



Community
Development

Tyrone Citizens Academy

Community Development: Planning, Zoning, Economic Development, Code Enforcement, Building Department

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Downtown Master Plan Public Engagement Event.



COMMUNITY DEVELOPMENT FUNCTIONS

01

Planning

Process by which the Town shapes and guides its physical growth and development, ensuring that land and resources are used efficiently for the benefit of current and future residents.

02

Zoning

The Town's regulatory tool that divides development into districts, each with specific land use regulations, to ensure compatibility between differing land uses and promote orderly growth.

03

Economic Development

Strategies and initiatives aimed at attracting, retaining, and expanding healthy businesses and industries in a community in order to foster job creation, sustainable tax revenue, and improving the overall local economy and quality of life.

These activities are carried out by the Tyrone Downtown Development Authority and Fayette County Development Authority

04

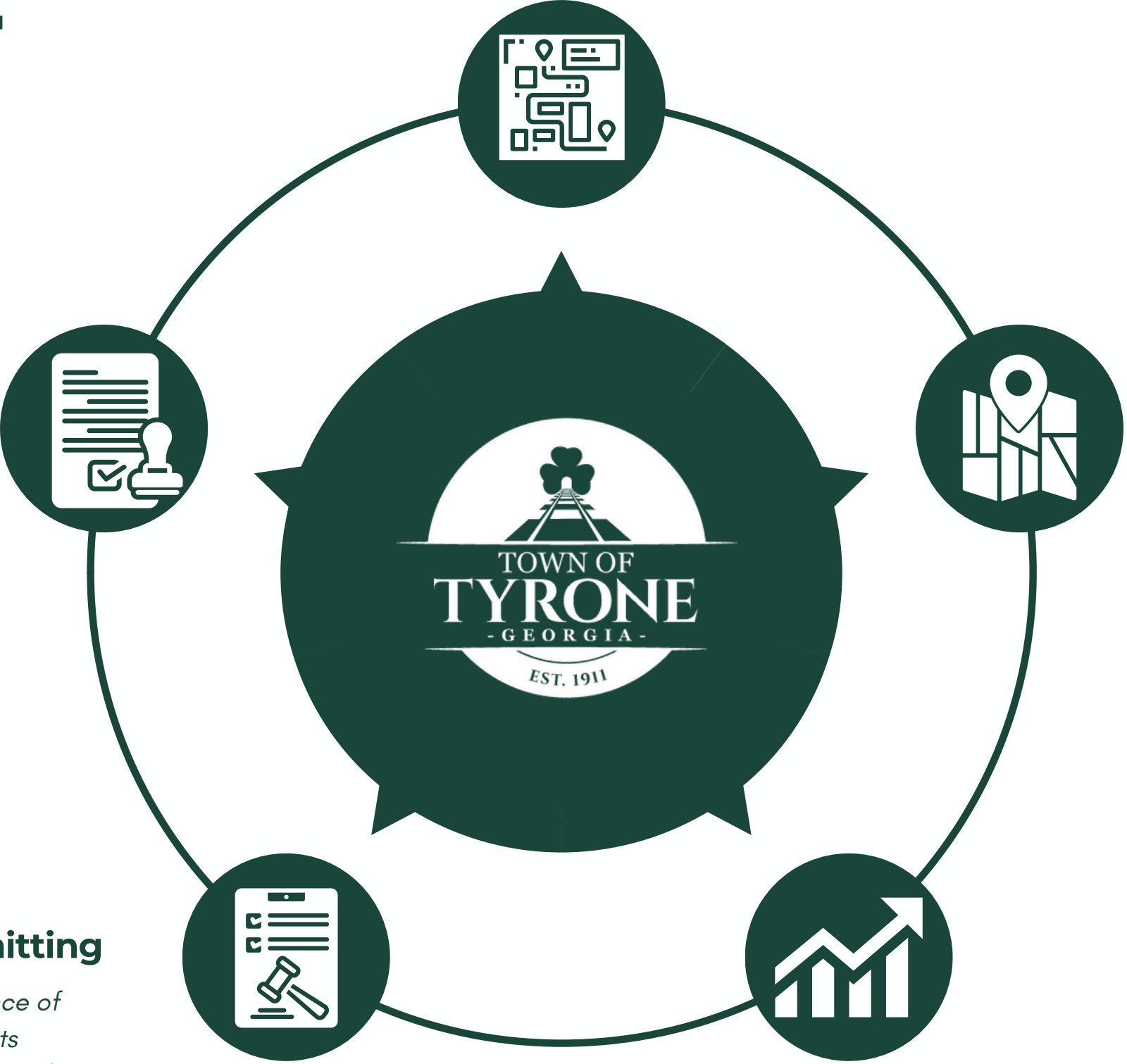
Code Enforcement

Ordinances and activities that ensure compliance with Tyrone's regulations relating to property maintenance, land uses, and building standards in order to safeguard the health, safety, and welfare of citizens

05

Building & Permitting

Oversees the issuance of permits, conducts inspections, and ensures that all construction within the Town adheres to established building and safety codes.



PLANNING

Standards

- Per the 1989 **Georgia Planning Act**, we are required to maintain Planning.
- Qualified Local Government Status is administered by **GA Dept. of Community Affairs**
- Must update plans every **5 years**
- Tyrone has membership in the **Atlanta Regional Commission (ARC)**

Components

Principle Entities that oversee Planning:

- Town Staff (Professional Urban Planner)
- Planning Commission (Citizen-appointees)
- Town Council (Elected Officials)

