


155 Briarwood Road Annexation & Rezoning



Phillip Trocquet
Asst. Town Manager

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 QR Code to Digital	Application #	Planning Commission Date	Town Council Date
	RZ-2026-001	03/12/2026	04/02/2026

Application Details

Address	Owner	Parcel #
155 Briarwood Road	Jerry Crozier	0739 023
Zoning	Proposed Zoning	Future Land Use
AR (Unincorporated)	R-18	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR (Unincorporated), South: R-12, East: AR (Unincorporated), West: R-12	Single-Family Home and Accessory Structure	4.67

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map

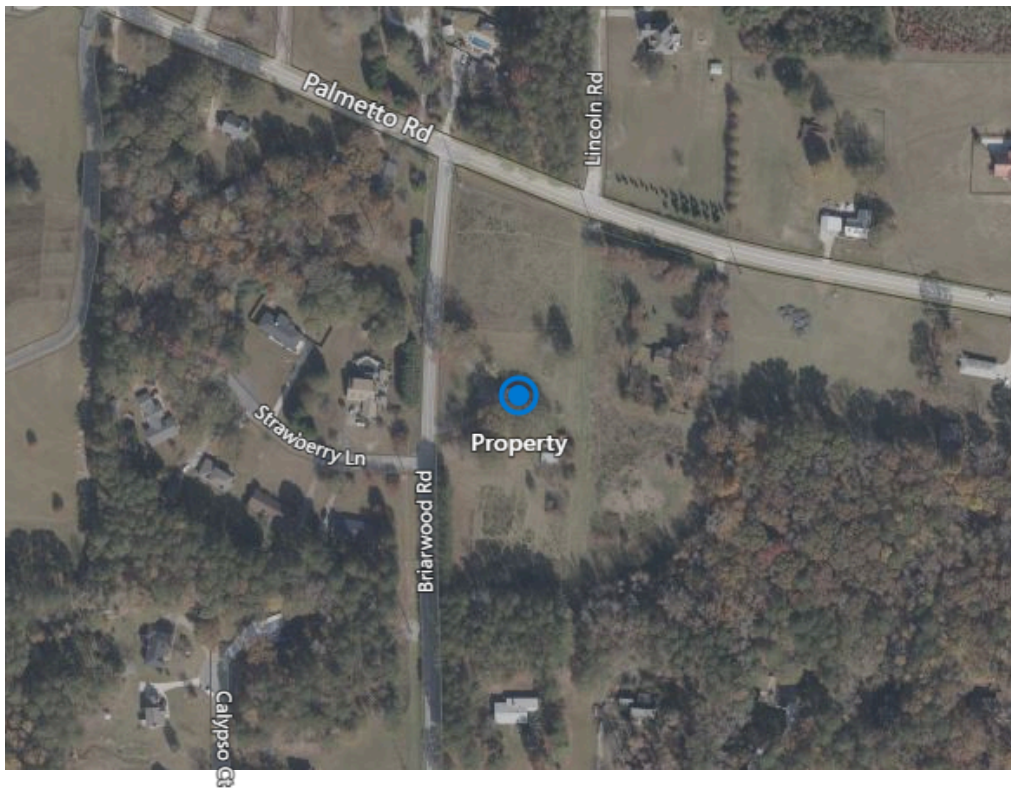


Fayette County Tax Map

Street View Map

Property

155 Briarwood Rd, Tyrone, Georgia 30290, United States



250 feet 50 m

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Summary & History

The property at the corner of Palmetto and Briarwood Road is currently located in Unincorporated Fayette County. The applicant, Mr. Jerry Crozier, has requested annexation of this property into the Town limits. The stated intent of this annexation and requested rezoning is for the future improvement of the lot with a desire for Town of Tyrone services and coverage.

The Fayette County Board of Commissioners saw this petition in February and issued no objection to the annexation.

This annexation and rezoning has been advertised on site and in the legal organ for R-18 zoning. The applicant's intention is for R-12 zoning which is an exact match of the zoning surrounding it within the Town. Since R-12 is considered a lower-intensity zoning classification than R-18, Planning Commission can recommend R-12 zoning to Town Council and Town Council can approve R-12 zoning for the property. No substantial difference exists between R-18 and R-12 zoning save the minimum allowed house size: 1,200 s.f. vs. 1,800 s.f.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Estate Residential Character Area which aims to promote developments and zoning classifications constituting minimum 1-acre lot homes that emulate the positive aspects of rural and low-density suburban residential. R-12 zoning and R-18 zoning both match this development strategy and are among the default zoning classifications in the Town for such development.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all

Surveyors and as set forth in O.C.G.A. Section 15-6-67.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

Lass

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO. 1620
DATE: 11/12/25

CONTIGUITY STATEMENT

Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:

- (1) At least one-eighth of the aggregate external boundary either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated, in whole or in part, from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state or by the definite width of (A) any street or street right-of-way, (B) any creek or river, or (C) any right-of-way of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;
- (2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and
- (3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, SWINSON A. GASKINS, SR., a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the Town of Tyrone lying in land lot(s) 148 of the 7th district Fayette County, has a contiguous boundary of _____ feet with the existing Town limits of the Town of Tyrone which is at least one-eighth aggregate of the total property to be annexed.

This the 23rd day of November 2025

Signature: *Lass*

P.B.=PLAT BOOK
 PG.=PAGE
 P.O.B.=POINT OF BEGINNING
 F/H=FIRE HYDRANT
 RBF=REBAR FOUND
 RBS=REBAR SET
 RAW=RIGHT OF WAY
 U/P=UTILITY POLE
 O/H UTIL=OVERHEAD UTILITY LINES

155 Briarwood Rd Tyrone GA 30290 Survey 11-15-2025
Planning Commission Meeting Hub

1 of 2

Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? The property is surrounded by R-12 Zoning to the east and south. R-12, R-18, and AR zoning as the

primary zoning classification all along Briarwood Road; this zoning is suitable for surrounding properties.

- **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.
- **Does the property have reasonable economic use as currently zoned?** The property does have reasonable economic use as zoned, but surrounding property owners enjoy more flexible zoning classifications for residential use. Farming operations within the Town of Tyrone would be practically difficult to employ as Agricultural Zoning.
- **Would the proposed zoning overburden existing infrastructure?** No, existing development potential for the area would remain consistent.

Although R-18 zoning was advertised for this property, staff does recommend approval of R-12 zoning for the property. R-12 zoning is of a lower intensity than R-18 and the existing home on the property would not be conforming with the minimum 1,800 s.f. home size requirement of R-18 zoning.

Staff Recommendation

Staff recommends approval of the annexation petition. Staff recommends approval of the rezoning petition from AR (Unincorporated) to **R-12 (Residential 1,200 s.f. minimum home size)**.

Planning Commission Meeting Summary and Recommendation

Summary: Some citizen commentary was made during the public hearings. Residents from across Palmetto Road in the unincorporated County were concerned about the potential for new construction. Residents across Briarwood Road were concerned about curb cut access and traffic safety. Other concerns were mentioned regarding the potential for 1,200 s.f. homes reducing property values. The applicant stated that homes to be built on the lots given the value of property would likely not be lower than 2,000 s.f. Commissioner Noble and Nebergall noted that the 1,200 s.f. development standard in the ordinance was a minimum, not a maximum.

Recommendation: Planning Commission recommended unanimous approval of the annexation and rezoning to **R-12 (Residential 1,200 s.f. minimum home size)**.

^ 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, 2025	Phillip Trocquet
📁	2026 Planning Commission Meetings	March 6	Phillip Trocquet
📁	Town Planning Documents	April 9, 2025	Phillip Trocquet