

**Town of Tyrone
Planning Commission Meeting Minutes
Thursday December 14th, 2017
7:00 PM**

Present:

Chairman, Wil James

Vice-Chairman, Jeff Duncan

Commission Member, David Nebergall

Commission Member Marlon Davis

Absent:

Commission Member Carl Schouw

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

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 October 26, 2017

Commissioner Davis made a motion to approve the minutes from October 26, 2017. Commissioner Duncan seconded the motion.

Motion was approved 3-0.

Public Hearing:

1. *Consideration to recommend approval of a Development Plan Revision for Founders Studio from applicant Nathan Dockery requesting an additional 15-acre addition to the parcel on the corner of SR-74 and Jenkins Road to assume M-1 Zoning with a PIP (Planned Industrial Park) Overlay. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. Mr. Trocquet stated that the revision would incorporate the addition of 15 acres previously owned by Hopewell United Methodist Church as well as a 50' multipurpose/greenbelt easement along the rear of the property. He stated that the development plan update also incorporated a proposed access drive from the existing curb cut along 74 towards potential development to the north. Mr. Trocquet stated that since the parcel was zoned with a PIP (Planned Industrial Park) Zoning, this revision will incorporate a rezoning as well as a final plat revision. In regards to the 15 acres being added, Mr. Trocquet stated that it was zoned E-I (Educational Institutional) and that the land use was undeveloped. He stated that the surrounding zoning was O-I (Office-Institutional) to the north, E-I to the south, AR (Agricultural Residential) to the west, and M-1 with a PIP overlay to the east. Mr. Trocquet

stated that this rezoning and development plan update was consistent with the zoning ordinance and future land use plan. He also stated that the rezoning and development plan revision was consistent with the Town's Comprehensive Plan and Future Development Map; the property landed within the Town's Community Gateway Character area which sets standards for higher architectural, urban planning, and landscaping requirements, both of which are incorporated within the Founders Studio development plan. Mr. Trocquet stated that staff recommended approval.

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

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

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

Chairman James closed the public hearing for those in opposition to the proposed rezoning.

Chairman James called for commission comments. Commissioner Duncan addressed Mr. Trocquet and asked if Mr. Dockery was requesting an additional curb cut along SR-74. Mr. Trocquet stated that this development plan revision did not incorporate an additional curb cut; he stated that the proposed access drive in the development plan revision was being connected to the existing SR-74 curb cut in the middle of the property. Commissioner Duncan wanted it to be known that he was not in support of additional curb cuts for the Founders Studio project.

Commissioner Nebergall made a motion to approve the requested rezoning and development plan revision. Commissioner Davis seconded the motion.

Motion carried 3-0.

Old Business:

New Business:

2. *Consideration of a preliminary plat submission for The Cottages at Windsong subdivision off of Ashland Trail from Applicant Rod Wright. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that the proposed 45 acre subdivision will include 33 lots off of Ashland Trail and is surrounded by the existing Lake Windsong Subdivision. Mr. Trocquet stated that the plat received TRC (Technical Review Committee) approval as well as requested certification from Intercontinental Gas as their easement runs through the property. Mr. Trocquet stated that the existing zoning was R-18 (Residential 1800sqft minimum) which was to remain on the property and that the property was undeveloped outside of the gas line cutting the property in half. Mr. Trocquet stated that the surrounding zoning was R-18 to the north, south, and east and that the property bordered Coweta County to the west. Mr. Trocquet went on to state that the proposed subdivision was compatible with the Town's zoning ordinance and comprehensive plan. Staff recommendation was for approval.

Chairman James asked Mr. Trocquet if the development in question was an addition to the Lake Windsong subdivision. Mr. Trocquet stated that it is technically not a next phase of the Lake Windsong subdivision as it is a separate developer, but that it would essentially be an addition to the Windsong area neighborhood. He also stated that the developer and the president of the Lake Windsong HOA were in communication regarding the addition of the Cottages at Lake Windsong to the Lake Windsong HOA. Chairman James then asked if there was to be an additional connection from the Lake Windsong Neighborhood to the proposed subdivision. Mr. Trocquet stated that the only

access point was off of Ashland Trail. Mr. Trocquet directed Planning Commission to the plat for clarification. Mr. Trocquet referenced the ordinance which requires only one access point for subdivisions under 100 homes.

Commissioner Nebergall asked what kind of issues could arise from the gas easement. Mr. Trocquet stated that there should be no issues as the developer had been granted certification to operate within the easement. He went on to say since it was an easement, homeowners would technically own the land, but that they would not be permitted to build within the easement area. Mr. Trocquet stated that the Briar Hill subdivision on the eastern border of the town had the same easement running through it. Commissioner Nebergall asked if there were any potential issues for the homeowners. Mr. Trocquet responded that issues were rare.

