



PLANNING COMMISSION MEETING

September 25, 2025 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

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

AGENDA

The meeting can be accessed live at https://www.youtube.com/@tyrone_GA. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (brandon.perkins@tyronega.gov).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. August 14, 2025

IV. PUBLIC HEARING

2. Consideration of a rezoning petition from applicant Tyler Childs for an approximate 3.33-acre tract with parcel number 0738-167 at property address 285 Briarwood Road from AR (Agricultural Residential) to R-18 (1-acre 1,800 s.f. min home). **Phillip Trocquet, Assistant Town Manager**

V. NEW BUSINESS

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

TYRONE PLANNING COMMISSION MEETING

Section III, Item 1.

MINUTES

August 14, 2025 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:

David Nebergall, Chairman

Also Present:

Billy Campbell, Council Member

I. CALL TO ORDER

The meeting was called 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: Vice-Chairman Matheny, Commissioner Noble, Commissioner Duncan,
Commissioner Kiggundu.

III. APPROVAL OF MINUTES

1. June 26, 2025

A motion was made to approve the minutes from June 26, 2025.

Motion made by Commissioner Noble, Seconded by Commissioner Kiggundu.

Voting Yea: Vice-Chairman Matheny, Commissioner Noble, Commissioner Duncan,
Commissioner Kiggundu.

IV. PUBLIC HEARING

2. Consideration of a rezoning petition from applicant Lindsey Yarborough of parcel 0738-024 at address 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). **Phillip Trocquet, Community Development**

Mr. Trocquet stated that the applicant, Christ Church, had submitted a rezoning petition on behalf of the owner for the rezoning of 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). He added that the stated intent of this rezoning was to allow for the development of the property in accordance with C-1 development standards, with the ultimate goal of building a church on the site. The property was previously the home of the long-time Tyrone resident, Mr. Harlie Deyton.

In 2020, the Town purchased approximately 3.14 acres of the main tract for the purposes of locating Town Hall along Senoia Road.

Mr. Trocquet stated that the property was located within the Town's Town Center Character Area, which required downtown-oriented, primarily commercial development that supports residential uses. He added that a design-build project should be pedestrian-oriented and centered around strong, multi-use, and vehicular connections.

This zoning classification was primarily intended for the Town Center Character Area and was compatible with the comprehensive plan's purposes and goals for the property. The design and layout of future developments would need to be creatively coordinated with the owner, given the 'flag lot' shape of the property, which naturally recesses development away from addressing street frontage.

He then read the zoning ordinance compatibility and impact assessment.

1. Would the zoning permit suitable uses with the surrounding properties? Yes, the property was adjacent to C-1 to the east and west, as well as Town Hall to the south, which was a non-residential use. Future development would need to adhere to the appropriate buffer requirements adjoining residentially zoned properties.
2. Would zoning adversely affect adjacent properties? Staff determined that the proposed zoning would not adversely affect adjoining properties unduly. It is recommended that during site plan approval for future development, a shared access easement be more clearly defined for the curb access on Senoia Road.
3. Did the property have reasonable economic use as currently zoned? It was staff's opinion that AR uses do not constitute reasonable economic utility of the property. Being located downtown, with most properties zoned as C-1 or TCMU and accessible to sewer, existing and future development intensity is more reasonably achieved with these zoning classifications, rather than Agricultural Residential.
4. Would the proposed zoning overburden existing infrastructure? Staff determined that the proposed zoning would not overburden existing infrastructure. Downtown Tyrone is intended to accommodate Community Commercial development and zoning intensity. Development conditions and site plan conditions for C-1 and the Town Center overlay will address the intended impacts.

Any future development of the property would need to conform to the Town Center Overlay, which requires heightened architectural, landscaping, and urban design requirements.

Staff recommended approval of the rezoning of 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial).

Several representatives spoke on behalf of the applicant and requested that the item be tabled due to unforeseen circumstances. Attorney Stough explained that the item could only be tabled to a specific day, not indefinitely. The representatives then expressed that they were open to answering any questions, but noted that they were still in the planning process.

