

Parcel 0728-066 Dogwood Trail Staff Report

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Asst. Town Manager

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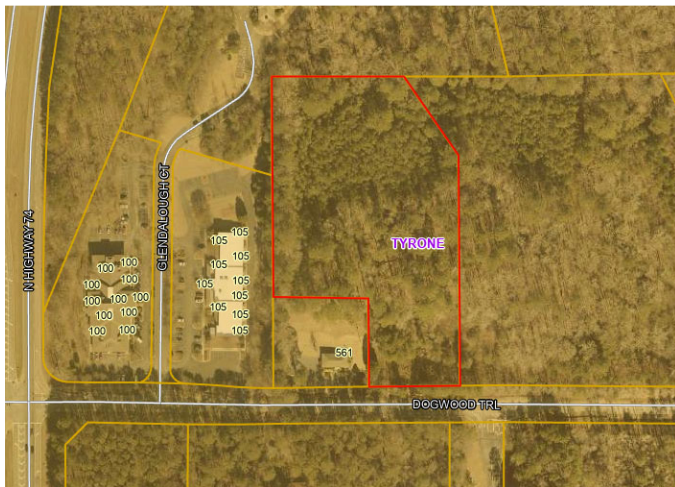
Application #	Planning Commission Date	Town Council Date
RZ-2026-002	04/23/2026	05/21/2026

Application Details

Address	Owner	Parcel #
Dogwood Trail	Clay Adams	0728-066
Zoning	Proposed Zoning	Future Land Use
C-1 (Community Commercial)	R-20 (1-Acre Single- Family 2,000 s.f. min home size)	Community Gateway
Surrounding Zoning	Site Improvements	Acreage
North: C-1, South: C-1, East: R-20 , West, C-1	None	5.02

Fayette County QPublic

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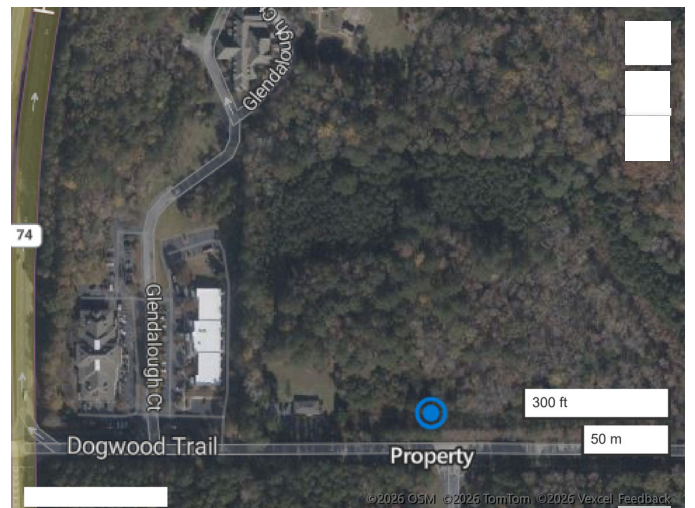


Fayette County Tax Map

Parcel 0728-066 Dogwood Trail

Property

559 Dogwood Trail, Tyrone, GA 30290



Summary & History

On January 5, 2023, the Town Council considered and approved a rezoning request for 555 Dogwood Trail from R-20 to C-1 (Downtown Commercial). The applicant at that time proposed dividing the tract so that one portion could accommodate a business use and the other a residence. Staff found the request consistent with the Comprehensive Plan and future land use strategy, citing the presence of nearby C-1 zoning at the Dogwood Trail/SR-74 intersection, the ability to eliminate an adjacent nonconforming buffer condition, and site constraints including floodplain and topography that limited residential viability.

Staff and the Planning Commission recommended approval, and no one spoke in opposition at the public hearing. Council approved the request following discussion of access, easements, and floodplain conditions. The current application is submitted by a different owner and seeks to return the property to R-20.

