

**Town of Tyrone 2007-2027 Comprehensive Plan:  
Community Assessment**

**May 30, 2006**

Draft



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## Technical Addendum

Prepared as a stand-alone document, located at the end of this document.

### Part 1: Supporting Analysis of Data and Information

1. Introduction
2. Population
3. Economic Development
4. Housing
5. Natural and Cultural Resources
6. Community Facilities and Services
7. Intergovernmental Coordination
8. Transportation

### Part 2: Analysis of Consistency with Quality Community Objectives

# **I Introduction**

## ***Purpose***

The primary purpose of this report is to lay the foundation for the update of the Town of Tyrone (Town) Comprehensive Plan. In particular, it provides a comprehensive review of the issues and opportunities that will affect the future growth of the community. This analysis is based on an analysis and inventory of existing conditions, land use patterns, public policies, and planned improvements. Over the next 20 years, the population of Tyrone is forecasted to increase by 68 percent. Community leaders recognize that this planning effort can play a critical role in directing that growth in a manner that is consistent with the community's vision for the future.

Another purpose of this report is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning" as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of a Comprehensive Plan in accordance with these standards is an essential requirement in maintaining Tyrone's status as a Qualified Local Government.

## ***Scope***

As required in the DCA Standards, this report includes four basic components:

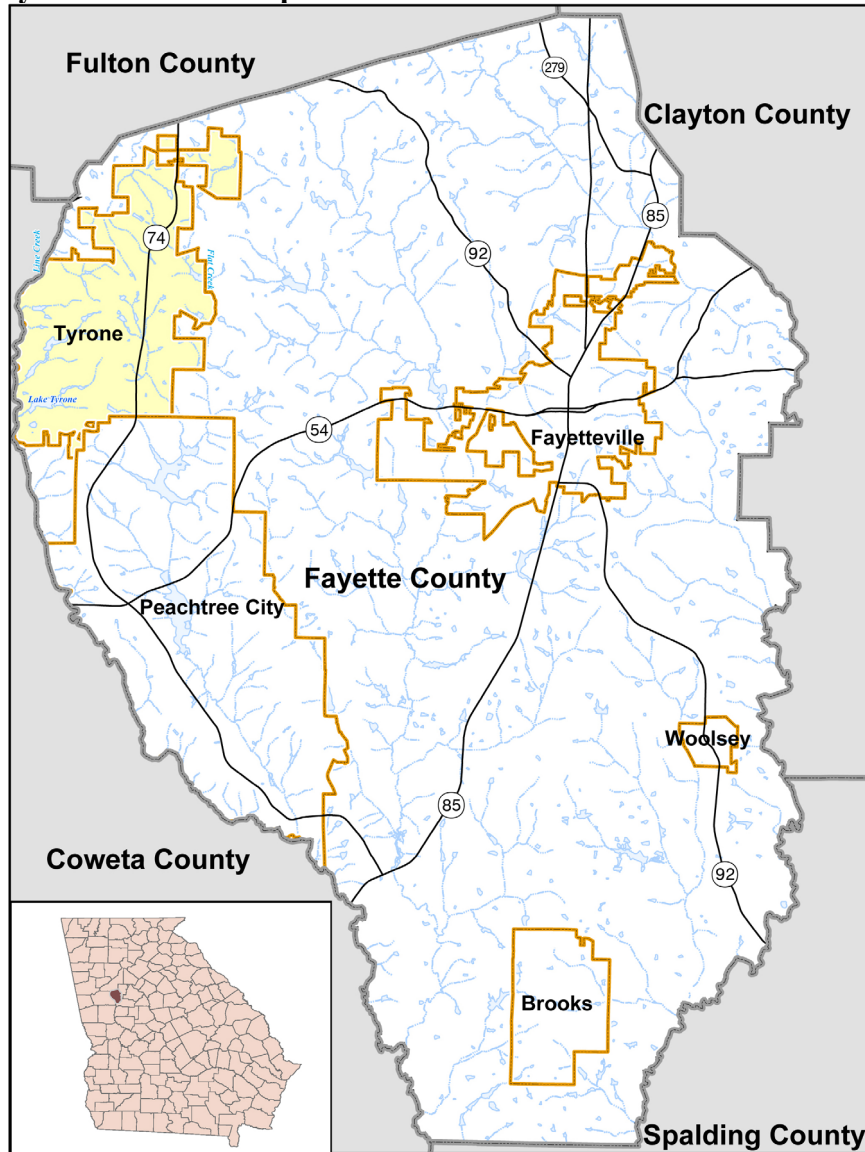
1. List of issues and opportunities that the community wants to address.
2. Analysis of existing development patterns.
3. Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives.
4. Analysis of supportive data and information.

In its coverage of these four components, this report is written in an executive summary-like fashion so that citizens and decision makers can quickly review the essential elements and major findings of this planning effort. Most of the detailed findings of this assessment are included in a "Technical Addendum" immediately following this document, or, if you are viewing this file digitally, is likely contained in a separate file.

## ***Methodology and Schedule***

As required by the DCA Standards, this Community Assessment is primarily the product of a review of Town policies, plans, regulations, and development patterns. The study area for this Assessment is the incorporated area of the Town of Tyrone (**Figure 1**).

Figure 1: Tyrone Location Map



This Community Assessment document is the first major step in preparation of Tyrone’s Comprehensive Plan. The following schedule outlines the remainder of the process. This document and the Community Participation Program will be submitted to the DCA for approval. This will be followed by a 36-day comment and review period by the Atlanta Regional Commission (ARC) and the DCA.



