



PLANNING COMMISSION MEETING

April 10, 2025 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

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

AGENDA

The meeting can be accessed live at https://www.youtube.com/@tyrone_GA. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (brandon.perkins@tyronega.gov).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. February 27th, 2025

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**

VI. STAFF COMMENTS

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

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

TYRONE PLANNING COMMISSION MEETING

Section III, Item 1.

MINUTES

February 27, 2025 at 7:00 PM

David Nebergall, Chairman

Brad Matheny, Vice-Chairman -*ABSENT*

Terry Noble, Commissioner

Joram Kiggundu, Commissioner

Jeff Duncan, Commissioner

Phillip Trocquet, Assistant Town Manager

Ciara Willis, Assistant Town Clerk - *ABSENT*

Patrick Stough, Town Attorney - *ABSENT*

MINUTES

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. January 9th, 2025

IV. PUBLIC HEARING

V. NEW BUSINESS

2. Consideration to approve a conceptual plat from applicant Clay Gilley for parcel 0737-040 at property address 355 Crestwood Road. **Phillip Trocquet, Community Development**

Mr. Trocquet Presented the item and gave background history that the applicant had been granted a rezoning in September of 2024 and was now back to re-plat the property with the intention of creating two additional lots from the parent tract which is 5 acres. Mr. Trocquet continued that the petition was consistent with the Comprehensive Plan which has the property located in the Estate Residential character area which encourages 1-acre single family development with this proposal having each lot over 1-acre in size.

Mr. Trocquet continued that the petition was also substantially compatible with the Town's zoning ordinance save a few setback revisions that were incorrectly listed on the submitted plat. Side yard setbacks were incorrectly listed on lots 2 and 3 and a front yard setback was incorrectly listed on lot 1. Staff's recommendation was to approve with conditions that all Technical Review Committee comments be resolved prior to recording.

Commissioner Noble asked for clarification on the setback revisions that needed to be made. Mr. Trocquet responded that the setbacks along Crestwood Road are 55' but that the applicant had listed an 80' setback.

Commissioner Jeff Duncan made a motion to approve the plat with staff conditions. Commissioner Noble seconded the motion. Motion carried 4-0.

3. Consideration to approve a conceptual plat from applicant Craig Stafford for parcel 0742003 at property address 545 Laurelwood Road. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item stating that the applicant's intent was to subdivide his current 38-acre tract into a 13-acre and 25-acre tracts for the purpose of building a second home on the land. Mr. Trocquet stated that the petition was consistent with the Comprehensive Plan and the Ordinance and made a request that the plat be approved with the condition that the existing driveway which is shown to extend beyond the property lines into a neighboring property be moved entirely within the second tract of the plat.

Commissioners Noble and Kiggundu requested clarification on the access road and frontage requirements for lots. Mr. Trocquet responded by stating access requirements for the town necessitate either frontage or an easement which was provided here, but that the existing driveway was outside the bounds of the plat. Mr. Trocquet stated that the conditions were recommended to ensure there was no confusion regarding the Town's approval of the roadway as he did not wish to give the impression that the Town had approved the roadway to encroach on another property without proper property owner permission.

Commissioner Kiggundu made a motion to approve the plat. Commissioner Noble seconded the motion. Motion carried 4-0.

VI. STAFF COMMENTS

4. Discussion regarding upcoming TCMU ordinance modifications. **Phillip Trocquet, Community Development**

Mr. Trocquet announced that revisions to the TCMU ordinance were currently in process by staff and that a 'workshop' meeting would be held in the near future to go over the details of potential changes.

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

By: _____
David Nebergall, Chairman

Attest: _____
Phillip Trocquet, Asst. Town Manager

100 Barrons Court Architectural Approval



Phillip Trocquet
Asst. Town Manager

Draft saved 4/8/2025

Application #	Planning Commission Date	Town Council Date
24TYR-CA0003	04/10/2024	N/A

Application Details

Address	Owner	Parcel #
100 Barrons Court	MAP Equities LLC	0726 031
Zoning	Proposed Zoning	Future Land Use
C-2 (Highway Commercial)	N/A	Commercial Corridor
Surrounding Zoning	Site Improvements	Acreage
North: C-2, South: C-2, East: C-1, West: C-2	None	1.0

