

**Town of Tyrone
Planning Commission Meeting Minutes
Thursday August 22, 2019
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

Planning Commission Chairman David Nebergall called the meeting to order at 7:02 pm.

Approval of Agenda

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

Approval of Minutes for August 8th, 2019

Commissioner Schouw made a motion to approve the minutes from August 8th, 2019. Commissioner Bousquet seconded the motion.

Motion was approved 4-0.

Public Hearing:

1. *To consider a rezoning petition for a 1.86 acre tract with parcel number 0725 040 from AR (Agricultural Residential) to CMU (Community Mixed Use) from applicant William Foley. Phillip Trocquet, Planning & Development Coordinator.*

Mr. Trocquet presented the item. Mr. Trocquet stated that applicant William Foley had applied for the rezoning of two properties located at the corner of Sandy Creek Road and SR-74 to Community Mixed Use (CMU). This zoning district is considered a PUD (Planned Unit Development) with the petition being tied to a Development Plan created by the applicant. This property was formerly known as Founders Square lead by a different project manager and an associated DRI. The DRI still remains in effect for this development now under the name, Sandy Creek Corners. The proposed rezoning petition and development plan have been reviewed by staff for consistency with the Town's ordinance. Since the rezoning petition and development plan are not being presented by the developer, an

ordinance requirement for the establishment of Covenants and Restrictions has been asked to be waived for the rezoning process with the condition that said Covenants be established before the property can be developed.

Mr. Trocquet elaborated on the DRI stating that The DRI process consisted in a review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). This review looked at the traffic and land use impact the proposed development would have on the surrounding area. A traffic study was produced for the DRI with requirements being produced as a result. These requirements included pedestrian and bicycle access and vehicle access management shown in Exhibit 3 of the staff report package. The ratio of uses within the development plan is as follows: RETAIL SPAGE = +/- 100,000 SF, RESTAURANT SPAGE = +/- 35,000 SF, OFFICE SPACE = +/- 76,500 SF, MULTI-PURPOSE SPAGE = +/- 30,000 SF, HOTEL = +/- 60,000 SF., TOWNHOME SPACE +/- 21,000 SF., LOFT SPACE +/- 101,000 SF., MOVIE THEATER SPACE = +/- 33,000 SF.

Mr. Trocquet continued that the rezoning petition and development plan proposal was consistent with the Town's Comp Plan and Future Development map. The character area is community gateway which encourages that developments be "planned with the highest-quality architectural and landscape standards." It also states that this character area is to be regarded as a prime location for economic development including entertainment industries. Limited SR-74 access points combined with wide natural buffers and high-quality landscaping are called for. The development plan included in Exhibit 2, included these elements to satisfy the requirements in the Comprehensive Plan. He also stated that the proposed rezoning and development plan is consistent with the Town's zoning ordinance. The property falls within the SR-74 Quality Growth Overlay District which requires higher architectural and landscaping requirements; the submitted development plan accounts for these requirements. The property also borders mostly unincorporated land to the north and east currently zoned for residential with one property being used as a church. A 75-foot buffer will be required to surround the development where it borders these uses. The submitted development plan is consistent with the ordinance requirements outlined in the CMU district short of the inclusion of Covenants and Restrictions. Mr. Trocquet stated that the applicant had submitted a preliminary plat within the Development Plan with a note outlining the condition listed in the rezoning.

Staff recommends the approval of the development with the condition that Covenants and Restrictions be established before the development of the property.

Chairman Nebergall asked the applicant if they wished to come up and present any additional information. Applicant Bill Foley approached the podium and explained that he was the authorized agent for the Hobgood Family who owned the land. He stated that he believed Sandy Creek Road and SR-74 to be a key intersection and great location for this development especially as a visual gateway improvement opportunity. Mr. Foley explained that the studio uses that were previously approved south of this development were experiencing some investment delays, but that the formulation of the Development Plan for Sandy Creek Corners was drafted in keeping with all the considerations outlined within the original DRI. Mr. Foley pointed out the two SR-74 curb-cut entry points for the development and explained that they were in keeping with the DRI.

Mr. Foley spoke about the buffers around the property as well as the greenbelt within the center of the development. He stated that tree cover would be preserved as much as possible with multi-use path and pedestrian connections made throughout the development. He continued that the higher density concentration of uses would be located up by SR-74 on the south side of the property.

He continued to speak about the residential component of the development. He stated that the Townhomes depicted would be set in the back of the development with the lofts located above businesses around the central park area depicted in the Master Plan. He stated that the SR-74 Overlay requirements would be upheld and that landscape berms and tree coverage for screening would be implemented.

Commissioner Duncan asked about the berms. Mr. Foley stated that the plan was for light berms in order screen parking from view. He continued that the zoning district's height restriction of 45 feet would be observed. He also stated that the development may be constructed by multiple developers who specialize in specific development types.

Commissioner Duncan asked about the Detention Pond shown on the master plan. Mr. Foley stated that the goal was for that pond to serve as stormwater infrastructure as well as an amenity for the community, but that other detention/retention areas could be required once engineering was underway.

