



COMPREHENSIVE GROWTH & DEVELOPMENT PLAN



2017 TEN-YEAR UPDATE

This document was developed by the Town of Tyrone in conjunction with the Atlanta Regional Commission using funds provided by the state of Georgia. Photos provided by Gobi photography.

Acknowledgements

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Mayor ProTem: *Gloria Furr*

Councilmember: *Linda Howard*

Councilmember: *Ken Matthews*

Council Member: *Ryan Housley*

Former Tyrone Planning Commission Chairman: *Gordon Shenkle*

Current Tyrone Planning Commission Chairman: *Wil James*

Planning Commission Vice Chair: *Jeff Duncan*

Planning Commissioner: *David Nebergall*

Planning Commissioner: *Marlon Davis*

Planning Commissioner: *Carl Schouw*

Town Manager: *Kyle Hood*

Planning & Development Coordinator: *Phillip Trocquet*

Tyrone Chief of Police: *Brandon Perkins*

Town Clerk: *Dee Baker*

Environmental Technician: *Beth Vaughn*

Environmental Technician: *Brad Konwick*

Town Staff from Public Works, Police, Recreation, and Library

Atlanta Regional Commission

Fayette County Chamber of Commerce

Fayette County Development Authority

Sandy Creek High School

State Representative: *Virgil Fludd*

County Commission Chair: *Charles Oddo*

County Commissioner: *David Barlow*

Board of Education Member: *Leonard Presburg*

Resident/Business Owner: *Sherri Castaneda*

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Resident/Business Owner: *Michael Harbin*

Resident/Business Owner: *John Robinson*

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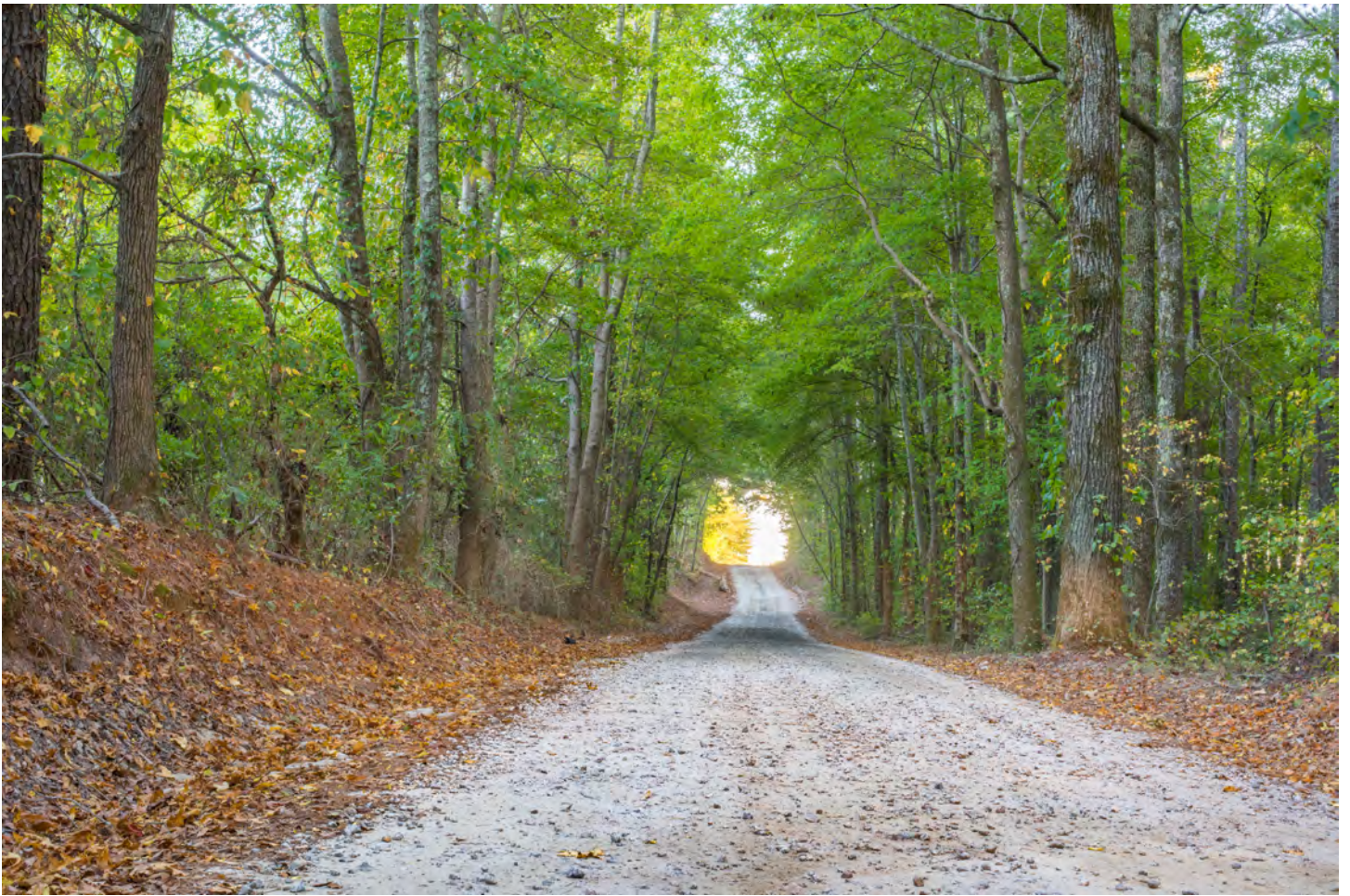
CONTENTS

Executive Summary	I
Who's Involved	4
Tyrone: Town of Tomorrow - Today	8
Tyrone Multi-Use Path System	13
Assets and Challenges	17
Town Goals	21
5-Year Short Term Work Program	24
Plan Implementation	26
Tyrone Future & Current Land Use	29



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EXECUTIVE SUMMARY



This is an exciting time for the Town of Tyrone. We're a highly desirable place to be in the Atlanta region. Local schools are strong and our residents love living here with public surveys showing excellent community ratings year after year. At the same time, we look forward to a future of continued growth and change.

Broadly speaking, a comprehensive plan is a way to guide investment, development, and the allocation of services within a jurisdiction. But cities, towns, and counties are complicated places. They make decisions about the future every day in response to new opportunities or unexpected problems. A comprehensive plan like the Tyrone Comprehensive Growth & Development Plan Update is a great tool for guiding these decisions, with three distinct features:

- **Long Range:** looking ahead 5, 10, or 25 years.
- **Comprehensive:** looking across many different facets of what a town does.
- **Deliberate:** looking within to understand the needs and desires of all of the communities that care about the town.

Although most of the work in shaping the Town of Tyrone's future will be done by the residents and businesses, Tyrone's leadership has a key role to play through a variety of implementation tools including:

- *Regulations*
- *Capital spending*
- *Programs and staffing*
- *Partnerships*

Every year the Town of Tyrone will update its Short Term Work Program. This report will track progress in implementing the plan and allow for minor updates to ensure the plan remains relevant to the town.



Success in achieving the Town's goals was dependent on the ability to capture and synthesize stakeholder ideas and viewpoints into a common vision. Outreach and engagement were critical in reaching a consensus from the differing views of those who live and work in the Town of Tyrone.

Meeting the goal of an inclusive process meant creating multiple venues and opportunities for involvement. The planning team developed a number of communication tools and forums to ensure meaningful community involvement that would form the backbone of the plan.

A Steering Committee was convened to oversee the process and act as the main instrument in guiding the development of the plan. Steering Committee Members were appointed from the business community, residents, school board, town staff, and council members.

Two 'Open House' events at the library gave citizens a venue to learn about the planning process as well as give valuable feedback to the planning team and stakeholder committee.

A student feedback session was conducted at Sandy Creek High School on March 19, 2015. In that session, students provided ideas about what would attract them to Tyrone after college graduation.

A Community Survey provided a forum for people to engage with the planning process from their own homes. Like an online version of the Open Houses, the purpose was to involve residents in the planning process and to solicit their input.

These inputs assisted the stakeholder committee in creating goals for the Town of Tyrone. These goals recognized Tyrone as a diverse and forward-looking community engaged in shaping its own future.

The Town of Tyrone in 2035 has:

- *A Re-energized Town Center*
- *A Connected Town with Quality Amenities*
- *Remarkable Places*
- *A Growing Economy with a Small Town Feel*

As the Town of Tyrone moves forward in executing its Comprehensive Plan, the stated goals should continue to be monitored to ensure they remain relevant.





II

WHO'S INVOLVED

Public Engagement

The Town and Comprehensive Planning Team designed a number of communication tools and activities to ensure that meaningful community input would form the backbone of the plan. A Steering Committee, convened to oversee the process, was the main instrument for guiding development of the plan. The Steering Committee played an essential role in providing input to the comprehensive planning process and represented a diverse cross-section of the town. The members' role was to provide input so that the plan was in line with the Town of Tyrone's community values.

First of its kind Town Hall at Sandy Creek High School

With a keen interest in what the future generation of local leaders wants for their community, Town Officials and ARC staff hosted a first of its kind engagement event with junior and senior students from Sandy Creek High School. In addition to learning about the importance of the comprehensive planning tools that communities like Tyrone use for future growth and development, the students participated in a poll to gauge the preferences for housing types, missing retail and dining options, recreational amenities and greenspaces, as well as industrial and corporate employment centers. Other students were asked to participate in the polling through an online portal and the results, along with the information collected from the open house events with the general public, were tabulated and will serve as part of the foundation for which future growth in Tyrone will be directed and promoted.

Collaborative Map

A large-format map of the Town and surrounding areas was used to gather responses. Two questions from the Steering Committee were asked:

- 1) Besides your home, what is your favorite location in Tyrone?*
- 2) If you had money to spend to improve one location in the town, where and what would you spend it on?*

The stickers used for responses were color coded by question.

