

Town of Tyrone
Planning Commission Meeting
Minutes February 9, 2017
7:00 p.m.

Present:

Chairman Wil James

Vice-Chairman Jeff Duncan

Commission Member Marlon Davis

Commission Member Carl Schouw

Commission Member David Nebergall

Planning and Zoning Coordinator Phillip Trocquet

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

Approval of Agenda

Commissioner Nebergall made a motion to approve the agenda.

Commissioner Davis seconded the motion. Motion was approved 4-0.

Approval of Minutes for January 26, 2016

Commissioner Schouw made a motion to approve the minutes.

Commissioner Nebergall seconded the motion. Motion was approved 4-0.

New Business

1. Consideration of a Site Plan from applicant Jeremy Brown at Senoia Road for Tyrone RV Storage. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet presented the item. He stated that this was the same property that was involved in a variance application back in October of 2016. The applicant is Jeremy Brown who is representing the owner Clyde Cooper. He reported that the property is 2.1 acres, zoned M-1 Light Industrial, the current use of the property is undeveloped, and the proposed use is as RV storage. Mr. Trocquet added that the general land use is consistent; the future land use designation is commercial, that it is compatible with existing land uses, serviced by all Town services and that the project had been reviewed and approved by the Technical Review Committee (TRC). Mr. Trocquet noted that there were buffer setback requirements placed on the property as a result of a granted Administrative Setback Variance on November 23, 2016. This Administrative Variance granted the owner a front yard encroachment in an easterly direction towards Senoia Rd. of ten feet, a side yard encroachment in a northerly direction towards Rockwood Rd. of seven feet and a back yard encroachment in an easterly direction of two feet. Mr. Trocquet noted that it was within administration's power to grant up to 20% of an encroachment not to exceed ten feet. He stated that administration did not grant Mr. Cooper the full administrative allowance on all sides, but did grant him some encroachment due to the layout of the lot. Mr. Trocquet stated that the site plan outlined a six foot fence surrounding the property he brought to the attention of the applicant that the ordinance calls for an eight foot fence to surround his type of development.

Mr. Trocquet said that the fence would go through a separate approval process once the owner was ready to construct the fence.

Mr. Trocquet recommended conditionally approving the site plan provided that the applicant erect an eight foot fence upon development of the lot.

Chairman James wanted clarification that the encroachment given in the administrative variance towards Senoia Road was ten feet Mr. Trocquet confirmed that it was.

Commissioner Nebergall asked how much of a setback remained on Senoia Rd. after the granting of the ten foot encroachment. Mr Trocquet answered stating that ninety feet still remained.

Chairman James wanted to assure that the granting of this variance was not going to cause any obstruction of view for vehicles turning from Rockwood Rd. onto Senoia Rd. Mr. Trocquet confirmed that it would not cause an obstruction. Mr. Trocquet also stated that the ordinance calls for fences to be no more than three feet high if within fifteen feet of a road he stated that the applicant would be well beyond that distance. Mr. Trocquet then directed the commissioners attention towards the site plan. He showed the commissioners the centerline of the pavement for Senoia Rd. as well as the location of the fence as shown on the site plan. He pointed out that the owner was not encroaching on the right-of-way along Senoia Rd. and that the granted variance was just encroaching on a small amount of the setbacks originally placed on the property.

Commissioner Nebergall pointed out that the date listed on the staff report for the granting of the administrative variance was inconsistent as the year listed was 2017 which had not arrived yet.

Mr. Trocquet apologized and confirmed that the date was in November of 2016 he stated that he was still getting used to the new year and confirmed that he would update the staff report for the records.

Commissioner Davis wanted to make sure that he received the proper materials in his binder as he had picked it up early. Mr. Trocquet stated that he had since sent out an updated agenda which included the landscape plan for the same property, but was unable to add it to Mr. Davis' binder. Commissioner Davis wanted to confirm whether or not the Planning Commission should approve the landscape plan first. Mr. Trocquet responded that a site plan approval comes before a landscape approval as it is simply the approval of a site for a particular project. Mr. Trocquet noted that landscape plans for commercial projects are usually submitted during the building construction permitting process, but that Mr. Cooper and Mr. Brown were submitting theirs early. Mr. Trocquet addressed an earlier private discussion he had with Commissioner Davis regarding the location of the proposed gravel on the landscape plan he stated that the location of the gravel was in the correct location. He stated that gravel is typically treated differently than pavement as it is an impermeable surface and that the gravel is within the designated setbacks and not encroaching on Senoia Rd. right of way. Commissioner Davis wanted to clarify which area would be used for parking of RVs and general customer parking. Mr. Trocquet directed Planning Commission's attention to the site plan and showed where customer parking would need to be located.

