

Town of Tyrone
Planning Commission Minutes
February 25, 2016

Present: Wil James, Chairman
Jeff Duncan, Vice Chairman
Marlon Davis, Commissioner
David Nebergall, Commissioner
Carl Schouw, Commissioner
Patrick Stough, Town Attorney
Dina Rimi, Zoning and Development Coordinator

Absent: Kyle Hood, Town Manager

Call to Order

Chairman James called the meeting to order at 7:00 P.M.

Approval of Agenda

Chairman Nebergall made a motion to approve the agenda. Commissioner Schouw seconded the motion; approved 4-0.

Approval of Minutes- February 11, 2016

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

New Business

- 1. Consider an application (RZ 2016-002) for rezoning by the property owner, McEachern Lora Effie Estate for a 58.40 acre plat located at Tax Parcel # 0728002 from Agricultural Residential (AR) to Residential -20 (R-20) – Dina Rimi, Zoning and Development Coordinator**

Ms. Rimi introduced the item to the Planning Commission.

Chairman James opened the meeting for anyone in favor

David Hovey, Fayetteville GA, stated that he feels this zoning request is in line with the surrounding zonings of this property. He stated what is being proposed is a thirty (33) home subdivision that would have direct access to Farr Road and all preparations for the subdivision would comply with the Tyrone and Fayette County subdivision regulations.

Trent Foster, Tyrone GA, stated that he is working with the family of the estate that owns the property. He explained that he is prepared to complete the subdivision within the Town's regulations and it would only consist of thirty (33) home sites. He informed the

Planning Commission that the homes would fall in the four to five hundred thousand dollar price range, which will help increase the property value of the area. He also informed the Planning Commission that this would be a quality subdivision with no financial issues, since it was internally funded.

Carl, Ryals Peachtree City GA, explained that he is representing the property owners and that over the last six (6) months there have been many people that looked at the property, but did not move forward with a project. He stated that this would be a first class project and if anyone has any objects he would be happy to speak with them about their concerns.

Chairman James closed the meeting for anyone in favor

Chairman James opened the meeting for anyone in opposition

John Harris, Tyrone GA, explained that his concerns are over the density of the project and fears that the residences that are built at this location could be townhomes. He informed the Planning Commission that what he would like to see is not a minimum of 2000 square foot homes, but a minimum of 3000 square foot homes being built on this property.

Ben Wenegar, Tyrone GA, explained that one of the areas that is concerning to him is that they could have an entrance into the new subdivision from Taylor Ridge Road and he would rather see an entrance from Farr Road. He informed the Planning Commission that Taylor Ridge is a beautiful family subdivision where children will ride bikes up the road and an increase in traffic into their subdivision could cause harm to the children and families that live in this subdivision.

Fracena Byrd Dolai, Tyrone GA she informed the Planning Commission that the reason she bought the house she did was because of the quiet street where her children could play if an entrance is allowed off of Taylor Ridge the quiet and safe neighborhood where her children can run free will be gone. Her second reason that she bought this house is because of the beautiful tree line that is in the rear of her property. This tree line allows for a beautiful and relaxing sunset to be seen at night over the lake. She explained that she would like to continue to see the tree line and not a back of a home.

Chairman James closed the meeting for anyone in opposition

Chairman James closed the Public Hearing portion of this item and asked Ms. Rimi to inform the Planning Commission of any staff comments.

Ms. Rimi reviewed the staff report with the Planning Commission and informed them that the staff recommends that an approval of the rezoning be recommended to the Mayor and Council.

Chairman James asked the members of the Planning Commission for a motion.

Commissioner Davis made a motion to recommend approval of the rezoning to the Mayor and Council.

Vice Chairman Duncan seconded the motion.

Chairman James opened the floor for the Planning Commission to discuss the rezoning. Commissioner Davis repeated his motion to approve the site plan; approved 3-0.

Vice Chairman Duncan asked for clarification to make sure that the plan was for the entrance to be off of Farr Road and that the homes would be over 2000 square feet and would be on at least 1 acre lots.

Mr. Hovey explained that they will be meeting those requirements.

Commissioner Davis inquired to see if there was already a list of builders that will be building the homes.

Mr. Foster stated that they will be using local builders.

Chairman James requested that the developer consider leaving the tree line between the two subdivisions.

Mr. Hovey explained that the plan is to place the septic in the front of the homes so that they are able to build without disturbing too much of the natural buffer.

Commissioner Davis inquired as to when the building would begin.

Mr. Hovey explained that the plan for right now would be in May 2015.

Chairman James asked for a repeat of the motion.

Mr. Davis repeated his motion, to recommend approval to the Mayor and Council.

The Planning Commission voted 4-0 to recommend approval of the rezoning to the Mayor and Council.

Staff Comments

Ms. Rimi informed the Planning Commission of upcoming items for the Planning Commission.

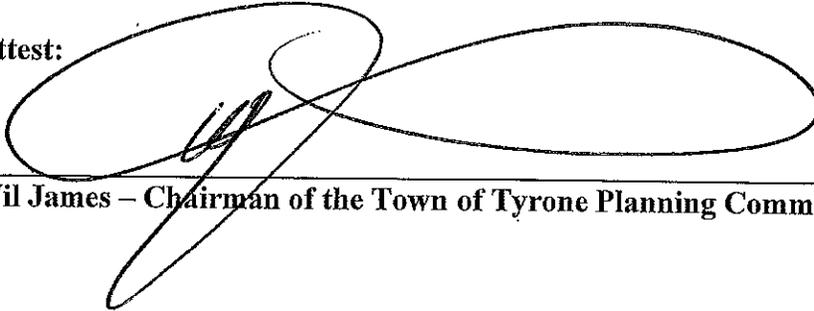
Commission Comments

None

Adjournment

Commissioner Nebergall made a motion to adjourn; approved 3-0.

Attest:



Wil James – Chairman of the Town of Tyrone Planning Commission

Dina Rimi – Zoning and Development Coordinator

Dee Baker - Town Clerk