STAFF REPORT | REZONING

Parcel 0727-068 | 983 Tyrone Rd. Rezoning

Phillip Trocquet
Asst. Town Manager

Published 11/12/2026. 3 min read

Application #	Planning Commission Date	Town Council Date
RZ-2026-003	09/24/2026	11/19/2026

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

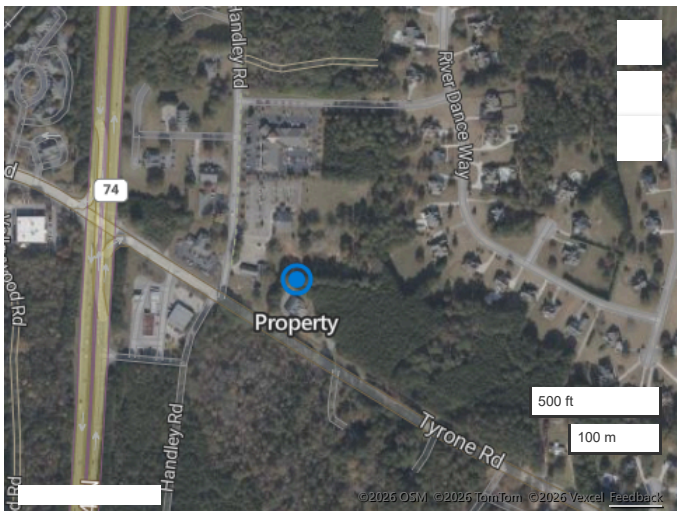
Select to go to the Fayette County Tax Parcel Map



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.

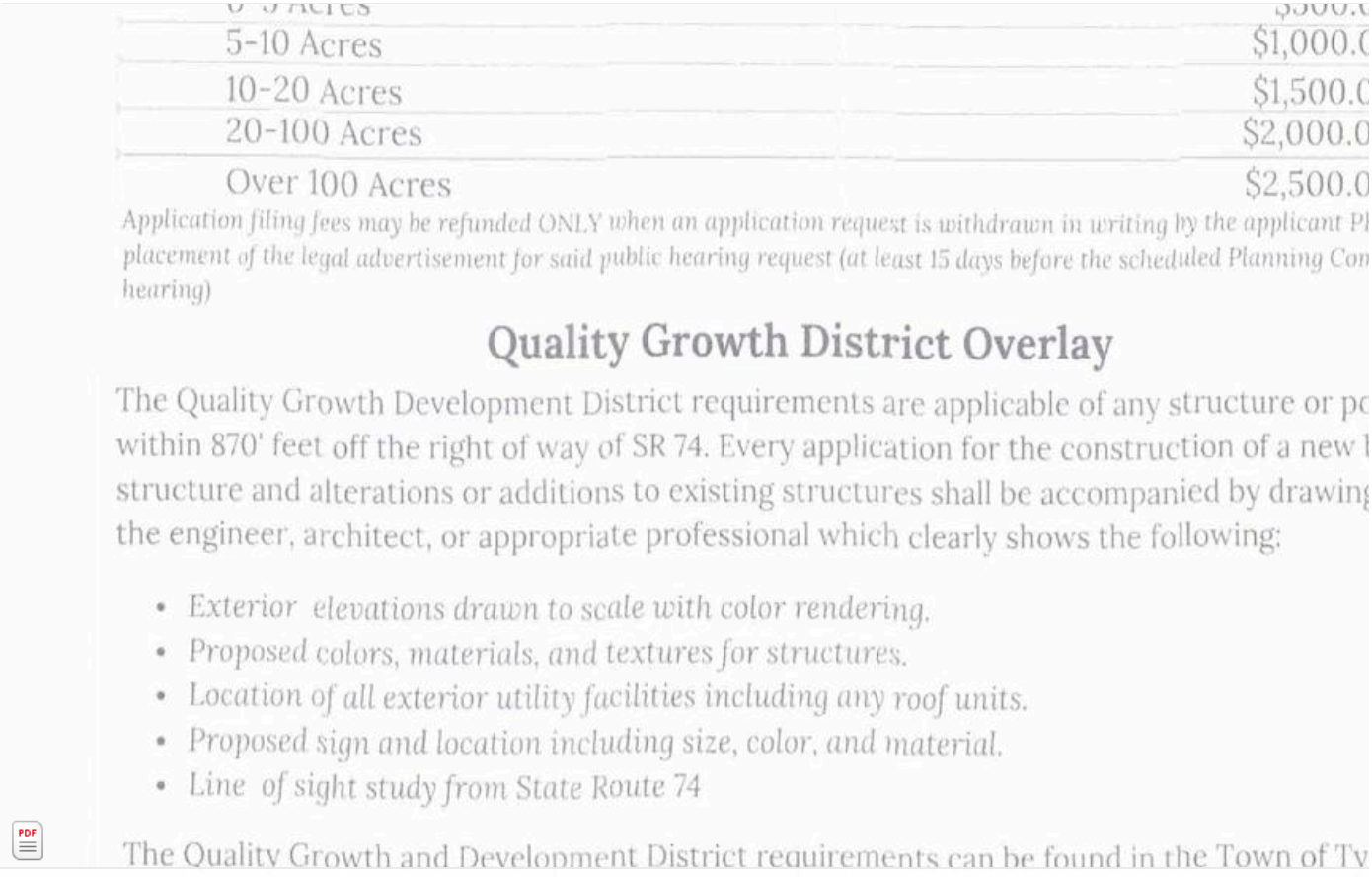
Comprehensive Plan & Future Development Map Compatibility

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



5-10 Acres	$1,000.0
10-20 Acres	$1,500.0
20-100 Acres	$2,000.0
Over 100 Acres	$2,500.0

Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant Pl placement of the legal advertisement for said public hearing request (at least 15 days before the scheduled Planning Con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

Quality Growth District Overlay

The Quality Growth Development District requirements are applicable of any structure or pc within 870' feet off the right of way of SR 74. Every application for the construction of a new l structure and alterations or additions to existing structures shall be accompanied by drawing 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 Ty Ordinance Under Section 7-3

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.

- **Will zoning adversely affect adjacent properties?** Rezoning this property to R-18 triggers the 75' buffer required where commercial and residential properties adjoin on the adjacent western property. Because both properties are currently O-I, no buffer exists today and the western property is subject only to a setback. It has been confirmed that the adjoining western property would be able toaccommodate this buffer in a conforming manner given that all development and infrastructure is established beyond 75’ of the property line.

- **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.

Planning Commission Recommendation

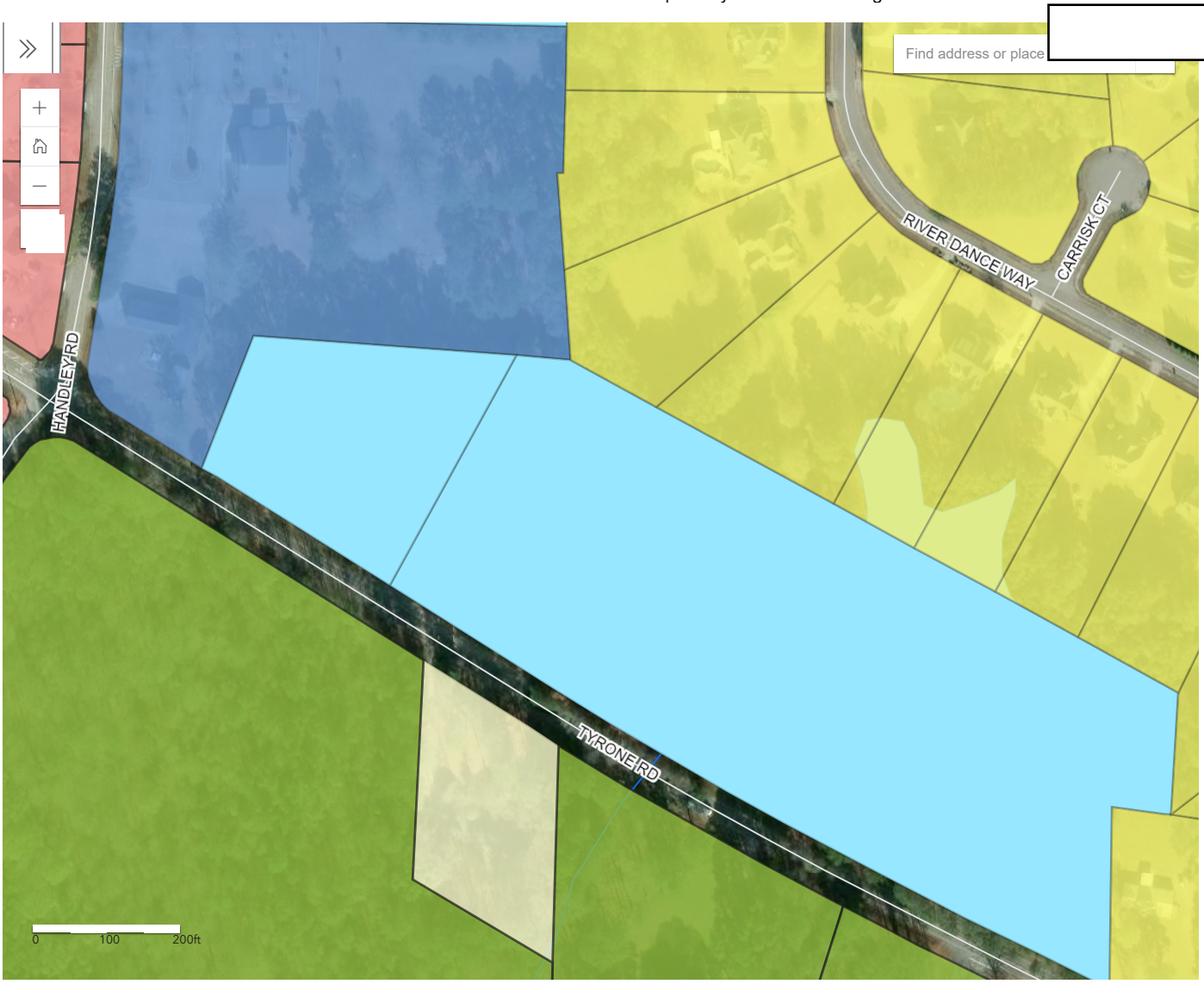
The Planning Commission recommended approval of the rezoning with the condition that the full 75' buffer be established on the subject property along its western boundary. The Commission's stated rationale was that the property requesting the change should carry the full buffer, and that the existing 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

