



# 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**

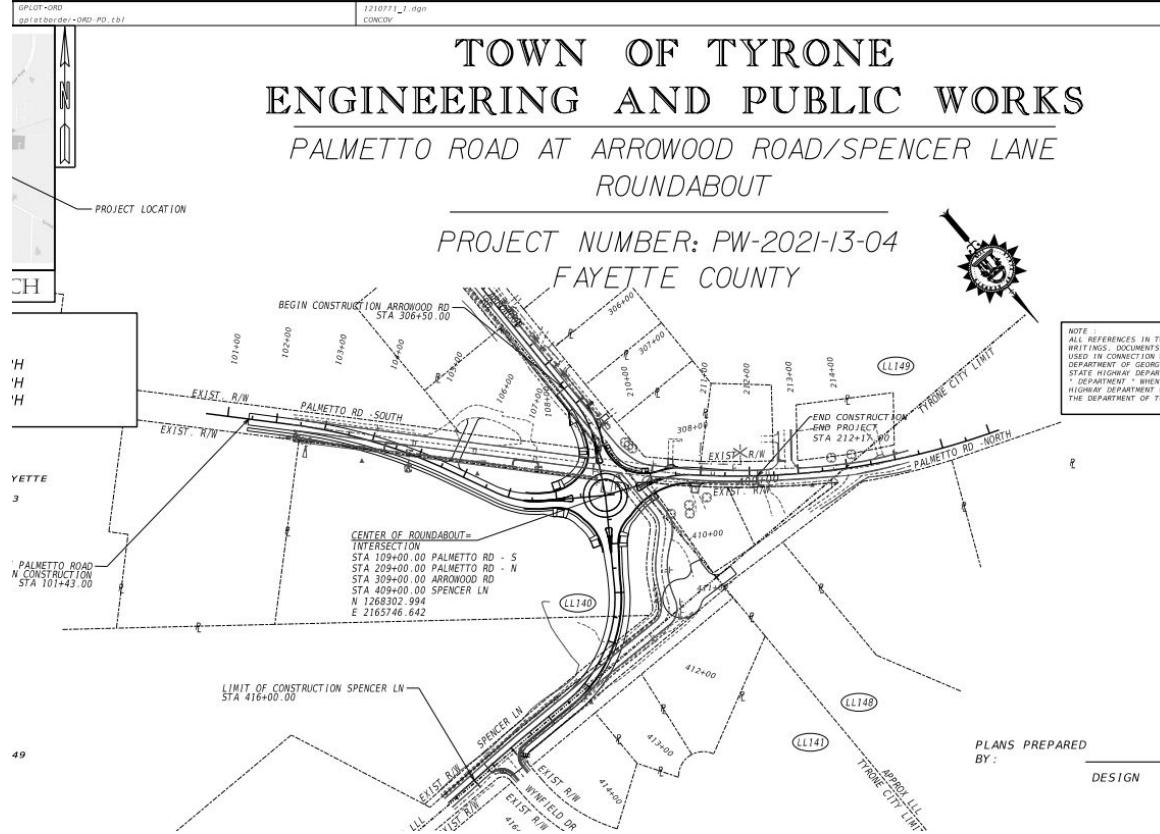
# Introductions

# Town Updates



QUARTERLY PUBLIC UPDATES  
FROM THE TOWN'S LEADERSHIP

# Palmetto Road Roundabout





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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**



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# 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.



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# Shamrock Park Pavilion/Stage





