



November 22, 2021

Mr. Phillip Trocquet, Town Planner  
Town of Tyrone  
950 Senoia Rd  
Tyrone, Georgia 30290

Re: Letter of Intent  
Rezoning Application for  
Tyrone Business Park  
1400 Senoia Rd  
Tyrone, GA 30290

Mr. Trocquet:

The purpose of this Letter of Intent is to provide the necessary information to the Town of Tyrone regarding the Rezoning Application for the Tyrone Business Park (“TBP”) property located at 1400 Senoia Rd in Tyrone, Georgia. TBP is a planned commercial business park totaling 90,000 square feet on 9.0 acres. Our project is designed to be compatible with the Commercial Corridor future land use. TBP will provide much-needed facilities for new companies who will bring tax revenue and valuable jobs to Tyrone. The buildings are intended to match the development strategy of the Commercial Corridor land use, featuring attractive architecture and landscaping.

We are excited about our planning and development of this new space, and as such humbly request to rezone the property from Office-Institutional (O-I) to Highway Commercial (C-2). The following section provides a written and documented analysis of the impact of the proposed rezoning with respect to several matters required for consideration by the Town of Tyrone:

a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

Yes. The rezoning of this property will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Commercial Corridor classification specifically lists C-2 as an appropriate zoning classification, and potential tenants at TBP will be “commercial service providers” as designated in the classification description. All of the buildings in the dead end of Senoia Rd are of similar construction and design, but older. Our proposed plan is to generally match the character of the street, but with high-end landscaping and attractive exterior design to appeal to tenants, the neighborhood, and other stakeholders in Tyrone.

b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties;

No, the rezoning proposal will not adversely affect the existing or surrounding uses. TBP is designed to fit with the businesses that are currently located on Senoia Rd. The general commercial use of future tenants will feature lighter traffic than a heavier distribution-type facility.

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

No. As the property is currently zoned Office-Institutional, the current zoning does not fit the remainder of the street and cannot accommodate the type of businesses that the project requires.

It is our understanding that the property was originally zoned commercial, to match the entire length of Senoia Rd to the dead end. The property was not viable as an office/commercial development and has sat vacant for approximately thirteen years. Rezoning to commercial would return the property back to the original use plan in character with the neighborhood.

d. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

No. Our project is planned to be 90,000 square feet, which would not be a significant increase to the total supply of commercial space in the area, especially given the location on a major highway (Hwy 74) and near interstate I-85.

Our desired tenants will have a need for mixed office and commercial space, and will not require heavy shipping or receiving, which would generate heavy truck traffic. For example, one tenant who is interested in occupying the park would use the facility as an office and to temporarily store high-tech utility materials. They will have a relatively low employee count and very few trucks coming in and out.

Utilities are in place and it is our understanding that they have more than enough capacity for the marginal increase in requirements.

e. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan; and

This zoning proposal is in conformance with the policy and intent of the land use plan, both from a zoning classification standpoint and a desired description of services detailed by the Town in their 2017 Comprehensive Land Use Plan. Specifically, the project will target “commercial service providers” as desired in the Commercial Corridor description.

f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

No, there are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Thank you for your consideration into this rezoning request. Island Investors is excited to continue our relationship with the Town of Tyrone and to build an outstanding development to bring jobs and tax revenue to the city. If you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

**ISLAND INVESTORS LLC**

A handwritten signature in blue ink, appearing to read 'RAW', with a horizontal line extending to the right.

Randall A. Wright  
Manager