Plan Open Houses

February Open House

The first Town Plan Open House was on February 17th, 2015. It hosted over 80 residents, officials, and stakeholders who shared feedback on what they imagined for the future of their town. The Open House provided an opportunity for the public to participate in interactive planning activities that spoke to the values and needs of Tyrone.

Favorite Place and Area of Change

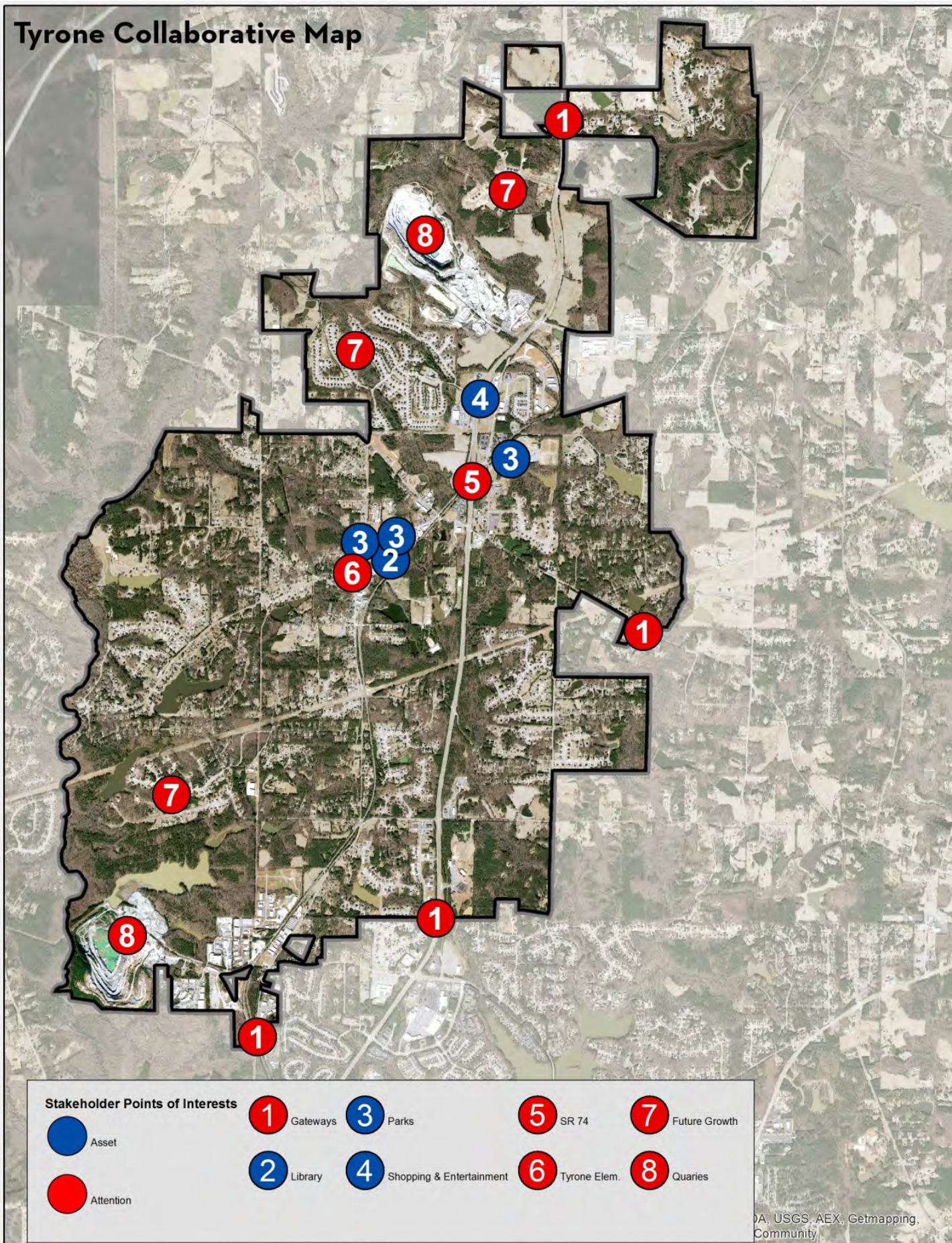
The Town Center area was marked both as the area most in need of change and a favorite place of the attendees of the Open House. Other favorite places identified included the Town's parks.

Online Survey

To further engage the residents and ensure resident participatory input, an online survey was used to gather responses to Open House topics. A summary of responses is included on the following pages.



Tyrone Collaborative Map



July Open House

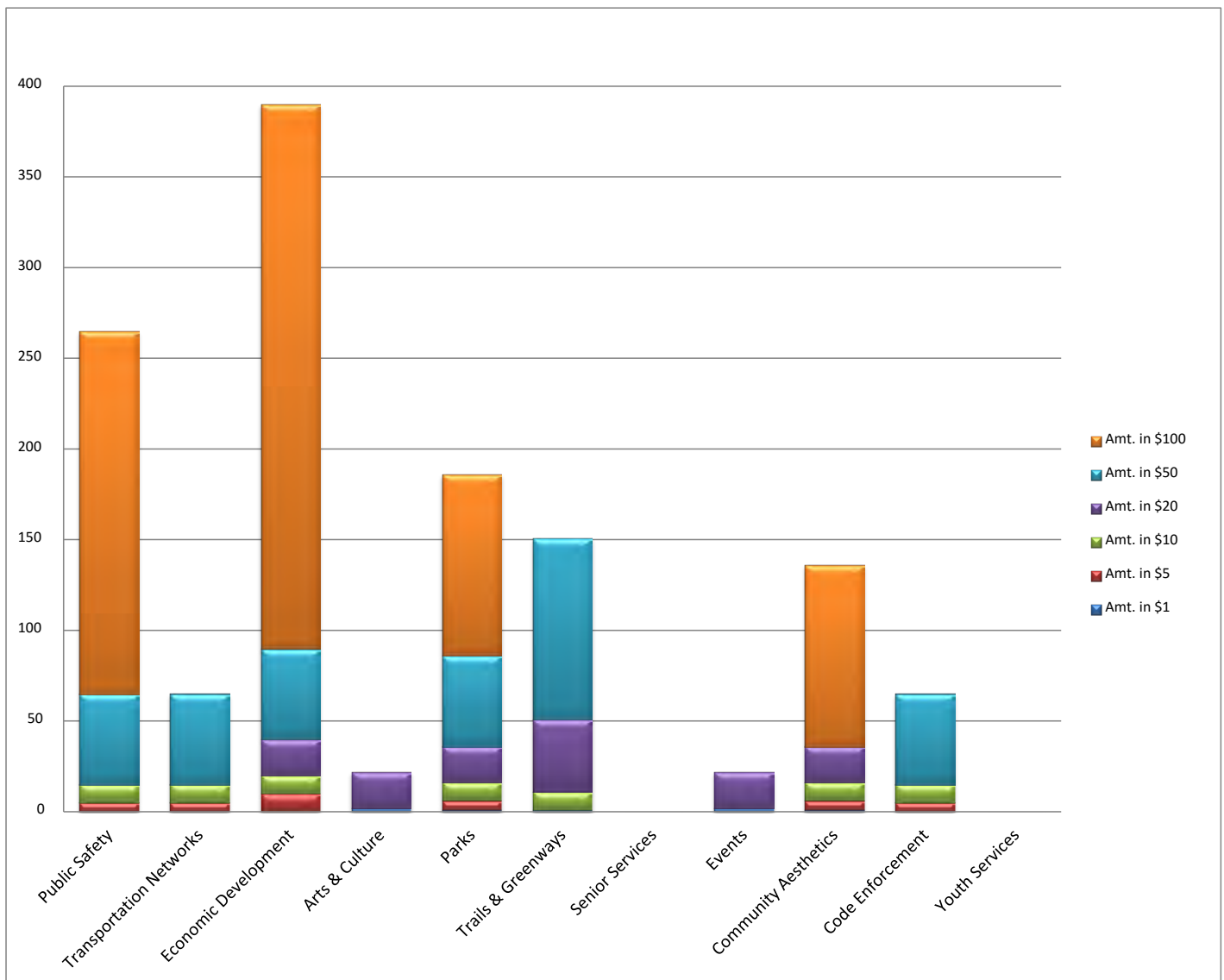
DIY (Do-It-Yourself) City Budgeting

Residents prioritized where they would like to see Tyrone make investments in the future. Each resident was given a pack of “planning money” to spend on 10 different priorities ranging from public safety to senior services to community aesthetics. Each money packet included one bill each in six different denominations: \$1, \$5, \$10, \$20, \$50 and \$100, which totals to \$186. All priorities are listed on the graphs below.

In addition to the DIY Budgeting, residents gave feedback on goal and work plan ideas for the future.

All of the outreach methods described above provided hundreds of observations and ideas for consideration. These ideas were then weaved into the list of Strategic Assets and Key Challenges in the next pages. These Strategic Assets and Key Challenges form the framework of what items Tyrone will address within their Community Work Program.

