



PLANNING DATE 10/13/2022
COUNCIL DATE 11/03/2022

P&Z STAFF REPORT

PREPARED BY:

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DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RZ-2022-006, RZ-2022-07, RZ-2022-08	74 South, LLC - Randy Wright	072604009, 072604012, 072604013

SUMMARY & HISTORY

Applicant Randy Wright. has submitted a petition on behalf of the owner, 74 South, LLC. for a rezoning petition for parcels 072604009, 072604012, 072604013 at property address 1400 Senoia Road.

The applicant's expressed intent is to rezone this property from O-I to C-2 (Highway Commercial) to match the zoning adjacent to the properties under consideration. The proposed development is for a highway commercial flex office/warehouse business park consisting of three 30,000 s.f. structures.

STAFF DETERMINATION

If Planning Commission or Town Council choose to rezone these three properties, staff recommends the following condition be applied:

That said properties be re-platted in accord with the proposed conceptual plat within 90 days of the Council hearing subject to a Council hearing to revert the property back to its previous condition.



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

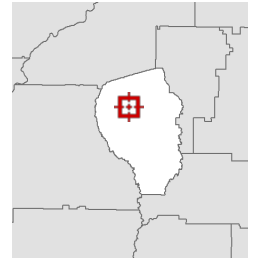
This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Commercial Corridor Character area which permits C-2 zoning and encourages high architectural and landscaping standards. Commercial areas should be screened from the right-of-way 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

- Will Zoning permit suitable uses with surrounding properties?** *The proposed development plan suggests appropriate uses for SR-74 and the Community Gateway Character area and surrounding properties if appropriately screened, buffered, and constructed to the architectural guidelines listed in the ordinance.*
- Will Zoning adversely affect adjacent properties?** *The proposed zoning is consistent with the zoning of surrounding properties; it is staff's determination that this zoning will not adversely affect adjacent properties.*
- Does the property have reasonable economic use as currently zoned?** *It is staff's determination that the property does have reasonable economic use as currently zoned.*
- Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** *Given the traffic capacity of Senoia Road, it is staff's opinion that if adequate vehicular circulation is provided on-site, that it would not be excessively burdensome on road infrastructure. The business park at the end of Senoia Road was designed for a buildout of all properties; the development of these parcels at C-2 zoning would be consistent with that buildout. The proposed development does not suggest a sewer usage that would be burdensome on the Town's existing sewer or water capacity. Stormwater facilities are already provided for this business park. Hydrological information confirming that preexisting facilities can handle the capacity of this development will be required.*



Overview



Legend

- Parcels
- Roads

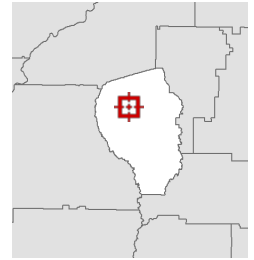
Parcel ID	072604009	Alternate ID	n/a	Owner Address	POWERS COURT MEDICL PARK
Sec/Twp/Rng	42-08-	Class	C3		LLC
Property Address	1400 SENOIA RD	Acreage	2.57		214 NEWPORT DRIVE
					PEACHTREE CITY, GA 30269
District	03				
Brief Tax Description	TRACT B POWERS COURT POWERS COURT				
	(Note: Not to be used on legal documents)				

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Overview



Legend

-  Parcels
-  Roads

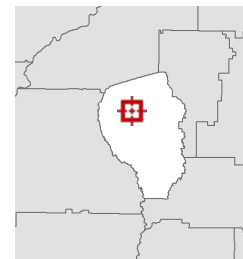
Parcel ID	072604012	Alternate ID	n/a	Owner Address	IRVIN CHRISTOPHER
Sec/Twp/Rng	45-67-	Class	C3		201 EDGEWATER WAY
Property Address	SENOIARD	Acreage	n/a		PEACHTREE CITY, GA 30269
District	03				
Brief Tax Description	LOT 16 PHASE 1 BLDG A POWERS COURT				
	(Note: Not to be used on legal documents)				

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Overview



Legend

-  Parcels
-  Roads

Parcel ID	072604013	Alternate ID	n/a	Owner Address	POWERS COURT MEDICAL PARK
Sec/Twp/Rng	45-67-	Class	C3		LLC
Property Address	SENOIA RD	Acreage	n/a		214 NEWPORT DRIVE
					PEACHTREE CITY, GA 30269
District	03				
Brief Tax Description	PHASE I LOT 16 BLDG B POWERS COURT				
	(Note: Not to be used on legal documents)				

