

**Town of Tyrone**  
**Planning Commission Meeting Minutes**  
**July 14, 2016**  
**7:00 p.m.**

Present:

Chairman Wil James

Vice-Chairman Jeff Duncan

Commission Member Carl Schouw

Commission Member Marlon Davis

Commission Member David Nebergall

Town Manager Kyle Hood

Planning and Zoning Coordinator Phillip Trocquet

Town Clerk Dee Baker

Vice-Chairman Duncan called the meeting to order.

**Approval of Agenda**

Commissioner Nebergall made a motion to approve the agenda. Commissioner Davis seconded the motion. Motion was approved 3-0.

**Approval of Minutes**

Commissioner Schouw made a motion to approve the minutes from the March 24, 2016 meeting. Commissioner Davis seconded the motion. Motion was approved 3-0.

**New Business**

1. Consideration for a Site Plan from owner Trent Foster for Stonecrest Preserve Subdivision.

*Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet presented the item. He stated that the property from applicant Trent Foster is located at Dogwood Trail and Farr Road. He reported that the property is 43.5 acres, zoned R-20, the current use is partially developed, and proposed use is a subdivision. Mr. Trocquet added that the project has been reviewed and approved by the Technical Review Committee (TRC). He ended by stating that staff recommends approval.

Trent Foster approached Commission with the site plan.

Commission Member Duncan inquired about the former lake on the property. Mr. Foster stated that the lake has completely dried up and added that this would not change the appearance of the property. Discussion took place at the dais.

Commissioner Davis made a motion to approve the site plan. Commissioner Schouw seconded the motion. Motion was approved 3-0

2. Consideration for a Site Plan from owner Mike Leedy in Shamrock Industrial Park. ***Phillip Trocquet, Planning and Zoning Coordinator***

Mr. Trocquet presented the item. He stated that the Mike Leedy/AAbby project is located off Rockwood Road in Shamrock Industrial Park, it is 10 acres, zoned Heavy Industrial (M-2), the property is partially undeveloped and staff recommends approval.

The Commission reviewed the site plan and discussed amongst themselves.

Commissioner Duncan asked the item Representative, Steve Gulas to present the plan for questions. Mr. Gulas explained that the location would include an office building, a warehouse building, a detention pond, and parking.

Commissioner Davis inquired if the office space would include separate units or only one business. Mr. Gulas stated that that space was for one office and a mechanical shop. Commissioner Davis asked for clarification on the location of the entrance. Mr. Gulas stated that the entrance would be a shared entrance off Rockwood Road and there would not be any additional curb cuts.

Mr. Gulas stated that a portion of the building would be dedicated to wholesale nursery space.

Commissioner Duncan asked if the road would be paved. Mr. Gulas stated that the road would be made of crush and run gravel for now.

Commissioner Nebergall asked if there would be large trucks coming in and out of the property in regards to traffic. Mr. Gulas stated that a landscape loading truck would make deliveries around the back of the building.

Commission Chair Wil James arrived at 7:08 pm.

Commissioner Schouw made a motion to approve the Site Plan. Commissioner Davis seconded the motion. Motion was approved 4-0.

3. Consideration for a Site Plan from applicant Josh Bonner for SE Properties Lot 2 in Shamrock Industrial Park. ***Phillip Trocquet, Planning and Zoning Coordinator***

Mr. Trocquet presented the item. He stated that applicant Josh Bonner submitted plans for the property located at Senoia Road and Shamrock Industrial Park. The lot is 1 acre and is zoned Light Industrial (M-1). He stated that the current usage is undeveloped and the proposed usage is Light Industrial. The proposed development will house a metal building used for storage; which is compatible. Mr. Trocquet added that the TRC has approved the project. He ended by stating that the minimum setback requirements must be met and that staff recommended approval.

Mr. Rick Sewell represented the applicant. He added that the lot is currently vacant and the owners wish to develop the adjacent lot to mirror the current building.

Commissioner Davis asked if the new building would share the same entrance. Mr. Sewell stated that the development would share the same entrance and a common detention area.

Commissioner Davis asked if the open area in the middle of the two buildings would be additional parking or remain open. Mr. Sewell stated that the area would remain open.

Commissioner Nebergall made a motion to approve the Site Plan. Commissioner James seconded the motion. Motion was approved 4-0.

**Staff comments**

**Commission comments**

**Adjournment**

Commissioner Duncan made a motion to adjourn. Meeting adjourned at 7:21 pm.

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Vice-Chairman, Jeff Duncan

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Town Clerk, Dee Baker