, and parking movements that pertain to parking lots would still apply. As such, staff requested that vehicular turning movements from adjacent business curb cuts be shown to demonstrate no conflict.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)







Concept Site Plan
Planning Commission Meeting Hub

1 of 4

Ordinance Compatibility

Upon review, staff finds that the proposed architectural renderings are consistent with the Town's Overlay and Architectural Ordinance requirements. The building façade meets the 70% Type A material requirement, utilizing brick and glass as the primary materials. The selected colors for the building match the earthen tone requirement and surrounding buildings. The overall architectural style and quality are compatible with surrounding structures, and minimum site requirements, such as parking, have been satisfied. Final site plan submissions must include detailed landscaping and stormwater management plans.

Staff Recommendation

↑ Supporting Documents & Resources

Dynamic Town Zoning Map

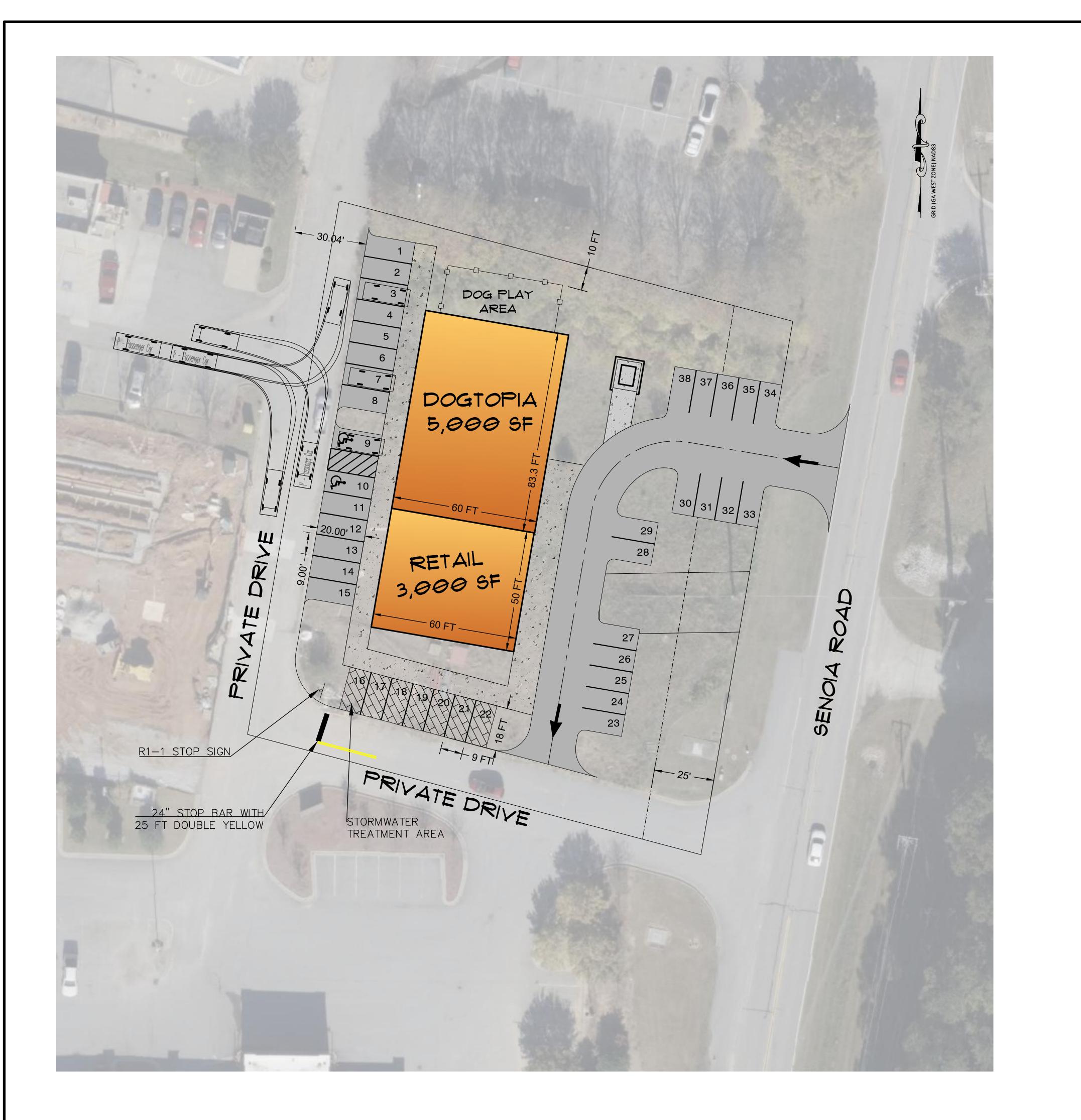
Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.

