



Community
Development

Comprehensive Plan





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Comprehensive Plan

2027 10-Year Update

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“Plans are worthless, planning is essential.”

– DWIGHT D. EISENHOWER



WHY DO WE PLAN?



Protect health, safety, and welfare of the public



Efficiently use public and natural resources



Maintain economic vibrancy



Define and replicate Community Character



Promote resiliency against challenges

The Past 30 Years

1992
COMMUNITY
AGENDA



Residents emphasized preserving the **small town identity**, shaping early discussions around community identity and development priorities.

2007
COMPREHENSIVE
PLAN



Focus toward creating a **walkable, mixed-use downtown** that emulates successful models like nearby Senoia, **enhancing local connectivity**.

2017
10-YEAR
UPDATE



A push for **economic development** sought to retain the town's character while **fostering economic vibrancy** and improvements that serve the **fiscal health** of the community.

2019
TOWN CENTER
MASTER PLAN



The community expressed preferences for development patterns that support walkability, emphasizing the need for accessible public spaces.

2022
5-YEAR
UPDATE



Residents continued advocacy for **downtown economic development** that balanced **traffic** impacts, **character**, and promotion of **greenspace**.

2027
10-YEAR
UPDATE



Our current step to prepare a major 10-year update of the Town's Comprehensive Plan, looking at all aspects of the Town's future and assessing progress.

THE COMP PLAN – A ROADMAP

Guidance for Tyrone's Growth

Serves as a foundation to **guide** & regulate **orderly growth**, development, and redevelopment within the Town.

Broad-Ranging Considerations

Economic, Environmental, and Social considerations aim to balance **sustainable** growth. These include demographic & economic stats, transportation patterns, community character, capital projects, development styles, housing, and future-development character areas.

Public Input & Participation

Plan creation involves the public heavily. This includes **surveys, mailers, engagement events**, and a steering **committee**.

Policy Framework for Zoning

The Comprehensive Plan ends up providing the **policy basis** for zoning and **land use decisions**, ensuring that such decisions are made consistently and in alignment with the long-term vision and goals of the Town.





... AND A NECESSITY

Legal Footing

A comprehensive plan provides the foundation for informed zoning decisions that directly influence development patterns, ensuring alignment with the community's vision and goals.

Funding Access

Opens doors to state and federal grants, which can significantly enhance community projects and support necessary infrastructure improvements to benefit residents.

Local Government Status

Achieving Qualified Local Government status empowers Tyrone with credibility, enabling access to additional resources and support from state agencies in achieving our planning objectives.

Resident Documentation

The plan serves as a documented record of resident priorities, ensuring that community voices are heard and reflected in decisions affecting Tyrone's future development and well-being.

WHAT THE COMP PLAN DOES NOT DO



It does not override private property rights



It does not enact or allow for the Town to cap population numbers



It does not, on its own, outlaw categories of development or universally stop specific projects from being built



It does not permit discriminatory land use decisions or practices

These boundaries are set by state and federal law, not by local choice. Good planning and plans work within boundaries.

COMP PLAN ELEMENTS



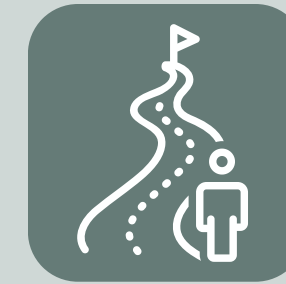
Who's Involved & Statistics

The Comprehensive Planning process heavily relies on community input, with a Steering Committee playing a central role in guiding the development of the plan. Demographic and Economic Statistics relevant to the Town used in Comprehensive Planning efforts.



Needs and Opportunities

Through surveys and community feedback, the plan identifies Tyrone's primary assets, such as its location, and challenges to address in future planning.



Community Goals

The plan emphasizes the importance of fiscal sustainability, preserving Tyrone's unique character, and managing growth to maintain the town's high quality of life.



Transportation Element

How we move through Town. Roads, multi-use paths, intersections, and the alignment between transportation investment and land use decisions. This is made in conjunction with the County's Master Transportation Plan



Future Land Use Map

Dividing the Town into 6 character areas, the Future Land Use strategy is the policy guide for what zoning and development is appropriate where in the Town.



Broadband Element

How we stay connected. An action plan for extending reliable, affordable broadband. This is a state-level requirement. Ultimately broadband service is extended to all areas of Tyrone already.



Implementation

Outlines programs, initiatives and project ideas recommended for the next five years ensuring alignment with the Comprehensive Plan's goals.



Community Work Program

This section provides a detailed list of priority projects and initiatives for the next five years, offering guidance on cost estimates and potential financing sources. Includes items in the Town's Capital Improvement Plan linked to the budget



Report of Accomplishments

The ROA serves as a feedback mechanism on how much of your planned improvements were completed over the last 5 years. If these projects are not completed or different projects have occurred, it may be time to re-visit the CWP and CIP.

