

Town of Tyrone
Planning Commission Minutes
July 23, 2015

Present: Gordon Shenkle, Chairman
Jeff Duncan, Commissioner
Wil James, Commissioner
Carl Schouw, Commissioner
Kyle Hood, Town Manager
Dina Rimi, Zoning and Development Coordinator

Absent: David Nebergall, Vice Chairman
Patrick Stough, Town Attorney

Call to Order

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

Approval of Agenda

Commissioner Duncan made a motion to approve the agenda. Commissioner Schouw seconded the motion; approved 3-0

Approval of Minutes- April 23, 2015

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

Public Hearing

- 1. Consideration of Text Amendment TA2015-004 to the Tyrone Zoning Ordinance Article VII § 7-1 to amend the zoning conditions for Schools (private, parochial and /or special) and incidental sports arena, stadium or recreational field.**

Ms. Rimi introduced the items by reviewing the staff report with the Planning Commission and announcing that the staff recommends the following changes;

- A. That an student drop off facilities shall be provided on site; and unless property has adequate vehicular turn around facilities located wholly on the property that do not interfere with use of designated parking spaces, property shall have access to two (2) separate driveways, one dedicated to entrance to the property and one dedicated to exit from the property. If located on neighboring property the right of access shall be evidenced by a valid easement or agreement between the owner of the subject property and the owner of the neighboring property.

B. Minimum lot size 1 acre.

Chairman Shenkle opened the Public Hearing to anyone in favor;

Sallie Varney, a representative for the applicant Michayla Best director of Optimus Academy, stated that Optimus Academy wants to relocate to Tyrone for many different reasons and one being the location at 909 Senoia Road. The location of this building is in the downtown area and is centrally located to the library and to Shamrock Park. Optimus Academy is a school that brings education back to its roots and wants to light a fire under a student to make them want to learn. These students scored better on testing after being taught in this type of atmosphere compared to their earlier scores where they were being taught in a typical academic setting. These students are no longer dreading school and testing. Ms. Varney explained that since Tyrone Elementary has closed the downtown area needs another school and Optimus Academy would like to fill that void.

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.

Commissioner James expressed concern on the requested .5 acre requirement asked for in Ms. Varney's text amendment application.

Ms. Varney explained that the lot they are looking at using for their location is .5 acres and it has access to two different driveways. The school currently has 12 students and is looking at having no more than 30 at this location.

Commissioner Duncan said that he would love to see the school come to Tyrone, but is also concerned about allowing a school to locate on a .5 acre lot.

Chairman Shenkle expressed that he agrees and added that there are concerns regarding parking, car turn around and playgrounds for the children.

Ms. Rimi reminded the Planning Commission that these changes would affect all of the zoning districts that allow for schools.

Mr. Hood also expressed that the requested text amendment of .5 acres by the applicant is reducing the currently permitted zoning acreage by over 67%, and while he understands the applicant's desire for the change he does not feel comfortable going lower than 1 acre.

Commissioner Duncan stated that the Planning Commission does not want to turn businesses away, but they need to make recommendations that are practical for the town and reducing the acreage to .5 would not be in line with the town's standards.

Chairman Shenkle made a motion to recommend approval of the following text amendment to the Mayor and Council;

- A. That an student drop off facilities shall be provided on site; and unless property has adequate vehicular turn around facilities located wholly on the property that do not interfere with use of designated parking spaces, property shall have access to two (2) separate driveways, one dedicated to entrance to the property and one dedicated to exit from the property. If located on neighboring property the right of access shall be evidenced by a valid easement or agreement between the owner of the subject property and the owner of the neighboring property.

- B. Minimum lot size 1 acre.

Commissioner Duncan seconded the motion approved 3-0.

New Business

2. Comprehensive Plan

Mr. Jared Lombard from the Atlanta Regional Commission introduced this item by giving the Planning Commission a brief background of what the Atlanta Regional Commission and staff have been doing to communicate with the citizens as to what their wants and need are of the town. The Atlanta Regional Commission has held a work shop where over 80 people came to give insight to their needs. Another plan was to reach out to the future citizens, the Atlanta Regional Commission and staff held a conference with graduating seniors at Sandy Creek High School to see what they would want to see in the town to attract them back to it after college.

One of the comments that were raised was that the citizens want to see more commercial business and to reenergize the downtown area. The citizens want to see a bigger town while still keeping in line with the small town feel.

Mr. Hood explained that the staff will be looking at the current zoning of properties and comparing the future zoning to what is the character of the area. The downtown area can be Office Institutional, Downtown Commercial with some Highway Commercial while Highway 74 character may be more Highway Commercial and Light Manufacturing.

Chairman Shenkle requested that Mr. Lombard come back to the next Planning Commission meeting and discuss this further.

Staff Comments

Ms. Rimi informed the Planning Commission that a landscape plan for Storage Xxtra has been submitted and is under review for compliance with the landscape ordinance.

Commission Comments

None

Adjournment

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

Attest

Gordon Shenkle – Chairman of the Town of Tyrone Planning Commission

Dina Rimi – Zoning and Development Coordinator