



PLANNING COMMISSION MEETING

October 13, 2022 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Dia Hunter, Vice Chairman

Jeff Duncan, Commissioner

Phillip Trocquet, Town Planner

Carl Schouw, Commissioner

Scott Bousquet, Commissioner

Patrick Stough, Town Attorney

AGENDA

Social Distancing will be observed, and seating is limited. The meeting can be accessed live at www.tyrone.org/youtube. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyrone.org).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of Minutes from 08/25/2022.

IV. PUBLIC HEARING

- [2.](#) Petition to consider a rezoning of parcel 072604009 from applicant Randy Wright from O-I (Office-Institutional) to C-2 (Highway Commercial). **Phillip Trocquet, Community Development**
3. Petition to consider a rezoning of parcel 072604012 from applicant Randy Wright from O-I (Office-Institutional) to C-2 (Highway Commercial). **Phillip Trocquet, Community Development**
4. Petition to consider a rezoning of parcel 072604013 from applicant Randy Wright from O-I (Office-Institutional) to C-2 (Highway Commercial). **Phillip Trocquet, Community Development**

V. NEW BUSINESS

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

Town of Tyrone
Planning Commission Meeting Minutes
August 25th, 2022
7:00 PM

Present:

Chairman, David Nebergall

Vice-Chairman, Dia Hunter

Commission Member, Carl Schouw

Commission Member, Jeff Duncan

Commission Member, Scott Bousquet

Town Attorney, Patrick Stough

Assistant Town Manager, Phillip Trocquet

Call to Order:

Chairman Nebergall called the meeting to order at 7:00 pm. The meeting was also available via YouTube Live.

Approval of Agenda:

Vice Chairman Hunter made a motion to approve the agenda with the change that the July 28, 2022 Minutes be placed under III. Approval of Minutes section. Commissioner Duncan seconded the motion. Motion passed 5-0.

Approval of Minutes:

Commissioner Schouw made a motion to approve the agenda with a modification to page 8. Motion was seconded by Vice-Chairman Hunter. Motion passed 5-0.

Public Hearing:**New Business:**

1. Consideration to approve a site plan for 859 Senoia Road for owner Edgar Townsel. **Phillip Trocquet, Community Development**

Mr. Edgar Townsel has submitted an application for site plan approval for 859 Senoia Road.

Mr. Townsel's property was involved in a fire back in January in which the entire building was burned down. Most people know the building as the Red Door Consignment building. As such, Mr. Townsel is applying to reconstruct his pre-existing building with minor modifications. Being a preexisting construction and rebuild as a result of an addition of no more than 5,000 s.f. of impervious surface is proposed, town ordinances do not require full stormwater management standards. If it were new, he would be required to comply. The previous building was situated slightly within the Town's Right of Way by approximately 5 feet. Mr. Townsel is proposing that this structure be shifted out of the Right of Way. TRC members have issued approval of this site plan. Staff recommends approval of this site plan with the condition that any remaining minor TRC comments be resolved. He added that they were waiting on something small from Fayette County Environmental Health.

He added that the petition was consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Town Center Character area which promotes street-facing commercial and mixed use. Mr. Townsel did plan to reconstruct his previous building as close to what was originally there as possible which provided on-street walkable retail to this area. He added that the new reconstruction will need to comply with the Town's new architectural and design guidelines. Mr. Trocquet shared that he did not perform an assessment noting if the previous building did comply. One requirement would be to have a covered entryway. The plans seemed to fit the current architectural requirements.

Mr. Trocquet shared that according to the compatibility with the zoning ordinance requirements, the site did meet the requirements. With the new changes to the ordinance there are zero lot lines within that zoning category. He added that changes to the parking requirements allowed a 20% parking reduction, there was additional public parking within the downtown area, including next door to the property. He shared that Mr. Townsel did increase his on-site parking spaces. As part of the Stormwater Management, the landscape plan was consistent with the Town's ordinances. He stated that staff recommended approval with the condition that all outstanding TRC comments be resolved.

Commissioner Hunter inquired about applicant tapping into sewer. Mr. Trocquet shared that the closed tap would be on the corner of Senoia Road and Castlewood Road. It could be cost prohibitive, he could however, tap in behind Caboose Lane, but it was a longer way to construct the infrastructure. Currently the applicant would utilize the septic system already in place.

Commissioner Bousquet inquired about having the lines "sewer ready" for the business if he wished to tie into sewer. Mr. Trocquet stated that if the sewer were extended to some of the properties south of Castlewood road, it would be part of a phase II expansion downtown and would be an easy process if nearby. Vice-Chairman Hunter stated that it would be more essential for a restaurant to have sewer.

Commissioner Bousquet inquired about the applicant's request to move the building an additional 5 ft. out of the right-of-way, how did that relate to the Downtown Streetscaping plan. Mr. Trocquet stated that the plan was for streetscaping to remain with the right-of-way which would not affect the construction of the building at the property line. Mr. Townsel would have some potential for streetscaping as Senoia Road has a wide right-of-way. The Town may convert some of the parking to parallel parking in order to save space and increase safety. Commissioner Bousquet shared that he understood the streetscaping plan to be implemented in phases. Would his property be within

the first phase? Mr. Trocquet stated that his area of town would be at a later phase of the project. The first phase would be from the Tyrone Road four-way to Castlewood Road. Commissioner Bousquet stated that it would be in line with the sewer expansion. Mr. Trocquet added that yes, it would be additional incentive for new development.

