

Town of Tyrone
Planning Commission Meeting Minutes
August 25, 2016
7:00pm

Present:

Chairman Wil James

Vice Chairman Jeff Duncan

Commission Member: Carl Schouw

Commission Member: Marlon Davis

Town Attorney: Patrick Stough

Planning & Zoning Coordinator: Phillip Trocquet

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

Approval of Agenda

Commissioner Davis made a motion to approve the agenda which was seconded by Vice-Chairman Duncan. The motion was approved 3-0.

Approval of Minutes

Vice-Chairman Duncan made a motion to approve the July 28, 2016 meeting minutes which was seconded by Commissioner Davis. The motion was approved 3-0.

New Business

1. Consideration for a Site Plan from applicant Steve Gulas in the Shamrock Industrial Park. *Phillip Trocquet, Planning & Zoning Coordinator*

Mr. Trocquet presented the item. He stated that the property from applicant Steve Gulas and owner Mike Leedy is located in front of 156 Rockwood Road. He added that the new address for the parcel had just been assigned that afternoon and would be recorded as 154 Rockwood Road. He reported that the property is 3.5 acres, zoned M-2, the current use of the property is undeveloped, and the proposed use is a wholesale landscape supply company. Mr. Trocquet added that the general land use is consistent, the future land use designation is heavy industrial, that it is compatible with existing land uses, and that the project had been reviewed and approved by the Technical Review Committee (TRC). He ended by stating that staff recommends approval.

Chairman James called Mr. Steve Gulas to approach the Commission.

Chairman James asked Mr. Gulas to provide the Commission with a brief summary of A Abby Group's plan for the site. Mr. Gulas stated that the tract had been divided and that A Abby Group would occupy the east side while Site One Tractor Supply would occupy the west side. He stated that the A Abby parcel would contain two buildings: a 6,474 square foot office building and a 9,542 square foot warehouse building. Mr. Gulas also outlined the location for the septic system.

Vice-Chairman Duncan stated that Mike Leedy, the owner of A Abby Group, seemed to have a parking issue at his existing location in the Shamrock Industrial Park. Vice-Chairman Duncan asked Mr. Gulas how Mr. Leedy was going to handle parking at the new location.

Mr. Gulas noted that the new location off of Rockwood Road would have roughly twice as many parking spaces as Mr. Leedy's current location. Mr. Gulas then presented to the Commission a Landscape Plan for the property as well as the Site Plan and Landscape Plan for Site One Tractor Supply Co. pointing out that they complement each other.

Chairman James asked Mr. Gulas what type of material the A Abby Landscape buildings were going to be made out of. Mr. Gulas stated that the buildings were going to be pre-engineered metal buildings. Mr. Gulas noted that the A Abby office building would have a brick façade on the north and west sides of the building.

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

2. Consideration for a Site Plan from owner Brian Selleck at 1425 Senoia Rd. (Powers Court).
Phillip Trocquet, Planning & Zoning Coordinator

Mr. Trocquet presented the item. He stated that the property/BOSS Construction building project was located at 1425 Senoia Road in the Powers Court Business Park. He also stated that the property was 1.07 acres, zoned C-1 Downtown Commercial that the current use of the property is undeveloped, the proposed use is for a commercial office and storage. Mr. Trocquet stated that he was in contact with Mr. Selleck in order to find out the type of building and whether or not it would be pre-engineered. Mr. Trocquet added that the general land use is consistent, future land use designation is light industrial, that it is compatible with existing land uses, and that the Technical Review Committee (TRC) has approved the site plan. Mr. Trocquet stated that the property meets a 75 foot buffer to the south due to an abutting residential property; he concluded with a staff recommendation for approval.

Commissioner James inquired as to the neighborhood located to the south of the property to which Mr. Trocquet responded Millbrook Village. Commissioner James also inquired whether or not Mr. Selleck would be installing any fencing around the buffer. Mr. Trocquet stated that the area behind the proposed building area is heavily wooded and that there were no submissions from Mr. Selleck regarding fencing.

Commissioner James wanted to ensure that the buffer requirement was maintained and that the woods acted as an effective screen for the abutting residential property. Vice-Chairman Duncan noted that he had visited the property and confirmed the wooded area was dense. Vice-Chairman Duncan voiced that Planning Commission would like to address Mr. Selleck during the review of the Landscape Plan to ensure that the 75 foot buffer containing the trees remains undisturbed.

Commissioner Schouw made a motion to approve the Site Plan and was seconded by Vice-Chairman Duncan. The motion was approved 3-0.

Chairman James noted that the discussion should reference the Planning Commission's earlier comments on ensuring the 75 foot buffer remain undisturbed.

Staff Comments

Commission Comments

Adjournment

Vice-Chairman Duncan made a motion to adjourn and was seconded by Commissioner Davis. Meeting adjourned at 7:10 pm.

Chairman, Will James

Planning & Zoning Coordinator, Phillip Trocquet

