

Town of Tyrone Planning Commission Minutes
November 14, 2013

Present:

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

Absent:

Commissioner Mike Sanak

Call to Order

Chairman Shenkle called the meeting to order at 7:00 pm

Approval of Agenda

Vice Chairman Nebergall made a motion to approve the agenda. Commissioner Jefferson seconded the motion and it was approved 3-0.

Approval of Minutes – October 24, 2013

Vice Chairman Nebergall made a motion to approve the minutes from October 24, 2013. Commissioner Jefferson seconded the motion; approved 3-0.

1. Discussion regarding Article VII § 7-2 Quality growth development district special requirements.

The Planning Commission discussed some of the items that were distributed at the last meeting and the regulations that were in these items. Chairman Shenkle asked the Planning Commission what their thoughts were on leed certifications and requiring silver leed certification. Commissioner Dial explained that silver leed certification can be very costly.

Mr. Hood stated that there is no way the town could afford silver leed certification. Mr. Hood explained that it could be an incentive, but it could also deter businesses to develop in the Quality 74 Overlay area.

Chairman Shenkle also stated he would like to eventually see impervious pavers for parking.

Mr. Hood explained that the Town could offer an incentive to developers to include impervious parking or other items instead of codification of these items. In order to encourage these as incentives the town would need to have a program in motion.

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Chairman Shenkle suggested that this incentive maybe better fit to be placed in the Land Development Regulations

Commissioner Jefferson stated that she found examples in the Fayette County Ordinances that could be utilized by the Town.

Chairman Shenkle addressed different landscape regulations that he found to be useful to the Quality 74 Overlay area. Chairman Shenkle stated that in the Dunwoody, Georgia regulations it states that each lot will place a planted area in the front yard that will consist of not less than 5% of the building area such planted area will consist of grass, raised planted area or linear beds or similar planted areas.

Chairman Shenkle stated that he does like the idea of prohibiting concrete only medians.

The Planning Commissioners continued to discuss these items. The Planning Commission agreed that they do not want to put in the regulations exactly what types of plants and or trees need to be planted.

Attorney Stough suggested that the Planning Commission may want to sit down and discuss exactly what they would like to see in this area.

Chairman Shenkle stated that the Planning Commission was given the job of looking at the section to see if the Planning Commission could make some suggestions to the Mayor and Council for changes. Chairman Shenkle stated that he feels while doing this the Planning Commission may have gone too far in depth.

Commissioner Jefferson asked Mr. Hood if these regulations could refer to the Land Development Regulations.

Mr. Hood stated that the Planning Commission may want to look at placing definitions as to what a landscaped buffer or planted buffer is in Article I of the Zoning Ordinance.

