



Tyrone Planning Commission

Gordon Shenkle
Chairman

David Nebergall
Vice-Chairman

Chris Wigginton

Judy Jefferson

Michael Sanak

Staff

Kyle Hood –Town Manager

Patrick Stough – Town
Attorney

Dina Rimi- Zoning and
Development Coordinator

Meeting Information

2nd and 4th Thursday of each
month

881 Senoia Road
Tyrone, GA 30290
770-487-4038

Web Site

www.tyrone.org

May 23, 2013 Tyrone Planning Commission Agenda 7:00 P.M.

Call to Order

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

Approval of Agenda

Vice Chairman Nebergall made a motion to approve the agenda. Commissioner Sanak seconded the motion; approved 3-0.

Approval of Minutes – May 9, 2013

Vice Chairman Nebergall made a motion to approve the minutes as written. Chairman Shenkle seconded the motion; approved 3-0.

Public Hearing

1. Consideration of Text Amendment T 2013-06 to the Tyrone Zoning Ordinance Article I § 1-2 to amend the definitions of Kennel and Livestock and to add the following definitions; Child Caring Institutions, Community Living Arrangement, Group Home Nursing Home and Personal Care Home.

Vice Chairman Nebergall made a motion to recommend approval of Text Amendment T 2013-06 to the Mayor and Council of the amended definitions of kennels to allow ten (10) chickens, to omit chickens from the livestock definition and to add roosters to the livestock definitions and to include the new definitions for Child Caring Institutions, Community Living Arrangement, Group Home, Nursing Home and Personal Care Home. Commissioner Shenkle seconded the motion; approved 3-0.

2. Consideration of Text Amendment T 2013-07 to the Tyrone Zoning Ordinance Article V§ 5-16 to include Art Studio as a permitted use in M-1.

Vice Chairman Nebergall made a motion to recommend approval of Text Amendment T 2013-07 to the Tyrone Zoning Ordinance Article V§ 5-16 to include Art Studio as a permitted use in M-1 zoning

district. Commissioner Sanak seconded the motion; approved 3-0.

3. Consideration of Text Amendment T 2013-08 to the Tyrone Zoning Ordinance Article V § 5-15 to add Hookah Lounges and Tattoo and Body Art Studios as a permitted use to the Highway Commercial (C-2) Zoning.

Commissioner Sanak made a motion to recommend approval to the Mayor and Council of Text Amendment T 2013-08 to the Tyrone Zoning Ordinance Article V § 5-15 to add Hookah Lounges and Tattoo and Body Art Studios as a permitted use to the Highway Commercial (C-2) Zoning. Chairman Shenkle seconded the motion; approved 3-0.

4. Consideration of Text Amendment T 2013-09 to the Tyrone Zoning Ordinance Article V to add the following Conditional Uses
 - A. Child Caring Institution to the following Zoning Districts Agricultural Residential, Residential Multi-Family, Office Institutional, and Educational Institutional.
 - B. Community Living Arrangement to the following zoning districts; Agricultural Residential, Conservation Residential-2, Conservation Residential-3, Residential-20, Residential 18, Residential-12, Duplex Residential, Traditional Residential, Residential Multifamily and Mobile Home Park.
 - C. Nursing Home to the following zoning districts; Residential Multi Family, Office Institutional, Educational Institutional and Highway Commercial.
 - D. Personal Care Home to the following zoning districts; Agricultural Residential, Conservation Residential-2, Conservation Residential-3, Residential-20, Residential 18, Residential-12, Duplex Residential, Traditional Residential, Residential Multifamily and Mobile Home Park.
 - E. Group Home to the following zoning districts; Agricultural Residential, Conservation Residential-2, Conservation Residential-3, Residential-20, Residential 18, Residential-12,

Duplex Residential, Traditional Residential, Residential Multifamily and Mobile Home Park.

