

STAFF REPORT | ARCHITECTURAL APPROVAL

822 Senoia Road Architectural Approval

 Phillip Trocquet
Asst. Town Manager

9/18/2026 · 2 min read

Application #	Planning Commission Date	Town Council Date
26TYR-ARCH00001	09/24/2026	N/A

Application Details

Address	Owner	Parcel #
822 Senoia Road	Brandon Eyre	073801006
Zoning	Proposed Zoning	Future Land Use
C-1 (Community Commercial)	N/A	Town Center District
Surrounding Zoning	Site Improvements	Acreage
North: R-18, South: R-12, East: C-1, West, R-18	None	0.2

Fayette County QPublic

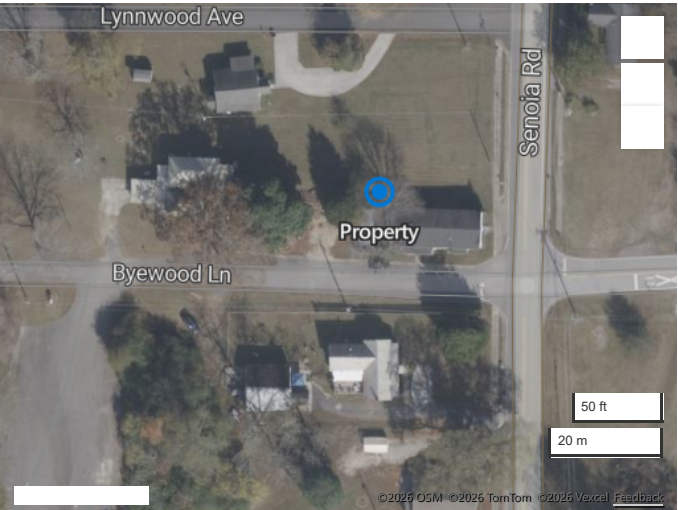
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

822 Senoia Road

Property
822 Senoia Road, Tyrone, GA 30290



Changes saved.

Summary & History

The applicant has submitted an application for an architectural approval and conceptual site plan for an approximately 1500 s.f. commercial building at 822 Senoia Road. The intended use for this building is as an office and health/workout studio.

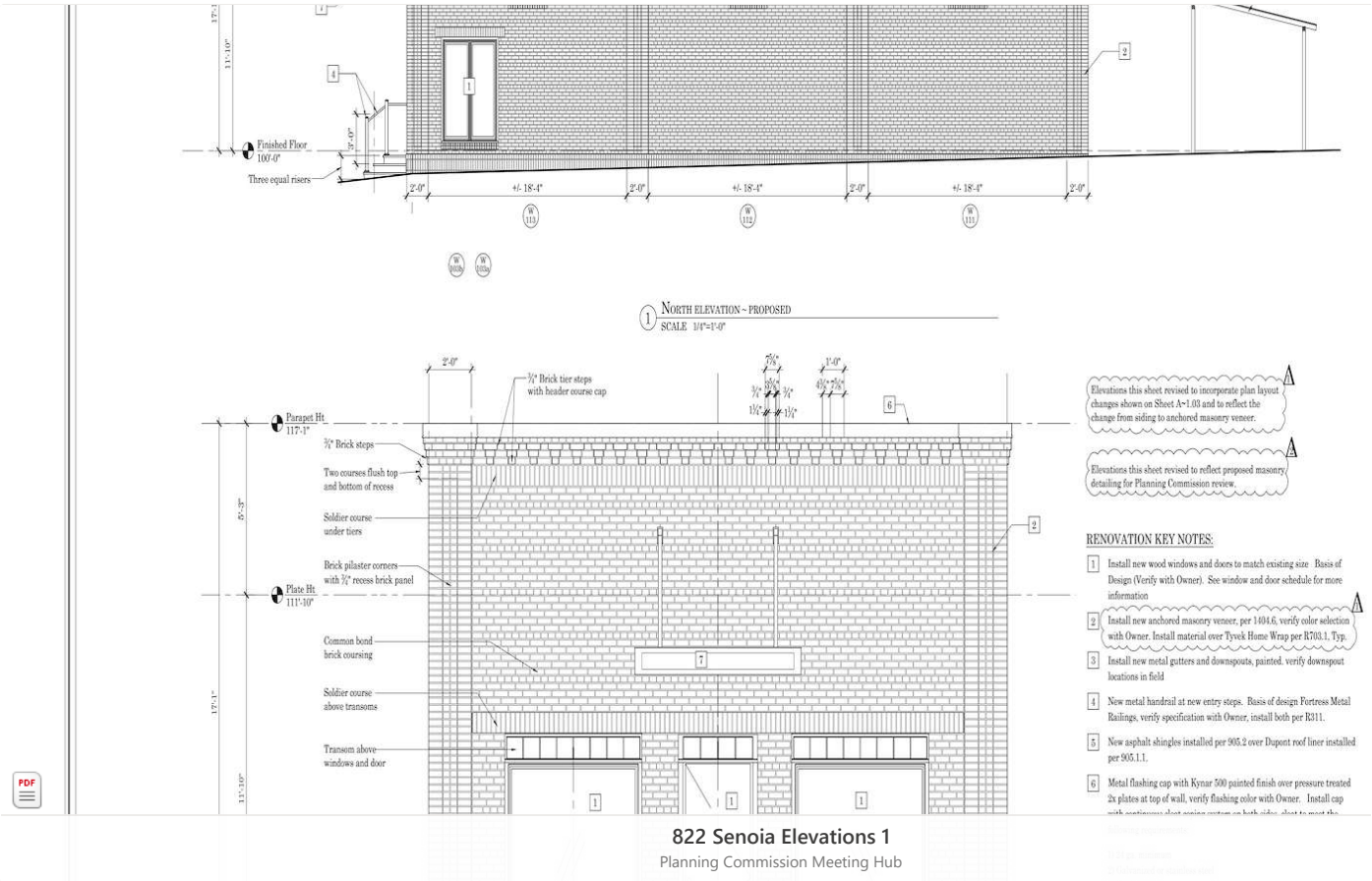
The building is historic and was built prior to 1938 according to records the Town could identify.

Comprehensive Plan & Future Development Map Compatibility

This property is located within the Town Center District (downtown) of Tyrone which encourages walkable mixed-use and commercial development that reflects the historic character of Tyrone and other Georgia downtowns. This proposed architectural modification meets the stated goals and objectives of the Comprehensive Plan and furthers the preservation/improvement of historic structures.

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

See all



Ordinance Compatibility

Upon review, staff finds that the proposed architectural renderings are consistent with the Town’s Overlay and Architectural Ordinance requirements. The building facade on all sides maintains brick as the principle material which is the preferred material for downtown. The color palette will reflect natural brick colors and coordinating trim which is consistent with other buildings downtown. Architectural relief has been integrated into the brick design to prevent long-flat walls and provide variation and quality. Window placement and size meet the intended standards set forth for fenestration facing the main street and consist of a head, jamb, and sill. Although large covered entryways are strongly encouraged for structures in the Town Center, this historic building is situated too close to the property line to add a large covered entry; previous configurations of the structure had portions of the building porch such as steps located within the right-of-way which is not a condition that should continue. Staff will coordinate with the owner regarding appropriate landscaping along this frontage and the Byewood frontage.

Changes saved.

Staff Recommendation

Staff recommends approval of the Architectural Renderings and Concept Plan as submitted.

✓ Changes saved.