

Town of Tyrone
Planning Commission Meeting Minutes
Thursday March 22, 2018
7:00 PM

Present:

Vice Chairman David Nebergall
Commission Member Carl Schouw
Commission Member Scott Bousquet
Commission Member Dia Hunter
Planning and Development Coordinator Phillip Trocquet
Town Attorney Patrick Stough

Absent:

Chairman Jeff Duncan

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

Approval of Agenda

Commissioner Schouw made a motion to approve the agenda.
Commissioner Bousquet seconded the motion. Motion was approved 4-0.

Approval of Minutes for February 22, 2018

Commissioner Schouw made a motion to approve the minutes from February 22, 2018 with a condition to revise that the Town Attorney, Patrick Stough, was not present although listed present in the minutes.
Commissioner Hunter seconded the motion. Motion was approved 4-0.

Public Hearing:

1. Consideration of a rezoning of a 7.5 acre tract with parcel number 073701029 known as Dorthea Redwine Park. Requested rezoning is from R-12 (Residential 1,200 sf. min.) to OS (Open Space). **Phillip Trocquet, Planning & Development Coordinator.**

Mr. Trocquet presented the items. He stated that over the course of updating the Town's zoning map there were some noted inconsistencies that he saw needed to be rectified. Mr. Trocquet stated that he noticed that all but one of the Town's parks were not consistently zoned with the most proper zoning classification, OS (Open Space). In an effort to create clarity and consistency across the zoning ordinance and within the zoning map, Mr. Trocquet recommended the rezoning of all parks to OS. Mr. Trocquet stated that rezoning the parks would not create any substantial change in their use.

For Dorthea Redwine park, Mr. Trocquet stated that R-18 (Residential 1,800 s.f. min.) zoning existed to the north, R-12 to the south and east, and E-I (Educational Institutional) to the west which was the OM Ministries Campus. Improvements include water and the size of the property was 7.5 acres.

Mr. Trocquet stated that all of the requested rezoning petitions were compatible with the future development map and comprehensive plan. He stated that OS zoning is complimentary with all of the character areas and zoning districts as it is a zoning district that promotes conservation and public use.

Vice-Chairman Nebergall opened the public hearing for any in favor of the rezoning. No one spoke.

Vice-Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for any opposed the the rezoning. No one spoke.

Commissioner Hunter asked Mr. Trocquet to confirm if there was water at Dorthea Redwine Park. Mr. Trocquet confirmed there was water at the park via a well. Commissioner Hunter asked if it was common for parks to have water available for public use. Mr. Trocquet confirmed that it was common for parks to have water. Mr. Hunter stated that he believed he saw some parks without this utility.

Commissioner Hunter made a motion to approve the rezoning of parcel 073701029 known as Dorthea Redwine Park from R-12 to OS. Commissioner Bousquet seconded the motion.

Motion passed 4-0.

2. Consideration of a rezoning of a 4.6 acre tract with parcel number 073703033 known as Fabon Brown Park. Requested rezoning is from DR (Duplex Residential) to OS (Open Space). **Phillip Trocquet, Planning & Development Coordinator.**

For Fabon Brown park, Mr. Trocquet stated that there was a 1 acre sliver of land directly west of the park across the CSX Railroad track that would be included in the rezoning. He stated that this piece of land was cut off from the parent parcel when the railroad was constructed, but that it still holds the same tax information and is considered one piece of land. To the north of the property exists C-1 (Downtown Commercial) and C-2 (Highway Commercial) zoning, to the south AR zoning, to the east DR zoning, and to the west R-12 zoning. Mr. Trocquet stated that no water or sewer exists on the property.

Vice-Chairman Nebergall opened the public hearing for any in favor of the rezoning. No one spoke.

Vice-Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for any opposed the the rezoning. No one spoke.

Commissioner Bousquet asked if there was a plan to run water to Fabon Brown park since there was a new dog park located there. Mr. Trocquet stated that he had limited second hand knowledge, but that he did not believe water was not immediately planned for the site due to cost constraints. Commissioner Bousquet stated that he believed it would be an important amenity for the dog park. Commissioner Hunter stated that Fabon Brown park had a large potential for expansion since only a small portion was currently being used; if any expansion was to take place he believed water would be necessary.

