TYRONE PLANNING COMMISSION MEETING

MINUTES

February 12, 2026 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:
Ciara Willis, Assistant Town Clerk

Also Present:
Billy Campbell, Council Member

I. CALL TO ORDER

Vice-Chairman Matheny called the meeting to order at 7:04 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. August 14th, 2025

   A motion was made to approve the August 14, 2025, minutes.

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

IV. APPOINTMENTS

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

   A motion was made to nominate David Nebergall as the Chairman for the Town of Tyrone Planning Commission for 2026.

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

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

   A motion was made to nominate Brad Matheny as the Vice-Chairman for the Town of Tyrone Planning Commission for 2026.

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

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**

   Mr. Trocquet reported that the Commission had not met recently due to a lack of applicant submissions. He noted that an annexation request was expected on next month’s agenda, pending the outcome of the Fayette County Board of Commissioners meeting later that evening.

   He then provided an overview of the upcoming 2026 Planning and Zoning projects, plans, and initiatives, beginning with the 2027 Comprehensive Plan. The Town would begin its five-year update of the plan this year, a process that would include community engagement and meetings with the Planning Commission. While staff planned to complete the technical components plan in-house, a consulting firm would be contracted to lead the public engagement component. Mr. Trocquet also invited the commissioners to consider serving on the steering committee, and Commissioner Duncan expressed interest.

Chairman Nebergall arrived at 7:20 p.m.

   The next update was on the zoning map. Mr. Trocquet shared that he would like to complete the official readoptions more regularly, such as twice a year. He noted that these updates would be presented to the Commission and would reflect the most recent rezonings and annexations. He also emphasized that the zoning map was a legally signed, recorded, and adopted map by Council.

   He then gave a brief update on zoning ordinances. He shared that staff intended to put forward many zoning ordinance changes raised by the commissioners, as well as updates related to the downtown area. Key topics included: variance expiration language, TCMU Town Home and Cottage Court regulations, and Town Center Overlay requirements. He also noted that revisions to the sign ordinance would be presented to the Commission, as they were related to development.

Mr. Trocquet announced that the Town applied to GDOT for 2026 Transportation Improvement Program (TIP) funding, requesting approximately $12 million to support the Senoia Road streetscape improvements outlined in the Comprehensive Plan. The required 20% match would be funded by the 2023 SPLOST.

The Town would also initiate the Shamrock Park Phase II project, which included expanded and reconfigured parking, updated landscaping, and additional multi-use paths. Parking would be relocated behind the former police station building. Commissioner Kiggundu inquired about a timeline for the completion of this project. Mr. Trocquet noted that an RFP for engineering services would be released next month, with construction expected to begin in approximately six to eight months.

The upcoming cart path projects included: Wynfield to Arrowood, E. Crestwood Road, Dogwood Trail Crossing at Kellsworth Way & Greencastle, and the Sandy Creek HS connector path. These new multi-use paths would create a safer and more connected pathway network, providing access to downtown, Sandy Creek High School, and Peachtree City. Commissioner Duncan asked if the Town would be responsible for the maintenance once the pathways were completed. Mr. Trocquet confirmed that the Town would assume maintenance once the paths were completed.

Mr. Trocquet announced that staff intended to establish a monthly schedule of Planning and Community Development training sessions at Town Hall, supplementing the courses offered by Carl Vinson and GPA.

VIII. COMMISSION COMMENTS

Chairman Nebergall questioned whether the railroad repairs at Senoia Road and Dogwood Trail were funded by CSX or the Town. He noted that sections of deteriorating asphalt were creating holes. Mr. Trocquet stated that CSX was responsible for the repairs and confirmed that he would contact a CSX representative to address the issue.

Commissioner Duncan asked whether Christ Church was still interested in the property behind Town Hall. Mr. Trocquet responded that the property was currently for sale.

Commissioner Noble asked about the status of the former Auto Zone property. Mr. Trocquet reported that Green Oil had purchased the site and that it may be redeveloped as a gas station and convenience store.

Commissioner Duncan inquired about potential tenants for the East Group property. Mr. Trocquet shared that a medical device company was interested in occupying one of the buildings, and the other building was planned for conversion into multiple suites.

Chairman Nebergall expressed his appreciation and apologized for his delayed arrival.

IX. ADJOURNMENT

A motion was made to adjourn.

Motion made by Chairman Nebergall.

Voting Yea: Vice-Chairman Matheny, Commissioner Noble, Commissioner Duncan, Commissioner Kiggundu, Chairman Nebergall.

The meeting adjourned at 8:03 p.m.

By: ______________________________ Attest: ______________________________

David Nebergall, Chairman — Ciara Willis, Assistant Town Clerk