Commissioner Schouw inquired about the current parking at that location. Mr. Trocquet stated that the current parking was within Town right-of-way, but that if parallel parking were installed, it would not necessarily mean a reduction in overall parking; the parking would just be spread to a larger area and likely located on both sides of the street consistent with streetscaping plans.

Chairman Nebergall called for a motion.

Commissioner Duncan made a motion to approve the site plan with the condition that all TRC comments be resolved.

Vice-Chairman Hunter seconded the motion, motion carried 5-0.

Staff Comments

Mr. Trocquet mentioned the last of the “First Friday” events scheduled featuring the Vintage Vixens band.

Commissioner Duncan inquired about the schedule of the East Group project approved at the last meeting. Mr. Trocquet gave an update and mentioned that the site plan would appear before Planning Commission for approval as well. He discussed the traffic circulation plan for the project as well as some of the traffic comments mentioned in the DRI.

Commissioner Schouw asked if the median cut would be signalized. Mr. Trocquet responded that it is not proposed to be signalized and that GDOT did not recommend that a signal be installed as part of their review.

Commissioner Bousquet asked about the recently approved car wash site plan and the ‘old Sonic’ property. Mr. Trocquet stated that the car wash was approved and that staff was awaiting construction plans. The Old Sonic was currently under contract, but Mr. Trocquet did not know the intentions of the buyer; ongoing code enforcement violations were still outstanding on the property.

Commission Comments

No commission comments.

Adjournment

Commissioner Duncan made a motion to adjourn. Commissioner Schouw seconded.

Meeting adjourned at 7:30pm.,

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager



PLANNING DATE 10/13/2022
COUNCIL DATE 11/03/2022

P&Z STAFF REPORT

Section IV, Item 2.

PREPARED BY:
Phillip Trocquet, Asst. Town Manager | Community Development
ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RZ-2022-006, RZ-2022-07, RZ-2022-08	74 South, LLC - Randy Wright	072604009, 072604012, 072604013

SUMMARY & HISTORY

Applicant Randy Wright. has submitted a petition on behalf of the owner, 74 South, LLC. for a rezoning petition for parcels 072604009, 072604012, 072604013 at property address 1400 Senoia Road.

The applicant's expressed intent is to rezone this property from O-I to C-2 (Highway Commercial) to match the zoning adjacent to the properties under consideration. The proposed development is for a highway commercial flex office/warehouse business park consisting of three 30,000 s.f. structures.

STAFF DETERMINATION

If Planning Commission or Town Council choose to rezone these three properties, staff recommends the following condition be applied:

That said properties be re-platted in accord with the proposed conceptual plat within 90 days of the Council hearing subject to a Council hearing to revert the property back to its previous condition.



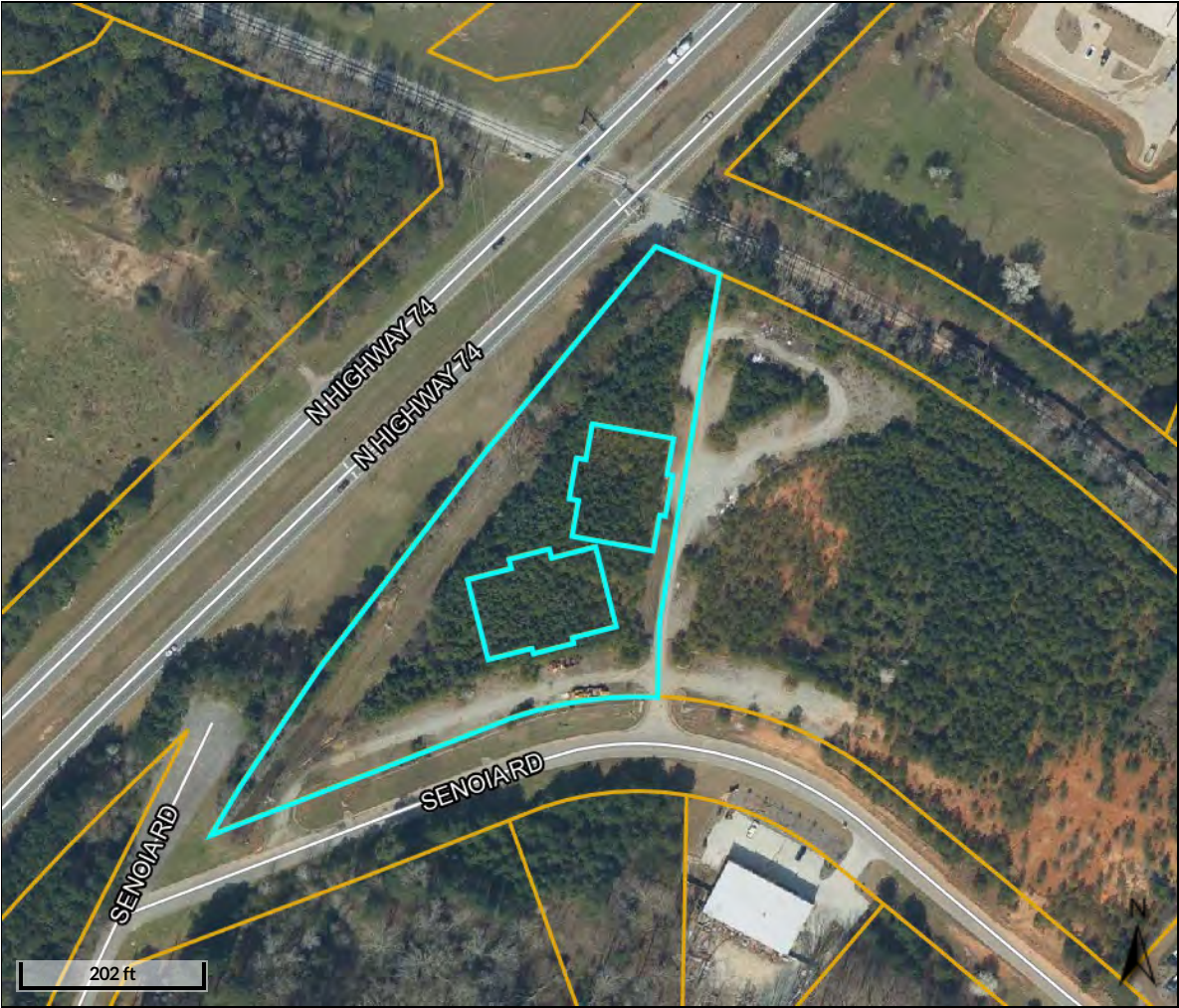
EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	PROPERTY ACREAGE
O-I Office-Institutional	C-2 Highway Commercial	Vacant Office-Institutional	North: C-1 South: C-1 & C-2 East: C-2 West: M-2	072604009 - 2.57 Acres 072604012 - ~0.29 Acres 072604013 - ~0.26 Acres

