

**Town of Tyrone
Planning Commission Meeting Minutes
Thursday June 22, 2017
7:00 PM**

Present:

Chairman Wil James
Vice-Chairman Jeff Duncan
Commission Member Carl Schouw
Commission Member David Nebergall
Commission Member Marlon Davis
Planning and Zoning Coordinator Phillip Trocquet
Town Attorney E. Allison Ivey Cox

Absent:

Town Attorney Patrick Stough

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

Approval of Agenda

Commissioner Duncan made a motion to approve the agenda.
Commissioner Nebergall seconded the motion. Motion was approved 4-0.

Approval of Minutes for May 25, 2017

Commissioner Davis made a motion to approve the minutes from May 25th, 2017.
Commissioner Schouw seconded the motion. Motion was approved 4-0.

Public Hearing:

1. *Consideration of a text amendment to Section 113-130, pertaining to "Light industrial district (M-1)", of Article V of the Zoning Ordinance of the Town of Tyrone, to add "movie/media production studios (including ancillary businesses that supply support services, equipment and resources to the movie/media industry)" as a permitted use in the M-1 zoning district. **Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. Staff recommendation was for approval of the proposed text amendment.

Chairman James opened the public hearing for any in favor of the proposed text amendment. No one spoke.
Chairman James closed the public hearing.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke.
Chairman James closed the public hearing.

Commissioner Davis made a motion to amend section 113-130 of the zoning ordinance to add movie/media production studios (including ancillary businesses that supply support services, equipment and resources to the movie/media industry) as permitted uses in the M-1 zoning district.

Commissioner Schouw seconded the motion. Motion carried 4-0.

2. *Consideration of a text amendment to Section 113-155, pertaining to "Exceptions to development standards", of Article VI of the Zoning Ordinance of the Town of Tyrone, and Section 113-133, pertaining to "Planned unit development", of Article V of the Zoning Ordinance of the Town of Tyrone, to establish an exception to the height restrictions for non-residential structures for sound stages associated with movie/media production studios located in a Planned Industrial Park. **Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. Staff recommendation was for approval of the proposed text amendment.

Commissioner Nebergall inquired as to the nature of the 35ft. height restriction. He stated that he was under the impression that the number set by the Town was due to fire safety concerns. Mr. Trocquet stated that he was unsure when the Town had the 35ft. height restriction set, but stated that the Town utilizes the county Fire Department; he stated that since the height restrictions in the county's ordinance are higher than the Town's, he did not see an issue.

Chairman James opened the public hearing for any in favor of the proposed text amendment. No one spoke. Chairman James closed the public hearing.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke. Chairman James closed the public hearing.

Commissioner Schouw made a motion to amend section 113-115 and section 113-133 to establish an exception to the height restrictions for non-residential structures for sound stages associated with movie/media production studios located in a Planned Industrial Park.

Commissioner Davis seconded the motion. Motion carried 4-0.

3. *Consideration of a text amendment to Section 113-190, pertaining to "Conditional use approval", of Article VII of the Zoning Ordinance of the Town of Tyrone, revise conditions pertaining to "dog grooming shops". **Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. He introduced the item and stated that at the May 4th Council meeting, Council requested that dog grooming shops have the same restrictions as pet boarding facilities. Council was uncomfortable with the possibility of a dog grooming shop locating next to another business with no special conditions.

Chairman James opened the public hearing for any in favor of the proposed text amendment. No one spoke. Chairman James closed the public hearing.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke. Chairman James closed the public hearing.

Commissioner Nebergall made a motion to amend section 113-190 to establish conditions pertaining to dog grooming shops.

Commissioner Davis seconded the motion. Motion carried 4-0.

Old Business:

New Business:

1. Pre - recommendation review: Development Plan for 'Founders Studio' Planned Industrial District. Phillip Trocquet, Planning & Development Coordinator.

Mr. Trocquet introduced the item. He stated that the pre-recommendation review was for a project to be named Founders Studio. He also stated that per the Town of Tyrone Zoning Ordinance, and developer or property owner who wishes to build a planned unit development within the Town must first draft a Development Plan to be considered by Town staff, Planning Commission, and Town Council. He went on to say that the first steps in the Development Plan process are a pre-recommendation meeting with staff and with Planning Commission. Mr. Trocquet stated that after the pre-recommendation meetings, there would be a series of Public Hearings to approve the Development Plan and subsequent rezoning of a property with the conditions outlined in the Plan.

Mr. Trocquet described the property for which Founders Studio's Development Plan was being developed. He stated that the property did not have an active address, but that the parcel number was 0725 014 located on the corner of Jenkins Road and Highway 74 North. He went on to state that the proposed development plan was classified as a Planned Industrial Park (PIP) because of the given uses proposed. Mr. Trocquet went on to explain that the Development Plan was thus far in conformity with the provisions outlined in the Town's Planned Unit Development (PUD) section of the zoning ordinance. He stated that at this time, there was no formal acceptance of the Development Plan; if satisfied with the proposed material, Planning Commission would simply authorize staff to accept a submission for a final Development Plan.

Chairman James asked if the developer was at the meeting tonight. Mr. Trocquet confirmed that Mr. David Harbin, a representative of the developer, was in attendance. Chairman James called Mr. Harbin to the podium.

Chairman James requested that Mr. Harbin present an overview of the proposed development for the record. Mr. Harbin stated that the film industry in Georgia was 'booming' and as a result, they were looking to build studios to meet the growing demand. Mr. Harbin stated that they were targeting the television production sector specifically as they are a more underserved market compared to the film industry as a whole. Mr. Harbin went on to state that the proposed studios were designed by industry professionals for industry professionals and have developed a revolutionary design for the complex. Mr. Harbin stated that there was much opportunity in Tyrone for this type of development. He mentioned the appeal of Tyrone's small-town nature coupled with the close proximity to Hartsfield-Jackson Airport and downtown Atlanta.