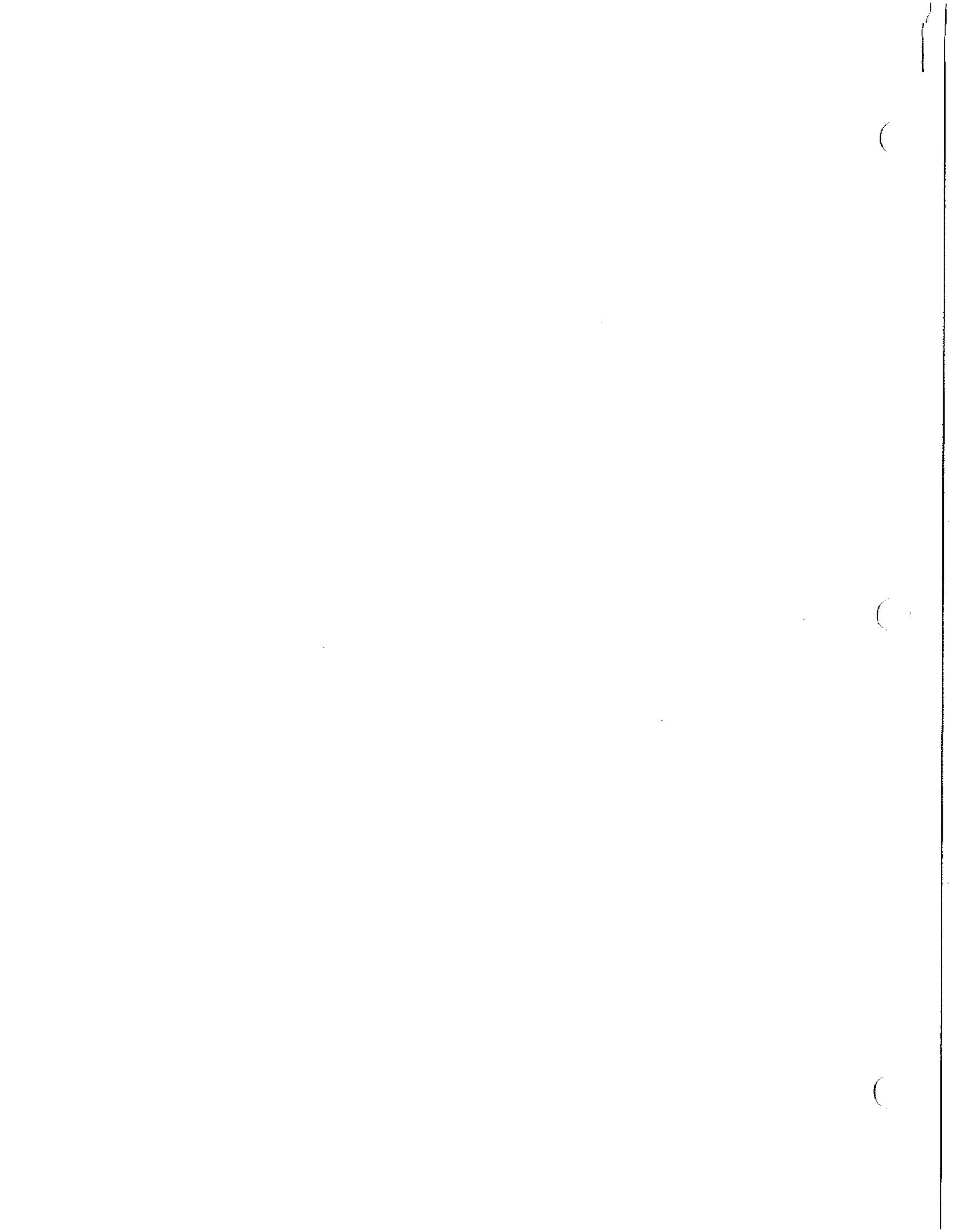
Commission Jefferson stated that she feels the definitions need to be put in place so a developer can reference them when they are developing a landscape or site plan. Commissioner Jefferson also stated that she would like to re write the introduction of this section and she volunteers to do this.

Mr. Hood explained that there is a difference between a planted buffer and a landscaped buffer. A planted buffer is something that is planted and does not need to be maintained and a landscaped buffer needs to be maintained.

Chairman Shenkle requested that the staff obtain definitions for both of these items for the next meeting.

Commissioner Jefferson stated that she would like to see a landscape buffer to be only sod and for there to be some sort of planting other than sod in the landscape buffer.

Ms. Rimi stated that at the next meeting she will have these items available for the Planning Commission.



The Planning Commission also requested that Ms. Rimi search the Zoning Ordinance for any requirements for veneer.

Staff Comments

Ms. Rimi informed the Planning Commission that the meeting at the end of December has been cancelled due to the holiday. Ms. Rimi also asked the Planning Commission if the language could be changed in the Zoning Ordinance to address the fact that the end of November and December meeting is always cancelled.

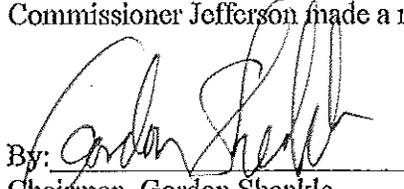
Chairman Shenkle stated to bring to the next meeting a draft of changing the wording in the Zoning Ordinance to have the Public Hearings on the first meeting of those months for the Planning Commission.

Commission Comments

Commissioner Jefferson stated that she has several businesses and residences that are not in compliance with the Ordinances. Mr. Hood asked Commissioner Jefferson to leave the list with him.

Adjournment

Commissioner Jefferson made a motion to adjourn the meeting at 8:35P.M; approved 3-0.

By: 
Chairman, Gordon Shenkle

Attest: 
Zoning and Development Coordinator, Dina Rimi

