



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: April 2, 2026

Agenda Item Type: Public Hearing

Staff Contact: Phillip Trocquet, Asst. Town Mgr.

STAFF REPORT

AGENDA ITEM:

Public hearing to brief the community on the Town's Comprehensive Growth and Development Plan update process.

BACKGROUND:

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.

FUNDING:

The Town is budgeting appropriate funds across multiple line items to handle costs associated with public engagement and data creation/consolidation.

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.