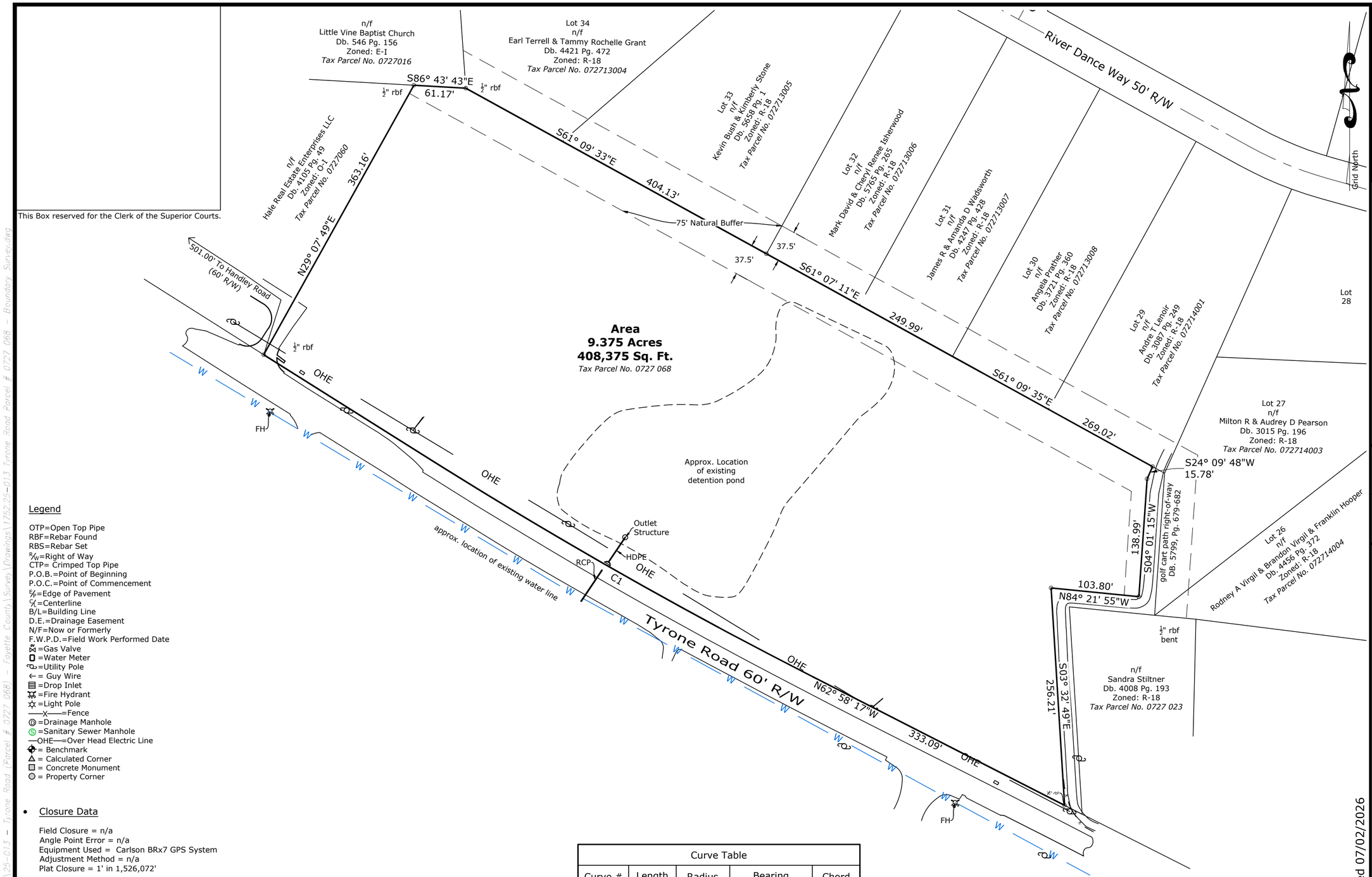
Edit in grid view | Export to Excel | Sync | + Create or upload