Comprehensive Plan & Future Development Map Compatibility

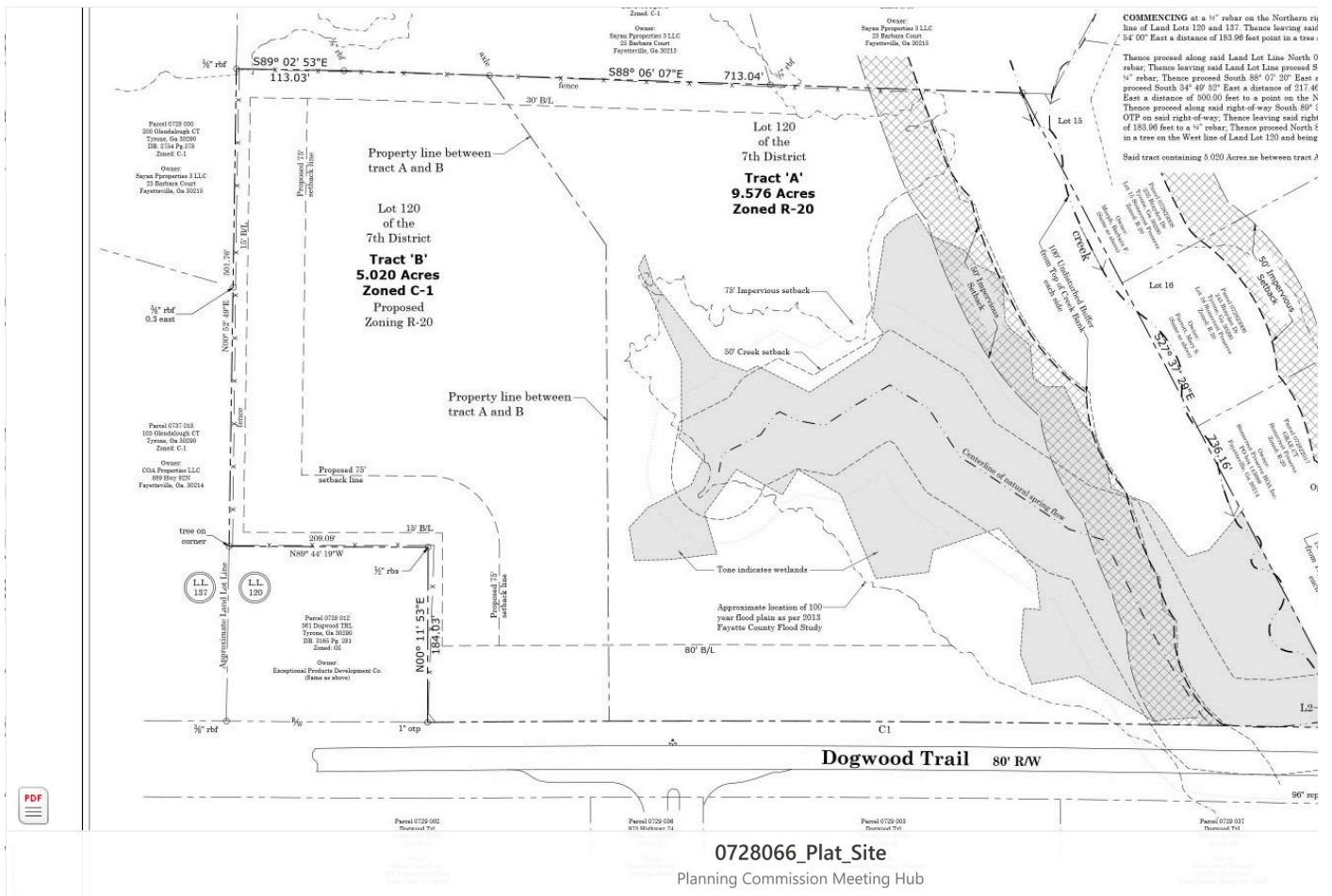
This property lies within the Community Gateway Character Area which aims to promote developments and zoning classifications that emulate a conservation approach to commercial development with a finer grain of smaller buildings connected by multi-use paths and inter-parcel access networks. This is why the prior rezoning in 2023 was recommended.

Although the currently requested R-20 zoning is not a commercial zoning classification, this property sits on the border of Community Gateway and the Estate Residential Character area which does promote low density residential development. This being the case, the Comprehensive Plan and Future Development strategy should be taken as a guide and not a requirement especially since the applicant is seeking a downzoning of intensity that is not incompatible with surrounding uses.

Staff recognizes that this property being developed at a lower developmental intensity than Community Gateway while bordering the Estate Residential Character area does not pose major conflicts with either and is compatible with the comprehensive plan.

