



PLANNING DATE 05/12/2022
COUNCIL DATE NA

P&Z STAFF REPORT

PREPARED BY:

Phillip Trocquet, Town Planner
ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 05122022	Mark Buckner / Ivo Jansink	Parcel 0728 065, Dogwood Trail

SUMMARY & HISTORY

Applicant Ivo Jansink and Scanlon Engineering have submitted a lot split request for parcel 0728 085. This property was once part of the adjoining subdivision land to the east and was subsequently parceled off after Stonecrest Preserve subdivision was constructed. Given the large amount of floodplain, wetlands, and environmental buffers present on the property, development potential is limited. Given these constraints, staff worked with the surveyor in detail to determine exact stream buffers and potential buildable areas in establishing the lot division line so that a split would yield two buildable properties.

STAFF DETERMINATION

The Town's Technical Review Committee has finished review of this property and has no further comment. Staff recommends approval of the Plat.



MAP SOURCE: FAYETTE COUNTY TAX ASSESSOR

EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
R-20	N/A	Vacant/Undeveloped	North: C-1, R-12 South: C-1 East: R-20 West: C-1, O-1	N/A	14.62

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Estate Residential Character Area from the 2017 Comp Plan and within the Community Gateway Character Area for the soon to be adopted 2022 Comprehensive Plan. These character areas promotes high standards of architecture, landscaping, and sign controls.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

Based on Technical Review Committee and staff reviews, this plat is compatible with the Town's Land Development ordinances, tree ordinance, and environmental management ordinances.