Commissioner Davis made a motion to approve the site plan with the condition that the owner erect an eight foot fence upon development of the lot. Commissioner Schouw seconded. The motion was approved 4-0.

2. Consideration of a Landscape Plan from applicant Jeremy Brown at 360 Senoia Road for Tyrone RV storage. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet reported that the property is 2.5 acres, zoned M-1 Light Industrial, the current use of the property is undeveloped, and the proposed use is as RV storage. Mr. Trocquet added that the general land use is consistent the future land use designation is commercial, that it is compatible with existing land uses, serviced by all Town services and that the project had been reviewed and approved by the Town's Environmental Planning Specialist, Brad Konwick. Mr. Trocquet reiterated that this was the same property as the site plan. Mr. Trocquet stated that he was aware of the visibility concerns as well as the overall aesthetic concerns the type of development implies. He stated that the ordinance called for an eight foot opaque fence made of wood or polyvinyl.

Mr. Trocquet recommended approval of the Landscape Plan.

Chairman James inquired as to whether or not Planning Commission could approve the landscape plan with the request that the fence be polyvinyl. Mr. Trocquet stated that the ordinance allows a variety of materials, but that Planning Commission could make a formal request or declaration that polyvinyl is a preferred material. Chairman James explained that the polyvinyl has a better aesthetic appeal as well as a better longevity as opposed to wood. Commissioner Nebergall was also concerned with the maintenance required for a wooden fence. Mr. Trocquet explained that the ordinance requires a fence to maintain minimum maintenance standards in the case missing boards, rotting, or dilapidated falling segments. Commissioner Davis wanted to make it clear that Planning Commission was requesting the material for aesthetic and longevity purposes. Commissioner Nebergall agreed that polyvinyl is preferred by Planning Commission, but that if the owner chose to use an alternative material accepted in the ordinance, he could. Chairman James and Commissioner Nebergall noted that this was in an effort to avoid future citations as was the case with Carbecue Junction which occupied the lot previously.

Commissioner Nebergall asked Mr. Trocquet whether or not he believed the applicant was willing to go with Planning Commission's request. Mr. Trocquet stated that the owner is aware that he will have to erect a large decorative fence along Senoia and Rockwood Roads, and that he may be open to Planning Commission's recommendation.

Commissioner Davis inquired as to the type of shrubbery depicted on the landscape plan. Mr. Trocquet explained the plants that were depicted and directed their attention to the legend which gave descriptions of the landscaping markings. Commissioner Davis inquired whether or not the trees have a height limit like the fence. Mr. Trocquet responded that the owner is required to maintain the landscaping, but there is no height restriction on the growth of the trees.

Commissioner Nebergall made a motion to approve the Landscape Plan for 360 Senoia Road with the request that the owner use polyvinyl as a material for the fence upon construction. Commissioner Schouw seconded the motion. The motion was approved 4-0.

Old Business

Staff Comments

Mr. Trocquet stated that he would keep Planning Commission apprised as to the owner's decision on fence construction. Mr. Trocquet also stated that the owner has yet to decide exactly what kind of structure he is to place on the property. Commissioner Davis inquired as to the number of RVs that would be stored on site. Mr. Trocquet answered that there would be about 34-35 RVs.

Commissioner Schouw asked Mr. Trocquet about the Town Retreat. Mr. Trocquet stated that he was narrowing down topics for discussion and that economic development and growth management were the top two contenders for discussion topics. Mr. Trocquet also notified Planning Commission of new training classes that were coming up in March.

Chairman James stated that he would like to see a more diverse spread of businesses and restaurants in the downtown area and that he would like to spend time downtown if there were more amenities. Mr. Trocquet stated that sewer is usually a necessary prerequisite for most restaurants.

Commission Comments

Adjournment

Commissioner Schouw made a motion to adjourn. Meeting adjourned at 7:19pm.

Chairman, Wil James

Planning & Development Coordinator, Phillip Trocquet