

541 Senoia Road Preliminary Plat

 Phillip Trocquet
Asst. Town Manager

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Application #	Planning Commission Date	Town Council Date
26TYR-VAR00001	05/28/2026	N/A

Application Details

Address	Owner/Applicant	Parcel #
541 Senoia Road	Ashley Dickie	0736-011
Zoning	Proposed Zoning	Future Land Use
R-12	N/A	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: R-18 & AR, South: R-12, East: R-18, West, R-12 & AR	Single-Family Home & Barn	2.62

Fayette County QPublic

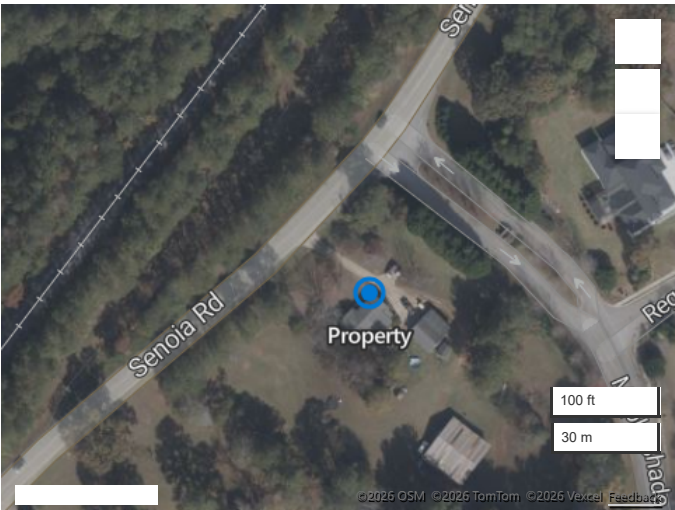
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

541 Senoia Road

Property
541 Senoia Rd, Tyrone, GA 30290



Summary & History

Ashley Engler has submitted a preliminary plat requesting approval to divide a 2.635-acre parcel at 541 Senoia Road into two lots. Lot 1 would be 1.592 acres and would retain the existing single-family dwelling. Lot 2 would be 1.043 acres and is proposed as a flag lot accessed via Senoia Road. The surveyor of record is W.D. Gray and Associates, Inc. The property is zoned R-12.

Two conditions require resolution before the plat may be recorded. First, an existing barn on the property would be noncompliant with the setback and property line requirements of the newly created lot and must be removed. Second, the existing dwelling on Lot 1 encroaches into the required 80-foot front building line from Senoia Road, which is classified as a minor thoroughfare under R-12 standards. The applicant has submitted a variance request limited to the current exterior footprint of the home which is an encroachment of 23.2 feet. The preliminary plat includes a note that no future additions to the exterior of the home may extend further into the 80-foot building line in any direction.