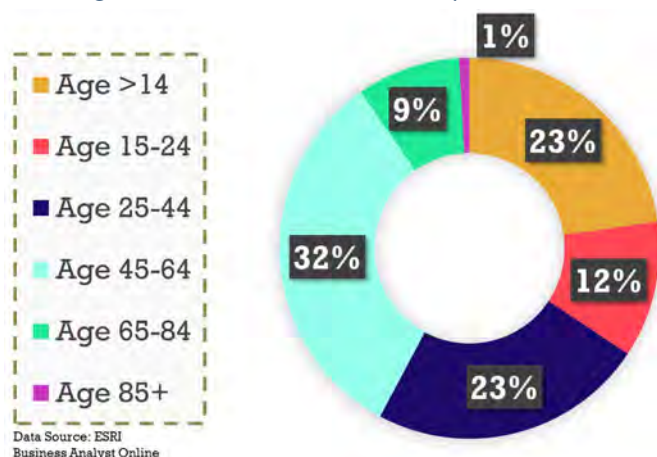
DIY Town Budgeting





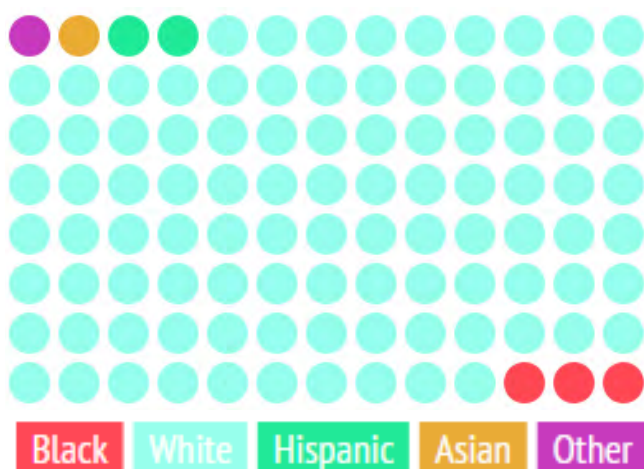
TYRONE: TOWN OF
TOMORROW - TODAY

2010 Age Profile of the Town of Tyrone

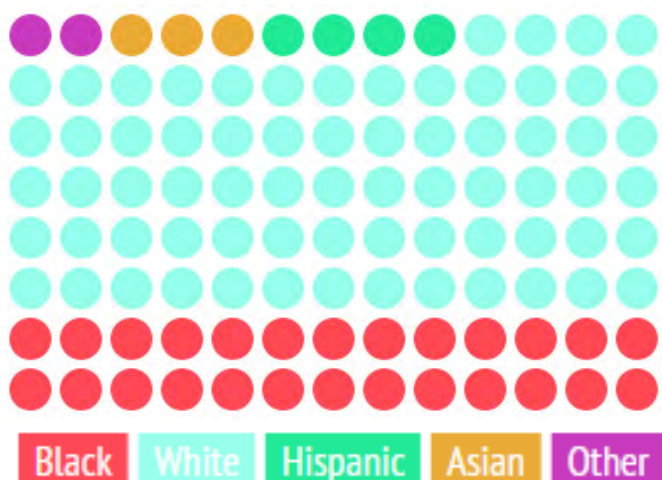


Racial Make Up of the Town of Tyrone

2000



2010



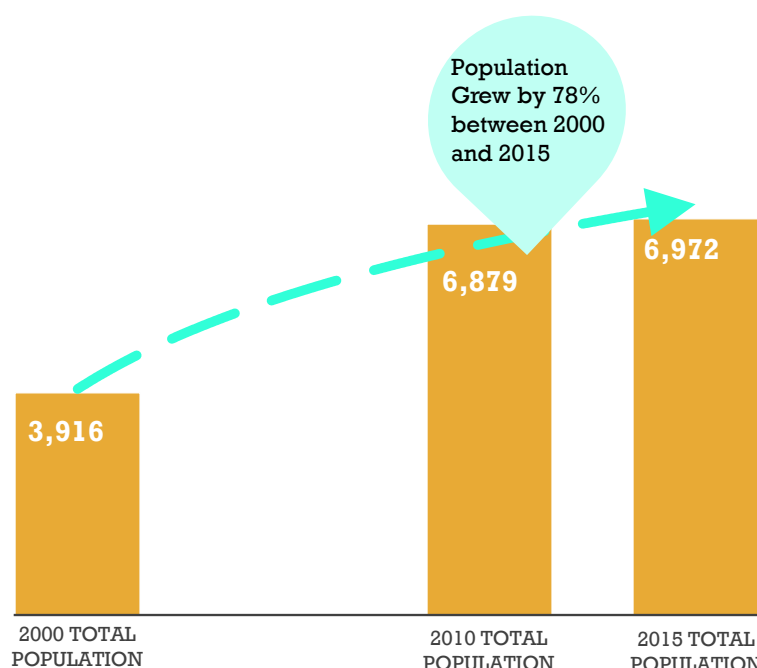
History of the Town of Tyrone

Originally, Tyrone land belonged to the Creek Indian Nation. Eventually, the land was settled by Irish farmers in the late 1800's. Some of the homes built by these settlers are still occupied by their descendants.

The Town of Tyrone was incorporated on August 18, 1911. It was reportedly named by Scottish and Irish immigrant railroad workers who thought the topography was reminiscent of County Tyrone in Ireland.

Who We Are

The Town of Tyrone grew rapidly throughout the early part of the 2000's, but as the Great Recession impacted Georgia, it impacted growth within the Town. In 1970, the town's population was 131 while in 2015 estimates show a population of 6,972. Between 2000 and 2010 the Town of Tyrone added over 3,000 new residents, but over the last few years that growth has slowed to just over 100 people. The Town of Tyrone has a surprisingly young population with 58% of residents under the age of 45; this makes Tyrone one of the younger municipalities in Fayette County.



Moving around Town

The Town of Tyrone is located in north Fayette County between the cities of Peachtree City to the south, and Fairburn to the north. State Route 74 (SR 74) is the main roadway through the town which provides connections to Interstate 85 in Fairburn. Other key roadways include Castlewood Road, Senoia Road, Tyrone-Palmetto Road, and Dogwood Trail. Not only do these routes connect the town to the region, but they are also major regional transportation corridors. These transportation connections provide residents and businesses within the town easy access to the Atlanta region and neighboring jurisdictions.

According to the Georgia Department of Transportation, SR 74 carries approximately 26,000 vehicles a day (2013 counts), Senoia and Tyrone Road carrying approximately 5,000 vehicles a day (2013 counts).

Currently, over 2,200 workers commute into Tyrone each day and 2,931 residents commute out of the town. Only 183 people live and work in the Town of Tyrone. Resident commute destinations include airport area employers, Atlanta business districts, and nearby municipalities such as Peachtree City, Fayetteville, and Newnan.

The Town of Tyrone is bisected by a CSX rail line that begins in Atlanta and runs south to the Ports of Brunswick and Jacksonville. It carries around 11 trains per day (2015 State Rail Plan).

The Town has invested in a multi-use path system along some of its major streets and it has plans to continue to invest in the system.