Town of Tyrone Future Development Map

Legend

Character Areas

- Estate Residential
- In-Town Residential
- Sign Center
- Community Gateway
- Commercial Corridor
- Production and Employment

Potential Annexation Areas

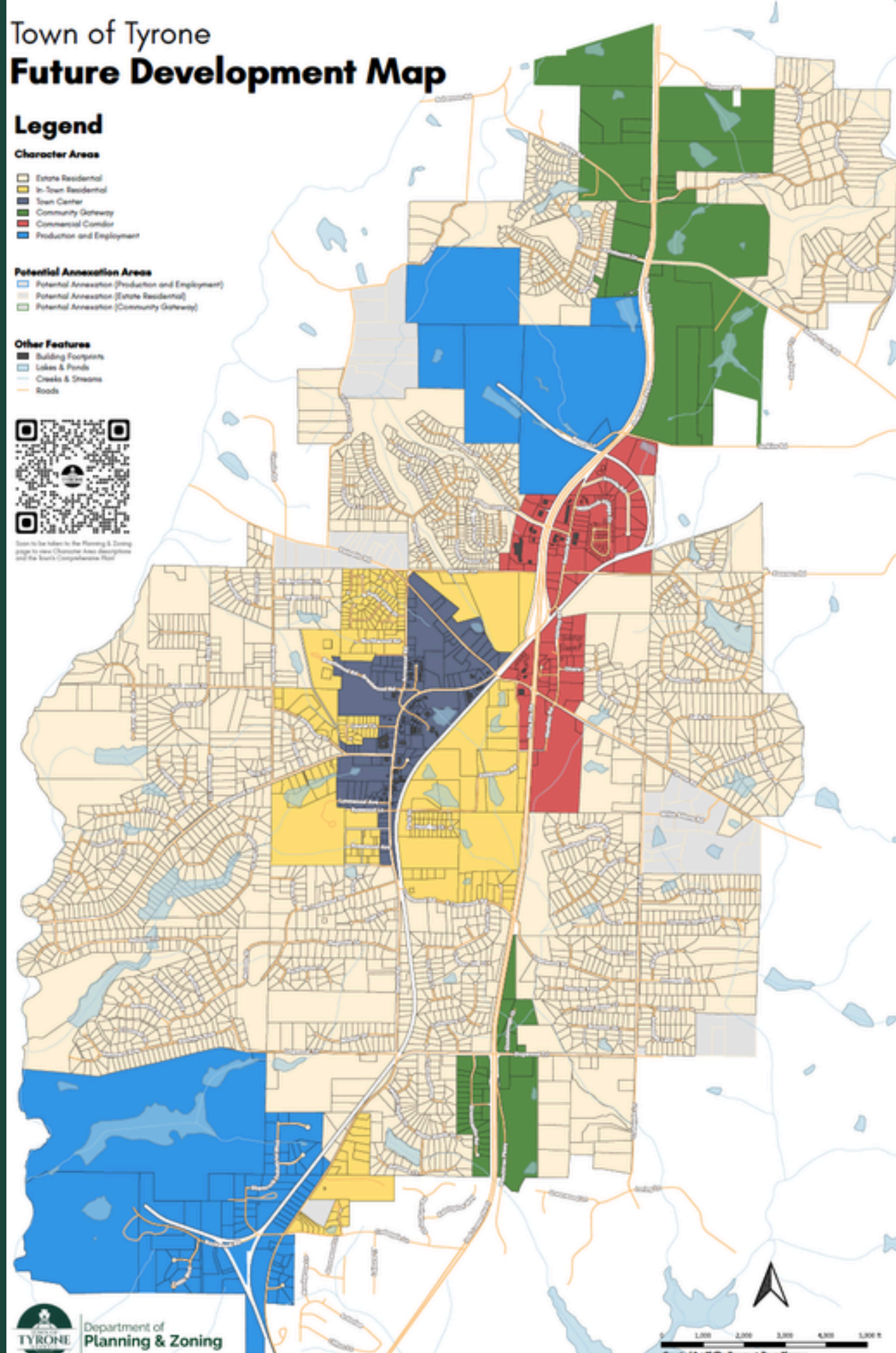
- Potential Annexation (Production and Employment)
- Potential Annexation (Estate Residential)
- Potential Annexation (Community Gateway)

