

STAFF REPORT | REZONING

Parcel 0727-068 | 983 Tyrone Rd. Rezoning

 Phillip Trocquet
Asst. Town Manager

9/18/2026 · 2 min read

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

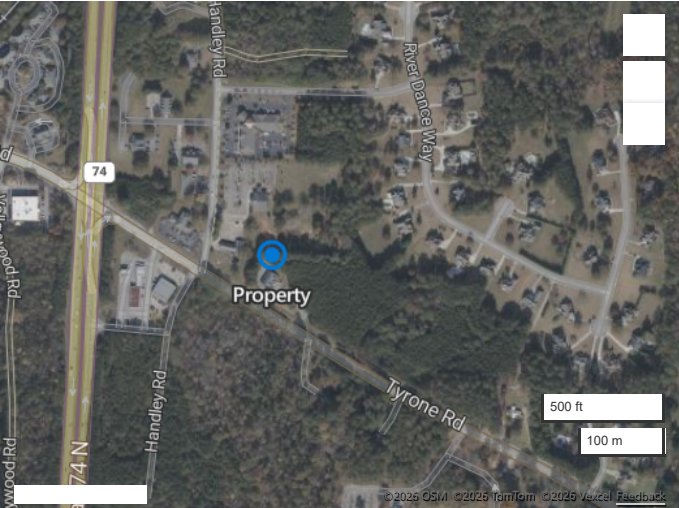
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

983 Tyrone Road

Property
983 Tyrone Road, Tyrone, GA 30290



Changes saved.

Summary & History

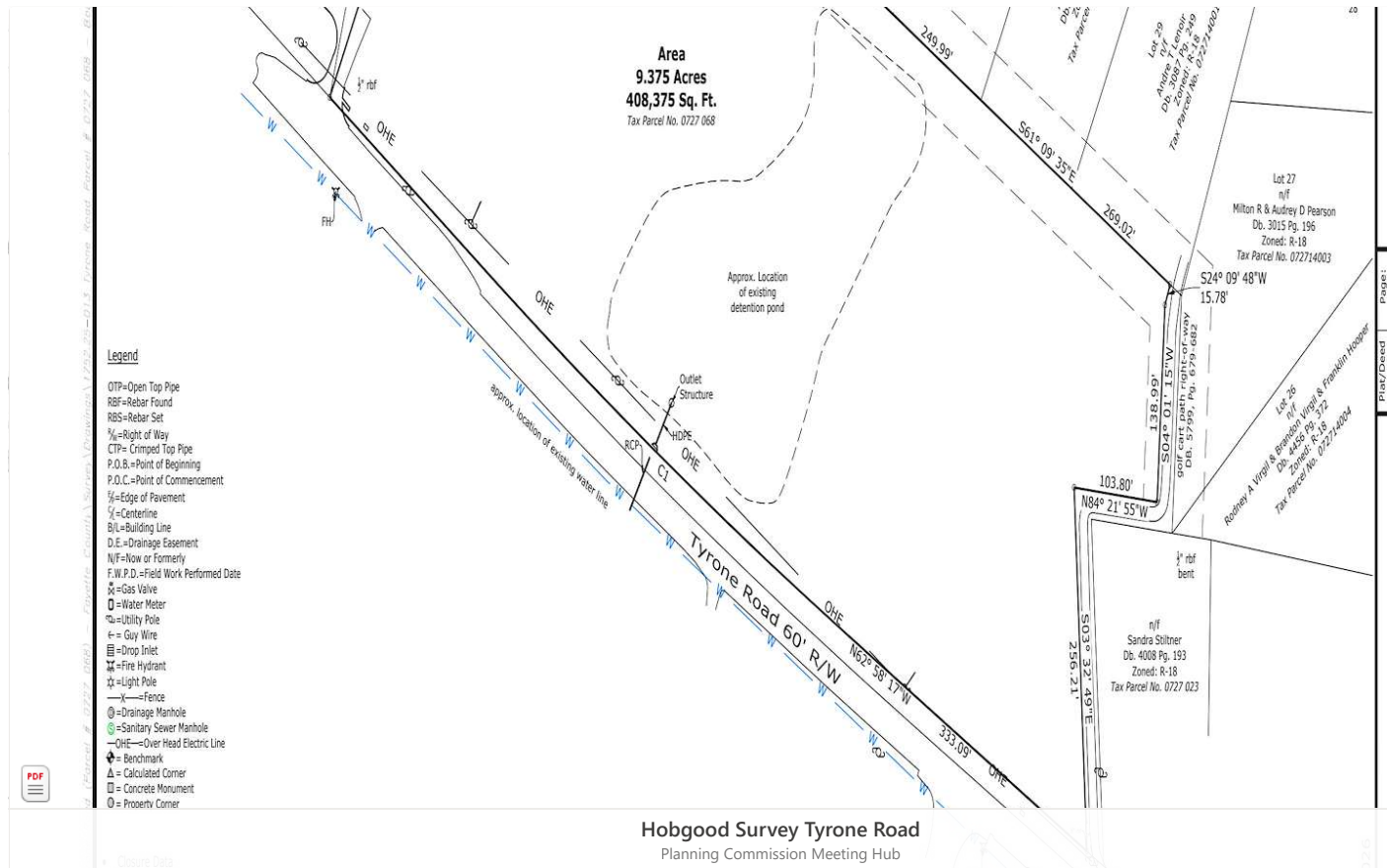
The Hobgood Family has historically owned this piece of property with the existing zoning being Office Institutional for potential medical or professional office. The property due west is zoned O-I and lies within the Commercial Corridor character area.

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](#)


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Ordinance Compatibility & Impact Assessment

- **Will the zoning permit suitable uses with surrounding properties?** It is staff's determination that this zoning will permit suitable uses with surrounding properties. Office-Institutional developments exist to the west. Staff recommends a condition of incorporating the necessary 75' buffer between residential and commercial properties to align the compatibility between uses and abate the negative impact on the adjoining property to the west.
- **Will zoning adversely affect adjacent properties?** It is determined that the proposed zoning with the condition of incorporating the necessary 75' buffer between commercial and residential properties will not adversely affect adjacent properties. It should be noted that without this buffer, the O-I properties to the west would be burdened by the required 75' buffer development requirement. As such a rezoning of this property to R-18 would create an irregular development condition with these properties. It is permitted that this zoning buffer be absorbed onto the residential property as it would run with the land and meet this ordinance requirement in a way that does not create an illegal zoning or development condition.
- **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. R-18 allows for this property to be utilized in a more flexible manner for residential purposes.
- **Would the proposed zoning overburden** development intensity of R-18 is lower than O-I and would impact existing infrastructure less.

Changes saved.

A condition that this property incorporate a 75' buffer along its western boundary as shown by the accompanying site plan should be incorporated for consideration of zoning change.

Staff Recommendation

Staff recommends approval of the rezoning with the following conditions:

- That the property establish a 75' buffer along the western boundary line as shown in the accompanying site plan.
- A revised plat reflecting this buffer shall be prepared and recorded.

Planning Commission Recommendation

^ 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.

✔ Changes saved.



Town of Tyrone Zoning Map

Document Downloads ▾

Edit in grid view

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Gallery

+ Add view

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

✔ Changes saved.