Transportation Planning

- Roadway networking & capacity analysis
- Multi-Use Path routing & expansion

Special-Area Planning

- Downtown Planning
- SR-74 Corridor Planning



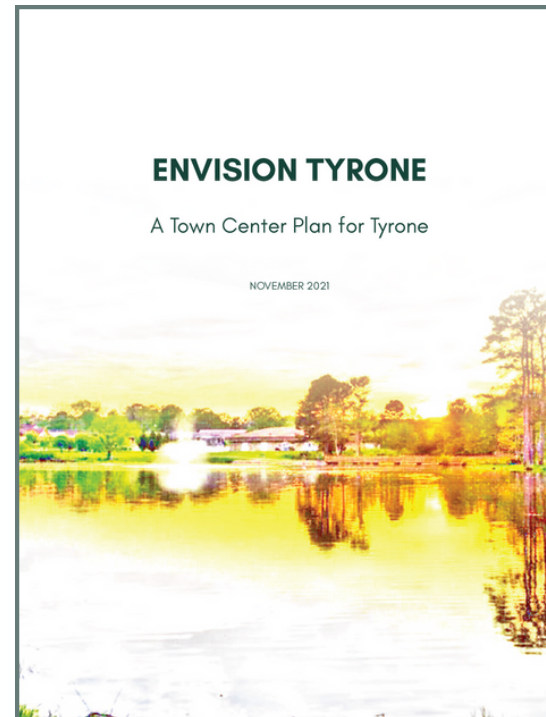
Envision Tyrone Downtown Master Plan

PLANS & STUDIES



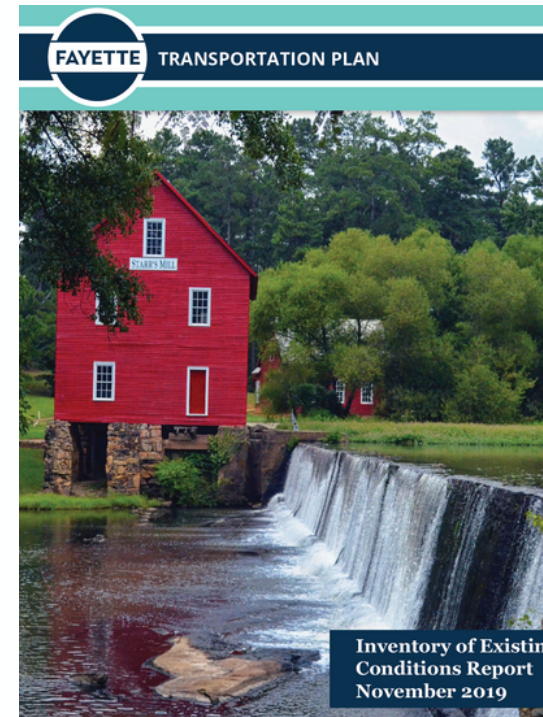
Tyrone Comprehensive Plan (2022)

The principle guiding document for the Town. The Comp Plan includes economic and demographic data as well as the Future Development strategy of the Town updated every 5 years.



Envision Tyrone LCI (2021)

The Envision Tyrone LCI constitutes a more in-depth plan for the Downtown District. It was a springboard for current SPLOST projects and has allowed the Town to apply for grant monies.



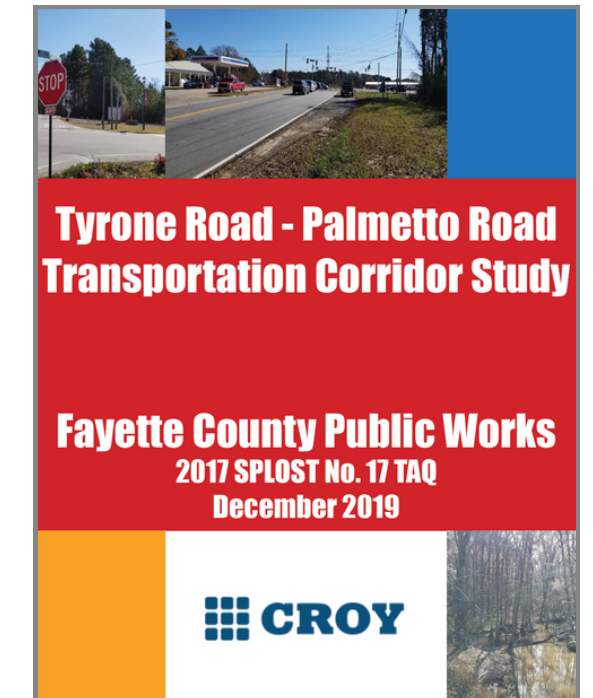
Fay Co Master Transportation Plan (2019)

Although a county plan, the municipalities within Fayette County all participate and use this plan for future transportation improvements. It was a guiding document for SPLOST projects.



SR-74 Gateway Plan (2017)

Result of a coalition of government entities with jurisdictional coverage along SR-74. This plan was intended to align quality growth standards for the entire corridor and promote traffic flow.



Misc. Studies & Updates

These constitute studies that dive deeper into the topics of a larger plan. These could be intersection studies for roads named in a transportation plan.

THE COMPREHENSIVE PLAN: A ROADMAP FOR LOCAL PLANNING

Guidance for Tyrone's Growth

Serves as a foundation to guide & regulate orderly growth, development, and redevelopment within the Town. Serves as the guiding document for Council, Planning Commission, and Citizens.

Public Input & Participation

Plan creation involves the public heavily. This includes surveys, mailers, engagement events, and a 12-member citizen steering committee. Public participation ensures that council is capturing the community's pulse.

Legal Framework for Zoning

The Comprehensive Plan ends up providing the legal basis for zoning and land use decisions, ensuring that such decisions are made in the best interest of the community and in alignment with the long-term vision and goals of the Town

Consistent with minimum State of Georgia Standards

Georgia Department of Community Affairs provides the framework for the preparation of plans. Qualified Local Government Status (*ability to obtain state funds*) is dependent on our preparation of a legally consistent plan.

Broad-Ranging Considerations

Economic, Environmental, and Social considerations aim to be balanced in a way that ensures sustainable growth. These include demographic & economic stats, transportation patterns, community character, capital projects, development styles, housing, and future-development character areas.

Limits

- Does not give Town complete control of private property.
- Does not permit Town to outlaw certain development types, i.e. industrial
- Does not permit Town to issue population caps.
- Town cannot engage in discriminatory planning practices.

Tyrone Comp Plan Components



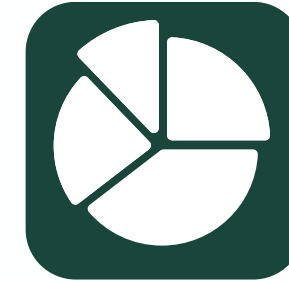
Executive Summary

Explains how the plan is a tool, focusing on public engagement, future land use planning, economic and demographic analysis, community work programming, and capital improvements.



