

**Tyrone Town
Planning Commission Meeting Minutes
Thursday April 27, 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 Patrick Stough

Absent:

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

Approval of Agenda

Commissioner Nebergall made a motion to approve the agenda.

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

Approval of Minutes for April 13, 2017

Commissioner Davis made a motion to approve the minutes from April 13, 2017.

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

Public Hearing:

1. 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, to establish conditions for the following uses: (1) automotive parking establishments, (2) golf cart sales and service, and (3) outdoors sports facilities and swimming pools; and to revise conditions for the following uses: (1) miniature golf courses and (2) tennis courts, clubs and facilities. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet presented the item. Mr. Trocquet stated that in 2014 upon recommendation from the Planning Commission, Council adopted several ordinances in regards to uses in the C-1 and C-2 Zoning Districts, primarily as a housekeeping process. It was discovered that several uses were listed as conditional uses and did not have conditions attached to them. Steps were taken to add conditions to those uses when necessary or even re-designate those uses as permitted uses, it was determined that no conditions were necessary. In 2015, the current Zoning Ordinance was readopted; however the conditions aforementioned were not included. Mr. Trocquet recommended approval of the changes.

Chairman James opened the public hearing for anyone that wished to speak in favor of the item. No one spoke.

Chairman James opened the public hearing for anyone that wished to speak in opposition of the item. No one spoke.

Chairman James asked the Town Attorney, Mr. Stough, if the Planning Commission could hear the presentation of all public hearing items at this time. Mr. Stough stated that a separate public hearing was required for each of the considerations presented.

Commissioner Schouw made a motion to amend Section 113-190 to establish conditions for Outdoor Sports Facilities and Swimming Pools, Miniature Golf Courses, and Tennis Courts, Clubs and Facilities Automotive Parking Establishments and Golf Cart Sales as conditional uses.

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

2. Consideration of a text amendment to Section 113-128, pertaining to “Downtown commercial district (C-1)”, of Article V of the Zoning Ordinance of the Town of Tyrone, to re-designate the following conditional uses as permitted uses: (1) general building contractors, (2) hardware sales, (3) indoor sports facilities, and (4) special trade contractors; and to re-designate the following permitted uses as conditional uses (1) dog grooming shops and (2) electric transformer stations, gas regulator stations and telephone exchanges. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet stated that this item would revise the permitted and conditional uses in the C-1 Downtown Commercial Zoning District. All uses that are permitted in the C-1 district are also permitted in the C-2 Highway Commercial Zoning District.

Chairman James opened the public hearing for anyone that wished to speak in favor of the item. No one spoke.

Chairman James opened the public hearing for anyone that wished to speak in opposition of the item. No one spoke.

Commissioner Nebergall made a motion to amend Section 113-128 to re-designate General Building Contractors, Hardware Sales, Indoor Sports Facilities, and Special Trade Contractors from conditional uses as permitted uses in the C-1 Zoning District.

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

Mr. Stough stated that the second motion was in regards to re-designating dog grooming facilities, electric transformer stations, gas regulator stations, and telephone exchanges from permitted uses to conditional uses.

Chairman James opened the public hearing for anyone that wished to speak in favor of the item. No one spoke.

Chairman James opened the public hearing for anyone that wished to speak in opposition of the item. No one spoke.

Commissioner Davis made a motion to amend Section 113-128 to re-designate Dog Grooming, Electric Transformer Stations, Gas Regulator Stations and Telephone Exchanges from permitted uses to conditional uses in the C-1 Zoning District.

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

3. Consideration of a text amendment to Section 113-129, pertaining to “Highway commercial district (C-2)”, of Article V of the Zoning Ordinance of the Town of Tyrone, to re-designate landscaping services from a conditional use to a permitted use; to re-designate the following permitted uses as conditional uses: (1) health clubs and day spas and (2) miniature golf courses; and to add the following uses as conditional uses: (1) outdoor sports facilities and swimming pools and (2) tennis courts, clubs and facilities. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Stough stated that this item would require three separate votes. Mr. Trocquet stated that the item amends Section 113-129 which is part of the C-2 Highway Commercial District. Currently, there are no conditional uses for landscaping services. This would re-designate the use to a permitted use. Mr. Trocquet described the first vote.

