



PLANNING COMMISSION MEETING

May 28, 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. April 23, 2026

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**

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**

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

Comprehensive Plan Update (2027-2032)



Phillip Trocquet
Asst. Town Manager

Published 5/22/2026 · 2 min read

Summary & History

The Georgia Planning Act (O.C.G.A. § 50-8-1) requires every municipality in Georgia to prepare, adopt, maintain, and implement a comprehensive plan compliant with minimum standards established by the Georgia Department of Community Affairs (DCA). Compliance is a prerequisite for Qualified Local Government (QLG) status which allows Tyrone participation in State grants and programs necessary for our annual functioning.

Tyrone's current Comprehensive Plan was last updated in 2022. The Town's QLG deadline for the next full update is June 30, 2027. That deadline is an adoption date, not a submittal date. To allow adequate time for DCA and Atlanta Regional Commission review, public comment, and any required revisions, the planning process must be substantially complete by approximately April 2027, with formal transmittal to ARC no later than February 28, 2027.

Purpose

DCA Chapter 110-12-1-.04(a) requires a first public hearing at the inception of the planning process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, identify opportunities for public participation, and receive input on the proposed planning approach. Comments received tonight will be addressed before the planning process advances.

This hearing is one of two required hearings. A second public hearing will be held after a draft plan is complete, but prior to transmittal to ARC, to present the draft and receive final public input.

Planning Process

The 2027 update will address the following elements, each required under DCA standards given Tyrone's status as a zoned municipality within the ARC metropolitan planning organization area: Community Goals, Needs and Opportunities, Community Work Program, Broadband Services Element, Land Use Element, and Transportation Element.

The process will include:


- A citizen steering committee with representation from Town Council, economic development practitioners, and community stakeholders
- A community-wide survey open for approximately five months
- Multiple public input events and open houses
- An informal ARC pre-submittal review at approximately 70% completion (target: November 2026)
- Formal transmittal to ARC (target: February 28, 2027)
- A second required public hearing prior to transmittal

Notice of this hearing was published in Fayette County News, consistent with our locally-adopted ordinance and the Zoning Procedures Law. Documentation of this hearing will be included in the plan's required community involvement appendix.

Staff Recommendation

Staff recommends that the Mayor and Town Council open the first required public hearing, receive public comment on the proposed planning process, and, direct staff to proceed with development of the 2027 Comprehensive Plan Update consistent with the process described above.

541 Senoia Road Preliminary Plat

 Phillip Trocquet
Asst. Town Manager

Published 5/22/2026 · 3 min read

Application #	Planning Commission Date	Town Council Date
26TYR-VAR00001	05/28/2026	N/A

Application Details

Address	Owner/Applicant	Parcel #
541 Senoia Road	Ashley Dickie	0736-011
Zoning	Proposed Zoning	Future Land Use
R-12	N/A	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
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

Ashley Engler has submitted a preliminary plat requesting approval to divide a 2.635-acre parcel at 541 Senoia Road into two lots. Lot 1 would be 1.592 acres and would retain the existing single-family dwelling. Lot 2 would be 1.043 acres and is proposed as a flag lot accessed via Senoia Road. The surveyor of record is W.D. Gray and Associates, Inc. The property is zoned R-12.

Two conditions require resolution before the plat may be recorded. First, an existing barn on the property would be noncompliant with the setback and property line requirements of the newly created lot and must be removed. Second, the existing dwelling on Lot 1 encroaches into the required 80-foot front building line from Senoia Road, which is classified as a minor thoroughfare under R-12 standards. The applicant has submitted a variance request limited to the current exterior footprint of the home which is an encroachment of 23.2 feet. The preliminary plat includes a note that no future additions to the exterior of the home may extend further into the 80-foot building line in any direction.

