

**Town of Tyrone  
Planning Commission Meeting Minutes  
Thursday July 13, 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 Development Coordinator Phillip Trocquet

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

**Approval of Minutes for June 22, 2017**

Commissioner Nebergall made a motion to approve the minutes from June 22, 2017.

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

**Public Hearing:**

1. *Consideration to recommend approval of a Development Plan from applicant Nathan Dockery establishing guidelines and provisions for a Planned Industrial Park Overlay District to accommodate the 'Founders Studios' movie/media production PUD (Planned Unit Development). **Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. Mr. Trocquet stated that Planning Commission authorized staff to formally accept an official development plan on June 22, 2017 and that the subsequent items comprised that plan. Mr. Trocquet stated that the presented development plan included a Summary of Intent, Architectural Guidelines, District Provisions, a Comprehensive Traffic Study, and professional renderings of proposed structures.

Mr. Trocquet recommended approval of the development plan.

Chairman James opened the public hearing for any in support of the proposed development plan. No one spoke.

Chairman James opened the public hearing for any in opposition to the proposed development plan. No one spoke.

Vice-Chairman Duncan requested that the applicant, Nathan Dockery, approach the podium for questions.

Vice-Chairman Duncan asked Mr. Dockery about the areas labeled 'Base Camp' on the preliminary site plan for the studios. Mr. Dockery stated that the base camps were areas reserved for the parking of large vehicles and equipment associated with filming. He also went on to state that he was looking into options for pervious paving of those areas

in order to better assist with drainage on site. Vice-Chairman Duncan stated that he did not want to see a crush and run lot on the back of the property. Mr. Dockery stated that a crush and run lot was not the studio's intention either.

Vice-Chairman Duncan asked Mr. Dockery what the sides and the rear of the studio would look like from the street. Mr. Dockery stated that the property would be privately fenced off, but that the security fence would be covered by a built berm between 12 and 15 feet in height and roughly 70 feet in width. He also stated that lighting on the property would not be oriented towards the street and would be pointed downward. Commissioner Davis inquired whether the berm would be located along Jenkins Road. Mr. Dockery confirmed that it would. Mr. Dockery also stated that based on the topography, the buildings would naturally sit about 10 feet below Highway 74 grade as well.

Commissioner Davis asked Mr. Dockery about the access locations for the property along Jenkins Road. Mr. Dockery explained that the entrance to the property would align with the second entrance to Sandy Creek High School and that a full turn lane would be extended to the Founders Studio entrance from Highway 74.

Commissioner Nebergall expressed concern regarding the width of the Jenkins Road, Highway 74 intersection especially as it pertained to northbound truck traffic. Mr. Dockery expressed that the design of the intersection modifications will need to meet the minimum GDOT standards for turn radii. Mr. Dockery stated that the Jenkins Road entrance was also intended to be a service entrance.

Commissioner Davis asked what the studio's relationship would be with the local schools and the school board. Mr. Dockery stated that his organization was in communication with the School Board in order to provide education opportunities and outreach programs with students. He referenced Pinewood Studio's outreach success as a model for Founders Studio. Mr. Dockery also stated that the studios may also be willing to host a community garden on their property to further their relationship with local citizens.

Commissioner Davis inquired as to the pedestrian connection between Sandy Creek High School and the Founders Studio property. He mentioned the possibility of a bridge. Mr. Dockery expressed that he was not sure how comfortable he would be securing a pedestrian bridge, but that any time students were invited on the premises they would be sure to secure an officer to direct traffic.

Commissioner Schouw inquired whether or not the second entrance would be guarded. Mr. Dockery stated that there would be security checkpoints onto the Studio's campus, but that public access would be provided at the main entrance with a frontage road leading to the remainder of the property.

Vice-Chairman Duncan expressed that school traffic at peak times could be very heavy. Mr. Duncan stated that he felt uncomfortable with adding to the traffic load at those peak traffic times. Mr. Dockery stated that studio traffic would be dispersed throughout the day and that heavy traffic associated with the studios would not coincide with heavy school traffic at the 8:00am and 4:00pm hours during the day. Mr. Dockery stated that trucks typically arrive during the early morning hours of 5:00 or 6:00am. Vice-Chairman Duncan stated that the traffic study had made recommendations to lengthen deceleration and acceleration lanes along Highway 74 and inquired whether or not these improvements were to be made. Mr. Dockery stated that these recommendations would be considered but that they would be primarily working with GDOT on which improvements would need to be made to Highway 74.

Commissioner Schouw made a motion to recommend approval of the Founder's Studio development plan to Tyrone Council.

Vice-chairman Duncan seconded the motion. Motion carried 4-0.

2. *Consideration to recommend approval to rezone a 46.4 acre tract at the corner of Jenkins Road and Highway 74 N. from O-I (Office Institutional) to M-1 (Light Industrial) with a PIP (Planned Industrial Park) Overlay. Phillip Trocquet, Planning & Development Coordinator*

Mr. Trocquet presented the item. Mr. Trocquet stated that with the recent approval of the Development Plan, the property would assume the guidelines present in that development plan as part of the overlay district. He stated that the property would also be covered by the Town's Highway 74 Quality Growth Overlay District which include provisions for more robust landscaping standards and architectural design standards. Mr. Trocquet stated that many of these items are considered during the Site Plan submission phase of the proposed development.

Mr. Trocquet stated that the existing zoning is O-I and that the existing land use is undeveloped and used as a horse pasture. Surrounding zoning districts are as follows: to the north, AR; to the south, C-1 & E-I; to the east, E-I; to the west, O-I, AR, & M-2. Mr. Trocquet stated that the rezoning of this property was compatible with the Town's zoning ordinance and future development map. M-2 (Heavy Industrial) Land exists across Highway 74 and the proposed land use is compatible with bordering land uses. The Town's future development map has this tract and bordering tracts designated as 'Community Gateway.' This designation pairs well with the proposed land use and overlay districts of the property.

Mr. Trocquet stated that the property was also compatible with the Town's Comprehensive Plan. The description given in the Town's Comprehensive Plan for the property's land use district states that the 'Community Gateway will be planned with the highest-quality architectural and landscape standards. . . [and] is regarded as a prime location for future medical, entertainment, and other emerging high tech industries.' The development strategy for the community Gateway aims to 'protect scenic views along the corridor. . . limit access points, and screen development from view with a wide natural buffer, berms, and landscaping. All development. . . should promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access. The proposed development plan includes all items laid out in the Comprehensive Plan for the development of the Community Gateway District.

Mr. Trocquet stated that staff recommendation is for approval.

Chairman James opened the public hearing for any in support of the rezoning. No one spoke.

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

Commissioner Davis made a motion to rezone the 46.5 acre tract off the corner of Jenkins Road and Highway 74 from O-I (Office Institutional) to M-1 (Light Industrial) with a PIP (Planned Industrial Park) Overlay.

Vice-chairman Duncan seconded the motion. Motion carried 4-0.

#### **Old Business:**

#### **New Business:**

1. *Consideration of a final plat approval for Stonecrest Preserve Subdivision on the corner of Dogwood Trail and Farr Road.. Phillip Trocquet, Planning & Development Coordinator.*

Mr. Trocquet presented the item. Mr. Trocquet stated that applicant Trent Foster was applying on behalf of Allegiance Development Group. He stated that the subdivision would include 33 developable lots as well as the addition of three new streets: Grae Court, Brayden Drive, & Bailee Run. Mr. Trocquet stated the Town's Technical Review Committee (TRC) had reviewed and approved the final plat.

Mr. Trocquet stated that the existing zoning is R-18 and that the existing land use is undeveloped. Surrounding zoning districts are as follows: to the north, R-18; to the south, AR; to the east, Unincorporated Fayette County; to the west, R-18. Mr. Trocquet went on to state that the property was compatible with the Town's future development map and zoning ordinance.

Mr. Trocquet stated that staff recommendation is for approval.

Vice-chairman Duncan made a motion to approve the final plat for Stonecrest Preserve Subdivision.

Commissioner Davis seconded the motion. Motion carried 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 the RSVP fellows came to downtown on June 29<sup>th</sup> to do their assessment. He stated that they identified a number of parcels and areas in the downtown district suitable for infill development and redevelopment. He stated that the focus area was near downtown and included the property adjacent to Town Hall, the property on the corner of Commerce Drive and Senoia Road, The property in front of Tyrone Elementary and the old Fire Station off of Senoia Road. Chairman James asked if there would be renderings. Mr. Trocquet stated there would be renderings and maps of certain parcels.

Chairman James asked if the fellows had identified any cons as it pertained to downtown development. Mr. Trocquet stated that they had identified large setbacks and room for improvement regarding connectivity and pedestrian walkability. Mr. Trocquet stated that the concentration of antique stores and parks in the downtown area is a great benefit that the fellows think the Town can capitalize on.

**Commission Comments:**

**Adjournment:**

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:30 pm.

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Wil James, Planning Commission Chairman

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Phillip Trocquet, Planning & Development Coordinator