

Town of Tyrone  
Planning Commission Minutes  
February 27, 2014

**Present:** Gordon Shenkle, Chairman  
Cary Dial, Commissioner  
Wil James, Commissioner  
Patrick Stough, Town Attorney  
Kyle Hood, Town Manager  
Dina Rimi, Zoning and Development Coordinator

**Absent:**  
David Nebergall, Vice Chairman  
Judy Jefferson, Commissioner

**Call to Order**

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

**Approval of Agenda**

Commissioner Jefferson made a motion to approve the agenda. Commissioner Dial seconded the motion; approved 3-0

**Approval of Minutes- January 9, 2014**

Commissioner James made a motion to approve the minutes as written. Commissioner Jefferson seconded the motion; approved 3-0.

**Public Hearing**

- 1. Rezoning RZ-2014-001 Mr. Steve McWilliams has applied to a request to rezone the property located at property tax id# 0736017 from Office Institutional to Duplex Residential.**

Ms. Rimi introduced these items by reviewing the staff report with the Planning Commission. Ms. Rimi explained that the adjoining property is zoned Office Institutional but it has been developed as residential. Ms. Rimi explained that the staff recommends that the Planning Commission recommends approval of the rezoning to the Mayor and Council.

Mr. McWilliams approached the Planning Commission and explained that he wants to make sure that the Planning Commission is aware of which property he has applied to have rezoned. Mr. McWilliams explained that this property is on the corner of Senoia and Crabapple diagonally across from the old Barbeque Junction. Mr. McWilliams feels that

this property is not favorable for an office or for a single family home. Mr. McWilliams stated that between the topography and setbacks it would be difficult to develop as a commercial property. Mr. McWilliams stated that there is only one property owner that is adjacent to this property and he has submitted a letter in favor of the rezoning. Mr. McWilliams would like to develop this as one single building that will house two dwellings. The building will be blocked by a line of trees from Senoia Road and will have the driveway access off of Crabapple Lane. The structure will be done in a craftsman style each unit will be 2300 square feet and the buildings will be constructed like the other homes that Mr. McWilliams developed in the town. Mr. McWilliams informed the Planning Commission that he feels it will be beneficial to the Town to have this type of dwelling.

Commissioner Dial asked if Mr. McWilliams would be agreeable to restricting the driveway access to Crabapple Lane.

Mr. McWilliams stated that this is his plan due to it having a more residential feel.

Chairman Shenkle opened the Public Hearing to anyone in favor. - None

Chairman Shenkle closed the Public Hearing to anyone in favor.

Chairman Shenkle opened the Public Hearing to anyone in opposition- None.

Chairman Shenkle closed the Public Hearing to anyone in opposition.

Chairman Shenkle asked the commission for a motion.

Commissioner James made a motion to recommend approval to the Mayor and Council. Commissioner Jefferson seconded the motion.

Commissioner Dial requested that the Planning Commission add a condition to the rezoning, to require the driveway access be from Crabapple Lane.

Ms. Rimi stated that a condition such as that would be done in the developmental standards and not part of a rezoning.

Attorney Stough agreed with Ms. Rimi and stated that it is not advisable to put conditions on a rezoning.

Mr. McWilliams again stated that he has no intentions to have the access off of Senoia Road.

Commissioner Jefferson stated that the Planning Commission could put the condition when the site plan is reviewed.

Ms. Rimi stated that if this is approved when it is developed, since it would be residential, the site plan would not need to be approved by the Planning Commission.

Chairman Shenkle repeated the motion made by Commissioner James and asked for a vote. The Planning Commission voted on recommending approval to the Mayor and Council with a 3-0 vote in favor.

**2. Text Amendment TA 2014-001 to amend Article V section V-2 to change Farm Operations, Parks and Riding Stable from a conditional use to a permitted use in Agricultural Residential.**

Ms. Rimi introduced this item, she reminded the Planning Commission that this item was discussed at previous Planning Commission meeting and she also stated that the staff recommends that the Planning Commission recommends approval of this item to the Mayor and Council.