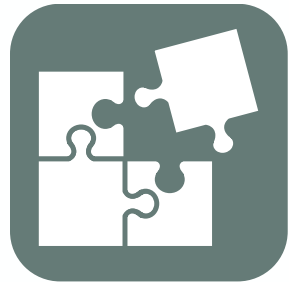
Who's Involved

The Comprehensive Planning process heavily relied on community input, with a Steering Committee playing a central role in guiding the development of the plan.



Tyrone by the Numbers

Demographic and Economic Statistics relevant to the Town used in Comprehensive Planning efforts.



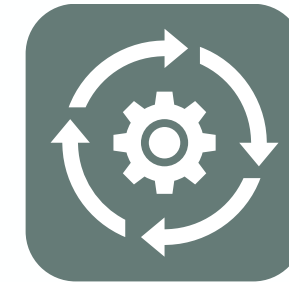
Assets & Challenges

Through surveys and community feedback, the plan identifies Tyrone's primary assets, such as its location, and challenges to address in future planning.



Vision & Goals

The plan emphasizes the importance of fiscal sustainability, preserving Tyrone's unique character, and managing growth to maintain the town's high quality of life.



Implementation

Details on the projects and programs recommended for the next five years, linking them to the town's annual budget and ensuring alignment with the Comprehensive Plan's goals.



Short-Term Work Program

This section provides a detailed list of priority projects and initiatives for the next five years, offering guidance on cost estimates and potential financing sources.



Future Land Use Map

Dividing the Town into 6 character areas, the Future Land Use strategy is the guide for what zoning and development is appropriate where in the Town.



Appendix

The appendix includes additional data, such as the full survey responses and community profile data, to support the findings and recommendations of the Comprehensive Plan.

Estate Residential

Appropriate Zoning Classifications: AR, CR-2, CR-3, R-12, R-18, R-20, and PUD of Each



Description

- Character Area Overview:
 - Represents majority of Tyrone's land use.
- Estate Residential:
 - Typical 1-acre developments resemble mid-20th Century suburban subdivisions.
- Larger Lots
- Location:
 - Found evenly on both town sides.
- Connectivity:
 - Non-vehicular infrastructure needed to bridge the gap between neighborhoods and the Town Center District.

Development Strategy

- Development Inspiration:
 - Encourage developments reflecting the positive traits of Georgia's Piedmont rural areas.
- Density & Septic:
 - Maintain very low gross densities, suitable for properties with septic tanks.
- Conservation & Views:
 - Use conservation subdivisions to safeguard Tyrone's scenic vistas and sensitive natural zones.
- Green Spaces & Trails:
 - Interconnect green spaces with a trail and path network.
- Street Connectivity:
 - Enhance street links by mandating network-style connections in new developments and minimizing cul-de-sacs.
- Fiscal Analysis & Infrastructure:
 - Since low-density developments might not generate sufficient tax revenue for infrastructure:
 - Pursue Fiscal Analysis reports for new subdivisions.
 - Consider unique infrastructure solutions offering high amenities at reduced town costs.
- Regional Green Network:
 - Promote a regional green space, trail, and multi-use path system for walking, biking, equestrian use, tourism, and recreation.

In-Town Neighborhoods

Appropriate Zoning Classifications: Town Center Overlay, TCMU (Primarily Residential), TR, DR, RMF, R-18, R-20



Description

- Located around and intermingled with the Town Center District.
- Reflects Tyrone's rich history and founding families.
- Homes feature diverse architectural styles, complementing the town center.
- Close to:
 - Businesses.
 - Recreational amenities.
- Ideal for:
 - Building homes with multi-use access.
 - Rehabilitating historic homes to conserve the town's heritage.

Development Strategy

- Development Promotion:
- Encourage development reflecting the positive traits of historic communities like Fayetteville, Newnan, Chattahoochee Hills, and Senoia.
- Design & Architecture:
 - Traditional neighborhood developments should:
 - Primarily be residential.
 - Include limited supporting commercial in the right context.
 - Emulate traditional architecture, aligning with the Town Center Overlay guidelines.
- Connectivity
- Prioritize:
 - Strong vehicular and multi-use links to commercial services.
 - Internal street connectivity to neighboring properties.
- Conservation & Design:
 - Advocate for conservation-focused neighborhood designs.
 - Encourage housing clustering to maintain expansive open spaces.
 - Mandate conservation design along roads deemed aesthetic resources, like Valleywood Road.
- Rail Line Provisions:
 - For areas of the In-Town Residential district intersected by the CSX rail line:
 - Ensure direct grade-separated multi-use connections as a development prerequisite.
- Residential Density:
 - Maintain density in line with historic Tyrone areas and other nearby historic neighborhoods. (4u/ac)

Expanded multi-use path

New tree canopy

On-street parking

Expanded sidewalk

On-street lighting

Expanded multi-use path

New tree canopy

On-street parking

Expanded sidewalk

On-street lighting

Description

- Often referred to as Tyrone's "**downtown.**"
- Represents the **original core** of the community's commercial areas.
- Not structured as a traditional town square.
- Houses **key establishments**
- Offers **walkability** to:
 - Locally-owned **shops**
 - **Cafes**
- Possesses foundational infrastructure for:
 - Public-private reinvestment
 - Future small business development.

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Development Strategy

- **Downtown Composition:**
 - Mix of retail, office, and services.
 - Infrastructure to be updated.
 - Primary focus on commercial development, complemented by residential.
- **Design & Connectivity:**
 - Pedestrian-centric design.
 - Emphasis on strong, walkable links between varied uses.
 - Shamrock Park as the central public gathering space.
- **Building & Road Layout:**
 - Buildings positioned at street level for clear road edge definition.
 - Parking located at the back of buildings.
 - Road connections encouraged for grid-like traffic dispersion.
- **Pedestrian Enhancements:**
 - Addition of sidewalks and streetscaping.
 - Inclusion of street trees for aesthetics and shade.
 - Traffic calming measures for safety.
 - *Multi-use routes connecting:*
 - Neighboring communities.
 - Key destinations: Tyrone Branch Library, Recreation Center, Post Office, Town Hall, Tyrone Museum, Tyrone Elementary, Shops, Restaurants, Services.
 - Four main parks: Fabon Brown, Dorteia Redwine, Veterans, and Shamrock Park.