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

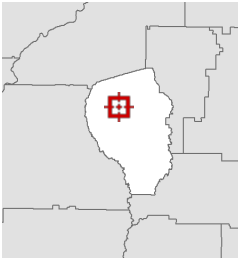
This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Commercial Corridor Character area which permits C-2 zoning and encourages high architectural and landscaping standards. Commercial areas should be screened from the right-of-way and pedestrian connectivity should be accommodated throughout the site and in accord with future path plans. This property lies within the SR-74 Quality Growth Overlay district which requires higher architectural and landscaping provisions for any portion of the site fronting or visible from SR-74.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

1. Will Zoning permit suitable uses with surrounding properties? The proposed development plan suggests appropriate uses for SR-74 and the Community Gateway Character area and surrounding properties if appropriately screened, buffered, and constructed to the architectural guidelines listed in the ordinance.
2. Will Zoning adversely affect adjacent properties? The proposed zoning is consistent with the zoning of surrounding properties; it is staff's determination that this zoning will not adversely affect adjacent properties.
3. Does the property have reasonable economic use as currently zoned? It is staff's determination that the property does have reasonable economic use as currently zoned.
4. Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure? Given the traffic capacity of Senoia Road, it is staff's opinion that if adequate vehicular circulation is provided on-site, that it would not be excessively burdensome on road infrastructure. The business park at the end of Senoia Road was designed for a buildout of all properties; the development of these parcels at C-2 zoning would be consistent with that buildout. The proposed development does not suggest a sewer usage that would be burdensome on the Town's existing sewer or water capacity. Stormwater facilities are already provided for this business park. Hydrological information confirming that preexisting facilities can handle the capacity of this development will be required.