Chairman James inquired as to the reception of the surrounding subdivisions to the proposed addition. Mr. Trocquet stated that the Lake Windsong HOA President was in support of the subdivision based on his initial conversation with him. He also stated that Mr. Wright (the developer) had a separate conversation with the Lake Windsong HOA President. Chairman James asked Mr. Wright to approach the podium. Mr. Wright stated that the HOA President was willing to allow the future homeowners of new development to pay HOA dues for the use of Lake Windsong amenities. Chairman James asked what the average size of the homes would be. Mr. Wright stated that they would be roughly 3,000 to 3,800 sq.ft. each. Chairman James asked how far homes could be built from the gas line. Mr. Wright responded that the gas company required a 200-foot setback for all structures.

Vice-Chairman Duncan made a motion to approve the preliminary plat. Commissioner Davis seconded the motion.

Motion passed 3-0.

3. *Consideration of a final plat revision for Stonecrest Preserve Subdivision on the corner of Dogwood Trail and Farr Road from applicant Trent Foster. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that the original plat needed storm water easement revisions on multiple lots and a ROW (Right-of-Way) revision around the proposed mail kiosk. This final plat revision rectified these items. Staff recommendation is for approval.

Commissioner Davis made a motion to approve the final plat revision. Commissioner Duncan seconded the motion.

Motion passed 3-0.

4. *Consideration of a final plat from applicant Jill Rhodes to combine two lots at the end of Caboose Lane. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that the location of this lot combination was directly behind Circa Antiques and that the proposed use of the property was a multi-purpose commercial building to be divided into suites. He stated that any future buildings would need to conform to the Town Center Overlay district requirements. Surrounding zoning districts are C-1 (Downtown Commercial) to the north, south, and west and R-18 to the east across the rail road tracks. Mr. Trocquet stated that combined size of the two lots would be 2 acres and that the final plat was compatible with both the zoning ordinance and comprehensive plan. Staff recommended approval.

Chairman James asked if Mr. Trocquet knew what Ms. Rhodes planned to put on the new lot. Mr. Trocquet stated that based on his conversations, the proposed building was simply a multi-tenant commercial building. He stated that she had a preliminary conversation which included bays with roll-up doors for storage.

Commissioner Nebergall made a motion to approve the final plat. Vice-Chairman Duncan seconded the motion. Motion passed 3-0.

5. *Consideration of a final plat revision for River Crest Subdivision Phase IIB from applicant Tim Poff. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that the original plat needed a flood plain revision for multiple lots. This final plat revision rectified these items. Staff recommended approval.

Chairman James asked where the flood plain was located. Mr. Trocquet pointed out where the flood plain revisions were located. He stated that the revisions would not affect the buildability of any of the lots. Chairman James asked if the lots were 1 acre; Mr. Trocquet stated that since the River Crest subdivision was on sewer, the lots fluctuated between ½ and 2/3 acre.

Commissioner Davis made a motion to approve the final plat revision. Commissioner Nebergall seconded the motion.

Motion passed 3-0.

Public Comments:

Staff Comments:

Mr. Trocquet stated that he wanted to update Planning Commission on the status of the Bethel Church Development off of Handley Road and Tyrone Road. Mr. Trocquet stated that the property was located directly behind the O'Reilly Auto parts. Originally, Bethel Church was looking to obtain a curb cut off of SR-74, but based off of Town and DOT requirements, they were looking to gain access from Tyrone Road via undeveloped Handley Road ROW. Mr. Trocquet stated that this Handley Road ROW crosses Tyrone Road and ends up running approximately 1,800' before terminating into SR-74.

Chairman James requested further clarification on the proposed access from Handley Road. Mr. Trocquet pointed to the property. Mr. Trocquet stated that staff would be meeting with the developers and the Town Engineer soon to discuss Handley Road access.

Commission Comments:

Chairman James announced that he would not be seeking re-appointment at the end of his term for Planning Commission. He stated that it was an honor to serve on the Planning Commission as Chairman and that he would likely be seeking a Council position in 2018

Commissioner Davis echoed Chairman James and announced that he would also not seek re-appointment at the end of his term for Planning Commission. Commissioner Davis stated that a recent promotion at Delta included more duties as well as extra travelling. He stated that he loved serving aboard Planning Commission, but that he did not wish to compromise Planning Commission's effectiveness with his extra duties. He stated

Adjournment:

Commissioner Davis made a motion to adjourn. The meeting adjourned at 7:28 pm.

Wil James, Planning Commission Chairman

Phillip Trocquet, Planning &
Development Coordinator.