



PLANNING COMMISSION MEETING

April 23, 2026 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. March 12, 2026

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**

V. NEW BUSINESS

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

TYRONE PLANNING COMMISSION MEETING

Section III, Item 1.

MINUTES

March 12, 2026 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

Also Present:

Billy Campbell, Council Member

Absent:

Jeff Duncan, Commissioner

I. CALL TO ORDER

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Kiggundu, Seconded by Commissioner Noble.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Kiggundu.

III. APPROVAL OF MINUTES

1. Approval of the September 25, 2025, Meeting Minutes

A motion was made to approve the September 25, 2025, meeting minutes.

Motion made by Commissioner Noble, Seconded by Vice-Chairman Matheny.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Kiggundu.

2. Approval of the February 12, 2026, Meeting Minutes.

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

Motion made by Commissioner Kiggundu, Seconded by Vice-Chairman Matheny.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Kiggundu.

IV. PUBLIC HEARING

3. Petitions from applicant Jerry Crozier of a for a 5-acre tract with parcel number 0734-023 at property address 155 Briarwood Road. **Phillip Trocquet, Community Development**

- a. Consideration of an annexation petition for parcel 0734-023 at property address 155 Briarwood Road from applicant Jerry Crozier.
- b. Consideration of a rezoning petition for parcel 0734-023 from applicant Jerry Crozier from AR (Unincorporated) to R-18 (Tyrone Incorporated).

Mr. Trocquet explained that the property at the corner of Palmetto and Briarwood Road was currently located in Unincorporated Fayette County. He added that the applicant, Mr. Jerry Crozier, had requested annexation of this property into the Town limits. The stated intent of this annexation and requested rezoning was for the future improvement of the lot with a desire for Town of Tyrone services. He further noted that the Fayette County Board of Commissioners reviewed the petition in February 2026 and raised no objections.

Mr. Trocquet pointed out that the annexation and rezoning had been advertised on-site and in the legal organ for R-18 zoning; however, the applicant requested R-12 zoning, which was consistent with the surrounding zoning within the Town. The primary distinction between the two zoning classifications was the minimum house size requirement: 1,200 square feet for R-12 and 1,800 square feet for R-18. He also stated that the property was located within the Estate Residential Character Area, which supports low-density residential development with a minimum 1-acre lot. Both R-12 zoning and R-18 zoning aligned with this development strategy and were standard zoning classifications for this character area.

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

The applicant, Jerry Crozier, stated that the proposed annexation was consistent with the surrounding zoning classifications and indicated his willingness to respond to questions.

Mr. Richard Irvin, a resident on Rollingbrook Trail, inquired about the applicant's reason for requesting annexation into the Town and the associated increase in taxes.

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

Mr. Marion Wells, a resident on Strawberry Lane, raised concerns regarding access to the property and the potential impact of reduced minimum square footage on surrounding homes.

Ms. Shenna Morris, a resident on Castlewood Road, expressed concerns regarding the minimum square footage requirements and the potential impact on future development in that area.

Mr. Crozier then stated that while he had no objection to R-18 zoning, the existing home on the property did not meet the minimum 1,800 square footage requirement,

necessitating R-12 zoning. He further noted that he did not intend to construct a home smaller than 2,500 square feet in the future.

Commissioner Noble requested clarification regarding ingress and egress to the property. Mr. Crozier stated that access would be from Briarwood Road.

Commissioner Noble then asked about the impact on Town services. Mr. Trocquet explained that police services would be provided by the Town rather than the Fayette County Sheriff's Office and that the property owners would gain the right to vote in Town elections.

A motion was made to recommend approval of the annexation petition for parcel 0739-023 at property address 155 Briarwood Road.

Motion made by Commissioner Noble, Seconded by Commissioner Kiggundu.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble, Commissioner Kiggundu.

A motion was made to recommend approval of the rezoning petition for parcel 0739-023 from AR (Unincorporated) to R-12 (Tyrone Incorporated).

