

TOWN OF TYRONE  
PLANNING COMMISSION  
WORKSHOP MINUTES

June 10, 2010

7:00 PM

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Members Present:           Gordon Shenkle, Chairman  
                                  David Nebergall, Vice Chairman  
                                  Judy Jefferson  
                                  Chris Wigginton

Members Not Present:     Mike Sanak

Staff Present:             Richard Newbern, Town Manager  
                                  Dennis Davenport, Town Attorney  
                                  Dina Rimi, Zoning and Development Coordinator

I.       CALL TO ORDER

Chairman Shenkle called the June 10, 2010 Planning Commission Workshop to order at 7:00 pm. He requested everyone to stand for the Invocation and Pledge of Allegiance.

II.      APPROVAL OF AGENDA

**Commissioner Jefferson made a motion to approve the June 10, 2010 agenda. Commissioner Wigginton seconded the motion; approved 4-0.**

III.     CONSIDERATION OF A MORATORIUM OF 120 DAYS FOR PAWN SHOPS  
          AND ADULT BUSINESS.

Richard Newbern, Tyrone Town Manager addressed council in regard to this item. Mr. Newbern informed the Planning Commission that Pawn Shops are not part of the Zoning Ordinance and therefore this portion of the item would be addressed and voted on by Tyrone Town Council. In regard to the adult business section of the zoning ordinance this item would need to be advertised and this item will be revisited at the July 24, 2010 Planning Commission Meeting.

IV.     DISCUSSION OF PETITION RZ 10-001 FOR REZONING 55.8 ACRES OF  
          PROPERTY LOCATED ALONG THE WEST SIDE OF GA. HIGHWAY 74 IN  
          TYRONE.

Chairman Shenkle instructed the public that this is a workshop and the purpose of the workshop is to allow the members of the Planning Commission an opportunity to meet and review the information in regards to this item and there is generally no

public input at a work session. Two weeks ago the residents of the South Hampton subdivision were allowed to present information to the Planning Commission regarding this rezoning, with this in mind anyone that has new information in regards to the Hobgood rezoning is invited to address the Planning Commission with the new information. Each speaker will be limited to a three minute time period. Please when you direct your comments to the Planning Commission. After everyone is given an opportunity to inform the Planning Commission of any new details the Planning Commission will have a discussion on the item.

Commissioner Shenkle asked if staff has any new information on this item. Both Dina Rimi, Zoning and Development Coordinator and Dennis Davenport, Town Attorney spoke on behalf of staff and informed the commission that additional research was done and no additional information has been discovered since the Planning Commission meeting on May 25, 2010.

Commissioner Shenkle opened up the floor to any South Hampton residents that may have any additional information.

Roy Bell of 102 Millsford Court – Explained to the Planning Commission that the residents of South Hampton submitted a letter stating their opinion from the last meeting. The residents of South Hampton would like the commission to take this into consideration.

Christopher Webb of 136 Keswick Manor Dr –Proposed a question on how the incorrect zoning on the map would impact the tax basis and what will happen to the taxes that are owed due to the incorrect zoning?

Commissioner Shenkle explained that Planning Commission did not have an answer to the difference in taxes.

Tony Meriweather – 100 Brunswick Dr. – Informed the Planning Commission that the residents of South Hampton have formulated a coalition since the last meeting and the members are looking into different avenues to obtain information including a meeting with the builder and researching county records.

Nathaniel Webb 108 Dover Chase- Requested that the town have available to the residents a legal description of the parcel that is being rezoned.

Mr. Davenport explained that there is a legal description available at Tyrone Town Hall and Mr. Webb could obtain this during normal business hours. There are two legal descriptions one of the area that is to be rezoned and the other is for the entire area that is zoned Heavy Mechanical ( M-2)

Chairman Shenkle opened the Planning Commissions discussion by informing the audience that the Planning Commission is trying to fix an area of the zoning map that incorrectly shows an Agricultural Residential Zoning on a piece of a parcel of land that should be zoned Heavy Mechanical (M-2) by doing this it would fix the towns

records. Chairman Shenkle explained that the map is showing this parcel as incorrectly zoned and technically it is not a rezoning. All members of the Planning Commission expressed due to the fact that there is no new information there would be no new comments.

Chairman Shenkle informed the audience that there will be another public hearing on this item on June 24, 2010 at 7:00 pm.

V. PUBLIC COMMENTS

None

VI. STAFF COMMENTS

None

VII. COMMISSION COMMENTS

Chairman Shenkle expressed his gratitude to Commissioner Jefferson for attending the last Town Council Meeting on his behalf. Commissioner Jefferson spoke to the Town Council in regards to a special exception that was on the agenda for that night's meeting. Commissioner Jefferson relayed to the council the information that was provided to the Planning Commission on this item at the May 25, 2010 meeting,

VIII. ADJOURNMENT

Commissioner Jefferson made a motion to adjourn at 7:40 PM. Commissioner Wigginton seconded the motion; approved 4-0.