Overview



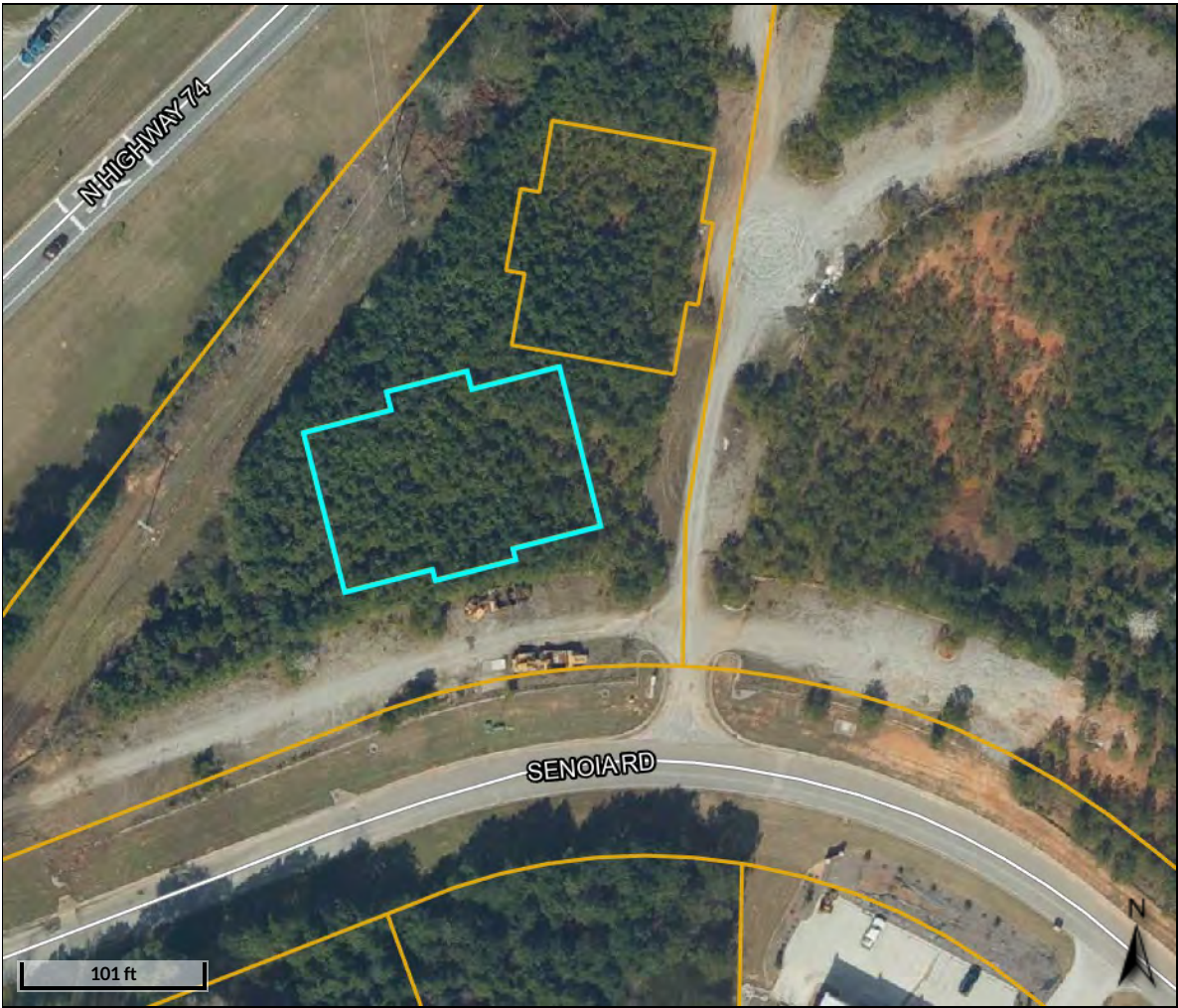
Legend

- Parcels
- Roads

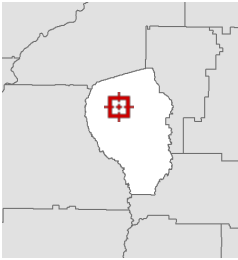
Parcel ID	072604009	Alternate ID	n/a	Owner Address	POWERS COURT MEDICL PARK
Sec/Twp/Rng	42-08-	Class	C3		LLC
Property Address	1400 SENOIA RD	Acreage	2.57		214 NEWPORT DRIVE
					PEACHTREE CITY, GA 30269
District	03				
Brief Tax Description	TRACT B POWERS COURT POWERS COURT				
	(Note: Not to be used on legal documents)				

Date created: 10/7/2022
Last Data Uploaded: 10/7/2022 6:14:11 AM

Developed by Schneider
GEOSPATIAL



Overview



Legend

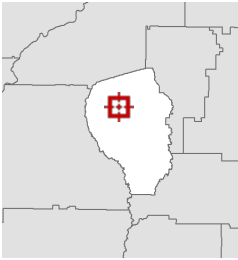
-  Parcels
-  Roads

Parcel ID	072604012	Alternate ID	n/a	Owner Address	IRVIN CHRISTOPHER
Sec/Twp/Rng	45-67-	Class	C3		201 EDGEWATER WAY
Property Address	SENOIA RD	Acreage	n/a		PEACHTREE CITY, GA 30269
District	03				
Brief Tax Description	LOT 16 PHASE 1 BLDG A POWERS COURT				
	(Note: Not to be used on legal documents)				

Date created: 10/7/2022
Last Data Uploaded: 10/7/2022 6:14:11 AM
Developed by  Schneider
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	072604013	Alternate ID	n/a	Owner Address	POWERS COURT MEDICAL PARK
Sec/Twp/Rng	45-67-	Class	C3		LLC
Property Address	SENOIA RD	Acreage	n/a		214 NEWPORT DRIVE
					PEACHTREE CITY, GA 30269
District	03				
Brief Tax Description	PHASE I LOT 16 BLDG B POWERS COURT				
	(Note: Not to be used on legal documents)				


Date created: 10/7/2022
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Town of Tyrone Future Development Map