Motion made by Vice-Chairman Matheny, Seconded by Commissioner Noble.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble, Commissioner Kiggundu.

V. NEW BUSINESS

- 4. Consideration to approve a preliminary plat for Ardmore Subdivision from owner Clarendon Place, LLC. **Phillip Trocquet**

Mr. Trocquet reported that the applicant Clarendon Place, LLC, submitted a preliminary plat for a 104-lot subdivision, Ardmore North and Ardmore South. The two parcels were rezoned to Town Center Mixed-Use (TCMU) on July 18, 2024, with a proposed development plan. In accordance with Town requirements, all subdivisions must receive preliminary plat approval from the Planning Commission prior to the issuance of a land disturbance permit. He noted that the civil engineering plans were still under review by staff, and the preliminary plat reflected the final lot and subdivision configuration. He added that Town Center developments were required to have conceptual architectural approval for representative housing types, which was approved separately from the preliminary plat.

Mr. Trocquet further noted that the properties fell within the Comprehensive Plan's Town Center and In-Town Neighborhoods future development character areas, which promote downtown-oriented development, connectivity, and mixed uses. The proposed development supports these goals through a walkable, gridded street network and centrally planned open spaces. The layout also accommodates future road connections, sidewalks, and appropriate street design.

The preliminary plat provides a mobility framework consistent with the Downtown Plan, including connectivity between Arrowood Road, Palmetto Road, and Spencer Lane, with a future street connection to Senoia Road.

Staff determined that the preliminary plat was in substantial conformity with the Town’s Town Center Mixed-Use ordinance requirements and recommended approval, subject to the resolutions of outstanding staff comments.

Commissioner Kiggundu inquired about the planned amenities for the residents of the Ardemore Subdivision. Mr. Richard Ferry stated that a playground may be installed, but a pool or clubhouse was not proposed.

Chairman Nebergall then inquired about an HOA for the property. Mr. Ferry replied that it would include an HOA and would be responsible for maintaining the open green space.

Commissioner Noble inquired about micropools for the property. Mr. Trocquet stated that there were two detention ponds with micropools for water quality treatment. He pointed out that one would be installed on the north end of the property, and the other on the south end.

Commissioner Kiggundu asked about potential commercial opportunities for the development. Mr. Trocquet stated that the highest intensity could be a restaurant.

A motion was made to approve the preliminary plat for Ardemore Subdivision.

Motion made by Commissioner Kiggundu, Seconded by Commissioner Noble.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble, Commissioner Kiggundu.

VI. STAFF COMMENTS

Mr. Trocquet provided an update on the Comprehensive Plan and noted that staff had contacted a consultant to assist with the public engagement element.

Mr. Trocquet announced that he would conduct training sessions at Town Hall on topics relevant to the Planning Commission, including the Comprehensive Plan.

Mr. Trocquet reported that Fayette County was currently updating its Master Transportation Plan, which includes revisions to the county-wide path system.

VII. COMMISSION COMMENTS

Chairman Nebergall requested an update on the CSX repair issue on Senoia Road. Mr. Trocquet stated that he had contacted CSX directly and would follow up with Mr. Langford.

VIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Noble.


Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble, Commissioner Kiggundu.

The meeting adjourned at 7:49 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk

Parcel 0728-066 Dogwood Trail Staff Report

 **Phillip Trocquet**
Asst. Town Manager
4/17/2026 - 3 min read

Application #	Planning Commission Date	Town Council Date
RZ-2026-002	04/23/2026	05/21/2026

Application Details

Address	Owner	Parcel #
Dogwood Trail	Clay Adams	0728-066
Zoning	Proposed Zoning	Future Land Use
C-1 (Community Commercial)	R-20 (1-Acre Single- Family 2,000 s.f. min home size)	Community Gateway
Surrounding Zoning	Site Improvements	Acreage
North: C-1, South: C-1, East: R-20 , West: C-1	None	5.02

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map

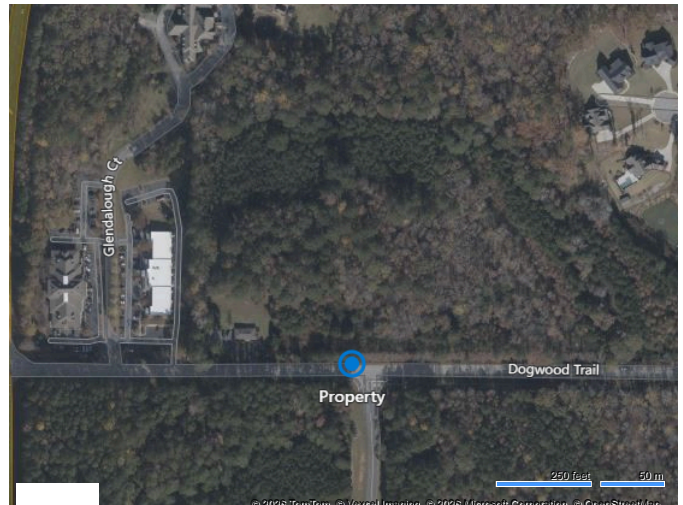


Fayette County Tax Map

Parcel 0728-066 Dogwood Trail

Property

559 Dogwood Trail, Tyrone, GA 30290



Summary & History

On January 5, 2023, the Town Council considered and approved a rezoning request for 555 Dogwood Trail from R-20 to C-1 (Downtown Commercial). The applicant at that time proposed dividing the tract so that one portion could accommodate a business use and the other a residence. Staff found the request consistent with the Comprehensive Plan and future land use strategy, citing the presence of nearby C-1 zoning at the Dogwood Trail/SR-74 intersection, the ability to eliminate an adjacent nonconforming buffer condition, and site constraints including floodplain and topography that limited residential viability.

Staff and the Planning Commission recommended approval, and no one spoke in opposition at the public hearing. Council approval following discussion of access, easements, and floodplain conditions. The current application is submitted by a different owner and return the property to R-20.

