

Application #	Planning Commission Date	Town Council Date
25TYR-SITEP00004	03/12/2026	N/A

### Application Details

Address	Owner	Parcel #
165 Palmetto Road	Clarendon Place LLC (Agent: Richard Ferry)	0738 156 & 0738 158
Zoning	Proposed Zoning	Future Land Use
TCMU (Town-Center Mixed-Use)	N/A	Town Center & In-Town Residential
Surrounding Zoning	Site Improvements	Acreage
North: LUR, South: R-12 & C-1, East: R-12 & AR, West: R-12 & R-18	None	54.7

### Fayette County QPublic

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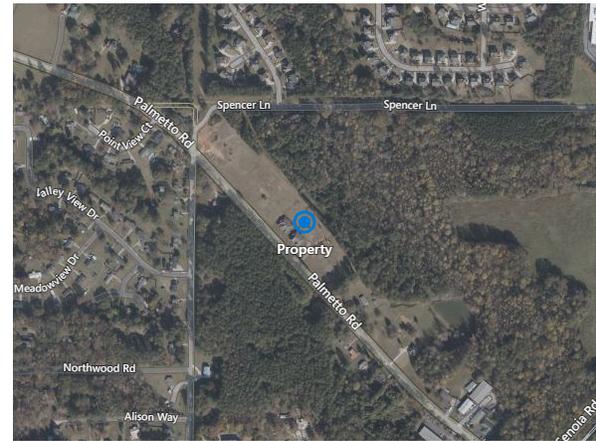


Fayette County Tax Map

### Street View Map

#### Property

165 Palmetto Rd, Tyrone, Georgia 30290, United States



500 feet 100 m

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### Summary & History

The applicant, Clarendon Place, LLC has applied for a preliminary plat for the development of a 104-lot subdivision, Ardmore North and Ardmore South. Both parcels constituting this development were rezoned to TCMU (Town Center Mixed-Use) on July 18th, 2024 with a proposed development plan. The Town requires all subdivisions receive preliminary plat approval from Planning Commission prior to the issuance of a land disturbance permit. The civil engineering plans are still under review by staff, but the proposed preliminary plat represents the final lot and subdivision configuration before final development.

Town Center developments also require conceptual architectural approval for representative housing types which is approved separately from the preliminary plat.

### Comprehensive Plan & Future Development Map Compatibility

These properties fall under the Comprehensive Plan's Town Center and In-Town Neighborhoods future development character areas, encouraging downtown-oriented development patterns and street connections. Town Center emphasizes commercial mixes, while In-Town Neighborhoods prioritize residential support for the Town Center. The goal is to create a diverse mix of uses connected by walkable, gridded pathways. Residential areas should avoid front-loaded garages and prioritize traditional neighborhood development patterns and clustering of homes to preserve open spaces in a centrally planned way. Developments should include pedestrian, cyclist, and PTV connections,