Legend

Character Areas

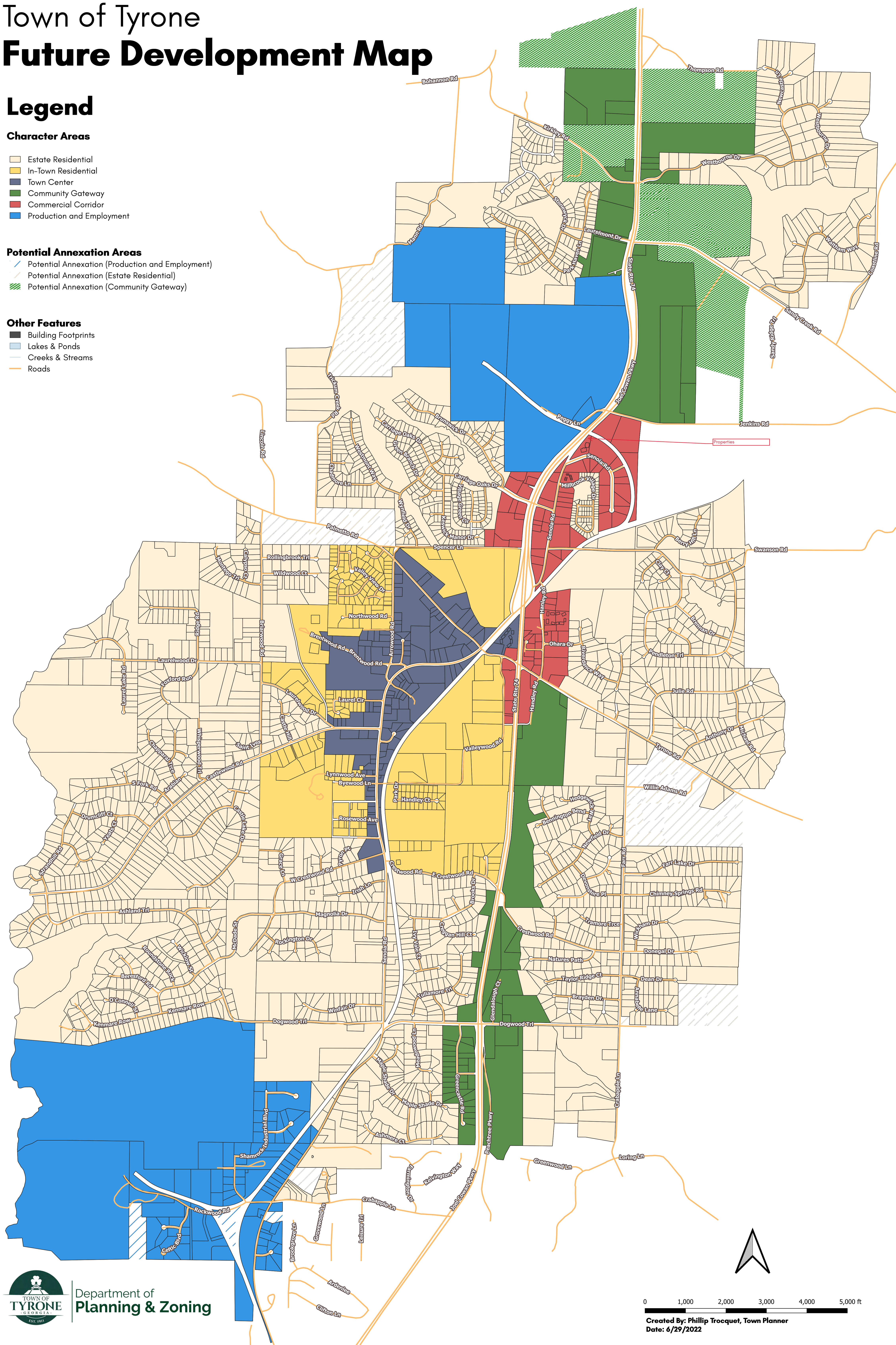
-  Estate Residential
-  In-Town Residential
-  Town Center
-  Community Gateway
-  Commercial Corridor
-  Production and Employment

Potential Annexation Areas

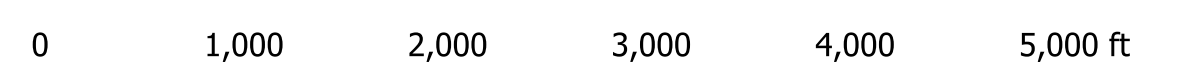
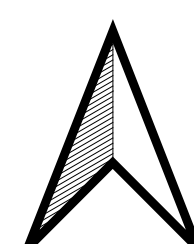
-  Potential Annexation (Production and Employment)
- Potential Annexation (Estate Residential)
- Potential Annexation (Community Gateway)