Comprehensive Plan & Future Development Map Compatibility

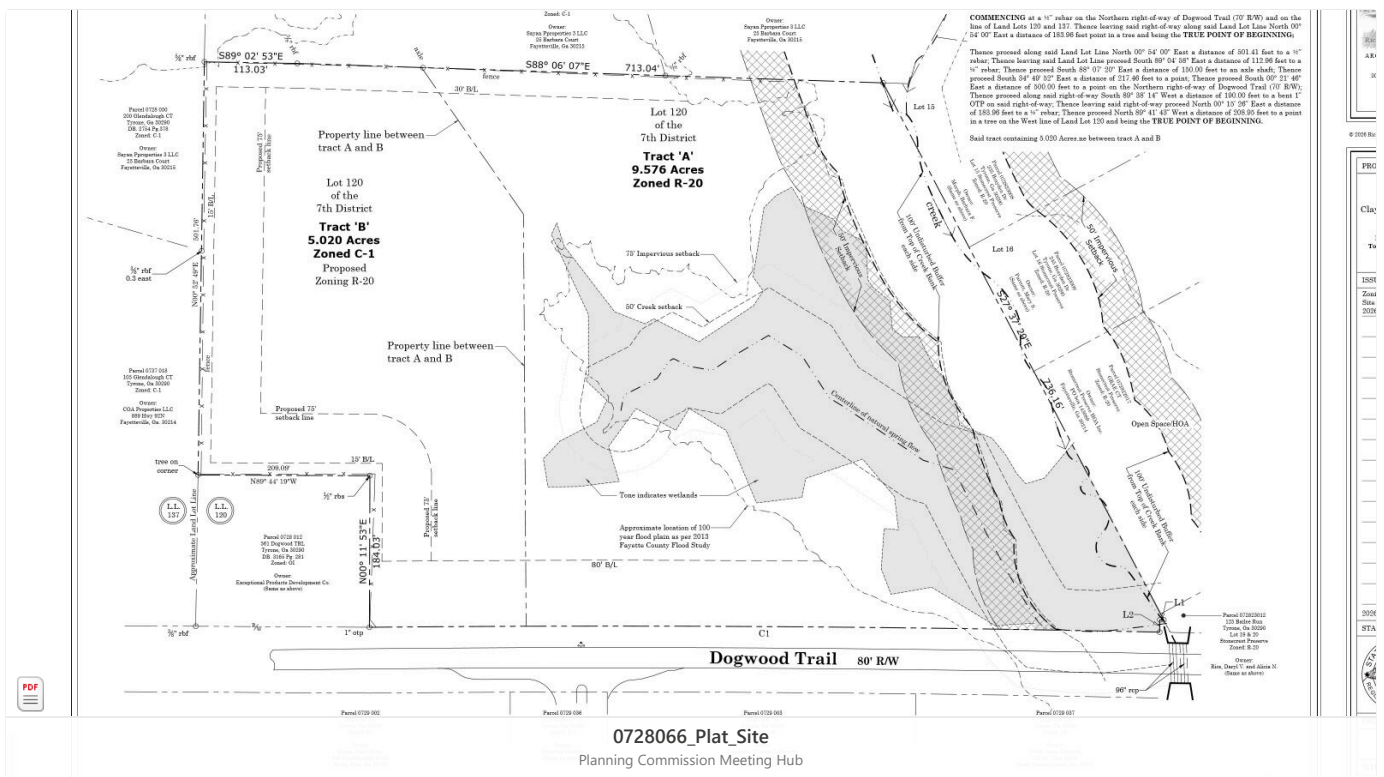
This property lies within the Community Gateway Character Area which aims to promote developments and zoning classifications that emulate a conservation approach to commercial development with a finer grain of smaller buildings connected by multi-use paths and inter-parcel access networks. This is why the prior rezoning in 2023 was recommended.

Although the currently requested R-20 zoning is not a commercial zoning classification, this property sits on the border of Community Gateway and the Estate Residential Character area which does promote low density residential development. This being the case, the Comprehensive Plan and Future Development strategy should be taken as a guide and not a requirement especially since the applicant is seeking a downzoning of intensity that is not incompatible with surrounding uses.

Staff recognizes that this property being developed at a lower developmental intensity than Community Gateway while bordering the Estate Residential Character area does not pose major conflicts with either and is compatible with the comprehensive plan.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



2 of 3

Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? It is staff's determination that this zoning will permit suitable uses with surrounding properties. Community Commercial and Office-Institutional developments exist to the west. The applicant's condition of incorporating the necessary 75' buffer between residential and commercial properties further aligns the compatibility between uses.
- Will zoning adversely affect adjacent properties? It is determined that the proposed zoning with the requested condition of incorporating the necessary 75' buffer between commercial and residential properties will not adversely affect adjacent properties. It should be noted that without this buffer, the O-1 and C-1 properties to the west do not have the ability to accommodate the ordinance's required 75' buffer development requirement. As such a rezoning of this property to R-20 would create an illegal development condition with these properties. It is permitted that this zoning buffer be absorbed onto the residential property as it would run with the land and meet this ordinance requirement in a way that does not create an illegal zoning or development condition.
- Does the property have reasonable economic use as currently zoned? As zoned, the property does have reasonable economic use, but it is a small and unusually shaped property for C-1 in this area. R-20 allows for this property to be combined with the adjacent property and utilized in a less restrictive manner given the elimination of property lines.
- Would the proposed zoning overburden existing infrastructure? No, the development intensity of R-20 is lower than C-1 and would impact existing infrastructure less.

A condition that this property incorporate a 75' buffer along its western boundary as shown by the accompanying site plan should be incorporated for a legal consideration of zoning change.

Section IV, Item 2.