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Commercial Corridor

Appropriate Zoning Classifications: SR-74 Quality Growth Overlay, CMU, C-1, C-2, O-1, and Commercial PUD.



Description

- Designed for automobile travelers.
- Serves as Tyrone's main highway commercial activity center.
- Supported by a large number of daily commuters.
- Growth areas include:
 - Commercial services .
 - Retail
 - Restaurants.
- Development expected in:
 - Established centers.
 - Outparcel developments.
 - Contains tracts of undeveloped land.
- Potential to serve as a transition between:
 - Town Center District.
 - Production and Employment areas.

Development Strategy

- Maintain a broad **buffer** along SR 74 to protect its scenic quality.
- Use **berms** and natural spaces to shield commercial zones from direct view.
- Prioritize and integrate pedestrian enhancements, including crosswalks.
- Establish **connections** between commercial and adjacent residential zones.
- Emphasize:
 - Pedestrian comfort.
 - Safety.
 - Convenience.
- Advocate for high-quality:
 - **Architecture.**
 - **Landscaping.**
 - **Signage** controls.
- Aim to enhance corridor aesthetics.
- **Preserve traffic flow** and capacity by:
 - Managing access points.
 - Promoting intermodal access.
 - Limit additional curb cuts onto SR 74, unless approved by GDOT.
-

SR-74 Community Gateway

Appropriate Zoning Classifications: South of Jenkins Rd.: SR-74 Quality Growth Overlay, CMU, OI, E-I, C-1, C-2, and Commercial PUD North of Jenkins Rd.: SR-74 Quality Growth Overlay, BTP, CMU, and O-I

Description

- Located along the northern end of the state route.
- Serves as a primary entrance to both Tyrone and Fayette County.
- Popular route for business travelers, especially those heading to Pinewood Atlanta Studios or other corporate headquarters in the county.
- Predominantly undeveloped but possesses significant development potential.
- Planning emphasizes:
 - Top-tier architectural and landscape standards.
 - Guidelines that limit direct vehicular access.
- With collaboration from neighboring areas and the economic development sector:
 - Viewed as a key site for future employment-driven economic development initiatives.
 -



Development Strategy

- Scenic Preservation:
 - All properties must safeguard scenic views along the corridor.
- Access & Visibility:
 - Minimize access points.
- Conceal development from highway view using:
 - Broad natural buffers.
 - Berms.
 - Landscaping.
- Connectivity:
 - Access roads.
 - Interparcel links.
 - Shared driveways.
- Uphold high-quality:
 - Architecture.
 - Landscaping.
 - Signage controls.
- Aim to enhance corridor aesthetics.
- Preserve traffic flow and capacity
- Access Restrictions:
 - Prohibit additional curb cuts unless approved by GDOT
- North of Jenkins Road Development
 - Allow Business Technology Park zoning.
 - Target high-value assets beneficial to the town's economy.

Production & Employment

Appropriate Zoning Classifications: Town Center Overlay, BTP, M-1, M-2, C-1, C-2



Description

- Found at town's extremities and in smaller business parks.
- Houses industry leaders in materials, construction services, and light manufacturing.
- Land suitable for mechanical services, warehousing, and distribution.
- Benefits from utilities, telecoms, rail lines, and highways.
- Growing demand for trade contractors and support suppliers as Tyrone expands.

Development Strategy

- **Infrastructure & Routes:**
 - Ensure capacity and maintain truck routes to I-85.
 - Prioritize safety for heavy vehicles and reduce noise near residences.
- **Expansion & Zoning:**
 - Allow room for growth and potential C-1 or C-2 zoning for supporting businesses.
- **Aesthetics:**
 - Promote landscaped entrances and well-maintained grounds.
- **Environment & Buffering:**
 - Safeguard sensitive areas and buffer adjacent neighborhoods.
- **Screening:**
 - Conceal truck docks and waste areas from public view.
 -

Process

Although the Comprehensive Plan is due for update every 5 years, it takes over 1 year to complete in order to obtain the right public involvement.

01



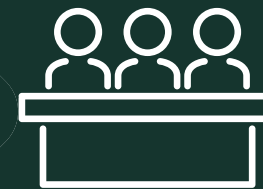
Public engagement begins. Surveys are sent and published. Public Engagement events are scheduled, and content is created for advertisement across platforms

Steering Committee meets multiple times after various stages of public involvement. Planning Commission reviews and ultimately makes a recommendation to Council.



02

03



Council takes the steering committee, public input, and Planning commission recommendation into account over three public hearings for approval.

Approved Comprehensive Plan is sent to the Department of Community Affairs for compliance. Once approved, plan is adopted by Council.



04

COMMUNITY WORK PROGRAM

The Community Work Program (CWP), otherwise known as the Short-Term Work Program, outlines the major classifications of activities stemmed from the Comprehensive Plan. Major sets of projects, government partnerships, or service changes are listed here as the Town moves forward in governance.