Other Features

-  Building Footprints
-  Lakes & Ponds
-  Creeks & Streams
- Roads

























Department of
Planning & Zoning

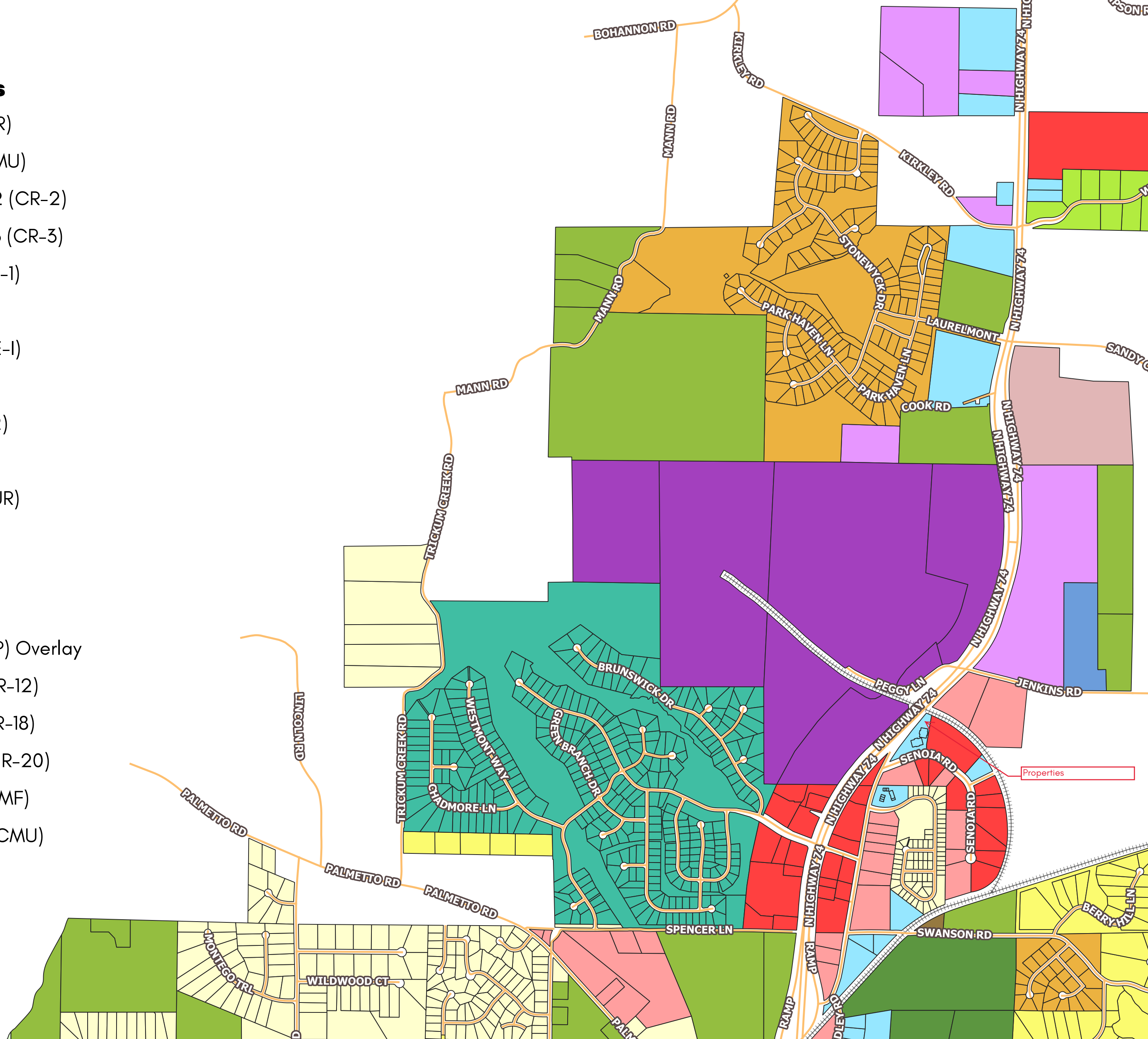


