

Town of Tyrone
Planning Commission Meeting Minutes
March 23, 2017
7:00 p.m.

Present:

Vice-Chairman Jeff Duncan
Commission Member Marlon Davis
Commission Member David Nebergall
Planning and Zoning Coordinator Phillip Trocquet

Absent:

Commission Member Carl Schouw
Chairman Wil James

Planning Commission Vice-Chairman Duncan called the meeting to order at 7:09pm.

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 for August 25, 2016

Commissioner Davis made a motion to approve the minutes for February 9th, 2017.
Commissioner Nebergall seconded the motion. Motion was approved 2-0.

New Business

1. Consideration of a final plat from applicant Tim Poff representing Pulte Group for Phase IIB of the River Crest Subdivision. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Phillip Trocquet presented the item. Mr. Trocquet noted that this was an expansion of the existing portion of the subdivision. The expansion would include 45 developable lots, the expansion of Stonewyck Drive, as well as the addition of three new streets: Holly Park Lane, Calverton Lane, and Bexely Park Way. He noted that the lots varied in size but were typically between ½ acre and 1 acre. Mr. Trocquet also made note that the extension of Stonewyck Drive would connect to Kirlkley Road to the north of the subdivision thus creating a second entrance. Mr. Trocquet stated that the Town's Technical Review Committee had approved the plat and that the existing zoning is Duplex Residential and that the current land use undeveloped. Mr. Trocquet went on to explain that the surround land to the north, east, and west is unincorporated Fayette County, but that the land to the south is Duplex Residential and the continuation of the subdivision. Mr. Trocquet noted that site improvements included Fayette County Water and Tyrone Sewer as it was one of the original subdivisions to pre-purchase sewer capacity when

Tyrone was originally allocated sewer capacity from Fairburn. The approximate size of the property being platted is 73 acres. Mr. Trocquet continued and stated that the development was fully compatible with the Town's Future Development Map and Zoning Map. Mr. Trocquet described the property history stating that the subdivision was originally purchased by John Wieland homes in 2007. He also noted that there had been four previous phases of the subdivision before the current one being considered and that one phase remains before the subdivision is fully built out. Mr. Trocquet concluded with a staff recommendation to approve the final plat.

Commissioner Davis asked Mr. Trocquet what the price range on the new homes would be in the latest phase of the development. Mr. Trocquet responded that they would be comparable to the price ranges in the previous phases.

Commissioner Nebergall noted that some of the homes in previous phases of the development sold north of \$400,000 to \$500,000.

Commissioner Davis made a motion to approve the final plat for the River Crest subdivision phase IIB. Commissioner Nebergall seconded the motion. The motion was approved 3-0.

Old Business

Staff Comments

Mr. Trocquet noted that the Town Retreat was a success and that he made a presentation on zoning ordinance updates as well as Form Based Code. He notified Planning Commission that he was ready to present the material to them at their convenience. Mr. Trocquet stated that he believed the conversation to be relevant especially in lieu of Tyrone's recent sewer expansion negotiations with Fulton County and the passing of the county SPLOST referendum. Vice-chairman Duncan inquired as to the length of the presentation and whether or not they could stop by Mr. Trocquet's office to receive the material. Mr. Trocquet responded that the presentation was roughly 20 minutes and that they could pick up the material at his office or the item could be placed on the next Planning Commission agenda. The commissioners agreed upon having the material presented at the next meeting was appropriate.

Commission comments

Adjournment

Vice-Chairman Duncan made a motion to adjourn. Commissioner Nebergall seconded the motion. The meeting adjourned at 7:18 pm.

Chairman, Wil James

Planning & Development Coordinator, Phillip Trocquet