



Tyrone Planning Commission Agenda

February 22, 2018
7:00 PM

Planning Commission

Jeff Duncan
Chairman

David Nebergall
Vice-Chairman

Carl Schouw
Commissioner

Dia Hunter
Commissioner

Scott Bousquet
Commissioner

Staff

Phillip Trocquet
Planning &
Development
Coordinator

Patrick Stough
Town Attorney

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 January 25, 2018

IV. Public Hearing

V. New Business

1. CPA training recap & discussion. **Phillip Trocquet, Planning & Development Coordinator.**
2. Workshop & Training Proposals. **Phillip Trocquet, Planning & Development Coordinator.**
3. Park rezoning update. **Phillip Trocquet, Planning & Development Coordinator.**

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

Town of Tyrone
Planning Commission Meeting Minutes
Thursday January 25, 2018
7:00 PM

Present:

Vice-Chairman, Jeff Duncan

Commission Member, David Nebergall

Commission Member, Dia Hunter

Town Attorney: Patrick Stough

Planning & Development Coordinator: Phillip Trocquet

Absent

Commission Member, Scott Bousquet

Commission Member Carl Schouw

Vice Chairman, Jeff Duncan called the meeting to order at 7:00 pm.

Approval of Agenda

Commissioner Nebergall made a motion to approve the agenda.

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

Approval of Minutes for December 14, 2017

Commissioner Nebergall made a motion to approve the minutes from December 14, 2017. Commissioner Hunter seconded the motion.

Motion was approved 3-0.

Public Hearing:

Old Business:

New Business:

1. Appointment of Chairman and Vice-Chairman Planning Commission seats. *Planning Commission*

Vice Chairman Duncan presented the item and called for nominations for the Tyrone Planning Commission Chairman position. Commissioner Hunter made a motion to nominate Mr. Duncan. Commissioner Nebergall seconded the motion.

Motion carried 3-0.

Chairman Duncan called for nominations for the Tyrone Planning Commission Vice-Chairman position. Commissioner Hunter made a motion to nominate Mr. Nebergall. Chairman Duncan seconded the motion.

Motion carried 3-0.

2. Consideration of Civil Engineering Plans for Bethel Church Atlanta Site from applicant Tom Daniel. *Phillip Trocquet, Planning & Development Coordinator.*

Mr. Trocquet presented the item. He stated that upon TRC (Technical Review Committee) approval, access to the property will be granted via unpaved Handley Road ROW (Right-of-way) south of Tyrone Rd. He stated that current Town standards will ultimately require a re-plat of the property as ROW will need to be expanded to accommodate a Handley Road extension. Mr. Trocquet stated that all TRC members except for the Town engineer had approved the proposed civils. Mr. Trocquet stated that the Town Engineer needed more details on a possible cul-de-sac where Handley Road would terminate at their property as well as some deed items, but that these items could be resolved while the applicant was grading and clearing the land. Mr. Trocquet further stated that the curb cut along Highway 74 depicted in the civil plans was a phase 2 of the proposed project and that it was not being considered in this presentation. Staff recommendation was for conditional approval once the Town Engineer's comments had been resolved.

Vice-Chairman Nebergall made a motion to conditionally approve the Civil Engineering Plans for Bethel Church Atlanta pending the resolution of the Town Engineer's comments. Commissioner Duncan seconded the motion.

Motion carried 3-0.

Public Comments:

Staff Comments:

Mr. Trocquet stated that three of the Planning Commissioners were attending the ARC (Atlanta Regional Commission) Community Planning Academy (CPA) training and that he was planning to increase the Planning Department budget to cover future costs for Planning Commissioners to attend trainings in the future. Mr. Trocquet asked Planning Commissioners if they would like an email address or business cards going into the new year. Vice-Chairman Nebergall and Commissioner Hunter requested business cards.

Mr. Trocquet asked Planning Commission how they would like to proceed with workshop meetings going into 2018. He stated that Planning Commission could decide when they would like to hold workshop meetings and on what topic. Mr. Trocquet mentioned downtown development, zoning, stormwater management/environmental planning, and site plan review as possible topics. Commissioner Hunter thanked Mr. Trocquet for his support; Mr. Trocquet stated that he hoped to provide more services to Planning Commission for 2018.

Commission Comments:

Adjournment:

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:09 pm.

Jeff Duncan, Planning Commission Chairman

Phillip Trocquet, Planning &
Development Coordinator.



STAFF REPORT

Town of Tyrone Planning Commission

February 22, 2018 | 7:00 pm | Regularly Scheduled Meeting

Subject: CPA training recap and workshop proposals

1. **Background/History:** Planning Commission members have been attending CPA (Community Planning Academy) training at the Atlanta Regional Commission. Training has covered a variety of topics that directly pertain to planning in Tyrone. Local discussion and application of these topics can be discussed at regularly scheduled PC workshop meetings.
2. **Actions/Options/Recommendations:** The Town of Tyrone currently has ordinances, policies, and procedures as it pertains to the topics discussed at CPA training. Staff recommendation is to create a prioritized list of topics and direct staff to create workshop presentations on each as it pertains to the local application/relevance of each topic. If actionable items such as text amendments, rezonings, or policy changes are proposed, staff will present such proposals to the City Manager and council for approval.



STAFF REPORT

Town of Tyrone Planning Commission

January 25, 2018 | 7:00 pm | Regularly Scheduled Meeting

Subject: Rezoning of Fabon Brown, Dorthea Redwine, Handley, & Veterans Parks to OS (Open Space).

1. **Background/History:** Staff has recognized that all parks except for Shamrock Park are not properly or consistently zoned. Each of these parks has assumed the zoning of the surrounding residential properties and are essentially non-conforming uses.
2. **Findings/Current Activity:** Staff is currently preparing material to rezone each of these parks to OS (Open Space) zoning. The development standards for said district is below:
 - a. *Development standards. It is intended that the OS zoning district be established to control development on certain land and water areas which provide for outdoor recreation activities; provide open space for the town's residents; possess great natural beauty; are of historical significance; are subject to periodic flooding; or serve as refuges for wildlife. The regulations which apply for uses in this zoning district are designed to protect the open nature of the landscape and discourage encroachment by residential, commercial, industrial or other uses capable of adversely affecting the relatively undeveloped character of the zoning district*
3. **Actions/Options/Recommandations:** Rezoning Timeline for these rezonings is below. Since each park is a separate property, there will be a separate public hearing/agenda item for each park.
 - a. *Wednesday, February 21:* Advertisement sent to legal organ (Fayette County News)
 - b. *Wednesday, February 28:* Advertisement runs and signage is posted on each property.
 - c. *Thursday, March 8:* Planning Commission Public Hearing Held
 - d. *Thursday, March 15:* Council Public Hearing Held

Legend

- Building Footprints
- Parks
- Tyrone Tax Parcels 2018
- Tyrone Roads

