

962 Senoia Road Staff Report



Phillip Trocquet
Asst. Town Manager

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Application #	Planning Commission Date	Town Council Date
RZ-2025-001	08/14/2025	09/04/2025

Application Details

Address	Owner	Parcel #
962 Senoia Road	Harlie Deyton Estate	0738 024
Zoning	Proposed Zoning	Future Land Use
AR (Agricultural Residential)	C-1 (Community Commercial)	Town Center
Surrounding Zoning	Site Improvements	Acreage
North: TCMU, South: AR, East: C-1, West, C-1 & R-12	Single-Family Home and Barn	6.53

Fayette County QPublic

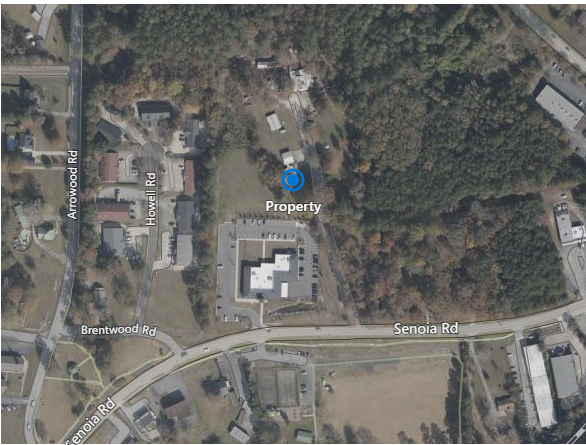
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

Street View Map

Property
962 Senoia Rd, Tyrone, Georgia 30290, United States



250 feet 50 m
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Summary & History

The applicant, Christ Church, has submitted a rezoning petition on behalf of the owner for a rezoning of 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). The stated intent of this rezoning is to be able to develop the property consistent with C-1 Development standards for the purposes of locating a church on the property. The property was previously the home of 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. The remaining property was left for private purposes with access fronting Senoia Road on the southeast corner of the lot. Upon his passing, the remaining property has been in the custody of his estate.

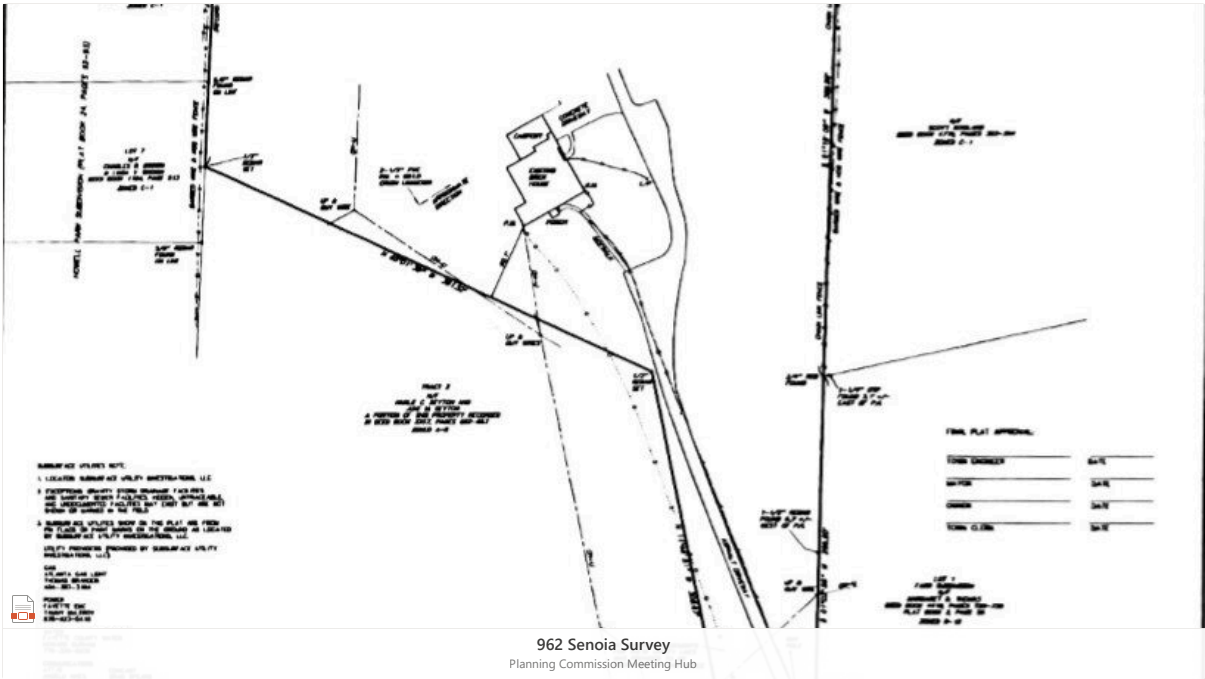
Comprehensive Plan & Future Development Map Compatibility

This property lies within the Town's Town Center Character Area which calls for downtown-oriented primarily commercial development that supports residential uses. Design should be pedestrian-oriented around strong multi-use and vehicular connections to and through developments to connect to one another and to public facilities.

This zoning classification is primarily intended for the Town Center Character Area and is compatible with the comprehensive plan's purposes and goals for the property. Design and layout of future development will 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.

Property Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? Yes, the property is adjoined by C-1 to the east and West as well as Town hall to the south which is a non-residential use. Future development will need to adhere to appropriate buffer requirements adjoining residentially-zoned properties.
- Will zoning adversely affect adjacent properties? It is staff's determination that the proposed zoning will 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.
- Does the property have reasonable economic use as currently zoned? It is 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, not Agricultural Residential.
- Would the proposed zoning overburden existing infrastructure? It is staff's determination 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 impacts as intended.