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map

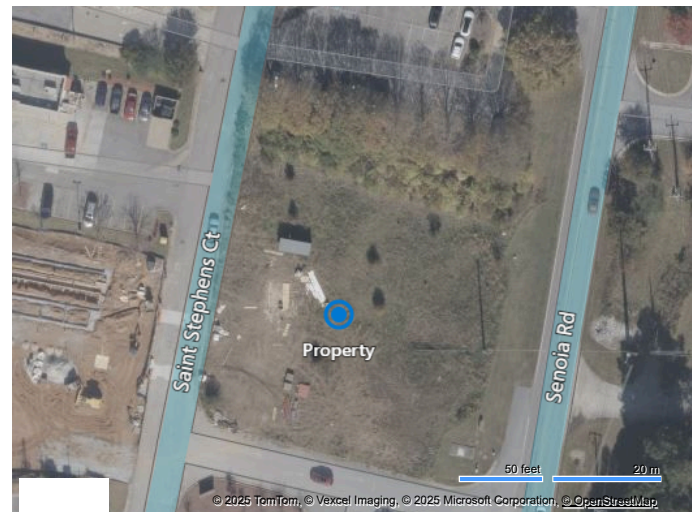


Fayette County Tax Map

Street View Map

Property

33.488127, -84.583759



Summary & History

The applicant has submitted an application for an architectural approval and conceptual site plan for a two-suite 8,000 s.f. commercial building at 100 Barrons Court. The intended use for this building is as a dog grooming and day-boarding (doggie day

^ Supporting Documents & Resources

Dynamic Town Zoning Map



Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.