**Figure 2: Project Schedule**

Task	2006											2007	
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
1 Initial Client Kick-off Meeting	★												
2 Community Assessment				★									
3 Community Participation Program													
4 Community Agenda							★	★	★	★		★	
5 ARC Coordination													
★ Public Hearing/Presentation ★ Community Meetings ★ Citizen Advisory Committee Meetings													

Upon approval of both documents, work on the Community Agenda will commence. The Community Agenda is the most important part of the plan; it includes the community’s vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. To kick off the effort, a Community Visioning Meeting will be held in late September. A Citizens’ Advisory Committee will guide the entire effort, and the transmittal hearings will provide an additional opportunity for the public to provide input.

## II. Issues and Opportunities

### Population Issues

1. **Aging Population.** Over the next 20 years, the Baby Boomer generation will enter their retirement years. The swelling elderly population invariably will create a need for additional local healthcare and senior services.

### Population Opportunities

1. **Sustaining Growth.** As many communities in Fayette County approach build out, Tyrone will experience continued growth; over the next 20 years, the Town’s population is expected to increase significantly. Tyrone must act now to ensure that future growth is sustainable.

An examination of Tyrone’s demographic data reveals that the Town is very similar to both its home County and neighboring cities. The elements of change operating throughout Fayette County appear to be affecting communities both large and small. While the extraordinary growth of places such as Peachtree City and Fayetteville might be more widely chronicled, Tyrone’s average annual growth rate over the past quarter century is comparable; astonishing expansion during the 1980s, followed by a period of more manageable levels of growth. Tyrone’s population also appears to be aging rather steadily, mirroring observable trends at the county, state, and national levels. Additionally, while the racial/ethnic composition in Tyrone remains overwhelmingly white, the growth rate of minority residents far outpaces levels seen in the white population. Analogous trends also can be seen in Fayette County, Peachtree City, and Fayetteville. Finally, the relative affluence of Tyrone’s population is comparable to Fayette County.

### **Economic Development Issues**

1. **Restricted Sewer Capacity.** The Town of Tyrone currently lacks any excess sewer capacity. Unless Tyrone increases its sewer capacity, via construction, a new wastewater plant, or contracting with another municipality, further development will be severely restricted.
2. **Congested Thoroughfare.** In recent years, SR 74 has suffered from an increase in traffic congestion. As additional residential, office, and retail developments are constructed along the highway, further congestion is likely.
3. **Limited Access to Healthcare.** Tyrone currently lacks adequate healthcare services for its aging population. The Town of Tyrone must encourage the development of additional healthcare services, primarily directed towards elderly populations.

### **Economic Development Opportunities**

1. **Promote Downtown Revitalization.** Current plans to revitalize Tyrone's downtown district will take advantage of an underutilized community asset. As currently envisioned, Tyrone's "Main Street District" will become a primary destination featuring residential units, retail outlets, and office space.

### **Housing Issues**

1. **Lack of Diversity in Housing Type.** With over 86 percent of available housing units composed of single-family residences, Tyrone suffers from an imbalance of housing types. Tyrone must augment its existing stock of single-family homes with multi-family dwellings. Unfortunately, Tyrone does not appear to be addressing the situation; over the past 5 years, nearly 99 percent of all residential building permits have been issued for single-family units. Furthermore, nearly all new housing units in Tyrone are situated on lots of at least 1 acre in size. Tyrone must encourage a broader range of residential lot sizes.
2. **Lack of Affordable Rental Units.** Between 1990 and 2000, the median monthly gross rent in Tyrone rose 84 percent, the highest increase experienced in all of Fayette County. As a result of rising costs, over half of all renters in Tyrone are moderately or severely cost burdened. With a limited supply of units available for rent, it is likely that Tyrone will become even less affordable in the coming years.

### **Housing Opportunities**

1. **Sustainable Development.** Over the next two decades, projections forecast that the Atlanta metropolitan region will increase in population by at least 2 million people. With many nearby cities approaching build out, undoubtedly, Tyrone will continue to face significant development pressure. Currently, Tyrone has the opportunity to ensure that future growth occurs in a responsible, sustainable manner.

### **Natural and Cultural Resource Issues**

1. **Poor Air Quality.** Fayette County is one of 21 metropolitan Atlanta counties with poor air quality. Tyrone has several policies and ordinances which, over the long run, will likely exacerbate the problem. These include the segregation of uses, auto orientation of most new development, and poor street connectivity.

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2. **Currently, Tyrone does not have a specific strategy for addressing air quality, other than to cooperate with regional efforts.** Standards that help reduce driving, promote walking and bicycling, or preserve trees and tree canopy help improve air quality. Many aspects of the existing regulatory environment promote air quality-friendly development, including:
  - Overlay districts that allow for mixed land uses.
  - Conservation subdivisions, where a portion of the development is set aside as permanently protected open space.
  - Standards to limit impervious surfaces and shared parking.
3. **Monitoring Water Supply Watersheds.** Presently, Tyrone does not have a mechanism for monitoring the amount of impervious surface within its water supply watersheds, although the present Water Supply Watershed Protection Ordinance caps impervious surfaces at 25 percent for each watershed.

### **Natural and Cultural Resource Opportunities**

1. **Greenspace and Open Space Preservation.** Tyrone has numerous scenic views and greenway opportunities. The Town should develop a plan to preserve land within developments and through conservation programs.
2. **Protect the Water Quality.** A regional solution, which is carried out in cooperation with the surrounding counties, will be the optimal approach for addressing this problem. Tyrone, although it has updated its ordinances and practices for consistent enforcement of existing erosion and sedimentation control regulations, should work with the surrounding and upstream jurisdictions to ensure that water quality is protected. Additional revisions to development standards could include limits on impervious surfaces per development, additional conservation subdivision options, requirements for pervious parking areas, or incentives for green roofs.
3. **Adopt a Safe Dam Ordinance.** The Georgia Safe Dam Act regulates the construction of dams throughout the state. Tyrone should consider additional regulations aimed at limiting development within the breach zones of existing and future dams. The ordinance also can require mechanisms for dam maintenance.
4. **State and Federal Historic Preservation Program.** The Town of Tyrone has numerous historic structures, many of which are eligible for National or State Register listing. The preservation of historic structures, particularly within the Main Street District, presents an opportunity to maintain a unique sense of place that can help to attract residents and business. There are numerous state and federally funded programs that support the goal of historic preservation and that could be utilized to help in this effort.

