

TYRONE PLANNING COMMISSION MEETING

MINUTES

September 25, 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:

Joram Kiggundu, Commissioner

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: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Duncan.

III. APPROVAL OF MINUTES

1. August 14, 2025

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

Motion made by Commissioner Noble, Seconded by Commissioner Duncan.

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

IV. PUBLIC HEARING

2. Consideration of a rezoning petition from applicant Tyler Childs for an approximate 3.33-acre tract with parcel number 0738-167 at property address 285 Briarwood Road from AR (Agricultural Residential) to R-18 (1-acre 1,800 s.f. min home). **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet stated that the property located at 285 Briarwood Road was split from the parent tract in July of 2024. He added that the intent for this rezoning was to transition it to a zoning classification with more flexible development standards, other than AR.

This property was located within the Estate Residential Character Area, which encouraged the development of single-family homes on lots of at least 1 acre, consistent with the rural character of Tyrone and Fayette County.

He then read the zoning ordinance compatibility and impact assessment.

- Would the zoning permit suitable uses with the surrounding properties? The property was surrounded by AR zoning to the north, south, and west. R-12 exists to the east. With both zoning classifications as residential, this zoning was suitable for the surrounding properties.
- 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.
- Did the property have reasonable economic use as currently zoned? Economic use as AR was not practical given the acreage. Although it met the minimum acreage for AR properties, agricultural functions would be severely limited. R-18 zoning is more economically suitable for the lot.
- Would the proposed zoning overburden existing infrastructure? No, existing development potential would remain unchanged.

Staff recommended approval of the rezoning petition from AR to R-18.

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

Chairman Nebergall opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke. He then closed the public hearing.

Commissioner Duncan asked if the eastern part of the property included a lake. Mr. Trocquet stated that the property had a flood plain and a lake. Mr. Duncan then asked for clarification regarding the division of buildable acreage. Mr. Trocquet then shared that there were no current plans to subdivide the property further as it stands.

Commissioner Noble inquired about the parent parcel. Mr. Trocquet stated that this property was carved out from the larger parcel last year.

A motion was made to approve the rezoning petition for an approximate 3.33-acre tract with parcel number 0738-167 at property address 285 Briarwood Road from AR (Agricultural Residential) to R-18.

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

V. NEW BUSINESS

VI. STAFF COMMENTS

Mr. Trocquet provided an update on the Livable Center Initiative (LCI) with the Atlanta Regional Commission, which had been studying the downtown streetscaping for Senoia Road. He added that the study was complete and part of the plans had already been implemented near the Gunnin property.

Mr. Trocquet announced that the Palmetto Road at Arrowood/Spencer Lance Roundabout project was on hold due to Atlanta Gas Light attempting to award the relocation of their gas line to a third-party contractor. The project was still moving forward despite the delay.

Mr. Trocquet also shared updates on the Shamrock Pavilion project, the Handley Park pole barn project, and the Tyrone Post Office.

VII. COMMISSION COMMENTS

Commissioner Duncan inquired about the hydroseeding on Dogwood Trail from the repaving project. Mr. Trocquet shared that the area had been seeded, but the grass had not taken root due to the lack of rain. He added that the issue was an outstanding item and the county would have to fix it before the project could be closed.

Commissioner Noble inquired about the proposed residential development on Palmetto Road. Mr. Trocquet shared that he was waiting for the contractors to submit their final plans, as they had retracted the original plans.

Commissioner Duncan then asked for a status update on the Whispering Pines Mobile Home Park at 437 Senoia Road. Mr. Trocquet stated that he had recently discussed a revised site plan for the property with the property owners. He also mentioned concerns about septic requirements by Fayette County Environmental Health.

VIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Duncan.

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

The meeting adjourned at 7:20 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk