

225 Brentwood Road Staff Report



Phillip Trocquet
Asst. Town Manager
8/11/2025 · 3 min read

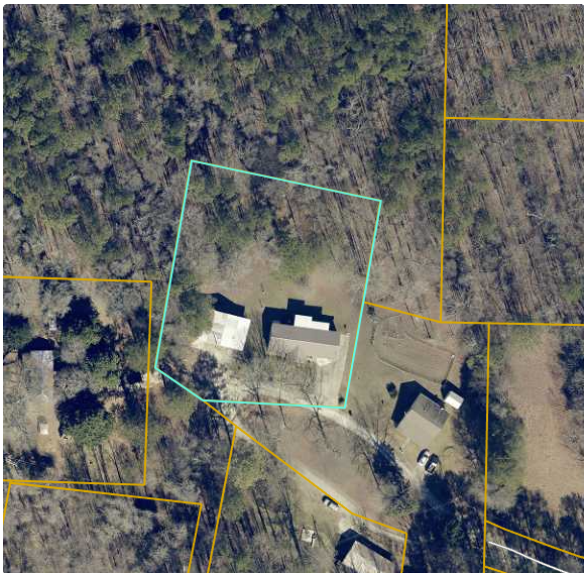
Application #	Planning Commission Date	Town Council Date
RZ-2025-002	08/14/2025	09/04/2025

Application Details

Address	Owner	Parcel #
225 Brentwood Road	Adam She	0738 093
Zoning	Proposed Zoning	Future Land Use
AR & R-18	AR (Agricultural Residential)	In-Town Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR, South: AR, East: R-18 & AR, West: AR	Single-Family Home and Accessory Structure	3

Fayette County QPublic

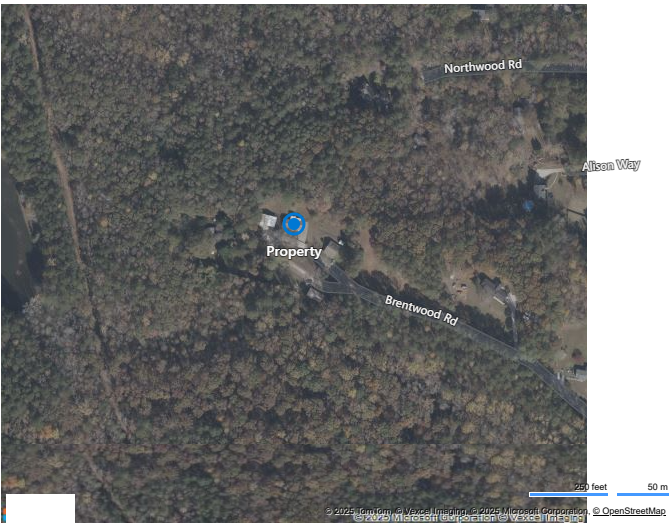
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

Street View Map

Property
225 Brentwood Rd, Tyrone, Georgia 30290, United States



Summary & History

The properties at the terminus of Brentwood Road have a complex history involving multiple revisions aimed at clarifying access and property boundaries. There are six total properties in this area, all of which are accessed via a private easement.

Several years ago, owners undertook an effort to assemble a more accurate plat and meets and bounds descriptions of properties by reviewing the existing deeds of each owner. This effort did not create any new lots but revealed that many of the properties were non-conforming under their respective zoning classifications and positioned incorrectly in the parcel layer of the County's tax map.

Following this effort, the tax map was updated to reflect the corrected parcel boundaries based on this plat. Because the Town's zoning map is based on the tax parcel layer, this update resulted in zoning boundaries no longer aligning with property lines; most notably creating a split-zoned condition at 225 Brentwood Road, which now falls partially in R-18 and partially in AR zoning.

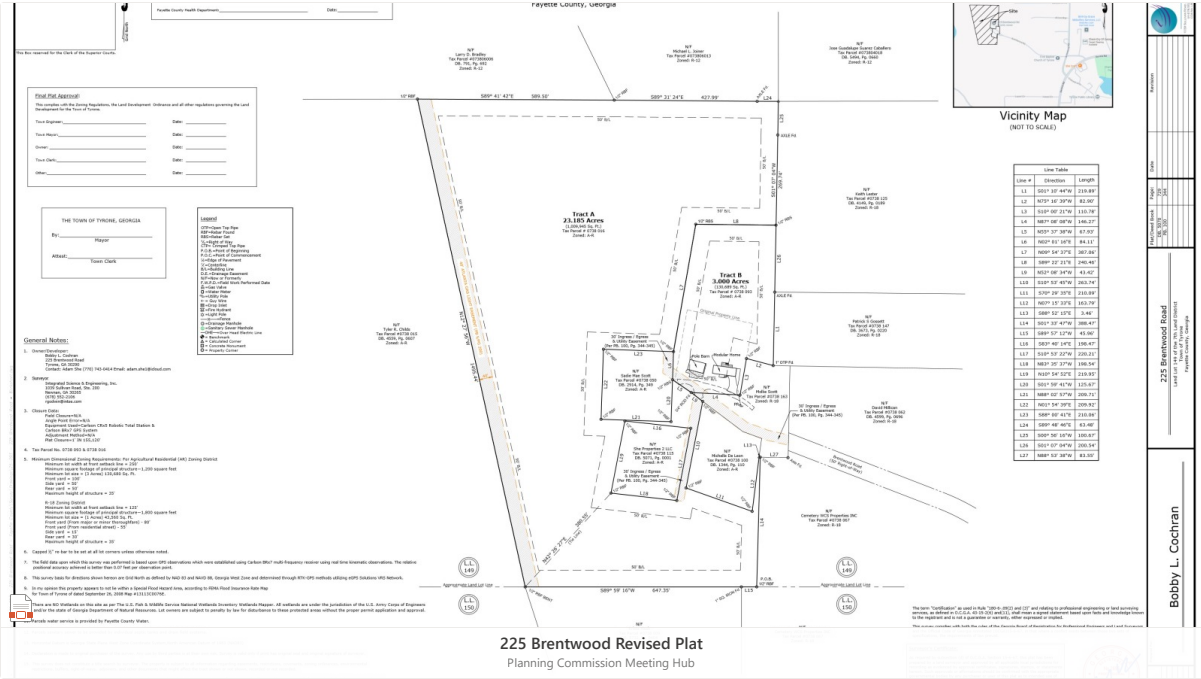
225 Brentwood Road is currently non-conforming under both districts. However, the property owners have submitted a proposal to bring the parcel into greater conformity by revising the plat to increase the lot size from 1 acre to 3 acres.

To resolve the split-zoning issue and better align the parcel with zoning standards, staff recommends a conditional rezoning, subject to the recording of the revised plat included in this report.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the In-town Neighborhoods Character Area which aims to promote developments and zoning classifications that promote the positive aspects of historic downtown communities in Georgia with developments that reflect such goals. This rezoning petition is not directly moving towards the comprehensive plan's goals, but does move an existing non-conforming situation and split zoned property into greater conformity with established standards.

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



Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? The property is surrounded by AR Zoning to the north, south, and west. R-18 exists to the east. With both zoning classifications as residential, this zoning is suitable for surrounding properties.
- Will zoning adversely affect adjacent properties? It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact them.
- Does the property have reasonable economic use as currently zoned? Economic use would be unchanged, but the resolution of a split-zoned property is most appropriate.
- Would the proposed zoning overburden existing infrastructure? No, existing development potential would remain unchanged.

The property will not, as a result of the rezoning and re-plat, be brought into full conformity with the ordinance, but it does move the property towards better conformity regarding lot size, lot width, and minimum housing size amongst other development standards.

Staff Recommendation

Staff recommends approval of the rezoning with the condition that the preliminary plat showing partial resolution of existing non-conformities be adopted and recorded within 90-days of the conclusion of these rezoning hearings.

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

[See all](#)

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