

**Tyrone Town  
Planning Commission Meeting Minutes  
Thursday May 11, 2017  
7:00 PM**

Present:

Chairman Wil James  
Vice-Chairman Jeff Duncan  
Commission Member Marlon Davis  
Planning and Zoning Coordinator Phillip Trocquet

Absent:

Town Attorney Patrick Stough  
Commission Member Carl Schouw  
Commission Member David Nebergall

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

**Approval of Agenda**

Commissioner Davis made a motion to approve the agenda.  
Commissioner Duncan seconded the motion. Motion was approved 3-0.

**Approval of Minutes for April 27, 2017**

Commissioner Duncan made a motion to approve the minutes from April 27<sup>th</sup>, 2017.  
Commissioner Davis seconded the motion. Motion was approved 3-0.

**Public Hearing:**

**Old Business:**

**New Business:**

1. Consideration to deny a Final Plat from owner Edgar Townsel. ***Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. Mr. Trocquet stated that the lots in the plat were surrounded by C-1 property to the north, south, and west, and R-18 to the east. He also stated that the combined acreage of the subject properties were 1.8 acres. Mr. Townsel was seeking to consolidate two lots in an effort to create a larger lot off of Caboose Lane in Tyrone's Town Center District. He stated that the plat had already been approved at the April 27, 2017 Planning Commission meeting, but that Mr. Trocquet caught a mistake that was previously unnoticed before the plat was officially signed and recorded. The mistake that was previously unnoticed consisted in the creation of a half (½) acre lot as the result of the combination of 105 and 125 Caboose Lane. This subsequent half acre lot is incompatible with the Town of Tyrone Zoning Ordinance which stipulates that lots within the C-1 zoning district have a minimum size of one acre. Mr. Trocquet stated that staff is recommending the revocation of the aforementioned approval of the final plat and the subsequent denial of the plat as submitted.

Chairman James requested an explanation from Mr. Trocquet on the creation of the half acre lot. Mr. Trocquet stated that two lots existed before the proposed plat was submitted. Those lots had the address of 105 Caboose Lane and 125 Caboose Lane. Mr. Trocquet stated that Mr. Townsel essentially split 105 Caboose Lane in half and added the northern portion of the lot to 125 Caboose Lane. Mr. Trocquet stated that that combination was not illegal, however, the remaining southern half acre portion of 105 Caboose Lane could not exist as a legal lot within the town due to the one acre minimum lot size stipulated in the ordinance.

Commissioner Davis made a motion to revoke the previous approval the final plat.  
Commissioner Duncan seconded the motion. Motion was approved 3-0.

Commissioner Davis made a motion to deny the plat as submitted.  
Chairman James seconded the motion. Motion was approved 3-0.

**Public Comments:**

**Staff Comments:**

1. Consideration to recommend approval to submit Tyrone's Ten-Year Comprehensive Growth & Development Plan Update to the Georgia Department of Community Affairs. ***Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that the final draft of the Comprehensive Plan Update was distributed at the May 4<sup>th</sup>, 2017 Planning Commission meeting. He stated that the current Comprehensive Plan update is an update to the original 2007 Comprehensive Plan. Mr. Trocquet went on to explain that the current motion is simply for approval to send to the Georgia Department of Community Affairs (DCA). He stated that after the Comprehensive Plan is approved by DCA, the plan would come before Planning Commission and Council as a public hearing for official adoption of the plan. Mr. Trocquet stated that staff recommends approval to submit the Tyrone Ten-Year Comprehensive Growth and Development Plan Update to the Georgia Department of Community Affairs.

Chairman James stated that he had an opportunity to review the Plan and was impressed with the document. Commissioner Duncan had a question regarding the Capital Improvements Element within the Comprehensive Plan document. Mr. Duncan inquired as to the line item for a Disc Golf Course in Tyrone; he asked whether or not these items were legally required to be completed. Mr. Trocquet responded that the Capital Improvements Element and Short Term Work Program are developed as a one year and five year action plan respectively as a means to implement the Comprehensive Plan. He continued to state that they are essentially guidelines for the implementation of the Plan and that the Short Term Work Program is the more legally binding document as it is more general in scope. He stated that the Capital Improvements element is simply a list of projects or tasks that implement the goals listed in the Short Term Work Program and that these projects can change as long as the Town is still in pursuit of the goals listed by the Short Term Work Program.

Commissioner Duncan made a motion to approve the Tyrone Comprehensive Plan Update for submission to the Department of Community Affairs.  
Commissioner Davis seconded the motion. Motion was approved 3-0.

2. Notification of Town of Tyrone's award of the 2017 Renaissance Strategic Visioning and Planning Fellowship Program from the Carl Vinson Institute of Government. ***Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet notified the Planning Commissioners that Tyrone had applied for a grant/fellowship program offered by the Carl Vinson Institute of Government at the University of Georgia. He stated that many cities across the state applied for the program and that Tyrone was chosen to participate for the summer of 2017. Mr. Trocquet went on to explain that the program includes the work of a 'fellow' from the University of Georgia who comes to the Town of Tyrone in an effort to analyze strategic locations in the Town Center District that are conducive to redevelopment or infill development. The fellow, with Tyrone staff, will develop a plan highlighting these areas. Mr. Trocquet stated that this fellowship program is an excellent way to enact the vision outlined in the Comprehensive Plan's public engagement sessions.

### **Commission Comments**

Chairman James asked Mr. Trocquet what the Town's sewer status was. Mr. Trocquet stated that additional capacity had been secured with Fulton County, but that the release of the additional capacity was going through an administrative process. He stated that once the additional capacity is released, the Town will have the ability to expand its sewer footprint once SPOST funds had been obtained. Mr. Trocquet stated that Tyrone had approximately \$1.5 million dedicated to sewer infrastructure in the SPLOT project list, but that SPLOST revenue is collected over a six year period. Mr. Trocquet stated that the initial SPLOST funds allocation will likely be determined by the City Manager and Town Council.

Chairman Duncan inquired as to the status of Tyrone Elementary. Mr. Trocquet stated that he believed the Fayette County Board of Education was interested in reopening the school in the next 3-5 years.

Chairman James requested the name of the subdivision going in off the corner of Dogwood Road and Farr Road. Mr. Trocquet stated that the subdivision was to be named Stonecrest Preserve.

### **Adjournment**

Chairman James made a motion to adjourn. The meeting adjourned at 7:19 pm.

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Wil James, Planning Commission Chairman

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Phillip Trocquet, Planning & Development Coordinator