



## PLANNING COMMISSION MEETING

June 11, 2026 at 7:00 PM

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950 Senoia Road, Tyrone, GA 30290

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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

### AGENDA

*The meeting can be accessed live at [https://www.youtube.com/@tyrone\\_GA](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](mailto:brandon.perkins@tyronega.gov)).*

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

- [1.](#) Approval of the April 23, 2026, meeting minutes.
- [2.](#) Approval of the May 28, 2026, meeting minutes

**IV. PUBLIC HEARING**

- [3.](#) Public hearing and recommendation to the Mayor and Town Council regarding a front yard setback variance from applicant Ashley Engler for the property at address 541 Senoia Road. **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

April 23, 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

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

# TYRONE PLANNING COMMISSION MEETING

Section III, Item 2.

## MINUTES

May 28, 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

Absent,  
Ciara Willis, Assistant Town Clerk

Also Present:  
Billy Campbell, Mayor Pro Tem

### I. CALL TO ORDER

Chairman Nebergall called the meeting to order at 7:00 p.m.

### 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, Vice-Chairman Matheny, Commissioner Noble,  
Commissioner Duncan, Commissioner Kiggundu.

### III. APPROVAL OF MINUTES

1. April 23, 2026

The April 23, 2026, meeting minutes would be considered for approval at the next meeting.

### IV. PUBLIC HEARING

2. Public hearing to brief the community on the Town's Comprehensive Growth and Development Plan update process. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet stated that the Town updates its Comprehensive Plan every five years. He explained that the Georgia Planning Act requires municipalities to prepare, adopt, maintain, and implement a Comprehensive Plan compliant with minimum standards established by the Georgia Department of Community Affairs (DCA). He stated that the plan was required for the Town's Qualified Local Government status, which supports eligibility for state funding, road paving assistance, state aid, and MS4 certification related to local stormwater and environmental oversight.

Mr. Trocquet stated that the last Comprehensive Plan update occurred in 2022 and that the Qualified Local Government deadline was June 30, 2027. He emphasized that June 30, 2027, was the adoption deadline, not a submittal deadline, meaning that materials

must be submitted to the Department of Community Affairs and the Atlanta Regional Commission well before that date. The Comprehensive Plan would address community goals, needs, and opportunities, community work program, broadband services element, land use, and transportation elements, which were required under DCA standards. He noted that 12 members would participate in the Steering Committee.

Mr. Trocquet then stated that a draft plan would likely be completed approximately four months before the deadline. The purpose of the public hearing was to open the planning process, brief the community on the process used to develop the plan, and identify opportunities for public participation. He stated that a similar public hearing would occur at the Town Council meeting the following week.

No Commission vote was required. Staff recommended continuing and proceeding with the development of the Comprehensive Plan.

Chairman Nebergall opened the public hearing for anyone who wished to speak on the subject of the Comprehensive Plan.

Ms. Stacy Warrior-Williams, who lives in the Southampton Subdivision, stated that she had been a Tyrone resident for eight years. She added that she was interested in more family-friendly ideas, restaurants, and things to bring the Town together.

Chairman Nebergall closed the public hearing and asked for commissioners' comments or questions.

Commissioner Kiggundu inquired about the number of applicants for the Steering Committee. Mr. Trocquet stated that the Town has a process in place to reduce that number to 12, and that the current number of applications was consistent with the past.

Commissioner Noble asked Mr. Trocquet how he decided on the number 12 for the Steering Committee. Mr. Trocquet stated that the actual number was between 10 and 12 members to assist with collaborative discussions.

## V. NEW BUSINESS

3. Consideration to approve a plat with conditions for a 2.62-acre property with parcel number 0736-011 at property address 541 Senoia Road from applicant Ashley Dickie. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet reported that Ashley Engler had submitted a preliminary plat seeking approval to split the 2.635-acre parcel at 541 Senoia Road into two lots. Lot 1, consisting of 1.592 acres, would retain the existing single-family residence. Lot 2, consisting of 1.043 acres, was proposed as a flag lot with access from Senoia Road. He noted that the surveyor of record was W.D. Gray and Associates, Inc., and the property was zoned R-12.