Commissioner Duncan asked Mr. Harbin to explain in greater detail the 'revolutionary design' mentioned in the development plan. Mr. Harbin explained that there are currently many problems in the film production market as it pertains to workflow and design. He stated that most studio complexes are run out of retrofitted facilities such as warehouses that were never originally designed to accommodate film production. Mr. Harbin pointed to the development plan and stated that the studios were designed to house production offices and soundstages within the same structure; he stated that this design prevents staff and actors from needing to take a long golf cart ride or drive from one location to the next.

Commissioner Duncan stated that the Development Plan had accommodated up to five studio 'hubs'. Mr. Harbin stated that phase one of the project would start with two 'hubs'. Mr. Harbin stated that the final construction of all six studios would develop commensurate with industry demand. He stated that the existing competition for studio space was currently almost 100% booked.

Commissioner Davis requested that Mr. Harbin elaborate on all of the phases of the development. Mr. Harbin explained that the first phase would include the construction of two hubs, the second phase would consist of two more, and the final phase would consist in the construction of the final hub.

Commissioner Duncan stated that although he was in support of the proposed development he had a little 'heartburn' over the traffic impact. He stated that the Town was trying to limit curb cuts onto Highway 74 in an effort to preserve good traffic flow. He stated that he noticed a curb cut onto Highway 74 and was concerned that this may impact traffic. Mr. Harbin stated that the curb cut onto Highway 74 was preexisting. He also went on to mention that the facility's traffic management plan separated truck traffic from general traffic and that the amount of traffic generated by the studios would be less than what the land was currently zoned for. Mr. Harbin stated that the studio does not follow traditional business hours which would not affect traffic at peak hours. Mr. Trocquet stated that as a part of any PUD process a traffic study is required. Mr. Nebergall stated that his preference was not to include an additional curb cut onto Highway 74. Mr. Harbin pointed out that the curb cut outlined in the plan already existed and that their intent was simply to improve it.

Commissioner Davis asked if there was any talk amongst the developers as to how the studio complex was going to uniquely work with the Town in bringing other projects besides the studios to the Town. Mr. Harbin stated that the developers were invested in the Town because many were from Tyrone. He stated that the studio was placing an emphasis on landscaping and architecture that was intended to go above and beyond what was required as part of the Town's ordinance. He also stated that the development included green space and park space intended for public use.

Chairman James asked whether the developers had reviewed the Town's Comprehensive Plan. Mr. Trocquet stated that during the pre-recommendation meeting with staff, the Comprehensive Plan was discussed. He stated that the Town's Quality Growth Overlay District was also discussed during that meeting.

Commissioner Duncan stated that he would prefer that, because of the berm and landscaping, the studios not be visible like Pinewood Studios. Mr. Harbin stated that Pinewood had the advantage of having 300 plus acres of land to set the soundstages back on. Mr. Harbin went on to explain that although the soundstages would be partially visible from Highway 74, it was the developer's intent to set a high architectural standard for the structures such that all future development would look to the studios to model their architectural requirements.

Commissioner Duncan inquired as to the sewer connection. He asked Mr. Harbin who was going to cover the cost of construction for sewer infrastructure. Mr. Harbin stated that the development would cover that cost. Mr. Trocquet stated that based on his conversations with the Town Engineer, an additional pump station as well as a force main tap connection would need to be constructed in order to service the land with sewer. Mr. Nebergall asked if the Town already had the sewer capacity. Mr. Trocquet stated that the Town had successfully negotiated extra capacity from Fulton County, but that the capacity had not yet been released.

Commissioner Schouw inquired as to the proposed timeline for the developer's decision regarding the construction of each of the projects' phases. Mr. Harbin stated that the developers would know the demand for studio space around six months from the start of construction for the first phase. Mr. Harbin stated that he anticipates the first two studio hubs to be leased out before construction finishes based on market saturation.

Commissioner Davis made a motion to allow staff to accept a formal development plan from the developers of Founders Studios. Commissioner Schouw seconded the motion. Motion passed 4-0.

2. Consideration for a final plat approval for parcel 0725 014. Phillip Trocquet, Planning & Development Coordinator.

Mr. Trocquet presented the summary stating that the applicant, Nathan Dockery, was seeking the division of an 88 acre tract with parcel number 0725 014 from one lot to two. He stated that the property is currently owned by the Hobgood Family and is located within the Town's Quality Growth Overlay District. Mr. Trocquet stated that the existing zoning district was O-I (Office Institutional). Bordering zoning districts were as follows: to the north, AR (Agricultural Residential); to the south, C-1 (Downtown Commercial) and E-I (Educational Institutional); to the east, E-I (Educational Institutional); to the west, M-2 (Heavy Industrial), AR, & O-I (Office Institutional). Mr. Trocquet went on to state that the subdivision was fully compatible with the comprehensive plan, zoning map, and future development map.

Commissioner Schouw made a motion to approve the Final Plat for parcel 0725 014. Commissioner Davis seconded the motion. Motion passed 4-0.

Public Comments:

Staff Comments:

1. Renaissance Strategic Visioning & Planning (RSVP) project update. Phillip Trocquet, Planning & Development Coordinator.

Mr. Trocquet stated that the Town had applied for the project back in March and had successfully won the service grant. Mr. Trocquet stated that the RSVP fellows from the University of Georgia would be arriving on the 28th of June to conduct their first assessment of the Town Center District. He stated that they would be identifying areas suitable for redevelopment and infill development.

Commission Comments:

Adjournment:

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:36 pm.

Wil James, Planning Commission Chairman

Phillip Trocquet, Planning & Development Coordinator