



PLANNING COMMISSION MEETING

September 14, 2023 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Brad Matheny, Commissioner
Jeff Duncan, Commissioner
Phillip Trocquet, Town Planner

Carl Schouw, Vice-Chairman
Scott Bousquet, Commissioner
Patrick Stough, Town Attorney

AGENDA

REVISED

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. August 24, 2023

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**

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

V. NEW BUSINESS

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT



PLANNING COMMISSION MEETING MINUTES

August 24, 2023 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

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Phillip Trocquet, Town Planner

Brad Matheny, Commissioner

Scott Bousquet, Commissioner

Patrick Stough, Town Attorney

Commissioners Schouw and Matheny were absent.

I. CALL TO ORDER

II. APPROVAL OF AGENDA

A motion was made to approve the agenda. The motion was made by Commissioner Duncan and seconded by Commissioner Bousquet. The motion was approved 3-0.

III. APPROVAL OF MINUTES

1. Approval of Minutes from May 25, 2023

2.

A motion was made to approve the minutes with a couple of typo changes. Page three, fourth paragraph, item number two, "*of*" a cart path. The motion before item number two, "3-1". The motion was made by Commissioner Bousquet seconded by Commissioner Duncan. The motion was approved 3-0.

3. Approval of Minutes from August 10th, 2023

A motion was made to approve the minutes with changes to the fifth paragraph, "*approval conditioned upon*". Same paragraph, "*Parcel C*". Chairman Nebergall made a motion to approve the minutes with the changes applied. Commissioner Bousquet seconded the motion. The motion was approved 3-0.

IV. PUBLIC HEARING

V. NEW BUSINESS

3. Consideration to approve a revised final plat from applicant Dennis Bannister to consolidate lots 12 & 13 of Tyrone Acres Subdivision located at property address 150 Meadowview Circle. **Phillip Trocquet, Community Development**

Mr. Trocquet shared one peculiarity to the property. He stated that Mr. Bannister applied for a revised final plat to consolidate lots 12 and 13 of the Tyrone Acres

subdivision. He added that the plat indicated a front setback encroachment of 5'9". He recommended approval of the plat pending any minor TRC comments being resolved and upon an administrative variance from staff.

Commissioner Bousquet asked if anything would be constructed on the current empty lot, once combined. Mr. Bannister stated that he had no current plans for any construction on the lot, the combination was primarily for tax purposes. Mr. Bannister stated his concern with the drain line that ran along the side of the property. The fence straddled the pipe and he and his neighbor each shared 9" of the private pipe, how could the pipe be private if it was on both properties? Attorney Stough stated that unless the Town placed the pipe or maintained the pipe, it would be the property owner's pipe. Mr. Bannister's father asked, if the pipe was put in by the Town or the County. Mr. Stough stated that the pipes were usually placed by the developer, then the pipe became the property owner's responsibility. Mr. Bannister shared that Council Member Howard stated that most likely it would be maintained by the county. The neighborhood was graded in 1971. He added that if the pipe lay mostly on his neighbor's property, he would not feel comfortable signing the plat, or accepting responsibility.

Commissioner Bouquet asked if the plat indicated where the pipe lay. Mr. Trocquet stated that the plat indicated that the pipe was on the neighbor's property. Mr. Trocquet clarified that what was before the Commission was only what currently existed. The original plat and current plat did not indicate that the Town owned the pipe. He added that the pipe still had to adhere to Town regulations.

A motion was made to approve the revised final plat to consolidate lots 12 & 13 of Tyrone Acres with staff conditions. Commissioner Bousquet made the motion. It was seconded by Commissioner Duncan. The motion was approved 3-0.

VI. STAFF COMMENTS

Mr. Trocquet updated the Commissioners regarding the former fire station. He shared that a \$300,000 Grant was applied for and awarded through the Fayette County Development Authority for the revitalization. He added that the Downtown Development Authority also has funding to contribute along with private development funding. The DDA development partner was Chef Collins Woods for his restaurant Neighbors. He added that Executive Chef Woods was the Chef at Camp Southern Ground and the private Chef for Zac Brown, and has also cooked for the White House. He stated that Neighbors cuisine would be modern classic southern, and would also include a Sunday brunch menu.