### **Community Facilities and Services Issues**

1. **Meeting the Service Demands of Explosive Population Growth.** Recently, the Town has experienced rapid population growth, and this growth is expected to continue throughout the planning horizon. With that growth has come increasing demands for public services. Careful planning is required to ensure that adequate services are available over the next 20 years.

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2. **Solid Waste Planning.** Both the Town and the County currently are operating under a previous Solid Waste Management Plan. Under state law, the Solid Waste Master Plan will need to be updated by 2007.

### **Community Facilities and Services Opportunities**

1. **Additional Sewer.** Tyrone does not have any available sewer capacity. The Town should explore additional opportunities to acquire additional sewer capacity, both through neighboring jurisdictions and by providing sewer as a service of the Town.
2. **Stormwater Utility.** Tyrone should consider creating a stormwater utility to help pay for stormwater management and infrastructure.

### **Intergovernmental Coordination Opportunities**

1. **Additional sewer.** Work with neighboring jurisdictions to explore the possibility of purchasing additional sewer capacity.

### **Transportation Issues**

1. **Tyrone's main street is not the major thoroughfare in the Town.** The reconfiguration of SR 74 on the edge of the downtown effectively relieved Tyrone from excessive regional pass-through traffic in its historic downtown. This parallel facility also led to the creation of two "main" streets for which desired transportation roles need to inform the type of development allowed along them.
2. **Housing, jobs, daily needs, and other activities are not within easy walking distance of one another.** Tyrone was developed originally as a farmstead community with no urban core; and this form has continued to the extent that, even now, spacing between structures and uses is far enough to discourage pedestrian activity. To promote multi-modal options, a serious change in land use spacing patterns, as well as investment in the transportation infrastructure envisioned by the master plan, will be necessary.
3. **There is not a consistent grid pattern throughout the Town, and new developments lack connectivity.** The historic street network of Tyrone is not a grid but a series of interconnected country roads accessing the early farmsteads of the area. These collector roads function well, but continued cul-de-sac residential development ultimately will undermine them and lead to serious congestion issues on the routes.
4. **Poorly connected or incomplete pedestrian network.** The Town of Tyrone has the beginnings of an excellent pedestrian network, but it is fragmentary in nature and needs to be connected in order to realize its full potential.
5. **Traffic routed through unsafe at-grade railroad crossings.** Although the Town has not been severely impacted yet, increased residential and commercial growth will lead to increased traffic volumes and, ultimately, the need for better and safer crossing points.

### **Transportation Opportunities**

1. **Introduce GRTA Xpress commuter bus service.** Although densities currently are too low, the Town has the opportunity to utilize new GRTA Xpress commuter bus service, if it were located at nearby hubs such as SR 74 and I-85 if a park and ride facility were installed.

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2. **Explore prospective commuter rail.** Another form of transit that Tyrone could use to promote the implementation of its master plan is commuter rail service. The Georgia Department of Transportation (GDOT) completed a feasibility study for an Atlanta to Senoia route in 1995; and, although it ranked low in terms of congestion priorities, it could still be very useful in terms of promoting desired land use reforms for the downtown area and promoting connectivity to regional activity centers.
3. **Enhance the street grid throughout the Town.** This inherent lack of connectivity in current subdivision design presents an opportunity for the Town to work with the community to promote connectivity for vehicles, pedestrians, and bicycles, while minimizing cut-through traffic. There is a need for policies that require some form of interconnectivity of new roadways and between different, but complementary, land uses
4. **Evaluate and make improvements at intersections that are unsafe or bottleneck traffic.** Certain key intersections, such as SR 74 and Tyrone Road and SR74 and Crestwood Road, have sight line issues that increase the potential for accidents. Others, such as Senoia Road and Palmetto/Tyrone Road and Senoia and Dogwood Trail, have geometric issues in crossing the railroad tracks that make them bottlenecks and/or potentially dangerous. Future planning efforts should focus on addressing these design problems.
5. **Promote the development of streetscapes and planted medians as traffic calming and aesthetic improvement measures.** Tyrone has developed a substantial master plan for its downtown that envisions a very different aesthetic order and pedestrian scale that will need to be coordinated with, and supported by, new design guidelines for all levels of transportation infrastructure.

### **Land Use Opportunities**

1. **Main Street District Revitalization.** Tyrone has taken several key steps toward the revitalization of their downtown, or Main Street District. These include the preparation of a Master Plan, parks planning and investment in Shamrock and Triangle Parks, installation of pedestrian amenities, adoption of an overlay zoning district, and plans for a new library. The Town now needs to focus on ways to increase private investment in the corridor.
2. **Reserve Land for Industrial and Commercial Growth.** Within the Future Land Use Plan, include adequate space for the growth of employment-related uses. Ensure future industrial areas are not encroached upon by residential development.
3. **Corridor Land Use Controls.** The Town of Tyrone has taken some important first steps toward the management of the SR 74 corridor such as requiring a wide natural buffer and coordinating with the SR 74 Alliance. However, it needs to work with Fayette County, Peachtree City, and Fairburn to ensure that its efforts along these highways are not lost outside the Town limits.
4. **Encourage Traditional Neighborhood Development.** TNDs can be viable in any context, but they should be encouraged in crossroads communities where appropriate infrastructure can be in place to support it.
5. **Protect Natural Resources Within Developments.** Promote the use of stream buffers and create incentives to make greenway connections. Pursue a conservation subdivision ordinance that requires the permanent preservation of a portion of the development.