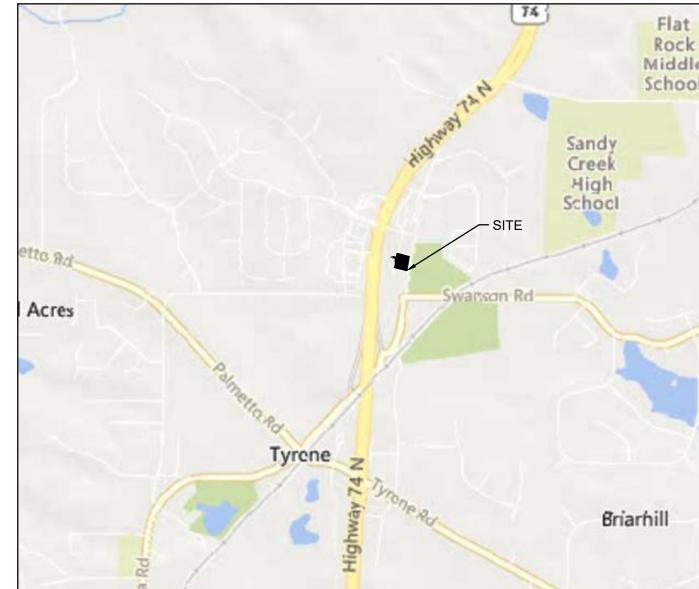


Town of Tyrone Zoning Map

Document Downloads See all

	Name Y	Modified ① ~	Modified By V
=	2025 Planning Commission Meetings	4 days ago	Phillip Trocquet





VICINITY MAP

N.T.S.

SITE PLAN NOTES:

1. OWNER / DEVELOPER: ORTMAN VENTURES LLC 624 MAGNOLIA LANE PEACHTREE CITY, GA 30269 CONTACT: LYNN ORTMAN / OWNER TELEPHONE: (512) 745-3079 EMAIL: LYNN.ORTMAN@DOGTOPIA.COM

ENGINEER: HIGHLAND LAND PLANNING, LLC 201 PROSPECT PARK PEACHTREE CITY, GA 30269 EMAIL: JWALLS@HIGHLANDLP.US PHONE: 770-631-0499

> SITE DATA:
> PARCEL: OLD SENOIA ROAD SITE AREA: 1.0 ACRES TAX PARCEL ID NUMBER: 0726 031 ZONING: C2 (HIGHWAY COMMERCIAL) USE: RETAIL

4. <u>SETBACKS AND BUFFERS:</u> SIDE: 30 FEET REAR: 20 FEET BUFFER: 60 FOOT (AT HWY 74) ** NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING 25 FOOT REAR SETBACK AT SENOIA ROAD.

5. <u>BUILDING AREA:</u> OVERALL BUILDING = 8,000 SF DOGTOPIA = 5,000 SF RETAIL = 3,000 SF

6. PARKING SUMMARY:

DOGTOPIA (OFFICE): 4 SPACES PER 1000 SF @ 5,000 SF REQUIRED SPACES: 20 SPACES RETAIL: 5.5 SPACES PER 1000 SF @ 3,000 SF REQUIRED SPACES: 16.5 SPACES

TOTAL SPACES REQUIRED = 37 SPACES TOTAL SPACES PROVIDED = 38 SPACES

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT. ALL PARKING LOT LANDSCAPE ISLANDS ARE MINIMUM 10 FEET MINIMUM WIDTH. ALL DRIVE ISLES ARE 24 FEET MINIMUM WIDTH IF 2 WAY AND 20 FEET IN WIDTH IF ONE-WAY, UNLESS OTHERWISE NOTED.

- 7. FLOODPLAIN: NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0077E DATED SEPTEMBER 26, 2008.
- 8. <u>ECOLOGY:</u> WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- 9. <u>UTILITIES:</u> WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY THE TOWN OF TYRONE. BOTH ARE PROVIDED TO THE IMMEDIATE SITE AREA.
- 10. <u>STORMWATER MANAGEMENT NARRATIVE:</u> STORMWATER MANAGEMENT PROVIDED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY LOCATED BEHIND THE PUBLIX SHOPPING CENTER, WITH ADDITIONAL WATER QUALITY TREATMENT TO BE PROVIDED VIA RRV OR WQV, WHICHEVER IS APPROPRIATE. A STORMWATER MANAGEMENT REPORT DOCUMENTING THE SITE WILL BE PROVIDED AS PART OF THE ENGINEERING DESIGN.
- 11. LANDSCAPING: A LANDSCAPE PLAN WILL BE PREPARED TO TOWN OF TYRONE STANDARDS, TO BE APPROVED BY THE PLANNING COMMISSION.
- 12. <u>PLAN EXPIRATION:</u> CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF FINAL SITE PLAN APPLICATION HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.
- 13. <u>ARCHITECTURAL REVIEW:</u> PROJECT SITE IS WITHIN 500 FEET OF A MAJOR THOROUGHFARE AND THEREFORE REQUIRES AN ARCHITECTURAL REVIEW BY THE PLANNING COMMISSION.