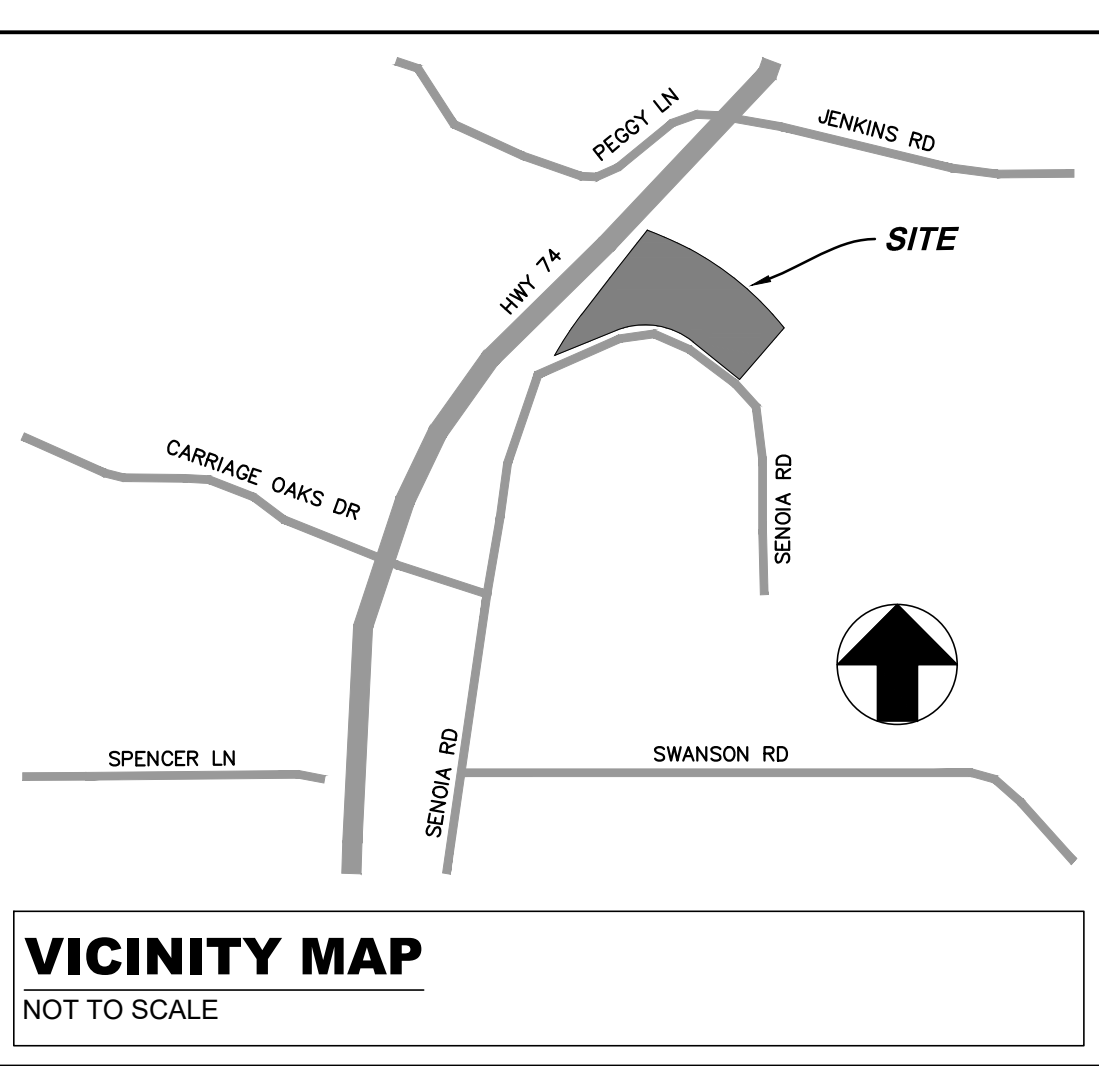
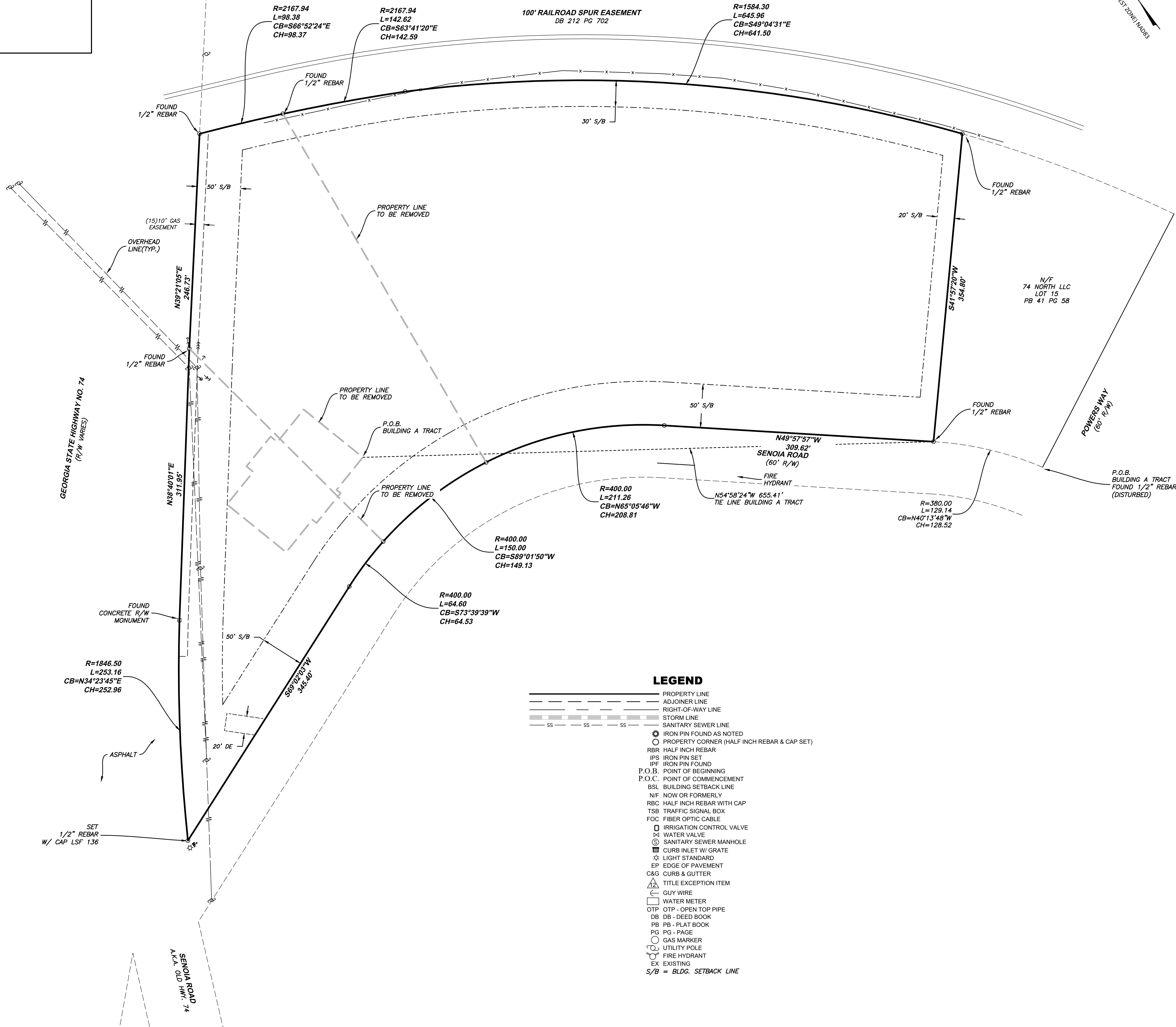
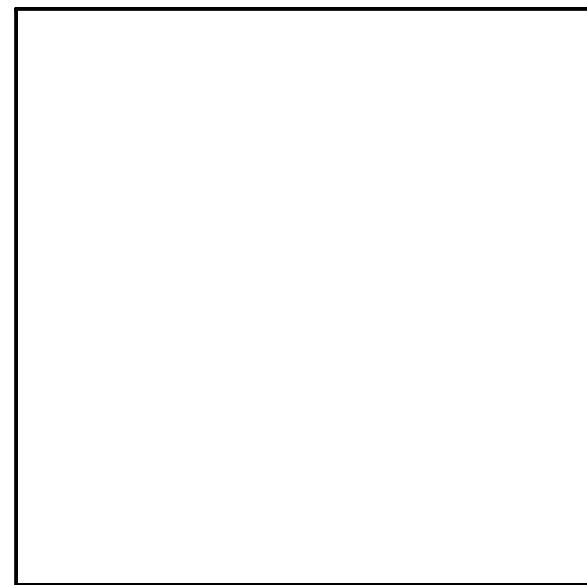
Created By: Phillip Trocquet, Town Planner
Date: 6/29/2022