Pastor Falon shared that the church was three and a half years old and needed a property to build a church. However, they felt that they were not quite ready to move forward with the property.

Mr. Trocquet emphasized that the purpose of the rezoning was to determine if the zoning classification was an appropriate use for the property. He then recommended that the Planning Commission make a decision tonight, either in favor of or opposed to, this zoning classification on that basis.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in favor of the item. No one spoke.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke.

Commissioner Noble inquired about the property's proximity to Town Hall and the planned location of the church on the property. Mr. Trocquet pulled up the property map, which showed that the property was located directly behind Town Hall. He also added that he did not know the exact location of where the church would be built at this time.

A motion was made to approve a rezoning petition for parcel 0738-024 at address 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial).

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

3. Consideration of a rezoning petition from the Town of Tyrone of parcel 0738-093 at address 225 Brentwood Road from AR (Agricultural Residential) & R-18 to AR (Agricultural Residential). **Phillip Trocquet, Community Development**

Mr. Trocquet explained that the properties at the terminus of Brentwood Road had a complex history involving multiple revisions aimed at clarifying access and property boundaries. There were six total properties in this area, all of which were accessed via a private easement.

He added that several years ago, owners undertook an effort to assemble a more accurate plat by reviewing the existing deeds of each owner. This effort did not create any new lots, but it revealed that many of the properties were non-conforming under their respective zoning classifications and were positioned incorrectly in the parcel layer of the County's tax map.

He further added that the tax map was updated at that time to reflect the corrected parcel boundaries based on this plat. Because the Town's zoning map was based on the tax parcel layer, this update resulted in zoning boundaries no longer aligning with property lines; most notably, creating a split-zoned condition at 225 Brentwood Road, which now falls partially in R-18 and partially in AR zoning.

This property was currently non-conforming under both districts. However, the property owners had submitted a proposal to bring the parcel into greater conformity by revising the plat to increase the lot size from 1 acre to 3 acres.

To resolve the split zoning issue and better align the parcel with zoning standards, staff recommended a conditional rezoning, subject to the recording of the revised plat included in the staff report.

Mr. Trocquet stated that the property was within the In-Town Neighborhood Character Area, which aimed to promote developments and zoning classifications that reflected the positive aspects of historic downtown communities in Georgia, with developments that aligned with such goals. This rezoning petition would move an existing non-conforming situation and split zoned property into greater conformity with established standards.

He then read the ordinance compatibility and impact assessment.

1. Would the zoning permit suitable uses with the surrounding properties? The property was surrounded by AR Zoning to the north, south, and west. R-18 exists to the east. With both zoning classifications as residential, this zoning was suitable for the surrounding properties.
2. Would zoning adversely affect adjacent properties? It was determined that the proposed zoning aligns with that of surrounding properties and would not negatively impact them.
3. Did the property have reasonable economic use as currently zoned? Economic use would be unchanged, but the resolution of a split-zoned property was most appropriate.
4. Would the proposed zoning overburden existing infrastructure? No, existing development potential would remain unchanged.

The property would not, as a result of the rezoning and re-plat, be brought into full conformity with the ordinance, but it would move the property towards better conformity regarding lot size, lot width, and minimum housing size, amongst other development standards. He also noted that the property owner desired to add two additional acres to his property for a combined three-acre parcel.

Staff recommended approval of the rezoning with the condition that the preliminary plat showing partial resolution of existing non-conformities be adopted and recorded within 90 days of the conclusion of the rezoning hearings.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in favor of the item. No one spoke.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke.

Commissioner Noble asked if the split zoning issue of the property was the reason the Town initiated the rezoning petition. Mr. Trocquet responded that it was one of the

reasons. Attorney Stough further explained the issues with split zoning and the complications it could cause due to the differing development standards for various zoning classifications.

A motion was made to approve a rezoning petition for parcel 0738-093 at address 225 Brentwood Road from AR (Agricultural Residential) & R-18 to AR (Agricultural Residential) with conditions.

