

**Town of Tyrone**  
**Planning Commission Meeting Minutes**  
**Thursday June 11, 2020**  
**7:00PM**

Present:

Chairman, David Nebergall  
Vice-Chairman, Dia Hunter  
Commission Member, Jeff Duncan  
Commission Member, Carl Schouw  
Commission Member, Scot Bousquet  
Town Attorney, Patrick Stough  
Town Planner, Phillip Trocquet

Commission Chair, Nebergall called the meeting to order.

**Approval of Agenda**

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

Commissioner Schouw made a motion to approve the May 14, 2020 minutes.  
Commissioner Duncan seconded the motion. Motion was approved 4-0.

**New Business**

1. Consideration of a final plat revision from applicant Shellie Patterson for 185 Grace Lane.

***Phillip Trocquet, Town Planner***

Mr. Trocquet stated that the future property owner, Ms. Shellie Patterson, wished to divide the property that was currently owned by her mother. The application was to split Tract 1 of Grace Lane to create a 2.4-acre lot and a 1.2-acre lot to build another single-family home. He added that the Technical Review Committee (TRC) was currently reviewing the properties. One concern was if the access drive was located within the property easement. He added that the zoning category was R-12, which was residential zoning. Surrounding zoning was E-I, R-12, and R-18. The submission was compatible with both the Comprehensive Plan and the Future Development Map.

Chairman Nebergall asked if there would be an easement issue with the separation. Mr. Trocquet stated that the proposed home would be outside of the existing setbacks, and should not be an issue. Chairman Nebergall shared his concern with the closeness of the future setbacks for the new home.

Commissioner Bousquet inquired about the size of the current home in regard to the second proposed home. Mr. Trocquet shared that he believed that the square footage of the current home was between 1,500 sq. ft. and 1,800 sq. ft. and the new home should be approximately 3,000 sq. ft.

Commissioner Schouw made a motion to approve the final plat revision with the condition that the easement cover the current paved driveway.

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

### **Staff Comments**

#### 1. Update on the Town's award of the LCI (Livable Centers Initiative) Grant. *Phillip Trocquet, Town Planner*

Mr. Trocquet announced that the Town had been awarded the LCI Grant. The grant was for \$120,000, the Town matched \$40,000, for a total of \$160,000. The grant was for a streetscape master plan, market study, and traffic and parking assessment for downtown. Mr. Trocquet shared his enthusiasm and stated that there would be a large public engagement session, similar to that of the Comprehensive Plan. He added that it would build on the UGA study and reflect the potential for privately owned lots, but essentially focused on Town property and right-of-way. He shared that the scope of the project with the Atlanta Regional Commission (ARC) would end later that week.

He added that by the end of July, staff would choose a consultant through an RFP. Mr. Trocquet stated that the major benefit of the LCI program was the potential to receive other state funded transportation dollars. He explained that some TIP (Transportation Improvement Program) funds were essentially LMIG project funds, (maintenance projects). Following the LCI study, the Town could gain access to funds for downtown streetscape projects. He gave the example of the city of Alpharetta. He also gave examples of streetscapes, such as sidewalks, curbing and landscaping. Mr. Trocquet added that the Planning Commission would be involved in the process along with a steering committee and stakeholders. The steering committee would consist of one Planning Commission member, one Council Member, citizens, and downtown business owners.

Commissioner Duncan stated that he reviewed the study that UGA prepared from the Town's website and liked what he saw. He asked if the UGA study would play any part in the LCI study? Mr. Trocquet explained that the UGA study would be somewhat integrated into the LCI study. He further stated that the UGA study was essentially a visioning tool of what citizens asked for through the Comprehensive Plan. He added that the LCI study would be more detailed; a master plan.

Commissioner Duncan asked Mr. Trocquet if the sewer expansion would come through the middle of the street or on the side. Mr. Trocquet shared that the expansion would be on the side of the street. Mr. Duncan asked if the LCI study would include the sewer expansion project. Mr. Trocquet stated that sewer

was a major impetus for the study. Sewer would make the development pattern outlined in the Comp Plan possible.

Commissioner Bousquet inquired about a timeline for the LCI study. Mr. Trocquet shared that the estimated time of completion would be by December, 2020.

Mr. Trocquet shared that the Town was also awarded the Community Development Assistance Program (CDAP) last year. This funding assisted with the Zoning Assessment for downtown. He added that the CDAP study would also be integrated as well. This year's CDAP award would assist with our Zoning Map to begin recreation within a GIS system. This would allow staff to correct and edit. He added that depending on how many rezonings staff had in one year, the Zoning Map should be updated at least twice a year. He added that the Zoning Map, with corrections, should be on the Planning agenda within three months.

Vice-Chairman Hunter asked for the status on a future Tyrone Downtown Development Authority. Mr. Trocquet stated that the topic was discussed at the Council's retreat. Council was open to the idea; however, they were waiting for the completion of the new complex and the sewer expansion project. Mr. Trocquet added that after the sewer expansion, the Town would likely experience a growth spurt. There would be a need for a Downtown Development Authority.

Vice-Chairman Hunter inquired about the Sandy Creek Corners development. Mr. Trocquet shared that he believed they acquired a market study recently.

Commissioner Bouquet asked for the status on the newly cleared property across from the Dollar Tree, by the railroad tracks. Mr. Trocquet stated that this was the fourth time the property had been cleared since 2007. He shared that the owner needed to submit a site plan prior to building and that the owner planned on building a two story-office space.

Mr. Trocquet informed the Commissioners that a site plan was coming before them at their next meeting for the two abandoned office properties on Palmetto Road. He added that building plans would follow.

Chairman Nebergall asked if the owner would demolish the current buildings. Mr. Trocquet stated that the owner was required to submit an engineer study regarding the condition of the buildings. He added that the buildings were found to be structurally sound.

Vice-Chair Hunter stated that a few months prior the Commission discussed changing the footprint of the downtown area to include that particular section of Palmetto Road. He also asked if Palmetto Road would also be included on the new Future Development Map. Mr. Trocquet stated that prior to the LCI bid he would bring a proposed amendment to the Town Center District. The first general geographic area was proposed in 2007, and was not changed in 2017. He added that there was a need for an amendment. Mr. Trocquet also shared that if the changes were small, there would be no need to go through the Department of Community Affairs (DCA). Vice-Chairman Hunter mentioned that he recalled the inclusion of the area behind the Shell Station and the strip on Palmetto Road. He asked if the new development on Palmetto Road and Spencer Lane would also be included up to Hwy 74. Mr. Trocquet stated that it depended on when the developer would submit their site plan. He added that the downtown area had a

subsequent overlay district as well, those particular standards may not be applied to the two buildings on Palmetto Road. However, the new boundaries would include that area within downtown. If the development occurred prior to the LCI, RFP, that area would be included in the study.

Commissioner Duncan made a motion to adjourn. Motion was approved 4-0.

The meeting adjourned at 7:19 pm.

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Chairman David Nebergall

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Phillip Trocquet, Town Planner