Mr. Trocquet noted that two conditions had to be resolved before the plat could be recorded. First, an existing barn on the property did not comply with the setback and property line requirements for the newly created lot and would need to be removed.

Second, the existing residence on Lot 1 encroached 23.2 feet into the required 80-foot front building line along Senoia Road, which was designated a minor thoroughfare under R-12 standards. The applicant had submitted a variance request limited to the home's current exterior footprint. The preliminary plat also noted that no future additions to the home could extend farther into the 80-foot building line in any direction.

A motion was made to recommend approval of a plat with conditions for a 2.62-acre property with parcel number 0736-011 at property address 541 Senoia Road.

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

**VI. STAFF COMMENTS**

Mr. Trocquet shared that the Town was continuing work on the Comprehensive Plan and making progress on related items.

**VII. COMMISSION COMMENTS**

Chairman Nebergall inquired about the status of the Tyrone Post Office. Mr. Trocquet stated that it was expected to reopen on Monday, June 1.

Commissioner Kiggundu inquired about the completion date of the roundabout project. Mr. Trocquet stated that the contract was scheduled to end in September. He added that the punch list items were expected to be completed within the following two months.

Commissioner Noble asked for an update on the Eastgroup project. Mr. Trocquet stated that the Town was awaiting a few remaining punch list items and that the buildings were expected to be occupied by multiple tenants.

Commissioner Duncan requested an update on the grassing of the shoulder along Dogwood Trail. Mr. Trocquet stated that staff had followed up with the County to determine whether the contract remained valid.

**VIII. ADJOURNMENT**

A motion was made to adjourn.

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

The meeting adjourned at 7: 38 p.m.

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

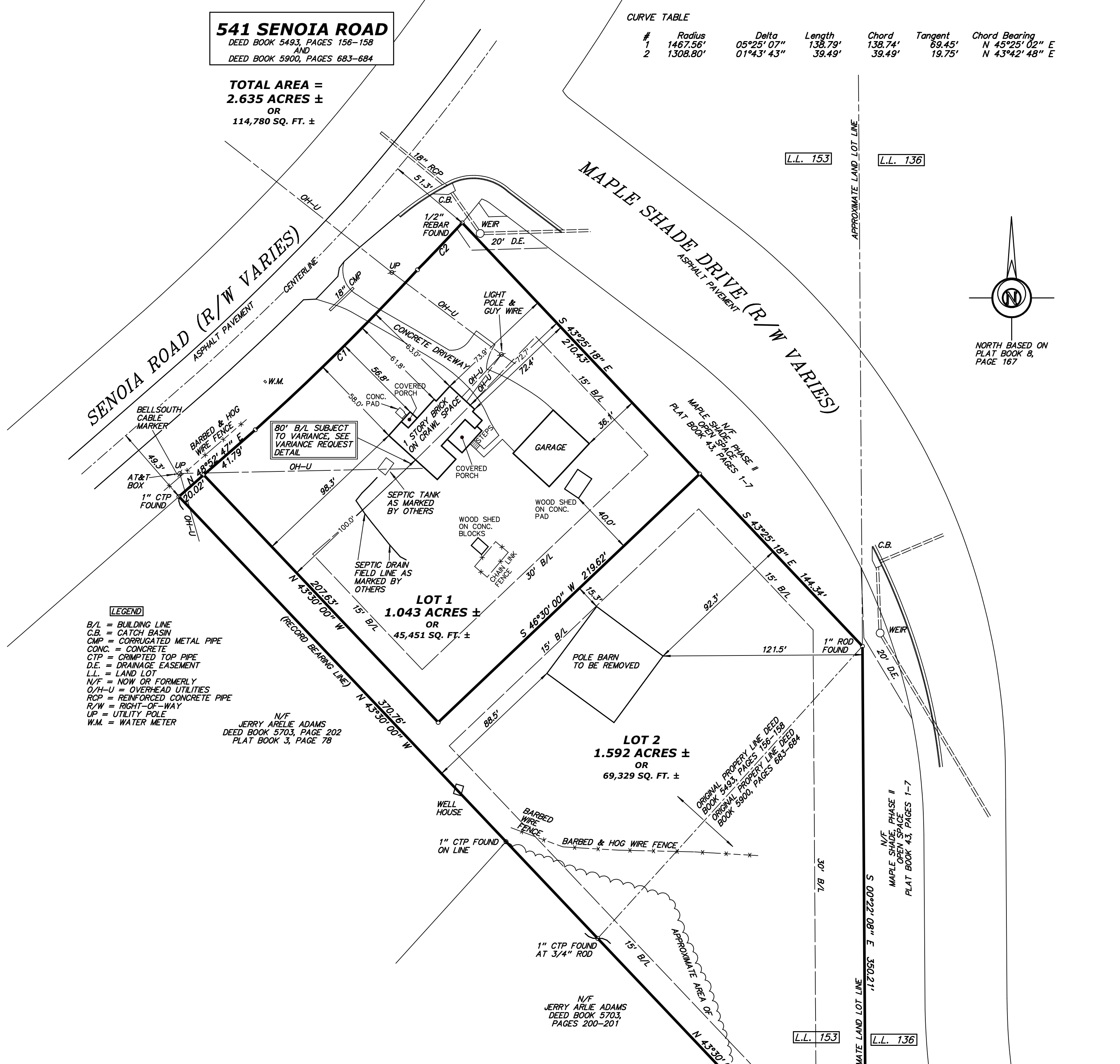
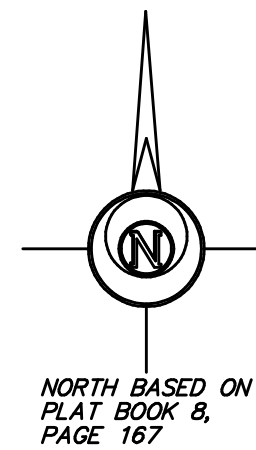
Attest: \_\_\_\_\_  
Ciara Willis, Assistant Town Clerk

