



PLANNING COMMISSION MEETING

August 14, 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. June 26, 2025

IV. PUBLIC HEARING

2. Consideration of a rezoning petition from applicant Lindsey Yarborough of parcel 0738-024 at address 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). **Phillip Trocquet, Community Development**

3. Consideration of a rezoning petition from the Town of Tyrone of parcel 0738-093 at address 225 Brentwood Road from AR (Agricultural Residential) & R-18 to AR (Agricultural Residential). **Phillip Trocquet, Community Development**

V. NEW BUSINESS

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

TYRONE PLANNING COMMISSION MEETING

Section III, Item 1.

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

962 Senoia Road Staff Report

 **Phillip Trocquet**
Asst. Town Manager
Published 8/11/2025 · 3 min read

Application #	Planning Commission Date	Town Council Date
RZ-2025-001	08/14/2025	09/04/2025

Application Details

Address	Owner	Parcel #
962 Senoia Road	Harlie Deyton Estate	0738 024
Zoning	Proposed Zoning	Future Land Use
AR (Agricultural Residential)	C-1 (Community Commercial)	Town Center
Surrounding Zoning	Site Improvements	Acreage
North: TCMU, South: AR, East: C-1, West, C-1 & R-12	Single-Family Home and Barn	6.53

Fayette County QPublic

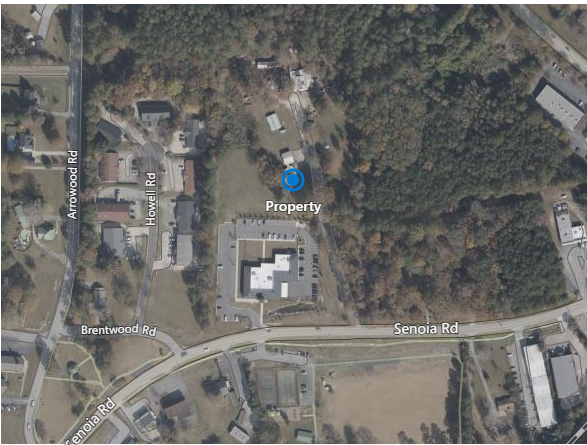
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

Street View Map

Property
962 Senoia Rd, Tyrone, Georgia 30290, United States



250 feet 50 m
© 2025 TomTom, © Vexcel Imaging, © 2025 Microsoft Corporation, © OpenStreetMap

Summary & History

The applicant, Christ Church, has submitted a rezoning petition on behalf of the owner for a rezoning of 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). The stated intent of this rezoning is to be able to develop the property consistent with C-1 Development standards for the purposes of locating a church on the property. The property was previously the home of long-time Tyrone resident, Mr. Harlie Deyton. In 2020, the Town purchased approximately 3.14-acres of the main tract for the purposes of locating Town Hall along Senoia Road. The remaining property was left for private purposes with access fronting Senoia Road on the southeast corner of the lot. Upon his passing, the remaining property has been in the custody of his estate.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Town's Town Center Character Area which calls for downtown-oriented primarily commercial development that supports residential use. The property should be pedestrian-oriented around strong multi-use and vehicular connections to and through developments to connect to one another and to public facilities.

This zoning classification is primarily intended for the Town Center Character Area and is compatible with the comprehensive plan's purposes and goals for the property. Design and layout of future development will need to be creatively coordinated with the owner given the 'flag lot' shape of the property which naturally recesses development away from addressing street frontage.

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

See all



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Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? Yes, the property is adjoined by C-1 to the east and West as well as Town hall to the south which is a non-residential use. Future development will need to adhere to appropriate buffer requirements adjoining residentially-zoned properties.
- Will zoning adversely affect adjacent properties? It is staff's determination that the proposed zoning will not adversely affect adjoining properties unduly. It is recommended that during site plan approval for future development, a shared access easement be more clearly defined for the curb access on Senoia Road.
- Does the property have reasonable economic use as currently zoned? It is staff's opinion that AR uses do not constitute reasonable economic utility of the property. Being located downtown with most properties zoned as C-1 or TCMU and accessible to sewer, existing and future development intensity is more reasonably achieved with these zoning classifications, not Agricultural Residential.
- Would the proposed zoning overburden existing infrastructure? It is staff's determination that the proposed zoning would not overburden existing infrastructure. Downtown Tyrone is intended to accommodate Community Commercial development and zoning intensity. Development conditions and site plan conditions for C-1 and the Town Center overlay will address impacts as intended.