### **III. Analysis of Existing Development Patterns**

The purpose of this analysis is to gain a clear understanding of the geographic setting within which the Town of Tyrone is growing and to explore further those issues and opportunities that relate directly to the physical environment. The following analysis looks at three aspects of the existing development patterns in Tyrone: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

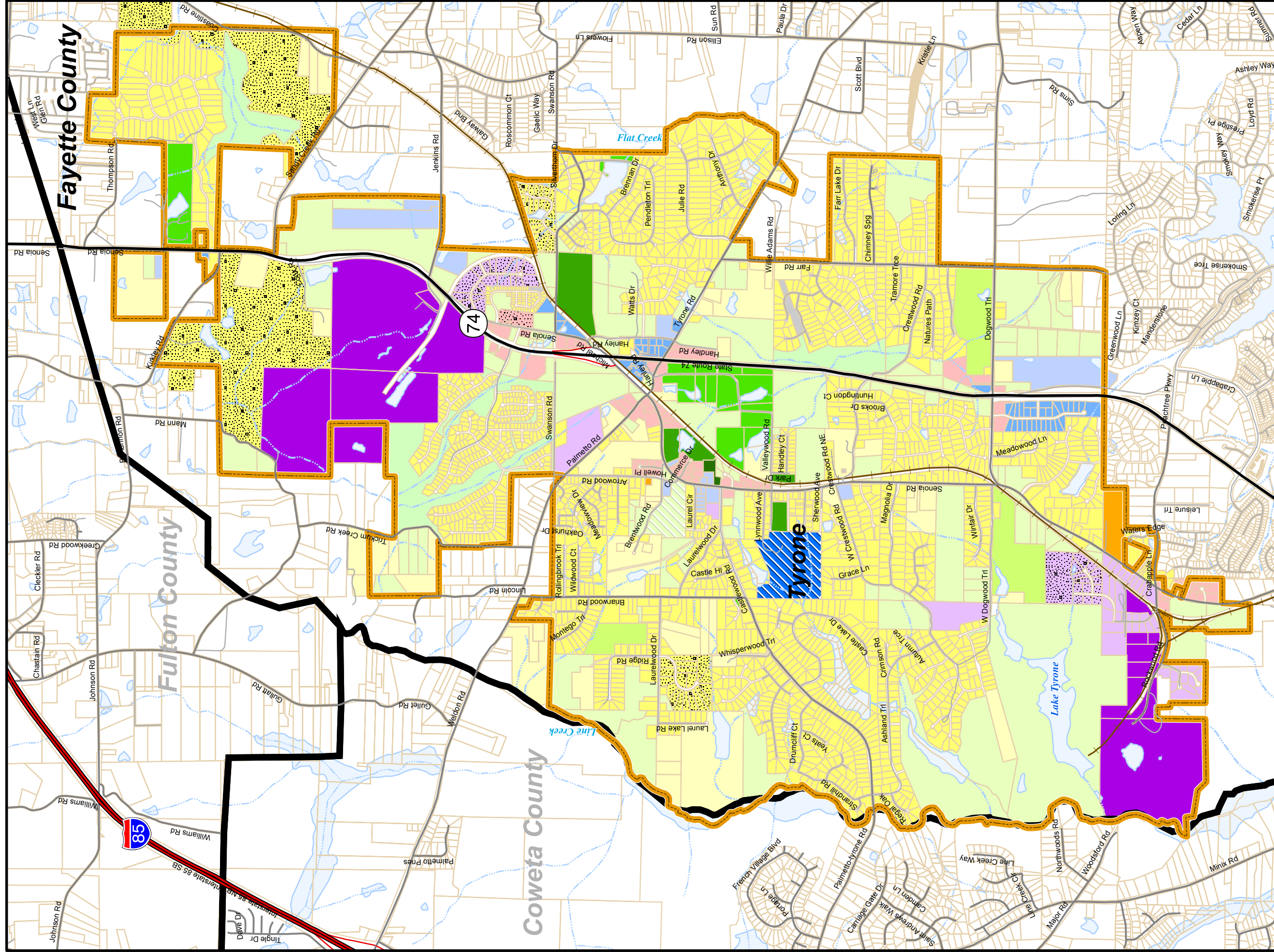
#### ***Existing Land Use***

An existing land use map is a representation of what is on the ground at a given point in time. For purposes of this analysis, the Tyrone Existing Land Use Map (**Figure 3**) shows what is on the ground as of April 2006. The map is based on a number of field surveys undertaken in the spring of 2006 and an analysis of 2005 aerial photography. These uses were categorized using a variation of the standard category system prescribed by the DCA. **Figure 4** shows the amount of land categorized under each use.

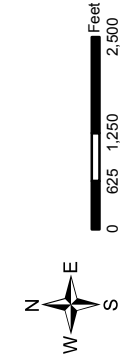
Employment-oriented land uses make up 17 percent of Tyrone's land area. The Town has a healthy industrial base with several major employers, including two granite quarries and companies that use their raw material such as Pavestone and Georgia Masonry Supply. The Shamrock Industrial Park, located at the Town's southern end, is expanding into its eighth phase. Commercial and office uses, perhaps the most visible, make up just 2.7 percent of the Town's acres, somewhat lower than cities at a more mature state of development. Thus, there is an opportunity for expanding Tyrone's commercial base. Promoting commercial and industrial economic development will improve the area's jobs-housing balance, fiscal situation, and tax base, as well as provide the goods, services, and restaurants residents are leaving the Town to find.

Residential uses are the dominant land use, comprising 52 percent (4,114 acres) of the Town's land area. Detached, single-family homes utilize 2,836 acres of land, and another 527 acres are under construction. Estate residential accounts for another 527 acres, but averaging 9 acres each, accommodate just 60 housing units. Estates, while classified as a residential category, also are considered "developable" as most are eligible for subdivision.