**541 SENOIA ROAD**  
 DEED BOOK 5493, PAGES 156-158  
 AND  
 DEED BOOK 5900, PAGES 683-684

**TOTAL AREA =**  
**2.635 ACRES ±**  
 OR  
**114,780 SQ. FT. ±**

**CURVE TABLE**

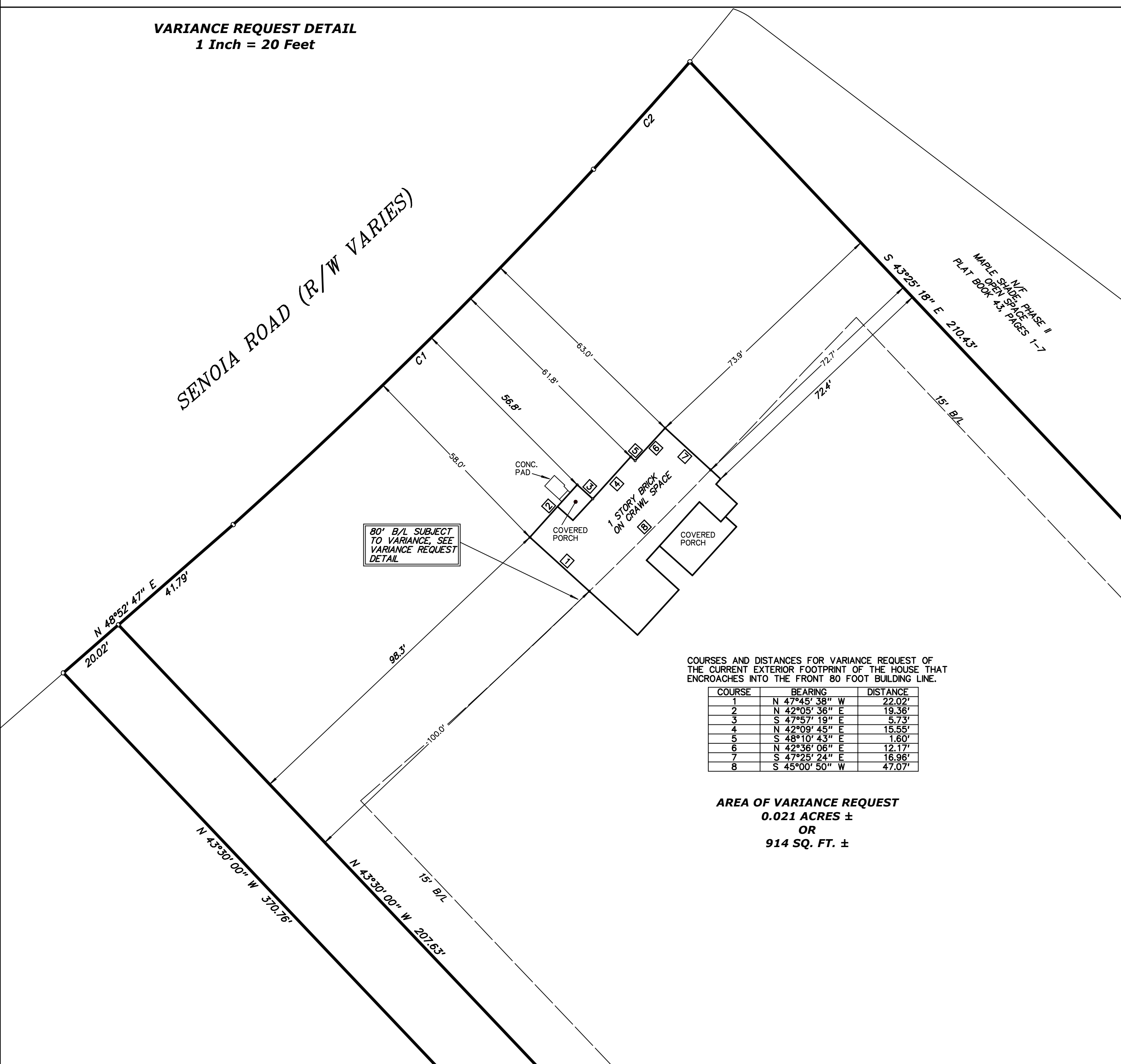
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	1467.56'	05°25' 07"	138.79'	138.74'	69.45'	N 45°25' 02" E
2	1308.60'	01°43' 43"	39.49'	39.49'	19.75'	N 43°42' 48" E