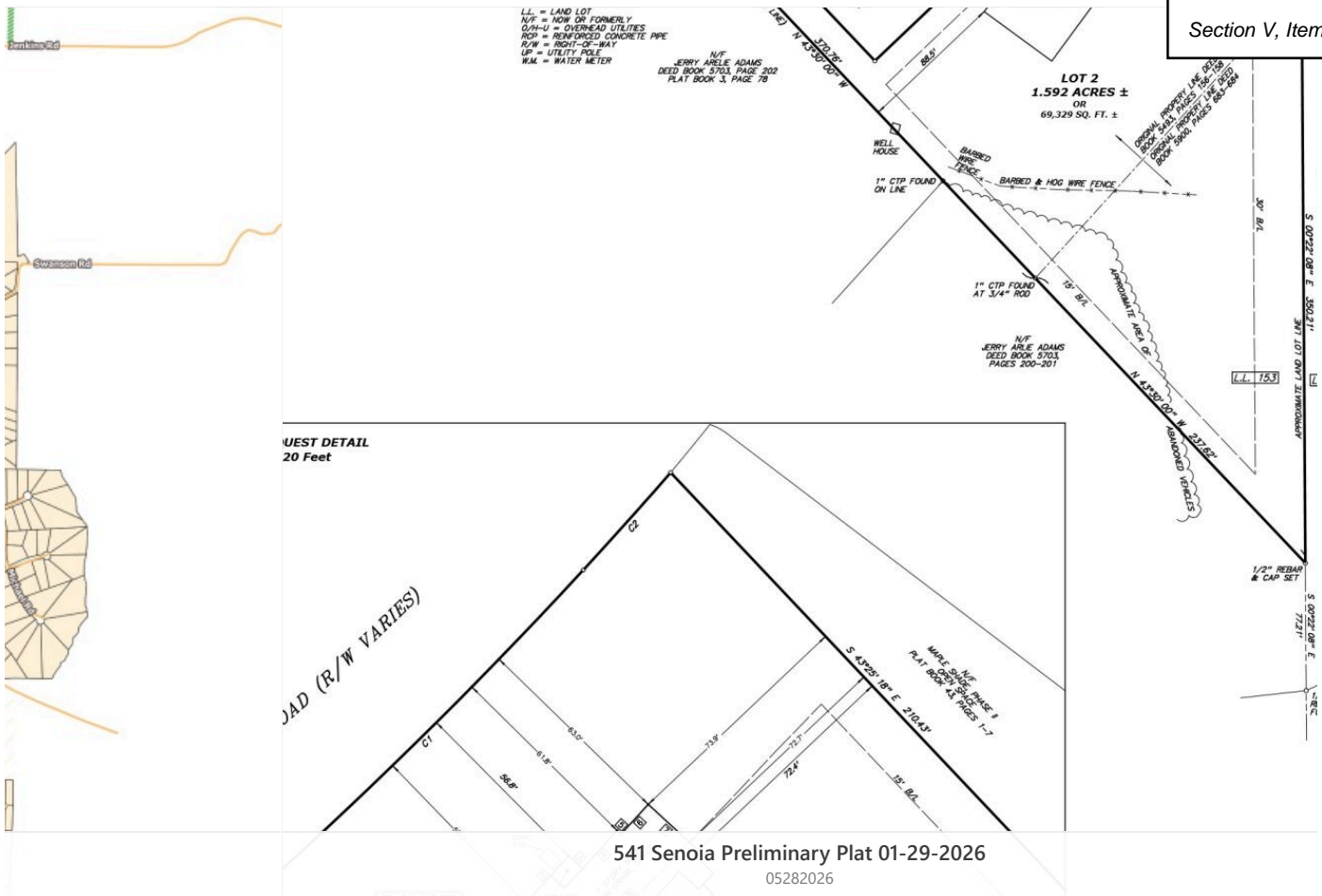
Comprehensive Plan & Future Development Map Compatibility

No rezoning is requested and the property retains its R-12 zoning. Both proposed lots meet the one-acre minimum lot size for the district, with Lot 1 at 1.592 acres and Lot 2 at 1.043 acres. The property falls within the Estate Residential character area of the Town's Comprehensive Plan and Future Development Map, and the proposed split is consistent with that designation.

The Estate Residential character area is intended to maintain low-density character of Tyrone's landscape. The development strategy for this area calls for low gross densities consistent with septic-served properties, protection of natural areas and sensitive lands, and green space connectivity. Both proposed lots are consistent with this intent. The split does not introduce a new use, does not increase density beyond what the district and character area contemplate, and involves no commercial or non-residential component. Staff finds the request compatible with the Comprehensive Plan and Future Development Map.

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

See all



Ordinance Compatibility

The proposed split is generally consistent with the R-12 district standards. Both lots meet the one-acre minimum. Lot 2 is proposed as a flag lot, which is permitted under Town ordinance, subject to a minimum 20-foot access width with no more than 2 lots retaining access from the driveway.

A variance for the existing dwelling's encroachment into the 80-foot Senoia Road building line is required before the plat may be recorded. Because the home predates the proposed split and is not being modified, the creation of the new lot does not extend or worsen the nonconformity. It formalizes an existing condition that must be addressed through the variance process. The variance is limited to the current exterior footprint extension of the home as noted on the preliminary plat, and no future exterior additions may be made in any direction unless in compliance with the 80-foot building line. The barn must also be removed prior to recording, as it would conflict with the setback and property line requirements applicable to the newly created lot.

1. Staff Recommendation

Staff recommends approval of the preliminary plat subject to the following conditions:

1. The existing barn shall be demolished and all debris removed from the site prior to the plat being signed or submitted for recording.
2. The plat shall not be signed or submitted for recording until a setback variance for the existing dwelling on Lot 1 has been granted by Mayor and Town Council.

