

Town of Tyrone  
Planning Commission Minutes  
January, 10 2013

**Present:** Gordon Shenkle, Chairman  
David Nebergall, Vice Chairman  
Michael Sanak, Commissioner  
Judy Jefferson, Commissioner  
Chris Wigginton, Commissioner  
Kyle Hood, Town Manager  
Patrick Stough, Town Attorney  
Dina Rimi, Zoning and Development Coordinator

**Call to Order**

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

**Appointment of Chairman and Vice Chairman of the Tyrone Planning Commission.**

Commissioner Wigginton nominated Commissioner Shenkle for Chairman of the Tyrone Planning Commission. Commissioner Jefferson seconded the motion; approved 4-0.

Commissioner Jefferson nominated Commissioner Nebergall as the Vice Chairman of the Tyrone Planning Commission. Commissioner Sanak seconded the motion; approved 4-0.

**Approval of Agenda**

Commissioner Sanak made a motion to approve the agenda as written. Vice Chairman Nebergall seconded the motion; approved 4-0.

**Approval of Minutes – November 8, 2012**

Commissioner Jefferson made a motion to approve the minutes from the November 8, 2012 meeting. Commissioner Sanak seconded the motion approved 4-0.

**Old Business**

**1. Discussion and review the Town of Tyrone Sign Ordinance.**

Ms. Rimi explained to the Planning Commission that this item has been periodically discussed over the past year by the Planning Commission and the changes that were suggested by the Planning Commission have been compiled and is presented to them today. Ms. Rimi requested that the Planning Commission review these changes and

proceed with a Text Amendment of the Tyrone Sign ordinance at the January 24, 2013 Planning Commission Meeting.

The Planning Commission, after a brief discussion, directed staff to move forward with a Public Hearing for a Text Amendment to the Sign Ordinance at the January 24, 2013 Planning Commission meeting

## **2. Discussion and Review of Conditions for Personal Care Home**

Ms. Rimi explained that recently the Town has had a citizen call and make inquiries as to where Personal Care Homes would be permitted in the Town of Tyrone. The staff has investigated this topic and noticed, that the while the zoning ordinance does have a definition of this use; it is not listed as a permitted use in any of the zoning districts for the town. Ms. Rimi explained that located in the Planning Commissioner's packets are definitions and requirements from Union City, Georgia and Palmetto, Georgia and the Planning Commission may want to take some of these definitions and requirements into consideration during their discussion.

The Planning Commission went on to discuss the benefits of these establishments and where they would best fit into the Town and the vision that the Town has for its future. After taking the two exhibits into consideration the Planning Commission requested that the staff put together a draft of their suggestions. These suggestions are to allow Personal Care homes in Agricultural Residential zoning district and to apply to the following conditions;

- a. The principal structure contains a residential façade architecturally similar to adjacent buildings;
- b. Such facilities obtain all necessary local and state licenses; and,
- c. The use is limited to the principal structure only;
- d. No such facility shall be located within 2,000 feet of any personal care home, community living arrangements or child caring institution; and
- e. 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 personal care homes, community living arrangements and child caring institutions, whichever is greater;
- f. The owner of the establishment must live on the premises;
- g. A personal care family home shall not be located within 1,320 (1/4 mile) feet from any other personal care family home;
- h. The occupants of all properties within 300 feet of the boundary of the lot where the personal care family home is proposed shall be notified by the applicant, by certified mail, of the request to establish the proposed use. Proof of mailing shall be provided to the town zoning administrator;
- i. Inspections may be performed by the Town to determine whether or not said facility is in compliance with these conditions.

Staff was directed to have this item on the agenda, with the draft, for the February 14, 2013 Planning Commission Workshop.

### **3. Discussion regarding outdoor storage of cooking apparatus.**

Ms. Rimi informed the Planning Commission that currently a restaurant owner is looking into relocating their business into the Tyrone Town limits. Currently this business is located in the City of Fairburn. The business currently has a large grill stored outside their location.

The business owner inquired as to whether or not outdoor storage is permitted in a Highway Commercial zoning district. Ms. Rimi explained that the staff has explained to them that this is not a permitted use in the Highway Commercial zoning district.

Staff has brought this item to the Planning Commission to inquire as to whether the Planning Commission would be interested in revising the condition to allow outdoor storage in a Commercial Highway zoning district.

The Planning Commission discussed this item and instructed staff that they would not be interested in revising the condition to allow outdoor storage in a Commercial Highway Zoning district.

### **4. Discussion regarding machine shop as an accessory use in C-2.**

Ms. Rimi informed the Planning Commission that recently a local engineering firm has questioned the Town to see if a machine shop is a permitted accessory use in the Commercial Highway district. The staff explained that this is not a permitted use, but that the staff would discuss this with the Planning Commission to find out if this is a use that the Planning Commission would want to consider for a permitted use.

The Planning Commission, after a long discussion decided that they would not want to add this to the permitted uses in the Highway Commercial Zoning District due to the fact that this use is better fitted to be located in the Light Mechanical (M-1) zoning district.

## **Public Comments**

Mr. Steve Gulas, a prospective buyer of the property adjacent to Highway 74 and Dogwood Trail on the South East side, explained to the Planning Commission that he would like to apply for a variance to reduce the rear and front setback of this property. Mr. Gulas explained that under the current regulations for setbacks and buffers for this property would, in his opinion, make this property unbuildable. Mr. Gulas referenced the Wells Fargo building that is located on Glendalough Court, which is across the street from this property, and its setbacks are something that he would like to mirror at his property.

The Planning Commission explained that they are interested in seeing what his plan is and would be interested in viewing his vision for this property.

Mr. Gulas stated that he would be applying for a variance.

Ms. Rimi informed Mr. Gulas that in order to be heard at the February 28, 2013 Planning Commission Meeting his variance application must be submitted by January 22, 2013. Ms. Rimi also explained that she would be happy to explain the variance process to Mr. Gulas at his convenience.

### **Staff Comments**

Ms. Rimi informed the Planning Commission of the items that will be on the January 24, 2013 Planning Commission Meeting. Ms. Rimi also gave a brief summary of the items that she will be bringing to the Planning Commission over the next year.

### **Commissioner Comments**

None

### **Adjournment**

Commissioner Jefferson made a motion to adjourn the meeting at 9:25 P.M. Commissioner Sanak seconded the motion; approved 4-0.



---

Gordon Shenle- Chairman

Attest:

---

Dina Rimi- Zoning and Development Coordinator