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

V. NEW BUSINESS

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

Commissioner Duncan inquired about the East Group Development project's timetable. Mr. Trocquet shared that the rain had caused delays, but the project was still progressing at a rapid pace. He added that the permits for the building plans would be approved soon.

Commissioner Noble requested an update on the former Sonic property regarding the disposal of various items in the parking lot. Mr. Trocquet stated that the issue was a rolling code enforcement case. He added that the property owners had not taken any action to secure the property and would be issued a citation.

VIII. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7:33 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk

Type: PLAT EFILED
Recorded: 7/11/2024 4:10:00 PM
Fee Amt: \$20.00 Page 1 of 2
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

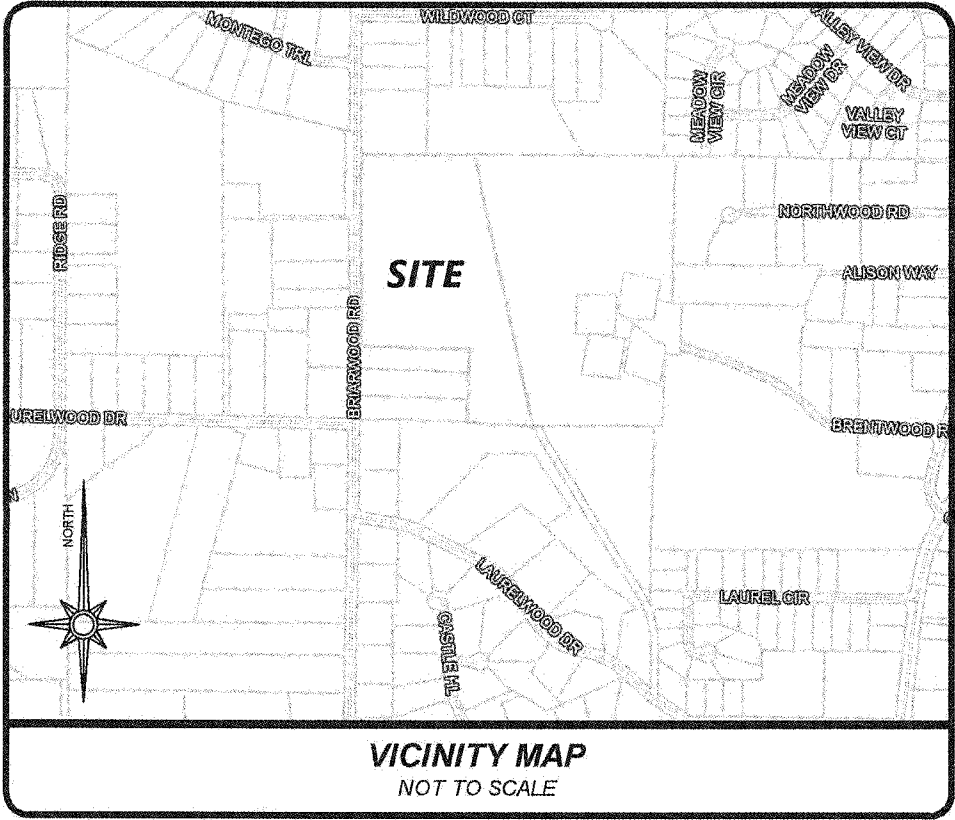
Participant ID: 4191794830

BK 101 PG 676 - 677

FINAL PLAT FOR
TYLER CHILDS

LAND LOT 149 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA
CITY OF TYRONE
TP# 0738 015

OWNER/SUBDIVIDER:
TYLER CHILDS
275 BRIARWOOD ROAD
TYRONE, GA 30290
770-584-2442



CERTIFICATE OF DEDICATION:

THE TOWN OF TYRONE, GEORGIA

BY: [Signature]
MAYOR
ATTEST: [Signature]
TOWN CLERK

6/6/24
DATE
6/6/24
DATE

FINAL PLAT APPROVAL:

[Signature]
TOWN ENGINEER

6/6/24
DATE

[Signature]
MAYOR

6/6/24
DATE

[Signature]
OWNER

7/11/2024
DATE

[Signature]
TOWN CLERK

6/6/24
DATE

CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 598,641 FEET.

