

TYRONE PLANNING COMMISSION MEETING

MINUTES

May 28, 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, Mayor Pro Tem

I. CALL TO ORDER

Chairman Nebergall called the meeting 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, Commissioner Kiggundu.

III. APPROVAL OF MINUTES

1. April 23, 2026

The April 23, 2026, meeting minutes would be considered for approval at the next meeting.

IV. PUBLIC HEARING

2. Public hearing to brief the community on the Town's Comprehensive Growth and Development Plan update process. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet stated that the Town updates its Comprehensive Plan every five years. He explained that the Georgia Planning Act requires municipalities to prepare, adopt, maintain, and implement a Comprehensive Plan compliant with minimum standards established by the Georgia Department of Community Affairs (DCA). He stated that the plan was required for the Town's Qualified Local Government status, which supports eligibility for state funding, road paving assistance, state aid, and MS4 certification related to local stormwater and environmental oversight.

Mr. Trocquet stated that the last Comprehensive Plan update occurred in 2022 and that the Qualified Local Government deadline was June 30, 2027. He emphasized that June 30, 2027, was the adoption deadline, not a submittal deadline, meaning that materials

must be submitted to the Department of Community Affairs and the Atlanta Regional Commission well before that date. The Comprehensive Plan would address community goals, needs, and opportunities, community work program, broadband services element, land use, and transportation elements, which were required under DCA standards. He noted that 12 members would participate in the Steering Committee.

Mr. Troquet then stated that a draft plan would likely be completed approximately four months before the deadline. The purpose of the public hearing was to open the planning process, brief the community on the process used to develop the plan, and identify opportunities for public participation. He stated that a similar public hearing would occur at the Town Council meeting the following week.

No Commission vote was required. Staff recommended continuing and proceeding with the development of the Comprehensive Plan.

Chairman Nebergall opened the public hearing for anyone who wished to speak on the subject of the Comprehensive Plan.

Ms. Stacy Warrior-Williams, who lives in the Southampton Subdivision, stated that she had been a Tyrone resident for eight years. She added that she was interested in more family-friendly ideas, restaurants, and things to bring the Town together.

Chairman Nebergall closed the public hearing and asked for commissioners' comments or questions.

Commissioner Kiggundu inquired about the number of applicants for the Steering Committee. Mr. Troquet stated that the Town has a process in place to reduce that number to 12, and that the current number of applications was consistent with the past.

Commissioner Noble asked Mr. Troquet how he decided on the number 12 for the Steering Committee. Mr. Troquet stated that the actual number was between 10 and 12 members to assist with collaborative discussions.

V. NEW BUSINESS

3. Consideration to approve a plat with conditions for a 2.62-acre property with parcel number 0736-011 at property address 541 Senoia Road from applicant Ashley Dickie. **Phillip Troquet, Assistant Town Manager**

Mr. Troquet reported that Ashley Engler had submitted a preliminary plat seeking approval to split the 2.635-acre parcel at 541 Senoia Road into two lots. Lot 1, consisting of 1.592 acres, would retain the existing single-family residence. Lot 2, consisting of 1.043 acres, was proposed as a flag lot with access from Senoia Road. He noted that the surveyor of record was W.D. Gray and Associates, Inc., and the property was zoned R-12.

Mr. Troquet noted that two conditions had to be resolved before the plat could be recorded. First, an existing barn on the property did not comply with the setback and property line requirements for the newly created lot and would need to be removed.

Second, the existing residence on Lot 1 encroached 23.2 feet into the required 80-foot front building line along Senoia Road, which was designated a minor thoroughfare under R-12 standards. The applicant had submitted a variance request limited to the home's current exterior footprint. The preliminary plat also noted that no future additions to the home could extend farther into the 80-foot building line in any direction.

A motion was made to recommend approval of a plat with conditions for a 2.62-acre property with parcel number 0736-011 at property address 541 Senoia Road.

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

VI. STAFF COMMENTS

Mr. Trocquet shared that the Town was continuing work on the Comprehensive Plan and making progress on related items.

VII. COMMISSION COMMENTS

Chairman Nebergall inquired about the status of the Tyrone Post Office. Mr. Trocquet stated that it was expected to reopen on Monday, June 1.

Commissioner Kiggundu inquired about the completion date of the roundabout project. Mr. Trocquet stated that the contract was scheduled to end in September. He added that the punch list items were expected to be completed within the following two months.

Commissioner Noble asked for an update on the Eastgroup project. Mr. Trocquet stated that the Town was awaiting a few remaining punch list items and that the buildings were expected to be occupied by multiple tenants.

Commissioner Duncan requested an update on the grassing of the shoulder along Dogwood Trail. Mr. Trocquet stated that staff had followed up with the County to determine whether the contract remained valid.

VIII. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7: 38 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk