



TOWN OF TYRONE

“TALK OF THE TOWN”

QTR 1 2026
January 27, 2026



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

AGENDA

- 1. Introduction of Officials & Staff in Attendance**
- 2. Updates from the Town**
- 3. Info Session - Zoning & Development**
- 4. Q&A**

Introductions

Town Updates



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Palmetto Road Roundabout

- **Current Status: Under Construction**
- **Budget: \$3,500,000.00**
- **Bid Amount: \$2,314,796.71 (2017 SPLOST)**
- **Duration: 18 Months - Substantial completion expected ~12 months**



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Palmetto Road Roundabout

- **ROAD CLOSURE: Arrowood Road**
 - Arrowood will be closed for up to 3 months at some point during the roundabout construction process.
 - We will place signage and make public announcements on social media and through our email newsletter once we know exact dates.

Shamrock Park Pavilion/Stage



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP



Shamrock Park Pavilion/Stage

- **Current Status: COMPLETED**
- **Budget: \$ 700,000.00 (2023 SPLOST)**



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Public Works Shop Relocation



Public Works Shop Relocation



QUARTERLY PUBLIC UPDATES
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QUARTERLY PUBLIC UPDATES
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Public Works Shop Relocation

- **Current Status: Substantially Complete - Electrical Work Awarded**
- **Budget: \$672,350.00**

Pendleton Dam - FEMA Grant



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP





QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Pendleton Dam - FEMA Grant

- **Current Status: Under Construction**
- **Budget: \$2,410,000.00**
- **Grant Amount: \$2,410,000.00**
Federal Share: \$1,807,500.00
- **Town Match: \$602,500.00**
- **End Date: ~October 2026**



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Other Town Projects

1. Dogwood Trail TIP project with the County is substantially complete.
2. 881 Senoia Road – RFP is out and due 2/4/2026.
3. Tullamore Greencastle MUP Connector – awaiting land acquisition.
4. East Crestwood MUP Connector – preparing land acquisition plans. Expect to take to Council in February for 90% plan approval.
5. Start 2026 Sidewalk Repair design in house. Bid set for 2/11/2026.
6. 2025 Stormwater Manhole Project – Bids 1/28/2026.
7. 2025 Stormwater Drainage Improvements – Award is going to Council first meeting in February. Piedmont Paving low bidder at \$337,376.85.
8. 2025 Sidewalk project complete.
9. 2025 Asphalt Resurfacing – Completed. This includes the following roads: Drumcliff, Kylemore Pass, Kylemore Court, Yeats, Shamrock Industrial Boulevard, Mallory, and McCarthy.



Code Enforcement

- Code enforcement position approved this FY.
 - Position filled in August.
 - Actively addressing backlog of code complaints AND proactively enforcing unreported violations.
 - Working with other staff to improve ordinances.



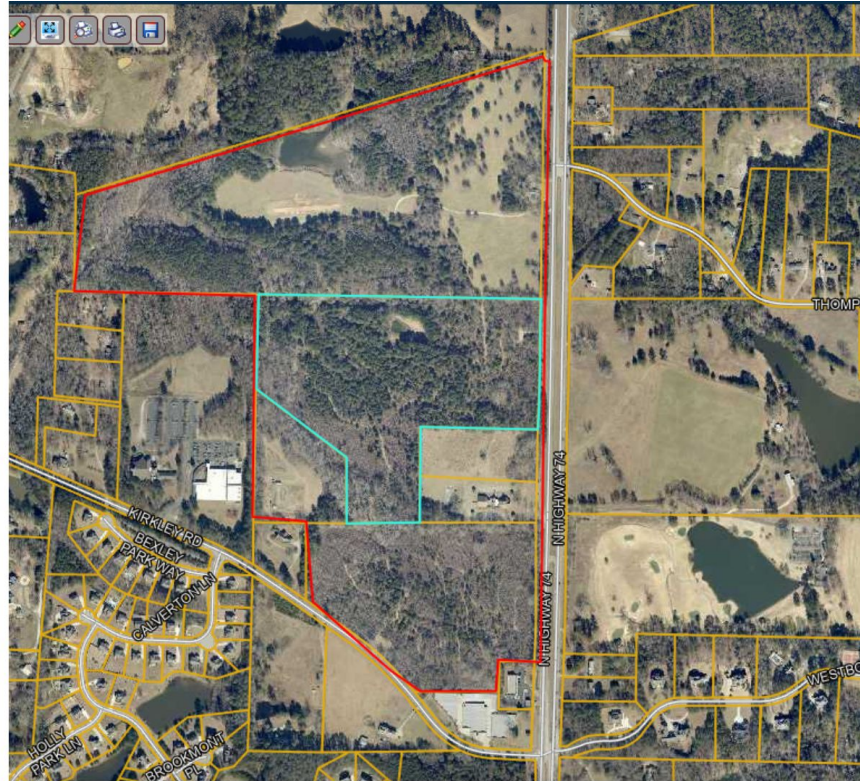
QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Private Development