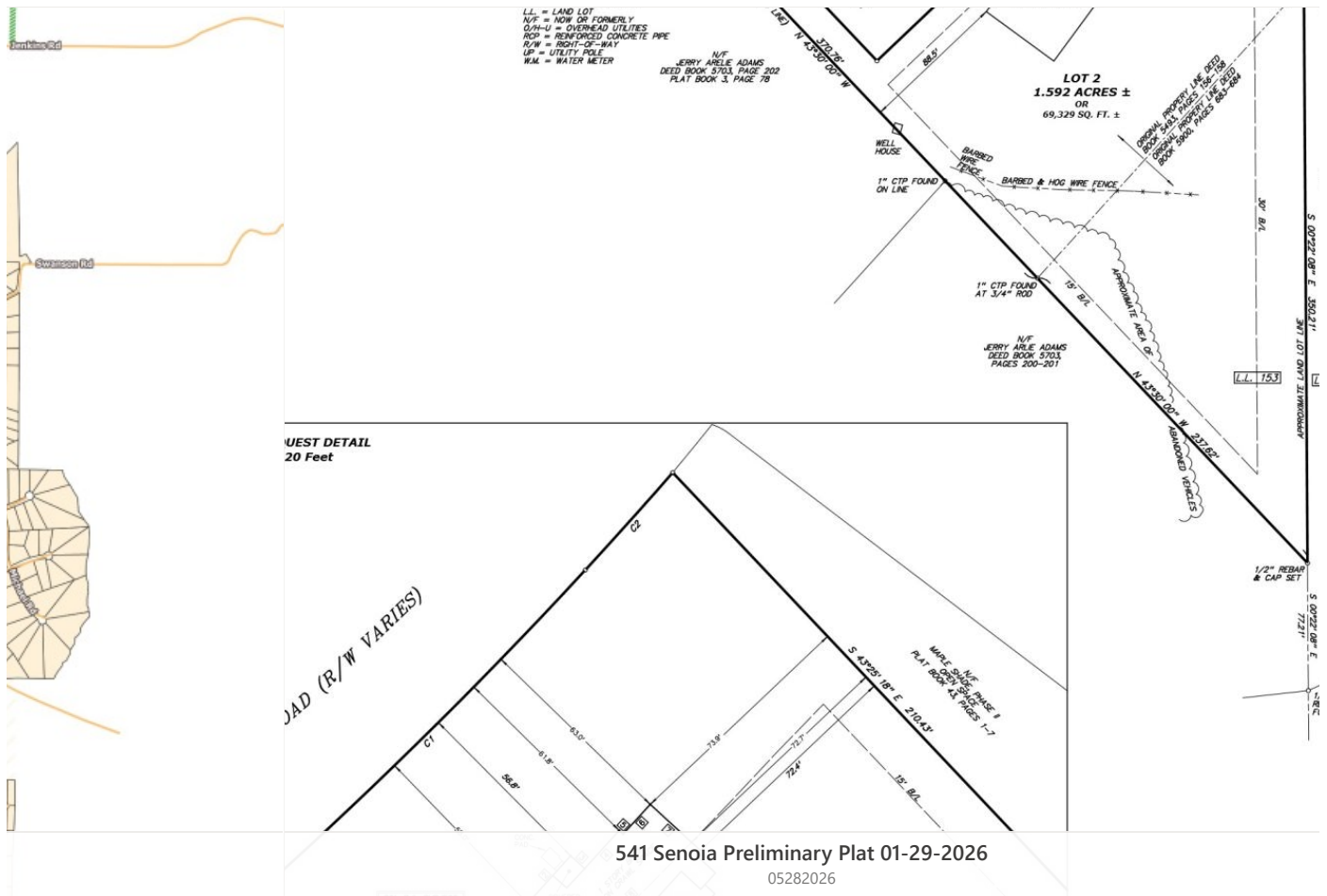
Comprehensive Plan & Future Development Map Compatibility

No rezoning is requested and the property retains its R-12 zoning. Both proposed lots meet the one-acre minimum lot size for the district, with Lot 1 at 1.592 acres and Lot 2 at 1.043 acres. The property falls within the Estate Residential character area of the Town's Comprehensive Plan and Future Development Map, and the proposed split is consistent with that designation.

The Estate Residential character area is intended to maintain low-density character of Tyrone's landscape. The development strategy for this area calls for low gross densities consistent with septic-served properties, protection of natural areas and sensitive lands, and green space connectivity. Both proposed lots are consistent with this intent. The split does not introduce a new use, does not increase density beyond what the district and character area contemplate, and involves no commercial or non-residential component. Staff finds the request compatible with the Comprehensive Plan and Future Development Map.

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

[See all](#)



1 of 2

Ordinance Compatibility

The proposed split is generally consistent with the R-12 district standards. Both lots meet the one-acre minimum. Lot 2 is proposed as a flag lot, which is permitted under Town ordinance, subject to a minimum 20-foot access width with no more than 2 lots retaining access from the driveway.

A variance for the existing dwelling's encroachment into the 80-foot Senoia Road building line is required before the plat may be recorded. Because the home predates the proposed split and is not being modified, the creation of the new lot does not extend or worsen the nonconformity. It formalizes an existing condition that must be addressed through the variance process. The variance is limited to the current exterior footprint extension of the home as noted on the preliminary plat, and no future exterior additions may be made in any direction unless in compliance with the 80-foot building line. The barn must also be removed prior to recording, as it would conflict with the setback and property line requirements applicable to the newly created lot.

1. Staff Recommendation

Staff recommends approval of the preliminary plat subject to the following conditions:

1. The existing barn shall be demolished and all debris removed from the site prior to the plat being signed or submitted for recording.
2. The plat shall not be signed or submitted for recording until a setback variance for the existing dwelling on Lot 1 has been granted by Mayor and Town Council.

The variance would be limited to the existing exterior footprint as depicted on the preliminary plat as it extends into the 80' setback 23.2 feet, and no future additions to the exterior of the dwelling may be made in any direction unless in

compliance with the 80-foot Senoia Road building line.

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, 2025	Phillip Trocquet



2026 Planning Commission
Meetings

March 6

Phillip Trocquet



Town Planning Documents

April 9, 2025

Phillip Trocquet