**Town of Tyrone  
Comprehensive Plan  
Existing Land Use**



- Open Land
- Conservation
- Agriculture
- Recreation
- Park
- Cemetery
- Cemetery/Open Land
- Estate Residential
- Single Family Residential
- Single Family Residential Under Construction
- Mobile Home/Mobile Home Park
- Commercial
- Commercial Under Construction
- Public/Institutional
- Office
- Office/MFR/ER
- Light Industrial
- Lt. Ind. Under Construction
- Heavy Industrial
- TCU

- Parcel
- Interstate
- Ramp
- State Highway
- County Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary



**Figure 3**

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Open land and agricultural land are another major land use classification making up 24.6 percent of the Town's area. Agriculturally, Tyrone has three remaining cattle farms, but no longer produces any crops or timber. Open Land includes Tyrone's extensive undeveloped lands, much of which backs up to Line Creek or is located at the Town's periphery. The 72 acres of parkland are the Town's four parks: Shamrock, Handley, Redwine, and the Park Drive Park. Recreation land includes neighborhood-owned amenities but is dominated by the Morning Song Stables located between SR74 and Senoia Road, east of the Main Street District.

**Figure 4: Distribution of Existing Land Uses with Tyrone (2006)**

Existing Land Use Category		Acres	% of Town Total
Standard Category	Sub-Category		
<b>Residential</b>		<b>4,114</b>	<b>52.2%</b>
	Single-Family Residential	2,836	36.0%
	Single-Family Residential Under Construction	527	6.7%
	Estate Residential	718	9.1%
	Manufactured Home or Manufactured Home Park	27	0.3%
	Multi-family Residential	6	0.1%
<b>Employment</b>		<b>1,304</b>	<b>16.6%</b>
	Commercial	124	1.6%
	Commercial Under Construction	9	0.1%
	Office	79	1.0%
	Public-Institutional	181	2.3%
	Heavy Industry	691	8.8%
	Light Industry	134	1.7%
	Light Industry Under Construction	87	1.1%
<b>Other Uses</b>		<b>17</b>	<b>0.2%</b>
	Transportation, Communications, Utilities	9	0.1%
	Cemetery	8	0.1%
<b>Open Space</b>		<b>2,442</b>	<b>31.0%</b>
	Recreation	170	2.2%
	Park	72	0.9%
	Agriculture/Forestry	147	1.9%
	Open Land (Undeveloped or Idle Land)	1,784	22.7%
	Conservation	270	3.4%
<b>Total Acres</b>		<b>7,876</b>	<b>100.0%</b>

*Source: Jordan, Jones & Goulding, Inc. 2006*



The Figure 5 presents the definitions of each of the land use categories.

**Figure 5: Land Use Definitions**

Existing Land Use Category	Definition
Single-family Residential	Single-family residential uses, generally on lots of less than 2 acres, mostly developed as part of a subdivision.
Single-family Under Construction	Single-family residential developments that are under construction at the time of the survey. Some lots may be occupied.
Estate Residential	Single-family residential uses on large lots, generally larger than 2 acres, and not part of a subdivision.
Manufactured Home or Manufactured Home Park	Land used for manufactured home communities or single manufactured homes.
Multi-family Residential	Multi-family residential uses of more than two units.
Commercial	Commercial uses; including strip malls, big-box retail, auto-related businesses, restaurants, and convenience stores.
Under Construction Commercial	Property on which construction activity for future commercial uses was evident at the time of the survey.
Office	A place of professional business is conducted or services are provided, but not predominantly retail in nature.
Public/Institutional	Community facilities (except utilities), general government, and institutional uses. Examples include schools, public safety stations, city halls, courthouses, jails, health facilities, churches, and libraries.
Heavy Industry	An industry that is capital- and/or labor-intensive, such as automobile, industrial machinery, steel, rubber, mining or petroleum. Heavy industries tend to have more serious environmental impacts such as noise, vibration, extraction, or pollution.
Light Industry	An industry that is less capital and/or labor intensive, generally of smaller scale and fewer environmental impacts.
Light Industry Under Construction	Light industrial areas that are under construction at the time of the survey.
Transportation/Communication /Utilities (TCU)	Land used by transportation, communication or utility facilities; such as airports, cell towers, power stations, sewer plants, water towers, and water treatment facilities.
Cemeteries	Areas dedicated for the burial of human remains.
Recreation	Privately owned recreation areas such as neighborhood amenity areas, golf courses, and horse riding facilities.
Parks	Town-owned parks.
Agricultural/Forestry	Land used for agricultural purposes such as cropland or livestock production and all land used or potentially used for commercial timber production.
Open Land	Undeveloped and idle land. Includes land popularly referred to as "Open Space" but for which no permanent protection exists. Includes property improved for real estate sale (cleared and graded but no structure) and property with vacant or abandoned structures with which no employment or residence can be associated. Property with recently constructed structures will fall under one of the under construction categories or the use for which it is intended.
Conservation	Land preserved from future development maintained as open space.

## **Areas Requiring Special Attention**

As Tyrone grows and develops, it will have significant impacts on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. This section summarizes the locations of some of the likely impacts of growth, including areas where growth should be avoided. Also included are areas in need of additional investment because of aesthetics, pollution, or disinvestment. These are areas where future growth should be directed. **Figure 7** presents the definitions of each of the special attention areas. **Figure 6** maps the locations of these various areas.

## **Areas Where Development is Likely to Occur**

Because of the rapid pace and low density of projected growth over the next 20 years, all of Tyrone's developable land is likely to develop within the next 20 years. However, it is not expected just within the Town, but all along its outskirts, either as unincorporated developments, developments with Fairburn or Peachtree City, or via annexation, as part of the Town. Developable land is indicated on **Figure 6** as dark green.

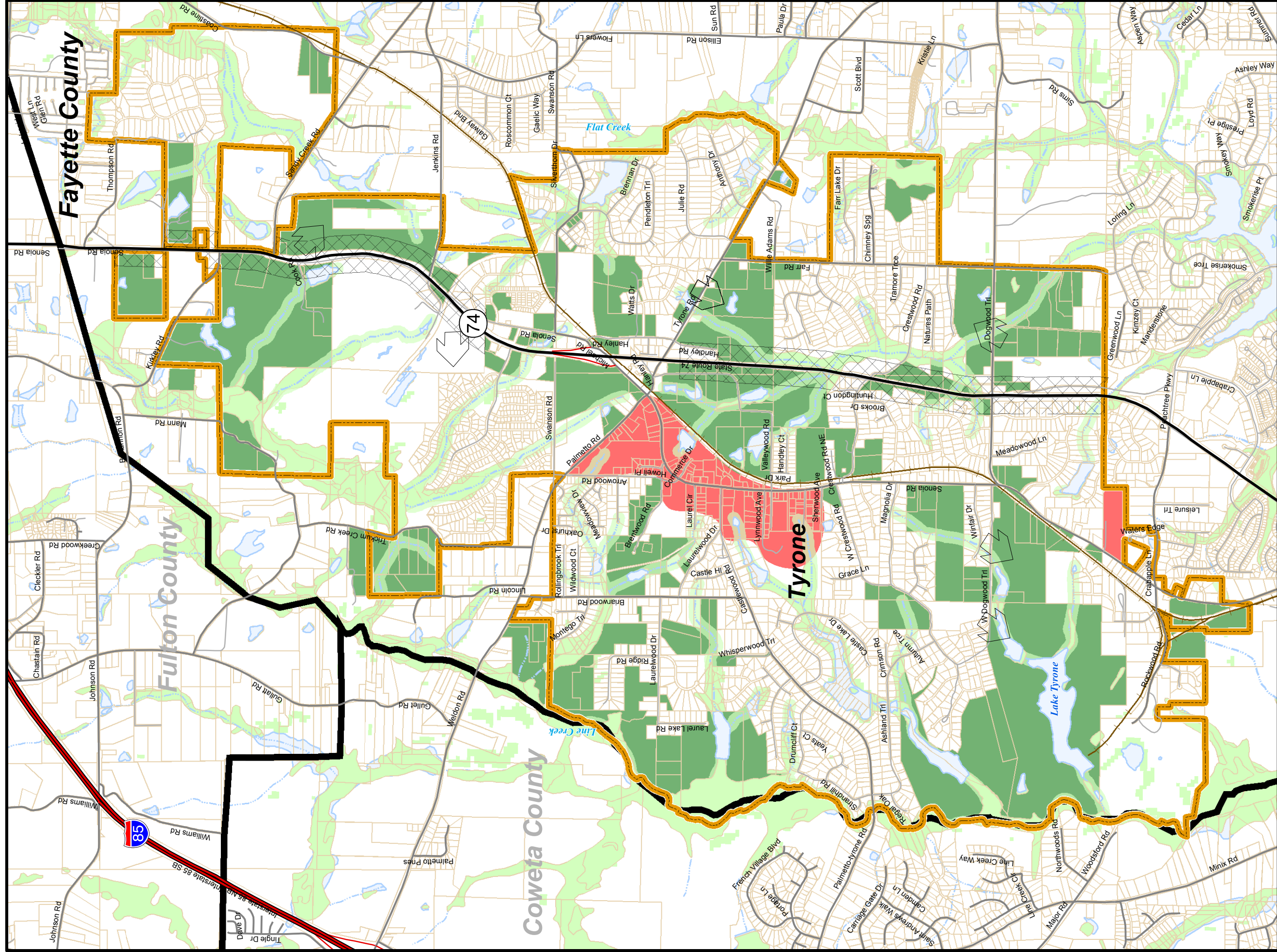
Within the Town, development will challenge the community's ability to provide the same level of service for infrastructure, community facilities, and services. Among the services requiring the most attention are:

- Highways and roads
- Recreation
- Water and sewer
- Stormwater

## **Significant Natural Resources**

Critical natural resources, such as wetlands, streams, floodplains, steep slopes, water supply watersheds, and groundwater recharge areas, are located throughout Tyrone. The light green conservation areas included in **Figure 6** illustrate the locations of some of these resources. Groundwater recharge areas cover most of the Town and are illustrated in **Figure 5-3** in the Technical Addendum. Additionally, all of the land area of the Town is included in one of three water supply watersheds. These are illustrated in the Technical Addendum in **Figure 5-4**. Continued developed within the Town is likely to threaten or degrade these resources. The Town does have extensive regulations and ordinances in place to help minimize the impact.





**City of Tyrone  
Comprehensive Plan  
Areas Requiring  
Special Attention**

Scale: 0, 625, 1,250, 2,500 Feet

North Arrow

**Legend**

- Redevelopment/Reinvestment Area
- Developable
- Conservation Area
- Interstate
- Ramp
- State Highway
- County Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- Parcel
- City Boundary
- County Boundary
- Corridor to Protect
- Scenic View



**Figure 6**

## **Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness**

Two such areas were identified in Tyrone and are illustrated in **Figure 6**. The Main Street District, the site of the original Town of Tyrone, is home to many of the Town's oldest buildings and residences. The District is also the location of most of the governmental services; including Town Hall, the Library, Tyrone Elementary School, the Police Department, and a Fire Station. The District contains much of the Town's early suburban-style commercial structures, many of which are outdated and some of which are abandoned. The Town of Tyrone has taken several key steps toward the revitalization of the area. These include the preparation of a Master Plan (included below as **Figure 7**), parks planning and investment in Shamrock and Triangle Parks, installation of pedestrian amenities, adoption of an overlay zoning district, and plans for a new library. The Town now needs to focus on ways to increase private investment in the corridor.