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?** It is staff's determination that this zoning will permit suitable uses with surrounding properties. Community Commercial and Office-Institutional developments exist to the west. The applicant's condition of incorporating the necessary 75' buffer between residential and commercial properties further aligns the compatibility between uses.
- **Will zoning adversely affect adjacent properties?** It is determined that the proposed zoning with the requested 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 and C-1 properties to the west do not have the ability to accommodate the ordinance's required 75' buffer development requirement. As such a rezoning of this property to R-20 would create an illegal 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 a small and unusually shaped property for C-1 in this area. R-20 allows for this property to be combined with the adjacent property and utilized in a less restrictive manner given the elimination of property lines.
- **Would the proposed zoning overburden existing infrastructure?** No, the development intensity of R-20 is lower than C-1 and would impact existing infrastructure less.

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

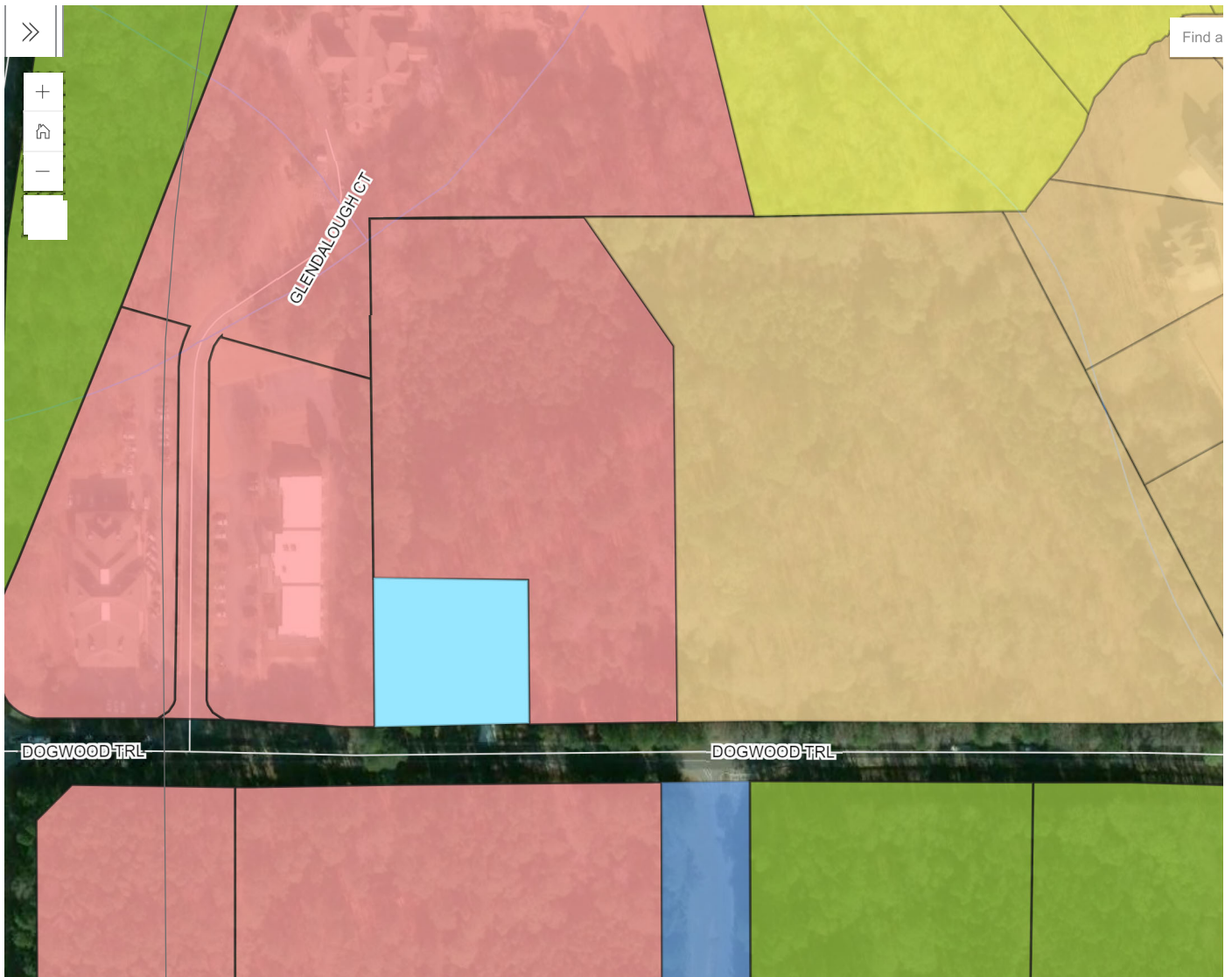
Planning Commission recommended approval with staff conditions. 5-0.



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