Project Description	Initiation Year	Completion Year	Total Estimated Cost	Funding Sources	Responsibility
<i>Intergovernmental Participation</i>					
<i>Continued Memberships: FCDA, FCIC, SR-74 Coalition, ARC, etc</i>	FY 2022	FY 2026	Staff Time	GF	Town of Tyrone
<i>Strategic Memberships in: FRRLS, Chamber of Commerce</i>	FY 2022	FY 2026	Staff Time	GF	Town of Tyrone
<i>Fayette County Board of Education Work-Based Learning Internship Program</i>	FY 2022	FY 2026	Staff Time	GF	Town of Tyrone
<i>Community Development</i>					
<i>New Town Hall Bond Payments</i>	FY 2022	FY 2025	\$1,550,000	GF	Town of Tyrone
<i>Pursuit of Federal, State, and Foundation Program Grants (TIP & FEMA)</i>	FY 2022	FY 2025	\$1,300,000	GF	Town of Tyrone
<i>Multi-Use & Transportation Improvements (trails, intersections, crosswalks, etc. . .)</i>	FY 2022	FY 2026	\$2,225,000	GF, ARPA, SPLOST, TIP	Town of Tyrone
<i>Downtown Development Authority Program Expansion (programming, events, training, etc. . .)</i>			\$10,000	DDA GF	Downtown Development Authority
<i>Park Improvements</i>	FY 2022	FY 2026	\$805,000	GF / SPLOST	Town of Tyrone
<i>Downtown Improvements (streetscaping, signage, etc. . .)</i>	FY 2022	FY 2026	\$605,000	GF, ARPA, LMIG	Town of Tyrone
<i>Continued Investment in Improving and Expanding Sewer & Stormwater Infrastructure and Planning</i>	FY 2022	FY 2026	\$3,250,000	EP, ARPA, GF, FEMA	Town of Tyrone
<i>Land Use</i>					
<i>Update Zoning and Land Development Ordinance, Watershed Management, & Environmental Management Ordinances.</i>	FY 2022	FY 2026	\$10,000/Staff Time	GF	Town of Tyrone
<i>GIS Program Expansion (new licenses, addition of web-based maps, growing geodatabase data, etc. . .)</i>	FY 2022	FY 2026	Staff Time	GF	Town of Tyrone

CAPITAL IMPROVEMENT PROGRAM

The CIP outlines a more specific list of major capital projects planned for the next 5-years. This update comes before the budgeting time frame and is meant to inform the budget for what actually happens regarding projects.

Project Name	Est. Cost	2022	2023	2024	2025	2026
<i>Shamrock Park Playground</i>	\$150,000	\$150,000	-	-	-	-
<i>Dorthea Redwine Park Improvements</i>	\$350,000	\$250,000	\$100,000	-	-	-
<i>Handley Park Nature Preserve & Park Improvements</i>	\$305,000	\$250,000	\$50,000	\$5,000	-	-
<i>Tyrone Rd. - Riverdance Way MU Path</i>	\$250,000	\$125,000	\$125,000	-	-	-
<i>Senoia Rd. - Publix MU Path</i>	\$250,000	\$10,000	\$240,000	-	-	-
<i>Swanson Rd. MU Upgrades</i>	\$250,000	\$20,000	\$230,000	-	-	-
<i>Downtown Streetscaping & Multi-Use Improvements</i>	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<i>Palmetto Rd./Arrowood Rd./Spencer Rd. Roundabout & MU Path Expansion</i>	\$1,300,000	\$100,000	\$500,000	\$700,000	-	-
<i>Intersection Studies & Improvements</i>	\$175,000	\$25,000	\$50,000	\$100,000	-	-
<i>LMIG Resurfacing</i>	\$600,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
<i>Sewer System Capacity Upgrades</i>	\$1,000,000	\$1,000,000	-	-	-	-
<i>New Town Hall Bond Payments</i>	\$1,550,000	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
<i>LAP Dogwood Trail</i>	\$140,000	-	\$140,000	-	-	-
<i>Pendleton Dam Upgrades & Stormwater Infrastructure Improvements</i>	\$2,250,000	\$750,000	\$1,500,000	-	-	-
<i>Downtown Signage (Wayfinding/Monument/Gateway)</i>	\$105,000	\$105,000	-	-	-	-
<i>Pole Barn Relocation/Removal</i>	\$200,000	-	\$200,000	-	-	-

REPORT OF ACCOMPLISHMENTS

The ROA serves as a feedback mechanism on how much of your planned improvements were completed over the last 5 years. If these projects are not completed or different projects have occurred, it may be time to re-visit the CWP and CIP.

Work Item	Status	Notes
Intergovernmental Participation		
Continued Memberships: FCDA, FCIC, SR 74 Coalition, ARC, FCTC, etc. . .	Ongoing	<i>This is a permanently ongoing item with multiple years of completed membership with local organizations. Membership in the FCIC (Fayette County Interagency Council) has been completed as said organization has since been dissolved, but new membership in the FCTC (Fayette County Transportation Committee) has been accomplished with continued goals of retaining a member on that committee to represent the Town.</i>
Strategic Memberships in: FRRLS, Chamber of Commerce, Southern Crescent and McIntosh Trail Boards	Ongoing	<i>These, again, are permanently ongoing memberships with multiple years of completed membership under the Town’s belt. Ongoing and productive membership with the FRRLS (Flint River Regional Library System) has resulted in fantastic library resources and programming for our residents with greater levels of service anticipated over the next many years. A town representative sits on the Chamber of Commerce Board representing the Town of Tyrone. Membership in the Southern Crescent and McIntosh Trail Boards has been completed.</i>
Community Development		
Solicitation of Federal, State, and Foundation Program Grants	Completed	<i>LCI Grant awarded, CDAP Grants awarded in 2018 and 2020. Pursuit of FEMA Hazard Mitigation Grant. UGA SPIA Internship Grant Awarded.</i>
Continued Investment in Improving and Expanding Utility Infrastructure	Ongoing	<i>Completed :</i> <ul style="list-style-type: none">• \$2,000,000 downtown sewer expansion completed.• Facilitation of fiber-optic broadband expansion in various location . <i>Ongoing :</i> <ul style="list-style-type: none">• Improved relationship with Fayette-Coweta EMC with obtained GIS Data.• Expansion of Sewer Capacity with Fulton County and the City of Fairburn.
Land Use		
Land Acquisition/Annexation	Completed	<i>New Town Hall Land purchased, 40-acres of conservation land purchased next to Handley Park, Annexation of 35 acres on southeast border of Town.</i>
Zoning Ordinance Analysis/Revision	Ongoing	<i>Completed:</i> <ul style="list-style-type: none">• 2018 CDAP Zoning Assessment• Town Center Mixed Use text amendments drafted and adopted.• Community Mixed Use text amendment adopted.• Revised Downtown Architectural Standards adopted.• Revised Parking Standards for Downtown adopted.• Business Technology Park standards drafted.• SR-74 Quality Growth District revisions drafted. <i>Ongoing :</i> <ul style="list-style-type: none">• Further parking ordinance standards.• Village/Traditional Residential zoning ordinance draft and adoption.• Code Enforcement ordinance draft and adoption.• Adoption of Business Technology Park text amendment from completed draft.• Adoption of SR-74 Quality Growth Overlay text amendment from completed draft.
Finance/GIS Website Integration	Completed	<i>Completed:</i> <ul style="list-style-type: none">• 2019 Zoning Map CDAP project integrated Zoning GIS maps through ESRI on town website.• Online payments now accepted.• GIS database expanded significantly.• New Town website with online permitting created.