72	Flat Rock Middle School	
Highway	Sandy Creek High School	
	tsan Rd	Check by:
Tyrone At Drone &	Briarhill	Date: Drawn by: Ch 11/18/24 RKA
High		Date 11/1

SURVEYOR:

W.S. BODKIN SURVEYING, LLC

CONTACT: SCOTT BODKIN, R.L.S.

315 CASTLEWOOD RD TYRONE, GA 30290

PHONE: 770-312-5500

OPTION 7 CONCEPT PLAN

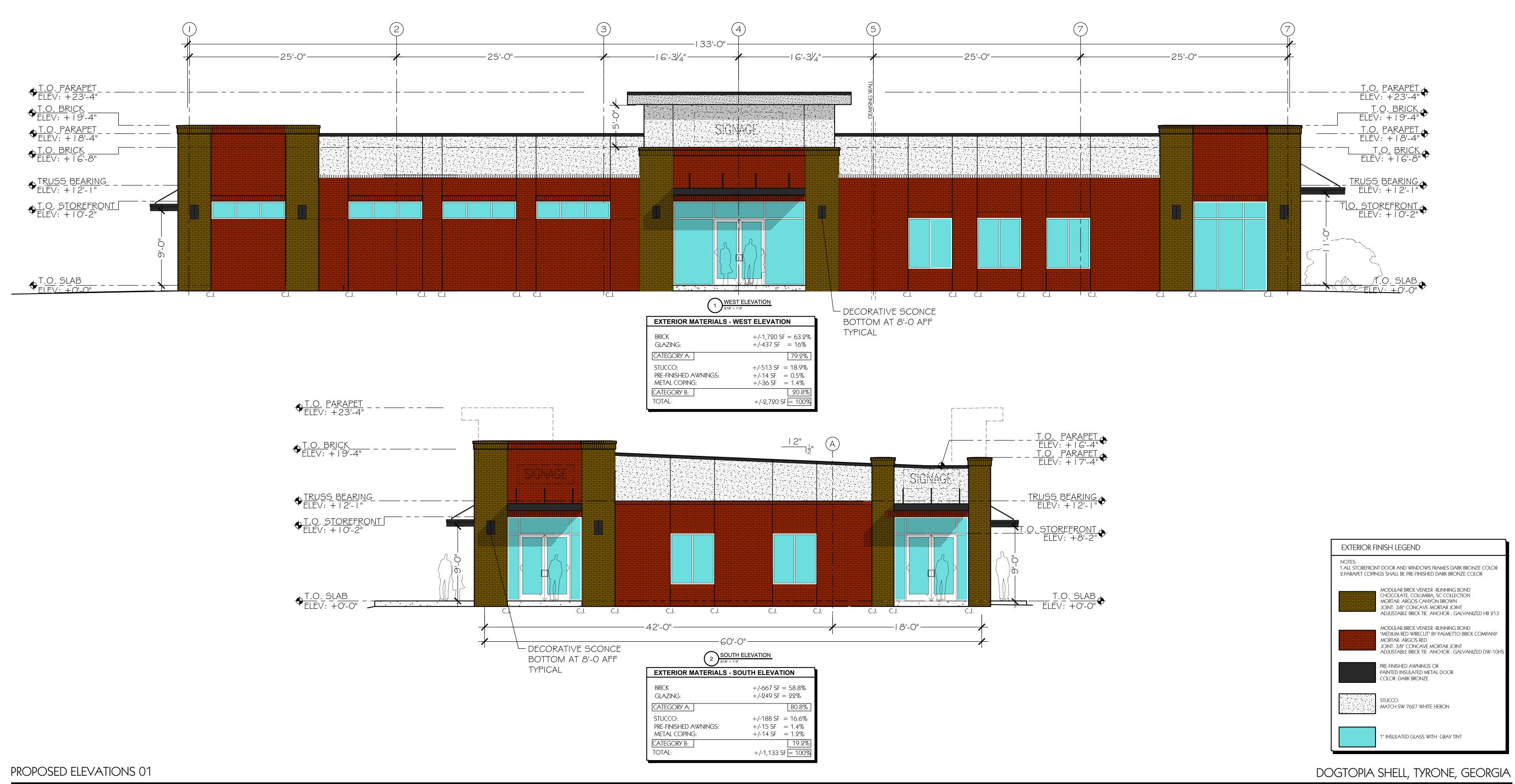
CONCEPTUAL LAYOUT PLAN
FOR
DOGTOPIA TYRONE
TOWN OF TYRONE, GA

DRAWING NO. C200

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JEFFERSON_

Section V, Item 2.



Section V, Item 2.

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