Commissioner Hunter asked if Dog Parks were considered a permitted use under OS zoning. Mr. Stough stated that the zoning ordinance actually did not apply to town-owned properties and that the Town was able to use the property as they saw fit regardless of the zoning. Mr. Trocquet confirmed that this was the case with many governmental entities such as the school board.

Commissioner Schouw asked if the one acre sliver across from the rail road had any planned use. Mr. Trocquet stated that there were currently no plans for that piece of the property, but that it was usable if the Town wanted to do something in the future. Mr. Trocquet mentioned the possibility of locating a downtown gateway sign on the property.

Commissioner Schouw made a motion to approve the rezoning of parcel 073703033 known as Fabon Brown Park from R-12 to OS. Commissioner Hunter seconded the motion.

Motion passed 4-0.

3. Consideration of a rezoning of a 1.5 acre tract with parcel number 0738-012 known as Veterans Park. Requested rezoning is from R-18 (Residential 1,800 sf. min.) to OS (Open Space). **Phillip Trocquet, Planning & Development Coordinator.**

For Veterans Park, Mr. Trocquet stated that O-I and C-1 existed to the north, OS & C-1 to the east, E-I and R-18 to the West, and C-1 to the south. Mr. Trocquet stated that water did not exist on the property.

Vice-Chairman Nebergall opened the public hearing for any in favor of the rezoning. No one spoke.

Vice-Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for any opposed the the rezoning. No one spoke.

Commissioner Schouw made a motion to approve the rezoning of parcel 0738-012 known as Veterans Park from R-12 to OS. Commissioner Bousquet seconded the motion.

Motion passed 4-0.

4. Consideration of a rezoning of a 40 acre tract with parcel number 0727-057 known as Handley Park. Requested rezoning is from AR (Agricultural Residential) to OS (Open Space). **Phillip Trocquet, Planning & Development Coordinator.**

For Handley Park, Mr. Trocquet stated that AR and RMF (Residential Multi Family) existed to the north, O-I (Office Institutional) to the south, DR to the east, and O-I to the west.

Vice-Chairman Nebergall opened the public hearing for any in favor of the rezoning. No one spoke.

Vice-Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for any opposed the the rezoning. No one spoke.

Commissioner Bousquet asked as to the status of the disc golf course proposed in the town's Capital Improvement Element from the Comprehensive Plan. Mr. Trocquet stated that Mitch Bowman, the Town's Parks & Recreation Director, would know the most about the status of the disc golf course, but that a gentlemen from a Georgia disc golf association did tour sites around the town in the past year. Mr. Trocquet stated that he was unsure of the current status of the project.

Commissioner Bousquet asked if the rezoning will cover the recently purchased land next to Handley Park. Mr. Trocquet stated that they were not included in the rezoning. Mr. Bousquet asked what those properties were currently zoned. Mr. Trocquet stated that the northern two properties were zoned O-I and the southern two properies were zoned R-18. Vice-Chairman Nebergall asked if those properies would come before Planning Commission for rezonings. Mr. Trocquet stated that it was possible, but since they were recently obtained and there was no definitive plan for the properties, they would likely be rezoned at a later date.

Commissioner Hunter made a motion to approve the rezoning of parcel 0727-057 known as Handley Park from R-12 to OS. Commissioner Bousquet seconded the motion.

Motion passed 4-0.

Old Business:

New Business:

Public Comments:

Staff Comments:

Mr. Trocquet wanted to notify Planning Commission that he received an annexation application from the developer of Stonecrest Preserve Subdivision for roughly 30 acres on the corner of Dogwood and Farr Rds. He stated that the process for annexations starts with a petition to the Town, but that it immediately gets forwarded to the County Commission for a hearing. If the County Commission has no objection to the annexation, a public hearing before the Town Planning Commission and Town Council are heard before it is to be brought into the town's limits. He stated that the County Commission was hearing the annexation the same time as the Planning Commission meeting this night.

Mr. Trocquet stated that the proposed subdivision is going to be almost the same as Stonecrest Preserve across the street with an entrance off of Farr Road and approximately 25-30 homes.

Commission Comments:

Adjournment:

Commissioner Schouw made a motion to adjourn. The meeting adjourned at 7:25 pm.

David Nebergall, Vice-Chairman

Phillip Trocquet, Planning &
Development Coordinator