Zoning

Definition

Power of local governments to provide for the districting of property for various uses and prohibition of other or different uses for the regulation of development and improvement of real estate within.

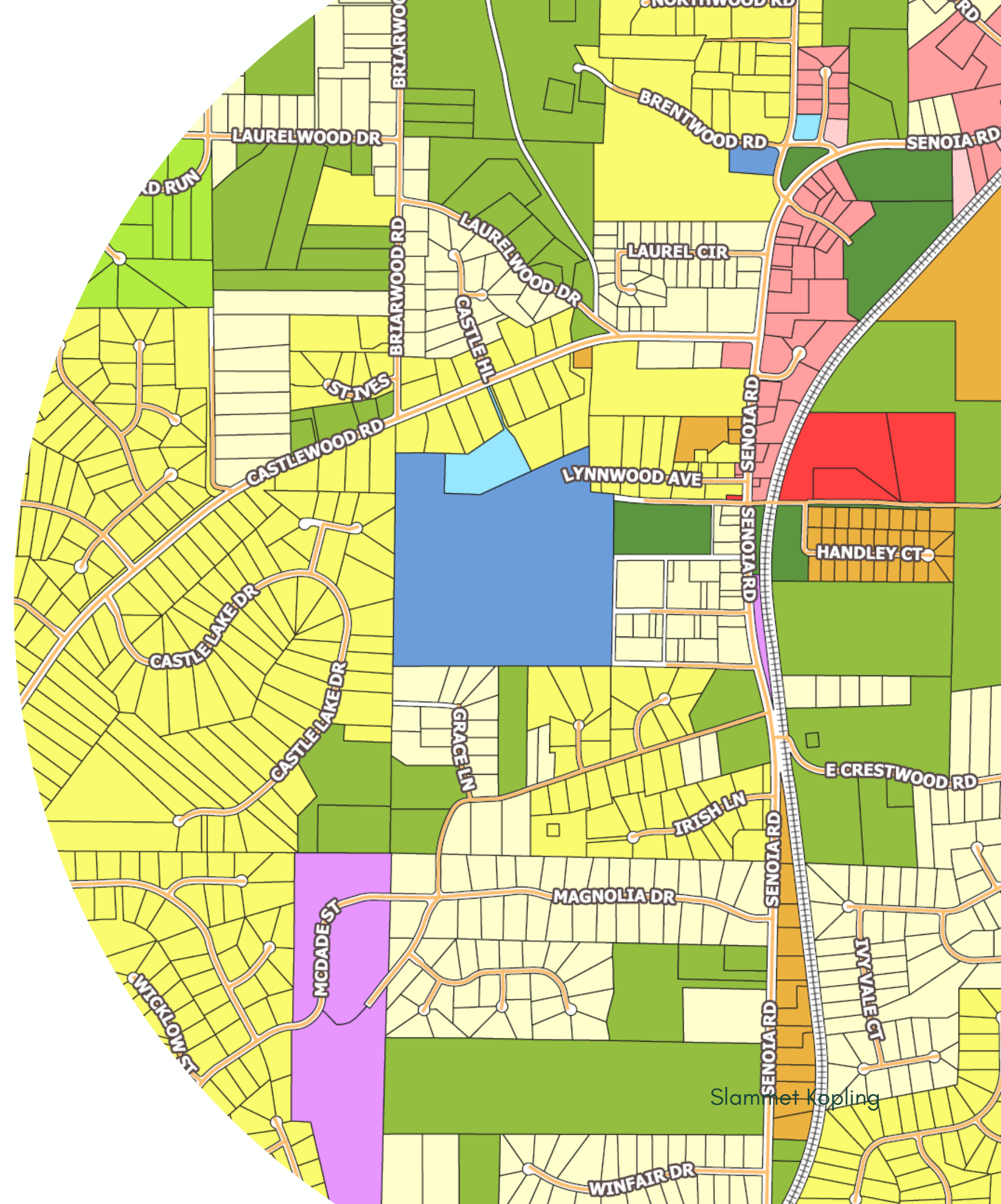
Comp Plan vs. Zoning Ordinance



Policy



Law



Zoning Distinctions



Residential

Residential zoning ranges in intensity with 10 residential districts in Town. Agricultural or Conservation would constitute the lowest intensity with Duplex and Multi-family constituting the highest intensity (4u/ac)



Non-Residential

Commercial is included in 'non-residential.' This term exists because uses like churches and schools are not strictly commercial. There are 9 non-residential districts. Ranging from Office to Industrial



Overlay

Overlay districts constitute additional requirements on top of the base zoning. The Town has 2 overlay districts which regulate architecture, landscaping, and quality controls in specific areas.

Applicability

"Zoning does not do away with land-use conflicts, it institutionalizes them."
– *Bernard H. Siegan*

A Town's ability to zone land and manage a zoning ordinance **does not give** them **unilateral control** over what happens on property from a development perspective.

