

# TYRONE PLANNING COMMISSION MEETING

## MINUTES

April 10, 2025 at 7:00 PM

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David Nebergall, Chairman

Brad Matheny, Vice-Chairman

Joram Kiggundu, Commissioner

Phillip Trocquet, Assistant Town Manager

Patrick Stough, Town Attorney

Terry Noble, Commissioner

Jeff Duncan, Commissioner

Ciara Willis, Assistant Town Clerk

Absent:

Brad Matheny, Vice-Chairman

Patrick Stough, Town Attorney

Also Present:

Billy Campbell, Council Member

### I. CALL TO ORDER

### II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.

Voting Yea: Chairman Nebergall, Commissioner Noble, Commissioner Duncan, Commissioner Kiggundu.

### III. APPROVAL OF MINUTES

#### 1. February 27th, 2025

A motion was made to approve the February 27, 2025 meeting minutes.

Motion made by Commissioner Kiggundu, Seconded by Commissioner Duncan.

Voting Yea: Chairman Nebergall, Commissioner Noble, Commissioner Duncan, Commissioner Kiggundu.

### IV. PUBLIC HEARING

### V. NEW BUSINESS

#### 2. Consideration of an Architectural Approval from applicant Jason Walls for parcel 0726-031 (100 Barrons Court). **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item and stated that the architectural rendering and conceptual site plan were bundled for approval. He added that the current address was 100 Barrons Court, but the property fronted all three roads and could have two other address options. The building would be located directly behind the Space Express carwash.

The property would consist of two suites, totaling 8,000 square feet. The intended use for Dogtopia was a dog grooming and day-boarding (doggie day care) facility for the main suite. The other suite would be designated for retail, but a tenant had yet to be selected.

The parcel was located at the corner of St. Stephens Court, Barrons Court, and Senoia Road, with frontage on each street. St. Stephens Court and Barrons Court were private drives, and standard side-yard setbacks applied along these streets.

Mr. Trocquet stated that this property lies within the commercial corridor character area, which encourages commercial development consistent with surrounding zoning that maintains a high standard of architecture, landscaping, and sign controls while maintaining traffic circulation throughout the development.

This submission was consistent with the Comp Plan's stated goals for the commercial corridor character area, with a proposed building matching this development strategy. Mr. Trocquet mentioned that staff had initial concerns regarding parking adjacent to St. Stephens Court. He then noted that, as a private road, the same requirements do not apply to a public road. However, turn movements, lane widths, and parking movements that pertain to parking lots would still apply. He added that staff requested that vehicular turning movements from adjacent business curb cuts be shown to demonstrate no conflict.

Commissioner Noble inquired about the proximity of this property to Goodwill. Mr. Trocquet pointed out on the concept site plan that Goodwill was directly next to this property, and both would have internal-facing driveways.

Upon review, staff found that the proposed architectural renderings were consistent with the Town's Overlay and Architectural Ordinance requirements. The building's façade met the 70% Type A material requirement, utilizing brick and glass as the primary materials. The selected colors for the building matched the earthen tone requirement and the surrounding buildings. The overall architectural style and quality were compatible with the surrounding structures, and minimum site requirements, such as parking, had been satisfied. Mr. Trocquet emphasized that final site plan submissions must include detailed landscaping and stormwater management plans.

Commissioner Kiggundu asked if the parking space surface in the stormwater treatment area would be a different type of permeable material. Mr. Trocquet stated that the water treatment area would be an underground facility or an impervious surface. He added that the detention facility for this property was off-site behind Publix, but water treatment and water quality were required to be installed on-site.

Staff recommended approval of the architectural renders and concept plan as submitted.

A motion was made to approve the architectural renderings and conceptual site plan for parcel 0726-031.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.  
Voting Yea: Chairman Nebergall, Commissioner Noble, Commissioner Duncan,  
Commissioner Kiggundu.

## **VI. STAFF COMMENTS**

### **3. Update regarding TCMU ordinance changes. **Phillip Trocquet, Community Development****

Mr. Trocquet updated the Commissioners regarding the modifications to the Town Center Mixed-Use (TCMU) ordinance. The main changes included adding townhomes and cottage courts to the ordinance. He emphasized that the density requirement of 4 units per acre would remain the same. The residential use types proposed would be single-family homes, cottage courts detached homes, townhomes, and flats over commercial space in the downtown district. He added that townhomes would be internal-facing only as part of a development, not fronting a main road.

Commissioner Noble left the meeting at 7:27 p.m.

Mr. Trocquet then explained the new format for the Planning Commission staff reports. The staff reports would now come from SharePoint, which acts like a mini-site and includes a dynamic zoning map. He added that the hub would be robust and available to the public.

## **VII. COMMISSION COMMENTS**

## **VIII. ADJOURNMENT**

A motion was made to adjourn.

Motion made by Commissioner Duncan.

Voting Yea: Chairman Nebergall, Commissioner Duncan, Commissioner Kiggundu.

The meeting adjourned at 7:53 p.m.

By: \_\_\_\_\_  
David Nebergall, Chairman

Attest: \_\_\_\_\_  
Ciara Willis, Assistant Town Clerk