

Town of Tyrone  
Planning Commission Minutes  
April 24, 2014

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

**Call to Order:**

Chairman Shenkle called the meeting to order at 7:00 p.m. Chairman Shenkle welcomed Commissioner Jefferson back.

**Approval of Agenda**

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

**Approval of Minutes- March 13, 2014**

Commissioner Dial made a motion to approve the minutes as written. Commissioner James seconded the motion; approved 4-0.

**New Business**

**1. Discussion regarding conditional uses in Education Institutional**

Ms. Rimi asked the Planning Commission to review the conditional uses that are currently listed in the Educational/ Institutional zoning district. Ms. Rimi suggested that some of these uses could actually be listed as accessory uses in this zoning district. She explained that the primary uses are currently Churches, Gyms and Home Occupations she suggests that a few of the conditional uses such as agricultural, aquariums, art studios, farm operations, gymnasiums, radio and television broadcasting, recreation vehicle parks, etc. may actually be a better fit as an accessory use since there are no conditions that apply to them in other districts. The remaining conditional uses all have conditions already attached to them.

The Planning Commission discussed these different items and requested that the following changes are made;

- a) Gymnasiums be removed from a permitted use and to re-list it as an accessory use;
- b) Fruit trees, nuts and vegetables be removed from the conditional use, since they feel it is repetitive and should be covered under Agricultural;

The Planning Commission also requested to have the accessory uses to be included in Article V § 5-13 C (5) and that the staff brings these items back to the Planning Commission for review at the May 22, 2014 Planning Commission Meeting.

### **Staff Comments**

Ms. Rimi reminded the Planning Commission that there will not be a meeting on May 8, 2014 due to lack of a quorum. She also informed the Planning Commission of some of the items that will be on the Planning Commission Agenda in the upcoming months, there will be a text amendment that was applied for to amend the text in Article VII to allow Auto Brokers to have stock on premises as long as it is inside the structure. Ms. Rimi also reminded the Planning Commission when they are discussing new conditions for a use, while it is nice to consider what developers may want it is not what they should base their conditions on.

### **Commissioner Comments**

Commissioner Jefferson informed the staff that there may be someone calling regarding some property on Briarwood, they would like to open an event center. Commissioner Jefferson also commented on a portion of Senoia Road that is across from the old Crumpton's furniture store. The condition of the road is causing people to ride the line of the road to avoid the holes in the road; she feels it may cause an accident. Commissioner Jefferson stated that she is willing to go to council to get this addressed, if needed.

Vice Chairman Nebergall asked about the turn signal at Dogwood Trail and Highway 74. Town Manager, Mr. Hood stated he has turned it over to the Department of Transportation and they have conducted traffic studies on this location and right now it is somewhere in the Department of Transportation to do list.

Commissioner Jefferson asked if the priority list of road maintenance can be updated and have it presented to council. Mr. Hood stated he does not know if the list needs to be updated but there are roads that need to be widen and he has spoken to Chief Perkins about local traffic only signs placed in the downtown area. Mr. Hood also explained that the cold patch, that has been used to fix pot holes in the roads, is not meant to be a permanent fix and the harsh weather this year has decrease the cold patches usefulness.

Commissioner James asked if the town has made any progress with annexation plan. Mr. Hood e stated that there are areas that are targeted for annexation; such as islands. Mr. Hood informed the Planning Commission that the town has approached some of the larger land holders about annexation in to the town and these land owners have not showed interest the town. Mr. Hood explained that in order for it to be beneficial to the town staff time and financially the town has to find a large enough area to annex into the town. Mr. Hood explained that the staff is also

looking into areas along Highway 74, Tyrone Road and Ellison Road to square off the town and part of the struggle is to find out the cost benefit for the citizens find what they gain and what the additional cost to the citizens would be.

Commissioner Jefferson asked if the school was going to be used by the Pinewood Studios. Mr. Hood informed the Planning Commission that the town and the school board have partnered to do some community engagement meetings. Mr. Hood explained that the School Board is having an assessment done to find out what needs to be changed in the building, since the school wants to sell the building and not lease it. Mr. Hood explained that the school has been looking into finding investors that would want to buy the school but it has been a difficult process.

### **Adjournment**

**Commissioner Dial made a motion to adjourn; approved 4-0.**

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Gordon Shenkle- Chairman

Attest:

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Dina Rimi- Zoning and Development Coordinator