



PLANNING DATE 10/13/2022
COUNCIL DATE 11/03/2022

P&Z STAFF REPORT

PREPARED BY:

Phillip Trocquet, Asst. Town Manager | Community Development
ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RZ-2022-006, RZ-2022-07, RZ-2022-08	74 South, LLC - Randy Wright	072604009, 072604012, 072604013

SUMMARY & HISTORY

Applicant Randy Wright. has submitted a petition on behalf of the owner, 74 South, LLC. for a rezoning petition for parcels 072604009, 072604012, 072604013 at property address 1400 Senoia Road.

The applicant's expressed intent is to rezone this property from O-I to C-2 (Highway Commercial) to match the zoning adjacent to the properties under consideration. The proposed development is for a highway commercial flex office/warehouse business park consisting of three 30,000 s.f. structures.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended that the rezoning petition be approved conditioned upon the replat of the existing properties into a conforming configuration within 90 days of the council hearing if approved.

STAFF DETERMINATION

Since the Planning Commission hearing, these properties have been consolidated into a single tract. Staff determines this rezoning request to be compatible with the Town's zoning ordinance and comprehensive plan.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	PROPERTY ACREAGE
O-I Office-Institutional	C-2 Highway Commercial	Vacant Office-Institutional	North: C-1 South: C-1 & C-2 East: C-2 West: M-2	072604009 - 2.57 Acres 072604012 - ~0.29 Acres 072604013 - ~0.26 Acres

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Commercial Corridor Character area which permits C-2 zoning and encourages high architectural and landscaping standards. Commercial areas should be screened from the right-of-way and pedestrian connectivity should be accommodated throughout the site and in accord with future path plans. This property lies within the SR-74 Quality Growth Overlay district which requires higher architectural and landscaping provisions for any portion of the site fronting or visible from SR-74.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

- Will Zoning permit suitable uses with surrounding properties?** The proposed development plan suggests appropriate uses for SR-74 and the Community Gateway Character area and surrounding properties if appropriately screened, buffered, and constructed to the architectural guidelines listed in the ordinance.
- Will Zoning adversely affect adjacent properties?** The proposed zoning is consistent with the zoning of surrounding properties; it is staff's determination that this zoning will not adversely affect adjacent properties.
- Does the property have reasonable economic use as currently zoned?** It is staff's determination that the property does have reasonable economic use as currently zoned.
- Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** Given the traffic capacity of Senoia Road, it is staff's opinion that if adequate vehicular circulation is provided on-site, that it would not be excessively burdensome on road infrastructure. The business park at the end of Senoia Road was designed for a buildout of all properties; the development of these parcels at C-2 zoning would be consistent with that buildout. The proposed development does not suggest a sewer usage that would be burdensome on the Town's existing sewer or water capacity. Stormwater facilities are already provided for this business park. Hydrological information confirming that preexisting facilities can handle the capacity of this development will be required.