The variance would be limited to the existing exterior footprint as depicted on the preliminary plat as it extends into the 80' setback 23.2 feet, and no future additions to the exterior of the dwelling may be made in any direction unless in

^ 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

Section V, Item 3.

Town Planning Documents

April 9, 2025

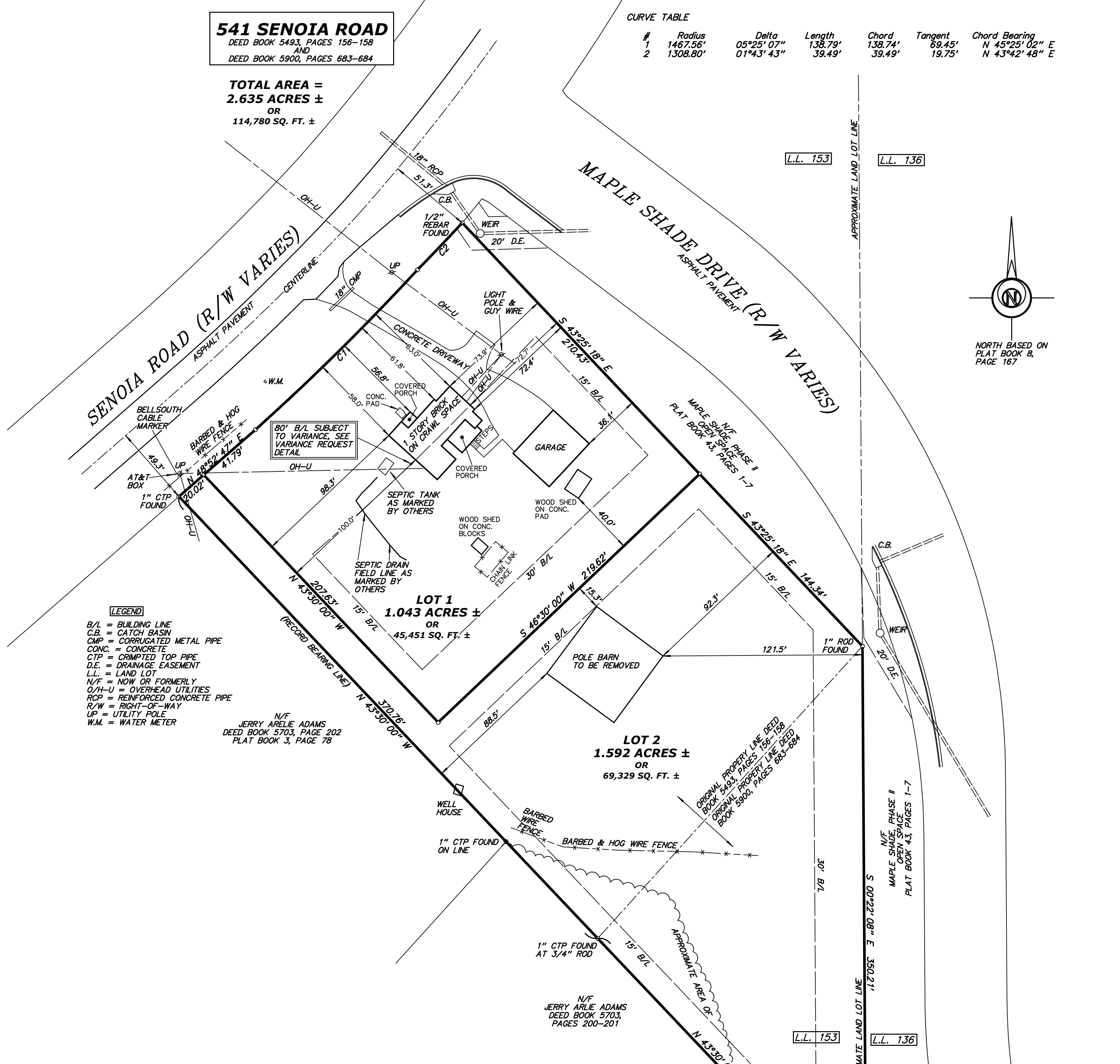
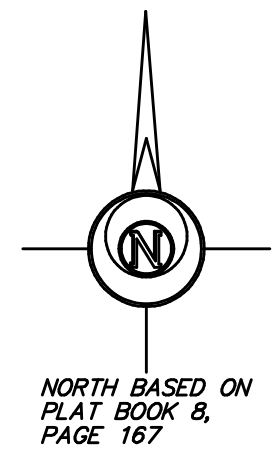
Phillip Trocquet