**LEGEND**  
 B/L = BUILDING LINE  
 C.B. = CATCH BASIN  
 CMP = CORRUGATED METAL PIPE  
 CONC. = CONCRETE  
 CTP = CRIMPED TOP PIPE  
 D.E. = DRAINAGE EASEMENT  
 L.L. = LAND LOT  
 N/F = NOW OR FORMERLY  
 O/H-U = OVERHEAD UTILITIES  
 ROP = REINFORCED CONCRETE PIPE  
 R/W = RIGHT-OF-WAY  
 UP = UTILITY POLE  
 W.M. = WATER METER

N/F  
 JERRY ARLE ADAMS  
 DEED BOOK 5703, PAGE 202  
 PLAT BOOK 3, PAGE 78

**VARIANCE REQUEST DETAIL**  
 1 Inch = 20 Feet



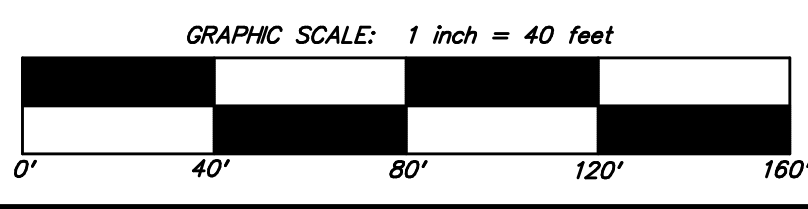
COURSES AND DISTANCES FOR VARIANCE REQUEST OF THE CURRENT EXTERIOR FOOTPRINT OF THE HOUSE THAT ENCROACHES INTO THE FRONT 80 FOOT BUILDING LINE.