Other Features

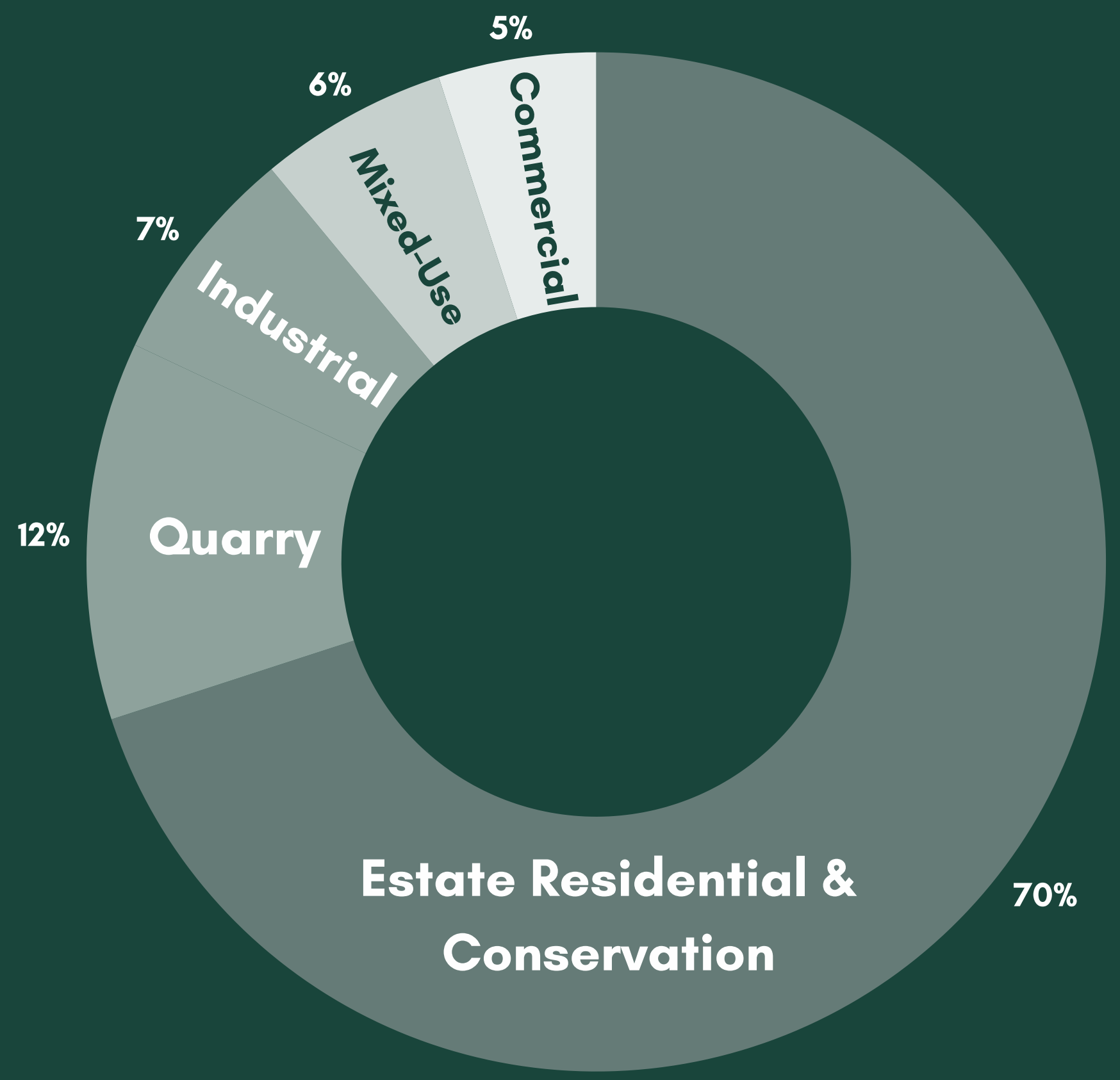
- Building Footprints
- Lakes & Ponds
- Creeks & Streams
- Roads



Scan to be taken to the Planning & Zoning page to view Character Area descriptions and the town's Comprehensive Plan.



TYRONE'S LAND-USE



ESTATE RESIDENTIAL

*Appropriate Zoning Classifications: AR, CR-2,
CR-3, R-12, R-18, R-20, and PUD*



Description

- Character Area Overview:
 - Represents majority of Tyrone's land use.
- Estate Residential:
 - Typical 1-acre developments resemble mid-20th Century suburban subdivisions.
- Larger Lots
- Location:
 - East and West Boundaries of Town
- Connectivity:
 - Non-vehicular infrastructure needed to bridge the gap between neighborhoods and the Town Center District.

Development Strategy & Best Planning Practices

- Development Inspiration:
 - Encourage developments reflecting the positive traits of Georgia's Piedmont rural areas.
- Density & Septic:
 - Maintain **very low gross densities**, suitable for properties with septic tanks.
- Conservation & Green Spaces
 - Use conservation design to **safeguard Tyrone's scenic vistas** and sensitive natural zones including **tree preservation**.
 - **Interconnect** green spaces with a **trail and path network**.
- Street Connectivity:
 - Enhance street links by mandating **network-style connections** in new developments and minimizing cul-de-sacs.
- Fiscal Analysis & Infrastructure:
 - Since low-density developments **do not generate sufficient tax revenue for infrastructure and services**:
 - Pursue Fiscal Analysis reports for new subdivisions.
 - Consider **unique infrastructure solutions** such as ditches vs. curb/gutter, alternate pedestrian infrastructure, narrower lanes, etc. . .
 - **Deter sewer expansion in these areas** to reduce costs and maintain low densities.
- Provide wide buffering between non-residential and town center uses.

