

# TYRONE PLANNING COMMISSION MEETING

## MINUTES

April 23, 2026 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

Also Present:

Billy Campbell, Council Member

### I. CALL TO ORDER

Chairman Nebergall called the meeting to order at 7:12 p.m.

### II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion was made by Commissioner Duncan, Seconded by Commissioner Noble.

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

### III. APPROVAL OF MINUTES

1. March 12, 2026

A motion was made to approve the March 12, 2026 minutes.

Motion made by Commissioner Kiggundu, Seconded by Commissioner Duncan.

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

### IV. PUBLIC HEARING

2. Consideration of a rezoning petition from applicant Richard Spears on behalf of owner Clay Adams of a 5.02-acre tract with parcel number 0728-066 off Dogwood Trail from C-1 (Community Commercial) to R-20 Conditional (1-acre Single-Family, 2,000 s.f. min. home size). **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet reported that Council approved a rezoning request for 555 Dogwood Trail from R-20 to C-1 on January 5, 2023. He further reported that the applicant at that time proposed dividing the tract such that one portion could accommodate a business use and the other a residence. He noted that the current application was submitted by a different owner and requested that the property be returned to R-20 zoning classification.

Mr. Trocquet stated that the requested R-20 zoning classification was residential in nature and that the subject property was located on the boundary between the Community Gateway and Estates Residential Character areas, which encouraged low-density residential development.

Staff indicated that development of the property at an intensity lower than that contemplated for the Community Gateway area, while abutting the Estates Residential Character area, did not present substantial conflicts with either designation and was consistent with the Comprehensive Plan.

Staff recommended approval of the rezoning, subject to the condition that the property establish a 75-foot buffer along the western boundary line, as depicted on the site plan. Staff further noted that a revised plat reflecting this buffer would be prepared.

Chairman Nebergall opened the public hearing for anyone who wished to speak in favor of the item.

Mr. Clay Adams, property owner, spoke in favor of the request. He stated that he plans to construct a house on Tract A and may build a barn on Tract B, and owns both parcels. He added that he did not intend any major construction on the Glendalough Manor side of the property.

Applicant Richard Spears stated that the property was not well-suited for commercial zoning and expressed support for the requested rezoning.

Chairman Nebergall opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke.

Commissioner Noble requested clarification on which parcel was included in the rezoning request. Mr. Trocquet displayed the parcel map and confirmed that Tract B was the parcel proposed for rezoning.

Chairman Nebergall then asked whether the owner would consider combining the two properties into a single plat. Mr. Adams indicated that he was willing to comply with that condition.

A motion was made to recommend approval of a 5.02-acre tract with parcel 0728-066 off Dogwood Trail from C-1 (Community Commercial) to R-20, with the condition to establish a 75-foot buffer along the western boundary line and to combine the adjoining property.

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

## **V. NEW BUSINESS**

## **VI. STAFF COMMENTS**

Mr. Trocquet shared that the Town was continuing the Comprehensive Plan process. He noted that an information session was held the previous Tuesday and that the first public hearing was scheduled for May.

Mr. Trocquet reported that Arrowood Road was expected to be closed for up to three weeks in connection with the roundabout project.

**VII. COMMISSION COMMENTS**

Commissioner Duncan inquired about the property adjacent to 458 Senoia Road. Mr. Trocquet responded that the property was part of Shamrock Storage and that additional parking was being added in that area.

Chairman Nebergall asked whether CSX had responded regarding needed repairs near the railroad tracks at the intersection of Senoia Road and Dogwood Trail. Mr. Trocquet stated that no response had been received and that he would follow up with Mr. Langford.

Commissioner Duncan requested that Mr. Trocquet consult with Mr. Langford regarding grassing the shoulder along Dogwood Trail.

Chairman Nebergall inquired whether a solution had been identified regarding golf cart travel along Senoia Road to Maple Shade Drive. Mr. Trocquet advised that Council had voted to prohibit such travel and that the appropriate signage would be installed in the near future.

**VIII. ADJOURNMENT**

A motion was made to adjourn.

Motion made by Commissioner Duncan, Seconded by Commissioner Kiggundu.

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

The meeting adjourned at 7:48 p.m.

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

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