Private Development - Microsoft DC



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP



Private Development - Microsoft DC

- ~147 ac. Development between Kirkley Road and North Town Limits on SR74
- Timeline Unknown

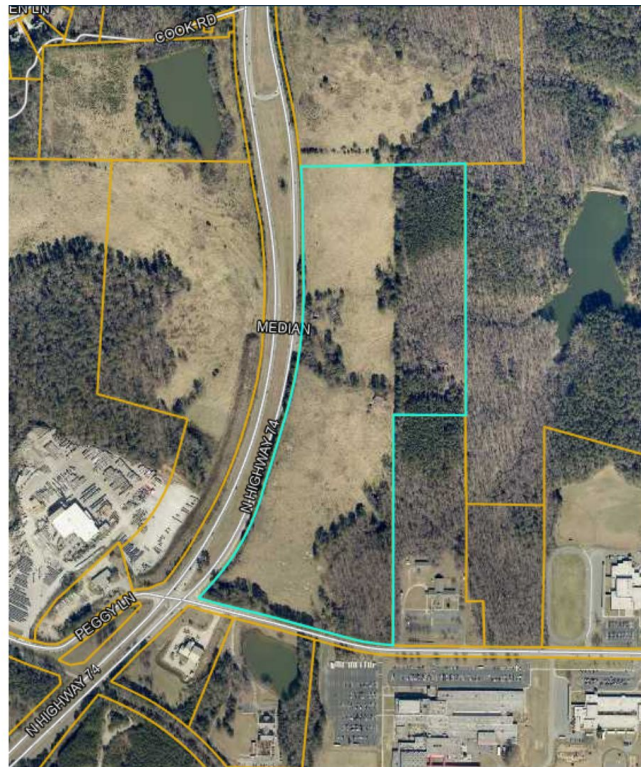


QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Private Development - East Group



QUARTERLY PUBLIC UPDATES
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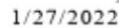


Private Development - East Group

- ~60 ac. Development on SR74 at Jenkins Road
- Phase I - 2 of 5 buildings underway



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP



LANDFILLING
CIVIL ENGINEERING



EASTGROUP

PROPERTIES

TENANT SNAPSHOT

GEORGIA, FLORIDA AND NORTH CAROLINA

Retail

- Tesla
- Best Buy
- Coca-Cola
- Nike
- Wayfair
- Fanatics

Pharmaceutical / Medical

- Prime Therapeutics
- Walgreens
- Aetna Specialty Pharmacy
- CarePlus Health Plans



Tradeshow

- Freeman Expositions
- Artistic Entertainment Services
- Skyline Displays
- Hollywood Rentals
- PSAV
- AVmedia

Entertainment

- Universal Studios
- Oceaneering International
- Dynamic Attractions
- Norwegian Cruise Line



Food Service

- Premier Beverage
- The ICEE Company
- Madrona Foods
- Heritage Food
- Propac
- Masipack