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Town of Tyrone

Future Development Map

Legend

Character Areas

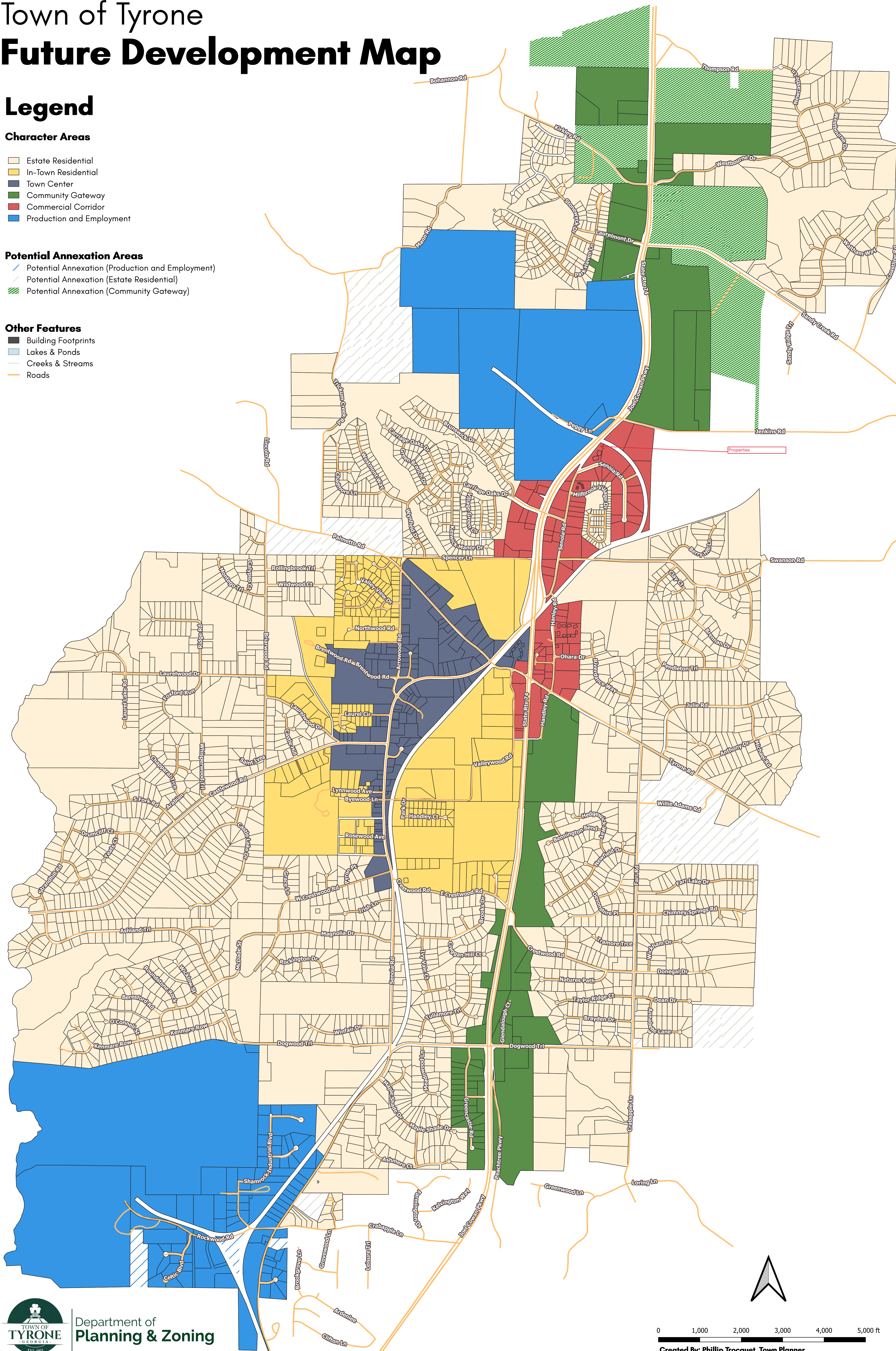
- Estate Residential
- In-Town Residential
- Town Center
- Community Gateway
- Commercial Corridor
- Production and Employment

Potential Annexation Areas

- Potential Annexation (Production and Employment)
- Potential Annexation (Estate Residential)
- Potential Annexation (Community Gateway)























Other Features

- Building Footprints
- Lakes & Ponds
- Creeks & Streams
- Roads



Legend

Tyrone Zoning Districts

-  Agricultural Residential (AR)
-  Community Mixed-Use (CMU)
-  Conservation Residential 2 (CR-2)
-  Conservation Residential 3 (CR-3)
-  Downtown Commercial (C-1)
-  Duplex Residential (DR)
-  Educational Institutional (E-I)
-  Heavy Industrial (M-2)
-  Highway Commercial (C-2)
-  Light Industrial (M-1)
-  Limited Use Residential (LUR)
-  Mobile Home Park (MHP)
-  Office Institutional (O-I)
-  Open Space (OS)
-  Planned Industrial Park (PIP) Overlay
-  Residential 1,200 s.f. min (R-12)
-  Residential 1,800 s.f. min (R-18)
-  Residential 2,000 s.f. min (R-20)
-  Residential Multi-Family (RMF)
-  Town Center Mixed Use (TCMU)
-  Tyrone Roads (2020)
-  Tyrone Rail

