



PLANNING DATE 02/09/2023
COUNCIL DATE NA

P&Z STAFF REPORT

PREPARED BY:

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DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 02092023	Clarendon Place LLC Richard Ferry	Palmetto Road

SUMMARY & HISTORY

Applicant Richard Ferry on behalf of owner Clarendon Place LLC. Has applied to consolidate two collections of parcels: **Tract A** north of Palmetto Road would consolidate parcels 0738140, 0738156, 0738155, 0738166, 0738134, & 0738132 into an approximately 32.95 acre tract. **Tract B** south of Palmetto Rd. would consolidate parcels 0738160, 0738158, 0738159, 0738166, & 0738133 into an approximately 21.89 acre tract. The stated intent for this re-plat is to prepare the two properties for rezoning.

STAFF DETERMINATION

It is staff's determination that the proposed plat be approved with the condition that any outstanding TRC comments be resolved.



MAP SOURCE: FAYETTE COUNTY TAX ASSESSOR

EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
Tract A parcels: C-1 Tract B parcels AR	N/A	Vacant	North: LUR South: AR/R-12 East: AR West: R-12	Vacant Accessory Structures	32 Acres (N. Palmetto Road) 21 Acres (S. Palmetto Road)

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Town Center District Future Development Character area which promotes pedestrian-oriented mixed-use development and zoning. Buildings are encouraged to be located along the street which is not the case currently, however, any new proposals for development including new building structures should follow the requirements in the ordinance and comprehensive plan. Such site plans and building elevations will need to be approved by the Planning Commission.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

This plat is consistent with the Town's zoning and subdivision regulations.