Technical Services

- Level 3
- Peak 10
- AT&T Services
- Evolve Media Group
- Toshiba
- UDT



Home Builders

- The Home Depot
- Lowe's
- Toll Brothers
- The Ryland Group

Aviation Related

- Lockheed Martin
- Comtech
- USPS
- FedEx
- UPS

Private Development - East Group



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

	What it <u>is</u>	What it <u>is not</u>
Purpose	Office/studio/showroom/production area in the front with service courts in the back to support business operations.	High-volume warehousing/distribution with long-term storage, hourly scheduled in/out shipments per bay, or large trailer storage areas.
Architecture/ Landscaping	Approximately 30% Class-A architecture with glass/windows oriented to office use. 30–50' landscape buffer with a ~4' berm for screening and beautification.	Cross-dock-style facilities with minimal façade articulation, few/no windows, and landscaping limited to entry points.
Building Size	100k s.f. - 180k s.f.	Over 300k -1,000,000 s.f.
Office Use	15%-80% per tenant space	1%-5% consistent with distribution only
# of Tenants & Typical Size	Typically 3–5 tenants (potentially a single compatible user for an entire building), with suites commonly ~30,000 – 60,000 s.f.	Generally single-tenant logistics/distribution users occupying 300,000+ s.f.
User Type	Technology, aviation, pharmaceutical, builder showrooms, studio space, food service (like Heritage Foods), and some retail fulfillment.	Distribution warehousing.
Traffic Generation	Predominantly employee automobile trips, followed by panel trucks, with occasional tractor trailers.	Predominantly 18-wheelers/tractor trailers and high-volume delivery vans with frequent dock turnover.
Storage	No exterior storage of equipment, stock-in-trade, or long-term storage of vehicles and tractor trailers	Long-term storage of tractor trailers, shipping containers, or similar outdoor storage patterns.

Information Session

Information Session - Zoning & Development

- **Zoning & new development often causes frustration among citizens.**
 - Citizens & Government officials view zoning under very different lenses.
 - Citizens: This is change. Traffic. Noise. Aesthetics. Etc.
 - Government Officials: **What are the landowner's rights?** What does the comp plan say? What does the zoning ordinance say?
 - Understanding these differences is helpful in curtailing some of that frustration.



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Information Session - Zoning & Development

“...nor shall private property be taken for public use, without just compensation.”

5th Amendment, U.S. Constitution

AKA: The takings clause.



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Information Session - Zoning & Development

“Private property shall not be taken, or damaged, for public purposes, without just and adequate compensation being first paid.”

*Article I, Section III, Paragraph I, Georgia
Constitution*



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

Information Session - Zoning & Development

- **Public Official's Oath**

- Sworn to uphold the Constitution of the U.S. and Georgia.
- This does not always align with public desire.



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Information Session - Zoning & Development

- Local government may regulate land use, but cannot take land...without compensation.
 - A zoning denial, under *some* circumstances could be deemed a taking by the courts.
 - The government has to delicately balance these decisions.



QUARTERLY PUBLIC UPDATES
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Information Session - Zoning & Development

- **Taken vs. Regulated**
 - A property is **regulated** when the government limits *how* land may be used **without destroying its reasonable value or use**.
 - A property is **taken** when regulation goes so far that it effectively **appropriates the property or its value**.



QUARTERLY PUBLIC UPDATES
FROM THE TOWN'S LEADERSHIP

The Four Pillars of Legally Defensible Zoning

01

The Rules of the Game



Setting the stage with
Zoning Districts &
Comprehensive Plans.

02

The Process



Handling the application
with Uniformity, Fairness,
and proper Timing.

03

The Decision



Voting based on
Standards versus
Public Opinion.

04

The Scope



Managing impacts
without crossing into
confiscation.

Each pillar is defined by specific Guardrails—case laws that define the limit of government authority.

Pillar 1: The Authority to Regulate Land Use

AUTHORITY

The Power to District

Local governments can regulate where land uses are located through zoning districts.

SOURCE: GEORGIA CONSTITUTION



LIMITATION

The Prohibition on Exclusion

Governments cannot prohibit a lawful land use everywhere within the jurisdiction.

GUARDRAIL

Barrett v. Hamby, 235 Ga. 262 (1975)

Precedent: Zoning may regulate uses but may not completely exclude lawful uses without justification.



THE LITMUS TEST: Are we regulating where this use goes, or are we trying to ban it entirely?

The Role of the Comprehensive Plan



AUTHORITY

The Guide

Governments can adopt and rely on a comprehensive plan to guide land-use decisions.

SOURCE: O.C.G.A. § 36-70-1 ET SEQ.

LIMITATION

The Consistency Requirement

Governments cannot make zoning decisions that are inconsistent with the comprehensive plan without significant justification.

GUARDRAIL

City of Atlanta v. Wansley Moving & Storage, 245 Ga. 794 (1980)

Precedent: Zoning decisions must bear a rational relationship to the comprehensive plan.



