

Town of Tyrone
Planning Commission Meeting Minutes
Thursday October 11, 2018
7:00 PM

Present:

Chairman, Jeff Duncan

Vice-Chairman, David Nebergall

Commission Member, Scott Bousquet

Commission Member, Dia Hunter

Commission Member, Carl Schouw

Planning & Development Coordinator, Phillip Trocquet

Town Attorney, Patrick Stough

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

Approval of Agenda

Vice-Chairman Nebergall made a motion to approve the agenda.

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

Approval of Minutes for September 13, 2018

Commissioner Hunter made a motion to approve the minutes from September 13th 2018, Commissioner Schouw seconded the motion. Motion was approved 4-0.

Public Hearing:

Old Business:

New Business:

1. *Consideration of a text amendment application from applicant Brett Vincent regarding Section 113-190, pertaining to "Conditional Use Approval," of Article VII of the Zoning Ordinance of the Town of Tyrone, to alter subsection 'b,' paragraph (59), subparagraph 'b' to state the following* "Development with visible exterior "drive up" doors shall be limited to a single story. Development with all indoor storage units only accessible through interior corridor hallways shall be limited to two stories with an interior mezzanine level that is not visible to the right-of-way". **Phillip Trocquet, Planning & Development Coordinator.**

Mr. Trocquet presented the item and gave background on the application. He stated that Mr. Vincent had applied for a rezoning and subsequent re-plat of his property at 360 Senoia Road within the past few months for the purposes of locating a climate-controlled self-storage facility on the roughly 3 acre tract. Mr. Trocquet stated that the current ordinance places self-storage facilities as a conditional use in the M-1 zoning district and that subsection “b” of those conditions states that the “development should be limited to a single story.” He further explained that Mr. Vincent’s application was submitted to alter this subsection. Mr. Trocquet stated that although Mr. Vincent’s application is the result of a particular piece of property, the proposed text amendment would apply across the entire M-1 zoning district and all properties located therein.

Mr. Trocquet stated that the text amendment request was not to increase the height restriction for the zoning district and that it would remain 35 feet. He explained that the petition was to add an additional floor and that this was the only conditional use in the M-1 district that restricted the number of floors or stories. Mr. Trocquet stated that staff’s opinion was that the subject of the original ordinance pertained to traditional self-storage uses with drive-up doors. He stated that he believed the intent was to limit the aesthetic impact and scale of such developments to limit nuisance to adjoining property owners. The proposed language of the text amendment petition seemed to preserve the original intent of the ordinance by limiting the aesthetic impact. Mr. Trocquet stated that the development regulations would still incorporate large setbacks from public roads, height restrictions, lighting requirements, and screening requirements thus minimizing the perceived impact and potential nuisance of such developments on adjoining property owners. Mr. Trocquet also explained that the proposed use matched the scale and intensity of similar uses in the M-1 district. The proposed text amendment was consistent with the zoning ordinance, M-1 district regulations, and the Comprehensive Plan.

Staff recommended approval.

Commissioner Dia Hunter asked Mr. Trocquet what he thought the original spirit or intent of the ordinance was that limited self-storage facilities to one story. Mr. Trocquet responded that ordinances which limit the number of stories or square footage of a use are intended to reduce the scale and intensity of such uses so as to limit the effect on the surrounding area. Mr. Trocquet stated that the ordinance also specifically mentioned exterior roll-up doors which indicates that it was intended for a specific type of self-storage facility. He also stated that this portion of the ordinance was likely many years old and that storage facilities with roll-up doors was the norm for that type of development. He further explained that climate-controlled facilities were probably not commonplace and as a result, all self-storage facilities had the same conditions applied to them. Mr. Trocquet stated that given the screening requirements included in the petition such as not permitting doors to be visible from the outside, the text amendment seemed to be consistent with the original spirit of the ordinance.

Vice-Chairman Nebergall commented that years ago, self storage facilities with roll up doors was the norm and that the concept of climate-controlled self-storage facilities was likely not considered when the original ordinance was drafted. Mr. Trocquet stated that the text amendment does preserve the original ordinance in that self-storage facilities with roll up exterior doors will still be limited to a single story.

Chairman Duncan opened the public hearing for those in favor of the proposed text amendment.

Applicant Brett Vincent approached the podium. He stated that he had read the ordinance in detail and made an effort to preserve the intent of the ordinance when drafting his application. He stated that he wanted the ordinance to differentiate between climate controlled storage and regular self-storage. He also stated that he intended the main structure to look similar to others in the M-1 district and was hoping to provide a ‘strong visual anchor’ to his particular property with his office at the corner. He stated that the office would have a ‘downtown Senoia’ look and that he intended to break up the long facades of the main structure with decorative gutters.

Commissioner Bousquet asked Mr. Vincent if he had another elevation of the building. Mr. Vincent stated that he did not, but that the structure would fall well below the 35 foot height restriction in the M-1 district and would look similar to the Multiflex building across the street. Commissioner Schouw asked if the intent was to get extra square footage out of the property. Mr. Vincent stated that he would be able to essentially double the utility of the land without affecting the visual impact from the road.

Chairman Duncan closed the public hearing for those in favor of the proposed text amendment.

Chairman Duncan opened the public hearing for those in opposition to the proposed text amendment.

No one spoke.

Chairman Duncan closed the public hearing for those in opposition to the proposed text amendment.

Chairman Duncan asked for a motion.

Commissioner Hunter made a motion to recommend approval of the proposed text amendment to Town Council. Vice-Chairman Nebergall seconded the motion. Motion passed 4-0.

Staff Comments:

Commission Comments:

Adjournment:

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:14 pm.

Jeff Duncan, Planning Commission Chairman

Phillip Trocquet, Planning &
Development Coordinator