Legend

Tyrone Zoning Districts

-  Agricultural Residential (AR)
-  Community Mixed-Use (CMU)
-  Conservation Residential 2 (CR-2)
-  Conservation Residential 3 (CR-3)
-  Downtown Commercial (C-1)
-  Duplex Residential (DR)
-  Educational Institutional (E-I)
-  Heavy Industrial (M-2)
-  Highway Commercial (C-2)
-  Light Industrial (M-1)
-  Limited Use Residential (LUR)
-  Mobile Home Park (MHP)
-  Office Institutional (O-I)
-  Open Space (OS)
-  Planned Industrial Park (PIP) Overlay
-  Residential 1,200 s.f. min (R-12)
-  Residential 1,800 s.f. min (R-18)
-  Residential 2,000 s.f. min (R-20)
-  Residential Multi-Family (RMF)
-  Town Center Mixed Use (TCMU)
-  Tyrone Roads (2020)
-  Tyrone Rail





PROPERTY ADDRESS

1400 AND 1420 SENOIA ROAD
TYRONE, GA

NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
- THIS PLAT IS TO COMBINE FORMER TAX PARCELS; 072604009, 072604010, 072604012, AND 072604013.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13113C0077E PANEL 231, MAP REVISED SEPTEMBER 26, 2008.

DEED/PLAT REFERENCES

- PLAT BOOK 37, PAGE 140 (DOES NOT AFFECT);
- PLAT BOOK 39, PAGE 99 (DOES AFFECT);
- PLAT BOOK 40, PAGE 124 (DOES AFFECT);
- PLAT BOOK 41, PAGE 58 (AS SHOWN); AND
- PLAT BOOK 42, PAGE 8 (AS SHOWN), AFORESAID RECORDS.

SURVEY NOTES

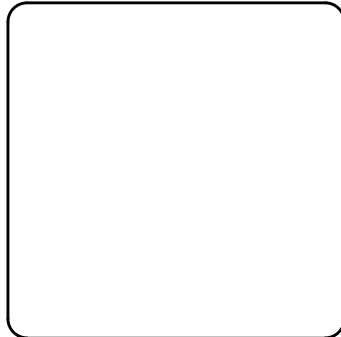
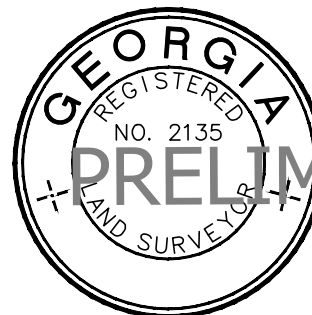
- FIELD WORK PERFORMED: 12/06/21 DATE OF PLAT PREPARATION: 12/10/21, EQUIPMENT UTILIZED: LEICA TS12 P 3"
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 123,145 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 751,305 FEET.

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67, INTEGRATED SCIENCE & ENGINEERING LSF000136, EXP. 6/30/2024

PRELIMINARY

LARRY J SEABOLT, P.L.S. GA 2135 DATE
INTEGRATED SCIENCE & ENGINEERING LSF000136



Date	Rev.	Description	Date
8/31/22	1
Project #	Design by	Review by	
1633-2101	RKA	LJS	
20'	10'	0'	20'
SCALE: 1" = 20'			

PLAT OF SURVEY FOR
74 SOUTH LLC
LAND LOT 116 OF THE 7TH DISTRICT, CITY OF TYRONE, FAYETTE COUNTY, GEORGIA