Commute Into the Town of Tyrone

2,267

Live and Work within the Town

183

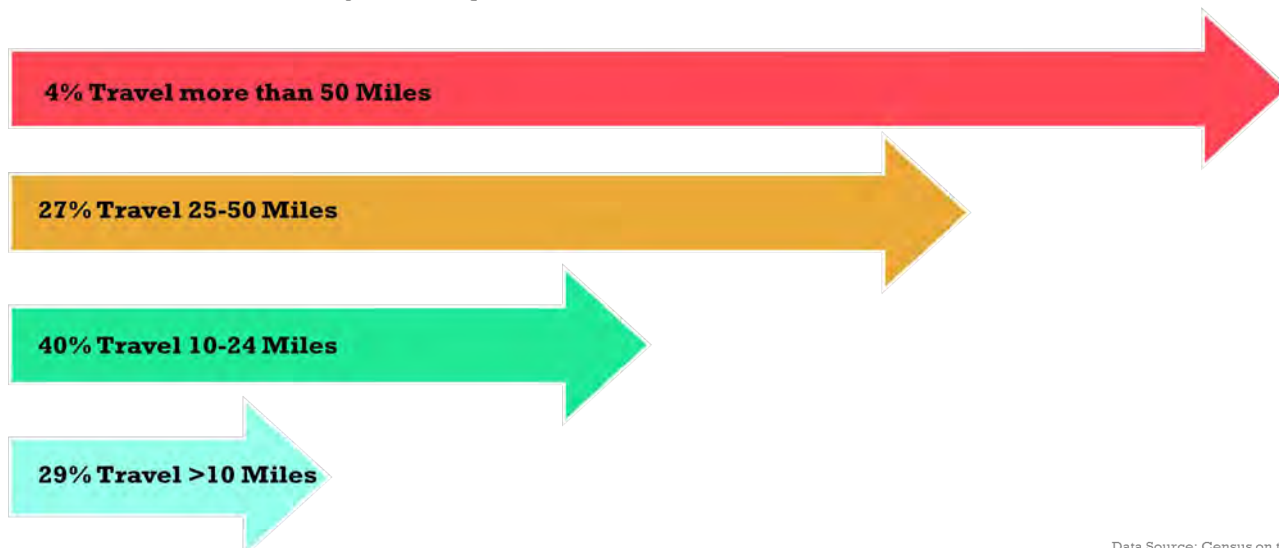
Commute out of the Town of Tyrone

2,931

Distance Traveled to Work

Research and Analysis: Transportation Trends

2015 Comprehensive Plan Update

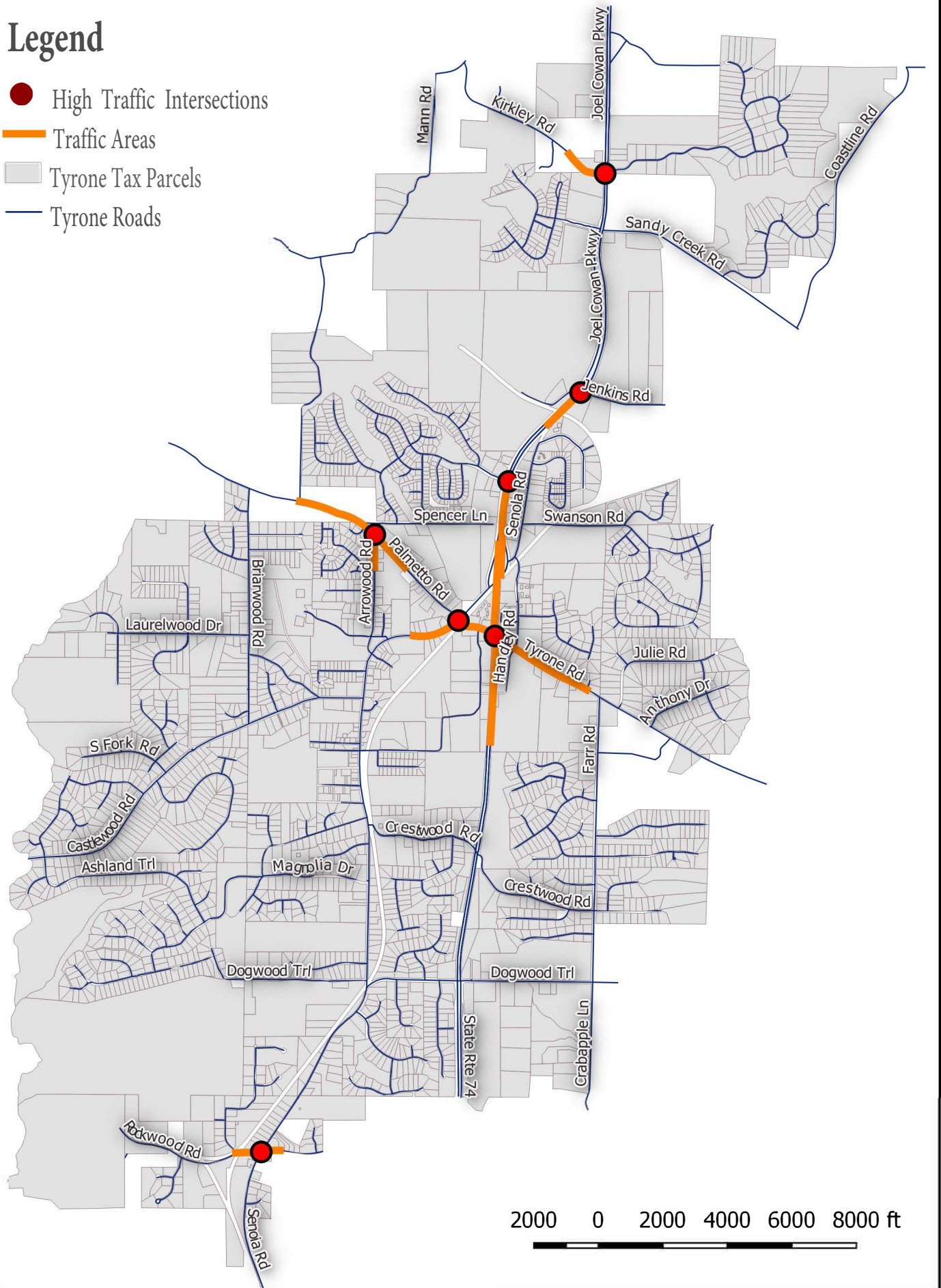


Data Source: Census on the map-
onthemap.ces.census.gov

Town of Tyrone Traffic Congestion

Legend

- High Traffic Intersections
- Traffic Areas
- ▒ Tyrone Tax Parcels
- Tyrone Roads



Multi-use Paths, Sidewalks, & Cart Paths

Tyrone has an excellent foundation for a Town-wide network of sidewalks and trails. There are numerous sidewalks within subdivisions and several sections of multi-use paths throughout the Town. The path system neatly knits together a viable network for safe and efficient pedestrian, golf cart, and bicycle traffic.

The centerpiece to the path network is an 8.5-mile figure '8' around Tyrone using Senoia Road, Dogwood Trail, Farr Road, Palmetto Road, and Castlewood Road. From this central '8' are numerous spur trails and loops designed to connect as many of the neighborhoods and commercial areas together as possible.

Tyrone plans to expand and connect it's multi-use path system as the Town grows and as funds become available. Creating a network of fully connected paths from major neighborhoods to commercial centers, especially the Town Center District, acts as a catalyst for citizens to take advantage of multi-modal transportation options.

The Town's Natural and Recreational Resources

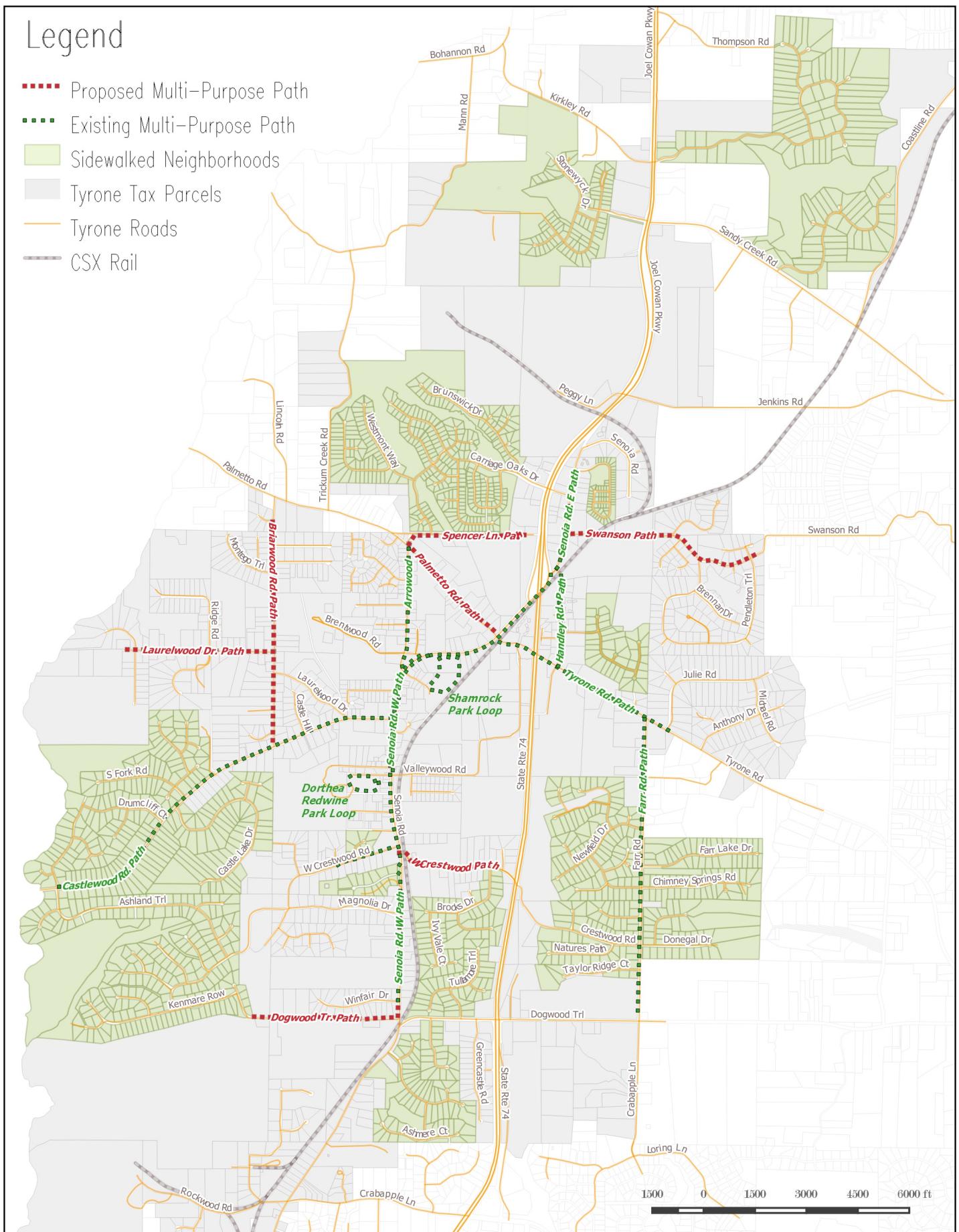
The Town of Tyrone has 5 parks and recreational areas located throughout the town. Their sizes vary from 24 acres at Handley Park to 1.5 Acres at Veterans Memorial Park. Tyrone also boasts large scenic agricultural lands as well as small lakes and wetlands.



Tyrone Multi-Use Path System

Legend

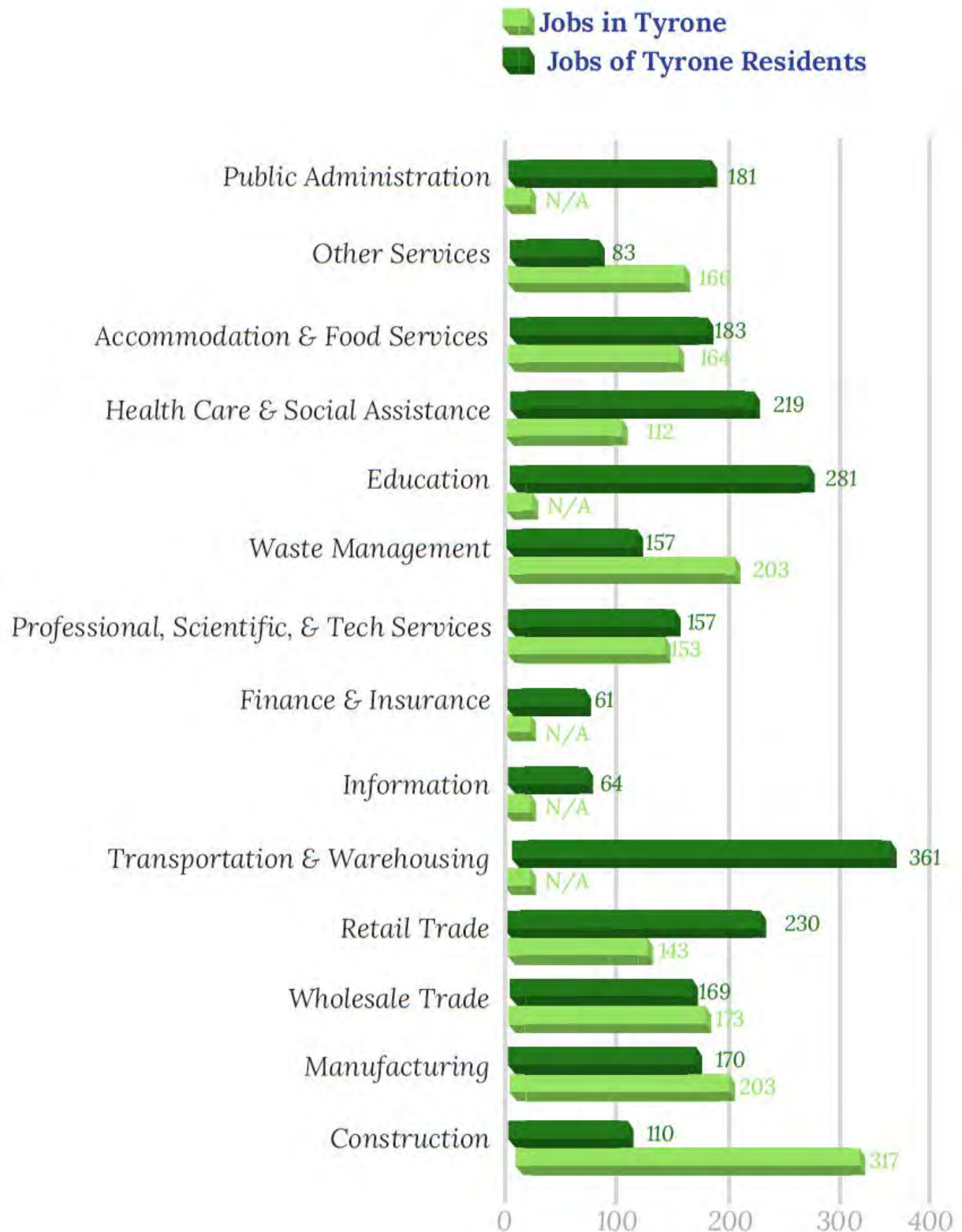
- Proposed Multi-Purpose Path
- Existing Multi-Purpose Path
- Sidewalked Neighborhoods
- Tyrone Tax Parcels
- Tyrone Roads
- CSX Rail



The Town's Economy

Tyrone's largest employment sector is construction followed by waste management, and manufacturing. Tyrone has three main areas of employment: Town Center, the Highway 74 Corridor, and Shamrock Industrial Park. In addition to strong private sector employment, Tyrone has a unique non-profit presence as well.

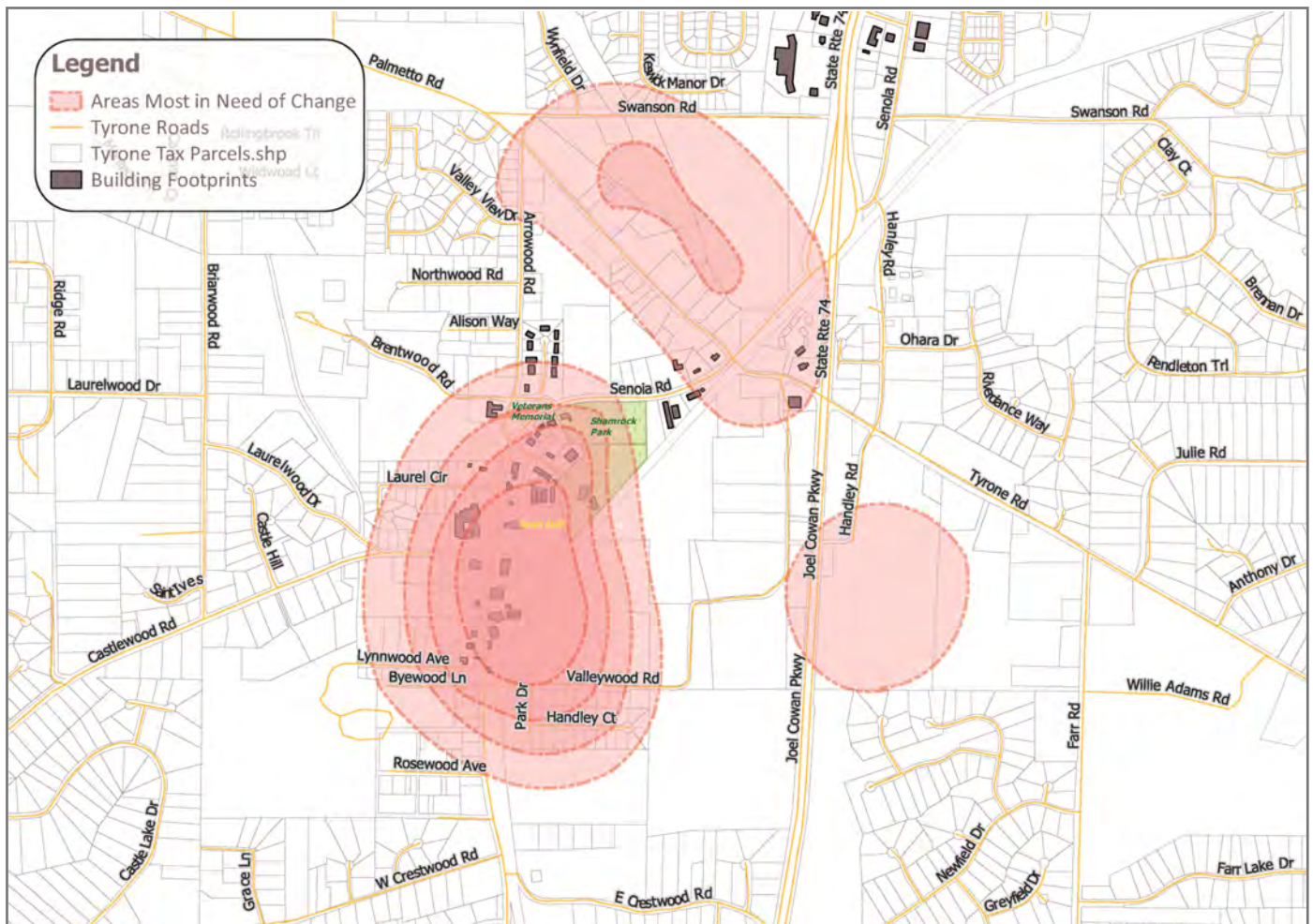
Residents are employed in a variety of industries including education, healthcare, and transportation. The location of Tyrone in relationship to Hartsfield-Jackson Atlanta International Airport makes it attractive for residents to live in Tyrone and work at the airport.



Areas of Attention

The public universally agreed the Town Center District was a priority. Participants in the study stated that the Town Center District had the largest capacity for better development. Due to the presence of large vacant properties, there is a great opportunity to provide quality infill development along the Senoia Road corridor that runs through Tyrone's Town Center. The envisioned Town Center District would consist of two to three story developments centered around 'walkability' and green space. This new 'park once' district would incorporate retail and dining destinations that would strengthen the existing business environment. The Town Center District was identified as the top favorite place within the Town as well as the area most in need of change. Deliberate care shall be taken in creating a sustainable Town Center District.

Other areas of attention included major thoroughfare gateways and the Highway Commercial Shopping district at South Hampton Village off of SR-74.



Areas you would like to see change...



" Tyrone needs a better downtown area. Tyrone Elementary and the Fire Station need to be revitalized. We would also like to see better architectural standards."

"Tyrone needs a goal sheet including businesses we would like to see in the community as well as a plan to attract those businesses."

"Modernization! Tyrone needs to consider a modern approach to revitalize the Town Center. We want it to become a "desired" destination for shopping."

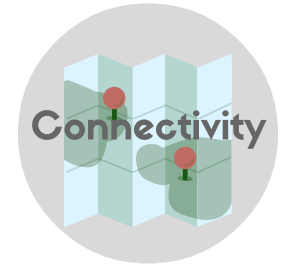


" We would love to see alternative services from Parks and Recreation."

"Sewage seems to be a BIG issue. I would love to see the Town Center transformed into a shopping area. There are no new clothing or shoe stores; the only clothing stores in the Town are consignment or thrift stores."

"Beautification projects would make the Town more inviting including better decorations during the holidays!"

" We would like to see more lighting in the Town Center District."



"The Town could use an expansion to the multi-use path system in order to make the Town more accessible to pedestrians, cyclists, & golf cart riders. This would allow them to visit development!"

" There should be a connection from South Hampton to the Town Center district via the multi-use path system in order to encourage residents to frequent small businesses there."

"The highway 74 corridor should be maintained as to provide a seamless transition between Tyrone and Peachtree City."



IV

ASSETS AND CHALLENGES

Location

The Town of Tyrone is located along SR 74 just inside Fayette County. This location provides easy access to Hartsfield-Jackson Atlanta International Airport (HJAIA) and Atlanta and surrounding employment centers.

HJAIA provides the Town's residents and employers access to over 230 destinations around the world and 80 percent of the United States is within a 2 hour flight from the airport.

These assets of the Town of Tyrone are items to be accentuated and improved over time, to ensure the continued long term success of the Town.



People and Small Town Feel

The Town of Tyrone is becoming a diverse, young, and vibrant town within Fayette County. While the Town has experienced large growth, it has maintained a small town character while still providing a high level of services. Tyrone should continue to ensure that this culture is maintained.

Infrastructure

Telecommunications

According to the Federal Communications Commission, the Town of Tyrone has one provider of Broadband access with speeds over 100Mbps; this is accomplished through a Cable-DOCSIS 3.0 network. Some areas within the Town have access to the fiber optic network with speeds greater than 1Gbps.