Staff Recommendation

Staff recommends approval of the rezoning with the condition that the property establish a 75' buffer along the western boundary line as shown in the accompanying site plan. A revised plat reflecting this buffer shall be prepared as well.

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

Line #	Direction	Length
L1	N88° 44' 25"W	4.68'
L2	S01° 12' 55"W	14.99'

Curve #	Length	Radius	Bearing	Chord
C1	961.32'	30297.02'	N89° 38' 49"W	961.28'

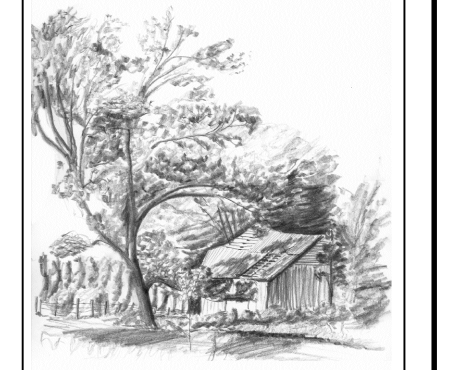
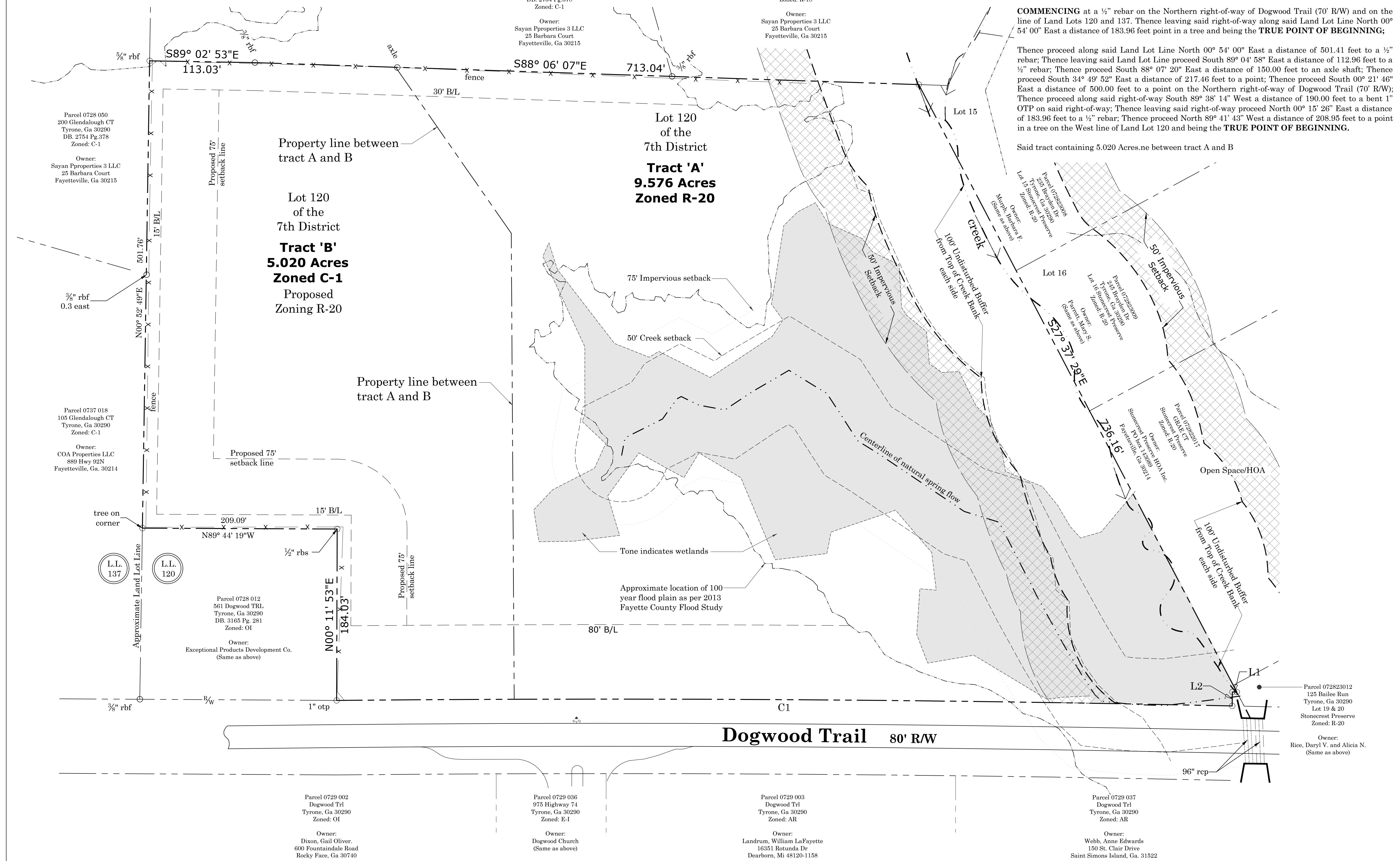
LEGAL DESCRIPTION
Tract B
Parcel No. 0728 066

