



# TOWN OF TYRONE

**“TALK OF THE TOWN”**

QTR 1 2024  
March 25, 2024



QUARTERLY PUBLIC UPDATES  
FROM THE TOWN'S LEADERSHIP

## AGENDA

1. Introduction of Officials & Staff in Attendance
2. Updates from the Town
3. Info Session - Municipal Growth
4. Q&A

# Introductions



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# Updates

- **Projects**

- Multi-Use Paths
  - Tyrone Road: Completed and Open
  - Senoia to Spencer Lane: Land Acquisition
- Roundabout: Land Acquisition
- Senoia Streetscape Improvements: Construction begins 4/15
- Pickleball - Completed!
- Shamrock Park Improvements
- [Projects List](#)



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## Updates

- **Code Enforcement**
  - Now contracting with SafeBuilt
  - Proactive ride outs and enforcement
  - Reduced staff time/more efficient
  - Reduced cost to taxpayers
  - Over 40 cases resolved and 25 new cases opened in first month



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# Updates

- **Upcoming Events**

- March 26 - Budget Kickoff Workshop at 9am (Town Hall)
- March 28 - Special Called Council Meeting at 6pm (Town Hall)
- March 30 - Easter Egg Hunt at Shamrock Park
- April 19 - Spring Market at Shamrock Park
- May 3 - First Friday Series Begins

# **Information Session: Growth and Development**







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# Information Session - Municipal Growth & Development

- **Why does the Town have to grow/change? Tyrone isn't what it used to be!**
  - Property Rights - local government does not have the power to fully control or restrict growth. It wouldn't be financially responsible to do so even if we did.
  - Economic Development and Financial Sustainability - growth brings jobs, amenities, convenience (in many cases), and increased tax base, etc.
- **How much is enough?**
  - The economy and availability of land determines this more than local government.



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# Information Session - Municipal Growth & Development

- **I like the farmland and I don't want to see it developed!**
  - The only way to be 100% certain that an old farm (or any other available property) isn't developed is to buy it and sit on it. Again, property owners have rights and government overreach - takings - through zoning has to be avoided.
  - As sad as it may be, the heirs of landowners do not always want to hold on to, and pay taxes on, their ancestor's unused land. Developers come along with offers that are hard to resist - sitting on and maintaining unused land is expensive!
  - We currently have over 362.95 undeveloped acres along North Hwy 74 (Publix to Fulton County Line)
  - An additional 163+ undeveloped acres along North Hwy 74 that are not inside the Town Limits
  - Much of this land is actively being marketed.



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# Information Session - Municipal Growth & Development

- **How can I know what can be built on undeveloped land near me?**
  - Start at our website:  
[www.tyronega.gov](http://www.tyronega.gov)>Government>Planning, Zoning, & Land Development
  - [Zoning Map](#)
  - [Zoning Ordinance](#)



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## Information Session - Municipal Growth & Development

- **When does a development come to Town Council for approval? When can a developer just come to Town Hall to apply for permits rather than request approval from Council?**
  - It's all about Zoning Districts:
    - Permitted Uses
    - Conditional Uses
    - Development Standards
    - Variances?
    - Certificate of Appropriateness?



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# Information Session - Municipal Growth & Development

- **What Can The Town Do About Growth?**
  - We work to ensure smart growth through the planning process:
    - Zoning Ordinances
    - [Comprehensive Plan](#) - Includes Citizen Input
    - [Future Development Map](#) - a result of the Comp Plan
    - Allowing quality developments when they come our way - good development prevents “bad” development. I.e. allowing a low impact (traffic, crime, noise, pollution, etc) development on a 70+ acre property prevents a high impact development from going there.
    - You should see the developments we have worked to prevent!

**Q&A**



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## Stay Engaged!

- [www.tyronega.gov](http://www.tyronega.gov)
  - News & Information
  - Current & Past Budgets
  - Meeting Agendas & Minutes
  - Contact Information
- [www.tyronega.gov/projects](http://www.tyronega.gov/projects)
- [www.tyronega.cleargov.com](http://www.tyronega.cleargov.com)
- [info@tyrone.org](mailto:info@tyrone.org)
- [www.tyronega.gov/newsletter](http://www.tyronega.gov/newsletter)
- [www.facebook.com/tyronegeorgia](https://www.facebook.com/tyronegeorgia)
- 770-487-4038 - Town Hall
- 770-881-8340 - Brandon's Direct Line