TYRONE PLANNING COMMISSION MEETING

MINUTES

June 11, 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, 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. Approval of the April 23, 2026, meeting minutes.

   A motion was made to approve the April 23, 2026, meeting minutes.

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

2. Approval of the May 28, 2026, meeting minutes

   A motion was made to approve the May 28, 2026, meeting minutes.

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

IV. PUBLIC HEARING

3. Public hearing and recommendation to the Mayor and Town Council regarding a front yard setback variance from applicant Ashley Engler for the property at address 541 Senoia Road. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet presented the staff report and explained that the application was continued from the Planning Commission's prior meeting. He noted that the Planning Commission's role was to make a recommendation and that the Town Council would make the final determination on the variance at a future meeting.

He stated that the property under consideration was located at 541 Senoia Road, parcel number 0736-001. The property was zoned R-12, a residential zoning district requiring a minimum home size of 1,200 square feet. He explained that the applicant submitted a variance request related to the single-family dwelling located at the front of the property. The request was for an approximately 24-foot variance from the required 80-foot front building setback along Senoia Road to allow a two-lot division of the 2.62-acre tract.

Mr. Trocquet explained that, on May 28, the Planning Commission conditionally approved the preliminary plat for the property division, subject to two requirements. He clarified that the variance applied to Lot 1 of the proposed plat, not Lot 2, and that the plat could not be signed or recorded until both conditions were satisfied.

Mr. Trocquet noted that the existing dwelling predates the Town's R-12 zoning standards and the increased setback requirement for minor thoroughfares. As a result, the dwelling was considered a lawful nonconforming structure. He stated that Senoia Road was classified as a minor thoroughfare, which required an 80-foot front building setback in the R-12 district, compared with the typical 55-foot setback that would otherwise apply. The house was located approximately 56 feet from the road, resulting in an encroachment of approximately 24 feet into the required 80-foot setback.

Staff recommended approval of the variance with three specific limitations and conditions.

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

Ms. Ashley Dickie (Engler), who lives at 517 Senoia Road, a couple of houses away from 541 Senoia Road. She explained that the husband and sister-in-law co-own 541 Senoia Road and that the family wanted to split the lot so family members could live close together. She described the adjacent and nearby houses as being occupied by family members, including a sister-in-law, an uncle, a niece, and parents, a couple of houses away. She stated that the purpose of the request was for the family to raise their families together.

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

Mr. Terry Suddreth, who lives at 140 Maple Shade Drive, spoke in opposition to the item. His primary question was how the new lot would be accessed after the lot was divided. He expressed concern that access might be taken from Maple Shade Drive and said he hoped that would not occur. He suggested that the only other access would be on Senoia Road.

Chairman Nebergall closed the public hearing and asked for commission comments and questions.

Commissioner Duncan asked Mr. Trocquet to address the question regarding access to the property. Mr. Trocquet stated that access would be from Senoia Road and not from Maple Shade Drive due to a landscape buffer.

Commissioner Noble asked Mr. Trocquet to display the slide outlining staff recommendations and requested clarification regarding conforming vs non-conforming status. Attorney Stough explained that under the Town's ordinance, non-conformance refers to a structure, lot, or condition that existed before the current regulations were adopted. He stated that if changes were made to a non-conforming condition, it would become unlawful, which was the reason for the variance process.

A motion was made to recommend approval of a front-yard setback variance for the property at 541 Senoia Road, with stated conditions.

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

An amended motion was made to recommend approval of a front yard setback variance for the property at 541 Senoia Road, with stated conditions, and to grant the variance as a straight-line 24' encroachment.

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

V. NEW BUSINESS

VI. STAFF COMMENTS

Mr. Trocquet stated that Council would consider approval of the 2027 Comprehensive Plan Steering Committee at its next meeting.

VII. COMMISSION COMMENTS

Commissioner Noble thanked Mr. Trocquet for providing a tour of the East Group project site.

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 7:39 p.m.

By: _____ Attest: _____

David Nebergall, Chairman Ciara Willis, Assistant Town Clerk