

Town of Tyrone
Planning Commission Meeting Minutes
Thursday September 28, 2017
7:00 PM

Present:

Chairman, Wil James

Vice-Chairman, Jeff Duncan

Commission Member, David Nebergall

Town Manager, Jonathan Lynn

Town Attorney, Patrick Stough

Planning Commission Chairman Wil James called the meeting to order at 7:17 pm.

Approval of Agenda

Commissioner Duncan made a motion to approve the agenda.

Commissioner Nebergall seconded the motion. Motion was approved 3-0.

Approval of Minutes for July 13, 2017

Commissioner Nebergall made a motion to approve the minutes from June 22, 2017 with a grammatical change on the second page.

Commissioner Duncan seconded the motion. Motion was approved 3-0.

Public Hearing:

1. *Consideration of a request from applicant John Temple to rezone a 2.58 acre property located at address 1445 Senoia Road, Tyrone GA with parcel number 072604004. The request is to rezone the property from C-1 (Downtown Commercial) to C-2 (Highway Commercial). **Jonathan Lynn, Town Manager.***

Mr. Lynn presented the item. Mr. Lynn stated that the proposed use of the property was incompatible with the C-1 zoning district, but that it was consistent with surrounding land uses within the business park. He went on to state that C-2 property exists across the street and that there will continue to be a 75' buffer between the property and the bordering residential property to its west.

Chairman James opened the public hearing for any in support of the rezoning.

The applicant, Mr. John Temple, spoke in support stating that the property would be used for the interior storage of exotic and classic cars. He stated that the exterior of the building would remain the same and that it was his intent to create a 'pretty shop.'

Chairman James closed the public hearing for those in support of the rezoning.

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

Chairman James closed the public hearing for those in opposition to the rezoning and asked other commission members for comments.

Commissioner Nebergall asked Mr. Stough whether or not the Town could permit Mr. Temple's use through a variance as opposed to a rezoning of the property. Mr. Stough stated that variances cannot be issued on uses that are not permitted in particular zoning districts. Mr. Nebergall stated that he remembered that this property along with the properties abutting the Millbrook Village subdivision were originally zoned C-1 because they were a lower intensity commercial zoning. Mr. Nebergall expressed concern in increasing the commercial intensity along the neighborhood. Mr. Nebergall stated that he was not opposed to Mr. Temple's use of the property, but was worried that another C-2 use could go into that property in the future and create a greater nuisance to the Millbrook Village property owners.

Mr. Temple stated that he had a conversation with Mr. Phillip Trocquet, Planning & Development Coordinator, regarding his property and the bordering C-1 properties. He stated that Mr. Trocquet told him that the character of the business park was more reflective of C-2 or light industrial than C-1 and that C-2 would be a more appropriate zoning district for those properties in the long-range plan. Mr. Nebergall stated that the possibility of those properties being C-2 was 'news to me.' Commissioner Nebergall also expressed concern that the rezoning of this area would set a precedent for other commercial properties to increase their zoning intensity through rezonings.

Chairman James requested commentary from Mr. Stough in response to Commissioner Nebergall's concerns. He asked if the Town could give any thought or consideration in placing a condition on the rezoning so that future uses would need to be approved. Mr. Stough stated that a condition of that nature could not be put in place. He stated that once the rezoning was approved, uses outlined in that district would be permitted as outlined in the ordinance.

Mr. Nebergall told Mr. Temple that he appreciated the business he was trying to start up, but that he believed that approval would be moving in the wrong direction.

Commissioner Duncan made a motion to recommend approval to rezone 1445 Senoia Road from C-1 to C-2. Chairman James seconded the motion. Commissioner Nebergall voted in opposition

Motion carried 2-1.

Old Business:

New Business:

Public Comments:

Staff Comments:

1. Renaissance Strategic Visioning & Planning (RSVP) project update. **Jonathan Lynn, Town Manager.**

Mr. Lynn wanted to bring to Planning Commission's attention the completion of the RSVP Downtown Plan that the Planning & Zoning Department completed with the Carl Vinson Institute at UGA. He stated that the plan was very thorough in exploring redevelopment options for the downtown district in Tyrone. Mr. Lynn said that the plan included future street improvements, beautification/landscaping improvements, and architectural design considerations. Mr. Lynn stated that the next step is assessing which projects outlined in the plan are feasible for the Town to take on.

Commissioner Duncan asked if SPLOST funds could be dedicated to some of the proposed projects. Mr. Lynn stated that the Capital Improvement Plan could be altered next year to dedicate money to some of the projects, but that SPLOST projects had already been chosen. Mr. Lynn stated that some of the suggestions in the plan such as the installation of street trees and park landscaping were small feasible projects.

Commission Comments:

Chairman James asked Mr. Lynn about the progress of the turn lane from Tyrone Road onto SR-74. Mr. Lynn stated that the land was in the process of being graded and that final completion was slated for the end of October. Commissioner Duncan inquired whether or not McCoy Grading was doing the grading for the project; Mr. Lynn confirmed that they were. Chairman James stated that he was glad the project was almost complete as he had been waiting 2 years for a turn lane on Tyrone Road.

Adjournment:

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:29 pm.

Wil James, Planning Commission Chairman

Jonathan Lynn, Town Manager