Any future development of the property will need to conform to the Town Center Overlay which requires heightened architectural, landscaping, and urban design requirements.

Staff Recommendation

Staff recommends approval of the rezoning of 962 Senoia Road from AR (Agricultural Residential) to C-1, Community Commercial.

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.

[See all](#)

	Name ▾	Modified 	Modified By ▾
	2025 Planning Commission Meetings	April 4	Phillip Trocquet
	Town Planning Documents	April 9	Phillip Trocquet

225 Brentwood Road Staff Report

 **Phillip Trocquet**
Asst. Town Manager
8/11/2025 · 3 min read

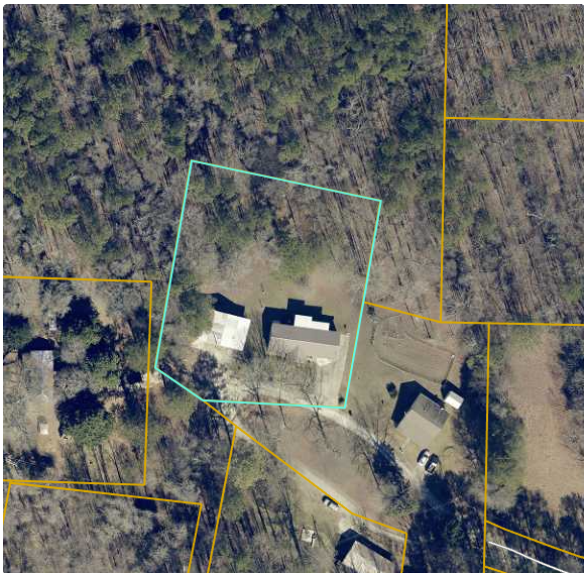
Application #	Planning Commission Date	Town Council Date
RZ-2025-002	08/14/2025	09/04/2025

Application Details

Address	Owner	Parcel #
225 Brentwood Road	Adam She	0738 093
Zoning	Proposed Zoning	Future Land Use
AR & R-18	AR (Agricultural Residential)	In-Town Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR, South: AR, East: R-18 & AR, West: AR	Single-Family Home and Accessory Structure	3

Fayette County QPublic

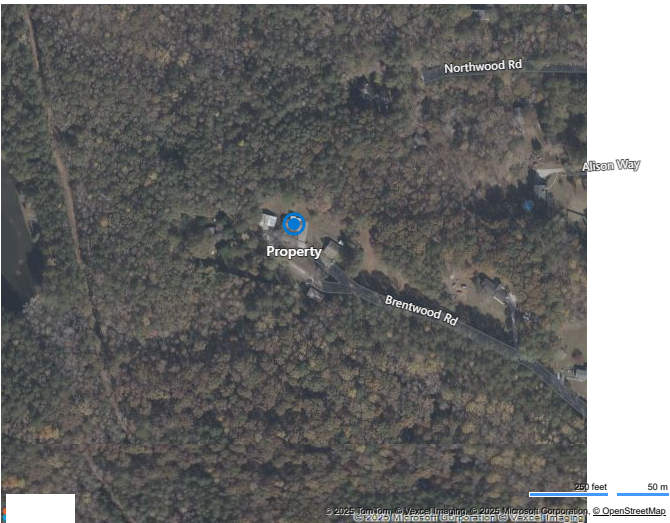
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

Street View Map

Property
225 Brentwood Rd, Tyrone, Georgia 30290, United States



Summary & History

The properties at the terminus of Brentwood Road have a complex history involving multiple revisions aimed at clarifying access and property boundaries. There are six total properties in this area, all of which are accessed via a private easement.

Several years ago, owners undertook an effort to assemble a more accurate plat and meets and bounds descriptions of properties by reviewing the existing deeds of each owner. This effort did not create any new lots but revealed that many of the properties were non-conforming under their respective zoning classifications and positioned incorrectly in the parcel layer of the County's tax map.

Following this effort, the tax map was updated to reflect the corrected parcel boundaries based on this plat. Because the Town's zoning map is based on the tax parcel layer, this update resulted in zoning boundaries no longer aligning with property lines; most notably creating a split-zoned condition at 225 Brentwood Road, which now falls partially in R-18 and partially in AR zoning.