Chairman James opened the public hearing for anyone that wished to speak in favor of the item. No one spoke.

Chairman James opened the public hearing for anyone that wished to speak in opposition of the item. No one spoke.

Mr. Trocquet described the first vote.

Commissioner Nebergall made a motion to amend Section 113-129 to re-designate Landscaping Services from conditional uses to permitted uses in the C-2 Zoning District.

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

Mr. Trocquet informed Council that the next motion would amend Health Clubs, Day Spas and Miniature Golf Courses from permitted uses to conditional uses.

Chairman James opened the public hearing for anyone that wished to speak in favor of the item. No one spoke.

Chairman James opened the public hearing for anyone that wished to speak in opposition of the item. No one spoke.

Commissioner Duncan made a motion to amend Section 113-129 to re-designate Health Clubs and Day Spas and Miniature Golf Courses from permitted uses to conditional uses in the C-2 Zoning District.

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

Mr. Stough stated that the next motion would add Outdoor Sports Facilities and Swimming Pools as conditional uses.

Chairman James opened the public hearing for anyone that wished to speak in favor or the item. No one spoke.

Chairman James opened the public hearing for anyone that wished to speak in opposition of the item. No one spoke.

Commissioner Nebergall made a motion to amend Section 113-129 to add Outdoor Sports Facilities and Swimming Pools as conditional uses in the C-2 Zoning District.

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

Old Business:

New Business:

1. Consideration to approve a Final Plat from owner Edgar Townsel. ***Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. He stated that the applicant, Mr. Edgar Townsel was submitting a final plat to consolidate two lots off of Caboose Station in Downtown Tyrone. He stated that the property was located in the Town Center Overlay district and that any new construction on the property would need to comply with the town center architectural and landscaping guidelines. He went on to state that the existing zoning of the property is C-1 Downtown Commercial and that the existing land use is undeveloped. Mr. Trocquet stated that the surrounding zoning was C-1 to the north, C-1 to the south, R-18 to the east, and C-1 to the west. He stated that site improvements included Fayette County Water and that the property was approximately 1.8 acres. Mr. Trocquet stated that the proposed combination of lots was fully compatible with the future development map and the comprehensive plan as well as the zoning ordinance.

Mr. Trocquet stated that staff recommendation was for approval.

Chairman James requested confirmation on the site. Mr. Trocquet replied that it was simply the combination of two lots in order to create a larger lot.

Chairman James asked if Mr. Townsel would like to approach the Planning Commission. Mr. Townsel approached the podium.

Mr. Townsel stated that he has a purchaser that wishes to place a building on the property, but needs a larger lot. Chairman James inquired as to what the purchaser was looking to build on the property. Mr. Townsel stated that he was unsure other than the gentleman was looking to build in order to rent out the space.

Commissioner Davis made a motion to approve the final plat.

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

Public Comments:

Staff Comments:

Mr. Trocquet stated that the Planning Commission should expect an annexation/rezoning public hearing on the 25th of May.

Commission Comments

Chairman James asked Mr. Trocquet whether the subdivision being developed off the corner of Dogwood Road and Farr Road had submitted any further material. Mr. Trocquet stated that the developer had just recently submitted a preliminary plat to the Technical Review Committee (TRC), but that there were many comments and he was required to resubmit the plat.

Chairman James also inquired as to the status of Brickyard Automotive across from the Legacy Theater off of Senoia Road. Mr. Trocquet stated that they had a few due diligence meetings regarding the possible orientation of their building on the lot. Mr. Trocquet stated that they seemed poised to apply for a variance, but that he had not received any official paperwork.

Adjournment

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:24 pm.

Eric Dial, Mayor

Dee Baker, Town Clerk