Commissioner Bousquet asked who would own the property. Mr. Trocquet stated that the DDA would own the property and there would be a lease agreement with Mr. Woods.

VII. COMMISSION COMMENTS

Chairman Nebergall asked if there was any update on the post office. Mr. Trocquet stated that their contractor has submitted plans to the Fayette County Fire Marshal, and plans are moving forward.

VIII. ADJOURNMENT

Council Member Duncan made a motion to adjourn. The meeting adjourned at 7:17 p.m.
The motion was approved 3-0.



PLANNING DATE 09/14/2023
COUNCIL DATE 09/28/2023

P&Z STAFF REPORT

Section IV, Item 2.

PREPARED BY:

Phillip Trocquet, Town Planner
ptrocquet@tyrone.org | (770) 881-8322

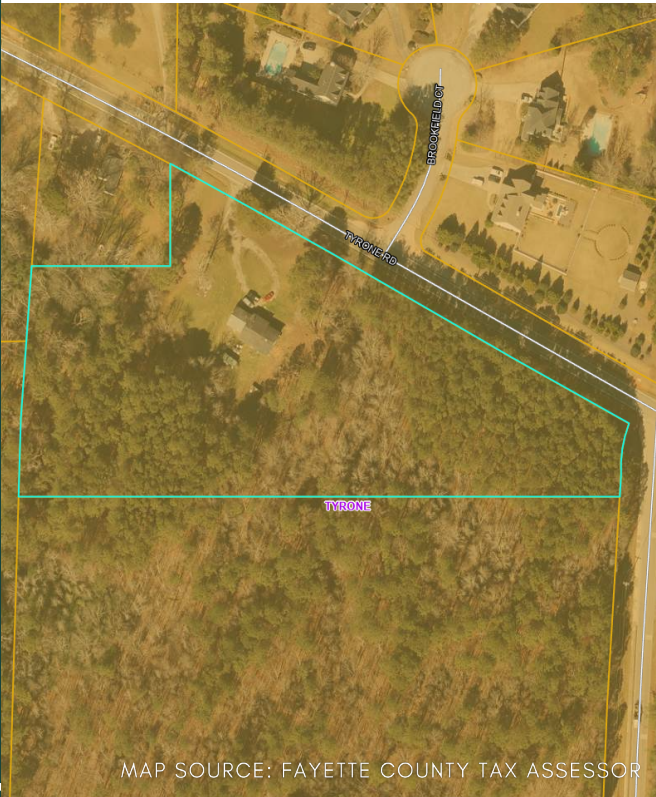
DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RE-2023-001	Michael Swift	Parcel 0727 001

SUMMARY & HISTORY

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.

STAFF DETERMINATION

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.



MAP SOURCE: FAYETTE COUNTY TAX ASSESSOR

EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
AR Agricultural Residential	R-18 Residential	Single-Family	North: R-18 South: R-18 East: AR & R-12 West: AR & R-12	Home	4.43 Acres

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

If rezoned to R-12, this petition is consistent with the Town’s Comprehensive Plan and Future Development Strategy. The property lies within the estate residential character area which encourages lower density 1-acre lot single family development.

ZONING ORDINANCE COMPATABILITY & 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.



STAFF REPORT

Planning Commission Meeting

09/14/2023 / 7:00 pm / Regularly-Scheduled Meeting

Subject: Quality Growth Overlay Alterations

- 1. Background/History:** One of the major text amendments called for in the Comprehensive Plan was to bolster the SR-74 Quality Growth District Overlay. This overlay calls for higher architectural and landscaping standards but was found to be missing elements called for by citizens and Council.
- 2. Findings/Current Activity:** Although higher architectural and landscaping requirements are part of the current overlay, it has been noted that a revision to material requirement percentages should be considered. The revised material percentages reflect a more practical application for larger buildings while also maintaining high quality standards.
- 3. Actions/Options/Recommendations:** Staff recommends approval of the proposed text amendments.
- 4. Planning Commission Recommendation:**

Sec. 113-191. Quality growth development district special requirements.