IN-TOWN NEIGHBORHOODS

Appropriate Zoning Classifications: Town Center Overlay, TCMU (Primarily Residential), TR, DR, RMF, R-18, R-20



Description

- Located around and intermingled with the Town Center District.
- Reflects Tyrone's historical residential development densities and patterns.
- Homes feature classic architectural styles, complementing the town center.
- Close to:
 - Businesses.
 - Recreational amenities.
- Ideal for:
 - Building homes with downtown access
 - Rehabilitating historic homes to conserve the town's heritage.

Development Strategy & Best Planning Practices

- Encourage development reflecting the positive traits of **historic GA communities** like Newnan, Chattahoochee Hills, and Senoia.
- Design & Architecture:
 - **Traditional Southern neighborhood developments** with limited supporting commercial in the right context.
 - Prohibit street-facing garages and **encourage large porches** to better promote pedestrian experience and connectivity.
- Residential Density (4u/ac maximum):
 - Maintain **density in line with historic GA & Tyrone areas**
 - Support **financially sustainable density** & development patterns that **cover infrastructure costs**.
- Conservation:
 - Encourage **housing clustering to maintain expansive and shared open spaces**.
- Connectivity :
 - Ensure direct grade-separated multi-use connections as a development prerequisite.
 - Creation of multiple access points via **grid network of roadways to disperse traffic impacts** and provide circulation. Prohibit cul-de-sacs unless necessary.
 - Strong multi-use connectivity to encourage multi-modal trips to reduce vehicular usage.
- Residential component to Town Center that provides **catalytic economic activity to support main-street development**

TOWN CENTER DISTRICT

Appropriate Zoning Classifications: Town Center Overlay, TCMU, C-1, O-1, TR, OS, and E-1



Description

- Often referred to as Tyrone's "**downtown.**"
- Represents the **original core** of the community's commercial areas.
- Not structured as a traditional town square.
- Houses **key establishments**
- Offers **walkability** to:
 - Locally-owned **shops**
 - **Cafes**
- Possesses foundational infrastructure for:
 - Public-private reinvestment
 - Future small business development.

Development Strategy & Best Planning Practices

- **Downtown Composition:**
 - Mix of retail, office, services, & residences
 - Infrastructure to be updated.
 - Primary focus on commercial development, complemented by residential.
- **Design & Connectivity:**
 - Pedestrian-centric design.
 - Emphasis on strong, walkable links between varied uses.
 - Shamrock Park as the central public gathering space.
- **Building & Road Layout:**
 - Buildings positioned at street level for clear road edge definition.
 - Parking located at the back of buildings.
 - Road connections encouraged for grid-like traffic dispersion.
- **Pedestrian Enhancements:**
 - Addition of sidewalks and streetscaping.
 - Inclusion of street trees for aesthetics and shade.
 - Traffic calming measures for safety.
 - *Multi-use routes connecting:*
 - Neighboring communities.
 - Key destinations: Tyrone Branch Library, Recreation Center, Post Office, Town Hall, Tyrone Museum, Tyrone Elementary, Shops, Restaurants, Services.
 - Four main parks: Fabon Brown, Dorthea Redwine, Veterans, and Shamrock Park.
- Encourage Development that provides a **fiscal return to support low-density areas** and keep tax rates low.

COMMERCIAL CORRIDOR

*Appropriate Zoning Classifications:
SR-74 Quality Growth Overlay, CMU,
C-1, C-2, O-1, and Commercial PUD.*



Description

- Designed for automobile travelers.
- Serves as Tyrone's main highway commercial activity center.
- Supported by a large number of daily commuters.
- Growth areas include:
 - Commercial services .
 - Retail
 - Restaurants.
- Development expected in:
 - Established centers.
 - Outparcel developments.
 - Contains tracts of undeveloped land.
- Potential to serve as a transition between:
 - Town Center District.
 - Production and Employment areas.

Development Strategy & Best Planning Practices

- Locate along SR-74 so as **not to heavily increase local road traffic**.
- Maintain a broad **buffer** along SR 74 to protect its scenic quality.
- Use **berms** and natural spaces to shield commercial zones from direct view.
- Prioritize and integrate pedestrian enhancements, including crosswalks.
- Establish **connections** between commercial and adjacent residential zones.
- Provide adequate **natural and/or planted buffers between residential areas** that shield development from view.
- Advocate for high-quality:
 - **Architecture**
 - **Landscaping**
 - **Signage** controls.
- Limit size of commercial structures to lower high-traffic uses and associated impacts.
- **Preserve traffic flow** and capacity by:
 - Managing access points.
 - Promoting intermodal access.
 - Prohibiting access points south of Carriage Oaks Drive.
 - Limiting access points north of Carriage Oaks Drive as permitted by GDOT.
 - Supporting GDOT implementation of R-CUTS

COMMUNITY GATEWAY

*Appropriate Zoning Classifications:
SR-74 Quality Growth Overlay, CMU,
OI, E-I, BTP and*



Description

- Located along the northern end of the state route.
- Serves as a primary entrance to both Tyrone and Fayette County.
- Popular route for business travelers, especially those heading to Pinewood Atlanta Studios or other corporate headquarters in the county.
- Predominantly undeveloped but possesses significant development potential.
- Planning emphasizes:
 - Top-tier architectural and landscape standards.
 - Guidelines that limit direct vehicular access.
- With collaboration from neighboring areas and the economic development sector:
 - Viewed as a key site for future employment-driven economic development initiatives.

Development Strategy & Best Planning Practices

- Scenic Preservation:
 - All properties must safeguard scenic views along the corridor.
- Access Connectivity:
 - Minimize access points and promote inter-parcel connections to preserve flow and capacity.
- Conceal development from highway view using:
 - Broad natural buffers.
 - Berms.
 - Landscaping.
- Provide wide natural buffers from adjoining residential areas if nearby.
- Continue to hold high environmental standards.
- Uphold high-quality:
 - Architecture.
 - Landscaping.
 - Signage controls.
- Encourage high-investment uses with lower than average traffic counts.
- North of Jenkins Road Development
 - Allow Business Technology Park zoning.
 - Target high-value assets beneficial to the town's economy.
 - Provide fiscal analysis on developments showing overall impact to town economy and financial goals.

PRODUCTION & EMPLOYMENT

Appropriate Zoning Classifications: Town Center Overlay, BTP, M-1, M-2, C-1, C-2



Description

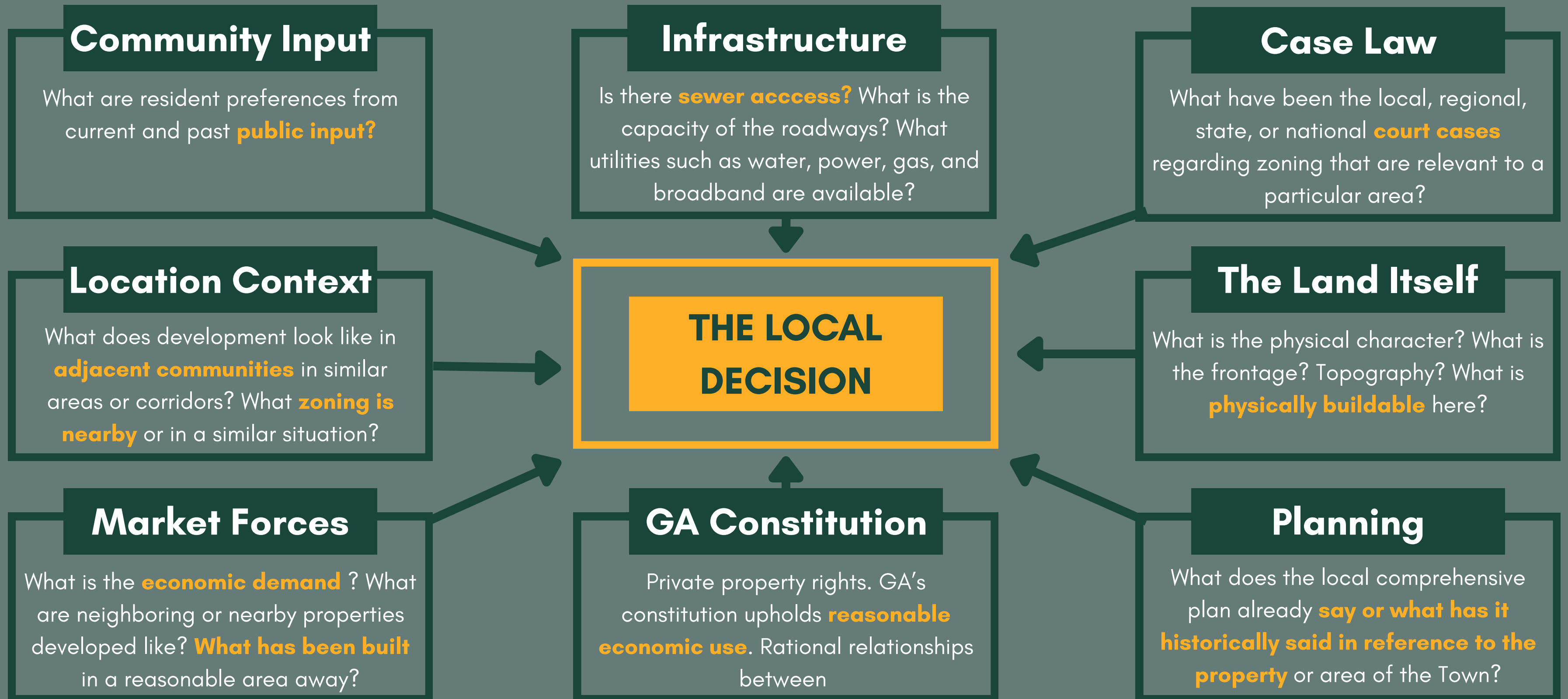
- Found at town's extremities and in smaller business parks.
- Houses industry leaders in materials, construction services, and light manufacturing.
- Land suitable for mechanical services, warehousing, and distribution.
- Benefits from utilities, telecoms, rail lines, and highways.
- Growing demand for trade contractors and support suppliers as Tyrone expands.

Development Strategy

- **Infrastructure & Routes:**
 - Ensure capacity and maintain truck routes to I-85.
 - Prioritize safety for heavy vehicles and reduce noise near residences.
- **Expansion & Zoning:**
 - Allow room for growth and potential C-1 or C-2 zoning for supporting businesses.
- **Aesthetics:**
 - Promote landscaped entrances and well-maintained grounds.
- **Environment & Buffering:**
 - Safeguard sensitive areas and provide wide buffers to adjacent non-commercial or light commercial areas.
- **Screening:**
 - Conceal truck docks and waste areas from public view.

WHAT SHAPES LAND USE...

Understanding development limitations is tied to understanding contextual, physical, and legal forces



STORY TIME

Town of Tyrone vs. Tyrone LLC (2002)

Developer optioned 75 SR-74 acres (Swanson Farm) and proposed a commercial shopping center; **Town denied rezoning from AR**, approving only 22 acres as O-I. Developer sued; Fayette County Superior Court struck all 75 acres. Georgia Supreme Court confirmed that although GA courts cannot obligate specific zoning, they can order Towns to make constitutional zoning decisions.

- **53 AR acres – unconstitutional:** Town's own consultant conceded no viable economic use
- **Courts cannot order specific rezoning:** Remand required; Town must adopt a constitutional classification

Property **ultimately developed** as the current Publix center. Takeaway: indefensible zoning invites litigation; intermediate classifications with documented economic viability survive scrutiny.

Southampton Residents v. Town of Tyrone (2012)

Residents **challenged the Town's approval** of a gun shop adjacent to the Publix center, emphasizing the legal complexities surrounding commercial land use.

- This case illustrates the **constraints imposed by previous litigation** on regulatory options for the Town, reinforcing the **need for proactive planning** frameworks to maintain municipal leverage.



A DEEP DIVE...

After an analysis of what shapes land use to determine intensity, a discussion regarding tradeoffs and benefits of different development types occurs. . . . This is where public input is critical in determining next steps.

Four-lane State Highway:
Built and funded by the state for regional traffic capacity

Municipal Sewer Access: The physical infrastructure that legally removes low-density limitations.

Regional Context: Commercial development immediately south, industrial uses directly across the Fulton County line.

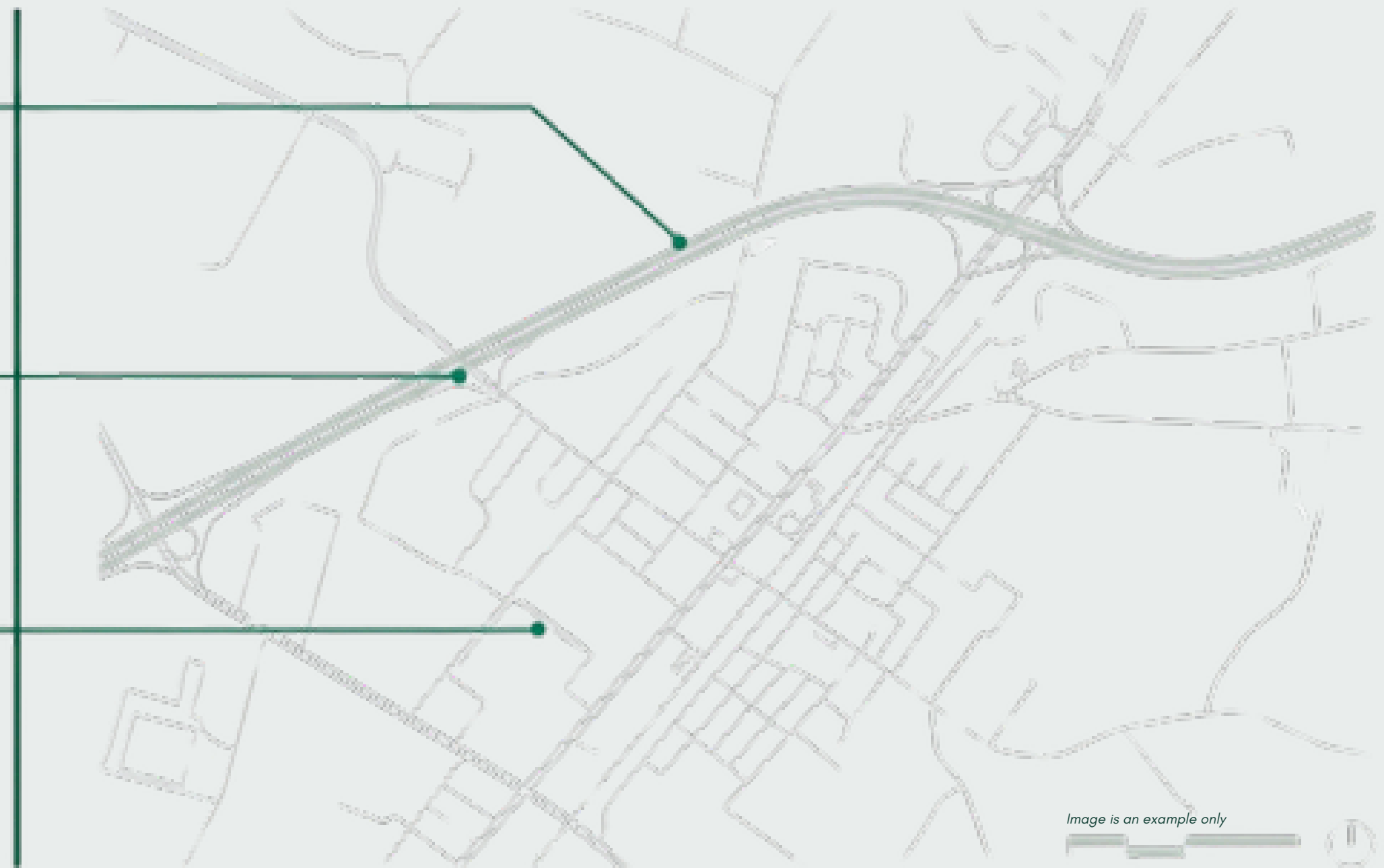


Image is an example only

NOT EVERY PATH IS ON THE TABLE



KEEP IT AGRICULTURAL

LEGAL TEST - Struck down by GA Supreme Court in 2002 on this very corridor

PHYSICAL MISMATCH - No active farming is occurring to support established economic viability of land along a four-lane state route with sewer access.

LIKELY OUTCOME - forcing AR carries heavy likelihood of litigation and loss of municipal design control.



CONSERVATION & PERMANENT OPEN SPACE

LEGAL TEST - Cannot be imposed on private land without purchase as it would be considered a constitutional taking.

FISCAL MISMATCH - The Town would not be able to afford to purchase this land at market value and lack of potential tax revenue would strain future services.

LIKELY OUTCOME - Without voluntary gifting of the land, conservation mandates would carry high likelihood of litigation.



LOW-DENSITY RESIDENTIAL

LEGAL TEST - Carries the same legal vulnerability of AR when applied to sewer-served tracts along four-lane state routes adjacent to existing commercial properties.

FISCAL MISMATCH - the municipal infrastructure and maintenance cost for residential development here is high and unsustainable given existing millage and commercial ratios.

This shows a peek into the considerations of the Steering Committee, Planning, and Council when developing directions.

Higher-Density Residential (Rejected)

Highway Commercial (Rejected)

Light Industrial Business Tech Park (Chosen)

Traffic

Generates the highest peak-hour loading on local municipal streets.

Creates the highest continuous traffic footprint of any category, requiring constant curb cuts and all-day vehicle cycling (Reference: Fairburn).

Lowest footprint of the three if tuned appropriately. Trips are concentrated strictly at shift changes rather than creating all-day congestion peaks.

Fiscal

Net negative. Consumes more municipal services than taxes generated; worsens the digest imbalance toward homestead residential.

Offers a short-term tax bump followed by long-term municipal decline as strip retail inevitably deteriorates and repositions.

Provides the strongest commercial tax base with absolutely no attached residential service obligations, actively reducing the homestead owner burden.

Infrastructure

Obligates the Town to extend and maintain schools, parks, stormwater systems, and road capacity for from existing service areas.

Creates heavy access management burdens and requires continuous, expensive corridor maintenance.

Minimal municipal burden. Requires no schools, no parks, and no residential stormwater expansion. Relies entirely on self-contained on-site systems.

Jobs

Zero.

Limited strictly to retail and service work characterized by low wages and high turnover.

Generates direct job creation in the office, light industrial, research, and technology sectors.

Character

Creates disconnected residential development inconsistent with Tyrone's historical incremental growth pattern. Large population growth to result with increased congestion.

The specific development pattern residents cited as directly counter to Tyrone's small-town identity.

Protected by an enforceable Quality Growth Overlay: requires 70% Class A materials, a 50-foot planted buffer, a strict 300,000 square foot footprint cap, and underground utilities.

