

# 155 Briarwood Road Annexation & Rezoning

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Asst. Town Manager

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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	0734 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

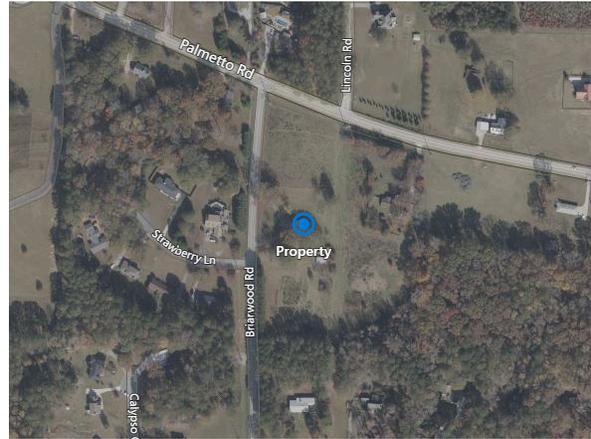


Fayette County Tax Map

## 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.

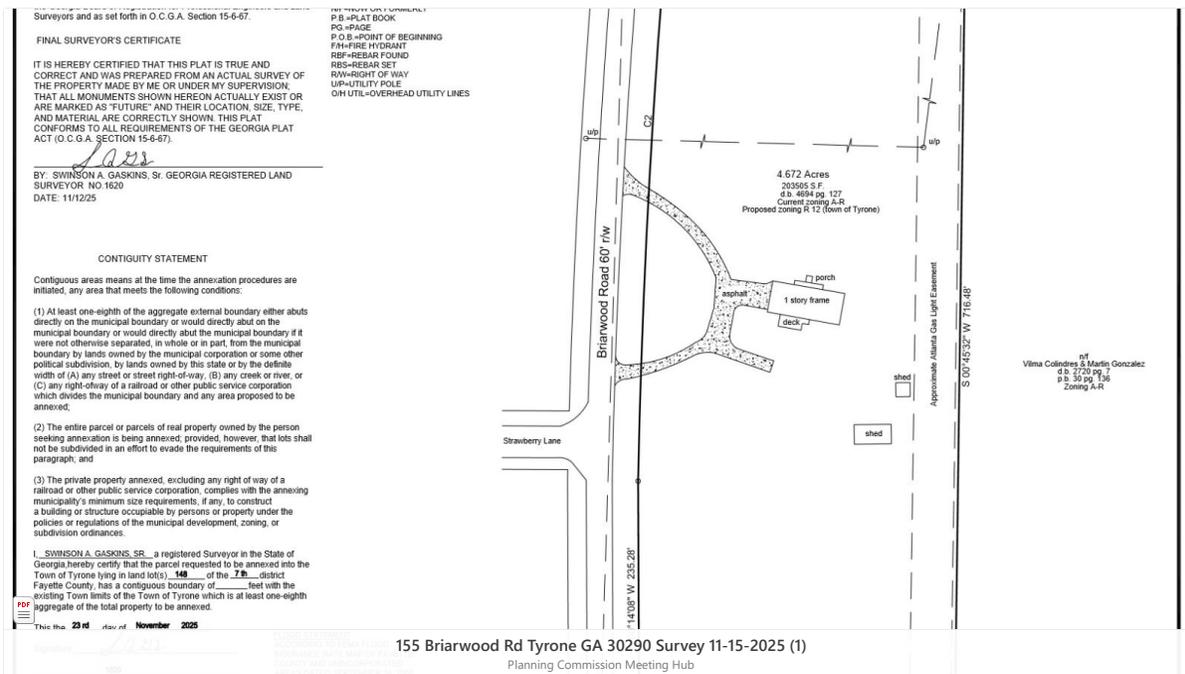
This annexation and rezoning has been advertised on site and in the legal organ for R-18 zoning. The applicant's intention is for R-12 zoning which is an exact match of the zoning surrounding it within the Town. Since R-12 is considered a lower-intensity zoning classification than R-18, Planning Commission 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



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).

### 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.