



PLANNING DATE 10/27/2022
COUNCIL DATE N/A

# P&Z STAFF REPORT

**PREPARED BY:**

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DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 10272022	74 South, LLC - Jason Walls	072604009, 072604012, 072604013

## SUMMARY & HISTORY

Applicant Jason Walls. has submitted an application to replat the subject parcels on behalf of owner, 74 South, LLC.

This re-plat has been initiated for the purposes of consolidating the parcels into a conforming state. The current condominium parcels do not meet the minimum dimensional standards for O-I in our ordinance. The owner is also seeking to rezone these properties to C-2 which would also necessitate consolidation to avoid perpetuating a non-conforming lot configuration.

## STAFF DETERMINATION

Staff determines that this final plat meets the minimum standards of the Town's ordinance and recommends approval.



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 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

This re-plat is compatible with the Town's ordinance for both O-I and C-2 zoning classifications.