Vice Chairman Nebergall made a motion to recommend approval of Text Amendment T-2013 to the Mayor and Council to include the following Conditional Uses Text Amendment T 2013-09 to the Tyrone Zoning Ordinance Article V to add the following Conditional Uses

A. Child Caring Institution to the following Zoning Districts Agricultural Residential, Residential Multi-Family, Office Institutional, and Educational Institutional.

B. Community Living Arrangement to the following zoning districts; Agricultural Residential, Conservation Residential-2, Conservation Residential-3, Residential-20, Residential 18, Residential-12, Duplex Residential, Traditional Residential, Residential Multifamily and Mobile Home Park.

C. Nursing Home to the following zoning districts; Residential Multi Family, Office Institutional, Educational Institutional and Highway Commercial.

D. Personal Care Home to the following zoning districts; Agricultural Residential, Conservation Residential-2, Conservation Residential-3, Residential-20, Residential 18, Residential-12, Duplex Residential, Traditional Residential, Residential Multifamily and Mobile Home Park.

E. Group Home to the following zoning districts; Agricultural Residential, Conservation Residential-2, Conservation Residential-3, Residential-20, Residential 18, Residential-12, Duplex Residential, Traditional Residential, Residential Multifamily and Mobile Home Parks;

5. Consideration of a Text Amendment T 2013-10 to the Tyrone Zoning Ordinance Article VII § 7-1 B to add the following Conditional Uses and Conditions.

Child Caring Institution:

- a. Such facility obtains all necessary local and state licenses;
- b. All facilities must provide 80 square feet of personal living space per resident or that amount required by the State of Georgia for the licensing of child caring institutions, whichever is greater; and
- c. Inspections may be performed by the Town to determine whether or not said facility is in compliance with these conditions.

Community Living Arrangement

- a. The principal structure contains a residential façade architecturally similar to adjacent buildings;
- b. Such facility obtains all necessary local and state licenses;
- c. The use is limited to the principal structure only;
- d. All facilities must provide 80 square feet of personal living space per resident or that amount required by the State of Georgia for the licensing of community living arrangements, whichever is greater;
- e. The owner of the establishment must live on the premises;
- f. Unless located in a district permitting tow-family or multi-family dwellings, no more than four (4) individuals not related to the owner by blood or marriage shall reside on the premises; and
- g. Inspections may be performed by the Town to determine whether or not said facility is in compliance with these conditions.

Nursing Home

- a. Such facility obtains all necessary local and state licenses;

- b. There is a maximum of 20 beds per gross acre of the development.

Personal Care Home or Group Home

- a. The principal structure contains a residential façade architecturally similar to adjacent buildings;
- b. Such facility obtains all necessary local and state licenses;
- c. The use is limited to the principal structure only;
- d. All facilities must provide 80 square feet of personal living space per resident or that amount required by the State of Georgia for the licensing of community living arrangements, whichever is greater;
- e. The owner of the establishment must live on the premises;
- f. Unless located in a district permitting two-family or multi-family dwellings, no more than four (4) individuals not related to the owner by blood or marriage shall reside on the premises; and
- g. Inspections may be performed by the Town to determine whether or not said facility is in compliance with these conditions.

Vice Chairman Nebergall made a motion to recommend approval to the Mayor and Council of Text Amendment T 2013-10 to the Tyrone Zoning Ordinance Article VII § 7-1 B to add the following Conditional Uses and Conditions;

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- b. All facilities must provide 80 square feet of personal living space per resident or that amount required by the State of Georgia for the licensing of child caring institutions, whichever is greater; and**
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Community Living Arrangement

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- b. Such facility obtains all necessary local and state licenses;**
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- e. The owner of the establishment must live on the premises;**
- f. Unless located in a district permitting two-family or multi-family dwellings, no more than four (4) individuals not related to the owner by blood or marriage shall reside on the premises; and**
- g. Inspections may be performed by the Town to determine whether or not said facility is in compliance with these conditions.**

- Staff Comments

Ms. Rimi informed the Planning Commission that there will be an application for a variance on the June 27, 2014 Planning Commission Meeting.

- Commission Comments

None

- Adjournment