

TOWN CENTER DISTRICT

Appropriate Zoning Classifications

Town Center Overlay, TCMU, OS, O-1, E-1, & C-1



DESCRIPTION

Typically thought of as Tyrone's "downtown," the Town Center District is the original heart and soul of the community's areas of commerce. While not laid out in the traditional square of many small towns, the Town Center District still houses local government offices, churches, a post office and a once-thriving elementary school. Taking into account the ample amount of green space and walkability to locally-owned shops and cafes; the Town Center District has all the foundational infrastructure needed for public-private reinvestment and future development of small businesses.

DEVELOPMENT STRATEGY

Downtown should include a mixture of retail, office, and services as infrastructure is updated. The primary development mix should be commercial with supporting residential. The design should be pedestrian oriented around strong, walkable connections between different uses with Shamrock Park serving as the central public space. Road edges should be clearly defined by locating buildings at street level with parking in the rear. Road connections should be made wherever possible in order to allow for traffic dispersion in a grid-like fashion. Enhance the pedestrian-friendly environment by adding sidewalks, streetscaping, street trees, traffic calming, and creating other multi-use routes linking neighboring communities and major destinations such as the Tyrone Branch Library, Recreation Center, Post Office, Town Hall, Tyrone Museum, Tyrone Elementary, Shops, Restaurants, Services, and the four downtown parks: Fabon Brown, Dortha Redwine, Veterans, and Shamrock Park. Building heights should not exceed three stories.

IN-TOWN NEIGHBORHOODS

Appropriate Zoning Classifications

Town Center Overlay, TCMU (Primarily Residential), TR, R-12, R-18, R-20



DESCRIPTION

The Traditional Neighborhood areas, immediately surrounding and often interwoven within the Town Center District, help to illustrate the rich history of Tyrone and the families that helped to found it. The homes in this area were built in a variety of styles **supporting the center of Town**. The proximity of the nearby businesses and recreational amenities make the Traditional Neighborhoods of Tyrone a great destination for those looking to build a homes with great multi-use access, or those preferring to rehabilitate one of the oldest and most storied homes **to preserve the Town's History**.

DEVELOPMENT STRATEGY

Promote new development that emulates the positive aspects of historic communities throughout the area such as Fayetteville, Newnan, and Senoia. **Traditional neighborhood developments assuming a primarily residential pattern with a small amount of supporting commercial in the correct context should emulate traditional architecture incorporating elements outlined in the Town Center Overlay.** Strong vehicular and pedestrian/bike connections to commercial services as well as internal street connectivity to adjacent properties should be implemented in every new development. **Conservation design of neighborhoods with clustering of housing in order to preserve large open spaces is highly encouraged and should be required along roads identified as aesthetic resources by citizens such as Valleywood Road.** Residential density should be consistent with those found in the historic areas of Tyrone and in other nearby historic neighborhoods which has typically been 4 units/acre.