



Tyrone Planning Commission Agenda

June 11, 2020
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

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 May 14, 2020

IV. Public Hearing

V. New Business

1. Consideration of a final plat revision from applicant Shellie Patterson for 185 Grace Lane. **Phillip Trocquet, Town Planner**

VI. Staff Comments

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

VII. Commission Comments

VIII. Adjournment

**Town of Tyrone
Planning Commission Meeting Minutes
Thursday May 14th, 2020
7:00 PM**

Present:

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

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 Schouw seconded the motion. Motion was approved 3-0.

Approval of Minutes for Thursday February 14th, 2020

Commissioner Schouw made a motion to approve the minutes from Thursday December 12th, 2020. Commissioner Duncan seconded the motion. Motion was approved 3-0.

New Business:

1. To consider a final plat lot split of 254 Trickum Creek Road from applicant Lynn Redwood. Phillip Trocquet, Planning & Development Coordinator

Mr. Trocquet presented the item and stated that Mrs. Redwood was looking to split her current 15 acre lot into two separate 8.7 and 6.7 acre tracts for the purpose of building a second principle structure on the land. Mr. Trocquet stated that the existing zoning was R-12 and that staff was still working with the applicant and the Technical Review Committee on a few outstanding items. He stated that the lot split was compatible with the Town's Comprehensive Plan and Zoning Ordinance and that staff recommends approval with the condition that all TRC comments be resolved before recording of the plat.

Commissioner Schouw made a motion to approve the plat with staff recommendations. Commissioner Duncan seconded the motion. Motion carried 3-0.

2. To consider a revised final plat of lots 1&2 off of Mann Road at 252 Mann Road from Applicant Matt Langly. Phillip Trocquet, Planning & Development Coordinator.

Mr. Trocquet presented the item and stated that the purpose of this plat was to redraw a property line to resolve a property-owner conflict involving the placement of fence monuments crossing property lines. Mr. Trocquet stated that staff was still working with the TRC and recommended approval with the condition that all TRC comments be resolved.

Commissioner Duncan made a motion to approve the application with staff recommendations. Commissioner Schouw seconded the motion. Motion passed 3-0.

Staff Comments:

Mr. Trocquet gave an update on the new Town Hall and stated that the move-in date was slated for September of 2020. He also stated that once the governor's executive order expires on June 15th, the Town would begin holding full public hearings again. He mentioned the Assisted Living and Square Footage text amendment application submitted by Mr. Steve Gulas as one that would come before them again. Mr. Trocquet also mentioned a review of the Town's overlay districts for downtown and the SR-74 corridor. He stated that parking ordinance amendments were also being reviewed and could come before the commission members too.

Mr. Trocquet mentioned the Town's \$120,000 LCI (Livable Centers Initiative) planning study award as well as the CDAP (Community Development Assistance Program) award from the Atlanta Regional Commission and that Planning Commission would be briefed on the projects associated with these programs at the next meeting.

Commissioner Duncan mentioned some of the beautiful streetscape improvements done in other metro-Atlanta communities such as Smyrna and Alpharetta.

Commission Comments:

Adjournment:

Commissioner Duncan made a motion to adjourn. Meeting adjourned at 7:15 pm

David Nebergall, Planning Commission Chairman

Phillip Trocquet, Planning & Development
Coordinator

Staff Report

Date: June 11, 2020

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

PC 05142020

APPLICANT/PROPERTY OWNER

Shellie Patterson

PLANNING COMMISSION MEETING DATE

June 11th, 2020

TOWN COUNCIL MEETING DATE

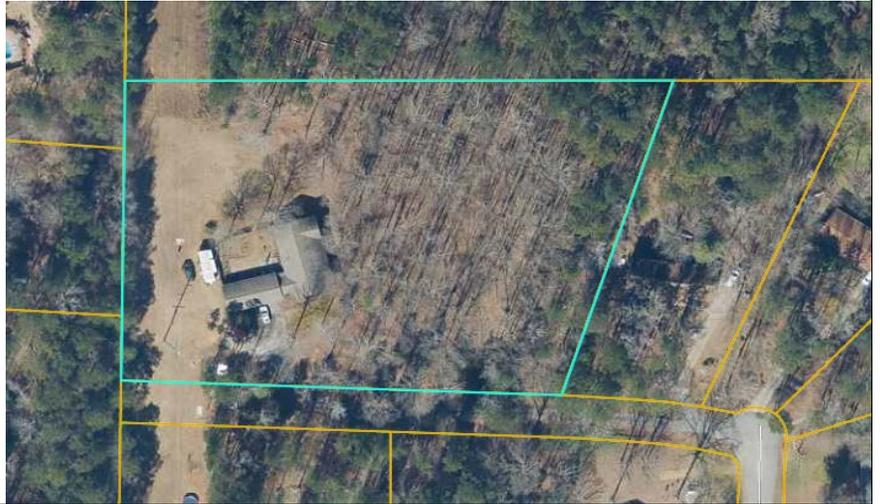
ADDRESS/LOCATION

185 Grace Lane

Summary

Applicant Shellie Patterson has applied for a final plat application to split Tract 1 of Grace Lane at 185 Grace Lane to create a 2.4 acre tract and a 1.2 acre tract for the purposes of ultimately building another Single-Family dwelling on the land.

Staff is still working with the Technical Review Committee and the applicant on some outstanding items. Staff recommends approval with the condition that these items be resolved.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-12	Residential Homestead	North: E-1 South: R-12 East: R-12 West: R-18	Water	15 acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
This submission is compatible with both the Comp Plan and the Future Development Map. This property lies within the Estate Residential Character area which maintains a 1 acre lot minimum.	