All Documents | Gallery | + Add view | Details

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

This Box reserved for the Clerk of the Superior Courts.



Legend

OTP=Open Top Pipe
RBF=Rebar Found
RBS=Rebar Set
R/W=Right of Way
CTP= Crimped Top Pipe
P.O.B.=Point of Beginning
P.O.C.=Point of Commencement
E/P=Edge of Pavement
℄=Centerline
B/L=Building Line
D.E.=Drainage Easement
N/F=Now or Formerly
F.W.P.D.=Field Work Performed Date
=Gas Valve
=Water Meter
=Utility Pole
= Guy Wire
=Drop Inlet
=Fire Hydrant
=Light Pole
——X——=Fence
=Drainage Manhole
=Sanitary Sewer Manhole
—OHE—=Over Head Electric Line
= Benchmark
= Calculated Corner
= Concrete Monument
= Property Corner

- Closure Data

  Field Closure = n/a
  Angle Point Error = n/a
  Equipment Used = Carlson BRx7 GPS System
  Adjustment Method = n/a
  Plat Closure = 1' in 1,526,072'

- The field data upon which this survey was performed is based upon GPS observations which were established using Carlson BRx7 multi-frequency receiver using real time kinematic observations. The relative positional accuracy achieved is better than 0.07 feet per observation point.

- This survey basis for directions shown hereon are Grid North as defined by NAD 83 and NAVD 88, Georgia West Zone and determined through RTK-GPS methods utilizing eGPS Solutions VRS Network

- In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Fayette County unincorporated areas dated September 26, 2008 Map #13113C0077E.

- This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.

- Integrated Science & Engineering has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Integrated Science & Engineering assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.

- There was nothing on adjoiners property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.

- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	514.73'	5769.80'	N60° 24' 55"W	514.56'

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

BY: _____ 2696 02/18/25
GA R.L.S. Ronald T. Godwin License NO. Date

GEORGIA REGISTERED No 2696 PROFESSIONAL LAND SURVEYOR RONALD T. GODWIN

Graphic Scale 1"= 80'
0 40 80 160

Revised 07/02/2026

INTEGRATED Science & Engineering
1039 SULLIVAN ROAD, SUITE 200, NEWNAN, GEORGIA 30265
(P) 678.552.2106 | (F) 678.552.2107
COA No. LSF000198 | EXP. 06/30/2026

Tyrone Road
Tyrone Road
Land Lot 118 of the 7th Land District
Fayette County, Georgia

Page: 000-000
Plat/Deed Book PB. 00

Prepared For:
Hobgood Family LP

Job #: 1752.25-013
Drawn By: RTG
Reviewed By: RMB
Date: 02/19/2025
F.W.P.D.: 04/30/2024
Sheet: 1 of 1

P:\Residential Survey Jobs\25-013 - Tyrone Road (Parcel # 0727 068)\Fayette County\Survey\Drawings\1752.25-013 Tyrone Road Parcel # 0727 068 Boundary Survey.dwg
Jul 02, 2026 2:03pm