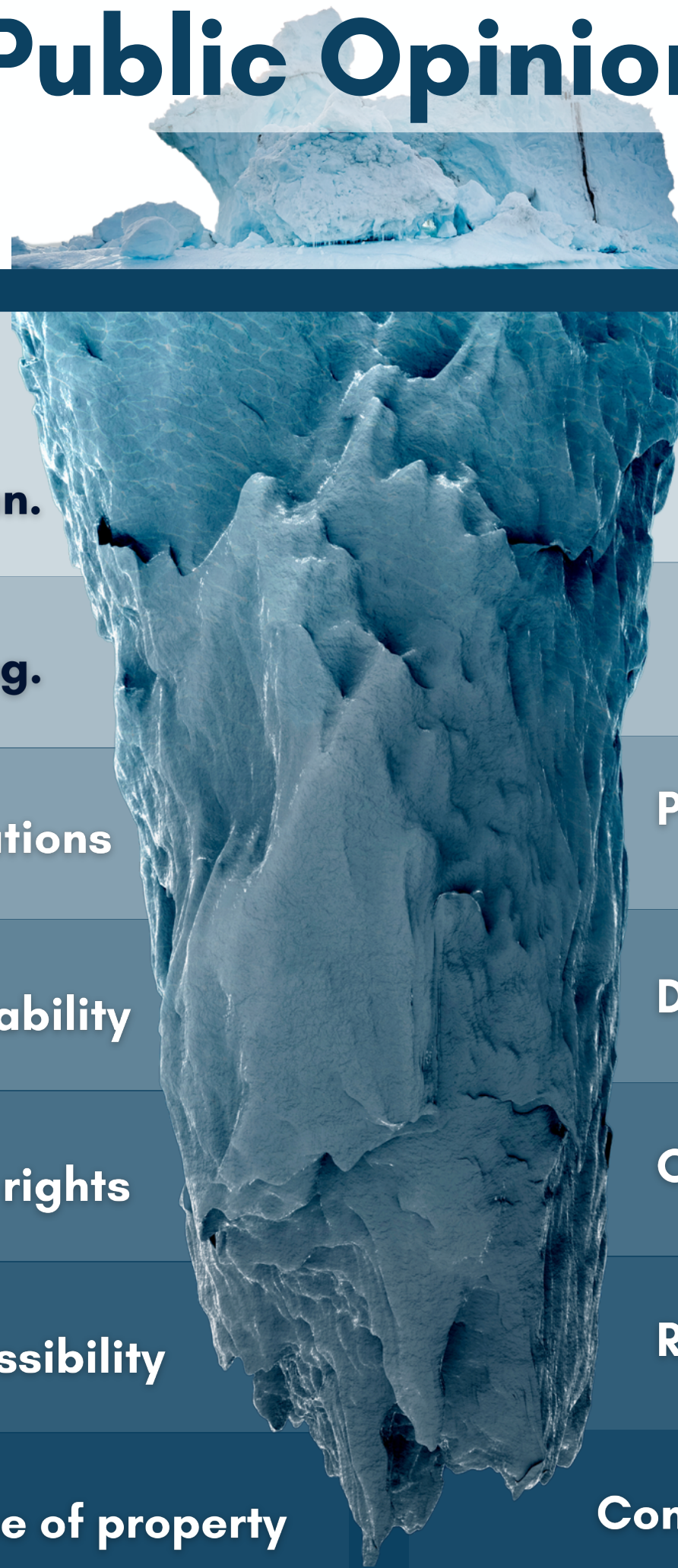
Zoning is a **tool** used to guide development appropriately and enact **reasonable** quality and impact **controls**.

The legal complexity of zoning is vast, but basic factors of consideration in rezoning cases should consider property rights and **reasonable economic use** of a property.



Zoning Considerations

Public Opinion



Consistency with Comprehensive Plan.

State Law & Legal Precedents

Consistency with surrounding Zoning.

Condition Stipulations or Downzone Consideration

Traffic Considerations

Public Health, Safety, & Welfare

Water and Sewer availability

Developability (Buildable Area)

Property owner rights

Current and/or potential rental lease rates

Emergency services accessibility

Reasonable highest and best use of the property

Reasonable economic use of property

Comparable sales in the area

Rezoning Process

Application

Owner submits application with supplemental documentation such as deed, r/w dedication, development plan (if required by the zoning), and conflict of interests form.

The entire rezoning process can vary in terms of time. Typically a rezoning takes anywhere between 60-90 days.

Advertisement

Advertisement is sent to legal organ, posted on property, and online in accord with state standards.

Appeal (If denied)

If denied, an applicant can appeal a decision to the county court. A judge will make a ruling and either uphold a council decision or require by court order that the decision be heard again.

Planning Commission

A public hearing is held before Planning Commission whereby they make a recommendation to Town Council for action.

Town Council

Town Council holds a public hearing whereby they consider staff's recommendation, Planning Commission's recommendation, and public input to make a final decision.

Non-Residential Development Process



Planning Commission Simulation

Break into groups of 4-6

Review the petition

Deliberate with fellow commissioners

Make a decision

Economic Development

"Economic development is something much wider and deeper than economics. . . Its roots lie outside the economic sphere, in education, organization, discipline and, . . . self-reliance." – *E. F. Schumacher*



FAYETTE COUNTY
DEVELOPMENT AUTHORITY



Slammet Kopling

Tyrone Downtown

The Downtown Development Authority (DDA) is a dedicated organization working to **revitalize** and **enhance** our **downtown** area in Tyrone. Comprised of community leaders, local business owners, and passionate residents, the DDA is committed to creating a **vibrant, thriving, and economically prosperous downtown district** for everyone to enjoy.

The DDA utilizes its ability to **obtain grants**, engage in **public, private partnerships**, and **leverage properties** to better serve the mission and vision of **Downtown**. Currently the DDA is engaged in one public-private redevelopment project, **Neighbors Restaurant**, at the old Fire Station and hosts 5 **"First Friday" events** during the summer in Shamrock Park!

First Fridays
@ Shamrock Park

Neighbors



Billy Campbell
Chairman



Jeni Mount
Vice-Chairman



Luci McDuffie
Treasurer



Nathan Reese
Board Member



Ernie Johnson
Board Member



Adam She
Board Member



John Kaufman
Board Member



Job Creation

One of the primary roles of economic development is to ensure that citizens have access to quality jobs. This not only reduces unemployment but also increases the average income, enhancing the quality of life for residents.



Diversification

A diversified economy is more resilient. By attracting a mix of industries, local economies can better weather economic downturns, ensuring long-term stability.



Economic Multiplier

Thriving businesses tend to spend money within the local economy, purchasing goods and services from other local businesses. This creates a multiplier effect where each dollar spent locally generates additional economic activity.



Tax-Base Expansion

Economic development often leads to an expanded tax base. As businesses grow or relocate to the area, they contribute more in taxes, which can then be used to fund essential services.



