

**Minutes**  
February 12, 2009  
Tyrone Planning Commission  
7:00 P.M.

**Present:**

Chairman, Gordon Shenkle  
Vice-Chairman, David Nebergall  
Commissioner, Brian Hendry  
Commissioner, Judy Jefferson  
Town Manager, Chris Venice  
Zoning and Development Coordinator, Dina Rimi

**INVOCATION AND PLEDGE**

Vice- Chairman Nebergall gave the invocation, which was followed by the Pledge of Allegiance led by Commissioner Hendry. Following the invocation and pledge Chairman Shenkle administered the Oath of Office to newly appointed Planning Commissioner, Judy Jefferson.

**ELECTION OF PLANNING COMMISSION CHAIRMAN**

Chairman Shenkle opened the floor for nominations for Planning Commission Chairman. Vice Chairman Nebergall made a motion nominating Commissioner Shenkle as Chairman. Commissioner Hendry seconded the motion; it was approved 4-0.

**ELECTION OF PLANNING COMMISSION VICE CHAIRMAN**

Chairman Shenkle opened the floor for nominations for Planning Commission Vice Chairman. Commissioner Shenkle made a motion nominating Commissioner Nebergall as Vice Chairman. Commissioner Jefferson seconded the motion; it was approved 4-0.

**APPROVAL OF MINUTES FROM AUGUST 14, 2008 AND DECEMBER 11, 2008 PLANNING COMMISSION WORKSHOP AND AUGUST 28, 2008 AND DECEMBER 18, 2008 PLANNING COMMISSION MEETING.**

Vice-Chairman Nebergall made a motion to approve the minutes with corrections. This was seconded by Commissioner Hendry and approved 3-0.

**OLD BUSINESS**

**1. DISCUSSION OF REVISED SIGN ORDINANCE CONTINUED.**

Chairman Shenkle addressed Section 5-33 paragraph D Wall Signs. Using the Publix Supermarket sign as an example of the size of a sign in relation to a building, the Chairman addressed the issue of the size that a sign should be in proportion to the wall frontage of the establishment. Vice-Chairman Nebergall made a motion that the sign should be ½ sq ft per linear foot of the store front length of the building. Judy Jefferson seconded the motion for purposes of discussion. A discussion ensued in regards to the size of the sign and how it should relate to the wall façade of the establishment. This item went to vote and was approved 4-0.

Section 5.35 Banners currently reads three events per calendar year and each event maybe displayed for 14 days. Commissioner Jefferson voiced concerns over the materials that will be used to construct the banner. Ms. Venice explained that in the current and revised sign ordinance the construction material of banners is not regulated. Vice-Chairman Nebergall made a motion to adjust the current statement to a period of not more than 21 days with no more than three such 21 day periods. Commissioner Jefferson seconded the motion; it was approved 4-0.

Vice-Chairman Nebergall inquired if there are provisions for a variance in the revised sign ordinance. Ms. Venice stated that in the current revision there is no variance policy in place. Vice-Chairman Nebergall made a motion to institute a variance procedure into the revised sign ordinance. Commissioner Jefferson seconded the motion; it was approved 4-0.

The Planning Commission discussed the issue of signs on multi business parcels and the size limitation in relations to the current definition for billboards. Vice-Chairman Nebergall made a motion to limit multi use parcel signs to no more than 60 square feet. Commissioner Jefferson seconded the motion; it was approved 4-0.

Chairman Shenkle made the motion was made to amend the definition of billboards to sixty (60) square feet. Commissioner Hendry seconded the motion; it was approved 4-0.

**2. DISCUSSION OF TRADITIONAL RESIDENTIAL ZONING DISTRICT CONTINUED.**

Chris Venice, Town Manager, summarized the Traditional Residential Zoning District. Ms. Venice reviewed the addition of architectural requirements to the district such as front porches, planning, and building material suggestions along with requiring minimum one acre lots. Ms. Venice informed the Commission that this item will be a Public Hearing item at the February 26, 2009 Planning Commission meeting.

**3. CONSIDERATION OF CONCEPTUAL PLAN FOR THE STATE ROUTE 74 NORTH CORRIDOR.**

Ms. Venice noted a County representative was unable to attend due to conflicting schedules and that she would attempt to present the plan. Ms. Venice stated that the County is proposing land use and zoning changes for the State Route 74 North Corridors. This area is from Sandy Creek Road to the County line. The County would like to see the Town and County join together to endorse the plan concept. This is important due to the infrastructure of the access roads that are proposed in the area that would run through both the County and the Town. Most of the area inside the town limits is already zoned non-residential.

Commissioner Jefferson expressed concerns in regards to how active the Town will be in the planning of the proposed area, the handling of additional sewer access in the area and the issue of congestion along SR 74. Ms. Venice explained that the County is seeking the Town's input on this item. Chairman Shenkle explained that the two jurisdictions are aiming for a smooth and controlled transition from the Fulton County line into Fayette County and into the Tyrone town limits. Ms. Venice informed the Commission that a Fayette County representative will be at the Town Council meeting on February 19, 2009 to present the proposal and address any concerns. Commissioner Jefferson made a motion to endorse the Conceptual Plan as presented. Commissioner Hendry seconded the motion; it was approved 4-0. Chairman Shenkle and Vice-Chairman Nebergall expressed appreciation to Fayette County for including the Town in the development considerations in this area.

**NEW BUSINESS**

**4. CONSIDERATION OF LANDSCAPE PLAN FOR O'REILLY'S AUTO PARTS- 992 TYRONE ROAD**

The Planning Commission reviewed and addressed areas of concern in the Landscape Plan for O'Reilly's Auto Parts. Commissioner Hendry pointed out some discrepancies in the plans. The plan listed plants and trees that were not displayed in the areas that were designated for the placement of the items. Ms. Venice noted that a staff member will verify the placement of the items during a landscape inspection. Commissioner Hendry made a motion to approve the landscape plan based on staff verification of items planted. Commissioner Nebergall seconded the motion; it was approved 4-0

**PUBLIC COMMENTS**

Mr. Bobby Wiggins of 110 Wheaton Way voiced his concerns regarding the Conceptual Plan for the State Route 74 North Corridor in regards to the access roads that are being considered in the

plan. Mr. Wiggins also wanted verification that the Town will be involved in the planning of what will be developed inside the Town limits.

Connie Thomas Biemiller, LCSW, South Fulton-Fayette County Community Task Force informed the Planning Commission of the plans for a premier nature and preserve center that are in place for 310 acres adjacent to Kirkley Road and Bohannon Road. Ms. Biemiller addressed her concerns regarding the Conceptual Plan for the State Route 74 North Corridor and how developing the areas surrounding the site may affect the environmental integrity of the nature site. The Planning Commission showed interest in viewing the site and invited Ms. Thomas Biemiller to speak at a future meeting.

#### **STAFF COMMENTS**

Ms. Venice informed the Planning Commission of the reformatting that was done to the current Town Zoning Ordinance. Due to the reformatting, there may be some belief that it is a new Zoning Ordinance. Ms. Venice requested that the Planning Commission include discussing of the reformed Zoning Ordinance at the next Planning Commission Meeting and vote on approving the new format. The Commission directed staff to include the reformatting for the Zoning Ordinance on the agenda for the February 26, 2009 Planning Commission.

#### **COMMISSION COMMENTS**

None

#### **ADJOURNMENT**

Commissioner Hendry made a motion to adjourn at 8:46 P.M. Commissioner Jefferson seconded the motion and it was approved 4-0

By \_\_\_\_\_  
Gordon Shenkle

Attest \_\_\_\_\_  
Dina Rimi