The purpose of this section is to maintain a physically and aesthetically pleasing gateway into the Town of Tyrone, while keeping it in line with the surrounding environment to ensure visual continuity. In reviewing any application within this area, the mayor and council shall consider, among other things, the general design, the character and appropriateness of design, scale of buildings, arrangement, texture, materials, and colors of structures in question and the relationship of such elements to similar features of structures in the surrounding area. Any structure or site that is within 800 feet of the State Route 74 right-of-way line or that is part of a common development within 800 feet of the State 74 right-of-way line shall, in addition to the other requirements of this section, comply with the following:

(1) *Landscaping and screening requirements.*

- a. *Landscape plan submission.* A landscape plan shall be submitted and approved as part of the predevelopment site plan as required by the provisions of this ordinance with particular attention paid to the following:
 - i. *Preservation.* An effort should be made to preserve as much of existing plant material and land form as possible; clear-cutting and mass grading are not acceptable practices.
 - ii. *Context.* The design shall be planned in such a fashion that it is physically and aesthetically related and coordinated with other elements of the project and surrounding environment to ensure visual continuity and context (color, material, mass, function, topography).
 - iii. *Quality.* Landscape design shall be designed in a sound manner and constructed according to accepted good planting procedures.
- b. *Planted buffer.* A maintained planted buffer shall be in place for the first 50 feet of the building setback adjacent to State Route 74. The buffer area is defined as the unpaved segment of land located between the property line that abuts a right-of-way and any building or vehicular use area and designed for the preservation and placement of plant materials.
 - i. The landscaping design shall protect scenic views via berms and screening and utilize natural features of the site.
 - ii. Within the required street planting area, measuring the total length of the project street frontage exclusive of drives, trees from the large category shall be planted at intervals of 40 feet with either one medium category or three small category trees in between; however, creativity is encouraged. Trees in the large category shall be three inch caliper and not less than 12 feet in height at planting. Trees in the medium category shall be two and one-half inches caliper and not less than ten feet in height at planting. Trees in the small category shall be two inches caliper and not less than six feet in height at planting. The remaining area shall be landscaped with shrubs and ground cover. The shrubs and ground cover shall be defined in three categories: large shrubs (at a minimum size of seven gallon and three-foot in height at time of planting), medium shrubs (at a minimum size of three gallon and 18 inches in height at time of planting), and ground cover (at a minimum size of four inch pots and four inches in height at time of planting). Each category shall comprise of the following percentages of required shrubbery: a minimum 15 percent large shrubs, a minimum 15 percent medium shrubs, and maximum ten percent ground cover. All plants must meet ASFNS standards.

Category	Height Range at Full Growth	Description
Small/understory	10'—20'	This category shall be used primarily where there are overhead obstructions or in a planting area which cannot accommodate an overstory or shade tree. The town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions.
Medium	20'—40'	These trees shall be used primarily as street and shade trees. The town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions.
Large/overstory	40'+	These trees shall be used primarily as street and shade trees. The town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions.

- iii. *Berms.* When required as a condition of site plan or zoning approval, shall be a minimum of five feet in height above grade of the road pavement, and shall be placed to the inside of the applicable buffer along State Route 74.
- iv. *Exemption—Tree coverage.* Landscaping requirements may be adjusted to preserve and utilize existing tree coverage for screening where preexisting dense forestry provides continuous visual screening that satisfies the purpose and intent of this section.

(2) *Architectural and dimensional requirements.*

- a. Every application for the construction of a new building or structure and alterations and/or additions to existing structures shall be accompanied by drawings signed by the architect, engineer, or other appropriate professional which clearly show the following:
 - i. Exterior elevations drawn to scale with color rendering;
 - ii. Proposed colors, materials and textures for structures;
 - iii. Location of all exterior utility facilities including any roof top units;
 - iv. Proposed signs and location including size, color and material;
 - v. Line of sight study from State Route 74.
- b. The design shall protect adjacent properties from negative visual and functional impacts.
- c. All loading docks, trash receptacles and equipment areas shall be screened from all streets via the use of plantings, fences, walls, and berms.
- d. Loading and unloading shall be done only into or from the rear or side of buildings.
- e. All roof-top HVAC equipment shall be visually screened from adjacent roads and residential areas. The screen shall extend to the full height of the objects being screened.
- f. **Outside finish construction (Structures under 100,000 s.f. footprint):**
 - i. **No less than seventy percent (70%) category "A" materials—Brick (hard burned clay), brick veneer, stone (with weathered or polished fluted broken face), or glass.**