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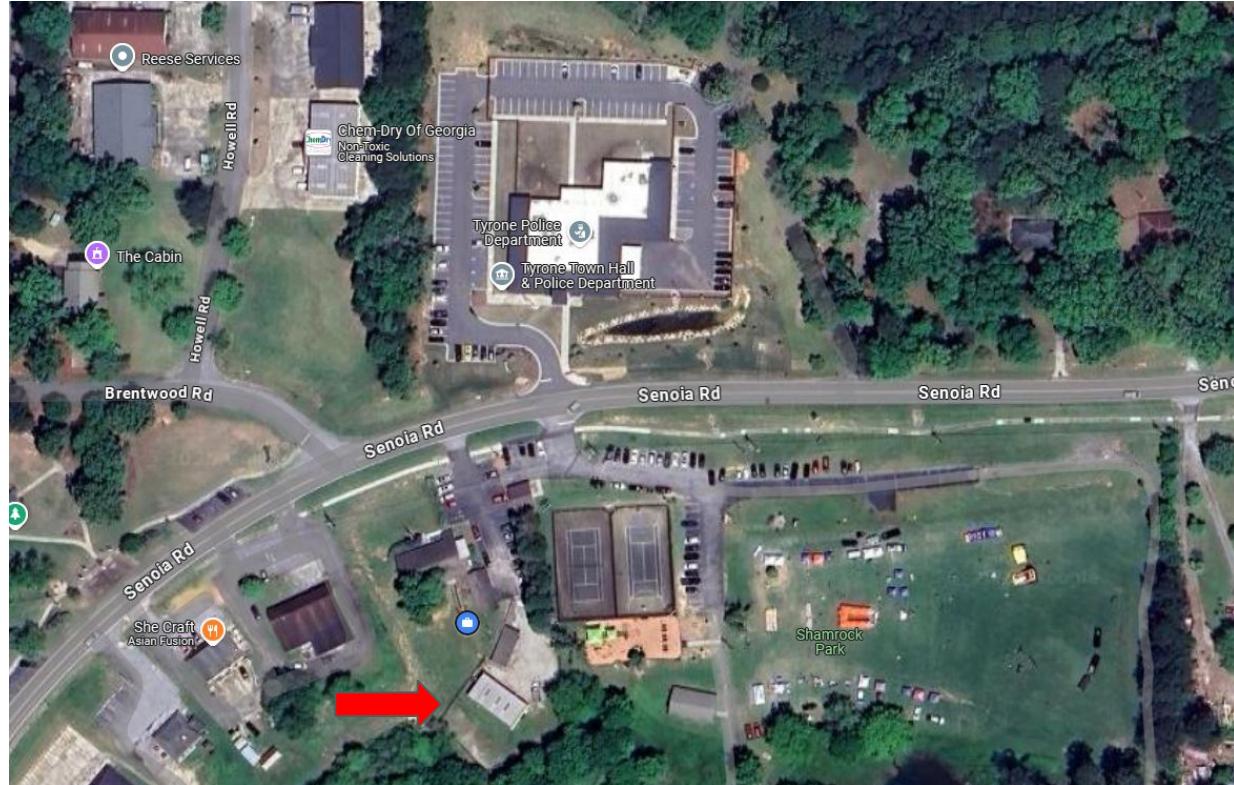
## Shamrock Park Pavilion/Stage

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



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# Public Works Shop Relocation





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# Public Works Shop Relocation





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## Public Works Shop Relocation

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



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# Pendleton Dam - FEMA Grant





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## 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**



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## 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.



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FROM THE TOWN'S LEADERSHIP

## Code Enforcement

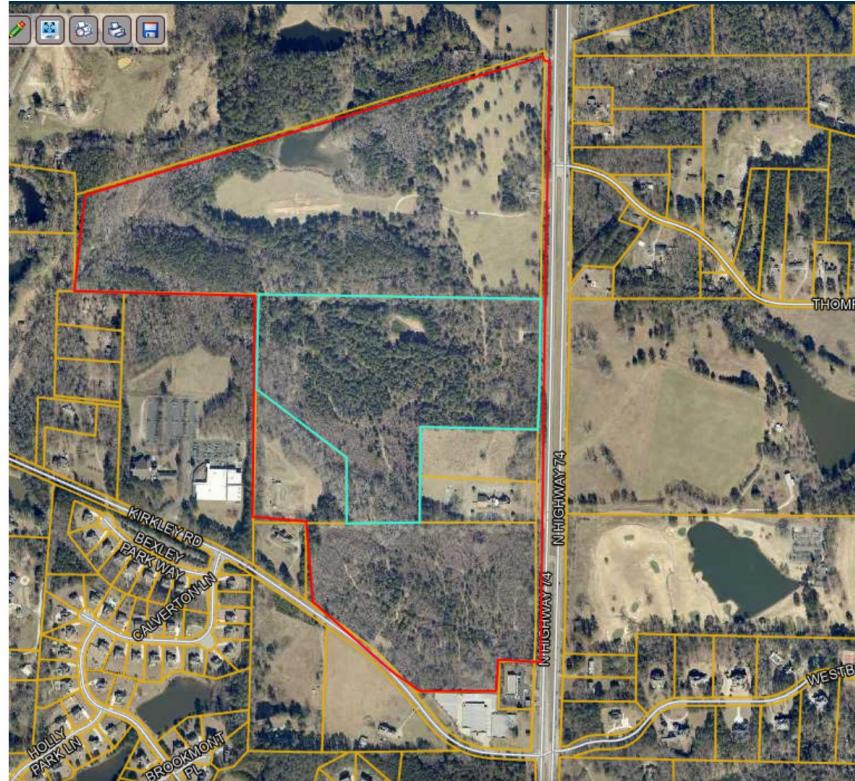
- Code enforcement position approved this FY.
  - Position filled in August.
  - Actively addressing backlog of code complaints AND proactively enforcing unreported violations.
  - Working with other staff to improve ordinances.