Legal Status

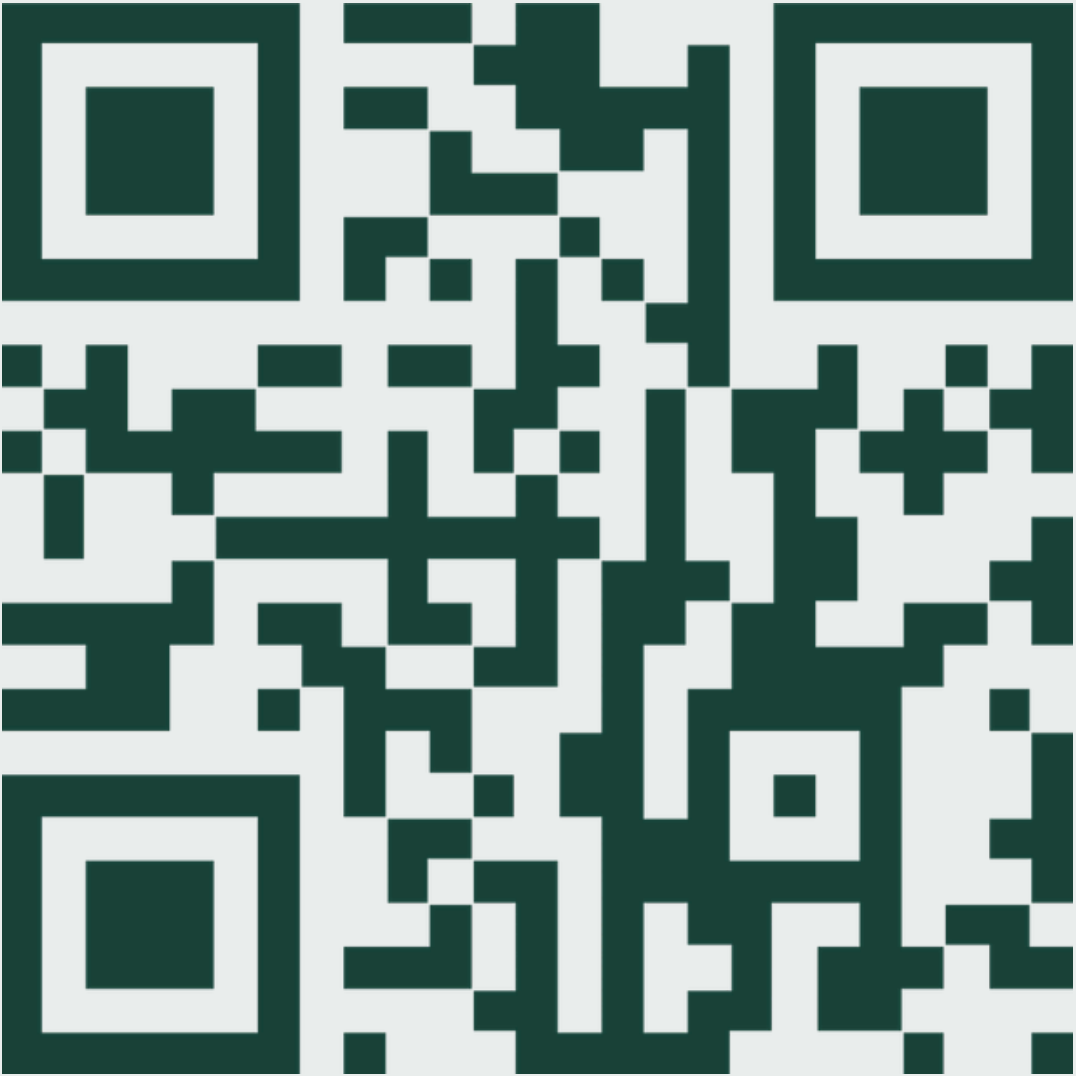
Legally viable, but heavily rejected by residents.

Legally viable, but rejected during public input.

Highly defensible. Directly mirrors the Office/Institutional classification the Georgia Supreme Court upheld on this very corridor in 2002.

PROCESS FROM HERE

Although the Comprehensive Plan is due for update every 5 years, it takes over 1 year to complete in order to obtain the right public involvement.



01



Public engagement begins. Surveys are sent and published. Public Engagement events are scheduled, and content is created for advertisement across platforms

Steering Committee meets multiple times after various stages of public involvement. Planning Commission reviews and ultimately makes a recommendation to Council.



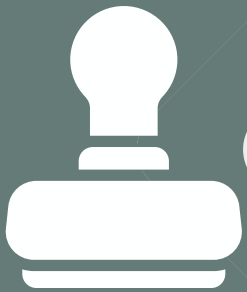
02

03



Council takes the steering committee, public input, and Planning commission recommendation into account over three public hearings for approval.

Approved Comprehensive Plan is sent to the Department of Community Affairs for compliance. Once approved, plan is adopted by Council.



04