ALL THAT TRACT OR PARCEL OF LAND being tract B in plat book 101, page 338 surveyed by Mark A. Buckner, Registered Land Surveyor, dated 12/20/2021, lying in Land Lot 120 and being in the 7th District, Town of Tyrone, Fayette County, Georgia, and being more fully described as follows:

COMMENCING at a 1/2" rebar on the Northern right-of-way of Dogwood Trail (70' R/W) and on the line of Land Lots 120 and 137. Thence leaving said right-of-way along said Land Lot Line North 00° 54' 00" East a distance of 183.96 feet to a tree and being the **TRUE POINT OF BEGINNING**;

Thence proceed along said Land Lot Line North 00° 54' 00" East a distance of 501.41 feet to a 1/2" rebar; Thence leaving said Land Lot Line proceed South 89° 04' 58" East a distance of 112.96 feet to a 1/2" rebar; Thence proceed South 88° 07' 20" East a distance of 150.00 feet to an axle shaft; Thence proceed South 34° 49' 52" East a distance of 217.46 feet to a point; Thence proceed South 00° 21' 46" East a distance of 500.00 feet to a point on the Northern right-of-way of Dogwood Trail (70' R/W); Thence proceed along said right-of-way South 89° 38' 14" West a distance of 190.00 feet to a bent 1" OTP on said right-of-way; Thence leaving said right-of-way proceed North 00° 15' 26" East a distance of 183.96 feet to a 1/2" rebar; Thence proceed North 89° 41' 43" West a distance of 208.95 feet to a point in a tree on the West line of Land Lot 120 and being the **TRUE POINT OF BEGINNING**.

Said tract containing 5.020 Acres ne between tract A and B



Richard W. Spears
ARCHITECT - INC
201 Crestwood Drive
Peachtree City
Georgia 30269
678.833.5403

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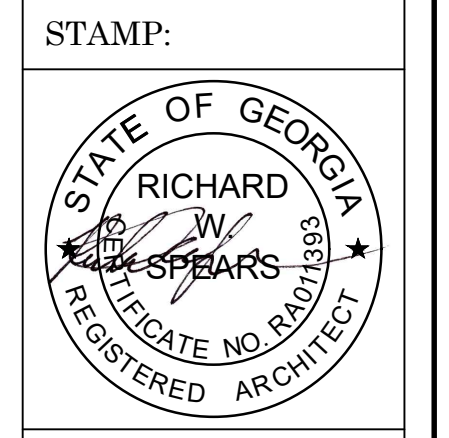
PROJECT:

Residence for
Clay and Elizabeth
Adams

Dogwood Trail,
Town of Tyrone, Ga
30290

ISSUANCES:
Zoning Application
Site Plan
2026.02.27

2026.02.27



PROJECT #:
2025.09

TITLE:
Site Plan

SHEET #:
A-1.01

1 SITE PLAN
SCALE 1"=50'-0"