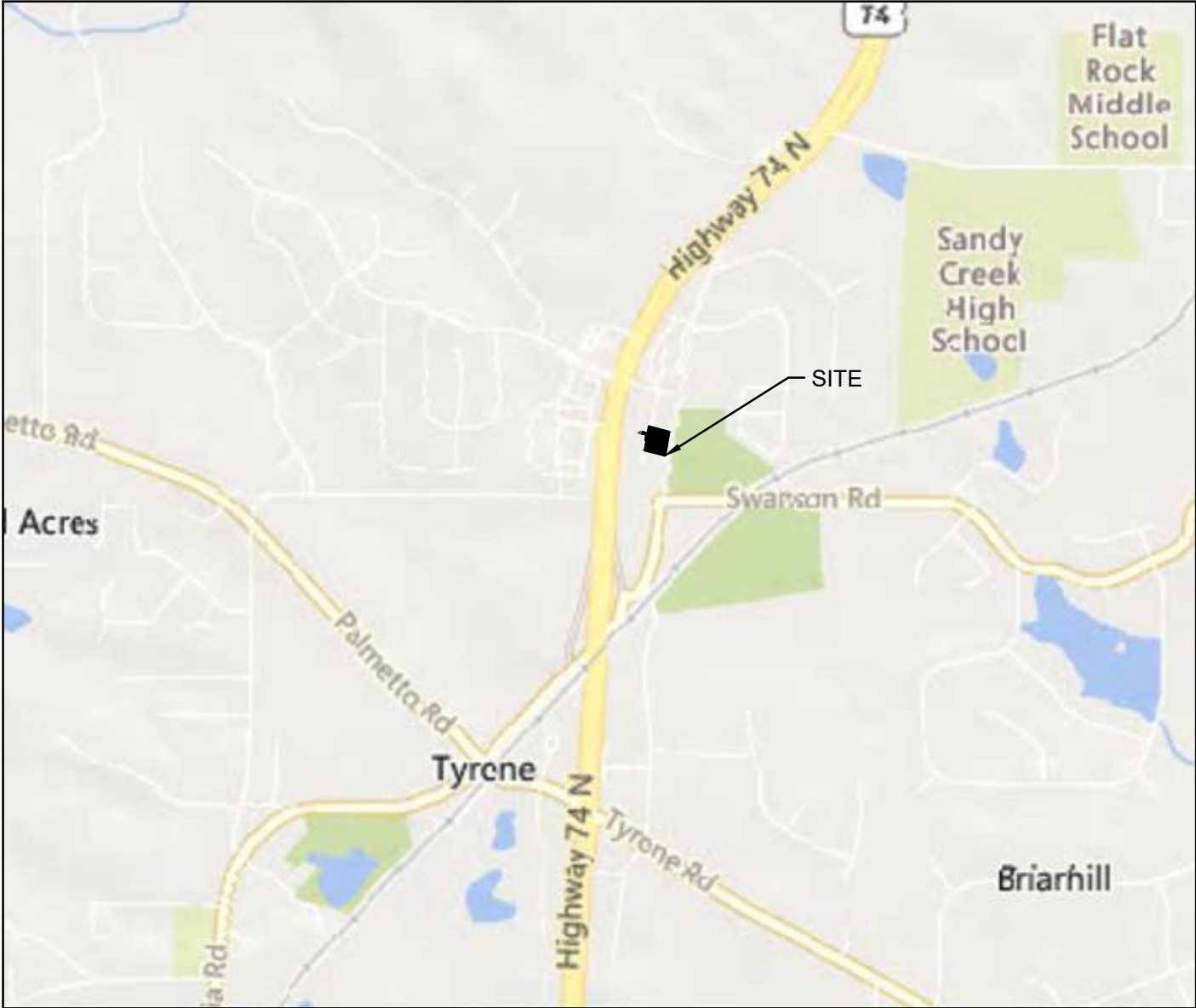
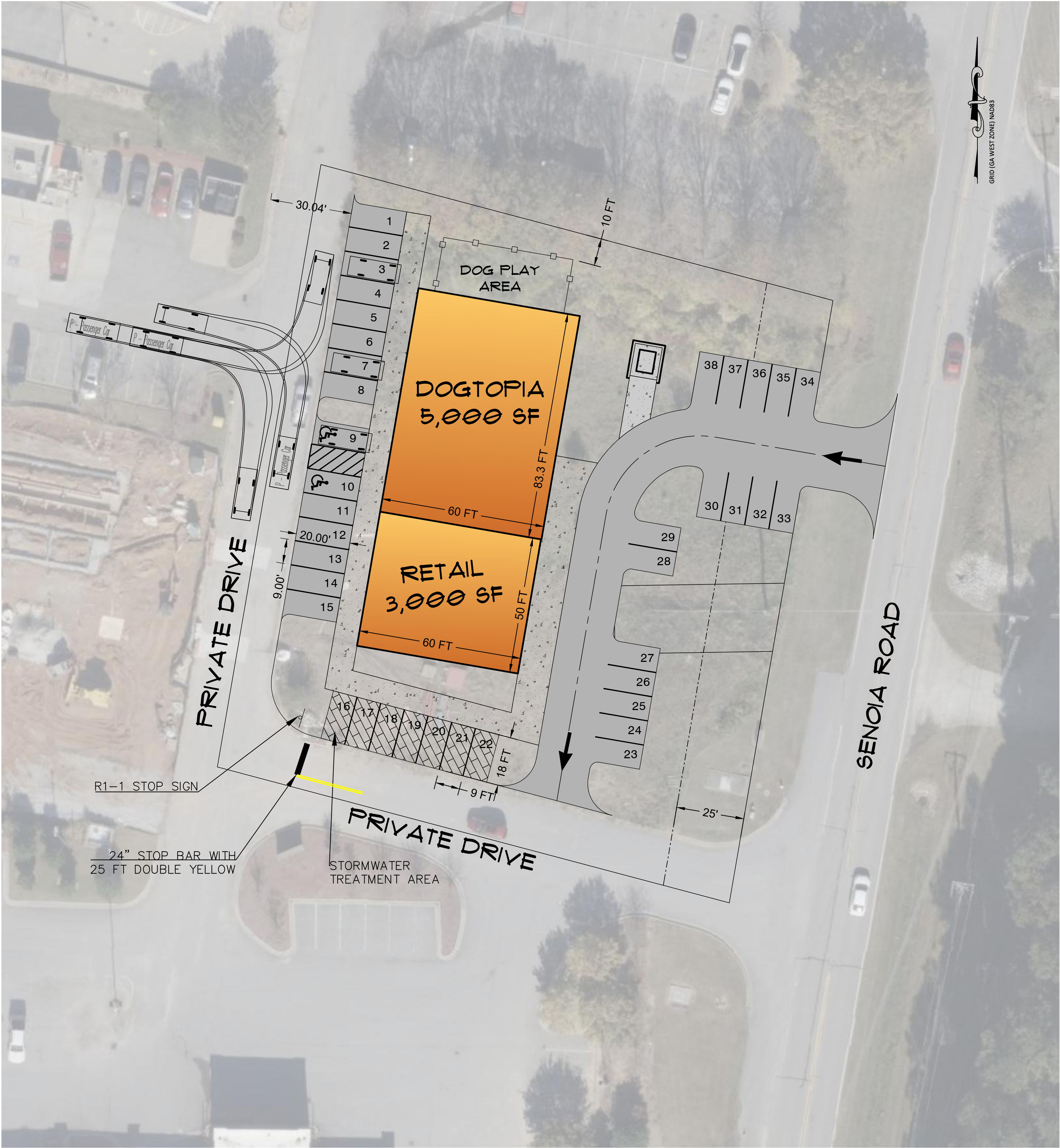