COURSE	BEARING	DISTANCE
1	N 47°45' 38" W	22.02'
2	N 42°05' 36" E	19.36'
3	S 47°45' 19" E	5.73'
4	N 42°05' 43" E	15.55'
5	S 48°10' 43" E	1.60'
6	N 42°36' 06" E	12.17'
7	S 47°25' 24" E	16.98'
8	S 45°00' 50" W	47.07'

**AREA OF VARIANCE REQUEST**  
**0.021 ACRES ±**  
 OR  
**914 SQ. FT. ±**

**PRELIMINARY PLAT FOR REVIEW**  
**ZONED: R-12**  
**NOT FOR RECORDING OR TRANSFER OF TITLE**

VARIANCE REQUEST IS LIMITED TO THE CURRENT EXTERIOR FOOTPRINT OF THE HOUSE THAT ENCROACHES INTO THE FRONT 80' BUILDING LINE. NO FUTURE ADDITIONS MAY BE ADDED TO THE EXTERIOR OF THE HOUSE NEITHER NORTH, SOUTH, EAST OR WEST UNLESS THE ADDITION IS IN COMPLIANCE WITH THE 80' BUILDING LINE.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.  
 Map Number: 1311SC0078E  
 Dated: SEPTEMBER 26, 2008

**W.D. Gray and Associates, Inc.**  
 LSF000701


land surveyors - planners  
 160 GREENCASTLE ROAD SUITE B TYRONE  
 GEORGIA 30290  
 PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR:

**ASHLEY ENGLER**

LAND LOT: 153	DATE: 12-23-2025
7th DISTRICT	REVISED:
TOWN OF TYRONE FAYETTE COUNTY, GA.	REVISED:
SCALE: 1" = 40'	JOB NO. 2509022

# 541 Senoia Road Variance Request

 Phillip Trocquet  
Asst. Town Manager

Published 6/9/2026 · 5 min read

Application #	Planning Commission Date	Town Council Date
26TYR-VAR00001	06/11/2026	07/02/2026

## Application Details

<b>Address</b>	<b>Owner/Applicant</b>	<b>Parcel #</b>
541 Senoia Road	Ashley Dickie	0736-011
<b>Zoning</b>	<b>Proposed Zoning</b>	<b>Future Land Use</b>
R-12	N/A	Estate Residential
<b>Surrounding Zoning</b>	<b>Site Improvements</b>	<b>Acreage</b>
North: R-18 & AR, South: R-12, East: R-18, West, R-12 & AR	Single-Family Home & Barn	2.62

## Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map

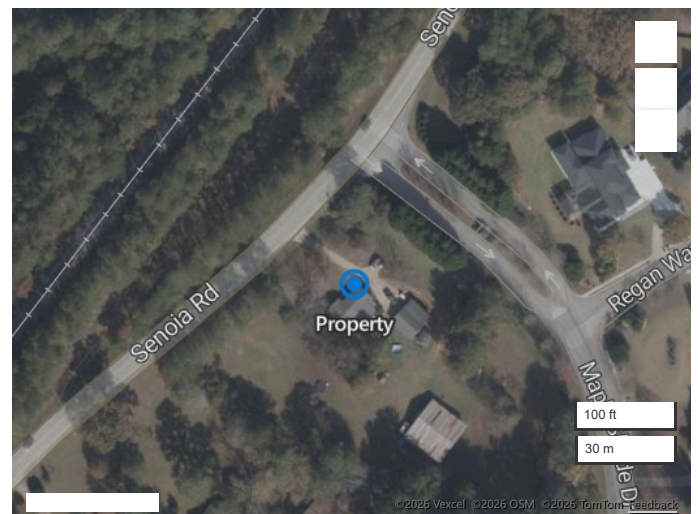


Fayette County Tax Map

## 541 Senoia Road

### Property

541 Senoia Rd, Tyrone, GA 30290



## Summary & History

Applicant Ashley Engler has submitted a petition for a variance affecting the single-family dwelling at 541 Senoia Road (Parcel 0736-011), zoned R-12. The applicant requests a front building setback variance of approximately 24 feet from the 80-foot front setback required along Senoia Road, applied to the existing footprint of the dwelling on proposed Lot 1.

The variance is sought to enable a two-lot division of the 2.62-acre tract. On May 28, 2026, the Planning Commission conditionally approved a preliminary plat dividing the property into Lot 1 (approximately 1.6 acres, containing the existing dwelling) and Lot 2 (just over one acre). That approval was conditioned on removal of the existing accessory pole barn prior to recording and on the granting of this setback variance for the existing dwelling on Lot 1. The plat may not be signed or recorded until both conditions are satisfied.

