



# Tyrone Planning Commission Agenda

## August 8th, 2019 7:00 PM

### Planning Commission

**David Nebergall**  
Chairman

**Dia Hunter**  
Vice-Chairman

**Jeff Duncan**  
Commissioner

**Carl Schouw**  
Commissioner

**Scott Bousquet**  
Commissioner

### Staff

**Phillip Trocquet**  
Planning &  
Development  
Coordinator

**Patrick Stough** Town  
Attorney

### Meeting Information

2nd & 4th Thursday  
of each month @  
7:00pm

881 Senoia Road  
Tyrone, Ga 30290

### **I. Call to Order**

### **II. Approval of Agenda**

### **III. Approval of Minutes from June 18th, 2019**

### **IV. Public Hearing**

### **V. New Business**

1. To consider a final plat application for a 5.89 acre tract with parcel number 0742-023 at property address 520 Briarwood Road. **Phillip Trocquet, Planning & Development Coordinator.**

### **VI. Staff Comments**

1. Upcoming Items update. **Phillip Trocquet, Planning & Development Coordinator.**

### **VII. Commission Comments**

### **VIII. Adjournment**

**Town of Tyrone  
Planning Commission Meeting Minutes  
Thursday June 18th, 2019 (Special Called)  
7:00 PM**

Present:

Chairman: David Nebergall  
Vice-Chairman, Dia Hunter  
Commission Member, Jeff Duncan  
Commission Member, Carl Schouw  
Commission Member, Scott Bousquet  
Town Attorney, Patrick Stough  
Planning & Development Coordinator, Phillip Trocquet

Not Present:

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

**Approval of Agenda**

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

**Approval of Minutes for May 9th, 2019**

Commissioner Hunter made a motion to approve the minutes from May 9<sup>th</sup>, 2019. Commissioner Duncan seconded the motion. Motion was approved 3-0.

**Public Hearing:**

**Old Business:**

**New Business:**

Consideration to approve a revised final plat for a property off Coastline Road with parcel number 0724-018 from applicant Bob Adams. **Phillip Trocquet, Planning & Development Coordinator.**

Mr. Trocquet presented the item. He stated that the property currently has no address, but was being re-platted for the purpose of splitting it into two tracts. He continued that the existing land use and zoning was AR (Agricultural Residential) and that the surrounding land uses were CR-2 to the north, Unincorporated Fayette County AR to the south, AR to the east, and CR-2 to the west. Mr. Trocquet stated that the proposed replat was consistent with the Future Development map and Comprehensive Plan as both call for the area to develop in the Estate Residential Character area. Mr. Trocquet continued that the application was also consistent with the zoning ordinance. Staff recommendation was for approval with conditions that all TRC comments be resolved.

Chairman Nebergall asked whether the easement would count against the acreage calculation for tract 1. Mr. Trocquet stated that the easement would be overlayed on top of the property and it would not count against the acreage requirement.

Commissioner Hunter made a motion to approve the replat with staff recommendations. Commissioner Bousquet seconded the motion. Motion passed 4-0.

**Staff Comments:**

Mr. Trocquet reminded Planning Commission of the upcoming Downtown Steering Committee the following day.

**Commission Comments:**

Commissioner Bousquet asked whether or not Mr. Trocquet had compiled a more comprehensive list of HOA contacts within the Town and that the Dublin Down's HOA had contacted him. Mr. Trocquet confirmed that they had.

Vice-Chairman Hunter asked for a status update on the Downtown Sewer project. Mr. Trocquet stated that the project was on schedule and that completion was still slated for one year from now.

**Adjournment:**

Commissioner Duncan made a motion to adjourn. The meeting adjourned at 7:10 pm.

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David Nebergall, Planning Commission Chairman

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Phillip Trocquet, Planning &  
Development Coordinator

**Staff Report**

Date: April 11, 2019

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

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

**DOCKET/CASE/APPLICATION NUMBER**

PC0808/2019

**APPLICANT/PROPERTY OWNER**

Sandra Stiltner

**PLANNING COMMISSION MEETING DATE**

August 8, 2019

**TOWN COUNCIL MEETING DATE**

**ADDRESS/LOCATION**

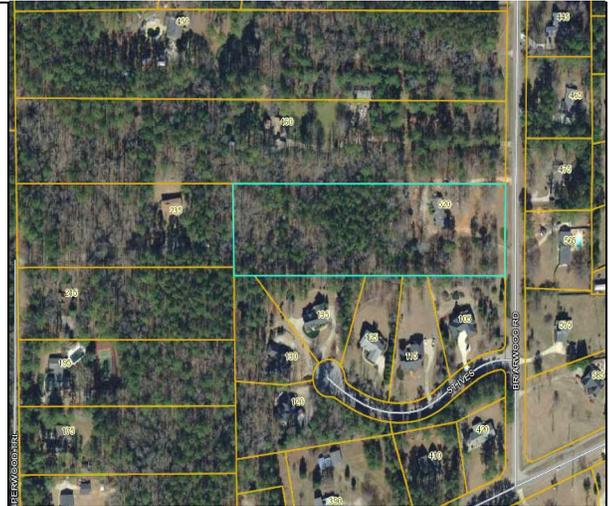
520 Briarwood Road

**Summary**

Applicant Sandra Stiltner has submitted a final plat application to split her lot at 520 Briarwood Road.

Planning Commission and Council approved the rezoning of this property in May from AR to R-12. The lot split has been reviewed by most of the Technical Review Committee with very few comments thus far.

Staff recommends approval with the condition that all remaining TRC comments are resolved.



MAP SOURCE: Fayette County Tax Assessor

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-12	Single-Family Residential	North: R-12 South: R-18 East: R-12 West: R-12	Water Single Family Home	5.83 Acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
Petition is consistent with the Future Development Map and Comprehensive Plan. Both call for the area to develop as Rural/Estate-Residential. This character area should be defined by single-family low-density development and encouraged to preserve green space and conservation.	N/A. Existing occupied home currently sits on the east end of the property.

COMPATABILITY WITH ZONING ORDINANCE
This rezoning petition is consistent with the zoning ordinance. R-12 land exists to the north, east, and west of the property in question. The proposed rezoning does not adversely affect the existing use or usability of adjacent or nearby property and will not result in a use which could cause excessive or burdensome use of existing infrastructure.

STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

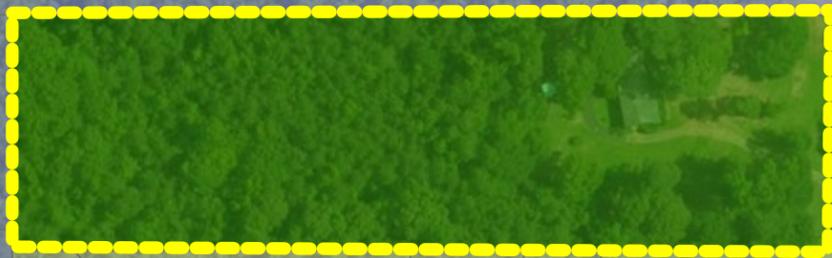
DENY

# Zoning Map

## 520 Briarwood Road

### Legend

-  Tyrone Roads 2018
-  CR-2
-  R-18 Residential (1800 sq.ft. min.)
-  AR Agricultural Residential
-  R-12 Residential Multifamily (1200 sq.ft. min)



225 112.5 0 225 450 US Feet

CASTLE LAKE CT

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