

# TYRONE PLANNING COMMISSION MEETING

## MINUTES

February 27, 2025 at 7:00 PM

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David Nebergall, Chairman

Brad Matheny, Vice-Chairman -*ABSENT*

Joram Kiggundu, Commissioner

Phillip Trocquet, Assistant Town Manager

Patrick Stough, Town Attorney - *ABSENT*

Terry Noble, Commissioner

Jeff Duncan, Commissioner

Ciara Willis, Assistant Town Clerk - *ABSENT*

## MINUTES

### I. CALL TO ORDER

### II. APPROVAL OF AGENDA

### III. APPROVAL OF MINUTES

1. January 9th, 2025

### IV. PUBLIC HEARING

### V. NEW BUSINESS

2. Consideration to approve a conceptual plat from applicant Clay Gilley for parcel 0737-040 at property address 355 Crestwood Road. **Phillip Trocquet, Community Development**

Mr. Trocquet Presented the item and gave background history that the applicant had been granted a rezoning in September of 2024 and was now back to re-plat the property with the intention of creating two additional lots from the parent tract which is 5 acres. Mr. Trocquet continued that the petition was consistent with the Comprehensive Plan which has the property located in the Estate Residential character area which encourages 1-acre single family development with this proposal having each lot over 1-acre in size.

Mr. Trocquet continued that the petition was also substantially compatible with the Town's zoning ordinance save a few setback revisions that were incorrectly listed on the submitted plat. Side yard setbacks were incorrectly listed on lots 2 and 3 and a front yard setback was incorrectly listed on lot 1. Staff's recommendation was to approve with conditions that all Technical Review Committee comments be resolved prior to recording.

Commissioner Noble asked for clarification on the setback revisions that needed to be made. Mr. Trocquet responded that the setbacks along Crestwood Road are 55' but that the applicant had listed an 80' setback.

Commissioner Jeff Duncan made a motion to approve the plat with staff conditions. Commissioner Noble seconded the motion. Motion carried 4-0.

3. Consideration to approve a conceptual plat from applicant Craig Stafford for parcel 0742003 at property address 545 Laurelwood Road. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item stating that the applicant's intent was to subdivide his current 38-acre tract into a 13-acre and 25-acre tracts for the purpose of building a second home on the land. Mr. Trocquet stated that the petition was consistent with the Comprehensive Plan and the Ordinance and made a request that the plat be approved with the condition that the existing driveway which is shown to extend beyond the property lines into a neighboring property be moved entirely within the second tract of the plat.

Commissioners Noble and Kiggundu requested clarification on the access road and frontage requirements for lots. Mr. Trocquet responded by stating access requirements for the town necessitate either frontage or an easement which was provided here, but that the existing driveway was outside the bounds of the plat. Mr. Trocquet stated that the conditions were recommended to ensure there was no confusion regarding the Town's approval of the roadway as he did not wish to give the impression that the Town had approved the roadway to encroach on another property without proper property owner permission.

Commissioner Kiggundu made a motion to approve the plat. Commissioner Noble seconded the motion. Motion carried 4-0.

## **VI. STAFF COMMENTS**

4. Discussion regarding upcoming TCMU ordinance modifications. **Phillip Trocquet, Community Development**

Mr. Trocquet announced that revisions to the TCMU ordinance were currently in process by staff and that a 'workshop' meeting would be held in the near future to go over the details of potential changes.

## **VII. COMMISSION COMMENTS**

## **VIII. ADJOURNMENT**

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

Attest: \_\_\_\_\_  
Phillip Trocquet, Asst. Town Manager