The existing dwelling predates the Town's R-12 zoning and the increased setback applicable to minor thoroughfares; it is therefore a nonconforming structure. Senoia Road is classified as a minor thoroughfare, which requires an 80-foot front building setback in the R-12 district, compared with the 55-foot setback applicable along local residential streets. The dwelling sits approximately 56 feet from the Senoia Road right-of-way, an encroachment of 24 feet into the required 80-foot setback.

Because the proposed division would draw a new lot line around the existing dwelling, the structure's nonconforming front setback would become a prohibited encroachment on the newly created Lot 1 unless a variance is granted. The applicant proposes no expansion of the dwelling, and the preliminary plat carries a note prohibiting any future addition that would extend farther into the 80-foot front building line in any direction.

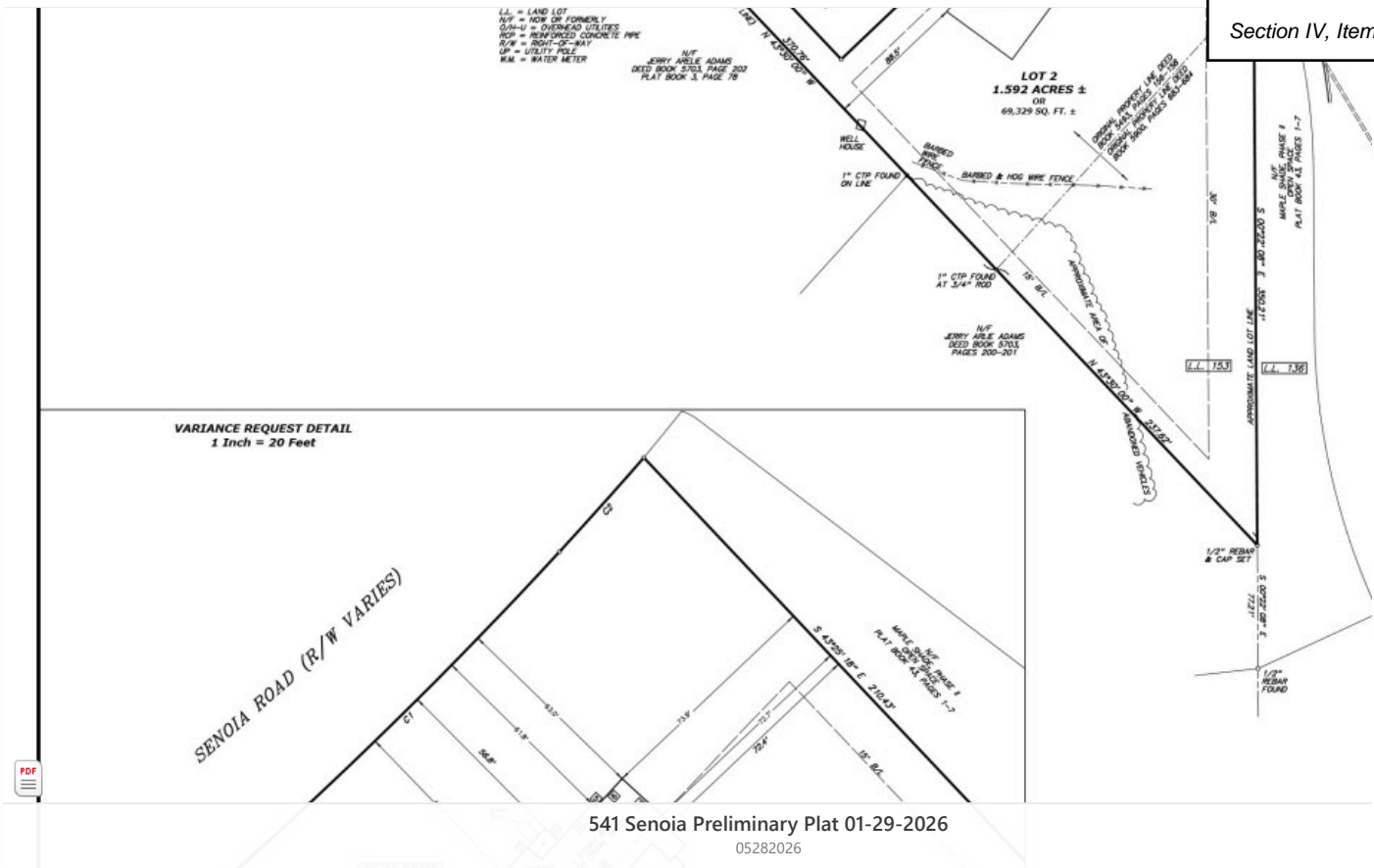
A title search referenced by the surveyr referred to an older deeded configuration of a rear portion of the tract. Because a deed alone does not establish a lot of record under current regulations, the Town evaluates this request as a new two-lot division, and the variance analysis is limited to the front setback of the existing dwelling.

