



Tyrone Planning Commission Agenda

May 25th, 2017
7:00 PM

Tyrone Planning Commission

Will James
Chairman
Jeff Duncan
Vice-Chairman
Marlon Davis
Commissioner
David Nebergall
Commissioner
Carl Schouw
Commissioner

Staff

Brandon Perkins
Town Manager
Patrick Stough
Town Attorney
Phillip Trocquet
Planning & Development Coordinator
Dee Baker
Town Clerk

Meeting Information

2nd & 4th Thursday of each month

881 Senoia Road
Tyrone, Ga 30290
770-487-4038
www.tyrone.org

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from April 27, 2017

IV. Public Hearing

1. Consideration to adopt a resolution to annex properties located at 1919 Highway 74 & 1925 Highway 74 into the incorporated limits of the Town of Tyrone. *Phillip Trocquet, Planning & Development Coordinator.*
2. Consideration to rezone properties located at 1919 Highway 74 & 1925 Highway 74 to O-I (Office-Institutional). *Phillip Trocquet, Planning & Development Coordinator.*

V. New Business

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

**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 27th, 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 4th, 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.

Wil James, Planning Commission Chairman

Phillip Trocquet, Planning & Development Coordinator



Staff Report

Date: May 25, 2017

Town of Tyrone, Department of Planning & Zoning
881 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Development Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108

DOCKET/CASE/APPLICATION NUMBER

PC05252017 | RZ-2017-01

APPLICANT/PROPERTY OWNER

Wade Lester

ADDRESS/LOCATION

1919 Highway 74 & 1925 Highway 74

PLANNING COMMISSION MEETING DATE

May 25th, 2017

COUNCIL MEETING DATE

June 1st, 2017

PUBLIC HEARING POSTING DATE

May 3rd, 2017

ATTACHMENTS

Site Maps & Rezoning Application

Summary

Owner representative Wade Lester has applied for the annexation and subsequent zoning of two unincorporated Fayette County properties into the Town of Tyrone: Parcel ID: 0725 009, Address: 1919 Highway 74 North, Owner: House Holdings LLC, C/O Wade Lester Parcel ID: 0725 017, Address: 1925 Highway 74 North, Owner: House Holdings LLC, C/O Wade Lester Both properties being considered are currently zoned R-70 within Fayette County. It is proposed that the parcels be rezoned to O-I (Office & Institutional) within Tyrone's Town limits.

1. Whether the zoning proposal is in conformity with the comprehensive land use plan and policies contained therein.

It is staff's opinion that the annexation and zoning proposal is on conformity with the comprehensive land use plan, future land use plan, and future development map. The current properties, once annexed into the Town, will be classified as 'Community Gateway.' The O-I zoning district is an appropriate zoning classification for the 'Community Gateway' character area and the proposed use of the property as professional office space is consistent with permitted uses in the O-I zoning district.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

It is staff's opinion that the zoning proposal to O-I (Office & Institutional) will not adversely affect the existing use or usability of adjacent or nearby properties. Permitted uses within the O-I zoning district are reserved for lower-intensity commercial businesses which typically have low noise and traffic thresholds. Businesses associated with O-I zoning districts also retain more stringent operational guidelines than other commercial zoning districts such as C-1 (Downtown Commercial) and C-2 (Highway Commercial). These properties will also be located within the Town's Quality Growth Overlay District. This district protects visibility along the Highway 74 Corridor with more stringent architectural and landscaping requirements for any future alterations or developments to take place on the properties.

3. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools.

It is staff's opinion that the zoning proposal to O-I will not cause an excessive or burdensome use on existing or planned streets, utilities, or schools. The properties which were previously homes currently have public water and individual septic tanks on each of the properties. Schools will not be affected as the properties are roughly 2 miles away from Sandy Creek High School. There is an anticipated impact on traffic as there will be an increase in activity on the properties. This traffic impact will be minimal as the homes would only be suitable for small offices. The O-I zoning district disallows retail locations or restaurants that typically generate larger traffic volumes.
Public Hearing for an Annexation & Rezoning

4. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The subject properties are best suited for small business/office operations. Close proximity to Highway 74 without a noise barrier makes residential use less than optimal.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-70 (Fayette County)	Unoccupied Residential	North: C-2 South: CR-2 East: CR-2 West: O-I	Water	1919 Hwy 74: 1 acre 1925 Hwy 74: 1 acre

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY WITH COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP

The proposed zoning district of O-I is compatible both with the future land use map as well as the future development map. Low intensity office/commercial is ideal for the 'Community Gateway' character area bordering a subdivision. All new development, landscaping, and alterations to the structures will be held to the standards set by the Town's Quality Growth Overlay District.

PROPERTY HISTORY

Subject properties are both residentially zoned within Fayette County. These properties were never annexed into the Town during the time period when River Oaks subdivision, Wendel Coffee Golf Center, and other properties were incorporated. As a result, the town limits essentially circumvented these properties creating what looked like an island of unincorporated Fayette County surrounded by the incorporated limits of Tyrone.

Legend

- 1919 & 1925 Highway 74
- SR-74 Quality Growth Overlay
- Tyrone Roads v2
- OI Office-Institutional
- M-1 Light Industrial
- DR Duplex Residential
- C-2 Highway Commercial
- CR-2
- AR Agricultural Residential



1919 & 1925 Hwy 74 Zoning Map

Tyrone Planning & Zoning | Date: 05/25/2017 | Phillip Trocquet

100 0 100 200 300 400 500 600 700 ft

