

TYRONE PLANNING COMMISSION MEETING

MINUTES

June 26, 2025 at 7:00 PM

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

I. CALL TO ORDER

The meeting was called to order at 7:04 pm.

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. April 10th, 2025

A motion was to approve the April 10, 2025.

Motion made by Commissioner Kiggundu, Seconded by Commissioner Noble.

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

IV. PUBLIC HEARING

V. NEW BUSINESS

2. Consideration to approve a final site plan and landscape plan from applicant Highland Engineering for 100 Barrons Court. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item, stating that the applicant, Highland Engineering, had submitted a final site plan and landscape plan for a two-suite, 8,000-square-foot commercial building at 100 Barrons Court. He pointed out that the property was 1 acre and located behind the Space Express Car Wash.

The intended use for this building was as a dog grooming and day-boarding (doggie day care) facility for the main suite. A tenant for the second suite had yet to be selected.

The building was located at the corner of St. Stephens Court, Barrons Court, and Senoia Road, with frontage on each of those streets. Both St. Stephens Court and Barrons Court were private drives with standard side-yard setbacks applying along those streets. He noted that a stop sign with a stop bar would be installed at the corner of St. Stephens Court and Barrons Court. He added that the property met the minimum parking space and other site development requirements.

Mr. Trocquet then stated that the proposed site plan and landscape plan were consistent with the Town's ordinance requirements for C-2 zoning and the SR-74 Quality Growth Overlay. He added that staff suggested additional plant screening around the dumpster enclosure, because it was visible from Senoia Road. He also pointed out that a dumpster enclosure would not typically face a road, but in this circumstance, it was unavoidable, given that the property had road frontage on three sides.

Staff recommended approval of the final site plan and landscape plan.

Commissioner Duncan inquired about stormwater treatment on the property. Mr. Trocquet stated that the property would have an underground water system at the corner of St. Stephens Court and Barrons Court for water quality treatment. He also explained that a stormwater maintenance agreement was recorded at the Fayette County courthouse.

Commissioner Noble then questioned the number of parking spaces for the property. Mr. Trocquet stated that the parking spaces calculation was based on business type, which was general business. He added that they could exceed the minimum number of spaces but could not fall below the ordinance requirements.

A motion was made to approve the final site plan and landscape plan for 100 Barrons Court.

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

3. Consideration to approve a Final Plat from applicant Jerry Crozier for a property addressed at 210 Crestwood Road. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item. He stated that the applicant, Mr. Jerry Crozier, had submitted an application for a lot split at 210 Crestwood Road. He shared that the applicant intended to divide the 4.4-acre lot into a 3.001-acre tract and a 1.439-acre tract to build an additional home.

He added that this property was located within the Estate Residential character area, which encouraged lower-density residential development, with no more than one unit per acre and a minimum lot size of one acre. This submission was consistent with the

Comp Plan's stated goals for the Estate Residential character area, as the proposed lot aligns with this development strategy.

A motion was made to approve the final plat for 210 Crestwood Road.

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

VI. STAFF COMMENTS

Mr. Trocquet gave an update on the Shamrock Pavilion project. He stated that the structure was under construction but had several delays due to the weather. He added that it would have a metal roof and brick on the sides. The project was slated to be completed by October 2025.

Mr. Trocquet shared an update on the progress of the Spencer Lane/Arrowood Road/Palmetto Road roundabout. He added that rapid flashing beacons would be installed to assist pedestrians and golf carts in crossing the roadway safely. He also noted that Arrowood Road would be closed for approximately a month during the construction process.

Mr. Trocquet then discussed the Handley Park Public Works pole barn project. He informed the Commissioners that the steel building would be approximately 6,000 square feet with two pull-through bays, and the exterior colors would match those of the existing buildings. He added that a restroom facility would also be built on site.

VII. COMMISSION COMMENTS

Commissioner Noble inquired about the anticipated subdivision development on Palmetto Road. Mr. Trocquet replied that the developers had contacted the town regarding preliminary questions about stormwater. He added that he had seen a complete set of civil engineering plans, but they had not been officially submitted for review. He also mentioned that once the plans were received, TRC staff would start their review process.

Commissioner Duncan then asked about the East Group project on Jenkins Road across from Fayette County Fire Station #3. Mr. Trocquet stated that the contractors had received their land disturbance permit and had started clearing trees. He added that a total of five buildings would be built, with two to be constructed in the first phase.

Commissioner Duncan inquired about the Microsoft data center. Mr. Trocquet stated that staff had recently met with their community development team. He indicated that the first phase was approximately 18 months away from the commencement of construction.

Commissioner Noble informed staff that the Sonic property was still a dumping ground for debris. Mr. Trocquet stated that the Council had approved the hiring of a full-time code enforcement officer. He added that once that position was filled, property owners would be held more accountable for code violations.

VIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Duncan.

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

The meeting adjourned at 7:55 pm.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk