

APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
RZ-2024-007 & RZ-2024-008	04/25/2024	05/16/2024

STAFF REPORT REZONING

ADDRESS	APPLICANT	PARCEL NO.	EX. ZONING	PROPOSED ZONING	ACREAGE	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS
165 Palmetto Road	Clarendon Place LLC	0738-156	C-1 (Community Commercial)	Town Center Mixed Use (TCMU)	32.9	Town Center & In-Town Residential	North: LUR South: AR, R-12, R-18, & C-1 East: AR, R-12, & R-18 West: R-12 & R-18	Northern Property: two 5,000 s.f abandoned commercial buildings
172 Palmetto Road	Clarendon Place LLC	0738-158	AR (Agricultural - Residential)	Town Center Mixed Use (TCMU)	21.9	Town Center		

SUMMARY & HISTORY

Applicant Clarendon Place, LLC, on behalf of **owner Brent Holdings, LLC**, has applied for the rezoning of two tracts, 165 Palmetto Road & 172 Palmetto Road, from **C-1 and AR respectively to TCMU (Town Center Mixed-Use)**. The petition includes a conceptual development plan proposing **100 single-family detached lots and 22 townhome** units at **2.3 units/acre** total site density. The proposed development plan incorporates the R/W necessary for the Town’s roundabout project currently in land-acquisition. Two ~5,000 s.f. abandoned commercial buildings sit along the northern tract as part of the “Old Town Tyrone” development that was abandoned in 2008.

COMPREHENSIVE PLAN, DOWNTOWN PLAN, & FUTURE DEVELOPMENT MAP COMPATABILITY

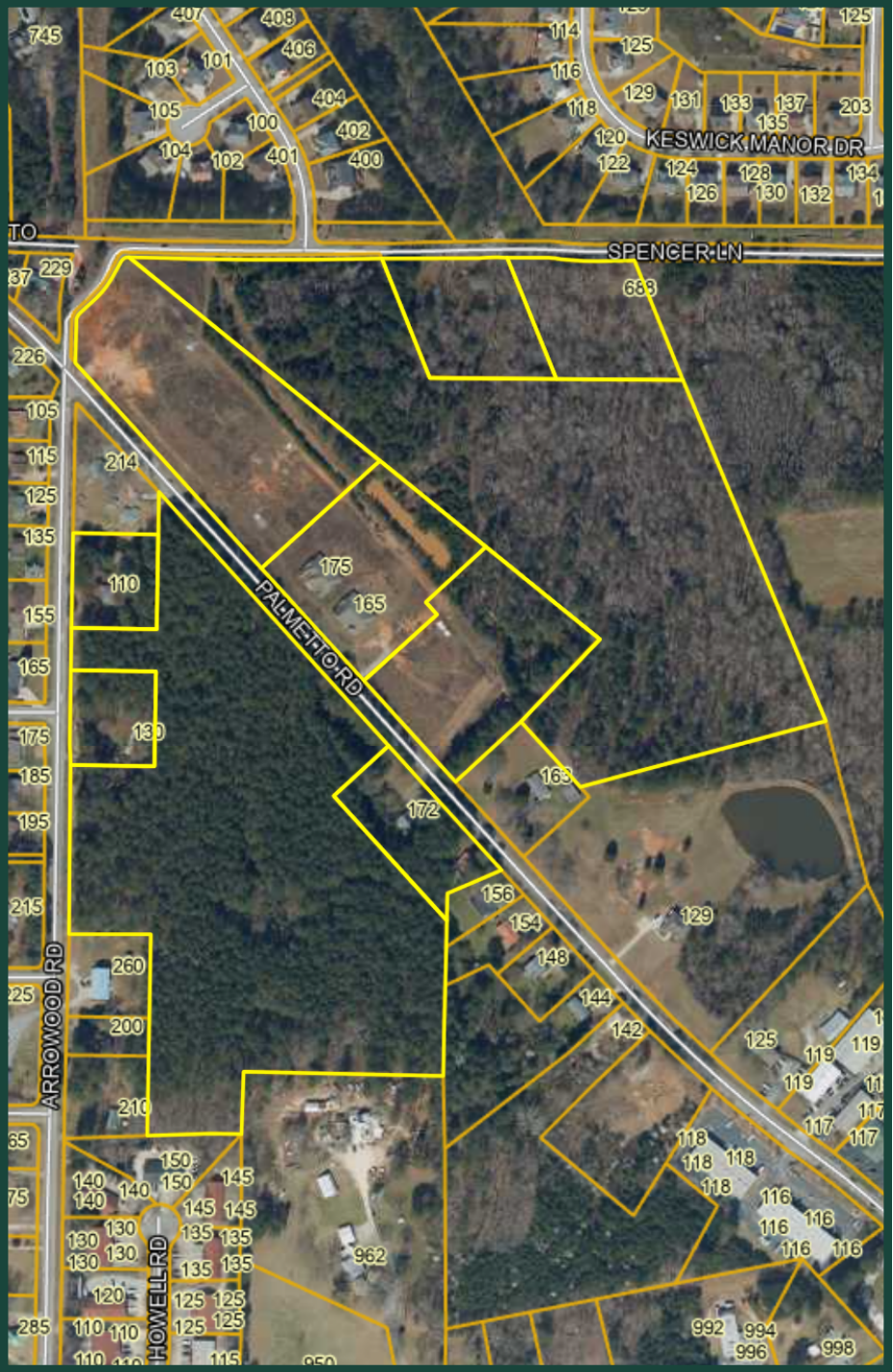
COMP PLAN & FUTURE DEVELOPMENT: These properties fall under the Comprehensive Plan's **Town Center and In-Town Neighborhoods** designations, encouraging downtown-oriented development patterns and **street connections**. Town Center emphasizes commercial mixes, while In-Town Neighborhoods prioritize residential support for the Town Center. The **goal is to create a diverse mix of uses connected by walkable pathways**. Residential areas should **avoid front-loaded garages** and prioritize clustering homes to preserve open spaces. Developments should include pedestrian, cyclist, and PTV connections, along with traffic calming measures and street trees integrated into the right-of-way design. The proposed **development provides some open spaces, although not centrally planned**. Multi-use path, sidewalk, and street **connections have been provided** throughout the development with **speed-tables proposed as traffic calming measures** to support multi-use users on the roadway and path connections out of many cul-de-sacs towards existing and future facilities.

ENVISION TYRONE DOWNTOWN PLAN: The proposed development does **provide the basic mobility framework** as outlined in the downtown plan with connectivity from Arrowwood to Palmetto to Spencer as well as a future street connection going south towards Senoia Road. Some of the architectural examples provided meet the spirit of the Comp Plan and Downtown Plan, **but others reflect street-facing garages which do not functionally pair with the build-to lines of the district**. Side-entry and rear-access homes are preferred.

ORDINANCE COMPATABILITY

TOWN CENTER MIXED-USE: The TCMU district encourages walkable, mixed-use developments with **residential components, subject to council approval**. This **proposal focuses solely on residential development**, comprising single-family detached lots and townhomes, **falling below the maximum density of 4 units/acre at 2.3 units/acre**. Lot sizes adhere to Sec. 113-137, with a mandated **75' undisturbed buffer** adjoining AR, R-12, and R-18 zoning districts. The **development contributes to a connected town center network**, as required by ordinance. While cul-de-sacs are discouraged, most included in this **plan feature multi-use access points** for connectivity to existing and future path facilities.

TOWN CENTER OVERLAY: The Town Center Overlay **aims to enhance architectural quality, pedestrian-friendly environments, and road connectivity**. Requirements include architectural materials like brick, stone, and natural wood siding, as well as covered entryways, street trees, and fenestration standards to reduce garage prominence. **While some architectural examples meet these criteria, those with front-loaded garages require alternative solutions to align with design standards**.



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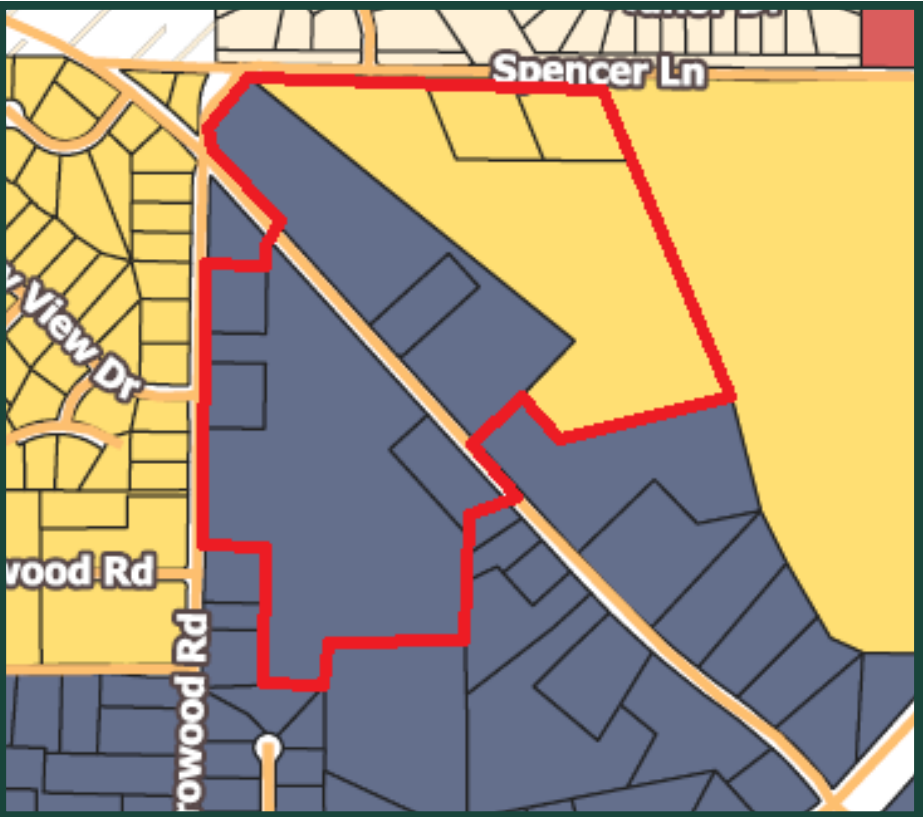
IMPACT ASSESSMENT

1. **Will the zoning permit suitable uses with surrounding properties?** *The surrounding area is predominately residential in nature. The TCMU district aims to provide uses that are compatible with both residential and light-commercial areas. The development plan specific to this request is residential in nature which is suitable for surrounding lots.*
2. **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, given the implementation of adequate screening, 75' buffering, and architectural standards as required by the TCMU and Town Center Overlay districts.*
3. **Does the property have reasonable economic use as currently zoned?** *Staff concludes that the northern property currently zoned, C-1 (Community Commercial) does have reasonable economic use as currently zoned as this is considered a higher-intensity zoning classification than TCMU. Staff concludes that the southern property, zoned AR (Agricultural Residential), does not have reasonable economic use as currently zoned given the future land use classification for the area as well as the higher intensity zoning that surrounds it. A market analysis provided confirms this assessment.*
4. **Would the proposed zoning overburden existing infrastructure?** *The proposed development plan notates a traffic impact of approximately 1,112 trips/day at buildout which would overburden the nearby Palmetto Road intersection at current conditions. With the construction of the RAB at this location, it is staff's determination that the development would not affect the LOS of the intersection after the RAB construction. Sewer impact is estimated at 17,000 gpd which the Town currently has capacity to handle. This capacity is at a first-come-first serve basis and will only be reserved upon the approval of a final civil/site plan by Planning Commission. Water is available via a line extension.*

PLANNING COMMISSION RECOMMENDATION

STAFF COMMENTS & RECOMMENDATIONS:

- Upon Technical Review Committee review, comments were made regarding future environmental & architectural items that may potentially be in conflict come site/civil design:
- Current lot configurations may conflict with runoff reduction standards for the purposes of implementing best management practices.
 - Current lot configurations may be in conflict with existing riparian buffer and tree protection requirements depending on where structures are sited on 2-3 lots.
 - Staff does not consider adjustments to the layout as constituting a feasibility constraint for the purpose of meeting the above standards.
 - It is recommended that the applicant should also continue to work with staff on developing appropriate architecture for any lots considered for front-facing garages.
- Staff suggests addressing the above items during the civil/site design phase, as they would have minimal impact on the overall development. Geotechnical or engineering work is not required for conceptual development plans during the rezoning process.
- If council desires to approve this rezoning request, staff recommends the following conditions:
- The existing structures on 165 Palmetto Road be demolished prior to the issuance of a land disturbance permit.
 - The developer dedicates adjoining R/W of Palmetto Road, Spencer Lane, and Arrowood Road.



Town of Tyrone Future Development Map



Envision Tyrone Town Center Plan