Transportation System

The Town of Tyrone is developing its multi-use path system in an effort to connect both sides of the Town. Currently, the system runs 2.6 miles of Senoia Road from the Swanson Road intersection to the Dogwood Trail intersection. It also runs the length of Castlewood Road, Handley Road, and Arrowood Road with plans to extend the system throughout the Town.

Opportunities exist, as parcels develop, to enhance street connections within the Town in order to promote connectivity while limiting cut-through traffic. Transportation is a challenge that many communities face. While congestion is not a serious problem, the Town of Tyrone needs to make investments in wayfinding, beautification, gateways, and alternative modes.

Fayette County has prepared a county-wide master transportation plan in coordination with its new Comprehensive Plan. The county-wide plan fully addresses the road network serving the Town of Tyrone. Long and short-term improvement recommendations are articulated in the Fayette County Transportation Plan. Critical intersections and corridors are outlined for study and improvement as Tyrone experiences growth.

Sewer

The Town has made efforts to seek and expand sewer capacity. An expanded sewerage footprint can act as a catalyst for growth in critical areas such as the Town Center District which is in need of positive infill development.



State Route 74

State Route 74 (SR 74) is the main north-south route in Fayette County, connecting Peachtree City and Tyrone to I-85. Currently, development is located at two nodes. To date, State Route 74 has been developed with excellent access management in mind; it is the key route within Tyrone that needs continuous access management, while also providing opportunities for future growth. The Town's Quality Growth Overlay District runs the entire length of State Route 74 in Tyrone and aims to preserve and orient quality development along the corridor.

In keeping with the above theme, Tyrone is also proud to be a part of the 74 Gateway Coalition. This is a joint coalition whose purpose is to assess State Route 74 which passes directly through the center of Tyrone. The Town is working with officials from Peachtree City, The City of Fairburn, and Fayette County to assess the nature of Highway 74 and preserve aesthetic appeal, strong development standards, and efficient mobility along the corridor.

Pinewood Studios

Pinewood Studios is a large film studio of over one million square feet located between downtown Fayetteville and Tyrone. While not within the Town, Pinewood Studios will impact Tyrone as visitors and employees at the site move to the area in need of housing and daily services. This is an opportunity for the Town to diversify its economic base and offer services to this industry in order to spur development in the creation of a local economy of scale for the studio industry.

The challenges faced by the Town of Tyrone are items to be addressed and monitored over time to ensure the continued long term success of the Town.

Sewer System

Comments heard during the public engagement process stated that the Town should explore expanding a sewer system to the Town Center District in order to promote reinvestment and infill development. This would be a major policy shift for the Town of Tyrone, but it will better promote the Town Center District as a destination for Fayette County citizens.

Attracting Businesses

The Town of Tyrone has land available for development and redevelopment of commercial, industrial, and office land uses. Some key properties are ripe for redevelopment including Tyrone Elementary and the old county fire station in the Town Center District.

A Key partner in business recruitment is the Fayette County Development Authority (FCDA). The FCDA assists companies in locating or expanding within Fayette County. Partnering with the Development Authority will ensure that Tyrone is an option of business recruitment.

Downtown Development

The Town of Tyrone's Senoia Road Corridor is an underutilized community asset. Residents marked the Town Center District as the top well-liked area as well as the area most in need of change. The Town of Tyrone should continue to plan, promote, and invest in the Town Center District to allow visitors to 'park once' and enjoy development.

The Tyrone Identity

Throughout the planning process, residents and stakeholders expressed pride in Tyrone. From discussing their ranking as the Happiest City in Georgia, to telling the planning team where the best dinner is in town, it is apparent that the residents are proud to live in Tyrone. The major theme revealed during the public engagement process was the desire to create a better sense of place in order to help foster a stronger community identity. Stakeholders also suggested that gateways and wayfinding specific to the town of Tyrone be created and installed.

Market Hill Business Park



Senoia Road Office Complex



North Point Business Center





V

TOWN GOALS &
FUTURE PROJECTS

GOALS

The Town of Tyrone is a diverse and forward-looking community engaged in shaping its own future. The people of Tyrone are working to capitalize on the qualities and values that have made it a successful community.

The Town of Tyrone in 2035 has:

A Re-energized Town Center

The Town Center District, while not the main employment hub for the town, will become the primary destination for residents and visitors.

A Connected Town with Quality Amenities

Tyrone will link its neighborhoods and connect to the region via high-quality transportation with excellent parks.

Remarkable Places within the Town

The town will work with property owners to refresh and develop aging retail, residential office properties to make the Town an attractive destination.

A Growing Economy with a Small Town Feel

Tyrone will capitalize on its regional location close to the Hartsfield-Jackson Atlanta International Airport, and as the gateway to Fayette County to expand its economic base, while keeping its small town feel.

As the Town of Tyrone moves forward in implementing the Comprehensive Plan. These goals should continue to be monitored to ensure that they are still relevant to the Town. The following page outlines Tyrone's Short Term Work Program through the fiscal year 2022.

Intergovernmental Coordination

The Town of Tyrone aims to be a cooperative partner with neighboring jurisdictions in order to better serve its citizens and contribute to the overall strength of Fayette County.

These relationships include the Atlanta Regional Commission, Fayette County, Peachtree City, Fulton County, the City of Fairburn, the Fayette County Development Authority, and the Fayette County Board of Education. It is Tyrone's goal to maintain strong relationships with these entities in order to deliver services more efficiently and maintain a regional pulse more effectively.

Evidence of this coordination is evident in Tyrone's involvement in the SR 74 Gateway Coalition as well as Tyrone's close relationship with Fayette County on GIS data exchange and staff planning update meetings.

2017 SPLOST Referendum

With the approval of a one-cent Special Purpose Local Option Sales Tax (SPLOST) on March 21, 2017, new funds will be put towards capital expenditures. This increase in funds has been incorporated in such a way as to accelerate project completion outlined in the Town's Short-Term Work Program. Such projects are divided into three categories: (1) *Administrative/In Kind Projects* such as debt services and grants, (2) *Construction Concepts* such as road infrastructure improvements and Town park redevelopment, & (3) *Planned Improvements* such as Police Department vehicles and gateway/streetscape improvements.

Short-Term Work Program & Capital Improvements Element

The purpose of the Short-Term Work Program (STWP) and Capital Improvements Element (CIE) is to provide a detailed listing of the various projects and programs recommended to the Town of Tyrone for implementation during the 5 year period of the Town's Comprehensive Plan. Priority projects and program initiatives resulting from the overall planning process are listed in the Short-Term Work Program for each of the five years (2018-2022).

In addition to the scheduling of priority items for the Town, the STWP & CIE also provide guidance regarding cost estimates and potential sources of financing. By scheduling major Town initiatives and capital expenditures in advance over a period of years, the STWP & CIE will assist the Town in undertaking activities to implement the Comprehensive Plan and achieve its goals and objectives.

To be effective, the Short-Term Work Program and Capital Improvements Element must be linked to and coordinated with the Town's annual operating budget. The majority of the items contained in the Short-Term Work Program require direct Town expenditures or indirect costs to the Town through allocation of staff time. Therefore, implementation of most of the Town of Tyrone's goals, policies, and recommendations are tied directly to the Town's annual budget.

The STWP & CIE are intended to be a working planning document. Each year, the Town of Tyrone reviews its 5-year STWP & CIE to assess the feasibility of projects; the Town then composes an annual action plan. By conforming to this method, the Town consistently has a current program to work off of in implementing the Comprehensive Plan.

The following is the Town of Tyrone's Five-Year Short-Term Work Program and Capital Improvements Element for the years of 2018-2022.

FY 2018 - FY 2022

Short-Term Work Program Update



Project Description	Initiation Year	Completion Year	Total Estimated Cost	Funding Sources	Responsibility
Intergovernmental Participation					
Continued Membership(s): FCDA, FCIC, SR 74 Coalition, ARC, etc. . .	FY 2017	FY 2021	Staff Time	GF	Town of Tyrone
Strategic Membership(s) in: FRRLS, Chamber of Commerce, Southern Crescent & McIntosh Trail Boards	FY 2018	FY 2022	Staff Time	GF	Town of Tyrone
Community Development					
Solicitation of Federal, State, and Foundation Program Grants	FY 2018	FY 2022	\$500,000	EF	Town of Tyrone
Continued Investment in Improving and Expanding Utility Infrastructure	FY 2018	FY 2020	\$2,000,000	EF	Town of Tyrone
Land Use					
Land Acquisition/Annexation	FY 2018	FY 2020	\$100,000	GF	Town of Tyrone
Zoning Ordinance Analysis/Revision	FY 2017	FY 2019	\$50,000	GF	Town of Tyrone
Finance/GIS Website Integration	FY 2016	FY 2018	\$50,000	GF	Town of Tyrone

FY 2018 - FY 2022

Capital Improvements Element



Priority	Project Name	Est. Cost	FY 2018	FY2019	FY2020	FY2021	FY 2022
1	Town Center District Vision and Development Strategy	\$50,000	\$50,000	-	-	-	-
2	Park Facilities Construction	\$150,000	-	\$75,000	\$75,000	-	-
3	Multi-use Path Expansion	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
4	Disc Golf Course	\$25,000	-	-	\$25,000	-	-
5	Palmetto/Arrowood/Spencer Intersection Realignment	\$350,000	\$100,000	\$250,000	-	-	-
6	LMIG Resurfacing	\$350,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
7	Sewer System Upgrades	\$1,800,000	\$1,000,000	\$500,000	\$300,000	-	-
8	Dogwood Trail Stormwater Pipes	\$250,000	\$250,000	-	-	-	-
9	Town Hall Renovations	\$250,000	-	\$125,000	\$125,000	-	-
	TOTALS	\$3,725,000	\$1,570,000	\$1,120,000	\$695,000	\$170,000	\$170,000