- ii. No more than thirty percent (30%) category "B" materials—Masonry backed stucco, E.I.F.S., metal or fiber cement boards.
 - g. Outside finish construction (Structures over 100,000 s.f. footprint):
 - i. No less than thirty percent (30%) category "A" materials— Brick (hard burned clay), brick veneer, stone (with weathered or polished fluted broken face), or glass
 - ii. No more than seventy percent (70%) category "B" materials— Masonry backed stucco, E.I.F.S., metal or fiber cement boards.
 - h. Exterior walls must be designed to provide visual relief at a minimum of every 20 feet (no long flat walls).
 - i. *Exemptions.*
 - i. When an existing nonconforming structure is enlarged by 50 percent or less, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement. Only one structure per lot shall be entitled to the exemption. When an existing nonconforming structure is enlarged by more than 50 percent, the entire nonconforming structure shall be brought into compliance with the aforementioned architectural standards.
 - ii. Development approved prior to the adoption of this ordinance, provided the property is not rezoned from one category to another. If rezoning occurs, the requirements of this ordinance shall take full effect on the parcel or lot to the extent parcel dimensions will allow.
- (3) *Traffic management.*
- a. A traffic management plan, prepared by a qualified professional engineer or transportation planner, shall be submitted at the discretion of the town engineer, based on the size and intensity of the development and traffic conditions. The traffic management plan must identify any traffic impacts that will be created by the development as well as present any reasonable solutions to those impacts.
 - b. *Multi-use path connectivity.* In order to provide for alternative modes of transportation (including the accommodation of golf carts, bicyclists, and pedestrians), the integration of multi-use paths is required consistent with the town's multi-use path plan. Path construction standards will be held to the standards set forth in the Fayette County Master Transportation Plan.
 - c. *Northwest corridor special traffic management area.* For any properties within the town's municipal boundary north of Kirkley Road and West of SR-74, an internal collector road will be required from the existing median break at Thompson Road south to Kirkley Road. The design of the collector road will require left turn lanes at the intersections of SR 74 North and Kirkley Road as well as at all intersections internal to the developments. Final design approval of these intersections will be made by the town's engineer and the Georgia Department of Transportation.
- (4) *Fences and walls.*
- a. All required opaque fences or walls shall be constructed of one or a combination of the following: decorative wood, stone, stucco on block, decorative block, or brick. These fences or walls shall not exceed eight feet in height.
 - b. Decorative wrought iron fencing may be used for architectural and security purposes only.

- c. Chain link, unfinished concrete or cinder block, plastic or fiberglass, barbed or razor wire, and plywood fences, or like materials, are prohibited in the front yard of any property and shall be screened from view if visible from SR-74. Paint shall not be considered a finish material.
- (5) *Lighting and shielding.* Lighting shall be placed in a manner to direct light away from any adjacent roadways or residential areas. Fixtures shall be a maximum of 35 feet in height within parking lots.
- (6) *Utilities and service equipment.* All utilities shall be located underground.
- (7) *Outdoor storage.* Outside storage of merchandise, commercial vehicles, equipment and parts shall not be visible from the right-of-way or adjoining properties. This shall not apply to overnight parking of regular business vehicles under GVWR of 26,000 ancillary to business activities.
- (8) *Location.* The location of the SR-74 Quality Growth overlay shall apply to buildings and sites within 800 linear feet of SR-74 right-of-way and to buildings and sites that are part of a common development where any part of said common development is within 800 linear feet of SR-74 right-of-way. This area extends from the northern limits of the town to the southern limits.

(Revised March 6, 2014; Ord. No. 2023-02 , § 1, 2-16-2023)