



PLANNING COMMISSION AGENDA FORM

Department: Community Development

Meeting Date: 02/12/2026

Staff Contact: Phillip Trocquet

Agenda Section: Staff Comments

Staff Report:

Item Description:

Staff update on upcoming 2026 Planning & Zoning projects, plans, and initiatives.

Background/History:

2026 is going to be a busy year for the Town from a Planning & Zoning perspective. Staff would like to review the following topics as updates and receive feedback from Commissioners:

- **2027 Comprehensive Plan Update** – The Town’s 5-year update of the Comprehensive Plan will be getting started this year. It is a year-long process that entails extensive community feedback and public engagement as well as meetings with the Planning Commission. Although the plan and updates will be presented to this commission multiple times for feedback over the next year, staff would like to have one or two members of the commission as representatives on the steering committee.

Staff anticipates completing the plan in-house except by way of public engagement where we will hire an outside firm to assist. The Town will also be engaging with Fayette County for their Comprehensive Plan Update and County-Wide Transportation Plan update to coordinate solicited citizen feedback and input. If you are interested in serving on these steering committees as well, please let me know.

- **Zoning Map Update:** Staff intends to submit an overall zoning map update to the commission and council in the first quarter of 2026. This will be an official readoption of the map to reflect the most recent rezonings and annexations that have taken place. Staff hopes to do this update more often.
- **Zoning Ordinance Updates:** Staff intends to put forward many zoning ordinance changes that have been brought up by commissioners as well as updates associated with downtown. These include: variance expiration language, TCMU Town Home and Cottage Court regulations, and Town Center Overlay requirements. Any other ordinance ideas can be discussed as well.

- **Training** – Staff would like to set a schedule of trainings here at Town Hall for Planning/Community Development topics in addition to Carl Vinson and GPA-offered classes/conferences. Topics we can cover include:
 - **Commission role, decision-making, and public process**
 - Civic Engagement
 - Communications & Media
 - Ethics
 - Law and Policy
 - Regulations
 - Writing
 - **Core planning fundamentals**
 - Land Use
 - Plan Making
 - Zoning Codes
 - Development
 - Urbanism
 - Regional Planning
 - **Housing and community development**
 - Housing
 - Economic Development
 - Real Estate
 - Economics
 - Financing
 - **Site/development review literacy**
 - Site Planning
 - Site Analysis
 - Architecture
 - Urban Design
 - Historic Preservation
 - Accessibility
 - **Mobility, connectivity, and the public realm**
 - Transportation
 - Walkability/Pedestrian Planning
 - Bicycle Planning
 - Parking
 - Parks & Recreation
 - **Environment, resilience, and long-range risk**
 - Environmental Planning
 - Sustainability
 - Resilience Planning
 - Disaster Planning
 - Public Health
 - **Data-informed planning (for interpreting staff reports)**
 - Census
 - Demographics
 - Data Analysis
 - Data Visualization
 - Research Methods
 - Mapping
 - GIS
- **LCI & Projects Update** – The Town has applied for funding to GDOT for the Transportation Improvement Program (TIP) Solicitation for 2026. This grant request was for approximately \$12,000,000 to improve the Senoia Road streetscape downtown as set forth in our Comprehensive Plan and downtown plans. The Town will provide a 20% match for this funding that will come from the 2023 SPLOST. Further information on this will be forthcoming.

The Town will also be initiating the Shamrock Park Phase II projects soon to expand and reconfigure parking, landscaping, and multi-use paths.

Upcoming Cart Path Projects include: Wynfield to Arrowood, E. Crestwood Road, Dogwood Trail Crossing @ Kellsworth Way & Greencastle, and the Sandy Creek HS connector path.

Actions/Options/Recommendations: Discussion and feedback is requested.