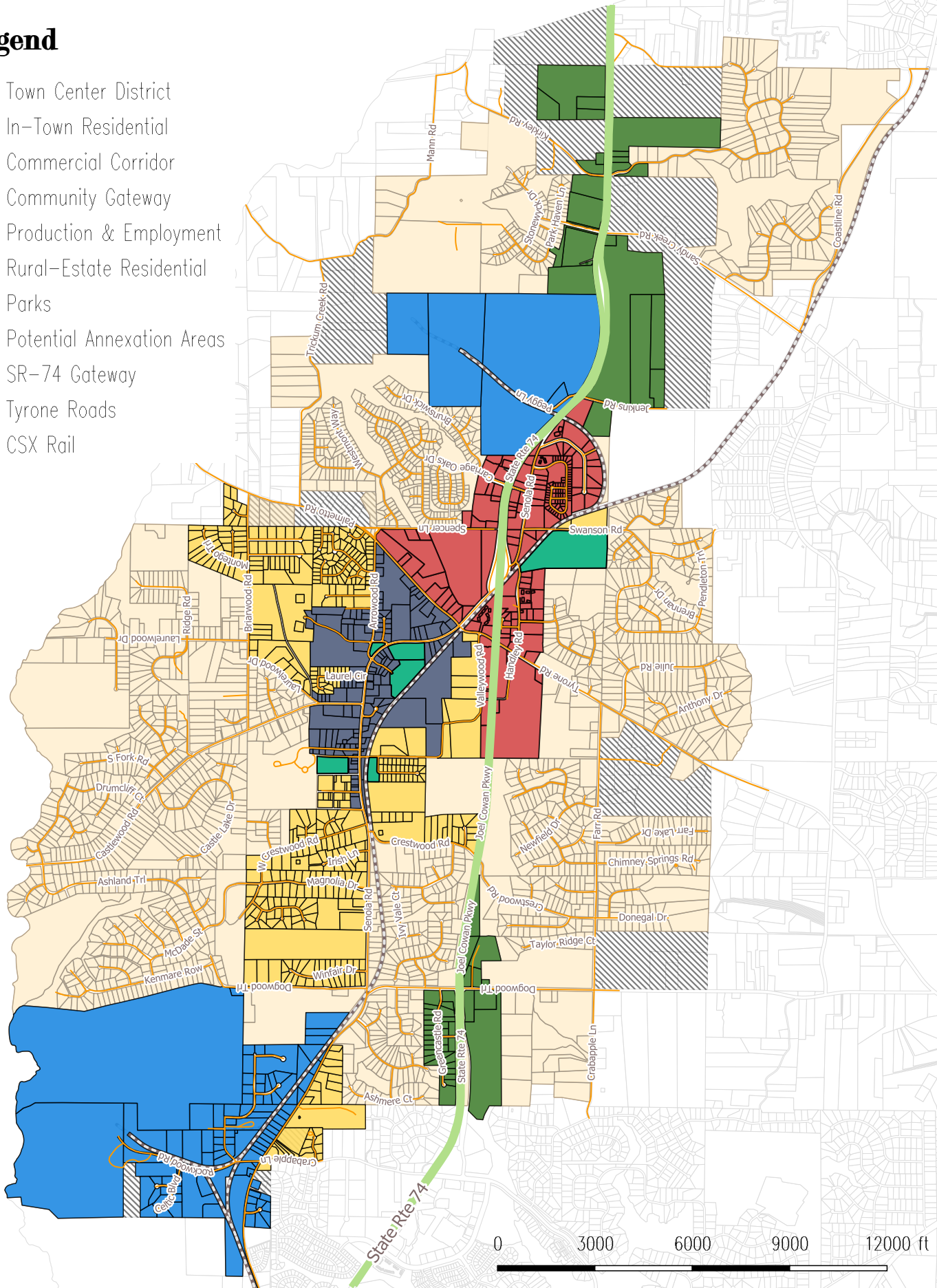


# Tyrone Future Development Map

## Legend

- Town Center District
- In-Town Residential
- Commercial Corridor
- Community Gateway
- Production & Employment
- Rural-Estate Residential
- Parks
- Potential Annexation Areas
- SR-74 Gateway
- Tyrone Roads
- CSX Rail





# TOWN CENTER DISTRICT

## *Appropriate Zoning Classifications*

*Main Street Overlay With: O-1, E-I, & C-1*



## DESCRIPTION

Typically thought of as Tyrone's "downtown," the Town Center District is the original heart and soul of the community's areas of commerce. While not laid out in the traditional square of many small towns, the Town Center District still houses local government offices, churches, a post office and a once-thriving elementary school. Taking into account the ample amount of green space and walkability to locally-owned shops and cafes; the Town Center District has all the foundational infrastructure needed for public-private reinvestment and future development of small businesses that do not require the space or traffic volume offered along the state highway commercial corridor.

## DEVELOPMENT STRATEGY

Downtown should include a mixture of retail, office, and services if infrastructure is updated. The design should be pedestrian oriented around strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at street level with parking in the rear. Enhance the pedestrian-friendly environment by adding sidewalks and creating other multi-use routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, parks, and schools. Building heights should not exceed three stories.



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# IN-TOWN NEIGHBORHOODS

*Appropriate Zoning Classifications*  
*Traditional Residential (TR), R-18 & R-20*



## DESCRIPTION

The Traditional Neighborhood areas, immediately surrounding and often interwoven within the Town Center District, help to illustrate the rich history of Tyrone and the families that helped to found it. The homes in this area were built in a variety of styles and most do not belong to a subdivision or an organized Home Owners Association. The proximity of the nearby businesses and recreational amenities make the Traditional Neighborhoods of Tyrone a great destination for those looking to build a home with great transportation and pedestrian access, or those preferring to rehabilitate one of the oldest and most storied homes to get the full experience of small-town community.

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## DEVELOPMENT STRATEGY

Promote new development that emulates the positive aspects of historic communities throughout the area such as Fayetteville, Newnan, and Senoia. Low density, traditional neighborhood developments (TND) employ traditional architecture and traditional design principles. Strong vehicular and pedestrian/bike connections to commercial services as well as internal street connectivity to adjacent properties are to be encouraged. Residential density should be consistent with those found in the historic areas of Tyrone and in other nearby historic neighborhoods.