APPROXIMATELY 40% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT.

APPROXIMATELY 60% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE eGPS CHC M7 GPS SYSTEM.

CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING THE eGPS CHC M7 GPS IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, ATLANTA.

NOTES:

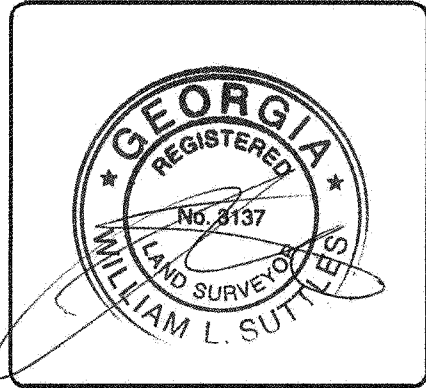
1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA. WEST COORDINATE SYSTEM.
2. REFERENCE: PLAT BOOK 35, PAGE 179 OF FAYETTE COUNTY RECORDS.
3. THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP No. 13113C0076E, DATED 9/26/2008.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THE LAST DAY OF FIELD WORK WAS 5/28/2024.
7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
10. CURRENT ZONING ORDINANCE IS A-R AS PER THE CITY OF TYRONE ZONING MAPS.
11. THERE ARE WETLANDS ON THE SUBJECT PARCEL. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS PROPERTY, PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, DATED 12/4/2023, PROJECT # 23106. TOPOGRAPHY, WETLAND, AND CREEK LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.
12. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
13. THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A PROBABLE SIGNIFICANT GROUNDWATER RECHARGE AREA PER THE MAPS PROVIDED IN GA DNR'S HYDROLOGIC ATLAS 18 (1989 EDITION).
14. THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

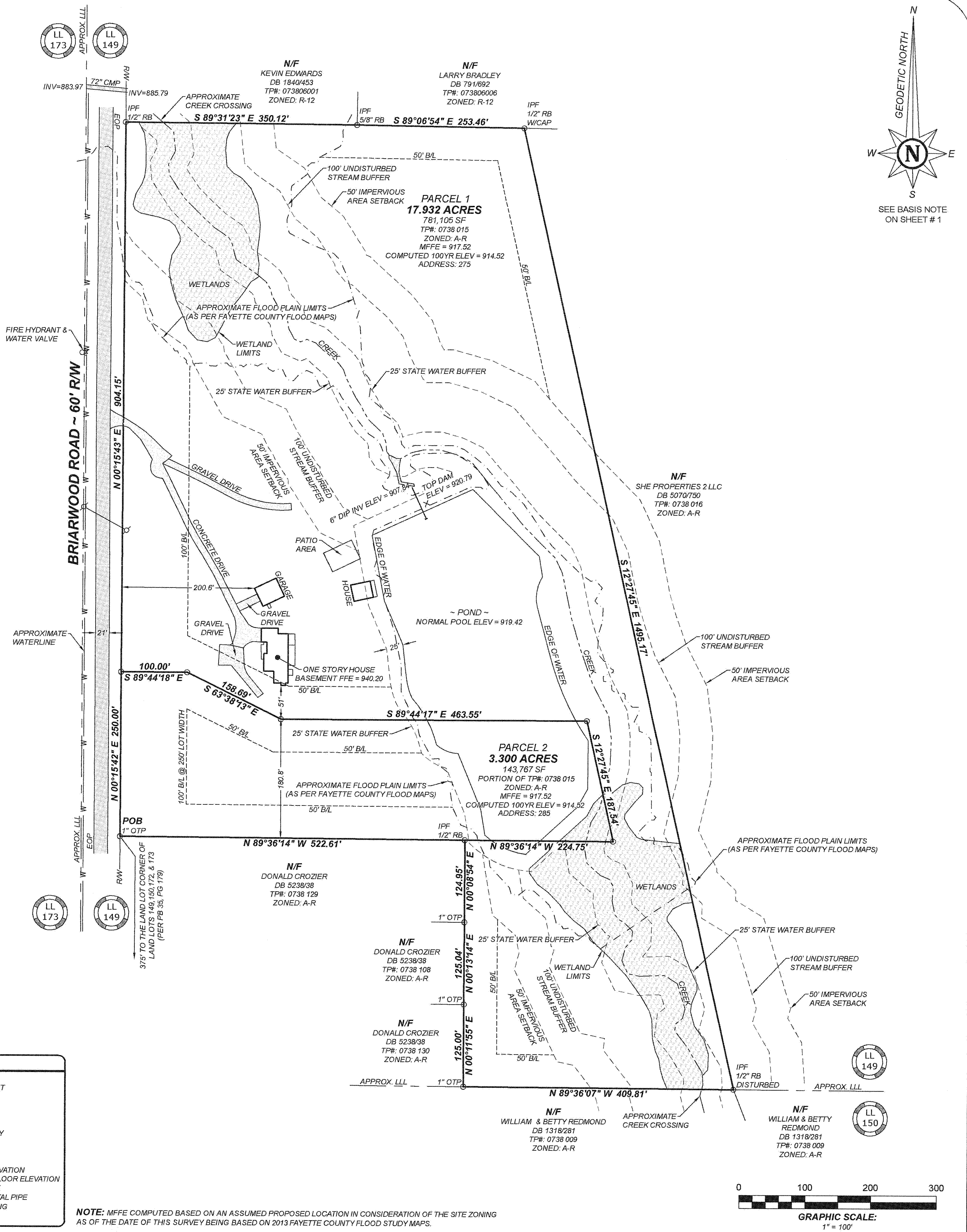
[Signature] 6/11/24
Fayette County Environmental Health