Town of Tyrone Zoning Map

Document Downloads

See all

 Name	Modified	Modified By
 2025 Planning Commission Meetings	4 days ago	Phillip Trocquet



VICINITY MAP
N.T.S.

SITE PLAN NOTES:

1. OWNER / DEVELOPER:
ORTMAN VENTURES LLC
624 MAGNOLIA LANE
PEACHTREE CITY, GA 30269
CONTACT: LYNN ORTMAN / OWNER
TELEPHONE: (512) 745-3079
EMAIL: LYNN.ORTMAN@DOGTOPIA.COM

2. ENGINEER:
HIGHLAND LAND PLANNING, LLC
201 PROSPECT PARK
PEACHTREE CITY, GA 30269
EMAIL: JWALLS@HIGHLANDLP.US
PHONE: 770-631-0499

SURVEYOR:
W.S. BODKIN SURVEYING, LLC
315 CASTLEWOOD RD
TYRONE, GA 30290
CONTACT: SCOTT BODKIN, R.L.S.
PHONE: 770-312-5500
3. SITE DATA:
PARCEL: OLD SENOIA ROAD
SITE AREA: 1.0 ACRES
TAX PARCEL ID NUMBER: 0726 031
ZONING: C2 (HIGHWAY COMMERCIAL)
USE: RETAIL

4. SETBACKS AND BUFFERS:
FRONT: 50 FEET
SIDE: 30 FEET
REAR: 20 FEET
BUFFER: 60 FOOT (AT HWY 74)
** NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING 25 FOOT REAR SETBACK AT SENOIA ROAD.

5. BUILDING AREA:
OVERALL BUILDING = 8,000 SF
DOGTOPIA = 5,000 SF
RETAIL = 3,000 SF

6. PARKING SUMMARY:
DOGTOPIA (OFFICE): 4 SPACES PER 1000 SF @ 5,000 SF
REQUIRED SPACES: 20 SPACES
RETAIL: 5.5 SPACES PER 1000 SF @ 3,000 SF
REQUIRED SPACES: 16.5 SPACES

TOTAL SPACES REQUIRED = 37 SPACES
TOTAL SPACES PROVIDED = 38 SPACES

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT. ALL PARKING LOT LANDSCAPE ISLANDS ARE MINIMUM 10 FEET MINIMUM WIDTH. ALL DRIVE ISLES ARE 24 FEET MINIMUM WIDTH IF 2 WAY AND 20 FEET IN WIDTH IF ONE-WAY, UNLESS OTHERWISE NOTED.
7. FLOODPLAIN: NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0077E DATED SEPTEMBER 26, 2008.

8. ECOLOGY: WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.

9. UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY THE TOWN OF TYRONE. BOTH ARE PROVIDED TO THE IMMEDIATE SITE AREA.

10. STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT PROVIDED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY LOCATED BEHIND THE PUBlix SHOPPING CENTER, WITH ADDITIONAL WATER QUALITY TREATMENT TO BE PROVIDED VIA RRV OR WQV, WHICHEVER IS APPROPRIATE. A STORMWATER MANAGEMENT REPORT DOCUMENTING THE SITE WILL BE PROVIDED AS PART OF THE ENGINEERING DESIGN.

11. LANDSCAPING: A LANDSCAPE PLAN WILL BE PREPARED TO TOWN OF TYRONE STANDARDS, TO BE APPROVED BY THE PLANNING COMMISSION.

12. PLAN EXPIRATION: CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF FINAL SITE PLAN APPLICATION HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.

13. ARCHITECTURAL REVIEW: PROJECT SITE IS WITHIN 500 FEET OF A MAJOR THOROUGHFARE AND THEREFORE REQUIRES AN ARCHITECTURAL REVIEW BY THE PLANNING COMMISSION.