THE LITMUS TEST: Does this vote align with the map we already adopted, or are we ignoring our own planning documents?

Pillar 2: Process, Fairness, and Timing

AUTHORITY

Prospective Updates

Governments can update zoning ordinances prospectively through public hearings to manage future growth.

SOURCE: O.C.G.A. § 36-66-5



LIMITATION

Vested Rights

Governments cannot apply new zoning rules retroactively to projects that have already secured rights.

GUARDRAIL

Barker v. County of Forsyth, 248 Ga. 73 (1981)

Precedent: The Vested Rights Doctrine protects compliant projects from retroactive changes.



THE LITMUS TEST: Did the applicant follow the rules that existed when they applied?

The Prohibition on Reactionary Zoning

AUTHORITY



Requirement of Permits

Governments can require rezonings, special use permits, or variances for new development.

SOURCE: O.C.G.A. § 36-66-4

LIMITATION

Moving the Goalposts

Governments cannot change zoning rules mid-application specifically to stop a project.



GUARDRAIL

Gradous v. Board of Commissioners of Richmond County, 256 Ga. 469 (1986)

Precedent: Arbitrary or reactionary zoning changes designed to target specific applications are invalid.

THE LITMUS TEST: Are we changing the ordinance because it's good policy, or just to stop *this specific* applicant?

Equal Protection in Zoning

AUTHORITY

Uniform Application

Governments must apply zoning uniformly to similarly situated properties.

SOURCE: EQUAL PROTECTION PRINCIPLES



LIMITATION

Arbitrary Treatment

Governments cannot treat similar properties differently without a rational basis.



GUARDRAIL

Jackson v. Spalding County, 265 Ga. 792 (1995)

Precedent: Inconsistent zoning treatment leaves the municipality legally vulnerable.

THE LITMUS TEST: If we say 'no' to this, but said 'yes' to the guy across the street, can we explain why in court?

Pillar 3: The Basis of the Decision

AUTHORITY



Standards-Based Review

Governments can adopt zoning ordinances and development standards (height, setbacks, density, parking, buffers).

SOURCE: O.C.G.A. § 36-66-1 ET SEQ.

LIMITATION

The Heckler's Veto

Governments cannot deny a compliant project solely because it is unpopular.



GUARDRAIL

Taco Mac v. City of Atlanta, 275 Ga. 224 (2002)

Precedent: Public opposition alone is not a legally sufficient basis for denial.

THE LITMUS TEST: Are we voting based on the law, or the number of people in the room?

Preference vs. Procedure

AUTHORITY

Enforcement

Governments can deny applications that fail to meet specific ordinance requirements.



SOURCE: O.C.G.A. § 36-66-5

LIMITATION

Personal Preference

Governments cannot approve or deny based on personal preference or political pressure.

GUARDRAIL

City of Roswell v. Heavy Machines Co.,
256 Ga. 219 (1986)

Precedent: Decisions must be grounded in adopted standards, not subjective whims.



THE LITMUS TEST: Can we point to the specific line in the code that this project violates?

Pillar 4: Managing Impacts and Exactions

AUTHORITY

Mitigation

Governments can require developers to mitigate project-related impacts (e.g., traffic, stormwater, sidewalks).

SOURCE: DEVELOPMENT
IMPACT STANDARDS



LIMITATION

Overreach

Governments cannot require developers to fix unrelated, town-wide deficiencies.

GUARDRAIL

Dougherty County v. Webb,
256 Ga. 474 (1986)

Precedent: Conditions must have a direct “nexus” to the project’s specific impacts.



THE LITMUS TEST: Did this project cause the problem we are asking them to fix?

Intensity vs. Confiscation

AUTHORITY

Scale and Scope

Governments can limit the intensity or scale of development (units, square footage, hours of operation).



SOURCE: POLICE POWER
ZONING AUTHORITY

LIMITATION

Freezing Growth

Governments cannot use zoning to freeze growth entirely or render property worthless.



GUARDRAIL

Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977)

Precedent: Zoning cannot be confiscatory or exclusionary.

THE LITMUS TEST: Does this regulation leave the property owner with any viable economic use?

Q&A With Officials and Staff



QUARTERLY PUBLIC UPDATES
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