# Private Development



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# Private Development - Microsoft DC





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## Private Development - Microsoft DC

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



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# Private Development - East Group



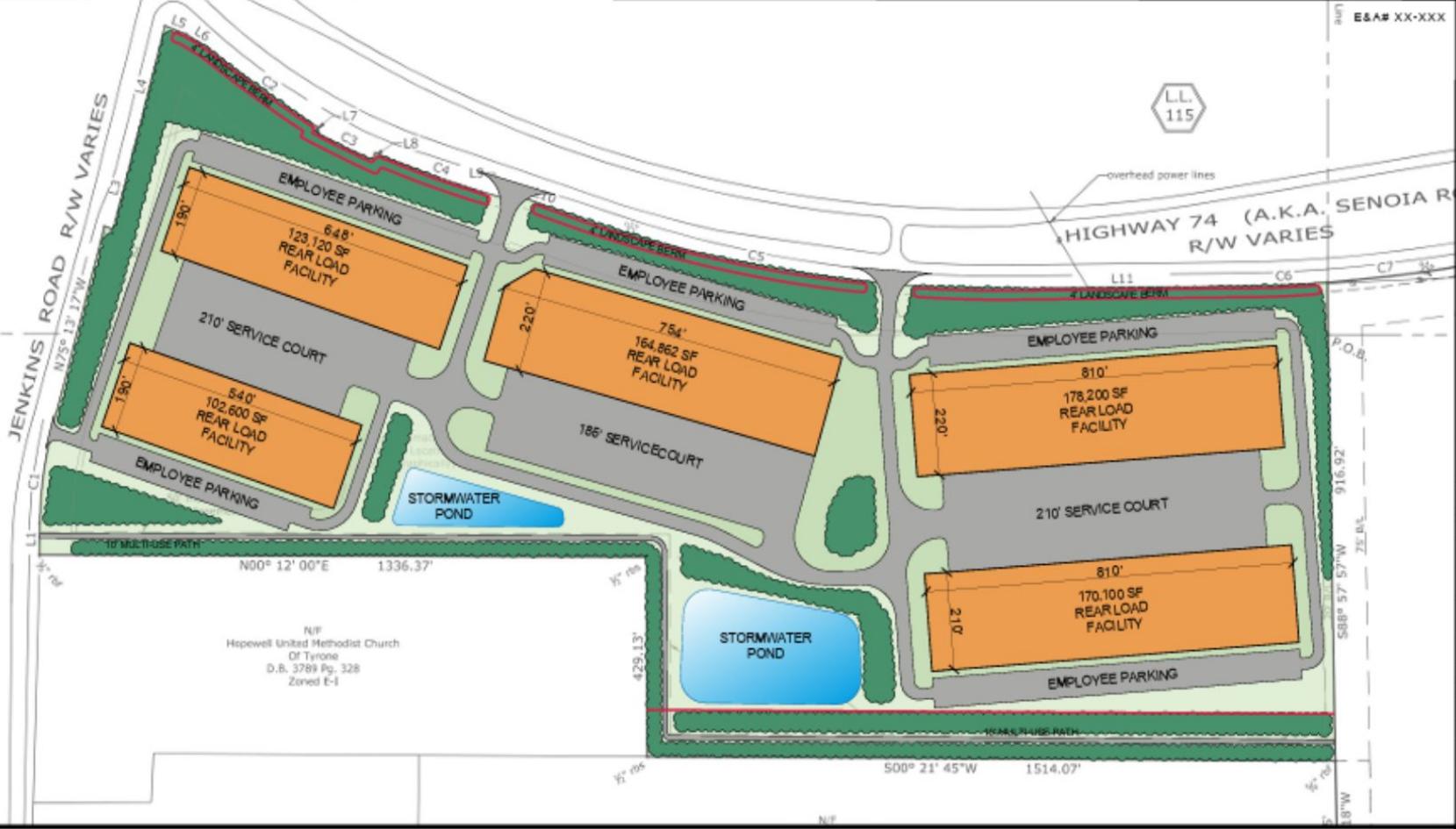


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## Private Development - East Group

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

E&A# XX-XXX



### GRAPHIC SCALE



**HIGHWAY 74 - OPTION 2**  
**TYRONE, GA**

1/27/2022



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LAND PLANNING  
▼  
CIVIL ENGINEERING



## 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



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# Private Development - East Group

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

# Information Session



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# 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.***



# 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*



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# 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.



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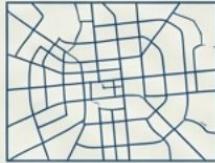
# Information Session - Zoning & Development

- **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**.

# 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



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## Stay Engaged!

- [www.tyronega.gov](http://www.tyronega.gov)
  - News & Information
  - Current & Past Budgets
  - Meeting Agendas & Minutes
  - Contact Information
- [info@tyrone.org](mailto:info@tyrone.org)
- [www.tyronega.gov/newsletter](http://www.tyronega.gov/newsletter)
- [www.facebook.com/tyronegeorgia](http://www.facebook.com/tyronegeorgia)
- **770-487-4038 - Town Hall**
- **770-881-8340 - Brandon's Direct Line**