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

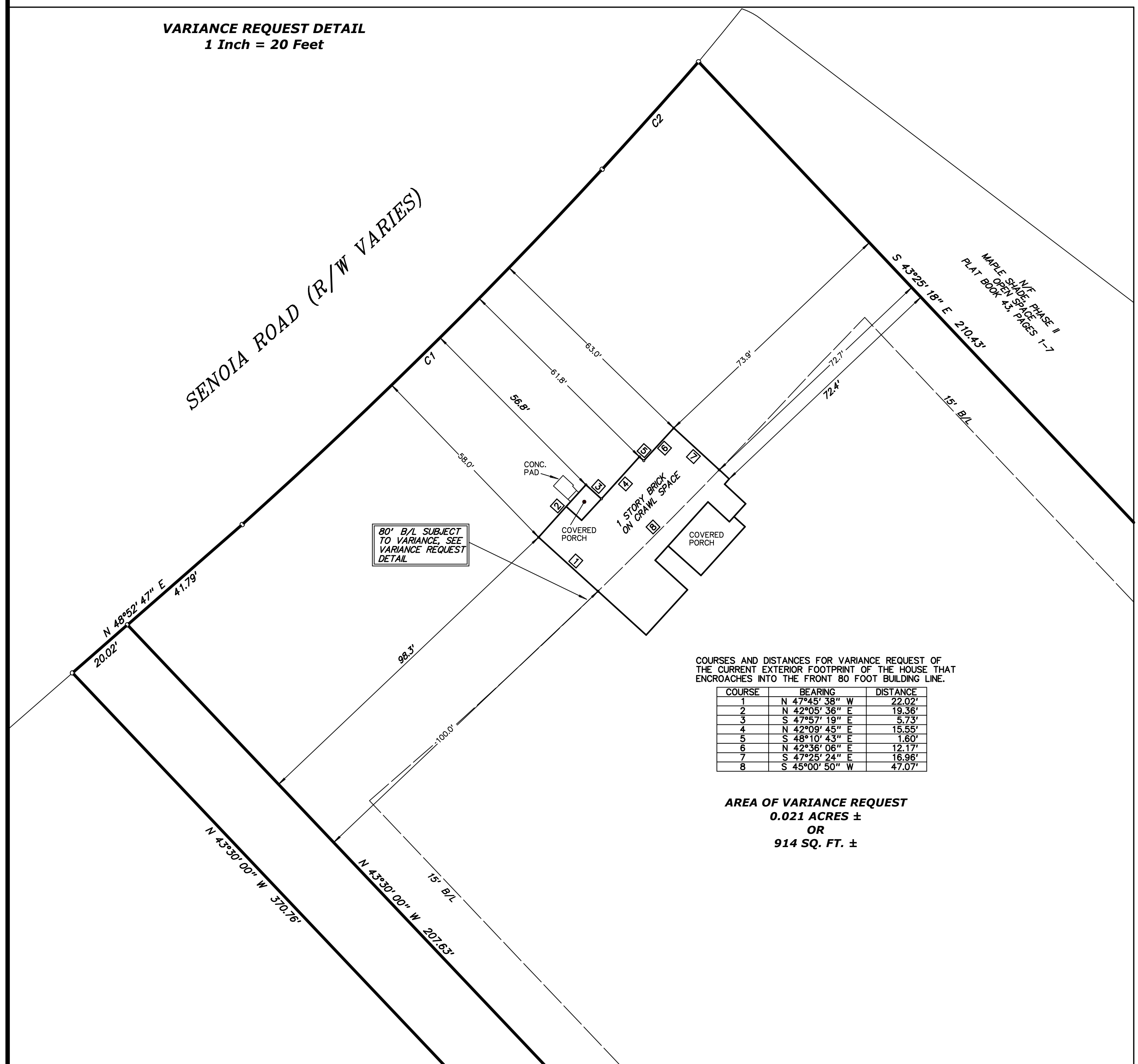
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	1467.56'	05°25' 07"	138.79'	138.74'	69.45'	N 45°25' 02" E
2	1308.60'	01°43' 43"	39.49'	39.49'	19.75'	N 43°42' 48" E



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



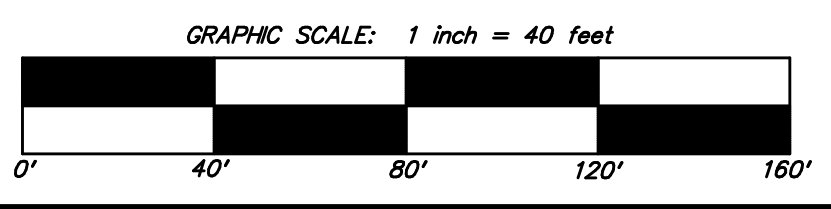
COURSES AND DISTANCES FOR VARIANCE REQUEST OF THE CURRENT EXTERIOR FOOTPRINT OF THE HOUSE THAT ENCROACHES INTO THE FRONT 80 FOOT BUILDING LINE.

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