The manufactured home park near the Shamrock Industrial Park is the second major opportunity for reinvestment. The park is home to several dozen older single-wide manufactured homes, many of which are in disrepair. At the same time, the park offers some of the area's most affordable housing, in an area of Atlanta where home values are particularly high.

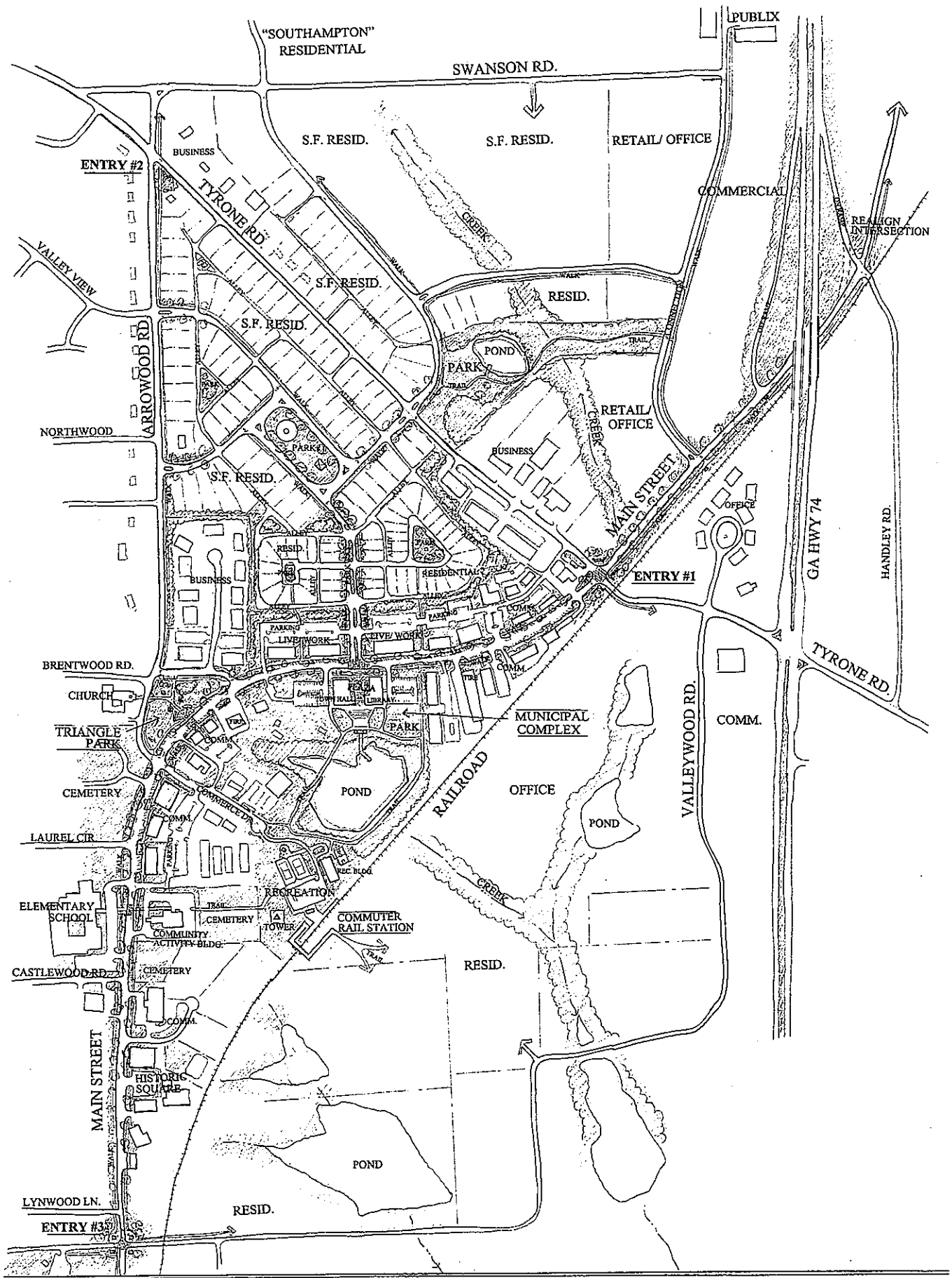
### **Other Areas**

The DCA provides guidance on what types of areas are appropriate for "special attention," including infill opportunities and brownfields. Tyrone does not have any known brownfields and does not have significant infill opportunities.

### **Recommended Character Areas**

The use of character areas in planning acknowledges the visual and functional differences that exist today among the districts and neighborhoods of Tyrone. They help guide future development through policies and implementation strategies that are tailored to each situation. These recommended character areas can be used to define areas that (1) presently have unique or special characteristics that need to be preserved; (2) have potential to evolve into unique areas; or (3) require special attention because of unique development issues. In some cases, different character areas are defined for existing land use and future land use in order to highlight appropriate transitions as the community evolves. Tyrone's character areas are defined and described in **Figure 8** and mapped in **Figure 9**.





0 200' 400'

