



**PLANNING COMMISSION
MEETING**
February 12, 2026 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Commissioner

Brad Matheny, Commissioner
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. August 14th, 2025

IV. APPOINTMENTS

2. Nomination and appointment of a Chairman for the Town of Tyrone Planning Commission for 2026.
3. Nomination and appointment of a Vice-Chairman for the Town of Tyrone Planning Commission for 2026.

V. PUBLIC HEARING

VI. NEW BUSINESS

VII. STAFF COMMENTS

4. Staff update on upcoming 2026 Planning & Zoning projects, plans, and initiatives. **Phillip Trocquet, Assistant Town Manager**

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT

**TYRONE PLANNING
COMMISSION MEETING**

MINUTES

August 14, 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:
David Nebergall, Chairman

Also Present:
Billy Campbell, Council Member

I. CALL TO ORDER

The meeting was called 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: Vice-Chairman Matheny, Commissioner Noble, Commissioner Duncan,
Commissioner Kiggundu.

III. APPROVAL OF MINUTES

1. June 26, 2025

A motion was made to approve the minutes from June 26, 2025.

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

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**

Mr. Trocquet stated that the applicant, Christ Church, had submitted a rezoning petition on behalf of the owner for the rezoning of 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). He added that the stated intent of this rezoning was to allow for the development of the property in accordance with C-1 development standards, with the ultimate goal of building a church on the site. The property was previously the home of the 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.

Mr. Trocquet stated that the property was located within the Town's Town Center Character Area, which required downtown-oriented, primarily commercial development that supports residential uses. He added that a design-build project should be pedestrian-oriented and centered around strong, multi-use, and vehicular connections.

This zoning classification was primarily intended for the Town Center Character Area and was compatible with the comprehensive plan's purposes and goals for the property. The design and layout of future developments would 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.

He then read the zoning ordinance compatibility and impact assessment.

1. Would the zoning permit suitable uses with the surrounding properties? Yes, the property was adjacent to C-1 to the east and west, as well as Town Hall to the south, which was a non-residential use. Future development would need to adhere to the appropriate buffer requirements adjoining residentially zoned properties.
2. Would zoning adversely affect adjacent properties? Staff determined that the proposed zoning would 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.
3. Did the property have reasonable economic use as currently zoned? It was 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, rather than Agricultural Residential.
4. Would the proposed zoning overburden existing infrastructure? Staff determined 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 the intended impacts.

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

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

Several representatives spoke on behalf of the applicant and requested that the item be tabled due to unforeseen circumstances. Attorney Stough explained that the item could only be tabled to a specific day, not indefinitely. The representatives then expressed that they were open to answering any questions, but noted that they were still in the planning process.

Pastor Falon shared that the church was three and a half years old and needed a property to build a church. However, they felt that they were not quite ready to move forward with the property.

Mr. Trocquet emphasized that the purpose of the rezoning was to determine if the zoning classification was an appropriate use for the property. He then recommended that the Planning Commission make a decision tonight, either in favor of or opposed to, this zoning classification on that basis.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in favor of the item. No one spoke.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke.

Commissioner Noble inquired about the property's proximity to Town Hall and the planned location of the church on the property. Mr. Trocquet pulled up the property map, which showed that the property was located directly behind Town Hall. He also added that he did not know the exact location of where the church would be built at this time.

A motion was made to approve a rezoning petition for parcel 0738-024 at address 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial).

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

- 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**

Mr. Trocquet explained that the properties at the terminus of Brentwood Road had a complex history involving multiple revisions aimed at clarifying access and property boundaries. There were six total properties in this area, all of which were accessed via a private easement.

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

He further added that the tax map was updated at that time to reflect the corrected parcel boundaries based on this plat. Because the Town's zoning map was 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.

This property was currently non-conforming under both districts. However, the property owners had submitted a proposal to bring the parcel into greater conformity by revising the plat to increase the lot size from 1 acre to 3 acres.

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

Mr. Trocquet stated that the property was within the In-Town Neighborhood Character Area, which aimed to promote developments and zoning classifications that reflected the positive aspects of historic downtown communities in Georgia, with developments that aligned with such goals. This rezoning petition would move an existing non-conforming situation and split zoned property into greater conformity with established standards.

He then read the ordinance compatibility and impact assessment.

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

The property would not, as a result of the rezoning and re-plat, be brought into full conformity with the ordinance, but it would move the property towards better conformity regarding lot size, lot width, and minimum housing size, amongst other development standards. He also noted that the property owner desired to add two additional acres to his property for a combined three-acre parcel.

Staff recommended 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 the rezoning hearings.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in favor of the item. No one spoke.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke.

Commissioner Noble asked if the split zoning issue of the property was the reason the Town initiated the rezoning petition. Mr. Trocquet responded that it was one of the

reasons. Attorney Stough further explained the issues with split zoning and the complications it could cause due to the differing development standards for various zoning classifications.

A motion was made to approve a rezoning petition for parcel 0738-093 at address 225 Brentwood Road from AR (Agricultural Residential) & R-18 to AR (Agricultural Residential) with conditions.

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

V. NEW BUSINESS

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

Commissioner Duncan inquired about the East Group Development project’s timetable. Mr. Trocquet shared that the rain had caused delays, but the project was still progressing at a rapid pace. He added that the permits for the building plans would be approved soon.

Commissioner Noble requested an update on the former Sonic property regarding the disposal of various items in the parking lot. Mr. Trocquet stated that the issue was a rolling code enforcement case. He added that the property owners had not taken any action to secure the property and would be issued a citation.

VIII. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7:33 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk



PLANNING COMMISSION AGENDA FORM

Department: Community Development

Meeting Date: 02/12/2026

Staff Contact: Phillip Trocquet

Agenda Section: Staff Comments

Staff Report:

Item Description:

Staff update on upcoming 2026 Planning & Zoning projects, plans, and initiatives.

Background/History:

2026 is going to be a busy year for the Town from a Planning & Zoning perspective. Staff would like to review the following topics as updates and receive feedback from Commissioners:

- **2027 Comprehensive Plan Update** – The Town’s 5-year update of the Comprehensive Plan will be getting started this year. It is a year-long process that entails extensive community feedback and public engagement as well as meetings with the Planning Commission. Although the plan and updates will be presented to this commission multiple times for feedback over the next year, staff would like to have one or two members of the commission as representatives on the steering committee.

Staff anticipates completing the plan in-house except by way of public engagement where we will hire an outside firm to assist. The Town will also be engaging with Fayette County for their Comprehensive Plan Update and County-Wide Transportation Plan update to coordinate solicited citizen feedback and input. If you are interested in serving on these steering committees as well, please let me know.

- **Zoning Map Update:** Staff intends to submit an overall zoning map update to the commission and council in the first quarter of 2026. This will be an official readoption of the map to reflect the most recent rezonings and annexations that have taken place. Staff hopes to do this update more often.
- **Zoning Ordinance Updates:** Staff intends to put forward many zoning ordinance changes that have been brought up by commissioners as well as updates associated with downtown. These include: variance expiration language, TCMU Town Home and Cottage Court regulations, and Town Center Overlay requirements. Any other ordinance ideas can be discussed as well.

- **Training** – Staff would like to set a schedule of trainings here at Town Hall for Planning/Community Development topics in addition to Carl Vinson and GPA-offered classes/conferences. Topics we can cover include:
 - **Commission role, decision-making, and public process**
 - Civic Engagement
 - Communications & Media
 - Ethics
 - Law and Policy
 - Regulations
 - Writing
 - **Core planning fundamentals**
 - Land Use
 - Plan Making
 - Zoning Codes
 - Development
 - Urbanism
 - Regional Planning
 - **Housing and community development**
 - Housing
 - Economic Development
 - Real Estate
 - Economics
 - Financing
 - **Site/development review literacy**
 - Site Planning
 - Site Analysis
 - Architecture
 - Urban Design
 - Historic Preservation
 - Accessibility
 - **Mobility, connectivity, and the public realm**
 - Transportation
 - Walkability/Pedestrian Planning
 - Bicycle Planning
 - Parking
 - Parks & Recreation
 - **Environment, resilience, and long-range risk**
 - Environmental Planning
 - Sustainability
 - Resilience Planning
 - Disaster Planning
 - Public Health
 - **Data-informed planning (for interpreting staff reports)**
 - Census
 - Demographics
 - Data Analysis
 - Data Visualization
 - Research Methods
 - Mapping
 - GIS
- **LCI & Projects Update** – The Town has applied for funding to GDOT for the Transportation Improvement Program (TIP) Solicitation for 2026. This grant request was for approximately \$12,000,000 to improve the Senoia Road streetscape downtown as set forth in our Comprehensive Plan and downtown plans. The Town will provide a 20% match for this funding that will come from the 2023 SPLOST. Further information on this will be forthcoming.

The Town will also be initiating the Shamrock Park Phase II projects soon to expand and reconfigure parking, landscaping, and multi-use paths.

Upcoming Cart Path Projects include: Wynfield to Arrowood, E. Crestwood Road, Dogwood Trail Crossing @ Kellsworth Way & Greencastle, and the Sandy Creek HS connector path.

Actions/Options/Recommendations: Discussion and feedback is requested.