Reinvestment

Economic development often goes hand-in-hand with community development. This can lead to improved public spaces, cultural and recreational amenities, and a general increase in the quality of life.



Decision-Making Power

Decisions are made by people who live in the community and feel its impacts directly. This often results in business choices that prioritize local needs and values.

Code Enforcement

Process by which Tyrone ensures compliance with established regulations, ordinances, and zoning laws to maintain the health, safety, welfare, and aesthetics of the Town. It plays a crucial role in preserving the quality of life, ensuring that properties are maintained to a certain standard, and addressing potential hazards or nuisances. Through education, outreach, and enforcement actions, code enforcement officers work collaboratively with residents and businesses to uphold the community's values and vision.





Compliance

Ensures that the community standards, as set out in local laws and regulations, are consistently upheld.



Public Health & Safety

Addresses potential hazards, ensuring buildings and properties are safe for residents and visitors. Mitigates potential health risks by addressing issues such as trash accumulation or stagnant water.



Aesthetics & Values

Preserves the visual appeal and quality standard of the town by addressing issues like overgrown lots, abandoned properties, and signage violations.



Dispute Resolution

Acts as a mediator in neighborhood disputes over property conditions or nuisances that are true violations. Some property disputes are elevated to civil court to be adjudicated.



Education

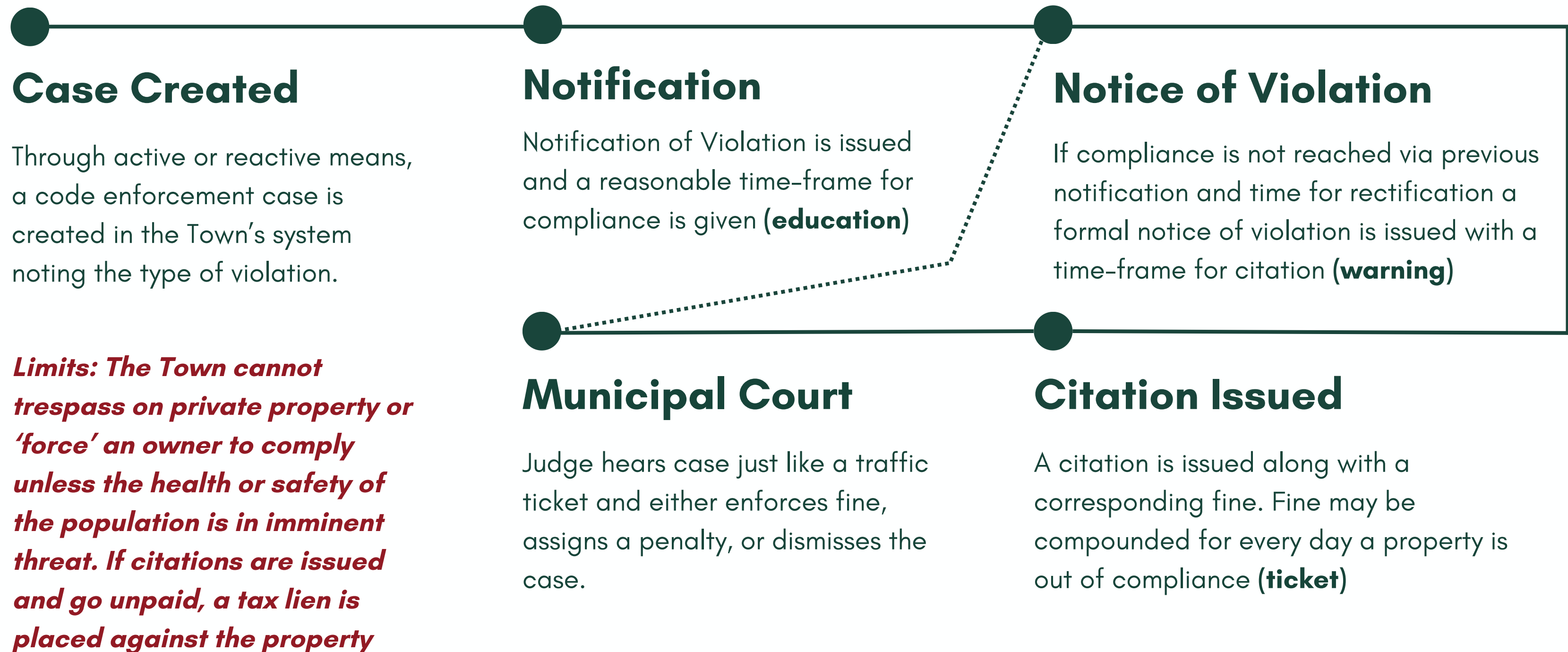
Informs and educates residents about local codes and regulations, promoting a proactive approach to compliance.



Governmental Trust

Demonstrates proactive governance and builds trust among residents, knowing that the town is actively working to maintain its standards.

Code Enforcement Process



Building Department



Permitting

Before any construction, renovation, or demolition begins, the Building Department reviews plans and issues necessary permits, ensuring projects align with IBC and local regulations.



Plan Review

The department examines architectural and engineering drawings for proposed constructions to ensure they meet the safety and structural standards of the IBC.



Inspections

As construction progresses, inspectors from the Building Department visit sites at various stages to ensure work aligns with approved plans and IBC standards. This includes foundation inspections, electrical system checks, plumbing verifications, and final inspections.



Building Permit Process

Application

A **complete application** including contractor info, plans, and property information is submitted

*The timeframe for permitting varies by structure and complexity of job. Not including site plan review and approval, a building permit can take anywhere from **5 days** for a small job to **15 days** for a large job to review and issue permit.*

Review & Revision

Plans are **reviewed** by SAFEbuilt for building code compliance and Town staff. Plans typically require **revisions** or additional information.

Certificate of Occupancy

Once all inspections are complete, a **certificate of occupancy** is issued and the building can be occupied.

Permit Issuance

Once all comments are revised, a **permit is issued** to begin construction.

Inspections

Once under construction, the building is visited by our **inspectors** roughly 10-20 times to ensure code compliance and assist with questions.

Questions?

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