225 Brentwood Road is currently non-conforming under both districts. However, the property owners have submitted a proposal to bring the parcel into gr

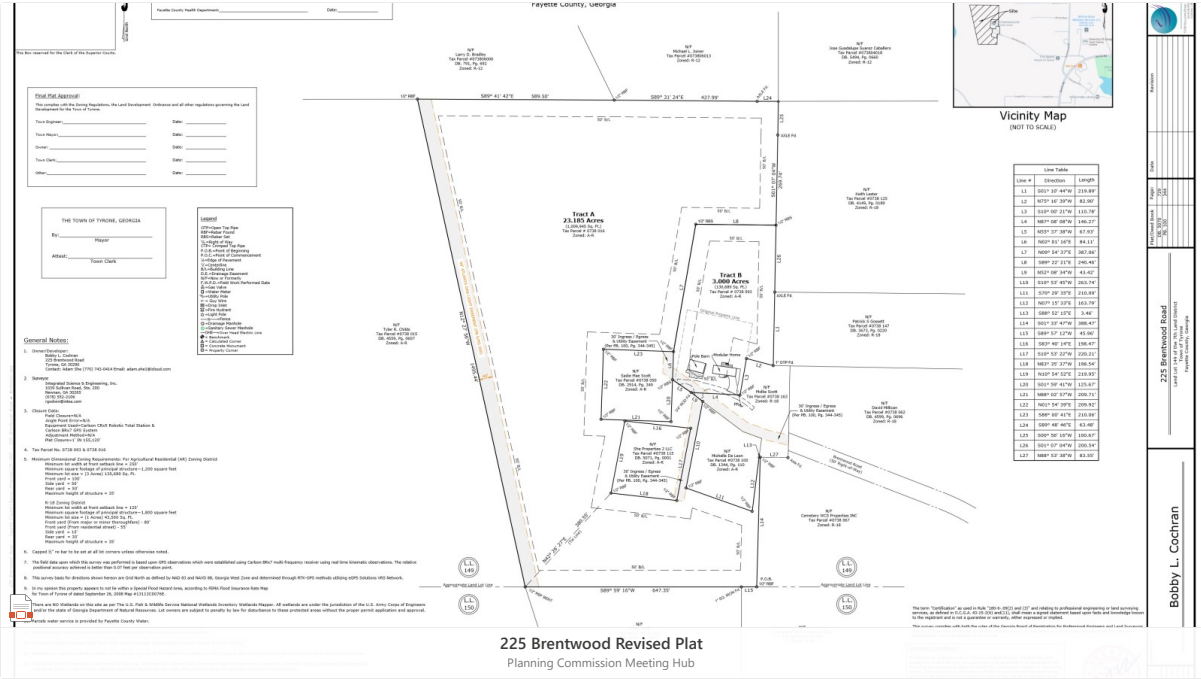
Section IV, Item 3.

To resolve the split-zoning issue and better align the parcel with zoning standards, staff recommends a conditional rezoning, subject to the recording of the revised plat included in this report.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the In-town Neighborhoods Character Area which aims to promote developments and zoning classifications that promote the positive aspects of historic downtown communities in Georgia with developments that reflect such goals. This rezoning petition is not directly moving towards the comprehensive plan's goals, but does move an existing non-conforming situation and split zoned property into greater conformity with established standards.

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? The property is surrounded by AR Zoning to the north, south, and west. R-18 exists to the east. With both zoning classifications as residential, this zoning is suitable for surrounding properties.
- Will zoning adversely affect adjacent properties? It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact them.
- Does the property have reasonable economic use as currently zoned? Economic use would be unchanged, but the resolution of a split-zoned property is most appropriate.
- Would the proposed zoning overburden existing infrastructure? No, existing development potential would remain unchanged.

The property will not, as a result of the rezoning and re-plat, be brought into full conformity with the ordinance, but it does move the property towards better conformity regarding lot size, lot width, and minimum housing size amongst other development standards.

Staff Recommendation

Staff recommends approval of the rezoning with the condition that the preliminary plat showing partial resolution of existing non-conformities be adopted and recorded within 90-days of the conclusion of these rezoning hearings.

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.



Document Downloads

[See all](#)

 Name ▾	Modified ⓘ ▾	Modified By ▾
 2025 Planning Commission Meetings	April 4	Phillip Trocquet
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