



# STAFF REPORT

## Town of Tyrone Town Council

January 20, 2022 / 7:00 pm / Regularly Scheduled Meeting

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**Subject:** Future Land Use map amendment – Town Center District

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1. **Background/History:** In anticipation of the establishment of a Downtown Development Authority and in an effort to further the goals stated in the Town's downtown master plan LCI, *Envision Tyrone*, staff has proposed an intermediate amendment to the Town's Future Development Map as part of the Comprehensive Plan.  
  
A much more extensive adjustments to this map Town-wide will happen at the end of our Comprehensive Plan revision period as well. This will likely be in 5-6 months.
2. **Findings/Current Activity:** The two primary character areas receiving adjustment are the In-Town Residential character area and the Town Center character area. There is also a slight adjustment of the map on the south end of Town along Senoia Road.
  - a. The In-Town Residential character area should surround the Town Center character area and develop as the walkable neighborhoods that serve the downtown. This character area would also support slightly higher density residential for these purposes and have the potential to be served by sewer. The boundary has been adjusted to better reflect this.
  - b. The Town Center character area has been the focus of much study over the past year. This character area should reflect a primarily commercial development pattern in a walkable small-town environment with Senoia Road as the main street. The boundary has been adjusted to better reflect these goals.
  - c. Council requested an adjustment to the Production and
3. **Actions/Options/Recommendations:** Staff recommends approval of the future land use map adjustments as well as the updated narrative descriptions to go with each character area.
4. **Planning Commission Recommendation:** Planning Commission recommended unanimous approval of this land use map change.