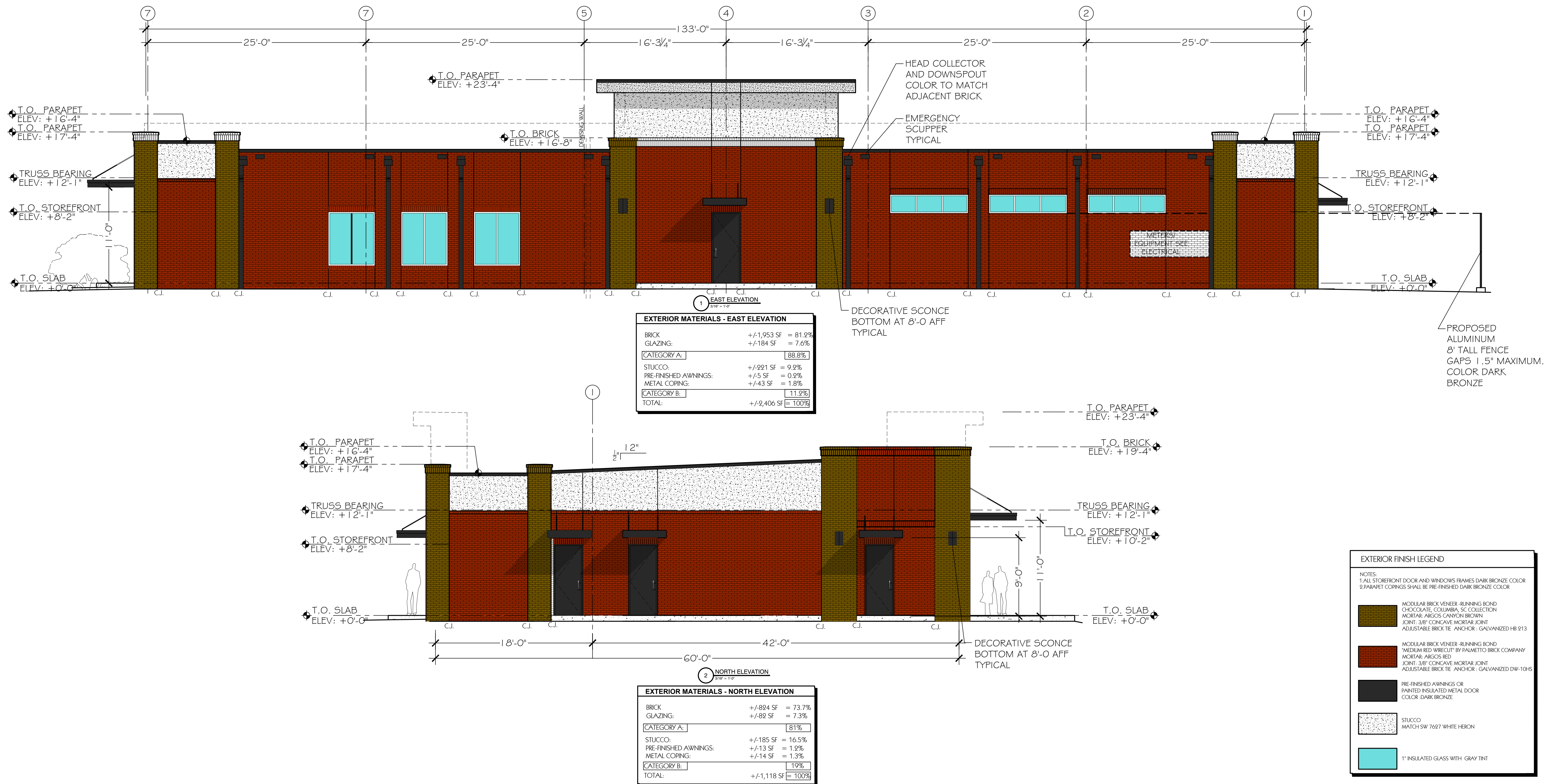


PROPOSED ELEVATIONS 01

SCALE : 3/16" = 1'-0"

DOGTOWIA SHELL, TYRONE, GEORGIA

04/07/2025



PROPOSED ELEVATIONS 02

SCALE : 3/16" = 1'-0"

DOGTOWIA SHELL, TYRONE, GEORGIA

04/07/2025