Mr. Foley showed some aerial renderings of the property explaining the walkable nature of the development as well as the natural flow of uses and pedestrian links to create a place where people would want to come and stay. He also noted that this was an opportunity to create a place where people would be able to interact face-to-face through the pedestrian spaces and green spaces provided. He stated that the scale of this development would be smaller than others seen on the north side of Atlanta, but that the public square/greenspace would be approximately the same size as those seen in Alpharetta and other places.

Commissioner Duncan noted that some of the structures in the renderings were shown at 4 stories or over. Mr. Trocquet responded that although the renderings may show 4 story structures, they will be limited to three (3) stories and a maximum of 45 feet in total height.

Chairman Nebergall opened the public hearing for those in favor of the rezoning. No one spoke.

Chairman Nebergall closed the public hearing for those in favor of the rezoning.

Chairman Nebergall opened the public hearing for those in opposition to the rezoning.

A Mrs. Lisa Farmer of 210 Stonewyck Drive approached the podium. Mrs. Farmer stated that she lived in River Crest Subdivision and was in favor of the rezoning for the most part, but that she was concerned about the traffic impact at the intersection of Sandy Creek and SR-74. She stated that it was difficult getting out of River Crest and merging with oncoming traffic.

Chairman Nebergall closed the public hearing for those in opposition to the rezoning.

Chairman Nebergall opened the item up for Planning Commission discussion. Mr. Trocquet noted that there was a change in the development plan. He stated that the section outlining height requirements was incorrect and needed to be removed so as to be in compliance with the ordinance. Mr. Foley agreed to the revision.

Commissioner Bousquet asked Mr. Foley what he saw in terms of the phasing order of the development. Mr. Foley responded that development would likely start right at the corner of SR-74 and Sandy Creek Rd with the main square area including the theater being developed second. The townhome and commercial space on the east side of the property would likely be developed last. Commissioner Bousquet asked if Sandy Creek Corners would need

to be fully completed before construction of the studios. Mr. Foley responded that the studios would likely develop after the mixed use component but that he did not wish to speak too much on it given the recent climate around movie production in Georgia.

Chairman Nebergall asked what some of the specifics on transportation improvements would be specifically at SR-74 and Sandy Creek Road. Mr. Trocquet responded that GDOT intended to signalize that intersection. It is currently an unsignalized JTURN intersection, but would be upgraded to a signalized version known as an RCUT. He stated that there would be no left turns for Sandy Creek Road traffic and that all traffic would be directed north on SR-74, with southbound traffic needing to make a U-turn at Kirkley Road. He stated the same concept would exist at Laurelmont Rd. and SR-74. Traffic entering the highway from Laurelmont Rd. would all need to travel south, with northbound traffic required to make a U-turn at the cut provided.

Commissioner Duncan asked whether there would be a gas station at the corner of SR-74 and Sandy Creek Road. Mr. Foley responded that there would not. There were no gas stations proposed for the entire site. Commissioner Bousquet asked what the rough timeline would be on getting started. Mr. Foley stated that the development community was very interested and that development could commence as early as the middle of next year. Commissioner Bousquet followed up asking whether a contingency plan was in place for the property if there was another economic downturn. Mr. Foley stated that any change to the development plan would need to be approved by Council.

Chairman Nebergall called for a vote.

Commissioner Duncan made a motion to approve the rezoning of the 1.8 acre tract with the conditions listed. Commissioner Schouw seconded the motion. Motion carried 4-0.

2. *To consider a rezoning petition for a 42 acre tract at the corner of SR-74 & Sandy Creek Road from O-I (Office Institutional) to CMU (Community Mixed Use) from applicant William Foley. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet stated that the staff report for the first petition applied for the second petition for the 42 acre tract.

Chairman Nebergall opened the public hearing for those in favor of the rezoning. No one spoke.

Chairman Nebergall closed the public hearing for those in favor of the rezoning.

Chairman Nebergall opened the public hearing for those in opposition to the rezoning. No one spoke.

Chairman Nebergall closed the public hearing for those in opposition to the rezoning.

Chairman Nebergall opened the floor for commission comments.

Vice-Chairman Hunter made a motion to approve the rezoning with conditions. Commissioner Bousquet Seconded the motion. Motion passed 4-0.

Old Business:

New Business:

1. *To consider a revised final plat application to combine parcel 072823012 and parcel 072823013 into one 2.8 acre lot with address 125 Bailee Run from applicant Trent Foster. Phillip Trocquet, Planning & Development Coordinator.*

Mr. Trocquet presented the item. He stated that the applicant is submitting a revised final plat for Stonecrest Preserve Subdivision on behalf of Allegiance Development Group. The revision includes the combination of lot 19 and lot 20 to retain lot 19's address of 125 Bailee Run. He continued that the lot combination was fully compatible with the future development map. The character area is designated as estate residential with a 1-acre lot minimum. He stated that the replat was also consistent with the zoning ordinance. Staff recommendation was for approval.

Chairman Nebergall asked what the reason was for the lot combination. Mr. Trocquet responded that he believed the soils would not perk for septic necessitating additional land.

Commissioner Schouw made a motion to approve the site plan. Commissioner Duncan seconded the motion. Motion passed, 4-0.

Staff Comments:

Commission Comments:

Adjournment:

Commissioner Duncan made a motion to adjourn. The meeting adjourned at 7:49 pm.

David Nebergall, Planning Commission Chairman

Phillip Trocquet, Planning & Development Coordinator