

285 Briarwood Road Staff Report



Phillip Trocquet
Asst. Town Manager

9/19/2025 · 2 min read

Application #	Planning Commission Date	Town Council Date
RZ-2025-004	09/25/2025	10/16/2025

Application Details

Address	Owner	Parcel #
285 Briarwood Road	Tyler Childs	0738 137
Zoning	Proposed Zoning	Future Land Use
AR (Agricultural Residential)	R-18 (1-acre, 1,800 minimum home size)	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR, South: AR, East: AR, West: R-12	None	3.3

Fayette County QPublic

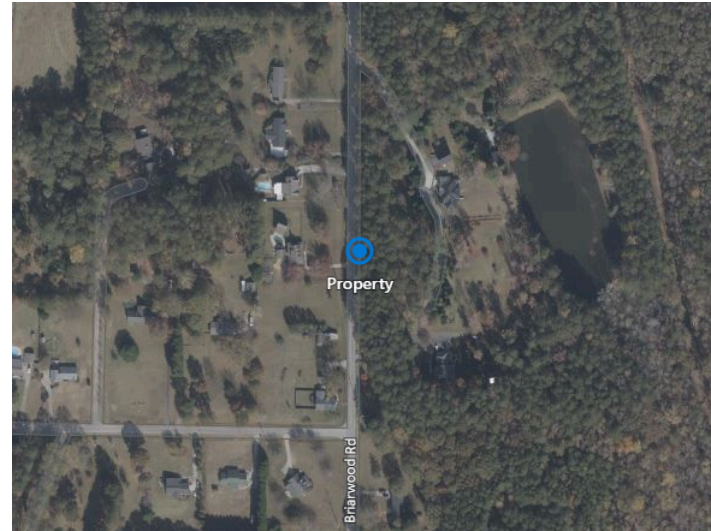
Select to go to the Fayette County Tax Parcel Map

Street View Map

Property
285 Briarwood Rd, Tyrone, Georgia 30290, United States



Fayette County Tax Map



250 feet 50 m

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Summary & History

The property located at 285 Briarwood Road was split from the parent tract in July of 2024. The stated intent for this rezoning is to move toward a zoning classification with more flexible development standards than AR.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Estate Residential Character Area which encourages 1-acre minimum lot single-family development consistent with the rural character of Tyrone and Fayette County. This rezoning is consistent with this character area and future development goals for the area.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION:
THE TOWN OF TYRONE, GEORGIA

BY: [Signature] 6/6/24
MAYOR DATE

ATTEST: [Signature] 6/6/24
TOWN CLERK DATE

FINAL PLAT APPROVAL:

[Signature] 6/6/24
TOWN ENGINEER DATE

[Signature] 6/6/24
MAYOR DATE

[Signature] 7/11/2024
OWNER DATE

[Signature] 6/6/24
TOWN CLERK DATE

SURVEYORS CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES REQUIRE APPROVAL, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 598,641 FEET.
APPROXIMATELY 40% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT.
APPROXIMATELY 60% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE #GPS CHC MT GPS SYSTEM.
CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING THE #GPS CHC MT GPS IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY #GPS SOLUTIONS, ATLANTA.

NOTES:
1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH.
2. THE PROPERTY LIES WITHIN THE TOWN OF TYRONE, GEORGIA.
3. THE PROPERTY LIES WITHIN THE TOWN OF TYRONE, GEORGIA.
4. THE PROPERTY LIES WITHIN THE TOWN OF TYRONE, GEORGIA.
5. THE PROPERTY LIES WITHIN THE TOWN OF TYRONE, GEORGIA.

285 Briarwood Plat
Planning Commission Meeting Hub

Ordinance Compatibility & Impact Assessment

- **Will the zoning permit suitable uses with surrounding properties?** The property is surrounded by AR Zoning to the north, south, and west. R-12 exists to the east. With both zoning classifications as residential, 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?** Economic use as AR is not practical given the acreage. Although it meets the minimum acreage for AR properties, agricultural functions would be severely limited. R-18 zoning is more economically suitable for the lot.
- **Would the proposed zoning overburden existing infrastructure?** No, existing development potential would remain unchanged.

Staff Recommendation

Staff recommends approval of the rezoning petition from AR to R-18

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.



Town of Tyrone Zoning Map

 Name ▾	Modified ⓘ ▾	Modified By ▾
 2025 Planning Commission Meetings	April 4	Phillip Trocquet
 Town Planning Documents	April 9	Phillip Trocquet