VI

IMPLEMENTATION

Future and Existing Land Use

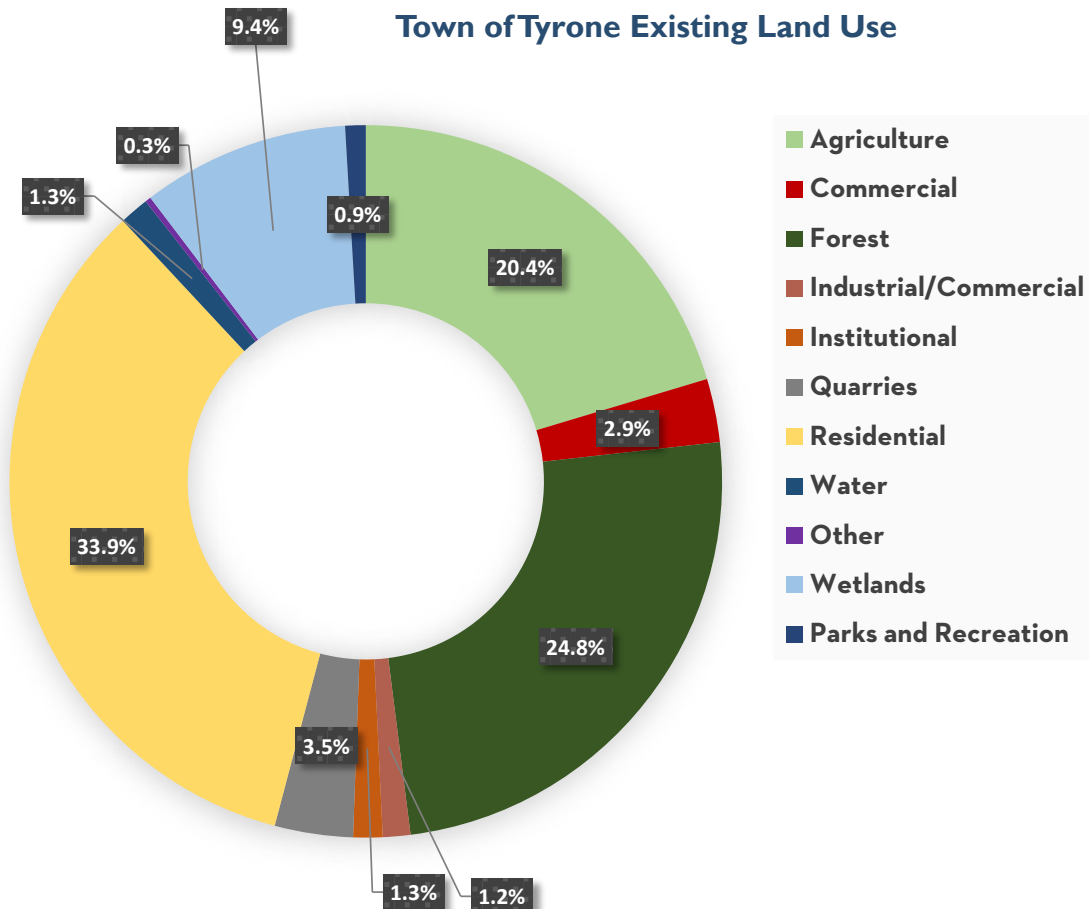
The Town of Tyrone currently has developable land along Highway 74, but residential is the predominant land use within the Town. With new development opportunities limited, redevelopment within the Town Center District is ideal.

There are a variety of ways to achieve the Town's vision for the future. From an urban design perspective, the key is in avoiding dispersed development projects that are unrelated to one another and exist in isolation at random locations. By focusing appropriate development within distinct character areas, corridors, and districts, the Town will be able to achieve a comprehensive development system. This system will incorporate a variety of developments and transportation usage befitting to the Town. Using this model, the Town will meet its developmental goals and achieve a desirable development pattern that will carry it through to the year 2030.

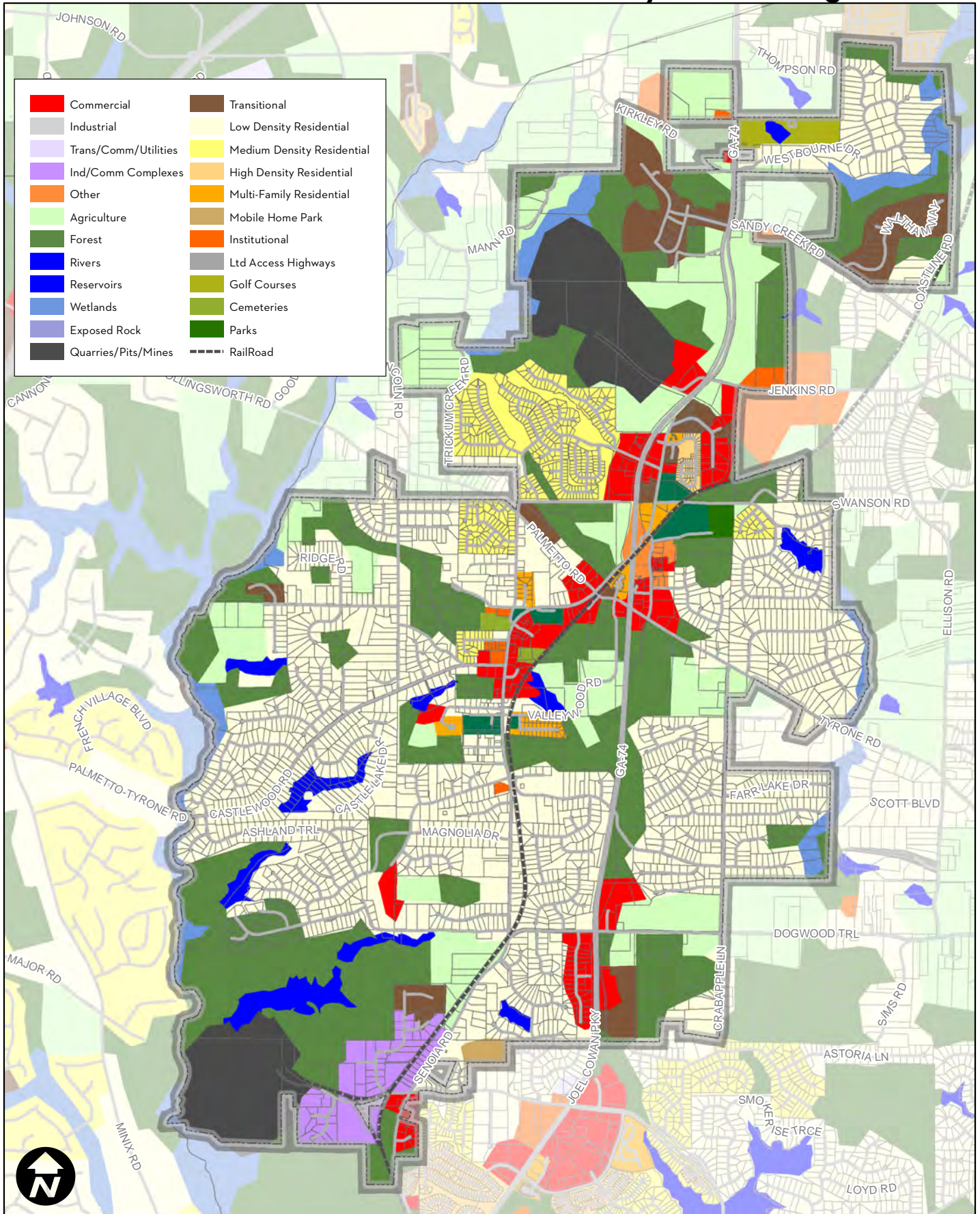
As a first step in creating an appropriate development atmosphere, the town has developed "Character Areas." These "Character Areas" are intended to ensure compatible and unified development within specified areas of the Town. The Future Development Map is broken into the following Character Areas:

- *Rural Residential*
- *Highway Commercial*
- *Hwy 74 Corridor*
- *Town Center District*
- *Production and Employment*
- *Traditional Neighborhood*

As described further in this comprehensive plan, these Character Areas define the overall land use characteristics in generalized areas of the Town such as density, land use, economic development, natural and historic resources, and types of community facilities. In addition, as outlined on the land use table, each character area corresponds with associated zoning districts. Character area designations and characteristics are designed to guide zoning decisions.