[Signature]
REGISTERED LAND SURVEYOR

3137
No.
7/11/24
DATE

DATE: 5/31/2024		ISSUE		
SCALE:	No.	DESCRIPTION	DATE	
ACREAGE:				
CITY: TYRONE				
DRAWN: MWR				
CHECKED: WLS				
SHEET #: 1 of 2				
PROJECT: CHILDS_FP				

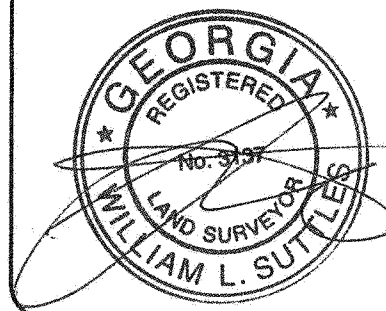


DATE: 5/31/2024	ISSUE		
SCALE: 1" = 100'	No.	DESCRIPTION	DATE
ACREAGE: AS SHOWN			
CITY: TYRONE			
DRAWN: MWR			
CHECKED: WLS			
SHEET #: 2 of 2			
PROJECT: CHILDS_FP			

FINAL PLAT FOR:

TYLER CHILDS

LAND LOT 149 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA
CITY OF TYRONE



PREPARED BY:

W. LUKE SUTTLES, RLS

780 RAYMOND SHEDDAN AVE.
NEWNAN, GA 30265
(678) 378-5881

285 Briarwood Road Staff Report

 **Phillip Trocquet**
Asst. Town Manager

9/19/2025 · 2 min read

Application #	Planning Commission Date	Town Council Date
RZ-2025-004	09/25/2025	10/16/2025

Application Details

Address	Owner	Parcel #
285 Briarwood Road	Tyler Childs	0738 137
Zoning	Proposed Zoning	Future Land Use
AR (Agricultural Residential)	R-18 (1-acre, 1,800 minimum home size)	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR, South: AR, East: AR, West: R-12	None	3.3

