



PLANNING DATE 08/25/2022
COUNCIL DATE NA

# P&Z STAFF REPORT

PREPARED BY:

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DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 08252022	Edgar Townsel	859 Senoia Road

### SUMMARY & HISTORY

Mr. Edgar Townsel has submitted an application for site plan approval for 859 Senoia Road. Mr. Townsel's property was involved in a fire back in January in which the entire building was burned down. As such, Mr. Townsel is applying to reconstruct his building with minor modifications.

Being a preexisting construction and rebuild as a result of a fire and that no more than 5,000 s.f. of impervious surface is proposed, town ordinances do not require full stormwater management standards. The previous building was situated with Town Right of Way by approximately 5 feet. Mr. Townsel is proposing that this structure be shifted out of the Right of Way.

TRC members have issued approval of this site plan. Staff recommends approval of this site plan with the condition that any remaining minor TRC comments be resolved.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
C-1	N/A	Commercial	North: C-1 South: C-1 East: C-1 West: AR	N/A	.93 acres

### 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 Town Center Character area which promotes street-facing commercial and mixed use. Mr. Townsel plans to reconstruct his previous building as close to what was originally there as possible which provided on-street walkable retail to this area. The new reconstruction will need to comply with the Town's new architectural and design guidelines.

### ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

Based on Technical Review Committee and staff reviews, this site plan and landscape plan are compatible with Town ordinances. Staff will be reviewing architectural plans for consistency with Town ordinances with their construction submittal. All architecture must comply with current standards.