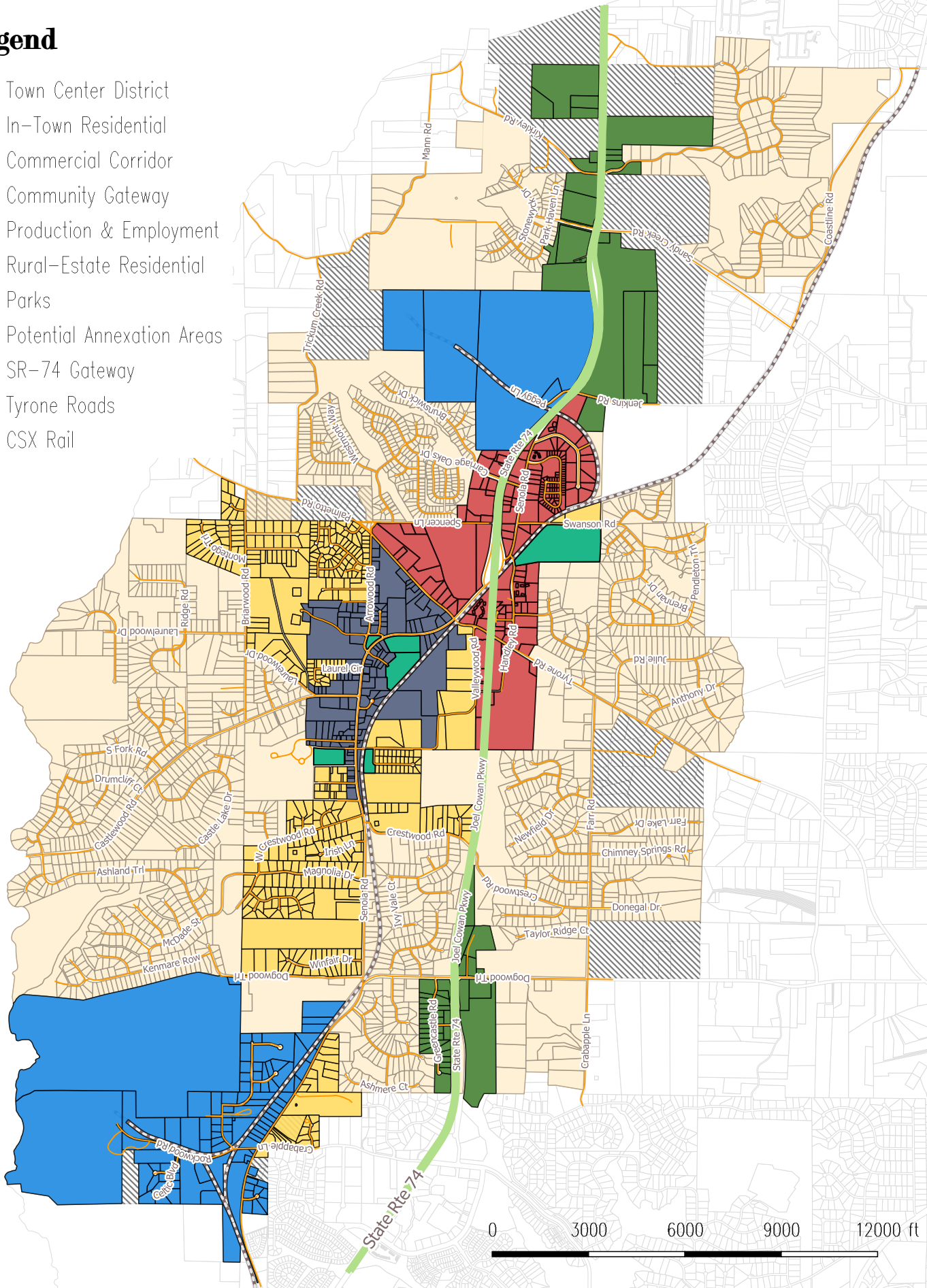
Town of Tyrone Existing Land Use



Tyrone Future Development Map

Legend

- Town Center District
- In-Town Residential
- Commercial Corridor
- Community Gateway
- Production & Employment
- Rural-Estate Residential
- Parks
- Potential Annexation Areas
- SR-74 Gateway
- Tyrone Roads
- CSX Rail



TOWN CENTER DISTRICT

Appropriate Zoning Classifications

Main Street Overlay With: O-1, E-I, & C-1



DESCRIPTION

Typically thought of as Tyrone's "downtown," the Town Center District is the original heart and soul of the community's areas of commerce. While not laid out in the traditional square of many small towns, the Town Center District still houses local government offices, churches, a post office and a once-thriving elementary school. Taking into account the ample amount of green space and walkability to locally-owned shops and cafes; the Town Center District has all the foundational infrastructure needed for public-private reinvestment and future development of small businesses that do not require the space or traffic volume offered along the state highway commercial corridor.

DEVELOPMENT STRATEGY

Downtown should include a mixture of retail, office, and services if infrastructure is updated. The design should be pedestrian oriented around strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at street level with parking in the rear. Enhance the pedestrian-friendly environment by adding sidewalks and creating other multi-use routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, parks, and schools. Building heights should not exceed three stories.

IN-TOWN NEIGHBORHOODS

Appropriate Zoning Classifications
Traditional Residential (TR), R-18 & R-20



DESCRIPTION

The Traditional Neighborhood areas, immediately surrounding and often interwoven within the Town Center District, help to illustrate the rich history of Tyrone and the families that helped to found it. The homes in this area were built in a variety of styles and most do not belong to a subdivision or an organized Home Owners Association. The proximity of the nearby businesses and recreational amenities make the Traditional Neighborhoods of Tyrone a great destination for those looking to build a home with great transportation and pedestrian access, or those preferring to rehabilitate one of the oldest and most storied homes to get the full experience of small-town community.

DEVELOPMENT STRATEGY

Promote new development that emulates the positive aspects of historic communities throughout the area such as Fayetteville, Newnan, and Senoia. Low density, traditional neighborhood developments (TND) employ traditional architecture and traditional design principles. Strong vehicular and pedestrian/bike connections to commercial services as well as internal street connectivity to adjacent properties are to be encouraged. Residential density should be consistent with those found in the historic areas of Tyrone and in other nearby historic neighborhoods.

COMMERCIAL CORRIDOR

Appropriate Zoning Classifications
Office - Institutional (O-I) & Commercial (C-1 & C-2)



DESCRIPTION

Designed with the automobile traveler in mind; the Commercial Corridor is the hub of Tyrone's highway commercial activity and supported largely by tens of thousands of commuters passing through each day. The growth of commercial service providers, point of sale retail shopping and restaurants will likely happen within the established centers and outparcel developments throughout this district, however, there are tracts of undeveloped land that could easily be used to transition between the Town Center District and areas of Production and Employment.

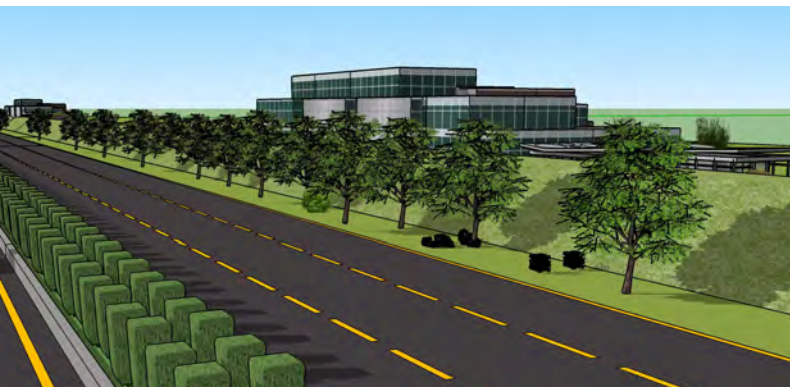
DEVELOPMENT STRATEGY

Provide a wide buffer along SR 74 to preserve the scenic nature of the highway. Screen commercial areas from view with berms and natural areas. Complete and integrate pedestrian improvements and crosswalks throughout. Connect commercial areas to nearby residential areas. The areas should promote pedestrian comfort, safety, and convenience. Promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds/capacity through access management and intermodal access. Restrict additional curb cuts onto SR 74.

HWY 74 COMMUNITY GATEWAY

Appropriate Zoning Classifications

Quality Growth Overlay with: O-1, C-1, C-2, M-1, & E-1



DESCRIPTION

This area, along the northern end of the state route is not just the entrance into Tyrone, but for many business travelers, it is the preferred entrance into all of Fayette County, especially those with an ultimate destination of Pinewood Atlanta Studios or the Corporate Headquarters in Peachtree City. Mostly undeveloped, but with a high degree of developmental potential, the Community Gateway will be planned with the highest-quality architectural and landscape standards as well as guidelines that restrict direct vehicular access. With cooperative assistance from neighboring jurisdictions and the economic development community, the Community Gateway is regarded as a prime location for future medical, entertainment and other emerging high tech industries.

DEVELOPMENT STRATEGY

Protect scenic views along the corridor as part of the greenspace in conservation subdivisions. Limit access points and screen development from view from highway with a wide natural buffer, berms, and landscaping. All development behind buffer should be well connected by access roads, interparcel connections, and shared drives.

Promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and interparcel access. Disallow additional curb cuts onto SR 74 unless granted by Georgia Department of Transportation.

PRODUCTION & EMPLOYMENT

Appropriate Zoning Classifications

C-1, C-2, M-1, M-2 & O-I



DESCRIPTION

Located on both ends of town, with smaller business parks located throughout, the Production and Employment centers of Tyrone are chock full of industry leaders in materials/commodities, construction services and light manufacturing. The land in and around the Production Employment districts can easily handle mechanical services, warehousing or distribution due to the close access to full utilities and telecommunications, rail lines and interstate highways. As Tyrone and its surroundings grow and develop, the need will only increase for these existing high-demand trade contractors and support suppliers.

DEVELOPMENT STRATEGY

Provide adequate infrastructure capacity and maintain designated truck routes to I-85 that are safe and maneuverable for heavy vehicles and minimize noise, vibration, and intrusion of trucks in residential areas. Provide adequate room for expansion and the development of ancillary business and employee services. Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods. Screen truck docks and waste handling areas from public view.

RURAL/ESTATE RESIDENTIAL

Appropriate Zoning Classifications

Conservation Residential (CR-2 & CR-3), R-18, R-20 & A-R



DESCRIPTION

This character area, the principal zoning across Fayette County, accounts for a disproportionate share of the land use, and tax base, of Tyrone. The Estate/Rural Residential feel is that of the typical suburban subdivision that has been built since the mid- 20th Century. While gated neighborhoods are not allowed within the Town, there is still an underlying exclusivity and separation due to the size of the homes and the large acreage/low density requirements of years past. Equally distributed on both sides of the state highway, non-vehicular transportation infrastructure is desired to help mitigate the disconnection between the neighborhoods and into the Town Center District.

DEVELOPMENT STRATEGY

Promote new developments that emulate the positive aspects of rural areas throughout the Piedmont of Georgia. Gross densities should remain very low. Conservation subdivisions should be used to protect the Town's most stunning views and sensitive natural areas. Green space areas should be connected together and traversed by a network of trails and paths. Improve street connectivity by requiring new developments to make the new connections included in the Transportation Improvements Plan. Foster the establishment of a regional network of green spaces, trails and multiuse paths available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.