JUNE 1, 2005



**MAIN STREET DISTRICT**  
**MAIN STREET**  
**TOWN OF TYRONE**  
**ILLUSTRATIVE PLAN**

MAIN STREET CORRIDOR  
 MUNICIPAL COMPLEX  
 HISTORIC SQUARE  
 LIVE/ WORK

RESIDENTIAL  
 COMMERCIAL  
 RETAIL/ OFFICE  
 BUSINESS

Figure 7



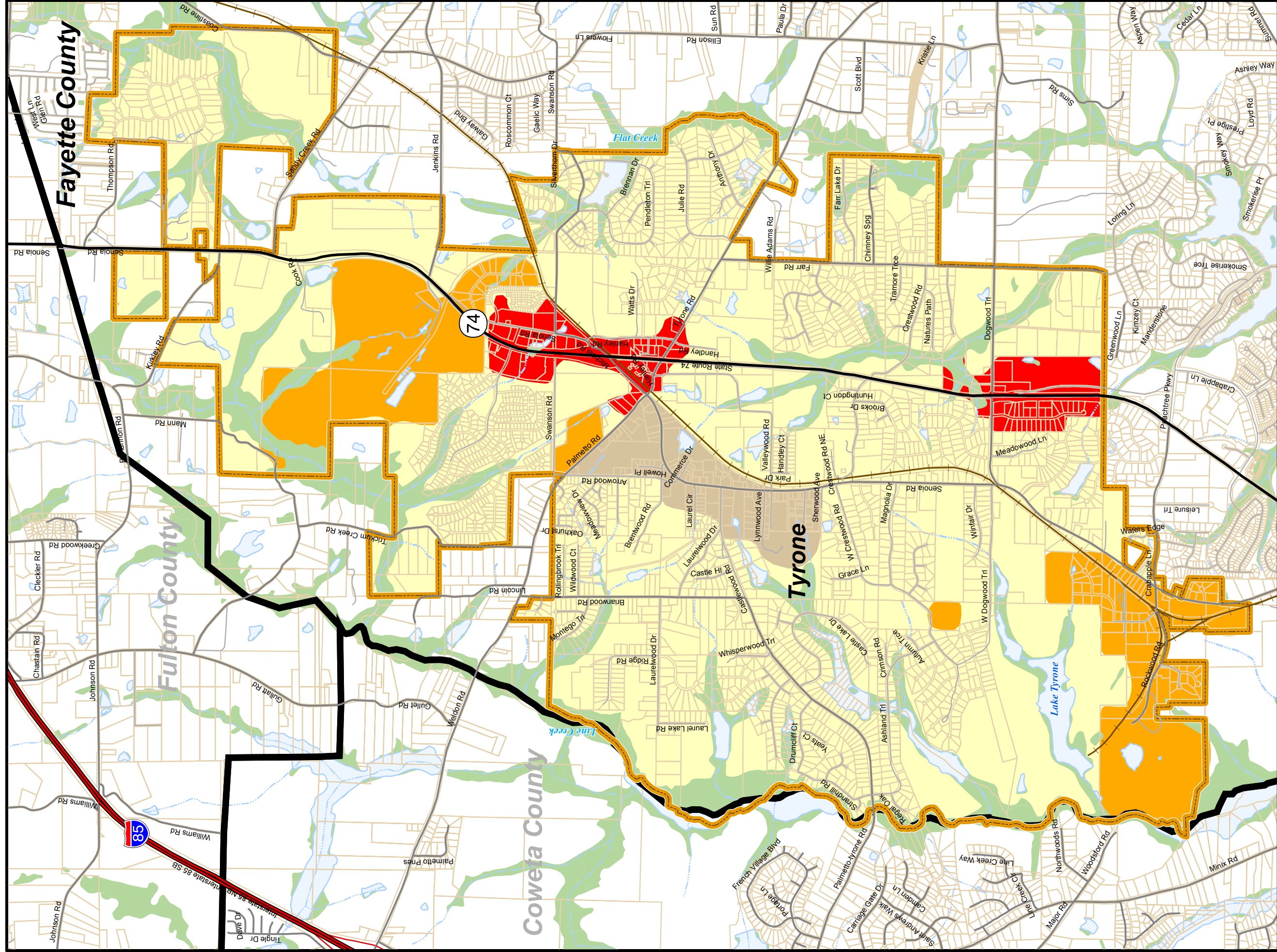
Figure 8: Character Areas within Tyrone

Character Area	Description/Location	Development Strategy
Conservation Areas	Areas of protected open space; including wetlands, floodplains, stream corridors, conservation areas, and natural buffers.	Preservation of more greenspace should be encouraged. Conservation areas should be as connected as possible.
Main Street District	Original Town of Tyrone with many of the Town's older and historic buildings. Area also includes suburban-style buildings from the 1970s, many in poor condition or vacant.	Downtown should include a relatively high-density mix of retail, office, services, and employment. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels; including multi-family town homes, apartments, lofts, and condominiums. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
Suburban Residential	Residential subdivisions developed since 1960. These areas are characterized by automobile orientation, high degree of building separation, exclusively, residential and fragmented, disconnected street patterns, generally curvilinear.	Promote new developments that emulate the positive aspects of historic communities throughout the area such as Fayetteville, Newnan, and Senoia. Promote moderate density, traditional development (TND) style residential subdivisions. New development should be master planned with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips. There should be connectivity and continuity between master planned developments. There should be good vehicular and pedestrian/bike connections to retail/commercial services; as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points. Foster the establishment of a regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
Production and Employment	Consisting of industries, warehouses, and distribution facilities on level sites having close access to railroads, utilities, and highways.	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.

*Draft*

<b>Character Area</b>	<b>Description/Location</b>	<b>Development Strategy</b>
Highway Commercial	Auto-oriented commercial development. Found along SR 74.	Provide a wide buffer along SR 74 to preserve the scenic nature of the highway. Complete and integrate pedestrian improvements and crosswalks throughout. Connect commercial areas to nearby residential areas. The areas should be required to promote pedestrian comfort, safety and convenience. 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.





**Town of Tyrone  
Comprehensive Plan  
Character Area Map**

North arrow and scale bar (0, 625, 1,250, 2,500 Feet).

**Legend**

- Highway Commercial (Red)
- Main Street District (Tan)
- Production and Employment (Orange)
- Conservation (Green)
- Suburban Residential (Yellow)
- Interstate (Thick red line)
- Ramp (Thin red line)
- State Highway (Black line)
- County Road (Grey line)
- Road (Thin grey line)
- Railroad (Brown line)
- River/Stream (Blue dashed line)
- Lake/Pond (Blue solid area)
- Parcel (Thin black outline)
- City Boundary (Thick orange outline)
- County Boundary (Thick black outline)



**Figure 9**