Fayette County QPublic

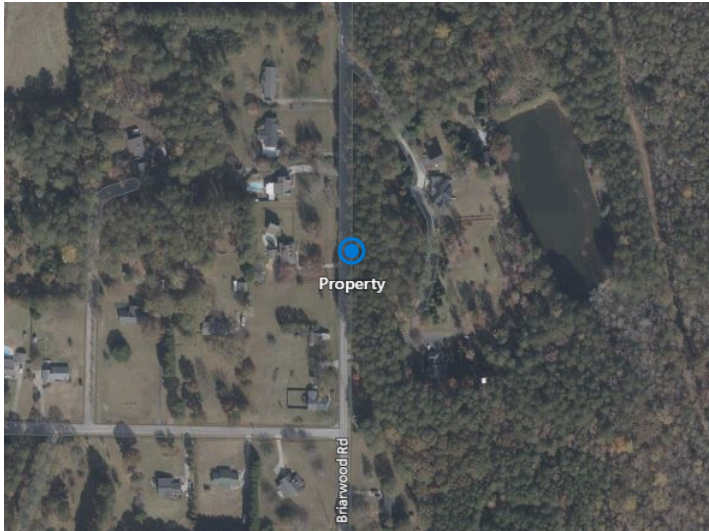
Select to go to the Fayette County Tax Parcel Map

Street View Map

Property
285 Briarwood Rd, Tyrone, Georgia 30290, United States



Fayette County Tax Map



250 feet 50 m

© 2025 TomTom, © Vexxel Imaging, © 2025 Microsoft Corporation, © OpenStreetMap

Summary & History

The property located at 285 Briarwood Road was split from the parent tract in July of 2024. The stated intent for this rezoning is to move toward a zoning classification with more flexible development standards than AR.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Estate Residential Character Area which encourages 1-acre minimum lot single-family development consistent with the rural character of Tyrone and Fayette County. This rezoning is consistent with this character area and future development goals for the area.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

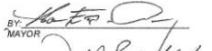
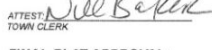
See all

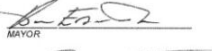
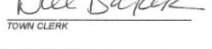


VICINITY MAP
NOT TO SCALE

CLOSURE STATEMENT:
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NOTES:
1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH.
2. THE PROPERTY LIES WITHIN THE TOWN OF TYRONE, GEORGIA.
3. THE PROPERTY LIES WITHIN THE TOWN OF TYRONE, GEORGIA.
4. THE PROPERTY LIES WITHIN THE TOWN OF TYRONE, GEORGIA.
5. THE PROPERTY LIES WITHIN THE TOWN OF TYRONE, GEORGIA.

CERTIFICATE OF DEDICATION:
THE TOWN OF TYRONE, GEORGIA
BY:  DATE: 6/6/24
MAYOR
ATTEST:  DATE: 6/6/24
TOWN CLERK

FINAL PLAT APPROVAL:
 DATE: 6/6/24
TOWN ENGINEER
 DATE: 6/6/24
MAYOR
 DATE: 7/11/2024
OWNER
 DATE: 6/6/24
TOWN CLERK

SURVEYORS CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES REQUIRE APPROVAL, THE NAME OF THE APPLICABLE LOCAL JURISDICTION THAT DOES REQUIRE APPROVAL, THE NAME OF THE APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL, AND THE NUMBER OF THE APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL.

285 Briarwood Plat
Planning Commission Meeting Hub

Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? The property is surrounded by AR Zoning to the north, south, and west. R-12 exists to the east. With both zoning classifications as residential, this zoning is suitable for surrounding properties.
- Will zoning adversely affect adjacent properties? It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact them.
- Does the property have reasonable economic use as currently zoned? Economic use as AR is not practical given the acreage. Although it meets the minimum acreage for AR properties, agricultural functions would be severely limited. R-18 zoning is more economically suitable for the lot.
- Would the proposed zoning overburden existing infrastructure? No, existing development potential would remain unchanged.

Staff Recommendation

Staff recommends approval of the rezoning petition from AR to R-18

Dynamic Town Zoning Map

Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.



Town of Tyrone Zoning Map

 Name ▾	Modified ⓘ ▾	Modified By ▾
 2025 Planning Commission Meetings	April 4	Phillip Trocquet
 Town Planning Documents	April 9	Phillip Trocquet