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

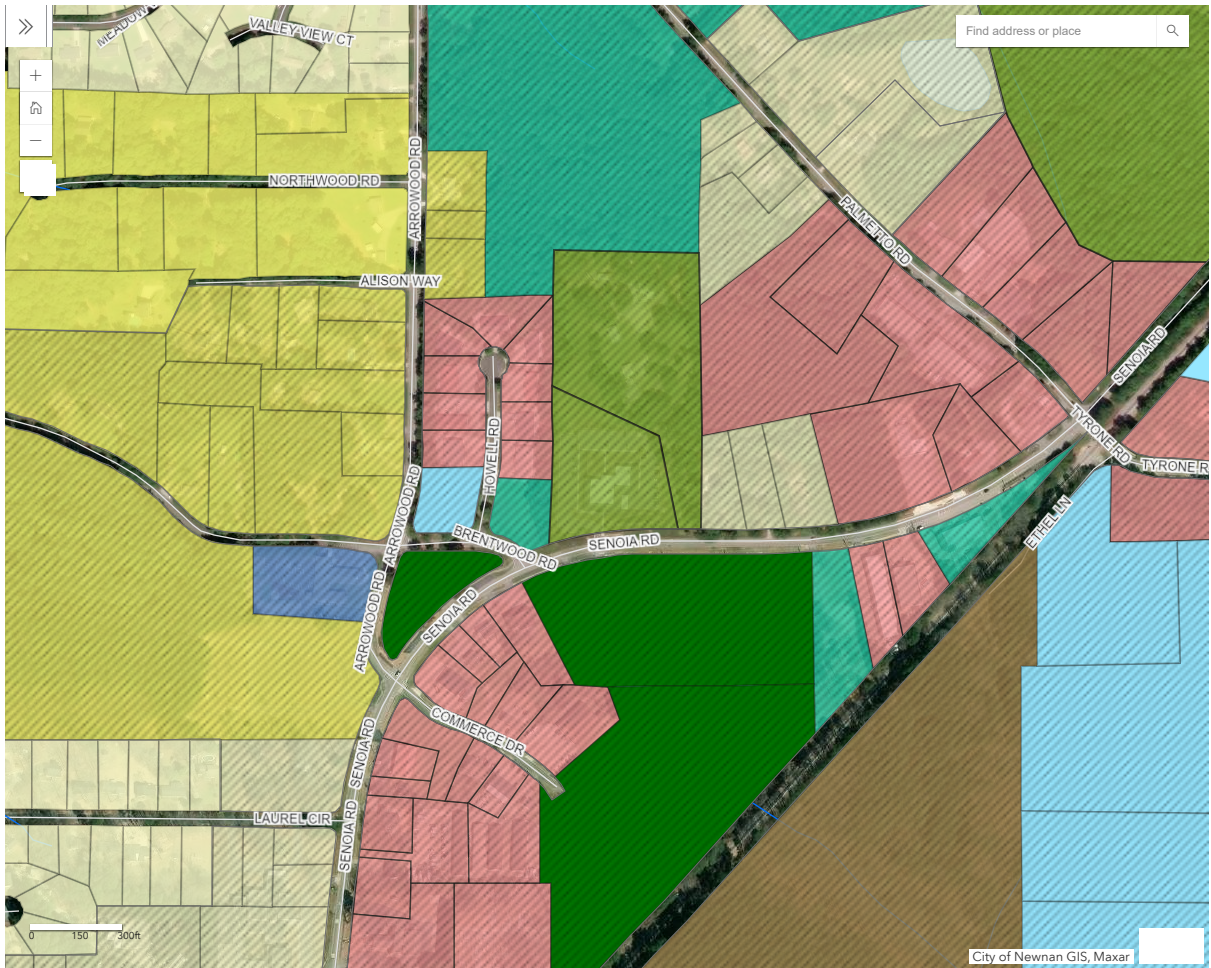
Staff Recommendation

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

Supporting Documents & Resources

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

Document Downloads

See all

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

9 July 2025

Town of Tyrone
Attn: Phillip Trocquet
950 Senoia Road
Tyrone, Ga 30290

Re: Rezoning Request
962 Senoia Road, Parcel ID #0738 024

To whom it may concern:

Falcon Design Consultants, LLC is pleased to present this notice of intent to rezone and findings of fact regarding 962 Senoia Road, map parcel 0738 024, land lot 140 of the 7th land district.

This proposed rezoning is to reclassify 962 Senoia Road from the current zoning classification of AR to a C1 zoning classification. This change is in alignment with the Town of Tyrone future land use plan as well as the proposed zoning classification being a suggested classification within the Town Center District found within the most recent comprehensive plan update. The proposed use of the property will be a church and will therefore not adversely affect either adjacent residential or commercial properties. The location on an existing collector road will not impact the existing traffic with the minor increase in usage only being on days of service as well as periodic special events that will also adhere to the Town's requirements. While the proposed use of a church is already permitted via a conditional use in the existing AR zoning classification, the conditional use requirement mandating at least 100 feet of street frontage is not feasible with the existing parcel boundaries. Therefore, the request of rezoning classification to C-1, which complies with all of the applicable Town future land use plans and zoning regulations, is necessary.

On behalf of Falcon Design Consultants, we would like to thank the Town of Tyone in advance for its time spent reviewing this application. Please feel free to contact our office with any questions or concerns regarding this narrative.

Sincerely,



J. Brett Hanes
Director, Building Department & Development Services
bhanes@fdc-llc.com