## Comprehensive Plan & Future Development Map Compatibility

The future development character area is listed as Estate Residential, which encourages low-density, large-lot single-family residential development. The property retains its R-12 zoning, and both proposed lots meet the R-12 minimum acreage. The request is compatible with the Estate Residential character area and the Comprehensive Plan, provided the variance is granted.

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

See all



### Ordinance Compatibility

The Town Council may authorize a variance only upon finding that each of the following six standards is satisfied. Staff's assessment of each follows.

1. **Are there extraordinary, exceptional, or peculiar conditions pertaining to the particular piece of land, structure, or building in question which are not applicable to other lands, structures, or buildings in the same district?** *The parcel is regular in shape, size, and topography and is similar to other properties in the R-12 district. The condition specific to this property is the existing dwelling, which predates current standards and sits within the 80-foot front setback applicable to Senoia Road as a minor thoroughfare. The peculiarity is limited to the position of the existing structure relative to that setback rather than to the land itself.*
2. **Would the application of these regulations create a practical difficulty or unnecessary hardship?** *The dwelling is nonconforming and lawfully predates the 80-foot thoroughfare setback. Strict application prevents division of the tract without converting the dwelling into an illegal encroachment on the new lot, which the applicant identifies as a practical difficulty in using the surplus acreage for a second dwelling which would otherwise be allowed. The difficulty results from the election to subdivide; without the division, the dwelling retains its nonconforming status and needs no relief.*
3. **Relief granted would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations.** *The purpose of the front setback is to maintain separation between structures and the thoroughfare right-of-way. The variance would recognize either 23' encroachment or only the footprint of a dwelling that has existed at this location for decades and would authorize no new construction nearer the right-of-way. The preliminary plat note prohibiting any further encroachment preserves the purpose of the regulation. Relief within this context is not expected to be injurious to the neighborhood or the public welfare.*
4. **A literal interpretation of this chapter would deprive the applicant of any rights that others in the same district are afforded.** *Other R-12 owners with sufficient acreage may divide their property to create an additional conforming lot. A literal application here would deny this owner that ability solely because of the pre-existing position of the dwelling relative to the thoroughfare setback. If relief is not granted, the owner does not lose the right to occupy or maintain the existing dwelling, which remains lawfully nonconforming in its current configuration.*
5. **The special conditions and circumstances are not a result of any actions of the applicant.** *The position of the dwelling and the thoroughfare classification of Senoia Road predate the current ownership and were not created by the applicant. The circumstance requiring relief is triggered by the applicant's request to divide the property. The underlying condition is not self-created; the event giving need for the variance is the proposed division.*

6. That granting the variance requested will not confer on the applicant any special privilege that is denied by other lands, structures, or buildings in the same district. *Granting the variance would allow the existing dwelling within the required front setback on a newly created lot, a status other structures would ordinarily be required to satisfy through conformance. Limiting the variance to the existing footprint or via a recorded plat condition, with no authorization for future encroachment, confines the relief to what is necessary to recognize the existing structure and avoids conferring development rights beyond those already established.*

### Staff Determination

If the Planning Commission and Council wish to approve this variance, staff recommends:

1. That the variance be limited to the existing footprint of the dwelling, described by metes and bounds as requested by the applicant or via a recorded plat note so that no rights are conferred beyond those necessary to recognize the existing structure.
2. Variance should run only with proposed Lot 1 as configured on the conditionally approved preliminary plat.
3. The plat may not be signed or recorded until the variance is granted and the accessory pole barn is removed.

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## ^ 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	April 4, 2025	Phillip Trocquet
📁	2026 Planning Commission Meetings	March 6	Phillip Trocquet
📁	Town Planning Documents	April 9, 2025	Phillip Trocquet