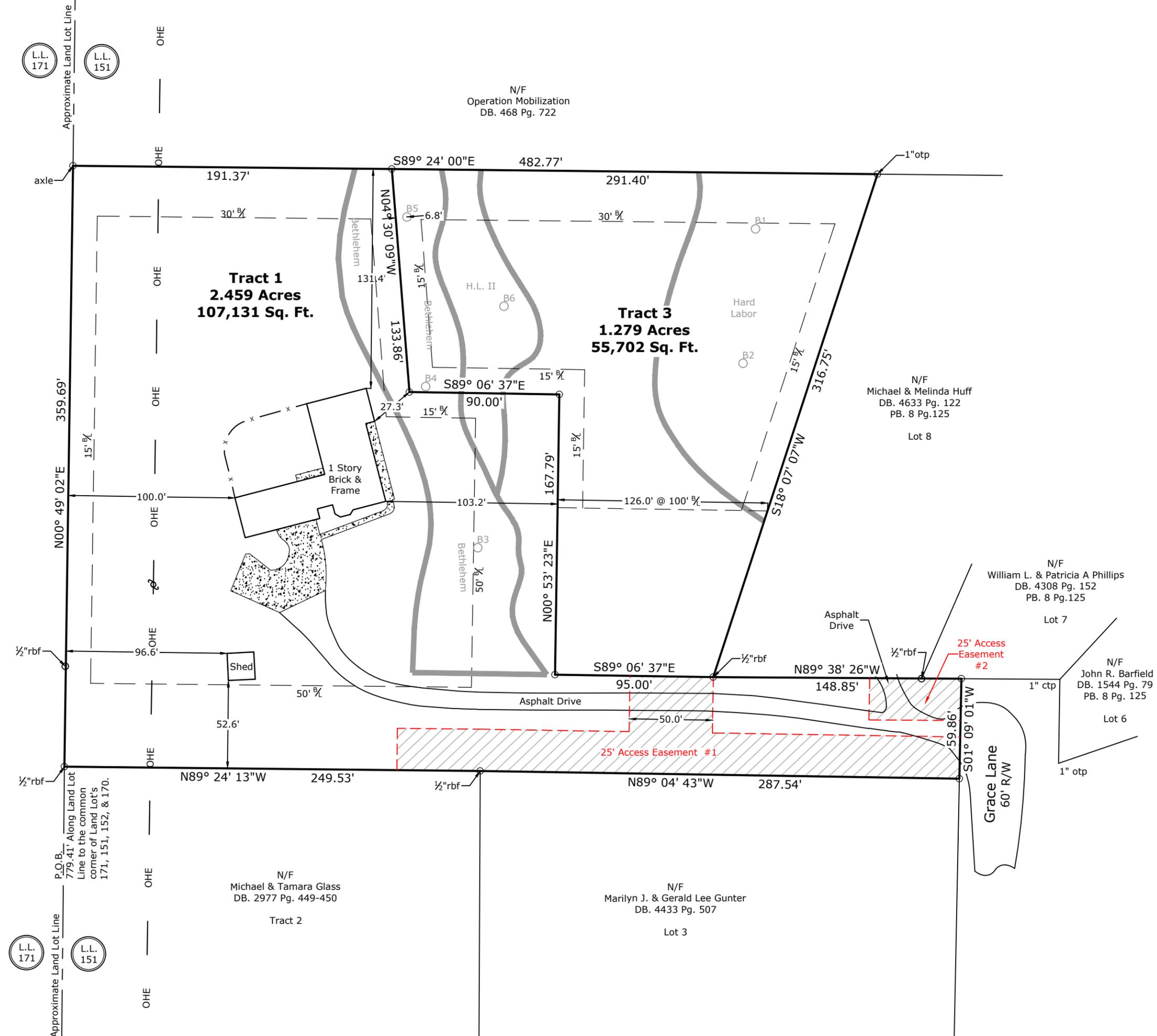
COMPATABILITY WITH ZONING ORDINANCE
This submission is compatible with the zoning ordinance. R-12 land is permitted to have over 1-acre lots.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY



Tract 1
2.459 Acres
107,131 Sq. Ft.

Tract 3
1.279 Acres
55,702 Sq. Ft.

1 Story
Brick &
Frame

Shed

Asphalt
Drive

Grace Lane
60' R/W

N/F
Operation Mobilization
DB. 468 Pg. 722

N/F
Michael & Melinda Huff
DB. 4633 Pg. 122
PB. 8 Pg.125
Lot 8

N/F
William L. & Patricia A Phillips
DB. 4308 Pg. 152
PB. 8 Pg.125
Lot 7

N/F
John R. Barfield
DB. 1544 Pg. 79
PB. 8 Pg. 125
Lot 6

N/F
Michael & Tamara Glass
DB. 2977 Pg. 449-450
Tract 2

N/F
Marilyn J. & Gerald Lee Gunter
DB. 4433 Pg. 507
Lot 3

L.L.
171

L.L.
151

L.L.
171

L.L.
151

Approximate Land Lot Line

Approximate Land Lot Line

P.O.B.
779.41' Along Land Lot
Line to the common
corner of Land Lot's
171, 151, 152, & 170.

1/2" rbf

1/2" rbf

1/2" rbf

1/2" rbf

1/2" rbf

1" otp

1" otp

axle

OHE

OHE