Chairman Shenkle opened the Public Hearing to anyone in favor. - None

Chairman Shenkle closed the Public Hearing to anyone in favor.

Chairman Shenkle opened the Public Hearing to anyone in opposition- None.

Chairman Shenkle closed the Public Hearing to anyone in opposition.

Chairman Shenkle asked the commission for a motion.

Commissioner Jefferson made a motion to recommend approval of this item to the Mayor and Council. Commissioner James seconded the motion.

Commissioner Dial voiced his concern over what the definition of Farm Operations is in the Zoning Ordinance.

Ms. Rimi read the definition for Farm Operation from the Tyrone Zoning Ordinance Article 1§2 Farm operations- Farming operations related to livestock-raising, provided all structures permitted under this category are related to the farming operations.

Chairman Shenkle stated that there are other regulations in the zoning ordinance that are used to regulate livestock in the town.

Ms. Rimi directed the Planning Commission to review the regulations that she supplied in the Planning Commission packet that applies to livestock.

Commissioner Jefferson voiced her concern over the definition of Farm Operation in the Tyrone Zoning Ordinance.

After a discussion regarding permitting farm operations as a permitted livestock Chairman Shenkle asked Commissioner Jefferson if she would like to amend her motion.

Commissioner Jefferson amended her motion to recommend to the Mayor and Council to amend Article V section V-2 to change Parks and Riding Stable from a conditional use to a permitted use in Agricultural Residential. Commissioner James seconded the motion approved 3-0.

**3. Text Amendment TA 2014-02 to amend Article VII section 7-1 B (55) to include the wording parochial school.**

Ms. Rimi introduced this item, she reminded the Planning Commission that this item was discussed at previous Planning Commission meeting and she also stated that the staff recommends that the Planning Commission recommends approval of this item to the Mayor and Council.

Chairman Shenkle opened the Public Hearing to anyone in favor. - None

Chairman Shenkle closed the Public Hearing to anyone in favor.

Chairman Shenkle opened the Public Hearing to anyone in opposition- None.

Chairman Shenkle closed the Public Hearing to anyone in opposition.

Chairman Shenkle asked the commission for a motion.

Chairman Shenkle made a motion to recommend approval of this item to the Mayor and Council. Commissioner Dial seconded the motion; approved 3-0.

**Staff Comments**

Ms. Rimi went over the draft agenda for the next meeting on February 13, 2014. She explained that there has been an inquiry regarding developing assisted living facility within the town limits.

Ms. Rimi stated that she has supplied the Planning Commission with the conditions from Coweta County and would like the Planning Commission to review these conditions before the next meeting. She also reminded the Planning Commission that the draft for the Quality Growth Development District Special Requirements will be reviewed at the next meeting. Ms. Rimi also reminded the Planning Commission that there will be two site plans that will be placed on the agenda in the near future.

**Commissioner Comments-** Commissioner Dial informed the Planning Commission that there is a Hardees restaurant being developed in Fairburn under the similar guidelines are being considered for the Quality Growth Development District Special Requirements. Commissioner Dial has requested that the members of the Planning Commission visit the site to decide if they approve of it or not.

Commissioner James questioned Mr. Hood about the Downtown Development Plans. Mr. Hood explained that this is an ongoing discussion and he feels that there is a movement to reconsider what to do with the downtown area.

Commissioner Jefferson asked about the Downtown initiative. Mr. Hood explained that there was a change of staff at EMC and everything has been put on hold there was also a few unknowns during the last meeting such as the school closing and Pinewood Studios. Mr. Hood feels that since these things have been established he is planning on continuing the meetings.

Commissioner James also wanted to know what the Town is doing to attract new business. Mr. Hood explained that this is an item that everyone in the staff is involved with but the staff cannot be dedicated to this activity. Mr. Hood explained that the town is looking at different incentives to attract business. Mr. Hood informed the Planning Commission that the land in Tyrone is more money than the surrounding municipalities and the miss conception that the town does not have any more sewer capacity. Mr. Hood explained that these two items may hinder the Town from attracting new businesses.

## **Adjournment**

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