

STAFF REPORT | REZONING

Parcel 0727-068 | 983 Tyrone Rd. Rezoning



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Asst. Town Manager

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Application #	Planning Commission Date	Town Council Date
RZ-2026-003	09/24/2026	10/15/2026

Application Details

Address	Owner	Parcel #
983 Tyrone Road	Hobgood Family LP	0727-068
Zoning	Proposed Zoning	Future Land Use
O-I (Office-Institutional)	R-18 (1-Acre Single- Family 1,800 s.f. min home size)	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: R-18, South: AR, East: R-18 , West, O-I	None	9.375

Fayette County QPublic

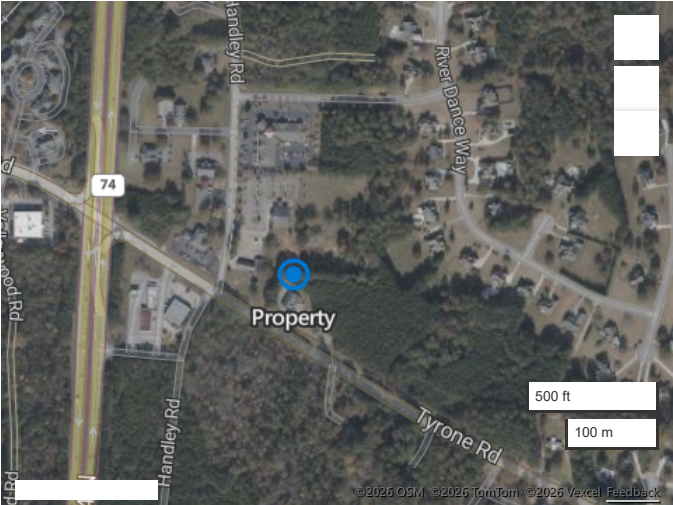
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

983 Tyrone Road

Property
983 Tyrone Road, Tyrone, GA 30290



Summary & History

The Hobgood Family has historically owned this piece of property with the existing zoning being Office-Institutional (O-I) for potential medical or professional office. The property is vacant. The property due west is zoned O-I, lies within the Commercial Corridor character area, and contains an existing office with a parking lot near the shared property line. The applicant has stated an intent to develop six single-family homes.

The Planning Commission held a public hearing on this request on September 24, 2026.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Estate Residential character area which encourages low-density single family homes on 1-acre lots.

A downzoning to R-18 is more compatible with this character area than O-I which is a commercial zoning classification.

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

[See all](#)

0-5 Acres	\$500.00
5-10 Acres	\$1,000.00
10-20 Acres	\$1,500.00
20-100 Acres	\$2,000.00
Over 100 Acres	\$2,500.00

Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant. Placement of the legal advertisement for said public hearing request (at least 15 days before the scheduled Planning Commission hearing)

Quality Growth District Overlay

The Quality Growth Development District requirements are applicable of any structure or portion thereof within 870' feet off the right of way of SR 74. Every application for the construction of a new structure and alterations or additions to existing structures shall be accompanied by drawing prepared by the engineer, architect, or appropriate professional which clearly shows the following:

- Exterior elevations drawn to scale with color rendering.
- Proposed colors, materials, and textures for structures.
- Location of all exterior utility facilities including any roof units.
- Proposed sign and location including size, color, and material.
- Line of sight study from State Route 74

The Quality Growth and Development District requirements can be found in the Town of Tyrone Ordinance Under Section 7-2.

Original application_ Hobgood 9ac
Planning Commission Meeting Hub

Ordinance Compatibility & Impact Assessment

- **Will the zoning permit suitable uses with surrounding properties?** Yes. Office-Institutional development exists to the west, and residential uses adjoin the property to the north, south, and east. R-18 is a lower-intensity classification than O-I and is more compatible with the surrounding residential context, provided the required 75' buffer is rectified between the two uses.
- **Will zoning adversely affect adjacent properties?** Rezoning this property to R-18 triggers the 75' buffer required where commercial and residential properties adjoin. Because both properties are currently O-I, no buffer exists today and the western property is subject only to a setback. If the full buffer fell on the western O-I property, a portion of its existing parking lot would lie within the buffer. Parking is not permitted within a buffer, so the rezoning would place that property into a nonconforming condition through no action of its owner. Access drives are permitted within a buffer and are not affected. Placing a defined portion of the buffer, or all of it, on the subject property prevents this condition. With either condition below, the rezoning will not create a nonconforming condition on the adjacent property. Under staff's recommendation, the western property would still carry the remainder of the buffer, which limits future development along that line but does not affect any existing improvement.
- **Does the property have reasonable economic use as currently zoned?** As zoned, the property does have reasonable economic use, but it is an unusually shaped and positioned property for O-I in this area. The applicant stated at the hearing that the property has been marketed for over 30 years without office interest. R-18 allows this property to be utilized in a more flexible manner for residential purposes.
- **Would the proposed zoning overburden existing infrastructure?** No, the development intensity of R-18 is lower than O-I and would impact existing infrastructure less.

Staff Recommendation

Staff recommends approval of the rezoning with the following conditions to prevent an illegal or nonconforming condition on the adjoining property to the west:

1. The property shall establish an undisturbed or planted buffer along its western boundary, measured from the shared property line. This buffer depth should equal the distance by which the existing parking lot on the adjoining O-I parcel encroaches into the 75' buffer, as determined by survey.
2. A revised plat reflecting this buffer shall be prepared and recorded within 180 days of this decision.

Planning Commission Recommendation

The Planning Commission recommended approval of the rezoning with the condition that the full 75' buffer be established on the subject property along its western boundary. The Commission's stated rationale was that the property requesting the change should carry the full buffer, and that the existing O-I property should not lose developable area or be placed into a nonconforming condition by a change it did not initiate. Under this recommendation, the conditions are:

1. That the property establish an undisturbed or planted buffer 75' buffer along the western boundary line.
2. A revised plat reflecting this buffer shall be prepared and recorded.

^ Supporting Documents & Resources

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

Document Downloads ▾

Edit in grid view Export to Excel Sync Create or upload

Name ▾	Modified ⓘ ▾	Modified By ▾
2025 Planning Commission Meetings	April 4, 2025	Phillip Trocquet
2026 Planning Commission Meetings	March 6	Phillip Trocquet
Town Planning Documents	April 9, 2025	Phillip Trocquet

See full library

