



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 08082024	August 8th, 2024	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
437 Senoia Road	IHI TYRONE MHC LLC	0736 033	MHP	N/A	Estate Residential	<b>North:</b> R-12, R-18, & AR <b>South:</b> DR <b>East:</b> Peachtree City <b>West:</b> M-1	N/A	25.85

SUMMARY & HISTORY

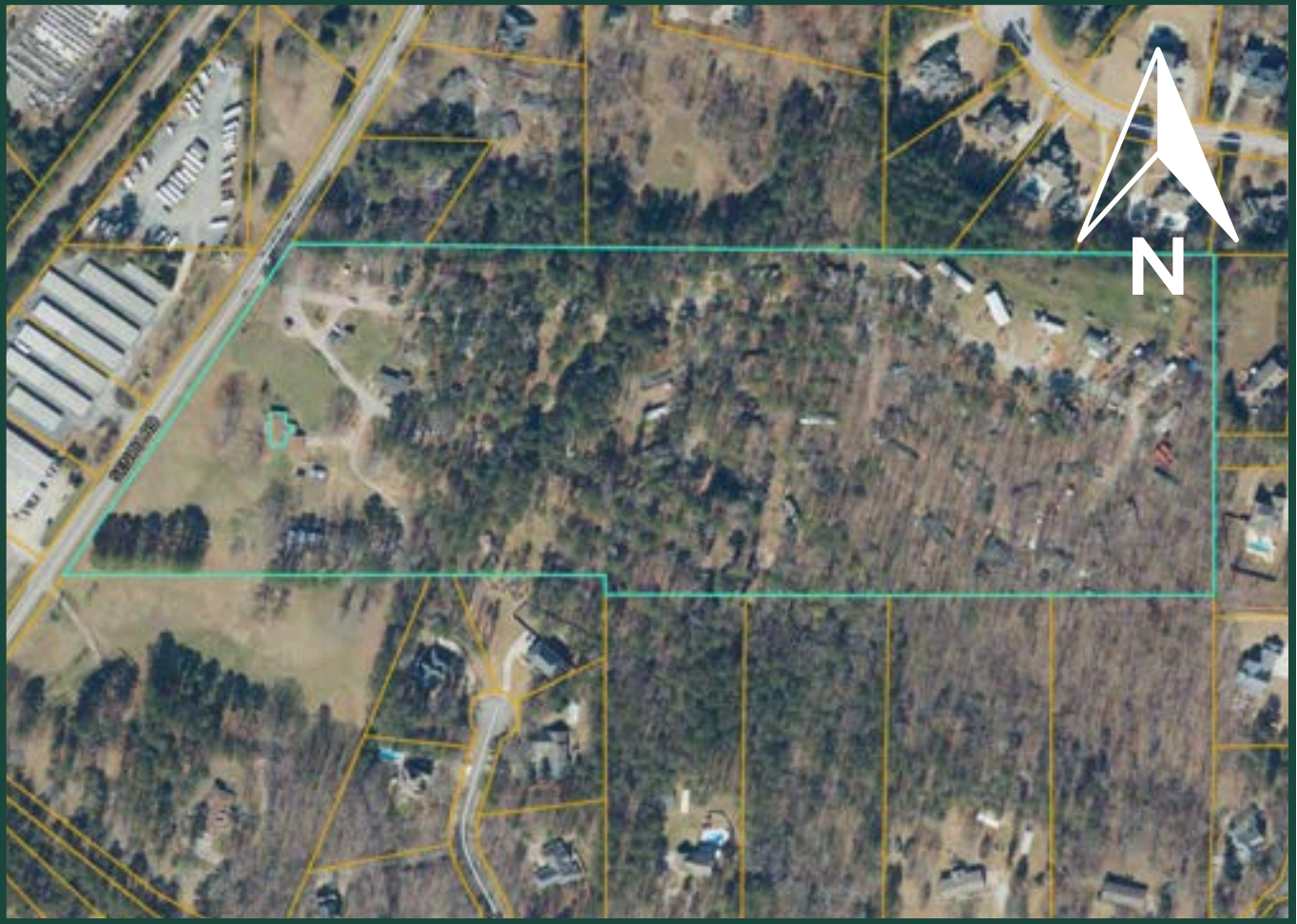
Applicant Erick Mullokandov with Iron Horse Communities has submitted an application for a Conceptual Site Plan at 437 Senoia Road. This property is currently developed as Whispering Pines Mobile Home Park with the submitted concept plan proposing a re-development of the park.

Whispering Pines has been located at 437 Senoia Road since the late 1960's to early 70's over which time, the number of homes has decreased. The Town’s ordinances for MHP (Mobile Home Park) zoning have changed since this time with many current homes in a non-conforming condition.

Staff has noted some items requiring revision, but recommends approval of the plan with the condition that all remaining TRC comments be resolved.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

The Town’s Comprehensive Plan does not specifically address Mobile Home Park (MHP) development. It lacks designated character areas where MHP zoning is explicitly recognized as suitable for future development. The plan emphasizes maintaining high standards in established residential areas. Zoning classifications not mentioned are generally not recommended for expansion but are expected to be developed to high-quality standards in their current locations. This site plan focuses on redeveloping within the existing property boundaries, aiming to enhance the quality and aesthetics of the included residential units. Therefore, it is staff’s determination that this site plan is compatible with the goals and intentions of the Comp Plan.



ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

It is staff’s determination that the proposed Concept Plan meets the Town’s ordinance requirements for Mobile Home Parks with the following minor items be revised prior to final site plan submittal:

- 1. Lot 1 shows a proposed mobile home within the 150' required setback. Mobile home lots are permitted within overall MH Park setback, but homes are not permitted.
- 2. Lots 98 & 77 appear to be in conflict with the MHP internal 7.5' lot setback requirement.
- 3. Rear setback line should be accurately notated as 40'
- 4. All other TRC comments including confirmation of lot dimensions and Fayette County Environmental Health bedroom requirements are resolved prior to submittal of final site plan details.

This submission otherwise meets overall density conditions set by lot size and development standard conditions associated with buffers and setbacks. Non-conforming homes have been shown as resolved through the establishment of required buffers and setbacks adjoining adjacent residential properties.