

TYRONE PLANNING COMMISSION MEETING

MINUTES

March 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

Also Present:
Billy Campbell, Council Member

Absent:
Jeff Duncan, Commissioner

I. CALL TO ORDER

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

III. APPROVAL OF MINUTES

1. Approval of the September 25, 2025, Meeting Minutes

A motion was made to approve the September 25, 2025, meeting minutes.

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

2. Approval of the February 12, 2026, Meeting Minutes.

A motion was made to approve the February 12, 2026, meeting minutes.

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

IV. PUBLIC HEARING

3. Petitions from applicant Jerry Crozier of a for a 5-acre tract with parcel number 0734-023 at property address 155 Briarwood Road. **Phillip Trocquet, Community Development**

a. Consideration of an annexation petition for parcel 0734-023 at property address 155 Briarwood Road from applicant Jerry Crozier.

b. Consideration of a rezoning petition for parcel 0734-023 from applicant Jerry Crozier from AR (Unincorporated) to R-18 (Tyrone Incorporated).

Mr. Trocquet explained that the property at the corner of Palmetto and Briarwood Road was currently located in Unincorporated Fayette County. He added that the applicant, Mr. Jerry Crozier, had requested annexation of this property into the Town limits. The stated intent of this annexation and requested rezoning was for the future improvement of the lot with a desire for Town of Tyrone services. He further noted that the Fayette County Board of Commissioners reviewed the petition in February 2026 and raised no objections.

Mr. Trocquet pointed out that the annexation and rezoning had been advertised on-site and in the legal organ for R-18 zoning; however, the applicant requested R-12 zoning, which was consistent with the surrounding zoning within the Town. The primary distinction between the two zoning classifications was the minimum house size requirement: 1,200 square feet for R-12 and 1,800 square feet for R-18. He also stated that the property was located within the Estate Residential Character Area, which supports low-density residential development with a minimum 1-acre lot. Both R-12 zoning and R-18 zoning aligned with this development strategy and were standard zoning classifications for this character area.

Chairman Nebergall opened the public hearing for anyone who wished to speak in favor of the item.

The applicant, Jerry Crozier, stated that the proposed annexation was consistent with the surrounding zoning classifications and indicated his willingness to respond to questions.

Mr. Richard Irvin, a resident on Rollingbrook Trail, inquired about the applicant's reason for requesting annexation into the Town and the associated increase in taxes.

Chairman Nebergall opened the public hearing for anyone who wished to speak in opposition of the item.

Mr. Marion Wells, a resident on Strawberry Lane, raised concerns regarding access to the property and the potential impact of reduced minimum square footage on surrounding homes.

Ms. Shenna Morris, a resident on Castlewood Road, expressed concerns regarding the minimum square footage requirements and the potential impact on future development in that area.

Mr. Crozier then stated that while he had no objection to R-18 zoning, the existing home on the property did not meet the minimum 1,800 square footage requirement,

necessitating R-12 zoning. He further noted that he did not intend to construct a home smaller than 2,500 square feet in the future.

Commissioner Noble requested clarification regarding ingress and egress to the property. Mr. Crozier stated that access would be from Briarwood Road.

Commissioner Noble then asked about the impact on Town services. Mr. Trocquet explained that police services would be provided by the Town rather than the Fayette County Sheriff's Office and that the property owners would gain the right to vote in Town elections.

A motion was made to recommend approval of the annexation petition for parcel 0739-023 at property address 155 Briarwood Road.

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

A motion was made to recommend approval of the rezoning petition for parcel 0739-023 from AR (Unincorporated) to R-12 (Tyrone Incorporated).

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

V. NEW BUSINESS

4. Consideration to approve a preliminary plat for Ardemore Subdivision from owner Clarendon Place, LLC. **Phillip Trocquet**

Mr. Trocquet reported that the applicant Clarendon Place, LLC, submitted a preliminary plat for a 104-lot subdivision, Ardemore North and Ardemore South. The two parcels were rezoned to Town Center Mixed-Use (TCMU) on July 18, 2024, with a proposed development plan. In accordance with Town requirements, all subdivisions must receive preliminary plat approval from the Planning Commission prior to the issuance of a land disturbance permit. He noted that the civil engineering plans were still under review by staff, and the preliminary plat reflected the final lot and subdivision configuration. He added that Town Center developments were required to have conceptual architectural approval for representative housing types, which was approved separately from the preliminary plat.

Mr. Trocquet further noted that the properties fell within the Comprehensive Plan's Town Center and In-Town Neighborhoods future development character areas, which promote downtown-oriented development, connectivity, and mixed uses. The proposed development supports these goals through a walkable, gridded street network and centrally planned open spaces. The layout also accommodates future road connections, sidewalks, and appropriate street design.

The preliminary plat provides a mobility framework consistent with the Downtown Plan, including connectivity between Arrowood Road, Palmetto Road, and Spencer Lane, with a future street connection to Senoia Road.

Staff determined that the preliminary plat was in substantial conformity with the Town's Town Center Mixed-Use ordinance requirements and recommended approval, subject to the resolutions of outstanding staff comments.

Commissioner Kiggundu inquired about the planned amenities for the residents of the Ardmore Subdivision. Mr. Richard Ferry stated that a playground may be installed, but a pool or clubhouse was not proposed.

Chairman Nebergall then inquired about an HOA for the property. Mr. Ferry replied that it would include an HOA and would be responsible for maintaining the open green space.

Commissioner Noble inquired about micropools for the property. Mr. Trocquet stated that there were two detention ponds with micropools for water quality treatment. He pointed out that one would be installed on the north end of the property, and the other on the south end.

Commissioner Kiggundu asked about potential commercial opportunities for the development. Mr. Trocquet stated that the highest intensity could be a restaurant.

A motion was made to approve the preliminary plat for Ardmore Subdivision.

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

VI. STAFF COMMENTS

Mr. Trocquet provided an update on the Comprehensive Plan and noted that staff had contacted a consultant to assist with the public engagement element.

Mr. Trocquet announced that he would conduct training sessions at Town Hall on topics relevant to the Planning Commission, including the Comprehensive Plan.

Mr. Trocquet reported that Fayette County was currently updating its Master Transportation Plan, which includes revisions to the county-wide path system.

VII. COMMISSION COMMENTS

Chairman Nebergall requested an update on the CSX repair issue on Senoia Road. Mr. Trocquet stated that he had contacted CSX directly and would follow up with Mr. Langford.

VIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Noble.

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

The meeting adjourned at 7:49 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk