

DATE: May 23, 2022

TO: Mayor Eric Dial, Town of Tyrone
ATTN TO: Phillip Trocquet, Town Planner, Town of Tyrone
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2022 Town of Tyrone Comprehensive Plan Update

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2022 Town of Tyrone Comprehensive Plan update.

Submitting Local Government: Town of Tyrone

Action Under Consideration: Approval

Date Opened: May 23, 2022

Deadline for Comments: June 13, 2022

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF SOUTH FULTON
COWETA COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FAYETTE COUNTY
CITY OF FAIRBURN
CITY OF PEACHTREE CITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
FULTON COUNTY
CITY OF PALMETTO

Attached is information concerning this review.

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before **June 13, 2022**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	Town of Tyrone	Date Received:	May 23, 2022			
Local Contact:	Phillip Trocquet, Town, Town of Tyrone					
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Department of Community Affairs Review Required						
Review Title:	2022 Town of Tyrone Comprehensive Plan Update					
Description:	A regional review of the draft 2022 Town of Tyrone Comprehensive Plan update. Document can be viewed on the ARC website at: https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/ Under Plan Review, search for the Town of Tyrone.					
The submitted documents are available for review at ARC and the local government.						
Reviewing Regional Commission:						
Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303 Phone 404-463-3100 Fax 404-463-3254						
Contact Person:	Donald Shockey, Plan Review Coordinator					
E-Mail	dshockey@atlantaregional.org					



COMPREHENSIVE PLAN

2022 5-Year Update

DRAFT

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

Acknowledgements

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Melissa Hill, Councilwoman

William Campbell, Councilman

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I. Executive Summary

The Comprehensive Plan

The Town of Tyrone is a much-loved community with engaged citizens, a definable character, and a unique identity. With this uniqueness comes the importance of making decisions about what is best for our small town in response to new opportunities or unexpected problems. A Comprehensive Plan (Comp Plan) serves as one of the more important tools for guiding these decisions in a way that betters public investment, private development, and the allocation of services within the boundaries of our jurisdiction. Main elements of the plan include:

- Public Engagement
- Future Land Use Planning
- Economic and Demographic Statistical Analysis
- Community Work Programming
- Capital Improvements Element

Approach

Success in achieving the Town's goals is multi-faceted with a key focus 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. Key features gained from this process resulted in the following as key to the Town's approach to future planning:

- **Fiscal Sustainability** – *Making and guiding smart investments and development patterns that maximize use of existing infrastructure to provide sufficient resources for long-term maintenance thereby helping the Town avoid large tax increases.*
- **Community Character** – *Maintaining Tyrone's unique small-town atmosphere where people feel connected to one another.*
- **Managed Growth** – *Maintaining high standards of architecture, impact, and type of uses in order to preserve Tyrone's high quality of life and unique character.*

- **Economic Resilience** – *Incentivize small businesses and economic activity in the Town Center District that supports people living and working in the Town. Also support the Fayette County Development Authority in attracting appropriate employment industries along the Northern portion of the SR-74 Corridor for employment industries with high-paying wages.*
- **Transportation Planning** – New streets should achieve a grid pattern that forms a connected network for superior traffic management and vehicular dispersion. The Town’s transportation network should encourage cycling, walking, and utilization of golf carts as alternate modes of transportation. Access management along the SR-74 corridor should be improved while encouraging quality and sustainable land use patterns.

Moving into the Future

The Town’s Comprehensive Plan is a guide that should remain consistent, but also fluid. As Tyrone moves forward in executing the Comp Plan, goals, elements, and features of the plan should continue to be monitored to ensure they remain relevant. The Comp Plan’s 5-year update cycle will serve as the revising exercise whereby staff, elected officials, and citizens join together in revisiting the efficacy of the Plan. Capital Improvement and Community Work Program elements should influence the Town’s budget and other major functions as Tyrone shapes its own future.

II. Who's Involved

Public Engagement Overview

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 had two key roles: to provide input so that the plan was in line with the Town of Tyrone's community values and to serve as ambassadors of the plan, ensuring that neighbors and community groups were aware of opportunities to provide feedback via online survey.

In-Person Community Engagement

The project management team attempted two in-person community engagement events for the plan update, both of which were compromised by inclement weather. The first, scheduled for Saturday, March 15, was intended to tap into a concurrent event in Shamrock Park; the event was cancelled due to freezing temperatures and high winds. The second event was scheduled for Friday, April 8. Also held outdoors in Shamrock Park, this event was poorly attended due to cold weather and high winds. Despite the trouble with in-person community engagement, the PMT conducted a robust online survey.

Online Survey

An online survey was conducted using a community engagement software called PublicInput. PublicInput supports the development of an Engagement Hub, where residents and stakeholders could view relevant information about the plan update process, previous plans, and take the public engagement survey.

The website was made accessible throughout the plan update process, and the survey was open for responses between January 13th and April 18th of 2022. The survey was designed to require between 10 and 15 minutes for respondents to complete, and it received responses from 353 participants. A total of 3,407 responses and 1,350 comments were submitted. The page was viewed over 1,400 times.

Respondents were presented a few questions related to each of the following categories: General Questions, Historic Preservation and Environmental Resources, Development, Housing, Transportation, and Broadband. Trends related to each category are presented below; the full survey responses can be found in the appendix.

General Questions

The first section of the survey posed questions about the Town's greatest asset and challenge, and quality of life more generally. Unsurprisingly, survey responses about Tyrone's assets and challenges closely reflected conversations held about the same questions at the Plan Update's first Steering Committee meeting. A fuller articulation of assets and challenges is found later in the document, but the following lists highlight themes in survey responses:

Assets:

- Location: proximity to the airport and city, but far enough out to be quiet
- Small Town Feel: safety, quietness, friendly community, green space

Challenges:

- Balancing Growth and Updates to Downtown Area with Desire to Preserve Small-Town Feel: this tension is widely expressed in survey responses
- Multi-Use Trail Infrastructure: residents are very interested in expanding the network

Respondents overwhelmingly reported a high quality of life in the Town of Tyrone; only 1% reported a low quality of life.

Historic Preservation and Environmental Resources

Residents were offered an opportunity to note the historic and cultural sites, and environmental resources they find most important to the community. Many expressed interest in preserving the old Tyrone depot (current event center), town hall, and cemeteries.

When asked about the Town's environmental resources, many residents focused again on recreational amenities, such as multi-use paths and parks. Some comments noted that Tyrone has a wealth of park space for its size and hoped the Town would devote resources to maintaining and enhancing existing parks, while others expressed a desire to see more parks installed and all undeveloped land preserved as greenspace. Clear from all responses, however, is the high value Tyrone residents place on their greenspace.

Comments related to environmental resources that did not address recreational amenities frequently highlighted the importance residents place on protecting old-growth trees, water resources, and wildlife habitat.

Development

Survey respondents were invited to opine on the Town's development patterns, the pace thereof, and the future development needs. A question about the Town's pace of

development over recent years presented respondents with a Likert scale, with *Too Fast* on one end and *Too Slow* on the other.

How would you characterize your perception of the pace of development in Tyrone in recent years?



Figure 1: Likert Scale - Survey Responses

Keeping consistent with tension expressed by responses to the question about Tyrone's greatest challenge (competing desire for modest growth in Tyrone with a wariness of any growth for fear of sacrificing Tyrone's small-town feel), responses varied widely; however, more respondents characterized the pace of development as *Too Slow*.

Generally, residents express a greater desire for well-planned and modest growth that will allow for the maintenance of Tyrone's small-town feel than they express a desire to maintain that feel through the halting of development throughout Town.

Housing

When asked about Tyrone's housing needs, residents consistently expressed aversion to high density housing. When asked whether the town has enough or needs either more or less Senior Housing, Mixed-Income Housing, and Single-Family Housing, the majority of respondents always selected that Tyrone has the right amount.

How would you rank the following housing needs in Tyrone?

	Need More	Have the right amount	Need Less
Senior Housing	38% Need More	54% Have the right amount	8% Need Less
Mixed-Income Housing	17% Need More	49% Have the right amount	34% Need Less
Single-Family Housing	30% Need More	62% Have the right amount	8% Need Less

Figure 2: Housing Needs – Survey Responses

Transportation

Questions related to transportation asked residents about their satisfaction with different elements of the Town's transportation system and solicited input related to areas where traffic patterns are particularly dangerous for pedestrians, bicyclists, or cart riders. Many responses related to areas where traffic safety is an issue identified areas and intersections where the Town is already working to make improvements to the transportation infrastructure.

Below is a matrix wherein residents were asked to rank their satisfaction with the Town's transportation system. For most aspects identified in the survey, residents identified the infrastructure to be at least adequate, excepting only for pedestrian and bicycle safety. 57% of respondents noted that pedestrian and bicycle safety is either *Below Average* or *Poor*.

How would you rank your satisfaction with the Town's transportation system?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	1% Poor	8% Below Average	29% Adequate	35% Good	20% Excellent	7% No Opinion
Traffic Congestion	2% Poor	12% Below Average	35% Adequate	37% Good	14% Excellent	- No Opinion
Road Conditions	- Poor	12% Below Average	41% Adequate	41% Good	6% Excellent	- No Opinion
Pedestrian and Bicycle Safety	20% Poor	37% Below Average	25% Adequate	14% Good	1% Excellent	3% No Opinion

Figure 3: Satisfaction with Transportation System – Survey Responses

Broadband

Few respondents noted issues related to broadband overall, with most responses coming from residential areas that, according to the Georgia Broadband Center, are served by fixed terrestrial broadband internet.

III. Tyrone by the Numbers

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 experienced rapid growth in the latter half of the 20th century. From its incorporation until the 1970s, Tyrone's population was stable in the mid 100s. The 1980 Census reflected that the town's population had risen by 1,000 and has since grown steadily with a slight growth decline over the past decade as developable land is reduced.

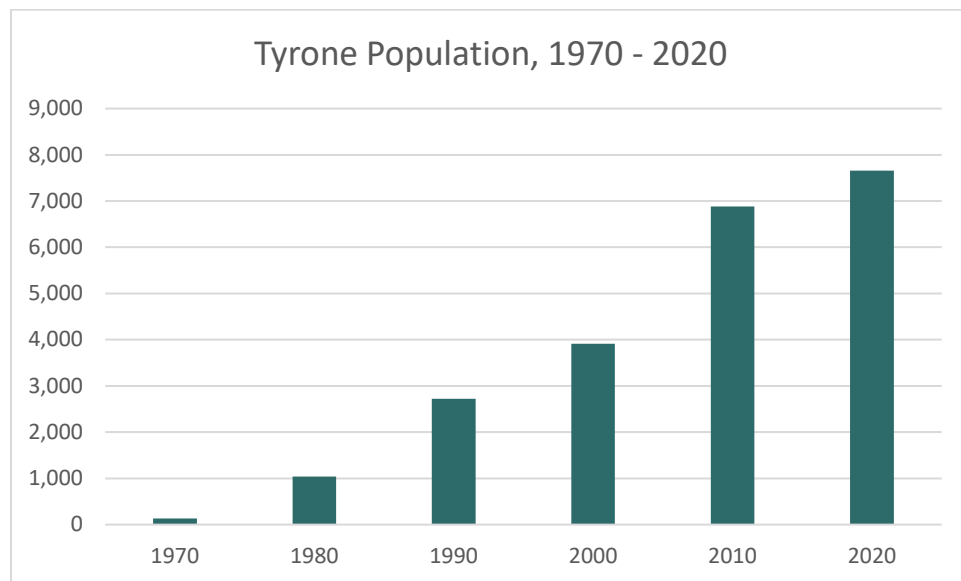


Figure 4 | Source: Decennial Census

Tyrone has a young population for Fayette County and other municipalities within the county, with a median age of 40.9 years. The county's median age sits at 43.4.

Tyrone's racial composition closely mirrors that of the County and is slightly more predominantly white than the state's population. Much of Tyrone's population is either white (65%) or Black (25%), with other races comprising about 10% of the Town's population.

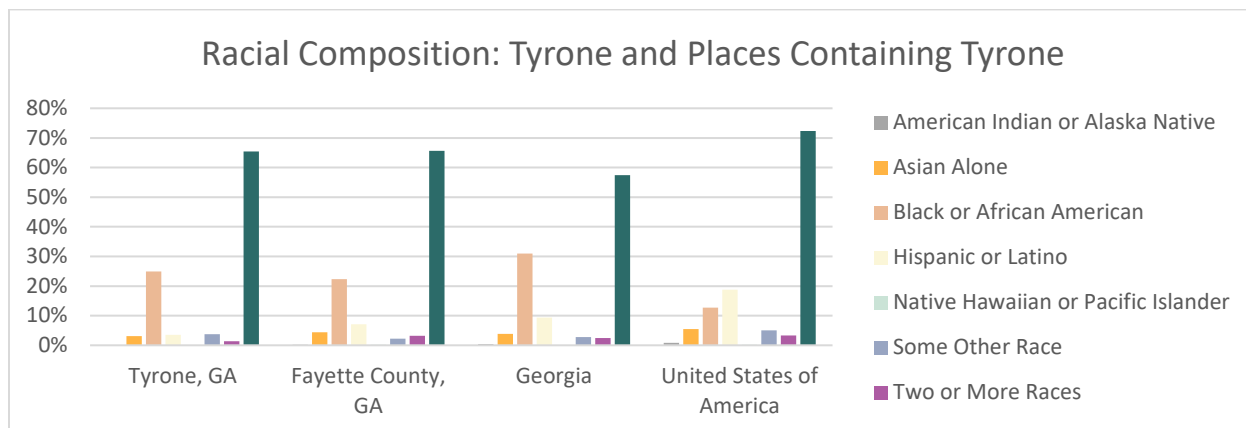


Figure 5 | Source: ACS 2020, 5-year data

Tyrone at a Glance

We can use demographic, housing, and income data to help identify whether a place's housing options are appropriate for its residents. In Tyrone, we see healthy growth levels along its population, household income, and housing stock. In fact, between 2010 and 2020, Tyrone's housing stock grew by about 400 units, or 16%, a growth rate slightly higher than total population and household growth (12% each). For the Town's housing stock to increase at a rate slightly greater than that for new households over the last decade is uncommon within the Atlanta metro area during this period, and can be an indicator of a healthy housing market in Tyrone.

Also worth note is the breakdown of housing tenure in Town. Unlike in most parts of the Atlanta metro, Tyrone has seen a modest increase in the homeownership rate of occupied housing units (up to 86% from 84%). While home values have risen by about 54% since 2010, monthly housing costs for homeowners have held steady, around \$1,900 for a typical homeowner with a mortgage.

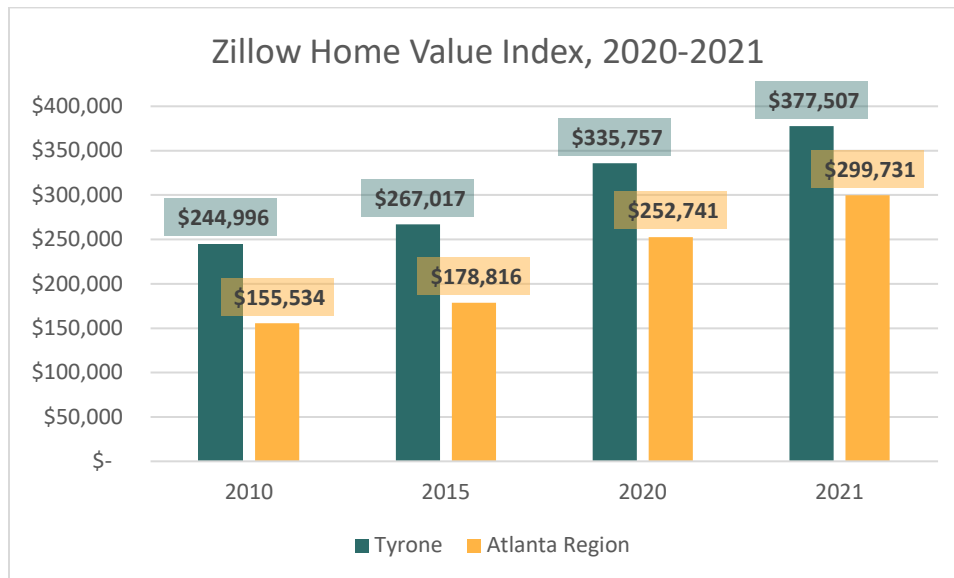


Figure 6 | Source: Zillow Research Data, 2010-2021

Home values across the metro have risen by a greater rate since 2010 (93% increase in home value, compared to 54% in Tyrone), though in dollar amount, the increase is comparable: \$133,000 increase in typical home value for Tyrone, and \$144,000 for the metro.

Tyrone's high homeownership rate is supported not only by a healthy local housing market, but also by the generally high income of its residents. The median household income for Tyrone in 2020 was \$106,422. Median household income for Tyrone is higher than that for the county and the state, as well as for most of the Town's neighboring municipalities.

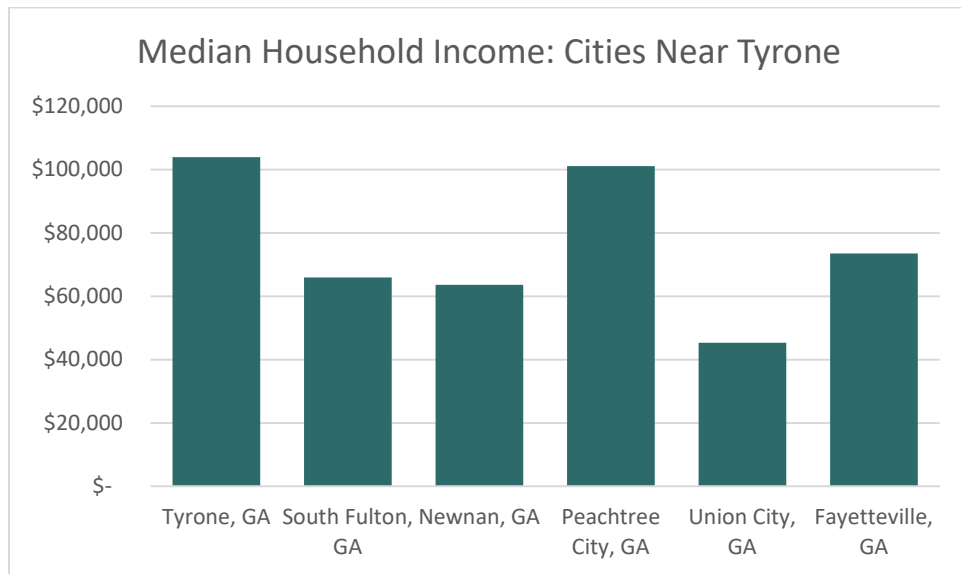
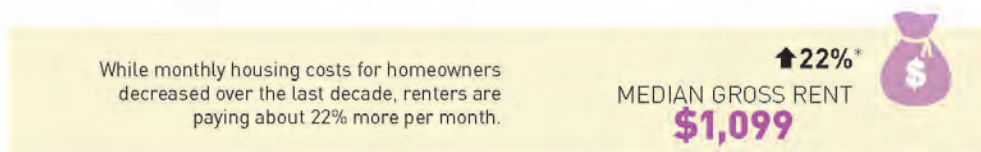


Figure 7 | Source: ACS 2020, 5-year data



TYRONE AT A GLANCE

Over the last decade, growth in Tyrone's housing stock has kept pace with the Town's population growth. Employment and income statistics are trending in positive directions, while the town has a high homeownership rate that has slightly increased since 2010.



Source for data unless otherwise noted: ACS 2020, 5-year data

* Percent change since 2010

Tyrone's Economy and Transportation

Employment Patterns of Tyrone Residents

In 2020, the Town of Tyrone had a median household income of \$106,422 and an unemployment rate of 2.5%. While those numbers may have been adversely affected by the COVID-19 Pandemic during 2020 and 2021, the economy has begun to recover. Residents of Tyrone find employment throughout the region, in a variety of industries. The Health Care sector employs the greatest number of Tyrone residents (12% of employed Tyrone residents work in this sector), followed by Transportation and Warehousing (10%), Accommodation and Food Service (9%), and Educational Services (9%).

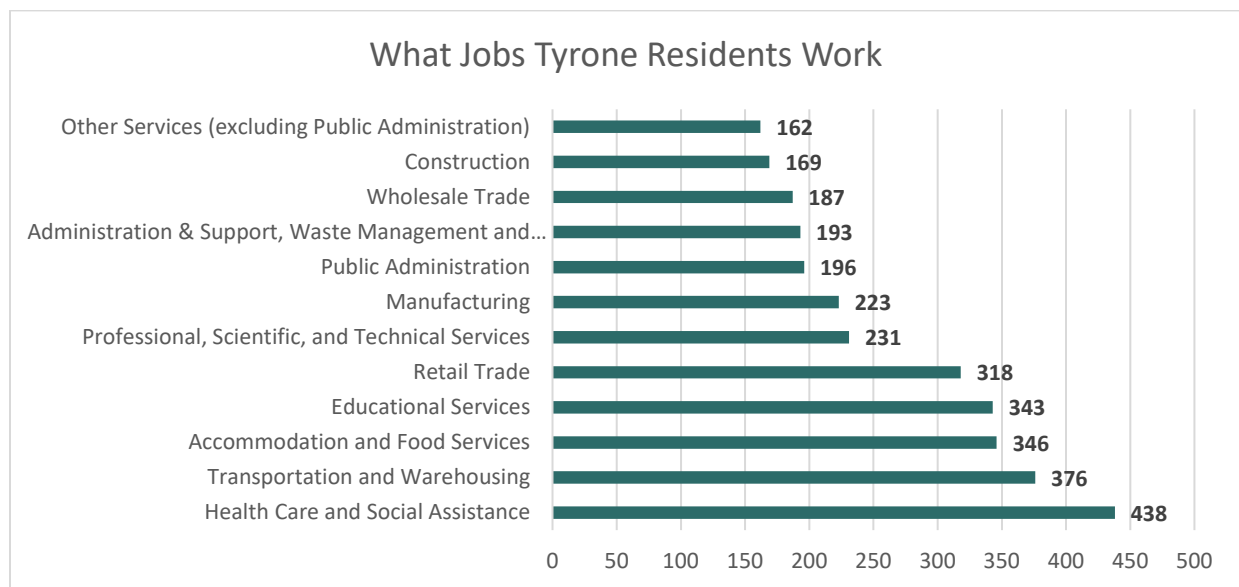


Figure 8 | Source: LEHD Origin-Destination Employment Statistics

Tyrone's proximity to I-85 and the Hartsfield Jackson Atlanta International Airport make it an attractive area to live for people employed there. The map below shows where people living in the Town are employed – the largest concentration of residents working outside Tyrone are employed at or around the Airport (larger and darker blue dots signify greater concentrations of employment). Due to Tyrone's proximity to the airport, the Transportation and Warehousing sector employs a large proportion of the Town's workers.

[illegible]

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Notice other employment hubs for Tyrone residents: Peachtree City, Fayetteville, along I-85 in Coweta and Fulton Counties, in Downtown Atlanta and Buckhead, and on the I-285 perimeter north of I-20. Prior to the pandemic, most Tyrone residents traveled by car to work (87%), with the vast majority driving alone. About 50% of Tyrone’s residents had commute times under a half hour, with the fewest residents (less than 30%) traveling 45 minutes or more to work.

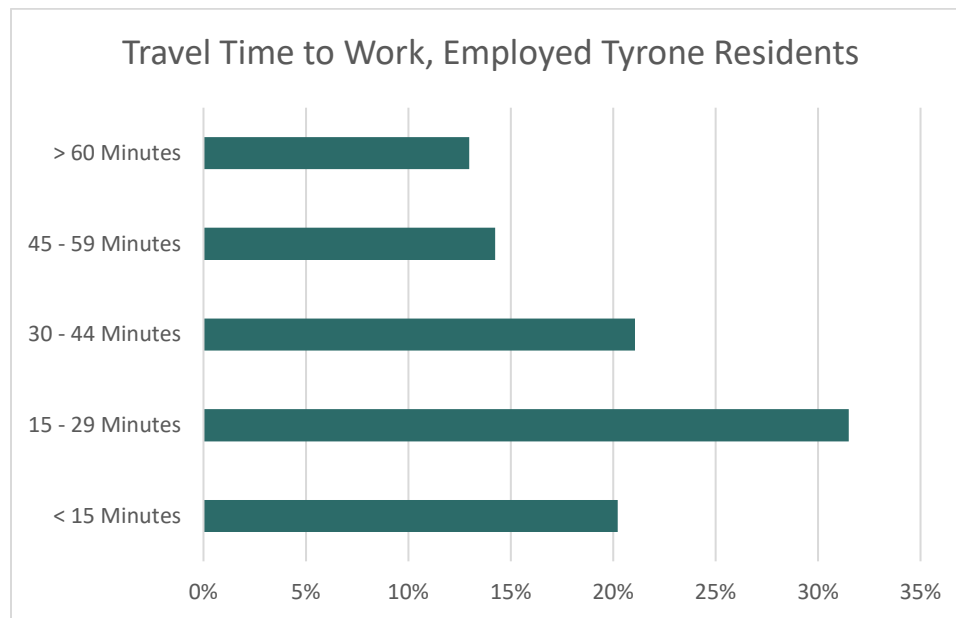


Figure 10 | Source: ACS 2020, 5-year data

Prior to the pandemic, 10% of Tyrone’s workers were able to work from home; with new telecommuting practices, it is likely that figure is higher now. 1% of the Town’s residents reported using public transportation and 1% used “other” transportation means, like taxis or ridesharing services.

Economic Activity within Tyrone

Tyrone’s local economy takes a different shape than the jobs worked by residents of the town. While the largest employment sector for Tyrone’s residents is Health Care and Social Assistance (438 jobs in 2019), only 319 Health Care and Social Assistance jobs exist in Town. Construction constitutes the greatest portion of jobs worked in or based out of Tyrone – 819 jobs in 2019, or 23% of jobs located in Town. Construction is followed by Other Services¹ (13% of jobs) and Accommodation and Food Services (12% of jobs). Tyrone’s

¹ “Other Services” comprises establishments engaged in providing services not specifically provided for elsewhere in the NAICS classification system. Establishments in this sector are primarily engaged in activities such as equipment and machinery repairs, promoting or administering religious activities, grantmaking, advocacy, etc.

unique non-profit presence likely accounts for much of what is captured by the Other Services sector.

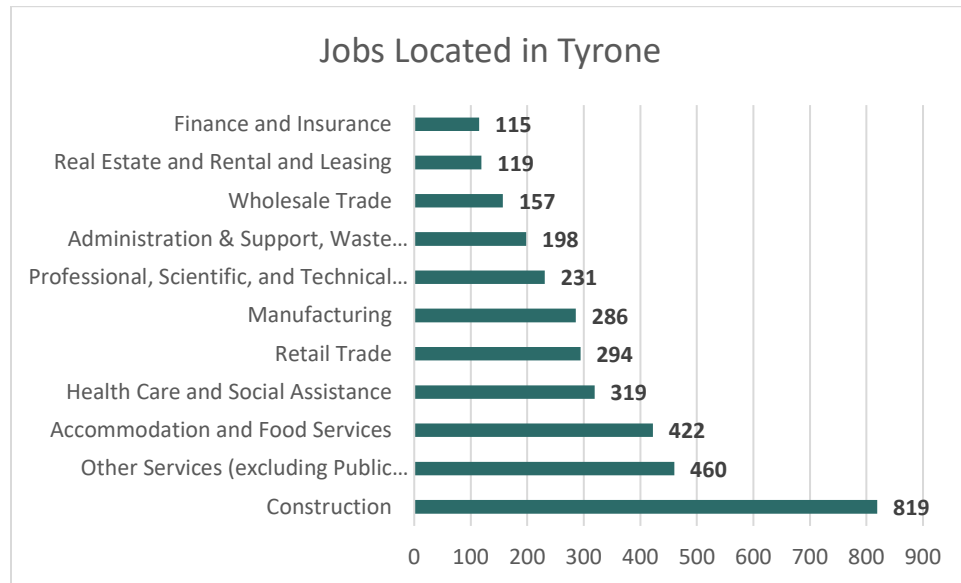


Figure 11 | Source: LEHD Origin-Destination Employment Statistics

In town, there are three main areas of employment: the Town Center area, the Highway 74 Corridor, and Shamrock Industrial Park. People commuting to work in Tyrone frequently drive from south of Town, as seen in the map below.

It is worth noting however, that many Tyrone residents also work in town. While 3,419 people commute into Tyrone for work on a typical day and 3,508 commute out, 215 of the Town's residents are employed at businesses located in Tyrone.

Where People Working in Tyrone Live

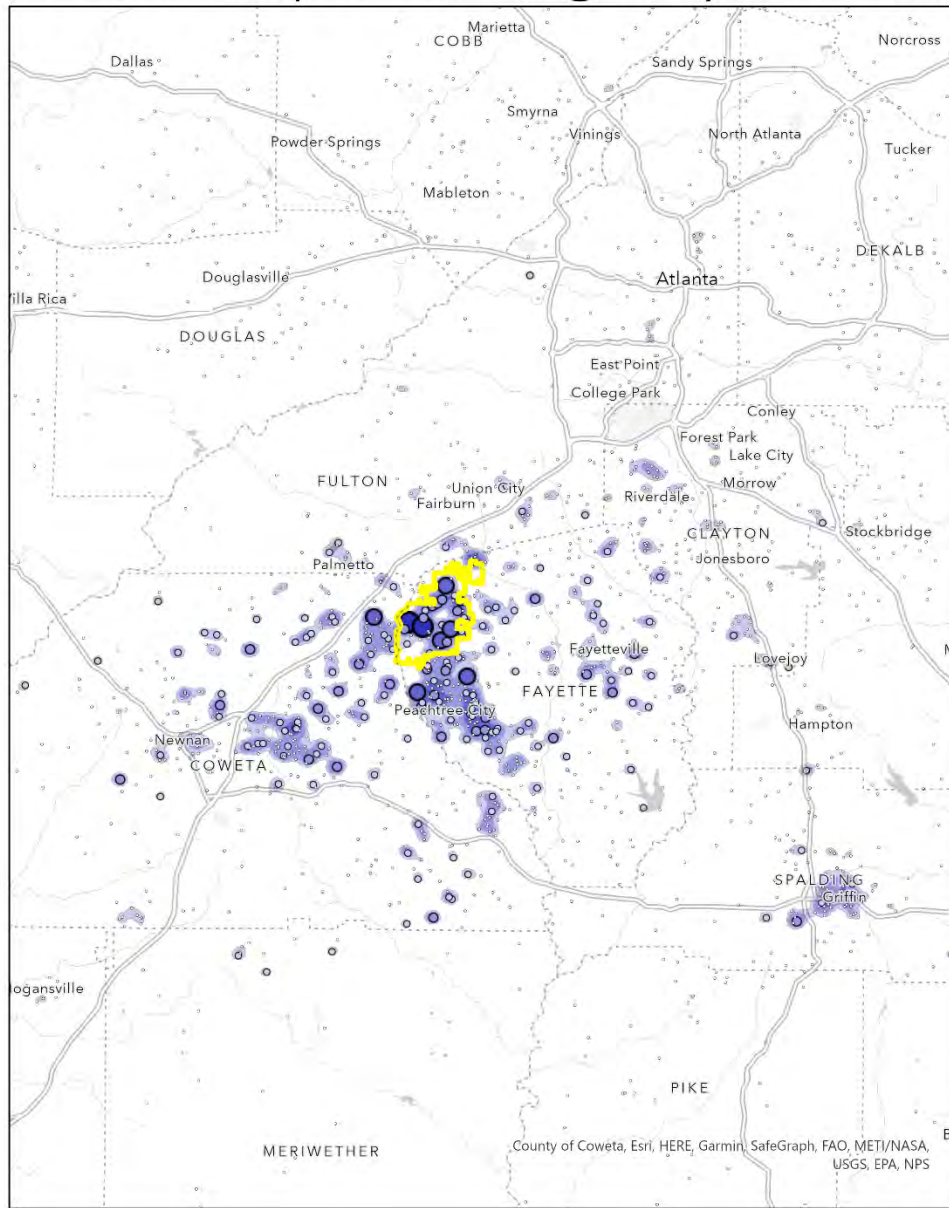


Figure 12 | Source: LEHD Origin-Destination Employment Statistics

Broadband

The digital divide became a key issue in 2020. As students and workers transitioned to being at home every day, having reliable broadband service became even more important to ensure that residents could communicate with their colleagues, families, and teachers, and complete their work or studies from home. While most of Tyrone is serviced by broadband internet, there remain a few areas in the Estate Residential and Production & Employment character areas on the periphery of Town that do not have access to broadband. Ensuring quality broadband service is and will remain crucially important to Tyrone's residents and the Town's economic vitality.

Broadband Availability, Tyrone GA

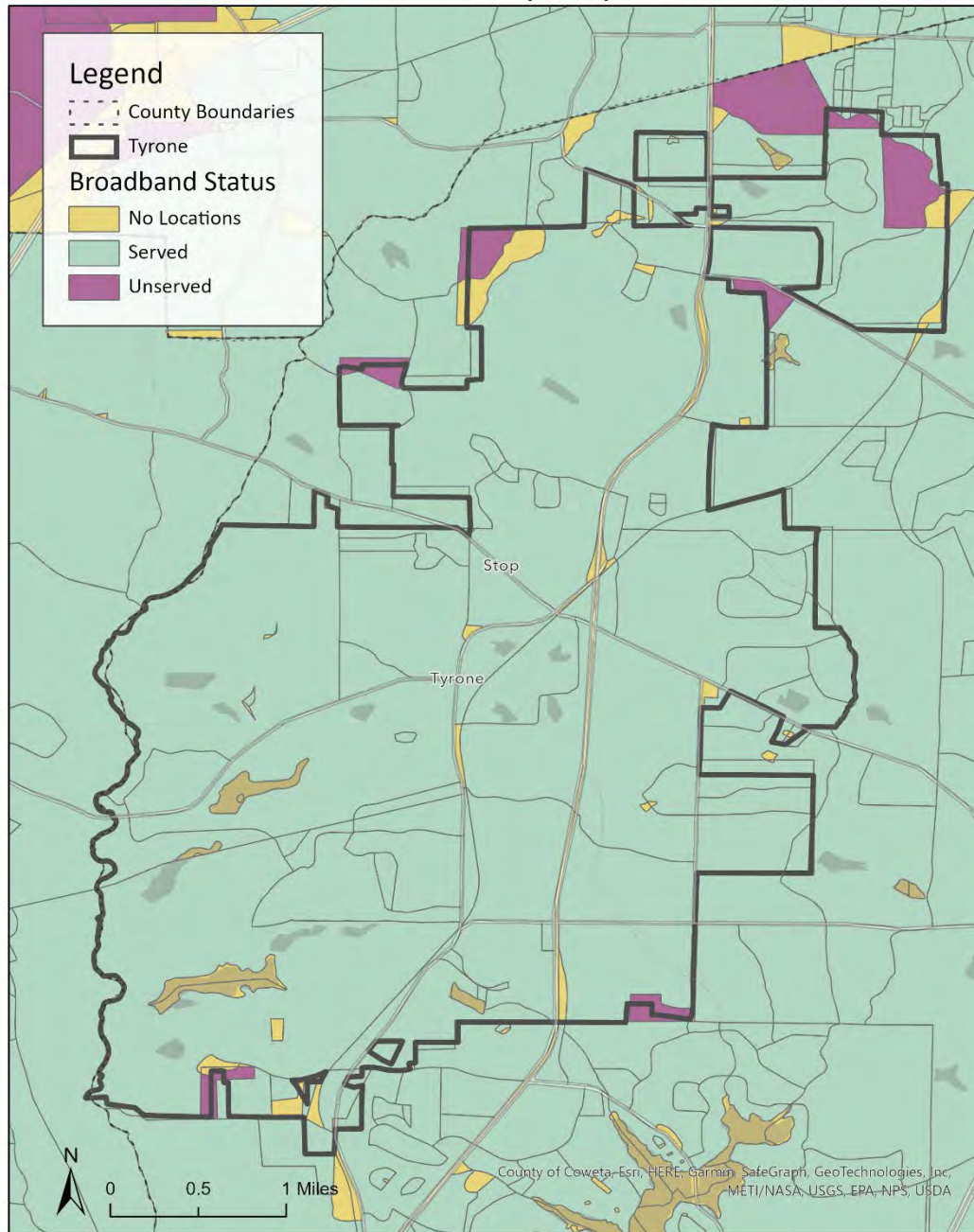


Figure 13 | Source: Georgia Broadband Center and Federal Communications Commission, 2021

Natural and Recreational Resources

Recreational Resources

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. Other parks include Fabon Brown park which is home to a small neighborhood playground and dog park, Dorthea Redwine Park, which is slated for increased recreational upgrades over the next few years, and the Town's flagship park, Shamrock Park.

Playgrounds at each of the parks have been systematically upgraded since 2017. Shamrock Park will be receiving a \$150,000 playground upgrade in 2022 to serve as the Town's primary playground and recreational amenity. Shamrock Park is also home to popular basketball and tennis courts as well as local catch-and-release fishing for residents at Shamrock Pond.

The Rodger Spencer Recreation Center is the headquarters for all recreational activities in Town. Exercise classes, pickleball matches, and many other activities serve as the basis for recreational programming in the Town with the desire to utilize vacant town-owned building spaces for classroom and studio rental to expand these services.



Natural & Conservation Resources

The Town also boasts ownership of over 100 acres of large conservation tracts with the purpose of preservation and potential passive nature usage. To this end, the Town has initiated, and hopes to continue, a strong relationship with the Southern Conservation Trust (SCT) in furthering the goals of conservation and preservation within the Town. This would start with a 60-acre tract adjacent to Handley Park planned to become Tyrone's first nature preserve. These efforts coupled with continued updates to the Town's Code of ordinances to encourage and incorporate conservation and tree protection best practices into new developments will serve as a strong foundation for continuing Tyrone's desire to preserve its natural heritage.



Multi-Use Network & 5-year Expansion Plan

Overview

Tyrone has a good foundation for a network of walkable and bikeable sidewalks and trails. Preexisting infrastructure in the form of neighborhood sidewalks, multi-use trails, and sidepaths exist in many areas of the Town. 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's basic strategy to multi-use expansion and improvements will be through the following methods:

- Planning and Construction of side paths and greenways within the Town's budget – this will be revised and updated every 5 years with new paths and connections.
- New development requirements that extend and connect paths around and within new subdivisions and commercial developments consistent with the Town's path system.
- Safety and environmental design improvements to low-speed streets for the creation of safe, low cost, and beautiful yield roadways and share-the-road streets that are safe for golf carts, cyclists, and pedestrians.
- Updating and resurfacing of preexisting paths as needed.

Tyrone plans to continue expand and connecting its 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, feel a greater sense of place, and have a recreational amenity that connects them to their favorite destinations.

Town of Tyrone

Multi-Use Path Network

Legend

Pre-existing Infrastructure

— Share the Road Surface Streets (Bikes and Carts Allowed)

— Multi-Use Paths

• • • Sidewalks

Crosswalks

 CSX Rail Line

Parks

Tyrone Tax Parcels 2018

Proposed Cart Paths (SPLOST)

Palmetto-Wynfield (700')

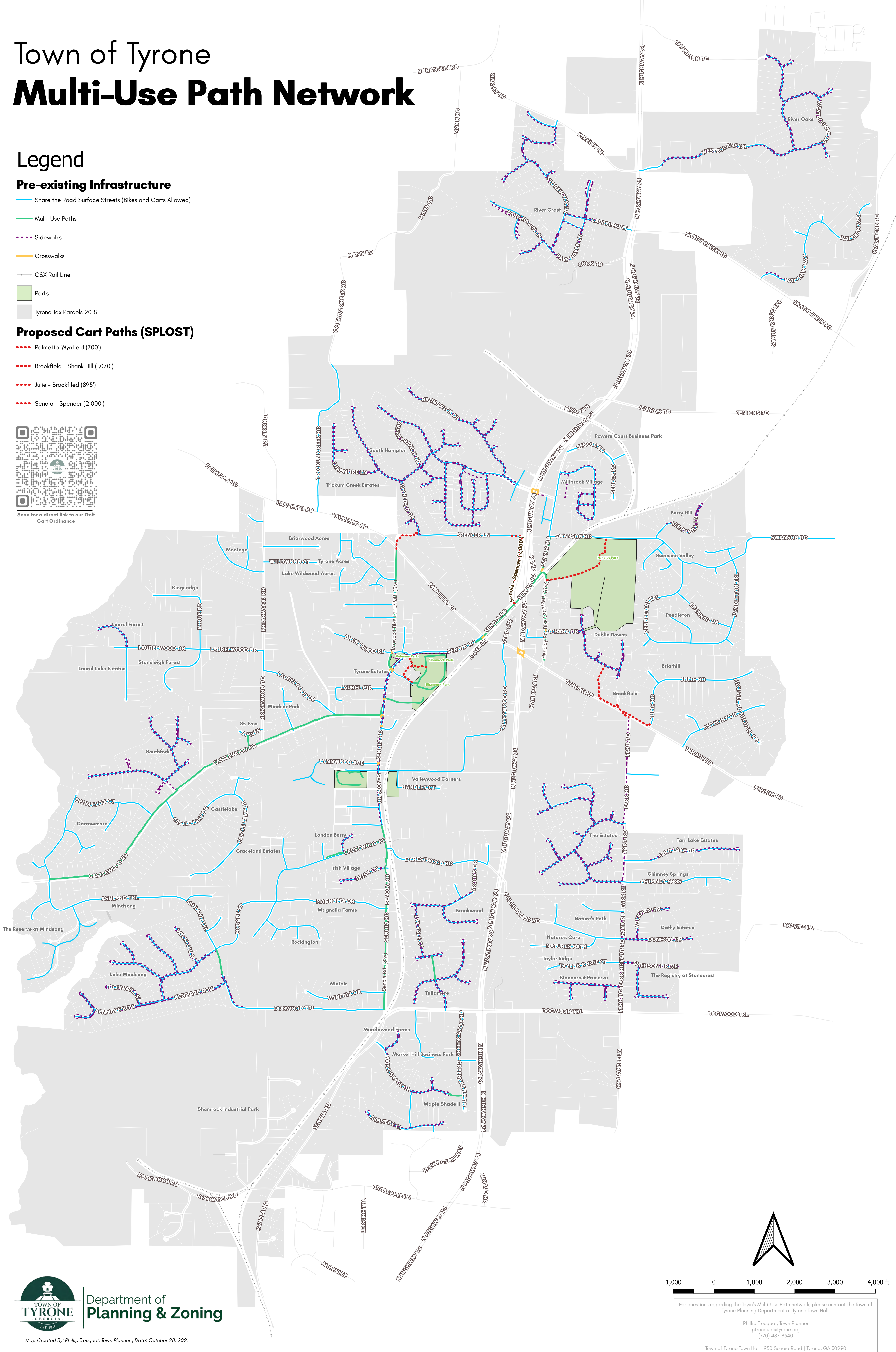
●●●● Brookfield - Shank Hill (1,070')

Julie - Brookfiled (895')

•••• Senoia - Spencer (2,000')

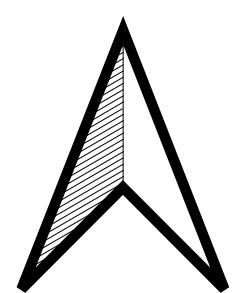


Scan for a direct link to our Golf Cart Ordinance



Department of
Planning & Zoning

Map Created By: Phillip Trocquet, Town Planner | Date: October 28, 2021



1,000 0 1,000 2,000 3,000 4,000 ft

For questions regarding the Town's Multi-Use Path network, please contact the Town of

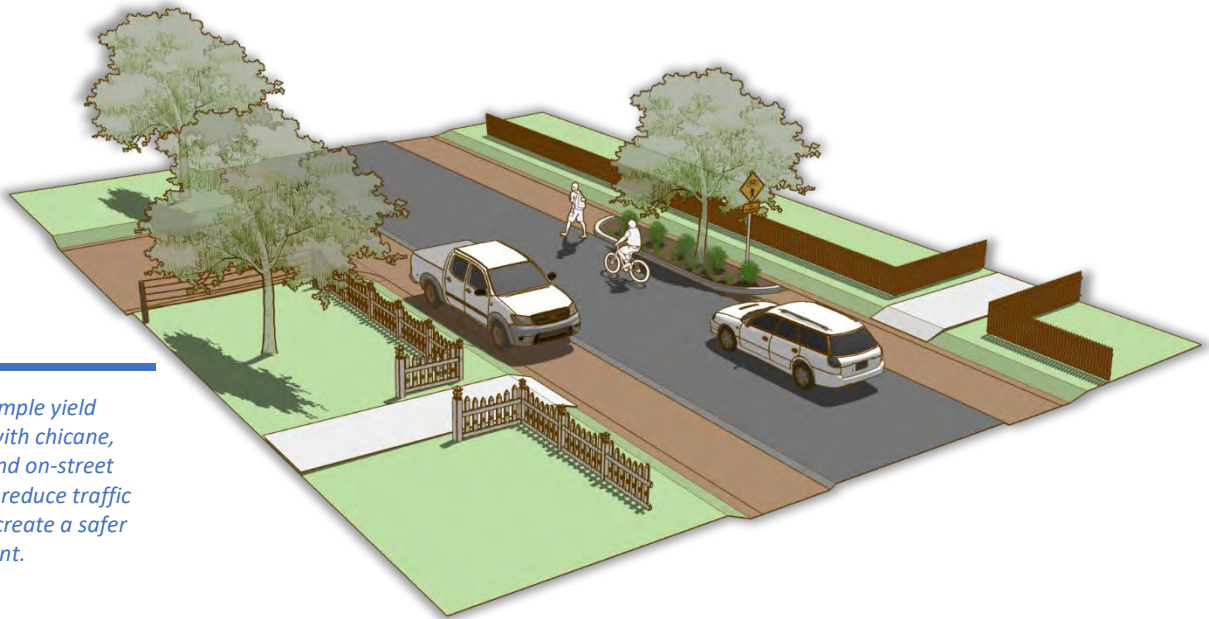
Phillip Trocquet, Town Planner
ptrocquet@tyrone.org
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Town of Tyrone Town Hall | 950 Senoia Road | Tyrone, GA 30290

Share-the-Road Street Network & Yield Roadways

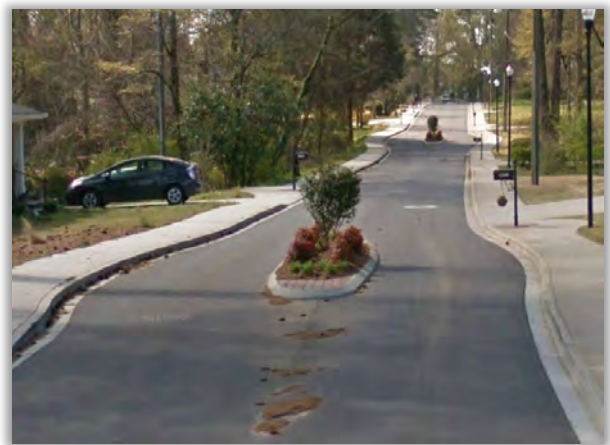
Although the town plans to build more dedicated multi-use paths as well as improve and expand sidewalks, much of the Town's preexisting street network, particularly roads within subdivisions, serves as prime opportunities for improvement and utilization as share-the-road networks otherwise known as yield roadways.

FHWA Example yield roadway with chicane, signage, and on-street parking to reduce traffic speeds to create a safer environment.



The Federal Highway Administration defines a yield roadway as a street designed to serve pedestrians, bicyclists, and motor vehicle traffic in the same slow-speed travel areas. Such streets typically have speed limits of 25mph or below and may already include sidewalks. Streets with this classification can be enhanced with environmental design improvements such as advisory shoulder striping, bicycle/golf cart share the road or lane striping, new and increased signage, reduced limits, chicanes, center islands, and speed tables that keep vehicular traffic speeds low thereby encouraging a safe environment for cyclists, golf carts, and pedestrians. A vast majority of the Town's

streets already meet these conditions with small improvements necessary to incorporate them into the Town's multi-use network.

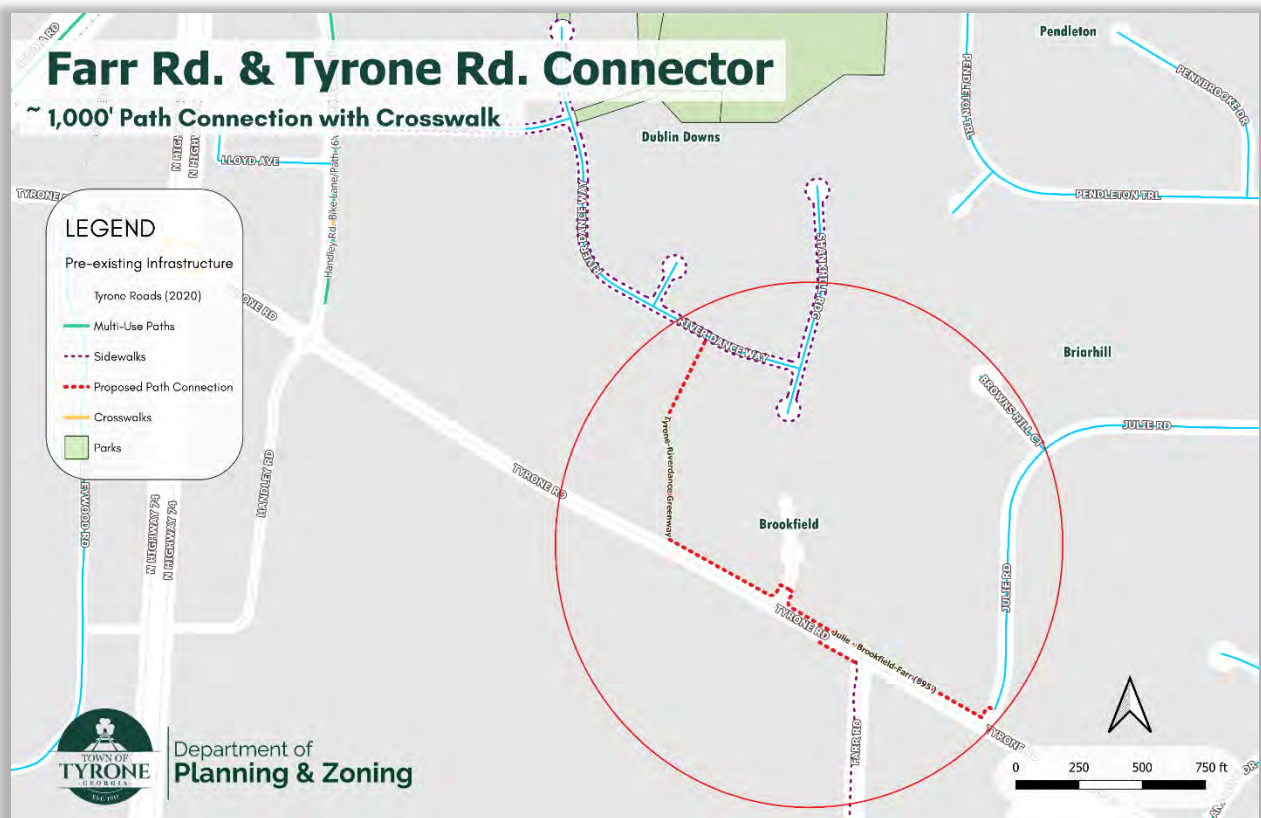


Share-the-road streets and yield roadways also serve a practical fiscal purpose of providing safer, more walkable infrastructure at a low cost. These roads prevent the need for large tax increases to pay for infrastructure expansion; this is because they use pre-built roads as the backbone of the network. Yield roadways also send a message to drivers that local streets are not high-speed thoroughfares, but rather a destination in themselves as they are the streets that people live on.

East Side – Farr Road & Tyrone Road Connector

Projected Completion: 2022

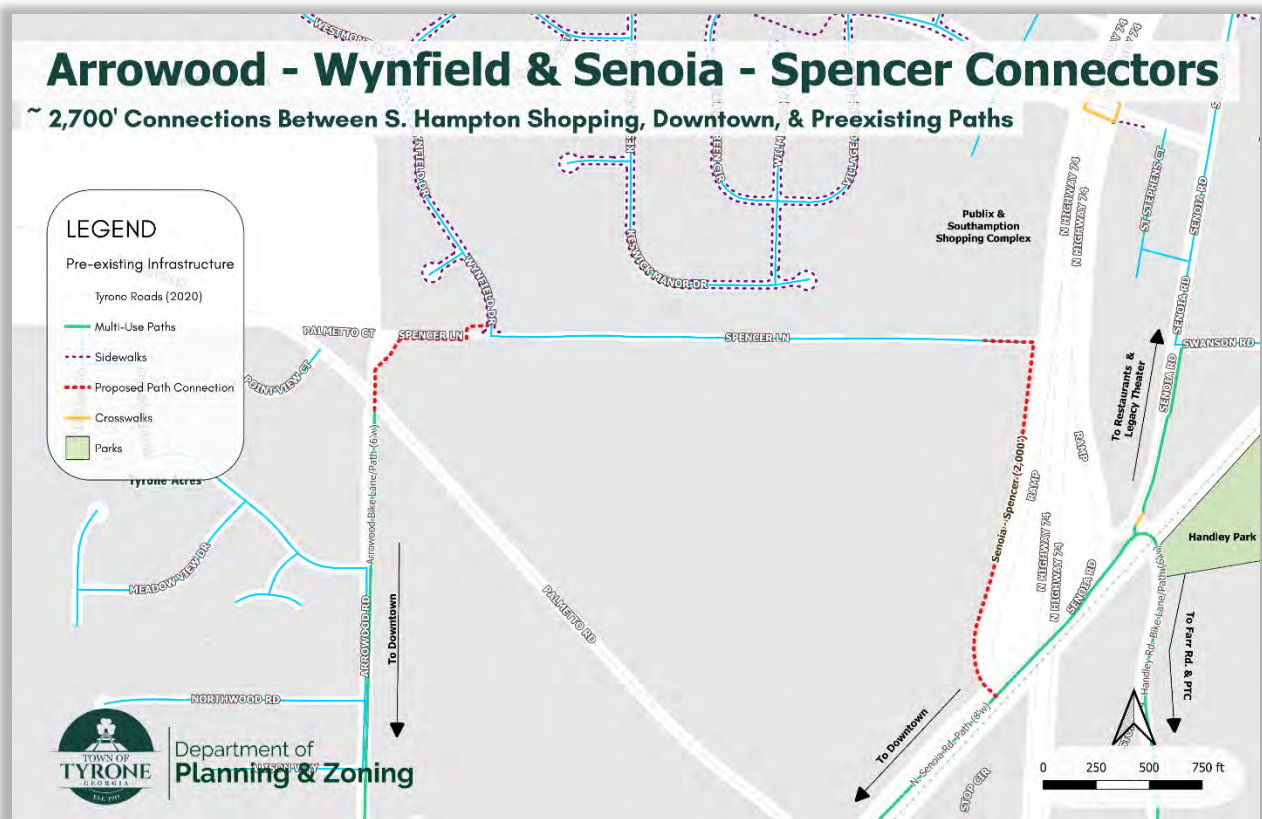
One of the Town's highest priority projects is the connection of residents off Farr Road and Tyrone Road to the preexisting path network. Currently under design and with an expected completion in 2022 is the Farr Road and Tyrone Road Connector Multi-use trail. This Trail will run from Julie Road to Riverdance Way with a crosswalk at Tyrone Road to connect Farr Road. This path will grant over 600 households a safe and dedicated connection to the Town Center District and preexisting path network all while keeping costs to a minimum in order to preserve the community's desire for efficient infrastructure that does not threaten the Town's historically low millage rate.



Southampton Shopping & Downtown Connectors

Projected Completion: 2024

Another high priority set of connections is between the Southampton/Publix Shopping Complex, Southampton neighborhood, and Town Center (Downtown) district. Southampton is currently the Town's largest neighborhood and does not have direct access to the path network. These series of connections will not only connect this neighborhood to the preexisting network and downtown but will also allow all other residents access to the Publix grocery store and other destinations at the Southampton shopping plaza. The Town Center District and Publix shopping center are the two largest destination areas in Town.



Projected Completion: 2023

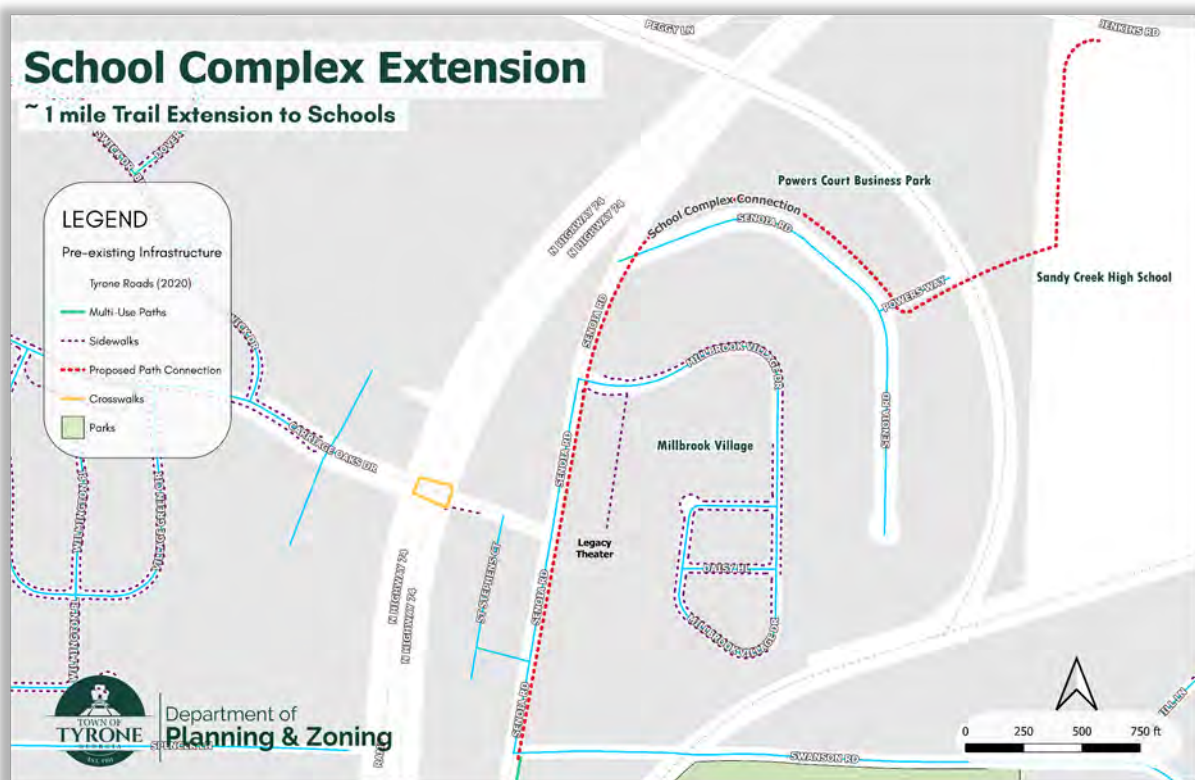
Downtown Tyrone has become a major focal point for future planning and development in town. With increasing pedestrian, golf cart, and cyclist activity as well as increasing programming and events at Shamrock Park, a multi-use connection that connects Veterans Park, Shamrock Park, and Commerce Drive together has been identified as a strong need. This path also provides better connection to the Library, Recreation Center, Post Office, and restaurants. Future development and improvement of the Old Police Station and Fire Station are also on the horizon, making better pedestrian improvements crucial to their successful operation.



School Complex Extension

Projected Completion: 2027

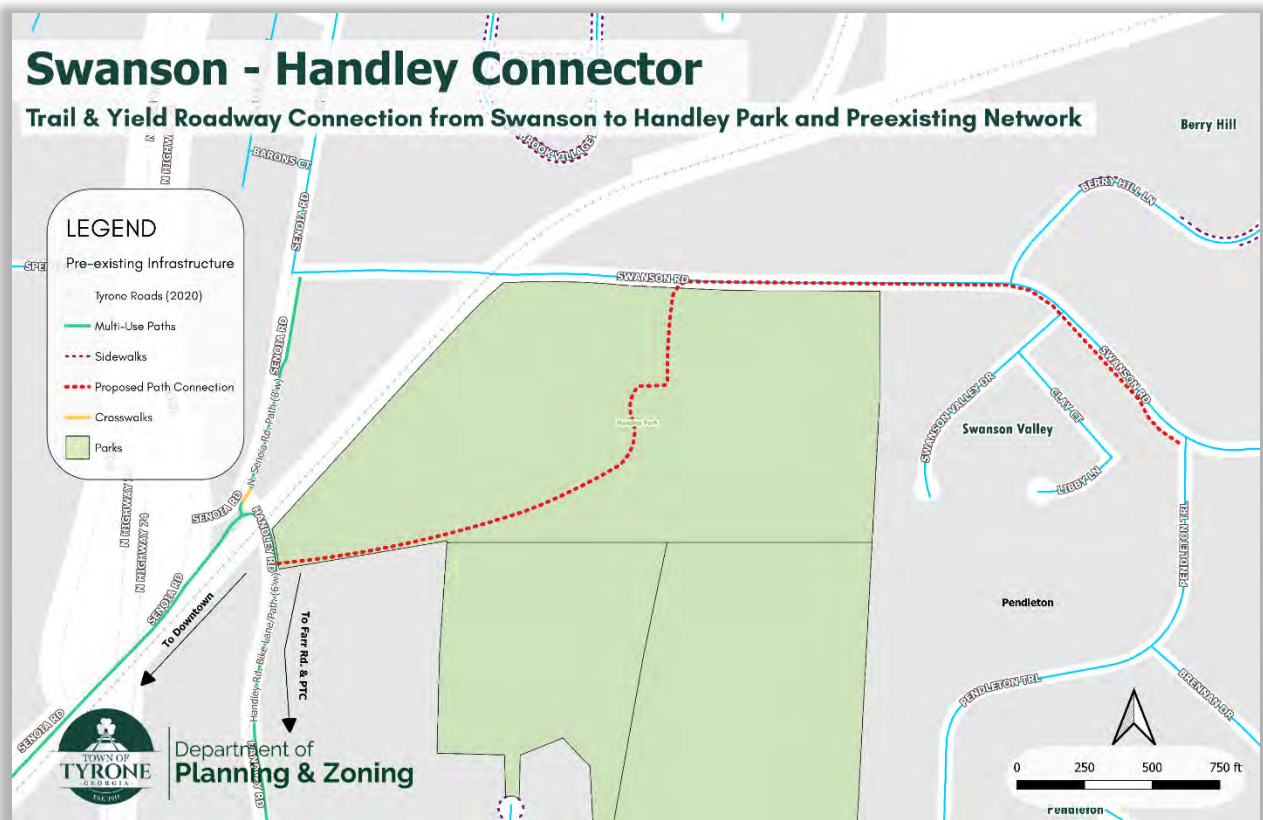
Direct path connectivity to the schools off Jenkins Road has been a logistical challenge due to the need for a rail crossing. More recent conversations with landowners and the railroad suggest that this connection could be feasible. If extended, this path would connect Robert Burch Elementary, Flat Rock Middle, and Sandy Creek High School to the Town's preexisting multi-use path system. Such a connection would incentivize alternate modes of transportation for parents, students, and faculty traveling to these school complexes.



Swanson Road Connector

Projected Completion: 2026

Swanson Road serves as a key connector for a variety of subdivisions in Town: Berry Hill, Swanson Valley, Wheaton Way, and Lake Pendleton. These subdivisions constitute roughly 150 households collectively with very close proximity to the Town's largest park, Handley Park. Given Swanson Road's low speed and design curvature, it is a perfect candidate for a yield roadway shared street that would further reduce travel speeds and provide attractive environmental design. This type of treatment to Swanson Road would be a very quick and cost-effective way to provide the short connection needed to Handley Park which has a direct connection to the Town's preexisting network.



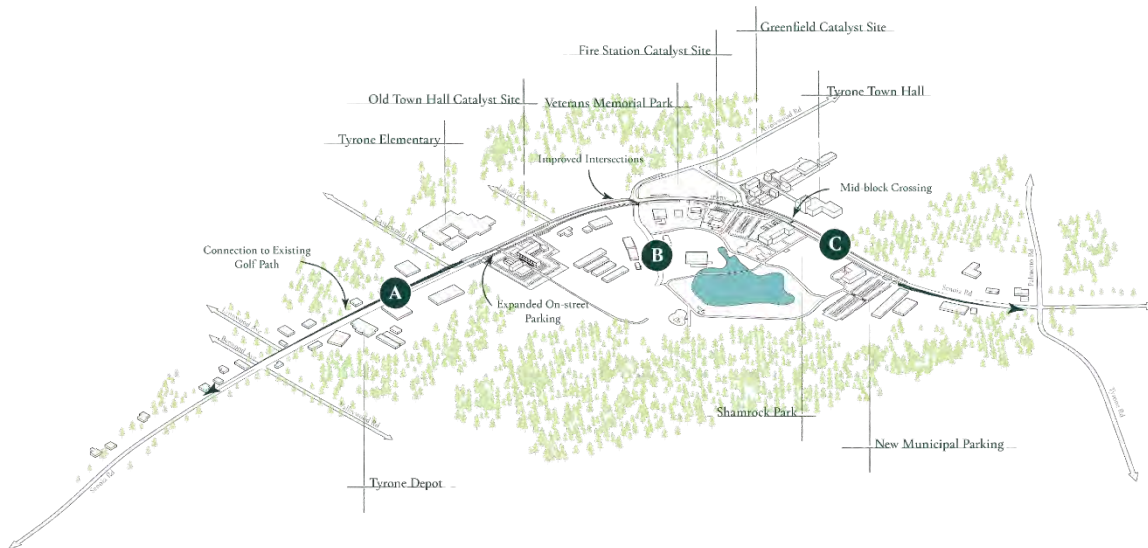
Areas of Attention

Town Center District & *Envision Tyrone* Town Center Plan (Livable Centers Initiative):

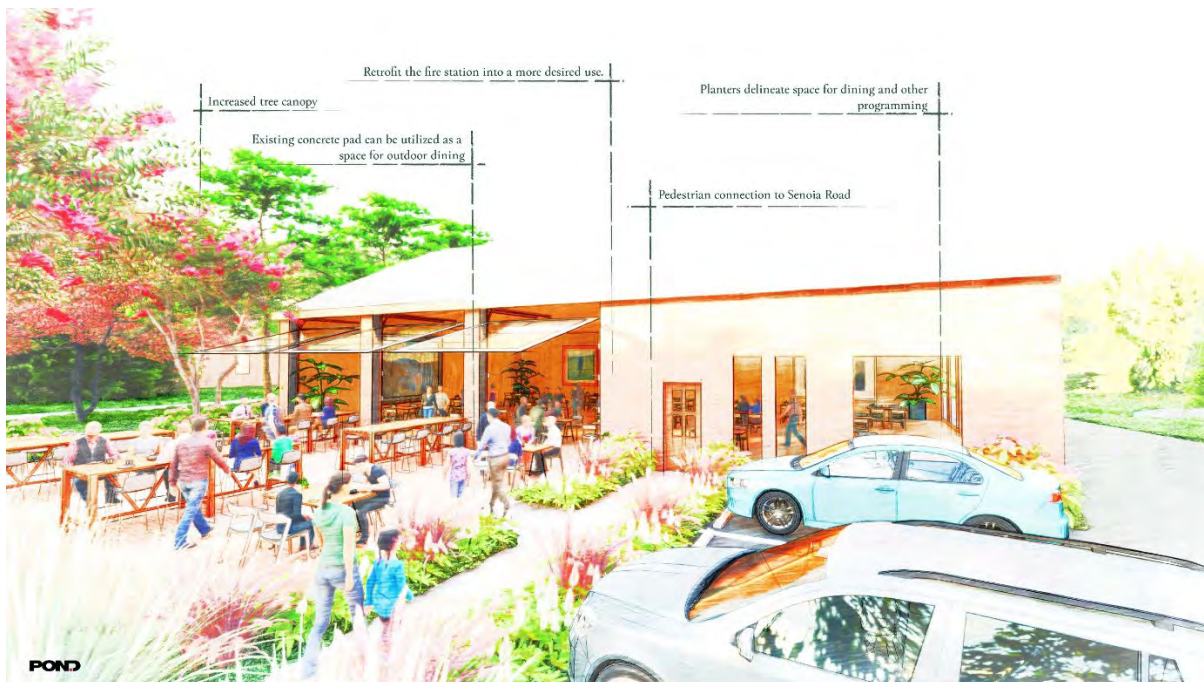
The Town Center District has been the focal point of citizen comment, community activity, town planning, and public investment for many years. The Atlanta Regional Commission's Livable Centers Initiative (LCI) is aimed at assisting communities create a consistent vision for these places in the metro Atlanta area and awarded the Town of Tyrone a \$250,000 grant to complete the *Envision Tyrone* town center plan.



The Town Center Plan is a framework designed to guide the Town, its residents, business community, and property owners as the community navigates the challenges of sustainable growth and serves as the community-based master plan for downtown Tyrone which encompasses the Town Center and In-Town Residential Future Land Use Character Areas. Whereas the Comprehensive Plan sets the planning framework for the overall community of Tyrone, the LCI focuses on the downtown area along Senoia Road.



Envision Tyrone focused on cohesive planning and connectivity opportunities for downtown including designs for street cross sections, multi-use path expansion, a holistic vision for Shamrock Park, zoning ordinance recommendations, and a market analysis that focused on a few catalytic sites primed for quick and impactful development opportunities.

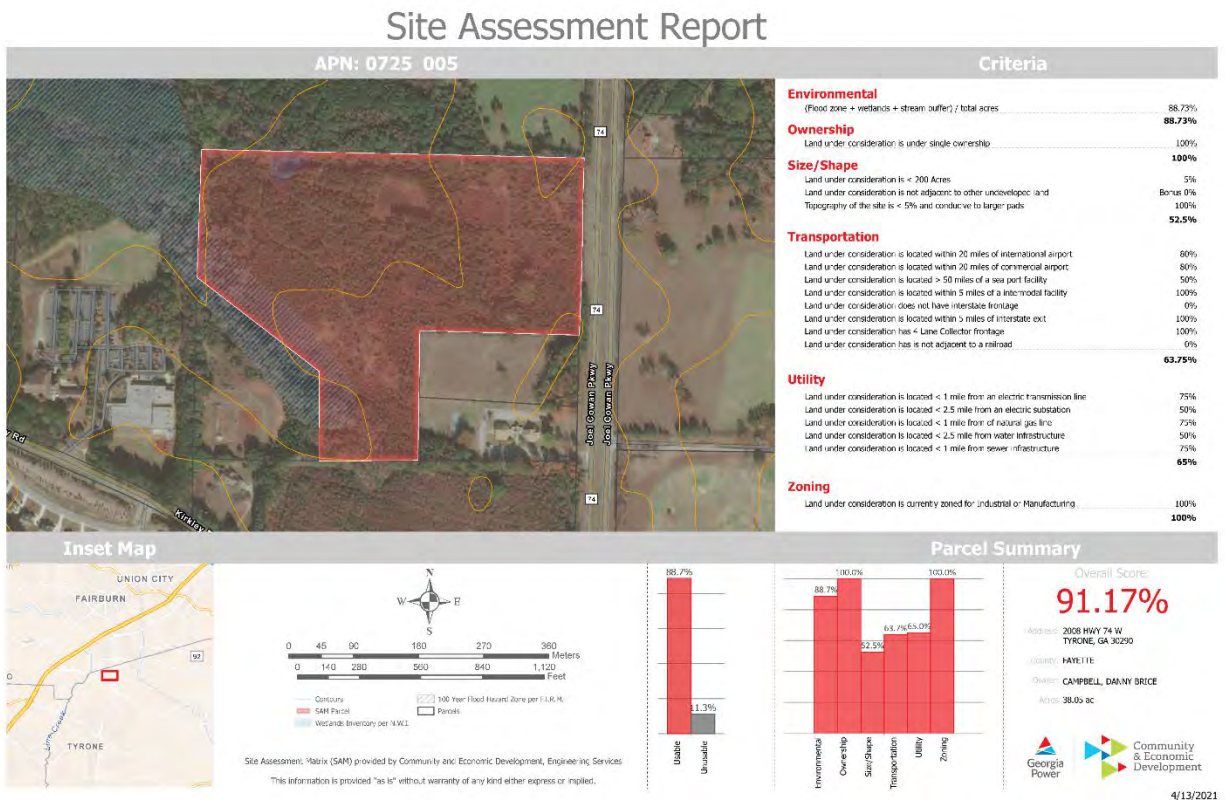


North Highway 74

Economic Development

Highway 74 north of the Jenkins Road intersection has been eyed as an area of great economic impact by the Fayette County Development Authority, Georgia Department of Economic Development, and Coweta-Fayette EMC Economic Development Department. Positioning this area for responsible and well-designed growth that promotes high-paying employment and stimulates the Town's local economy is of particular planning importance. In 2021, the Town of Tyrone Town Council held a special work session with the Fayette County Development Authority and Georgia Power department of Community and Economic Development to identify the best-positioned properties along the SR-74 corridor. Georgia Power's Site Assessment Matrix (SAM) program identified 5 major

parcels with excellent scores to attract wanted employment-based industries. These properties are some of the best-positioned parcels in Fayette County for attracting said industries.



Avoiding distribution and warehousing and encouraging employment-based industries such as light manufacturing, assembly, and fabrication is what has been identified by citizens and elected officials as a more appropriate development strategy. Other appropriate developments include business technology parks, headquarters facilities, and research/institutional facilities.

Transportation

Appropriate transportation requirements are key to preserving SR-74's role as a major thoroughfare into Fayette County. Transportation focuses on limiting curb cuts, requiring interparcel access, and potential utilization of frontage roads are key in preserving traffic flow as development occurs. The Town still participates in the SR-74 Gateway Coalition with Peachtree City, Fairburn, and Fayette County to preserve this priority along all portions of the SR-74 corridor.

Zoning, Architecture, & Landscaping

Preserving the quality nature of SR-74 is also of utmost importance. The Town's adoption of the SR-74 Quality Growth Overlay District is a zoning tool designed to maintain high standards of development from any industry or business looking to situate along the corridor. Heightened landscaping requirements and required premium building materials

such as brick and glass are some of the provisions included in the overlay that all new developments must comply with. It should be a priority for the Town to frequently visit this Overlay District to determine its effectiveness in maintaining a high-quality standard along SR-74.

Along with the SR-74 Quality Growth Overlay District is the revision of the Town's zoning code to establish a Business Technology Park zoning classification for the corridor. This zoning classification would further reinforce light industrial development that matches the community's vision for the northern portion of the corridor. Draft versions of this ordinance have already been made as of 2021 with final revisions and adoption slated for 2022.

IV. Assets and Challenges

Assets

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.

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 (HJIA) and Atlanta and surrounding employment centers.

HJIA 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.

Pinewood Studios, a large film studio of over one million square feet located between downtown Fayetteville and Tyrone attracts visitors and employees to town for housing and daily services. The studio provides an opportunity for Tyrone to diversify its economic base and spur economic development within 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

Transportation and Path System

The Town of Tyrone is developing its multi-use path system 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 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. Multiple critical intersections along Senoia Road are outlined for study and improvement in 2022 as Tyrone experiences growth.

Sewer System

The Town has expanded downtown sewer capacity in recent years. The expanded sewerage footprint has acted as a catalyst for growth in critical areas such as the Town Center District, which was identified as needful of positive infill development during the 2017 Comprehensive Plan update.

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.

Challenges

Challenges the Town of Tyrone faces are items to be addressed and monitored over time to ensure the continued long-term success of the Town.

Millage Taxation, Land Use, & Fiscal Sustainability

Being fiscally sustainable means having sufficient resources to cover the basic needs and services of residents, not just today, but over time. Land use patterns are directly related to this dynamic. The type and location of development has a large impact on the cost of providing and maintaining high quality public services and infrastructure such as streets, utilities, police services, recreation facilities & services, etc. While these services are provided by the Town, they are paid for by residents and businesses. Inefficient development patterns result in residents having to accept either lower quality services or higher costs and potentially higher taxes to pay for new development.

The Town has sustained a historically low municipal millage rate compared to surrounding cities. This millage rate has been maintained in an effort to reduce the property tax burden on citizens. Balancing the political desire of lower millage taxation, higher levels of service, and financial sustainability is a challenge the Town aims to meet through encouraging a resilient approach to development and continuing education on the relationship of land use and taxes.

Sewer System

Having expanded its downtown sewer footprint, the Town should now focusing on further increasing sewer capacity to meet the economic development demand consistent with growth desires along SR-74 and the Town Center District.

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 fire station across from Veterans Park.

- *Fayette County Development Authority (FCDA):* A Key partner in large-scale business recruitment is the 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 for larger companies along the SR-74 Corridor.
- *Downtown Development Authority (DDA):* The recently created 7-member Tyrone Downtown Development Authority (DDA) is critical in catalyzing development goals and projects in the Town Center District. Since the DDA can own, acquire, and improve property, they are an instrumental tool in implementing development and redevelopment through public-private partnerships and unique funding opportunities.

Another challenge related to business attraction lies with reticence toward growth and the community's desire to maintain Tyrone's small-town feel. The Town should explore contexts in which the community finds growth palatable, as business recruitment is key to Tyrone's fiscal sustainability.

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.

Envision Tyrone - Town Center Plan: Livable Centers Initiative

The Town was awarded a Livable Centers Initiative (LCI) study in 2020. This study resulted in a community-based master plan for downtown Tyrone. Whereas the Comprehensive Plan sets the planning framework for the overall community of Tyrone, *Envision Tyrone* focuses on the downtown area along Senoia Road with the distinct goals of:

1. Defining a distinct brand and vision for downtown Tyrone that distinguishes it from other communities.
2. Engaging with local landowners, businesses, stakeholders, and the general public to generate success.
3. Creating a future development plan that allows for flexibility, while inspiring new ideas.
4. Aligning the zoning regulations and architectural guidelines to encourage a desired form of growth and consistency throughout the Town Center District.

These goals will manifest themselves in the form of improved options that consider:

- Road safety and infrastructure upgrades to accommodate golf carts.
- Multi-use path expansion and improvement to improve pedestrian and cyclist mobility.
- Redevelopment of Town-owned properties to better contribute to downtown vitality.
- Downtown streetscaping, park improvements, and beautification that create a better sense of place along Senoia Road.
- Zoning changes that encourage desired growth and development patterns.

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.

Traffic

While the volume of vehicular traffic in Tyrone doesn't pose a challenge in and of itself, residents have noted some delays at peak hours. With increased shipping volume, freight rail has begun to cause increased traffic interruptions, and a few intersections could be improved. The Town has studies and improvements planned for all problem intersections in 2022.

V. Goals and Vision

Goals

The Town of Tyrone is a diverse and forward-looking community engaged in shaping its own future. Tyrone is working to capitalize on its small-town character, safety, and friendly townspeople that make it a vibrant and unique 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 main street district for recreation, services, and amenities, making it the Town's main destination for residents and visitors. The Town's new Downtown Development Authority will facilitate the cultivation of remarkable places, a walkable environment, and a vibrant local business atmosphere in the heart of the Tyrone.

Is a Connected Town with Quality Amenities

Tyrone will remain well connected to the region through a high-quality vehicular transportation network and it will continue to develop a robust internal, multi-modal transportation network, linking its neighborhoods, parks, and destinations with multi-use trails, sidewalks, and golf cart friendly road networks.

Has a Growing Economy with a Small-Town Feel

The town and its Downtown Development Authority will work with property owners to refresh aging retail, residential, and office properties and responsibly develop vacant tracts to preserve small-town character, promote fiscal and environmental sustainability, and make the Town an attractive destination for visitors and local businesses.

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 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 to deliver services more efficiently and maintain a regional pulse more effectively.

2017 SPLOST Referendum

With the approval of a one-cent Special Purpose Local Option Sales Tax (SPLOST) on March 21, 2017, new funds were put towards capital expenditures. This increase in funds have accelerated project completion outlined in the Town's Short-Term Work Program. Such projects include road repaving and stormwater infrastructure repair, sewer expansion, multi-use trail expansion, park improvements, new police vehicles and equipment, and the ability to match grant funds such as the recently completed LCI.

2022 LOST & SPLOST Referendum

Fayette County along with its cities are negotiating the decennial Local Option Sales Tax (LOST) distribution for the next ten years. Along with this negotiation is discussion of a renewed Special Local Option Sales Tax (SPLOST) for 2022. Goals and objectives of the 2022 SPLOST if passed would be to continue the progress made from the 2017 SPLOST - meeting demand for increased services and amenities through improved infrastructure projects. A particular focus on downtown streetscaping, traffic management, walkability, and park improvement projects will be sought through a new SPLOST as well as debt reduction on the new Town Hall.

Federal ARPA Funding

The American Rescue Plan Act (ARPA) as a COVID-19 response will leave the Town with funding aimed at improving infrastructure and reimbursing lost revenue due to the Town's response to the COVID-19 virus. These funds will be used to position the long-term security of the Town with adequate sewer capacity and infrastructure upgrades needed for future operations and growth of the Town.

Code Changes & Text Amendments

The Town aims to implement many of its goals regarding physical growth, efficiency, sustainability, character preservation, and quality through continued text amendments to the Town's Code of Ordinances. These changes will be coordinated by the Community Development Department and will continue to implement the goals of the Comprehensive Plan, Livable Centers Initiative (Downtown Master Plan), and will of the elected officials.

V. Implementation

Report of Accomplishments, 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 (2023-2027).

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. Most 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 from in implementing the Comprehensive Plan.

A Report of Accomplishments (ROA) details status updates for all STWP items from the previous Comprehensive Plan Update.

The following are the Town of Tyrone's Report of Accomplishments, Five-Year Short-Term Work Program, and Capital Improvements Element for the years of 2023-2027.

Report of Accomplishments

Work Item	Status	Notes
Intergovernmental Participation		
Continued Memberships: FCDA, FCIC, SR 74 Coalition, ARC, etc.	Completed/Ongoing	
Strategic Memberships in: FRRLS, Chamber of Commerce, Southern Crescent and McIntosh Trail Boards	Completed/Ongoing	
Community Development		
Solicitation of Federal, State, and Foundation Program Grants	Completed	LCI Grant awarded, CDAP Grants awarded in 2018 and 2020. Pursuit of FEMA Hazard Mitigation Grant. UGA SPIA Internship Grant Awarded
Continued Investment in Improving and Expanding Utility Infrastructure	Completed/Ongoing	\$2,000,000 downtown sewer expansion completed. Facilitation of fiber-optic broadband expansion in various location. Improved relationship with Fayette-Coweta EMC with obtained GIS Data.
Land Use		
Land Acquisition/Annexation	Completed	New Town Hall Land purchased, 40-acres of conservation land purchased next to Handley Park, Annexation of 35 acres on southeast border of Town.
Zoning Ordinance Analysis/Revision	Completed/Ongoing	2018 CDAP Zoning Assessment completed, various text amendments drafted and adopted particularly for the Town Center District and Community Mixed-Use districts. Future amendments drafted and ongoing.
Finance/GIS Website Integration	Completed/Ongoing	2019 Zoning Map CDAP project integrated Zoning GIS maps through ESRI on town website. Online payments now accepted. GIS database expanded significantly.

Short-Term Work Program

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

Capital Improvements Element

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

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 a development 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:

- *Estate Residential*
- *Highway Commercial*
- *Community Gateway*
- *Town Center District*
- *Production and Employment*
- *Traditional Neighborhood/ In-Town Residential*

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. This being said, properties that exist on the edge of character areas can be considered as "transitional" properties that may accommodate a zoning classification in between the two classifications that exist on either side of the character area boundary. An example of this may be a property situated on the edge of the Highway Commercial Character area abutting rural land in the Estate Residential Character area. Such properties may be suitable for Office as opposed to Heavy/Highway Commercial as a step-down transition between character areas. This should be taken only on a case by case basis and determined by the professional recommendation of staff and the Town's Planning Commission.

Town of Tyrone

Future Development Map

Legend

Character Areas

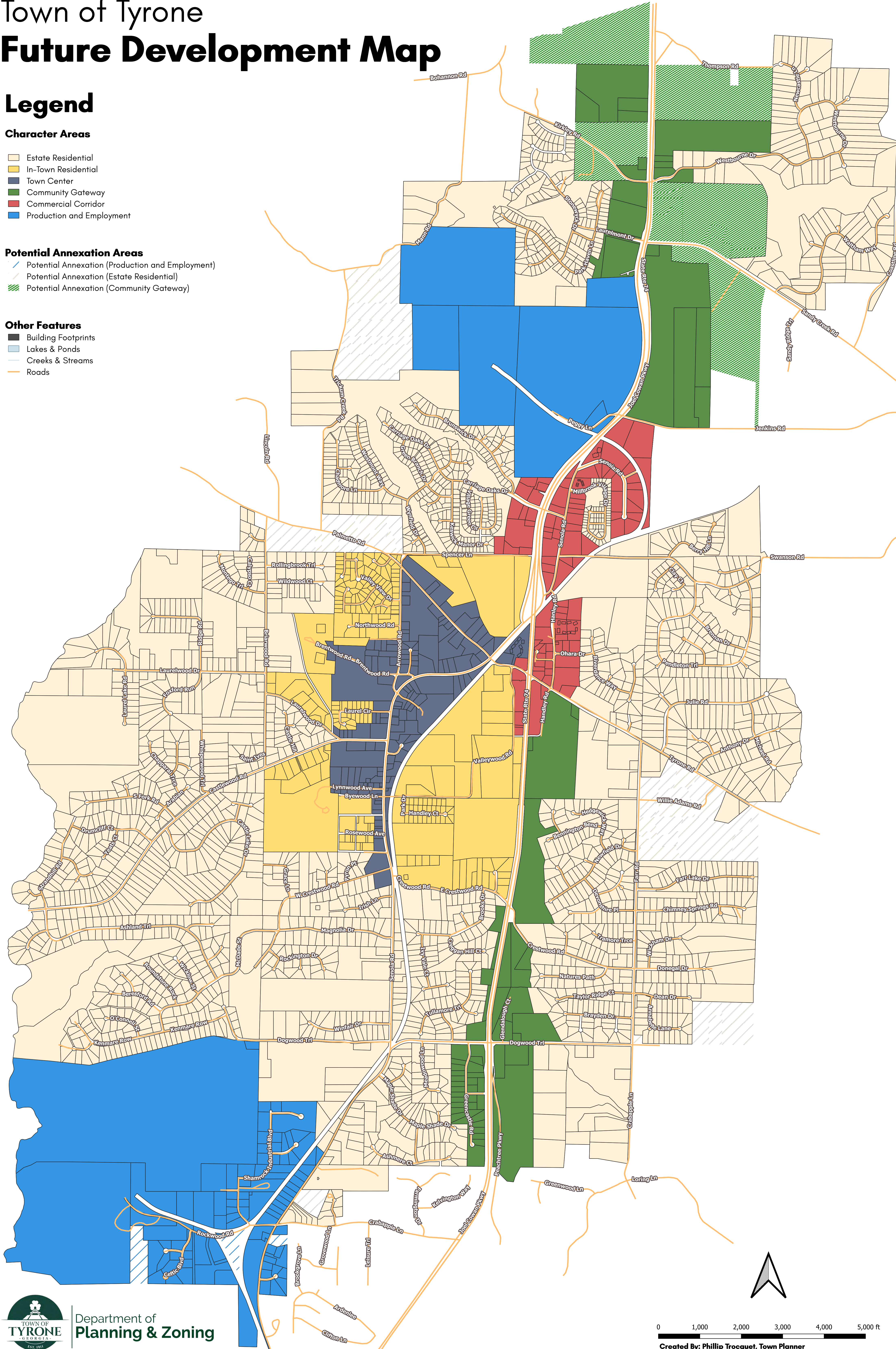
- Estate Residential
- In-Town Residential
- Town Center
- Community Gateway
- Commercial Corridor
- Production and Employment

Potential Annexation Areas

- Potential Annexation (Production and Employment)
- Potential Annexation (Estate Residential)
- Potential Annexation (Community Gateway)

Other Features

- Building Footprints
- Lakes & Ponds
- Creeks & Streams
- Roads



Town Center District

Appropriate Zoning Classifications: Town Center Overlay, TCMU, C-1, O-1, TR, OS, and E-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.

Development Strategy

Downtown should include a mixture of retail, office, and services as infrastructure is updated. The primary development mix should be commercial with supporting residential. The design should be pedestrian oriented around strong, walkable connections between different uses with Shamrock Park serving as the central public space. Road edges should be clearly defined by locating buildings at street level with parking in the rear. Road connections should be made wherever possible in order to allow for traffic dispersion in a grid-like fashion. Enhance the pedestrian-friendly environment by adding sidewalks, streetscaping, street trees, traffic calming, and creating other multi-use routes linking neighboring communities and major destinations such as the Tyrone Branch Library, Recreation Center, Post Office, Town Hall, Tyrone Museum, Tyrone Elementary, Shops, Restaurants, Services, and the four downtown parks: Fabon Brown, Dorthea Redwine, Veterans, and Shamrock Park.

For portions of the Town Center District bisected by the CSX rail line, direct grade-separated multi-use connections should be made a requirement of development. For large mixed-use development proposals over 3-5 acres, conservation styling of the subdivision should be highly encouraged with large percentages of open space (30%-60%) incorporated into the design and layout. Building heights should not exceed three stories.

In-Town Neighborhoods

Appropriate Zoning Classifications: Town Center Overlay, TCMU (Primarily Residential), TR, DR, RMF, 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 supporting the center of Town. The proximity of the nearby businesses and recreational amenities make the Traditional Neighborhoods of Tyrone a great destination for those looking to build a homes with great multi-use access, or those preferring to rehabilitate one of the oldest and most storied homes to preserve the Town's History.

Development Strategy

Promote new development that emulates the positive aspects of historic communities throughout the area such as Fayetteville, Newnan, Chattahoochee Hills, and Senoia. Traditional neighborhood developments assuming a primarily residential pattern with a small amount of supporting commercial in the correct context should emulate traditional architecture incorporating elements outlined in the Town Center Overlay. Strong vehicular and multi-use connections to commercial services as well as internal street connectivity to adjacent properties should be implemented in every new development. Conservation design of neighborhoods with clustering of housing in order to preserve large open spaces is highly encouraged and should be required along roads identified as aesthetic resources by citizens such as Valleywood Road. For portions of the In-Town Residential district bisected by the CSX rail line, direct grade-separated multi-use connections should be made a requirement of development. Residential density should be consistent with those found in the historic areas of Tyrone and in other nearby historic neighborhoods which has not exceeded 4 units/acre.

Commercial Corridor

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

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 unless otherwise permitted by GDOT.

Highway 74 Community Gateway

Appropriate Zoning Classifications South of Jenkins Road Intersection: SR-74 Quality Growth Overlay, CMU, OI, E-1, C-1, C-2, and PUD of Each

Appropriate Zoning Classifications North of Jenkins Road Intersection: SR-74 Quality Growth Overlay, BTP, CMU, OI, C-1, C-2 and PUD of Each

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 the rest of the County. 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 employment based economic development projects.

Development Strategy

The Community Gateway character area has two distinct use allowances with the intersection at Jenkins Road and SR-74 forming the boundary. All properties within this character area shall protect scenic views along the corridor. 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.

Development north of the Jenkins Road intersection shall allow planned light industrial uses in the form of Business Technology Park zoning. Such properties shall be those identified by the economic development community as potential high-value properties that can contribute the Town's local economy and provide high-paying jobs consistent with the Fayette County Development Authority's standards. Certain areas such as the tracts north of the Kirkley Road intersection shall incorporate a special traffic management requirement for the development of either frontage roads or heavy traffic interparcel access.

Development south of the Jenkins road intersection is deemed not appropriate for Business Technology Park or light industrial zoning and should emulate a conservation approach to commercial development with a finer grain of smaller buildings connected by multi-use paths and interparcel access networks.

Production and Employment

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

Description

Located on both ends of town, with smaller business parks located throughout, the Production and Employment centers of Tyrone are 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 that pass close to residential areas. Provide adequate room for expansion and limited inclusion of C-1 or C-2 zoning for support establishments to industrial employers. Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods. Screen truck docks and waste handling areas from public view.

Estate Residential

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

Description

This character area accounts for a majority share of the land use of Tyrone. The typical 1-acre Estate Residential development has the feel of the typical suburban subdivision that has been built since the mid- 20th Century. Larger lot areas of town constituting 5 acres + reflect a more rural environment. 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 Town, non-vehicular transportation infrastructure is desired to help mitigate the disconnection between the neighborhoods 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 consistent with properties

on septic tanks. 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 connections in a networking fashion that highly discourages cul-de-sacs. Since such developments do not typically generate enough taxes to cover infrastructure, Fiscal Analysis reports on the establishment of new subdivisions should be pursued as well as unique infrastructure requirements that provide a high level of amenity at a lower cost to the Town. 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.

VII.

Appendix

Visual Preference Survey Results

Town of Tyrone Comprehensive Plan Visual Preference Event

12 responses

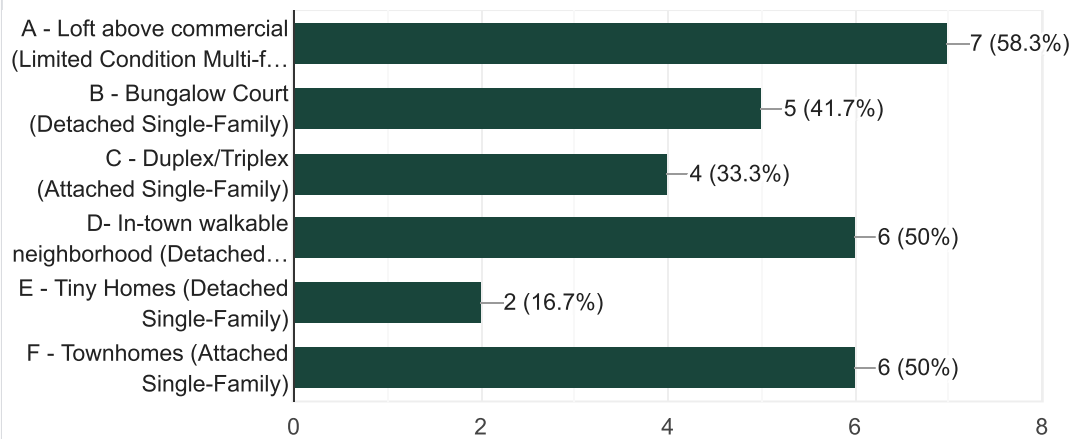
[Publish analytics](#)

In-Town Residential

Which limited-density development styles do you feel are appropriate for the downtown and In-Town Residential Character areas?

 [Copy](#)

12 responses



Do you have additional thoughts on development within the In-Town and Town Center Character area?

5 responses

Walkable improvements and cart accommodations

All these options are horrifying. They are basically the same as having apartments. I didn't see an option for one single family home, with a square footage minimum, on 1/4 acre lots.

I feel that this is loaded, because it depends on quality, but walkable and keeping a high standard without selling out, is the way to go. My family just moved from Newnan, due to some directions the city is moving towards.

connect areas with paths

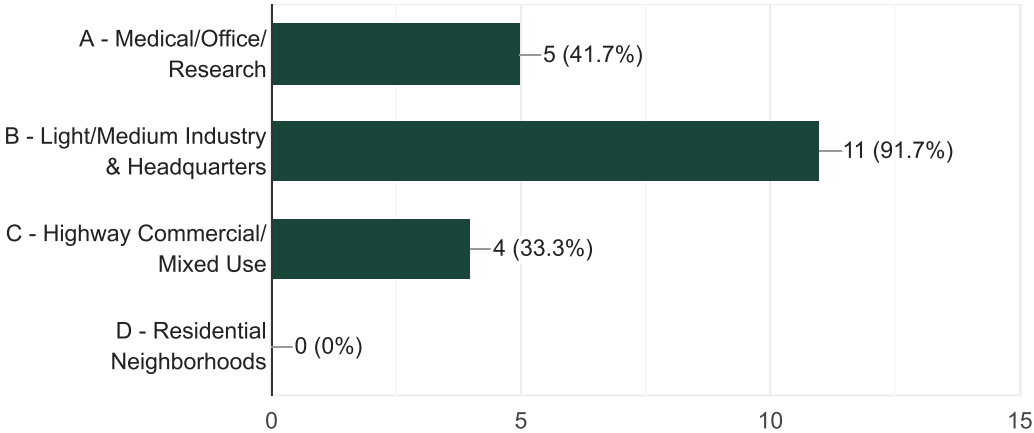
Have high standards for construction. This preserves the feel of the community. Don't allow more density than described.

Community Gateway Character Area

Which development/architectural style do you believe seems most appropriate for SR-74?



12 responses



Do you have additional thoughts on development along the Community Gateway Character Area?

4 responses

Perfect place for small businesses and restaurants.

This development style should be revisited every 5 years for appropriate adaptation by the community.

This area should be managed for traffic. I get that owners have a right to develop, but it should impact the road to the lowest degree possible and promote economic growth.

Try to have access roads

Tyrone's Future. . .

In Tyrone. . . I would like to see more:

11 responses

Restaurants and downtown activity

Restaurants

I just moved here, so not sure yet.

Small town feel

Kids friendly locations

Family entertainment options

Walkable entertainment options in the downtown area.

Along Senoia road

Life along Senoia road



In Tyrone. . . my favorite place is:

10 responses

Shamrock park

My house

Circa, Shecraft

None

Zestos

Shamrock park.

She craft

The park

She craft, circa and modern thai

In Tyrone. . . my least favorite place is:

10 responses

Handley park

South Hampton

Intersection of Crabapple Ln and Senioa Rd

Downtown

Undeveloped office space on Spencer Rd

Does the Tyrone Connections FB group count?

Unconnected path neighborhoods

The 70's buildings.

The junk yard by shamrock park or the school that is not really a school but keeping downtown from being developed.



In 10-20 years, the Town of Tyrone will be:

11 responses

A better small town

Overrun and as bad as Peachtree city

Quant and Full of local options, but amazing access to anything it doesn't have

Too busy

More diverse, younger families focused with a growing remote working community. Let us focus here

Hopefully thriving more and more golf cart accessible!

Hopefully moving forward with the times.

Better

A model small town

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

5 responses

There are plenty of bigger and quickly growing housing options in nearby towns. As a resident of Tyrone for 38+ years I wouldn't change anything about it. Growth isn't always the best option.

We have put our trust in Tyrone and the development moving forward. We bought into Tyrone for the long haul. I think there is so much potential to get it right - please always hold a high standard and not sell out - busy or quick money is not always better.

Please continue to keep us informed and of the developments from this survey.

Downtown feels very decentralized and spread out. There needs to be fun places to eat/drink and do things in the downtown area in a safe, walkable distance from the park. Once the downtown is desirable as a destination and effective as a hometown city-center, the rest of the town can fall into place.

Make cart connections feel safe for people. Paths that are close to high speed roads of 30+ mph are not going to be used. Take the speed limit down below 25 in areas where we want golf carts and people walking or riding bikes.



Google Forms



Town of Tyrone Comprehensive Plan Visual Preference Event

Included are the boards from our visual preference event if you are unable to participate in-person. Please follow the directions and select what you believe is most appropriate for the Town from the boards.

In-Town Residential

The Town Center District and In-Town Residential Districts constitute the downtown area of the Town. The in-town residential district in yellow constitutes much of the undeveloped or underdeveloped land downtown. These areas, however, serve as the walkable areas of downtown that would best serve the businesses and main street activity on Senoia Road.

The Town has heard clearly that apartments and high density housing are not preferred development patterns in this area. Understanding this, proposed development patterns that account for a gentle density increase (no more than 4units/acre) are listed to the right. These development types are commensurate with single-family homes in a walkable configuration that mimics older development patterns of the Town's historic residential communities. These developments are intended to preserve open space and connect directly to Senoia Road as Tyrone's main street.

Please click for larger image.

IN-TOWN DISTRICTS




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VISUAL PREFERENCE

Please vote for which in-town and downtown residential housing options you feel are appropriate. These development types can help address the "missing middle" of housing offerings.

<p>Loft above commercial</p>  <div style="border: 1px solid orange; width: 150px; height: 100px; margin: 10px auto; display: flex; align-items: center; justify-content: center; font-size: 40px; color: orange;">A</div>	<p>Detached Bungalow Court</p>  <div style="border: 1px solid orange; width: 150px; height: 100px; margin: 10px auto; display: flex; align-items: center; justify-content: center; font-size: 40px; color: orange;">B</div>	<p>Single-Family Attached Duplex</p>  <div style="border: 1px solid orange; width: 150px; height: 100px; margin: 10px auto; display: flex; align-items: center; justify-content: center; font-size: 40px; color: orange;">C</div>
<p>Single-Family Detached In-town neighborhood</p>  <div style="border: 1px solid orange; width: 150px; height: 100px; margin: 10px auto; display: flex; align-items: center; justify-content: center; font-size: 40px; color: orange;">D</div>	<p>Tiny Homes</p>  <div style="border: 1px solid orange; width: 150px; height: 100px; margin: 10px auto; display: flex; align-items: center; justify-content: center; font-size: 40px; color: orange;">E</div>	<p>Single-Family Attached Townhome</p>  <div style="border: 1px solid orange; width: 150px; height: 100px; margin: 10px auto; display: flex; align-items: center; justify-content: center; font-size: 40px; color: orange;">F</div>

Which limited-density development styles do you feel are appropriate for the downtown and In-Town Residential Character areas? *

- ☒ A - Loft above commercial (Limited Condition Multi-family - no more than 4units/acre)
- ☐ B - Bungalow Court (Detached Single-Family)
- ☒ C - Duplex/Triplex (Attached Single-Family)
- ☒ D- In-town walkable neighborhood (Detached Single-Family)
- ☒ E - Tiny Homes (Detached Single-Family)
- ☒ F - Townhomes (Attached Single-Family)

Do you have additional thoughts on development within the In-Town and Town Center Character area?

Walkable improvements and cart accommodations

Community Gateway Character Area

The Community Gateway District serves as the primary entryway into Tyrone from Interstate 85. Since 2017, the standards for this district have placed a high priority on architectural and landscaping standards as well as high traffic management standards for any properties that develop along the SR-74 Corridor.

The Fayette County Development Authority has identified many large parcels along this portion of SR-74 as prime properties for attracting headquarters, industry, and high-paying jobs. The Town has heard clearly that large-scale warehousing and distribution centers are not an appropriate development pattern for this area. Given this, the Town has identified light industry, headquarters, entertainment-oriented commercial/mixed use, and business park development examples in the visual preference on the right.

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VISUAL PREFERENCE

Please vote for the architecture and development style/type that seems most appropriate for SR-74 and the **Community Gateway Character Area**. Traffic Impact has also been included for reference.

Medical/Office/Laboratory Research



Traffic Impact (Trips Per Day)



A

Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



Traffic Impact (Trips Per Day)



B

Residential



Traffic Impact (Trips Per Day)



D

Which development/architectural style do you believe seems most appropriate for SR-74? *

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- ☐ C - Highway Commercial/Mixed Use
- ☐ D - Residential Neighborhoods

Do you have additional thoughts on development along the Community Gateway Character Area?

Tyrone's Future. . .

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In Tyrone. . . I would like to see more:

Restaurants and downtown activity

In Tyrone. . . my favorite place is:

Shamrock park

In Tyrone. . . my least favorite place is:

Handley park

In 10-20 years, the Town of Tyrone will be:

A better small town

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

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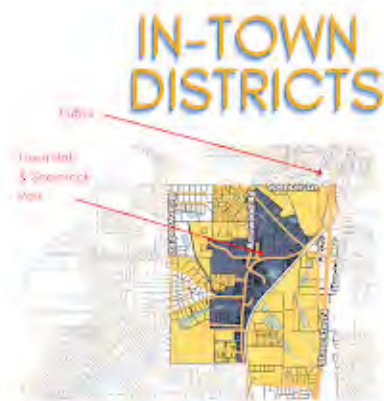
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Left above commercial



A

Detached Bungalow Court



B

Single-Family Attached Duplex



C

Single-Family Detached
In-town neighborhood



D

Tiny Homes



E

Single-Family Attached Townhome



F

Which limited-density development styles do you feel are appropriate for the downtown and In-Town Residential Character areas? *

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Medical/Office/Laboratory Research



Traffic Impact (Trips Per Day)



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Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



Traffic Impact (Trips Per Day)

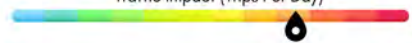


B

Residential



Traffic Impact (Trips Per Day)



D

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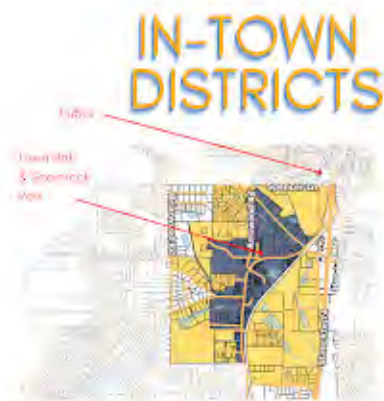
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A

Detached Bungalow Court



B

Single-Family Attached Duplex



C

Single-Family Detached
In-town neighborhood



D

Tiny Homes



E

Single-Family Attached Townhome



F

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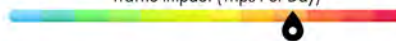


B

Residential



Traffic Impact (Trips Per Day)



D

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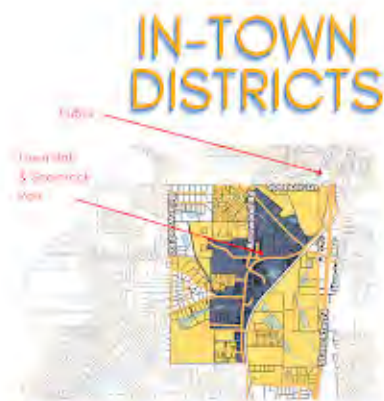
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Left above commercial



A

Detached Bungalow Court



B

Single-Family Attached Duplex



C

Single-Family Detached
In-town neighborhood



D

Tiny Homes



E

Single-Family Attached Townhome



F

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- ☐ B - Bungalow Court (Detached Single-Family)
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- ☒ D - In-town walkable neighborhood (Detached Single-Family)
- ☐ E - Tiny Homes (Detached Single-Family)
- ☒ F - Townhomes (Attached Single-Family)

Do you have additional thoughts on development within the In-Town and Town Center Character area?

I feel that this is loaded, because it depends on quality, but walkable and keeping a high standard without selling out, is the way to go. My family just moved from Newnan, due to some directions the city is moving towards.

Community Gateway Character Area

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VISUAL PREFERENCE

Please vote for the architecture and development style/type that seems most appropriate for SR-74 and the **Community Gateway Character Area**. Traffic Impact has also been included for reference.

Medical/Office/Laboratory Research



Traffic Impact (Trips Per Day)



A

Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



Traffic Impact (Trips Per Day)

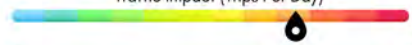


B

Residential



Traffic Impact (Trips Per Day)



D

Which development/architectural style do you believe seems most appropriate for SR-74? *

- ☒ A - Medical/Office/Research
- ☒ B - Light/Medium Industry & Headquarters
- ☐ C - Highway Commercial/Mixed Use
- ☐ D - Residential Neighborhoods

Do you have additional thoughts on development along the Community Gateway Character Area?

Tyrone's Future. . .

Please answer the following questions regarding what you would like in the Town of Tyrone. . .

In Tyrone. . . I would like to see more:

I just moved here, so not sure yet.

In Tyrone. . . my favorite place is:

Circa, Shecraft

In Tyrone. . . my least favorite place is:

Intersection of Crabapple Ln and Senioa Rd

In 10-20 years, the Town of Tyrone will be:

Quant and Full of local options, but amazing access to anything it doesn't have

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

We have put our trust in Tyrone and the development moving forward. We bought into Tyrone for the long haul. I think there is so much potential to get it right - please always hold a high standard and not sell out - busy or quick money is not always better.

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Town of Tyrone Comprehensive Plan Visual Preference Event

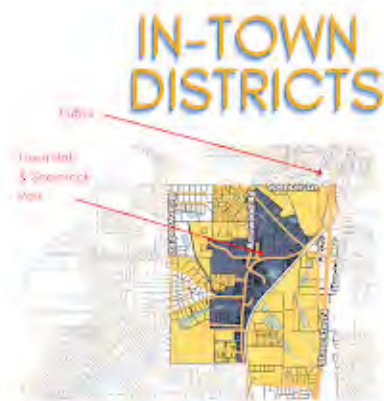
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Left above commercial



A

Detached Bungalow Court



B

Single-Family Attached Duplex



C

Single-Family Detached
In-town neighborhood



D

Tiny Homes



E

Single-Family Attached Townhome



F

Which limited-density development styles do you feel are appropriate for the downtown and In-Town Residential Character areas? *

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Medical/Office/Laboratory Research



Traffic Impact (Trips Per Day)



A

Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



Traffic Impact (Trips Per Day)

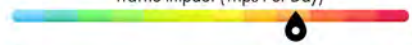


B

Residential



Traffic Impact (Trips Per Day)



D

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Do you have additional thoughts on development along the Community Gateway Character Area?

Tyrone's Future. . .

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In Tyrone. . . I would like to see more:

Small town feel

In Tyrone. . . my favorite place is:

In Tyrone. . . my least favorite place is:

In 10-20 years, the Town of Tyrone will be:

Too busy

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

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Town of Tyrone Comprehensive Plan Visual Preference Event

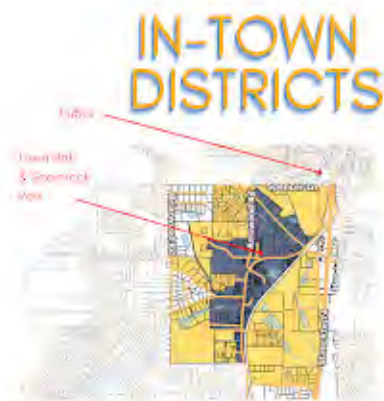
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Left above commercial



A

Detached Bungalow Court



B

Single-Family Attached Duplex



C

Single-Family Detached
In-town neighborhood



D

Tiny Homes



E

Single-Family Attached Townhome



F

Which limited-density development styles do you feel are appropriate for the downtown and In-Town Residential Character areas? *

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Medical/Office/Laboratory Research



Traffic Impact (Trips Per Day)



A

Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



Traffic Impact (Trips Per Day)



B

Residential



Traffic Impact (Trips Per Day)



D

Which development/architectural style do you believe seems most appropriate for SR-74? *

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- ☐ C - Highway Commercial/Mixed Use
- ☐ D - Residential Neighborhoods

Do you have additional thoughts on development along the Community Gateway Character Area?

Please answer the following questions regarding what you would like in the Town of Tyrone. . .

In Tyrone. . . I would like to see more:

Kids friendly locations

In Tyrone. . . my favorite place is:

None

In Tyrone. . . my least favorite place is:

Downtown

In 10-20 years, the Town of Tyrone will be:

More diverse, younger families focused with a growing remote working community. Let us focus here

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

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Town of Tyrone Comprehensive Plan Visual Preference Event

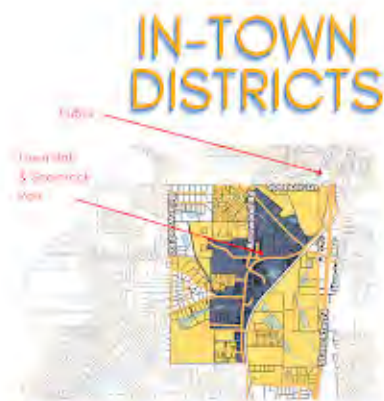
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Left above commercial



A

Detached Bungalow Court



B

Single-Family Attached Duplex



C

Single-Family Detached In-town neighborhood



D

Tiny Homes



E

Single-Family Attached Townhome



F

Which limited-density development styles do you feel are appropriate for the downtown and In-Town Residential Character areas? *

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Medical/Office/Laboratory Research



Traffic Impact (Trips Per Day)



A

Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



Traffic Impact (Trips Per Day)

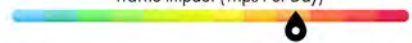


B

Residential



Traffic Impact (Trips Per Day)



D

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Do you have additional thoughts on development along the Community Gateway Character Area?

This development style should be revisited every 5 years for appropriate adaptation by the community.

Please answer the following questions regarding what you would like in the Town of Tyrone. . .

In Tyrone. . . I would like to see more:

Family entertainment options

In Tyrone. . . my favorite place is:

Zestos

In Tyrone. . . my least favorite place is:

Undeveloped office space on Spencer Rd

In 10-20 years, the Town of Tyrone will be:

Hopefully thriving more and more golf cart accessible!

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

Please continue to keep us informed and of the developments from this survey.

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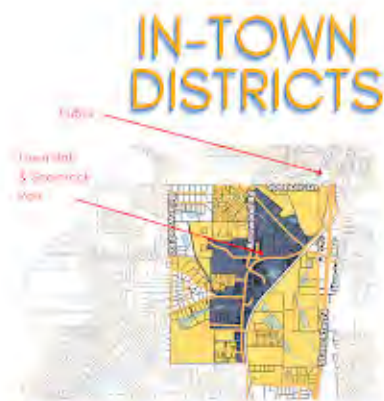
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A

Detached Bungalow Court



B

Single-Family Attached Duplex



C

Single-Family Detached
In-town neighborhood



D

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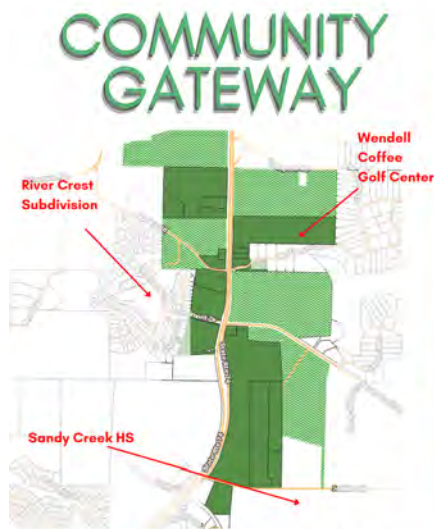
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Medical/Office/Laboratory Research



Traffic Impact (Trips Per Day)



A

Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

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Traffic Impact (Trips Per Day)



B

Residential



Traffic Impact (Trips Per Day)



D

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Do you have additional thoughts on development along the Community Gateway Character Area?

Please answer the following questions regarding what you would like in the Town of Tyrone. . .

In Tyrone. . . I would like to see more:

Walkable entertainment options in the downtown area.

In Tyrone. . . my favorite place is:

Shamrock park.

In Tyrone. . . my least favorite place is:

Does the Tyrone Connections FB group count?

In 10-20 years, the Town of Tyrone will be:

Hopefully moving forward with the times.

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

Downtown feels very decentralized and spread out. There needs to be fun places to eat/drink and do things in the downtown area in a safe, walkable distance from the park. Once the downtown is desirable as a destination and effective as a hometown city-center, the rest of the town can fall into place.

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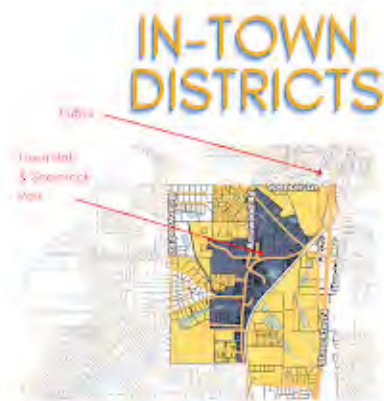
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Single-Family Attached Duplex



C

Single-Family Detached
In-town neighborhood



D

Tiny Homes



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connect areas with paths

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VISUAL PREFERENCE

Please vote for the architecture and development style/type that seems most appropriate for SR-74 and the **Community Gateway Character Area**. Traffic Impact has also been included for reference.

Medical/Office/Laboratory Research



Traffic Impact (Trips Per Day)



A

Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



Traffic Impact (Trips Per Day)

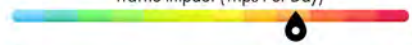


B

Residential



Traffic Impact (Trips Per Day)



D

Which development/architectural style do you believe seems most appropriate for SR-74? *

- ☐ A - Medical/Office/Research
- ☒ B - Light/Medium Industry & Headquarters
- ☒ C - Highway Commercial/Mixed Use
- ☐ D - Residential Neighborhoods

Do you have additional thoughts on development along the Community Gateway Character Area?

This area should be managed for traffic. I get that owners have a right to develop, but it should impact the road to the lowest degree possible and promote economic growth.

Tyrone's Future. . .

Please answer the following questions regarding what you would like in the Town of Tyrone. . .

In Tyrone. . . I would like to see more:

Along Senoia road

In Tyrone. . . my favorite place is:

She craft

In Tyrone. . . my least favorite place is:

Unconnected path neighborhoods

In 10-20 years, the Town of Tyrone will be:

Better

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

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Google Forms

Town of Tyrone Comprehensive Plan Visual Preference Event

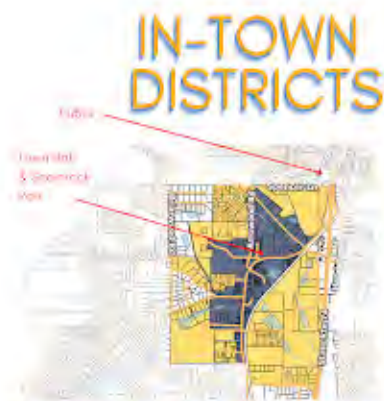
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VISUAL PREFERENCE

Please vote for which in-town and downtown residential housing options you feel are appropriate. These development types can help address the "missing middle" of housing offerings.

Left above commercial



A

Detached Bungalow Court



B

Single-Family Attached Duplex



C

Single-Family Detached
In-town neighborhood



D

Tiny Homes



E

Single-Family Attached Townhome



F

Which limited-density development styles do you feel are appropriate for the downtown and In-Town Residential Character areas? *

- ☒ A - Loft above commercial (Limited Condition Multi-family - no more than 4units/acre)
- ☒ B - Bungalow Court (Detached Single-Family)
- ☒ C - Duplex/Triplex (Attached Single-Family)
- ☒ D- In-town walkable neighborhood (Detached Single-Family)
- ☐ E - Tiny Homes (Detached Single-Family)
- ☒ F - Townhomes (Attached Single-Family)

Do you have additional thoughts on development within the In-Town and Town Center Character area?

Have high standards for construction. This preserves the feel of the community. Don't allow more density than described.

Community Gateway Character Area

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Traffic Impact (Trips Per Day)



A

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Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



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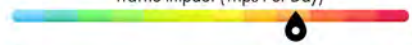


B

Residential



Traffic Impact (Trips Per Day)



D

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Do you have additional thoughts on development along the Community Gateway Character Area?

Try to have access roads

Tyrone's Future. . .

Please answer the following questions regarding what you would like in the Town of Tyrone. . .

In Tyrone. . . I would like to see more:

Life along Senoia road

In Tyrone. . . my favorite place is:

The park

In Tyrone. . . my least favorite place is:

The 70's buildings.

In 10-20 years, the Town of Tyrone will be:

A model small town

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

Make cart connections feel safe for people. Paths that are close to high speed roads of 30+ mph are not going to be used. Take the speed limit down below 25 in areas where we want golf carts and people walking or riding bikes.

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Google Forms

Town of Tyrone Comprehensive Plan Visual Preference Event

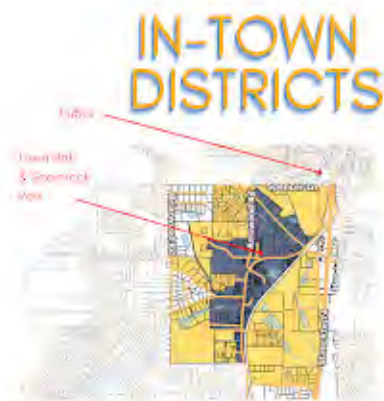
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In-town neighborhood



D

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E

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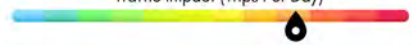


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Residential



Traffic Impact (Trips Per Day)



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Tyrone's Future. . .

Please answer the following questions regarding what you would like in the Town of Tyrone. . .

In Tyrone. . . I would like to see more:

Restaurants

In Tyrone. . . my favorite place is:

She craft, circa and modern thai

In Tyrone. . . my least favorite place is:

The junk yard by shamrock park or the school that is not really a school but keeping downtown from being developed.

In 10-20 years, the Town of Tyrone will be:

A vibrant walking community. I hope!

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

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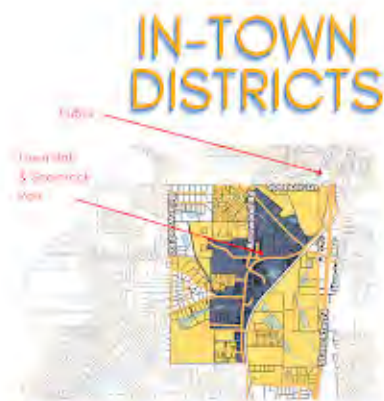
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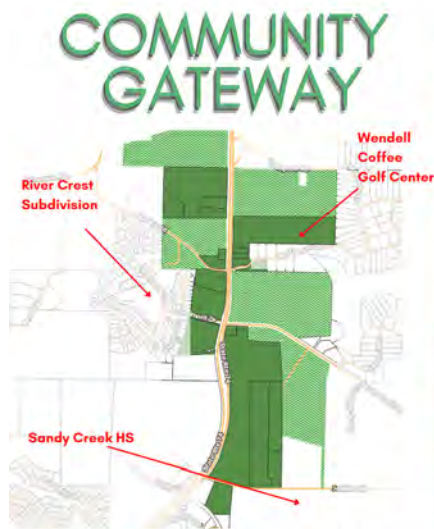
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Traffic Impact (Trips Per Day)



A

Highway Commercial & Mixed Use



Traffic Impact (Trips Per Day)



C

Light/Medium Industry & Headquarters



Traffic Impact (Trips Per Day)



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Residential



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Do you have additional thoughts on development along the Community Gateway Character Area?

Tyrone's Future. . .

Please answer the following questions regarding what you would like in the Town of Tyrone. . .

In Tyrone. . . I would like to see more:

Unique shops - Ice cream -Brewery

In Tyrone. . . my favorite place is:

Town Hall & Parks

In Tyrone. . . my least favorite place is:

Old looking buildings, set way back

In 10-20 years, the Town of Tyrone will be:

Vibrant with green space

Any additional thoughts you would like to express regarding the Tyrone Comprehensive Plan?

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Google Forms

VIII.

Appendix

Public Input Survey Results

Tyrone Comprehensive Plan Update 2022

Project Engagement

VIEWS

1,472

RESPONSES

3,407

SUBSCRIBERS

13

PARTICIPANTS

353

COMMENTS

1,350

What is Tyrone's greatest asset?

Close enough to I85 and Atlanta but still small town atmosphere with friendly people.

3 months ago

👍 98 Agree

yes

2 months ago 👍 13 Agree

Small town atmosphere

3 months ago 👍 61 Agree

Location

3 months ago 👍 35 Agree

I have lived here for 27 years and the small town feel , close neighbors, and being able to walk to most businesses is what I love. Sadly we are losing some green space

3 months ago

👍 22 Agree

It is quiet, low crime and has a peaceful small town feel. The location is great. Close enough when you need to get to the city but without feeling like you are so close.

2 months ago

👍 20 Agree

Small town. Minimum traffic lights. Minimum chain stores and restaurants.

2 months ago

👍 15 Agree

Small town, low crime, friendly community.

3 months ago

👍 15 Agree

Proximity to airport and city yet small town feel with lots of space.

3 months ago

👍 12 Agree

I believe safety is important. Consistently being in the top safest cities in Georgia is something to be proud of. I also like the small town feel. I would say, "charm" but Tyrone lacks that right now, in my opinion.

2 months ago

👍 10 Agree

Low crime, small town feel, proximity to 85 and parks/lakes.

2 months ago

👍 10 Agree

The small town atmosphere. I appreciate the locally owned small businesses.

2 months ago

👍 10 Agree

It's location to the airport and Peachtree City

3 months ago

👍 9 Agree

The small town feel and it's quiet nights. It's low crime rate— that may not stay that low as we increase businesses and allow full liquor license to attract more of the younger crowd from Fairburn, Jonesboro etc.

3 months ago

👍 8 Agree

Location. Easy access to the interstate gives easy access to Atlanta and all that goes with Atlanta. Also, close to PTC and all that it offers. Good small-town atmosphere with good people.

2 months ago

👍 7 Agree

Having that small town vibe and being close to anything you may need.

2 months ago

[👍 7 Agree](#)

Maintaining the level of security that our police force and close neighbors provide.

2 months ago

[👍 7 Agree](#)

I have lived here for 38 years. The small town atmosphere, rural feel but close to I-85 is the perfect convenient location to just about anywhere

2 months ago

[👍 7 Agree](#)

quiet, trees

3 months ago

[👍 7 Agree](#)

Low crime rate, easy going and friendly neighbors. Best perk we're a short drive away from so many areas that my family can go spend a day out and enjoy.

2 months ago

[👍 6 Agree](#)

Small town/small business support feel. Feeling safe here. The location to the interstate and corporate stores such as Target and Walmart.

2 months ago

[👍 6 Agree](#)

Small town feel

3 months ago

[👍 6 Agree](#)

Small town, everyone knows each other, walkability, Close to 85

2 months ago

[👍 5 Agree](#)

It's small town atmosphere

2 months ago

[👍 5 Agree](#)

Small-town *feel*

2 months ago

[👍 5 Agree](#)

Small town, home town feel

3 months ago

[👍 5 Agree](#)

Location and schools

3 months ago

[👍 5 Agree](#)

Safe, family oriented community with great schools that is convenient to I-85 and the airport.

2 months ago

[👍 4 Agree](#)

Nice, safe, quiet, small town atmosphere, close to everything.

2 months ago

[👍 4 Agree](#)

Location and low crime rate.

2 months ago

[👍 4 Agree](#)

Small, hometown feel and walkable downtown area.

2 months ago

[👍 4 Agree](#)

Quiet, affordable housing that is not built on top of your neighbor, low taxes, location to freeway and surrounding cities / airport, small town community feel, limited congestion on the roads, no chains rather small mom and pop stores with quality built in, golf cart infrastructure paths somewhat available (would like to see more to help carts avoid streets and more connected routes), shamrock park, city events.

one month ago

[!\[\]\(2bdfe261b986065ee0ac76460d6528c9_img.jpg\) 3 Agree](#)

Small town, location, friendly atmosphere, a safe place to live. Low crime

2 months ago

[!\[\]\(23d9fc146e83b5c3013cfa32c784f8d5_img.jpg\) 3 Agree](#)

Shamrock Park

2 months ago

[!\[\]\(05be7c7a8995decd503647c99211f7c2_img.jpg\) 3 Agree](#)

Safe small town atmosphere.

2 months ago

[!\[\]\(758ebdf4629c903da74c2e079717ae32_img.jpg\) 3 Agree](#)

Small town without huge big box store. Residential feeling.

2 months ago

[!\[\]\(a8f9309f944226d1420f5fed22e2b6e6_img.jpg\) 3 Agree](#)

Close enough to I85 and Atlanta but still small town atmosphere with friendly people and access to PTC cart paths.

2 months ago

[!\[\]\(c1168d6a8b365d11e842ece304635fa7_img.jpg\) 3 Agree](#)

Small enough town with easy access to PTC and ATL

2 months ago

[!\[\]\(40770d9ed6ed4f1222ebf89a1396e8b2_img.jpg\) 3 Agree](#)

Quaint downtown with tons of potential. Keep out the chains.

2 months ago

[!\[\]\(1f99bf65f43889da445ecc1fe8d9504f_img.jpg\) 3 Agree](#)

Determine to keep small town community

3 months ago

[!\[\]\(89a5017cdd03c2e4afc4be6aed118419_img.jpg\) 3 Agree](#)

Understanding that a charming and energetic Tyrone is the future; one that is progressive and welcoming to a diverse background of citizens

3 months ago

[!\[\]\(9352cdb2fdfaf3ccfd4037374b35da5d_img.jpg\) 3 Agree](#)

Just keep the crime to the North of us. We don't want that entering our small community!

3 months ago

[!\[\]\(bd9f3cdaf1c303582a7b78bb959d2798_img.jpg\) 2 Agree](#)

location to airport

3 months ago

[!\[\]\(827dbbeabb2599c0955cb337fd8e3293_img.jpg\) 3 Agree](#)

Tyrone shines because it maintains a small town feel while being in close proximity to places like PTC and I85. I like that Tyrone does NOT have apartments, multi-family housing, and high density developments. Keep Tyrone quaint and green.

one month ago

[!\[\]\(a52d553915841383e56a1222d54b7fd1_img.jpg\) 2 Agree](#)

Gateway to Peachtree City. This is a huge asset to the town to keep/expand its own personality but to expand/grow at an upscale level without losing its small town feel.

one month ago

[!\[\]\(9ad1d07e35b8960ca431715c4ea8a4ee_img.jpg\) 2 Agree](#)

The zoning that does not allow apartments and other multi family housing that brings in the problems of larger cities.

one month ago

[!\[\]\(fa205a4a63d9287cfb4b5b846e24232b_img.jpg\) 2 Agree](#)

Small town feel and family values, as well as proximity to larger cities.

2 months ago

[!\[\]\(2e897e890e69d81eae4503a8342c36b0_img.jpg\) 2 Agree](#)

Small town feel and low crime rate.

2 months ago

[!\[\]\(74d4806277d7e73349d8e8c0897931e9_img.jpg\) 2 Agree](#)

Small town with friendly people and those willing to work to keep our communities safe and informed on local happenings. I also appreciate the local activities and events that are planned and implemented.

2 months ago

[!\[\]\(0b5e7e25e8775f7e7e80906ada4f0021_img.jpg\) 2 Agree](#)

Ability to meet and talk with leaders, law enforcement, others over coffee or in the park. Sense of being neighbors who shares values of faith, law, respect for property, etc

2 months ago

[!\[\]\(47734e4656765d20df4fdbd5b7aff048_img.jpg\) 2 Agree](#)

Small town feel

2 months ago

[!\[\]\(799877f5c2f906134441300079881630_img.jpg\) 2 Agree](#)

Safe bedroom community with plenty of big box shopping in nearby Newnan, Peachtree City, and Fayetteville.

2 months ago

[!\[\]\(e50091943b385fe16d3277389202856f_img.jpg\) 2 Agree](#)

Happy people and community feel

2 months ago

[!\[\]\(4a7b4ce770af8456e11a71f9565c8c2b_img.jpg\) 2 Agree](#)

Small town atmosphere....fairly safe town.

2 months ago

[!\[\]\(5ddb2a112276baa148775929432349f9_img.jpg\) 2 Agree](#)

Small town with access to cart paths and convenient to everywhere!

2 months ago

[!\[\]\(008bfeb2de157dcb66edb3a8218c280e_img.jpg\) 2 Agree](#)

Close to interstate; small town feel

2 months ago

[!\[\]\(d28209ff6e28188fea111756512e918d_img.jpg\) 2 Agree](#)

Small town feel.

2 months ago

[!\[\]\(06456157f083c12e510a7643240746db_img.jpg\) 2 Agree](#)

Small town vibe

2 months ago

[!\[\]\(5811ff6ecb69b7c4e60dd9849cbc46ae_img.jpg\) 2 Agree](#)

Possibly the post office and having easy access to 85!

2 months ago

[!\[\]\(3c3aa17d0e21e3d181a46664467bc17d_img.jpg\) 2 Agree](#)

Small town feel and community

2 months ago

[!\[\]\(95bb80e9ede7a747b6041505f154a720_img.jpg\) 2 Agree](#)

The small town intimate and peaceful setting.

2 months ago

[!\[\]\(e79b55961c22fafef7f3bdf58951db17_img.jpg\) 2 Agree](#)

Small town rural feel. Low house density.

2 months ago

[!\[\]\(102b5d74094c76021cc1eb5c235af37d_img.jpg\) 2 Agree](#)

Small Town atmosphere

2 months ago

[!\[\]\(908eed8d897e29b29918da9631d20827_img.jpg\) 2 Agree](#)

Small town atmosphere

2 months ago [👍 2 Agree](#)

Small town feel.

2 months ago [👍 2 Agree](#)

It's People.

2 months ago [👍 2 Agree](#)

Small town atmosphere

2 months ago [👍 2 Agree](#)

Small town atmosphere

2 months ago [👍 2 Agree](#)

The people

2 months ago [👍 2 Agree](#)

Small town and people knowing each other

2 months ago [👍 2 Agree](#)

Location to interstate and airport

3 months ago [👍 2 Agree](#)

Size

3 months ago [👍 2 Agree](#)

Location

3 months ago [👍 2 Agree](#)

Town Hall/Shamrock Park area

3 months ago [👍 2 Agree](#)

People open to seeing this growth through in a deliberate way

3 months ago [👍 2 Agree](#)

Safe, family-friendly town with easy access to work and airport

one month ago [👍 1 Agree](#)

Rural feel (still family farms and old homestead type residents) mixed with suburban lifestyle.

one month ago [👍 1 Agree](#)

We like the mix of races, the quality of real estate, interesting businesses like Circa Coffee and She Craft.
Help us by expanding the cart paths, that's what we love!

one month ago [👍 1 Agree](#)

Attractive real estate, mix of races, cute businesses downtown, a few golf cart paths (need more)

one month ago [👍 1 Agree](#)

Small town and walkability

one month ago [👍 1 Agree](#)

Small town atmosphere with minimal crime with close city access

one month ago

[!\[\]\(3dfb8d66e81160ad61421a3452093d1b_img.jpg\) 1 Agree](#)

Our town square being local businesses with local goods. Small town in a prime location with relation to Atlanta.

one month ago

[!\[\]\(339a16584d5da0f0a3ca4e9ec17bf6a1_img.jpg\) 1 Agree](#)

Close enough to I 85 and Atlanta but still a small town atmosphere with friendly people.

one month ago

[!\[\]\(3211b5d1d968fc1665909b34f9f16010_img.jpg\) 1 Agree](#)

A small-town atmosphere that is accomodating to its local residents in being able to provide services, entertainment, and fulfillment of needs.

one month ago

[!\[\]\(6a9b39b98eb945faa14c645ec99e4eaa_img.jpg\) 1 Agree](#)

Small town with quick access to the metro area. Low crime and neighbors that care.

one month ago

[!\[\]\(f60b7a900783ac3fd531bfd9c111be6d_img.jpg\) 1 Agree](#)

Low Crime rate

one month ago

[!\[\]\(eabd9f9ababee93effadc3b380fe65fd_img.jpg\) 1 Agree](#)

Large home lots

one month ago

[!\[\]\(291e070cef6c4d5e78fefe4696ef53be_img.jpg\) 1 Agree](#)

No apartments

one month ago

[!\[\]\(a8ff699ced33317c53c86f9bf3171905_img.jpg\) 1 Agree](#)

Why do you not manage the "abandoned" properties around Tyrone better? All these gross empty houses, trailers, and properties? They make Tyrone look trashy

one month ago

[!\[\]\(b9742ff0bb3da904abeeee81c2bcb456_img.jpg\) 1 Agree](#)

Public safety record. Keep those police on the streets

one month ago

[!\[\]\(1adebd97b172010e8ebc985144647a7c_img.jpg\) 1 Agree](#)

Shamrock Park and potential to upgrade for future

one month ago

[!\[\]\(6cb062c5b0ba577de9349a509584b7fe_img.jpg\) 1 Agree](#)

Hopefully, our low crime rate will not increase. I love the diversity I see among our citizens and the various worship options I see currently around Tyrone.

one month ago

[!\[\]\(7fc7a78d681c65e5eab75b70bb438816_img.jpg\) 1 Agree](#)

Location. F'ville + PTC for immediate dining/fun/shopping. Newnan 20 min away. Downtown 35-1 hr (depending on traffic🤔)

one month ago

[!\[\]\(98c78cd2a2ac28d8c69439852e303d4f_img.jpg\) 1 Agree](#)

Safety, aesthetics, proximity to good schools, proximity to amenities, quality utilities, noise pollution low, highway access

one month ago

[!\[\]\(3f95af55ae28ab037601216bb535c135_img.jpg\) 1 Agree](#)

Small town feel with conveniences

one month ago

[!\[\]\(eff5bff3ad0658f0dd65a8f36fc37dd1_img.jpg\) 1 Agree](#)

Small town, safe neighborhoods.

2 months ago

[!\[\]\(cb0139fc6b99f4e83284e5bc4d164ede_img.jpg\) 1 Agree](#)

small town feel, low golf cart fees, no apartment bldgs, nice people

2 months ago

[!\[\]\(c507f772dba2b921f86777f01218e570_img.jpg\) 1 Agree](#)

Location, quaintness, safe.

2 months ago

[!\[\]\(a03a7eb2f4046e1d3c76772003e549ea_img.jpg\) 1 Agree](#)

Location yet small town feel

2 months ago

[!\[\]\(3e2231b1ad3ca8da8658228c00dd08e0_img.jpg\) 1 Agree](#)

Still somewhat rural, friendly

2 months ago

[!\[\]\(4fe57c3593bf1b21d272ae7ac8dfaf77_img.jpg\) 1 Agree](#)

home town feeling

2 months ago

[!\[\]\(7d1d6890825e83a6a4a51febe2dcc7f3_img.jpg\) 1 Agree](#)

Small town feeling but with a growing community. It also has various family events scheduled throughout the year.

2 months ago

[!\[\]\(84f47badaad7772cd95667a7c387a639_img.jpg\) 1 Agree](#)

Shamrock Park

2 months ago

[!\[\]\(aff7c69c44a5e015f18c35867ef3f5c3_img.jpg\) 1 Agree](#)

Small Town, moved here to get away from traffic, retail, etc.

2 months ago

[!\[\]\(4c9516d2c24d0d513bc9f84c2e013d65_img.jpg\) 1 Agree](#)

The continue development of a small town feel.

2 months ago

[!\[\]\(2885535958616e9ec6b97903614c334b_img.jpg\) 1 Agree](#)

Safety

2 months ago

[!\[\]\(fed825e7856867ee486f6761f9a89d91_img.jpg\) 1 Agree](#)

Location

2 months ago

[!\[\]\(654d8e30dc2e8e002b21c7dff500ad96_img.jpg\) 1 Agree](#)

The ability to become a live work play town.

2 months ago

[!\[\]\(d456fca11939f1728f8c90c83c6e12a3_img.jpg\) 1 Agree](#)

Close to airport and Partners Pizza

2 months ago

[!\[\]\(dd33652849c8e9399cc4230af88d276a_img.jpg\) 1 Agree](#)

Friendly, caring citizens (for the most part).

2 months ago

[!\[\]\(b5af74818807e40f1f9a36fab9385bad_img.jpg\) 1 Agree](#)

Small, homey, real.

2 months ago

[!\[\]\(b2dcf1509ce1a0f1f2ad74ebf4e549d7_img.jpg\) 1 Agree](#)

She Craft restaurant. And the engagement of its citizens.

2 months ago

[!\[\]\(278eac8896d7ca2faff4c0ffb1509c39_img.jpg\) 1 Agree](#)

The safety and security provided by our amazing police department.

2 months ago

[!\[\]\(c5160aa4b7c7ddb8ed9626f69a84e19d_img.jpg\) 1 Agree](#)

Authentic sense of community and Location

2 months ago

[!\[\]\(2bdfe261b986065ee0ac76460d6528c9_img.jpg\) 1 Agree](#)

Location

2 months ago

[!\[\]\(23d9fc146e83b5c3013cfa32c784f8d5_img.jpg\) 1 Agree](#)

location

2 months ago

[!\[\]\(05be7c7a8995decd503647c99211f7c2_img.jpg\) 1 Agree](#)

Location

2 months ago

[!\[\]\(758ebdf4629c903da74c2e079717ae32_img.jpg\) 1 Agree](#)

Close to hwy, green space

2 months ago

[!\[\]\(a8f9309f944226d1420f5fed22e2b6e6_img.jpg\) 1 Agree](#)

Poor options for car-free transit

2 months ago

[!\[\]\(c1168d6a8b365d11e842ece304635fa7_img.jpg\) 1 Agree](#)

location

3 months ago

[!\[\]\(40770d9ed6ed4f1222ebf89a1396e8b2_img.jpg\) 1 Agree](#)

Friendly, Irish vibe

3 months ago

[!\[\]\(1f99bf65f43889da445ecc1fe8d9504f_img.jpg\) 1 Agree](#)

That it has the land and the desire to remake itself into a vibrant community, welcoming to its citizens and the guests that may want to enjoy and wanting the input of its citizens.

3 months ago

[!\[\]\(89a5017cdd03c2e4afc4be6aed118419_img.jpg\) 1 Agree](#)

Fun and friendly Irish feelings

3 months ago

[!\[\]\(9352cdb2fdfaf3ccfd4037374b35da5d_img.jpg\) 1 Agree](#)

Small town atmosphere

3 months ago

[!\[\]\(bd9f3cdaf1c303582a7b78bb959d2798_img.jpg\) 1 Agree](#)

Proximity to 85

28 days ago

Small town atmosphere and quality of life

29 days ago

Not too many people and a slower pace of life. Little traffic.

one month ago

Small town feel and vibe in close proximity to the city, major airport, service centers and ammenities.

one month ago

I ha w lived here for 21 years and i would say it is the people, the proximity to the airport and the proximity to the ATL.

one month ago

With business growth all along the 74 corridor what has the City of Tyrone done and or incisions some growth. As a local business owner we really don't see any investment by the city.
What does our planning leaders plan, solicit and or bring in new business to enhance existing business

one month ago

It's small and not overly commercial in character.

one month ago

Tyrone is an oasis, a nice hamlet.

one month ago

The small town apoeal

one month ago

Close to I85, PTC, Fville and Newnan

one month ago

The greatest asset of Tyrone is public safety! I can rest at night knowing Tyrone's PD is working hard to keep the community safe.

one month ago

Safe, close to Atlanta, friendly people, a few incredible restaurants, and fun family oriented spaces and activities.

one month ago

Small town atmosphere

one month ago

Downtown, our town employees and the semi rural feel.

one month ago

The small town feel yet all amenities are close by and without those amenities encroaching on our down town and neighborhoods.

one month ago

Small Town atmosphere with great neighbors

one month ago

small town feel but great interstate access

one month ago

Quiet Charm

one month ago

Staying small town

one month ago

The plan needs to make completion of golf cart path connections to unserved neighborhoods a higher priority. More of the community will patronize "downtown" business and services if these connections are made, The Senoia Road railroad crossing near Dogwood and a crossing at Joel Cowan are needed.

one month ago

Small town feel, safe and easy drive to the airport and Atlanta

one month ago

Small town atmosphere, close to everything

one month ago

Small town atmosphere, somewhat rural setting, but easy drive to the airport and Atlanta.

one month ago

Agree

one month ago

Diverse community that still honors Christian values

one month ago

Safe small town

one month ago

NO HIGH DENSITY HOUSING

one month ago

great location, small town feel

one month ago

Nice neighborhoods and the city and roads are pretty well kept. Close to shopping and restaurants.

one month ago

The small town feel and the older businesses

one month ago

Small town feel. Less beauracricy.

one month ago

Small-town feel, housing restrictions (to avoid congested housing), and relative safety.

one month ago

Small town feel, housing restrictions, relative safety.

one month ago

Safe, small town close to freeway.

one month ago

Small Town feel

one month ago

Small town feel

one month ago

Small town feel.

one month ago

Small town

one month ago

The town center and access. Park, post office and government facilities.

one month ago

A unique community with more than just chain restaurants and strip mall offerings.

one month ago

I was born and raised in a very rural upstate NY train town. When we looked to retire we found ourselves loving Tyrone with the familiar sounds and peaceful atmosphere of this town.

one month ago

Low Crime rates

one month ago

Off the beaten path

one month ago

Small town atmosphere

one month ago

Small town feel with some pretty good places

one month ago

Family atmosphere

one month ago

Close to everything

one month ago

That Mayberry RFD feeling.

one month ago

Cart paths and athletic amenities around the town center pond, allowing residents to walk or play tennis or basketball or participate in recreational activities, organized or not.

one month ago

The diversity of of the citizens who resides in Tyrone. Close proximity to the airport. Small town feel.

one month ago

Ability to be within 20 minutes to work, parks, retail. ZOINING is a MUST

one month ago

A close knit community that is a safe and nurturing environment for kids to grow up in.

one month ago

Safe town with cozy feeling and relatively inexpensive cost of living.

2 months ago

Low density housing and commercial development

2 months ago

Small town, traffic free feel.

2 months ago

Close proximity to Atlanta and PTC while having more land for larger lot sizes

2 months ago

Proximity to ATL for work, but a safe (thanks to our police force!), friendly community.

2 months ago

Small town feel

2 months ago

Small town atmosphere

2 months ago

Used to be small town feel. Not that way any longer

2 months ago

Room t0

O grow and develop local commerce

2 months ago

Location.

2 months ago

Location

2 months ago

It is a small town atmosphere. Citizens are safe, the town is clean and people care for each other.

2 months ago

Small town, not over run with commercial business. No apartments.

2 months ago

Location, schools, and houses that are not on top of each other!

2 months ago

Small town atmosphere

2 months ago

Diversity, safety, simultaneous commitment to smart development and conservation, and a small town, more walkable/recreation oriented vision

2 months ago

Location to everything but still a small town feeling

2 months ago

Small town feel

3 months ago

What is Tyrone's greatest challenge?

Attracting restaurants and small businesses while adding to green space to keep small town feel.

3 months ago

[👍 88 Agree](#)

Golf cart paths

3 months ago

[👍 68 Agree](#)

Embracing change. Recognizing there is a way to preserve the small town feel but also grow

3 months ago

[👍 53 Agree](#)

Improved green space and nature trails including the beautiful lake next to Handley Park; improved golf cart access for those on Farr Road

3 months ago

[👍 39 Agree](#)

It needs a good update in the downtown area. It needs a walkable downtown area that has attractive small shops and restaurants. We enjoy spending time in Shamrock Park but there isn't much else attracting young families in the downtown. The other great challenge is folks not wanting to see change. I believe this is more of a fear that the sleepy, peaceful town they have known will disappear. A thoughtful design doesn't have to make it disappear.

2 months ago

[👍 26 Agree](#)

Improving cart path access for all Tyrone residents. Maintaining cart path access to PTC via Crabapple or new access on Dogwood.

2 months ago

[👍 15 Agree](#)

We are too attached to our identity as a sleepy town with nothing to draw people other than a big lot to build and an easy drive to the city. We have the potential to create a vibrant community where we can play, eat, sleep.

3 months ago

[👍 14 Agree](#)

golf cart path connection to Peachtree City

3 months ago

[👍 12 Agree](#)

Lack of diversity on Town Council. It's all old people, white.

3 months ago

[👍 12 Agree](#)

Tyrone is lacking a nice area to hang out. It would be great to have something similar to the restaurants, and shops (even on a smaller scale) at Trilith, restaurants, brewery and shops at the Triumph Station in Fayetteville, or the area where the Reformation brewery is in Woodstock.

2 months ago

[👍 10 Agree](#)

It's appearance. The folks are great and the commercial offerings are excellent, but when you ride through town you get the sense of a unkept, rundown area. This will turn away prospective retail shoppers and future residents.

3 months ago

[👍 10 Agree](#)

Getting over the fact that you can maintain the small town charm/character and still grow and update. Young families need things to do, nice parks/trails to visit, fun downtowns with character and excitement to go spend the day at. Places to spend money or the money gets spent in other cities.

2 months ago

[👍 9 Agree](#)

Gif cart paths

3 months ago

[👍 8 Agree](#)

Allowing PTC to slowly close off Tyrone's ability to access their businesses. PTC has currently closed Crabapple Lane to stop Tyrone traffic from transiting into PTC through Kedron Hills. This is especially problematic for Tyrone golf cart access into PTC. There is now no way for golf carts to access PTC from Tyrone neighborhoods on the far side of Kedron Hills. These Tyrone neighborhoods will see falling property values as access to cart paths and therefore PTC business are limited. Reopening Crabapple Lane would be mutually beneficial for both Tyrone and PTC and should be a top priority for Tyrone at this time.

2 months ago

[👍 6 Agree](#)

Recreational facilities for all age groups including older adults (pickleball courts).

3 months ago

[👍 6 Agree](#)

Adding restaurants

3 months ago [👍 6 Agree](#)

I would like to see more things to do for kids and adults.)indoor and outdoor). A couple more unique restaurants would be nice. I don't like the use of old houses as businesses.

2 months ago

[👍 5 Agree](#)

I DO like using old houses, as well as planning for new.

one month ago

Succumbing to pressure to over develop

2 months ago

[👍 5 Agree](#)

Growing without losing the small hometown feel

3 months ago

[👍 5 Agree](#)

Not comparing itself to, ahem, that larger community south of it...as well as making sure that greedy developers and self-serving interests don't hijack the process.

3 months ago

[👍 5 Agree](#)

providing infrastructure to keep pace with growth

3 months ago

[👍 5 Agree](#)

Not to allow warehousing, commercial buildings that bring in semi-truck traffic on 74 highway. Have to be very selective about what gets built on 74. I understand it's zoned commercial but don't let the Fairburn bad decision making bleed into our town. If this type commercial comes in you will be isolating nice neighborhoods and bringing in truck traffic that is already plaguing our area. Be smart about these decisions they will drive large costs later with road infrastructure and overall view of the community.

one month ago

[👍 4 Agree](#)

no clear town center and run down buildings. Also, no great playgrounds for kids of all ages

2 months ago

[👍 4 Agree](#)

I believe that Tyrone needs a "face lift" so to speak. We have businesses but they don't have a cohesive look aesthetically. The downtown area needs a make over to attract new businesses and shoppers. The buildings are outdated and some look run down.

2 months ago

[👍 4 Agree](#)

I wish something would replace sonic.

2 months ago

[👍 4 Agree](#)

Golf cart and bike paths.

2 months ago

[👍 4 Agree](#)

Getting more small business into the downtown area

2 months ago

[!\[\]\(919a2cb85b99741a73c0c31a427236a8_img.jpg\) 4 Agree](#)

To not assume we must mimic PTC

2 months ago

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\) 4 Agree](#)

Improving green spaces, parks, places for families to gather and have fun. And expanding restaurants and golf cart paths. Way too tied to sleepy town feel and not small, vibrant town with vintage charm.

2 months ago

[!\[\]\(17413706fd4997a1a4bdf85c6864eee1_img.jpg\) 4 Agree](#)

Keeping Fulton county out.

2 months ago

[!\[\]\(d3102649f02e825ddb76dc3de0190154_img.jpg\) 4 Agree](#)

To get a golf cart path to McMuffin Pky

3 months ago

[!\[\]\(b4eeff342f60cc7bcd67d869b4fedca2_img.jpg\) 4 Agree](#)

There is a growing problem with traffic coming into town from the Collingsworth Road exit on 85, especially in the mornings. It would be nice if both stop signs were turned into traffic circles.

one month ago

[!\[\]\(56549452e01ca28bdf2500ced9653143_img.jpg\) 3 Agree](#)

Needs more cart paths

2 months ago

[!\[\]\(5a351309c3b87e4420622c1f0e57efc0_img.jpg\) 3 Agree](#)

Golf cart Path

2 months ago

[!\[\]\(9f3852d68d41e1e95bc4ec10e81aba4b_img.jpg\) 3 Agree](#)

Golf cart paths and dine in restaurants

2 months ago

[!\[\]\(a551b0630a928855fed2157a11076906_img.jpg\) 3 Agree](#)

create an atmosphere to encourage business and entertainment but not overtake the area with a concrete jungle

2 months ago

[!\[\]\(b626ca8a6876887fc3858e02aec38235_img.jpg\) 3 Agree](#)

Old fashioned, not willing to grow and develop to represent the new demographic..Not diverse when it comes to activities

2 months ago

[!\[\]\(3f5477a6ad7457d6c5a54da9edc797f0_img.jpg\) 3 Agree](#)

Preventing high density development

2 months ago

[!\[\]\(bb904190d95990f3310d7f53f8028b7d_img.jpg\) 3 Agree](#)

Accepting more dense population while growing responsibly

3 months ago

[!\[\]\(564cd820867798afb0e971f95b7a11a1_img.jpg\) 3 Agree](#)

Building out a cramped downtown, without losing the openness; PTC being PTC and getting snotty about their cart path access.

one month ago

[!\[\]\(a97e5ec31e247abfe5544bdfb2d7a4e9_img.jpg\) 2 Agree](#)

We need better outdoor spaces, especially a playground more suitable to kids of all ages (our playground really only appeals to preschoolers)

one month ago

[!\[\]\(1d2e2e35317e265f4ff05aa78d81483c_img.jpg\) 2 Agree](#)

golf cart path connection to PTC, golf cart path where the old sidewalks remain that are too narrow for a cart, too many antique/donation stores...maybe try to consolidate, ridiculous stop signs where there are not roads connecting (from Publix to onto Arrowood),

2 months ago

[!\[\]\(508853969eec14927e49c34323a6a01f_img.jpg\) 2 Agree](#)

Mileage rate for city. I believe it is one of, if not the highest, in all of Fayette county.

2 months ago

[!\[\]\(3dfb8d66e81160ad61421a3452093d1b_img.jpg\) 2 Agree](#)

Growth in the right amounts. Working w/CSX to lessen the RR burden the town has.

2 months ago

[!\[\]\(339a16584d5da0f0a3ca4e9ec17bf6a1_img.jpg\) 2 Agree](#)

The continuity of the downtown area. It's a bit sporadic

2 months ago

[!\[\]\(3211b5d1d968fc1665909b34f9f16010_img.jpg\) 2 Agree](#)

Maintaining/preserving health and feel of community as county and neighboring cities try to externalize costs of their poor development decisions on Tyrone - notably traffic and attempts to widen Tyrone and Palmetto Roads which would irreparably damage accessibility for residents, home values in town, and feel of the town. Need to not invest in widening roads anywhere and new development outside of town center to focus investment in existing housing stock and amenities which would increase home values and preserve town feel for current residents.

2 months ago

[!\[\]\(6a9b39b98eb945faa14c645ec99e4eaa_img.jpg\) 2 Agree](#)

updated downtown

2 months ago

[!\[\]\(f60b7a900783ac3fd531bfd9c111be6d_img.jpg\) 2 Agree](#)

Keeping Tyrone a small town. We have plenty of restaurant and shopping options close by in the county. We weren't designed to be a golf cart community. More sidewalks would be nice, on both sides of HWY. 74.

2 months ago

[!\[\]\(eabd9f9ababee93effadc3b380fe65fd_img.jpg\) 2 Agree](#)

Cart path expansion

2 months ago

[!\[\]\(291e070cef6c4d5e78fefe4696ef53be_img.jpg\) 2 Agree](#)

Golf cart paths

2 months ago

[!\[\]\(a8ff699ced33317c53c86f9bf3171905_img.jpg\) 2 Agree](#)

Make it appealing to live here with young families. Updated parks. Golf cart connectivity. Lively restaurants and shops.

2 months ago

[!\[\]\(b9742ff0bb3da904abeeee81c2bcb456_img.jpg\) 2 Agree](#)

Keeping our businesses clean. Some of the dollar stores have so much trash on the outside. They need to be reminded to do there parts to keep our town clean.

2 months ago

[!\[\]\(1adebd97b172010e8ebc985144647a7c_img.jpg\) 2 Agree](#)

Keeping crime out of our town

2 months ago

[!\[\]\(6cb062c5b0ba577de9349a509584b7fe_img.jpg\) 2 Agree](#)

Only 6% of Tyrone residents own golf carts so instead of focusing on that, lets update the aesthetics of our parks and walking corridor between Palmetto Road and East Crestwood.

2 months ago

[!\[\]\(7fc7a78d681c65e5eab75b70bb438816_img.jpg\) 2 Agree](#)

Making the town feel cohesive by adding cart paths that allow residents to enjoy all areas of the town by walking, cycling, or golfcarting.

2 months ago

[!\[\]\(98c78cd2a2ac28d8c69439852e303d4f_img.jpg\) 2 Agree](#)

Too many abandoned commercial buildings. Sale them for cheap. People want to bring businesses to the area.

2 months ago

[!\[\]\(3f95af55ae28ab037601216bb535c135_img.jpg\) 2 Agree](#)

Need Pickleball courts or even take the one tennis court and add Pickleball lines. Inexpensive. Peachtree city open 6 courts and now it can take an hour to get to play on one.

2 months ago

[!\[\]\(c507f772dba2b921f86777f01218e570_img.jpg\) 2 Agree](#)

Too much change, trying to turn into Fairburn

2 months ago

[!\[\]\(a03a7eb2f4046e1d3c76772003e549ea_img.jpg\) 2 Agree](#)

Keeping a competitive Rec league for this area and offering more for Rec league

2 months ago

[!\[\]\(3e2231b1ad3ca8da8658228c00dd08e0_img.jpg\) 2 Agree](#)

Keeping out bad elements that take away the safe atmosphere.

2 months ago

[!\[\]\(4fe57c3593bf1b21d272ae7ac8dfaf77_img.jpg\) 2 Agree](#)

Some subdivisions don't feel friendly to all. Golf cart paths are seriously limited. A bridge is needed to get across 74 to Peachtree Pkwy.

2 months ago

[!\[\]\(7d1d6890825e83a6a4a51febe2dcc7f3_img.jpg\) 2 Agree](#)

Not good playgrounds or pickle all courts. Run down downtown

2 months ago

[!\[\]\(84f47badaad7772cd95667a7c387a639_img.jpg\) 2 Agree](#)

Moving forward with plans that have been developed

2 months ago

[!\[\]\(aff7c69c44a5e015f18c35867ef3f5c3_img.jpg\) 2 Agree](#)

Golf cart paths, need more shops and restaurants, need something for kids to do.

2 months ago

[!\[\]\(4c9516d2c24d0d513bc9f84c2e013d65_img.jpg\) 2 Agree](#)

Having entertainment, restaurants, businesses that residents want to frequent instead of taking dollars elsewhere.

3 months ago

[!\[\]\(2885535958616e9ec6b97903614c334b_img.jpg\) 2 Agree](#)

Accepting growth that enriches the community

3 months ago

[!\[\]\(fed825e7856867ee486f6761f9a89d91_img.jpg\) 2 Agree](#)

Healthy Activities

3 months ago

[!\[\]\(654d8e30dc2e8e002b21c7dff500ad96_img.jpg\) 2 Agree](#)

increased traffic from MacDuff Pkwy development traveling north/south on Senoia Rd.

3 months ago

[!\[\]\(d456fca11939f1728f8c90c83c6e12a3_img.jpg\) 2 Agree](#)

Encouraging development in the central area that creates a downtown feel and not just a bunch of small strip shopping which is what we have now.

one month ago

[!\[\]\(dd33652849c8e9399cc4230af88d276a_img.jpg\) 1 Agree](#)

Smart development. Develop the downtown area without destroying the small town feel. Senoia seems to have done that successfully. Expand the golf cart path system.

one month ago

[!\[\]\(b5af74818807e40f1f9a36fab9385bad_img.jpg\) 1 Agree](#)

update central town area, utilize or restore unused buildings in town, need quality restaurants

one month ago

[!\[\]\(b2dcf1509ce1a0f1f2ad74ebf4e549d7_img.jpg\) 1 Agree](#)

Preparing for growth that is needed and necessary

one month ago

[!\[\]\(278eac8896d7ca2faff4c0ffb1509c39_img.jpg\) 1 Agree](#)

A challenge appears to be keeping the small town feel and organization while remaining economically and demographically relevant.

one month ago

[👍 1 Agree](#)

Connecting all town assets and amenities via walking paths or golfcarts.

one month ago

[👍 1 Agree](#)

GOLF CART PATHS, GOLF CART PATHS, GOLF CART PATHS...

one month ago

[👍 1 Agree](#)

Growing appropriately without losing the small town feel.

one month ago

[👍 1 Agree](#)

The ability to attract restaurants and shopping to the Tyrone area, not just downtown. Liquor ordinances can be a big road block, since many restaurants make a good bit of their profit for liquor. What makes Peachtree city attractive to restaurants and wanting to do business there?

one month ago

[👍 1 Agree](#)

Golf cart path locations and connections to shopping. The heavy speeding traffic on Senoia road.

one month ago

[👍 1 Agree](#)

Keeping out the crime that has been getting into ptc Newnan and Fayetteville.

one month ago

[👍 1 Agree](#)

Functional down town with lots of dining/shopping options

one month ago

[👍 1 Agree](#)

Encouraging "unique" businesses and discouraging chains.

one month ago

[👍 1 Agree](#)

Maintaining golf cart access to Peachtree City from Farr Road. A formal golf cart path was promised 20 years ago. 20 years later, there is still no path along Dogwood and access to Crabapple will be closed on June 1, leaving many without access to Kedron Village and other nearby centers. Lack of action inhibits many of those who rely on golf carts (i.e., older folks and people with disabilities) access to essential services in PTC.

one month ago

[👍 1 Agree](#)

Common downtown area

one month ago

[👍 1 Agree](#)

Attracting new business and inability to connect cart path to PTC

one month ago

[👍 1 Agree](#)

Lack of vision. This town has a great opportunity to connect to the golfcart community of PTC. We can offer the downtown experience that PTC lacks while preserving the charm of a small town. Traffic into the existing shops will attract larger investors. You cannot put the cart before the horse. Lead with our best asset... small town charm.

one month ago

[👍 1 Agree](#)

To remain responsive to all citizens without allowing barriers to communication or to a progressive and advanced community experience. No cliques or group biases permitted on the town council. I've seen it, and it's bad, at times.

one month ago

[👍 1 Agree](#)

Beautification and restoration

one month ago [👍 1 Agree](#)

Connect to the golf cart paths!!!!

one month ago [👍 1 Agree](#)

Creating a type of Senoia without proper businesses/infrastructure.

2 months ago [👍 1 Agree](#)

How to add good paying jobs/ business growth and maintain small town feel.

2 months ago [👍 1 Agree](#)

cart paths, not sure why we need more restaurants, there are plenty a very short distance away

2 months ago [👍 1 Agree](#)

Uncontrolled encroachment by developers. Increased presence of "transients" with no roots, lack of shared values, and a desire to change the culture of the community to embrace a more "progressive" agenda. Withstanding the urge to lock everyone out and reject all change

2 months ago [👍 1 Agree](#)

Love the small town feel, but also not afraid to grow a bit.

2 months ago [👍 1 Agree](#)

Transportation. Need to improve an east west connection through town to Interstate 85. four lane Tyrone Palmetto Road.

2 months ago [👍 1 Agree](#)

I agree with all the comments but I see our biggest challenge is how do we create the town architecture desired when so many businesses and buildings are already established? Are the current businesses in town going to have to pay to upgrade their buildings? Do you build more structures that will be too expensive for current businesses to afford? I want all of the below but I'm having a hard time visualizing it without current businesses paying for it.

2 months ago [👍 1 Agree](#)

Big trucks traveling on Senoia Rd as a cut through.

2 months ago [👍 1 Agree](#)

Change. The town seems very hesitant to the change that can help it grow.

2 months ago [👍 1 Agree](#)

Attracting businesses and restaurants, building more cart paths.

2 months ago [👍 1 Agree](#)

Attracting restaurants

2 months ago [👍 1 Agree](#)

Attracting younger families / millennials while maintaining the rural feel.

2 months ago [👍 1 Agree](#)

Golf cart paths and finding balance between old and new ideology.

2 months ago [👍 1 Agree](#)

Being a small town. It's a double edge sword. We need revenue to grow, which threatens the ability to stay a small town. Hence the reluctance of many residents to consider change.

2 months ago [👍 1 Agree](#)

Disconnects with PTC for accessibility. Lack of options for teens and older kids. The town in her real is a little run down and needs continuity

2 months ago

[⊕ 1 Agree](#)

Crime rates have been steadily increasing

3 months ago

[⊕ 1 Agree](#)

Prove it with data.

2 months ago

Housing for elderly.

Bowling alley for youth.

Connecting multipurpose paths.

3 months ago

[⊕ 1 Agree](#)

No cohesive town center or presence

28 days ago

Attracting businesses and revitalizing downtown.

29 days ago

Trains blocking traffic, Growth with completely bailing on the small town feel, attracting restaurants and quality shopping options, improved and expanded safe golf cart paths that connect neighborhoods and community amenities and green space.

one month ago

Creating a business corridor for hwy 74, to bring business to existing business interests

one month ago

Tyrone businesses and town same old-fashioned and not in step with how younger families and singles want to experience community.

one month ago

Trying to be a PTC rather than ourselves. Plenty of big box shopping and restaurant chains nearby without adding to the noise and traffic.

one month ago

There are enough abandoned and ugly buildings on Senoia Rd to mar the town's appeal. Some of them don't get mowed often enough. Can something be done to tax, update, sell, or occupy these places? Are developers having the upper hand of owning and not using unsightly properties?

one month ago

Sustainable growth

one month ago

Crappy public facilities. Our playgrounds look like they're 25 years in the past compared to Newnan and Senoia.

one month ago

The greatest challenge is overcoming previous road design. Some of the intersections don't have enough sight distance.

one month ago

Downtown Tyrone needs a facelift it is not a destination for my family. Need to add a few white table cloth restaurants.

one month ago

Thru Traffic

one month ago

Creating a network of Golf Cart trails.

one month ago

Creating a better access to Interstate 85, Hwy 74 always has a lot of traffic. We need to attract more businesses and restaurants, but will still leave us with that small town feeling.

one month ago

Not enough industrial/commercial areas to support the town from a tax standpoint. We have had some excellent plans over the years to develop the 74 corridor with side access roads to act as collectors and limit cuts to 74 and with limited sewer capacity now we should be able to bring in more of a commercial base to help the town grow.

one month ago

better street lighting to make the town safer as a walkable community

one month ago

Having a truly walkable downtown like Senoia. That would really distinguish Tyrone from PTC who doesn't really have a true downtown. Also golf cart access across 74.

one month ago

[1 Agree](#)

staying a small town

one month ago

Sewer. No developement is possible without adiquit sewer.

one month ago

Sewer. Without adiquit sewer system there is no way to develop any business.

one month ago

Coping with and planning for growth

one month ago

[1 Agree](#)

Maintaining the small town feel. And keeping the crime rate down

one month ago

Keeping great businesses, expanding golf cart paths, more people means more potential for crime

one month ago

Keeping great businesses, expanding golf cart paths, more people brings more potential for crime

one month ago

Water/sewer infrastructure; increasing possibility of traffic congestion.

one month ago

Water/sewage infrastructure; increasing possibility of heavy traffic.

one month ago

Castlewood Road speed limit is too fast for having a walking path/side walk so close to the road. 40mph means people are going 50+ and all it takes is one person reading a text and swerving over to hit someone. Either need a more setback path in some areas or slow down to a residential speed like 35. Also need to distinguish entrance to Carramore is NOT a turn lane but the golf cart path/sidewalk!

one month ago

No substantial growth in the areas of entertainment venues and restaurants.

one month ago

The ability to attract restaurants and shopping to the Tyrone areas, not just downtown. The liquor by the drink or fina

one month ago

Attracting younger families.

one month ago

Keep the developers in check in order to keep the small town atmosphere. Increase public safety capability to be able to deal with the change of demographics to the north

one month ago

Attracting restaurants

one month ago

Traffic control and design

one month ago

Need golf cart path on Swanson Rd. So close to town without a safe way to walk there.

one month ago

Council that has been in position too long and are too comfortable with the way things used to be. No interest shown in moving forward..

2 months ago

You have an option to do something about that every couple of years...it's called an election.

2 months ago

Providing useful resources and amenities and jobs

2 months ago

Balancing growth with ambitions.

2 months ago

Pleasing everyone! Which we know can't happen! Why can't we be satisfied with what we have?

2 months ago

Stuck in 1970s as far as development (e.g no sewage to school, businesses along Senoia Rd). Accepting change and modernization in a responsible manner.

2 months ago

Improving downtown while keeping the small town vibe and keep it local

2 months ago

Getting more restaurants, shops, and other places to open in town. Feel like if there was easier golf cart access would also attract more from PTC

2 months ago

Changing its mindset

2 months ago

Crime although it's is low, the surrounding areas are bringing in thieves

2 months ago

Golf cart paths

2 months ago

Keeping Fulton County out; not becoming PTC either - no chain stores/restaurants needed; make it cute and quaint; keep it walkable and "cartable"; keep it safe with a continued visible police force that enforces speed limits and laws

2 months ago

Old abandoned buildings

2 months ago

Golf cart paths

2 months ago

The reputation of flat rock middle and sandy creek high (people seem to have a very negative view of flat rock, and somewhat sandy creek)

2 months ago

Lack of available space

2 months ago

Poor options for car-free transit

2 months ago

Space. (Lack of).

2 months ago

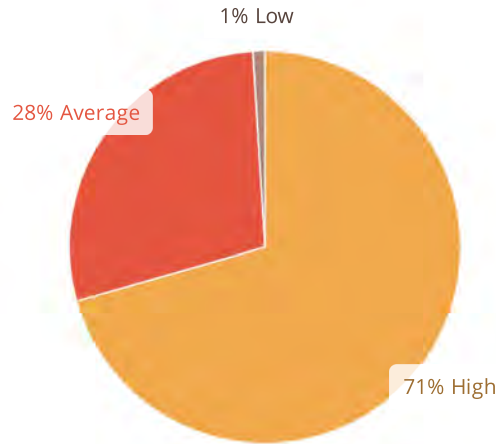
Commercial stagnation and limited options for car-free movement.

2 months ago

Larger employers

3 months ago

Quality of life is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the quality of life that you experience in Tyrone?



305 respondents

We need to move beyond a bedroom community content with a post office and a Dollar General. We have potential for so much more

3 months ago

[👍 27 Agree](#)

We have a phenomenal police force in Tyrone, engaged with the citizens. We have an opportunity to thoughtfully-grow!

3 months ago

[👍 20 Agree](#)

The quality of life is absolutely high. We should hopefully agree to that as a baseline before coming together in good faith to address areas for improvement. I absolutely favor preserving green space and conserving the towns charm. We also need to be realistic about smart growth and connectivity. There should be a virtuous cycle of conservation, preservation, connectivity, and commercial growth in dedicated areas. Call me Pollyanna but I think we have the resources and built in advantages to make everyone happy in this, with attention and prudent leadership.

Last thing- it is safe here. I will give no truck to folks claiming without evidence that it isn't. It insults our fabulous police officers and their excellent work.

2 months ago

[👍 18 Agree](#)

We have a significant challenge to improve the downtown area buildings which are eyesores mostly while not exploding into a north PTC. We are becoming a cut-through area for PTC and Newnan.

3 months ago

[👍 17 Agree](#)

We love our neighborhood. It's friendly, safe and inviting. We feel safe in our town and love the eclectic shops and food experiences. It's a great place to live.

3 months ago

[👍 8 Agree](#)

What food
Experience might that be!!?

one month ago

We love our neighborhoods and feel safe in our community. We do need to improve the downtown area. Upgraded golf cart paths are needed and the addition of Pickleball courts would be a great start.

2 months ago

[👍 4 Agree](#)

Even though I love the sound of the trains during the day, the very loud train horns after 10:00 pm into the early morning hours when people are trying to sleep I believe need to be addressed. I think based on the population increase and real estate values both Tyrone and Peachtree City need to consider upgrading to Quiet Zone train crossings, even if it's just used for the night hours.

2 months ago

[👍 3 Agree](#)

I agree, during the day it's fine but at 3 in the morning the horns are too loud. Some train horns are so loud they feel like they are going through my house and I live miles from the the crossings

2 months ago

[👍 2 Agree](#)

Need some major upgrades on the playgrounds and golf cart paths. Path connecting to PTC near Farr Road.

2 months ago

[👍 3 Agree](#)

Very outdated building, not a true downtown area with business that encourage citizens to walk and shop.

2 months ago

[👍 3 Agree](#)

I think it's important for Tyrone to be attractive to young families...more bike/cart paths through the downtown area and the improvements Dorthea Redwine Park that were proposed in 2017 (Pickleball courts, volleyball, playground, walking trails) as we voted on the SPLOST tax. Create an environment that encourages being outdoors and active.

2 months ago

[👍 2 Agree](#)

We love Tyrone for the safety aspect first and hope it continues that way! The downtown needs to be revitalized with some paint, parking lot repairs, sidewalks, landscaping, etc. Some consistency in the buildings and shops, so they appear to be part of the same community.

2 months ago

[👍 2 Agree](#)

Really need to clean up the downtown and improve the buildings and such.

2 months ago

[👍 2 Agree](#)

Have you seen the mess that the dollar store on the corner of Tyrone rd is! There is always trash everywhere and it has an element of people who just don't seem to care. Why do we not enforce "trash" all over the grounds by ficinf dines!

one month ago

More downtown improvements. Friendly neighbors beyond surface greetings.

2 months ago

[👍 2 Agree](#)

Would love to see the Dorthea Redwine park update as proposed years ago. Would be a great benefit for our community!

2 months ago

[👍 2 Agree](#)

Feel very blessed to live in such a beautiful neighborhood.

3 months ago

[👍 2 Agree](#)

Home and neighborhood wise, above average. Town presence, shops, restaurants, below average. I always go out to Atlanta, PTC, Fayetteville or Newnan. Sadly, there just isn't much here.

28 days ago

[👍 1 Agree](#)

High quality, we love it

one month ago

[👍 1 Agree](#)

The quality of life is great, but there is always room for improvement. A more robust downtown to match the new city hall should be priority number one.

one month ago

[👍 1 Agree](#)

We sought out Tyrone because of its small town charm. If it ain't broke, don't fix it.

one month ago

[👍 1 Agree](#)

Our town seems to be stuck in time. The only improvements I have noticed in over 15 years is a new Town Hall. Where I live, I am not able to use ANY golf cart paths to get to ANY Tyrone businesses / restaurants. Many of us access the golf cart paths in PTC but have recently found out that Kedron Hills is planning to stop all cart traffic into their neighborhood (that we have accessed for 15 + years). In that respect our quality of life is getting WORSE, not better. And I have a feeling if Tyrone doesn't create a cart path beside Dogwood Trail (that would lead to Dogwood Church) Tyrone will soon be dealing with a lot of upset residents driving their golf carts ON DOGWOOD TRAIL. Having the access to 100 miles of golf cart paths, restaurants, amphitheater, parks, lakes, shopping centers, a grocery store, etc. via golf cart (FOR YEARS) suddenly taken away from you greatly DECREASES your quality of life.

one month ago

[👍 1 Agree](#)

Will we see the cart path connected to PTC? I have heard no, that is a shame

one month ago

Very happy here but there is a chance this could change based on development. Will move in a second if we start having warehousing and commercial that brings in tractor trailer truck traffic down 74. This will destroy my property value & quality of life. Be smart.

one month ago

[👍 1 Agree](#)

We still need entertainment that keeps tyrone dollars in tyrone and give residents a reason to stay in town at eat, drink and be merry!

one month ago

[👍 1 Agree](#)

We have a huge potential in our main street area for a beautiful downtown area. We need to encourage development there for our future.

one month ago

[👍 1 Agree](#)

Quality of life is hard to define within a town with a small footprint. Overall we are happy here and enjoy the town but do have to do alot of shopping, medical needs, etc outside of Tyrone due to lack of options. Would really like to see more small business development like a sit down restaurant. Some parts of Tyrone feel a bit industrial.

one month ago

[👍 1 Agree](#)

We moved to Tyrone 35 years ago, and our children grew up here. It would be nice to see the post office expanded and to attract some artisanal dining options. We're hoping that Red Door Consignments will rebuild and that some useful purpose can be devised for the former fire department building.

one month ago

[👍 1 Agree](#)

If golf cart access to Peachtree City is lost from the East side of I85 on Crabapple Lane this will decrease, as golf cart access to PTC is a major plus of this area.

2 months ago

[👍 1 Agree](#)

I enjoy living in Tyrone. My neighborhood is very quiet and peaceful. My daughters goes to a really good school. Don't want to see this town end up crowded with traffic like PTC and Fairburn.

2 months ago

[👍 1 Agree](#)

Need more cart paths to cover the whole town, 15 years ago, a restaurant that serve alcohol on Senoia Rd, more activities for the community for example (movie night on Fridays during spring/summer months with food trucks)

2 months ago

[👍 1 Agree](#)

I've lived in 21 different places throughout my lifetime, ranging from small towns like Tyrone to just outside the beltway surrounding our Nation's Capitol. I can attest you would be hard pressed to find a place with a higher QOL than Tyrone. I am all for responsible development but the key word here is "responsible"

2 months ago

[👍 1 Agree](#)

It's a safe place to live, but not much more than that.

2 months ago

[👍 1 Agree](#)

Friendly town for the most part.

2 months ago

[👍 1 Agree](#)

Police do an excellent job. Maybe add more multi purpose paths.

2 months ago

[👍 1 Agree](#)

I been here 33 years. My response has been a "high" quality of life but we are being over built and the quality of life that I purchased is slowly being removed

2 months ago

[👍 1 Agree](#)

With the possible closure of the Golf cart access, this is very disappointing as I access the paths a lot with my kids for recreational activities. I am looking at moving to PTC before the summer, since it offers better schools and there is no threat to close their golf cart paths

2 months ago

[👍 1 Agree](#)

But we have more potential that the town allows us to grow. Responsible growth for our residents and our community needs to happen more quickly. And revitalizing our forgotten park areas for resident use.

2 months ago

[👍 1 Agree](#)

High. Going down with increased traffic and more developments

2 months ago

[👍 1 Agree](#)

Would like to see a 55+ active adult community in Tyrone. Also, downtown Tyrone needs to be improved as some establishments are outdated.

3 months ago

[👍 1 Agree](#)

Great idea!

one month ago

I'm perfectly happy with Tyrone the way it is.

one month ago

Small town feel, don't see that, a confused town field is a better description, new City Hall awesome, no new business that wants to make people stop and explore this town, or we simply a red light on 74

one month ago

Lots of space and nature, but housing is not affordable for young families.

one month ago

Very high quality of life.

one month ago

Tyrone is a safe bedroom community. We didn't send our children to school here and we shop and patronize restaurants elsewhere. The opportunity for growth is bountiful.

one month ago

Safety and security are high priorities and thankfully this remains despite the growth around us

one month ago

The quality of life would be better if we weren't forced to drive everywhere. "Some" trails were started to allow access to our "downtown", but those stopped before getting to the outliers.

Try walking along Tyrone Rd.- not fun with no walks and no cleared sides in some areas.

The park has never been developed to its potential. I know this to be true because I drew the the landscape plans for it 25 years ago. The playground never moved and expanded, the stepped beds were never installed and planted. The trees along Old Senior Rd were never planted (a Boy Scout undertook a project one year of planting trees along there- but the trees were not street trees (certain maples, oaks, Zellkova, etc) and they were not cared for and most died out after a few years.)

This town could be so much more, but we have too many backwards thinking people not wanting to move the town forward.

one month ago

Beautiful countryside. Great to have water and sewer downtown. Wise consideration of all residents.

one month ago

Last 21 years has been great. Starting to get concerned about people from outside the community that come hear and take over our outside facilities preventing residents from enjoying them.

one month ago

Used to think Tyrone was the best. Even have a cemetery plot. However resent overreach of town council makes me want to move.

one month ago

The park needs to improve the children section. When I walk around the park and see the hovels next to the tracks it reminds me of a ghetto.

one month ago

Meggan Lewis

one month ago

There is room for improvement but overall, this is a safe, friendly, diversified community.

one month ago

Tyrone is great at being what it needs to be. Love the community events, love the local shops and dining

one month ago

High quality of life

one month ago

We have got to become a better looking, thriving community (with more than old dilapidated buildings/structures).

2 months ago

I've lived in 21 different places throughout my lifetime, ranging from small towns to just outside our nation's Capitol. I haven't found any of them to be higher on the QOL arena. I am all for responsible development, but the key word is "responsible."

2 months ago

I've lived in 21 different places ranging from small towns like Tyrone to just outside our Nation's Capitol. I have yet to find a place with a higher quality of life. I'm all for responsible development, but the key word is responsible.

2 months ago

Have loved living here & the quality of our lives greatly increased upon moving. Do not want to see that change. Progress & growth are not always positive.

2 months ago

Tyrone needs a shopping area and more restaurants

2 months ago

Good access to health care, responsive law enforcement, fair education, decent traffic flow most hours, diverse food and entertainment options within 30 minutes

2 months ago

5 stars!

2 months ago

Mostly friendly, open-hearted folk.

2 months ago

Having lived here almost 5 years, we've enjoyed the sense of community in Tyrone, as well as the feeling of safety. However, we'd love to see some willingness to embrace the 21st century, and add leisure amenities (disc golf course, tennis and pickle ball courts) and attract restaurants.

2 months ago

It feels safe here. People care about their neighbors and the police do a good job.

2 months ago

Great quality but downtown needs to be improved. We need more open markets and festivals

2 months ago

Great! We love it.

2 months ago

Overall, it's nice

2 months ago

High

2 months ago

Average

2 months ago

Avg

2 months ago

The quality of life is high and a great place to raise smaller kids but the town does not support older kids by advocating for the schools and addressing issues with FCBOE

2 months ago

Are there any historically or culturally significant buildings or sites in Tyrone that you feel are in danger of being lost or altered? And what role should the Town play in helping to preserve and protect these?

Protect shamrock park and other available acreage. Prevent our town from getting too built up and crowded

3 months ago

[!\[\]\(666e09182d4cd268646ea700ea60dcdf_img.jpg\) 48 Agree](#)

Not really. Most of the downtown buildings are an eyesore and haven't been updated in many, many, many years even with an exterior coat of paint.

3 months ago

[!\[\]\(e3f8612927870f2e0f9f5989e6dd3064_img.jpg\) 44 Agree](#)

Agree

one month ago

Protection of old-growth trees

3 months ago

[!\[\]\(d3102649f02e825ddb76dc3de0190154_img.jpg\) 26 Agree](#)

The Old Town Hall ow the Museum should be kept both for its current purpose and historic church

3 months ago

[!\[\]\(b4eeff342f60cc7bcd67d869b4fedca2_img.jpg\) 18 Agree](#)

Most of our downtown buildings are eyesores. The historic homes along Senoia should be restored. I know the historic homes in other town always draw my eye. I wish ours did too. Shamrock Park should be maintained. It is a beautiful green space area where people can congregate, enjoy nice weather and the town can hold events.

2 months ago

[!\[\]\(56549452e01ca28bdf2500ced9653143_img.jpg\) 9 Agree](#)

The original homes along Senoia Road, the old train buildings, and the cemetery across from the elementary school. The cemetery is part of the cover on the book of the Town and is not well-maintained.

2 months ago

[!\[\]\(5a351309c3b87e4420622c1f0e57efc0_img.jpg\) 7 Agree](#)

There are some homes along the main road that should be protected and encouraged to maintain historic preservation, but the main commercial buildings are mostly newer and should be encouraged to update and clean up their exterior looks.

3 months ago

[!\[\]\(9f3852d68d41e1e95bc4ec10e81aba4b_img.jpg\) 5 Agree](#)

No. Some downtown buildings need to be remodeled

3 months ago

[!\[\]\(a551b0630a928855fed2157a11076906_img.jpg\) 5 Agree](#)

All greenspace within town limits needs to be preserved either town property or through proper zoning. Green space entering town is essential for current small town feel and will protect the town and real estate values. Historic homes in town center need to be preserved including house and lot across from Red Door Consignment/Tyrone Depot. These types of houses and lots preserve town feel and value when preserved and maintained.

2 months ago

[!\[\]\(b626ca8a6876887fc3858e02aec38235_img.jpg\) 4 Agree](#)

Tyrone depot, funky shack, Circa, the old PD are all great. I love the houses on Senoia too. The road, plan for parking or Golf Carts, and the more run down places need help.

2 months ago

[!\[\]\(3f5477a6ad7457d6c5a54da9edc797f0_img.jpg\) 4 Agree](#)

The graveyard next to the Tyrone museum should be maintained. Residences along senoia going into town that look dilapidated should be improved.

2 months ago

[!\[\]\(bb904190d95990f3310d7f53f8028b7d_img.jpg\) 3 Agree](#)

I would rather preserve land and not see it over developed. We are losing land right and left and one of the terrible things about the surrounding towns is their built up commercialism and lack of land

2 months ago

[!\[\]\(564cd820867798afb0e971f95b7a11a1_img.jpg\) 3 Agree](#)

Many of the buildings in the "town" of Tyrone are very worn. The City Council needs to consider how do they attract younger families and retain families. Update and be open to change and diversity/inclusion! Confederate flags displayed in the Town of Tyrone are not welcoming!

2 months ago

[👍 3 Agree](#)

Green space should be protected and is necessary for a thriving community. This can be done while still growing. Green spaces can be enhanced without being lost. Downtown area needs help. I've visited so many "small towns" that have been properly revitalized and grown in reasonable, realistic ways while having tremendous amounts of charm and personality and history highlighted in beautiful ways.

What we have is dated and old. Not charm and "small town" vibe.

2 months ago

[👍 3 Agree](#)

Many of the buildings are outdated and eye sore. The entire downtown needs go be refaced.

2 months ago

[👍 3 Agree](#)

The town looks run down and cheap. Some architectural needs to happen possibly with facades

2 months ago

[👍 3 Agree](#)

No. Most of the downtown buildings take away from Tyrone's beauty. One haphazard strip suite after another with no rhyme or reason. All the metal buildings, the post office, Shamrock Kitchen...sadly very tacky as much as I like those people.

3 months ago

[👍 3 Agree](#)

Some of older homes could use an facelift

3 months ago

[👍 3 Agree](#)

Tyrone elementary needs to be preserved and reopened. It has been the city center for years and I one of the many reasons my family moved here 20 years ago.

one month ago

[👍 2 Agree](#)

Shamrock Park should be preserved and protected by the Town.

2 months ago

[👍 2 Agree](#)

The Museum is a waste and they are still adding Confederate attractions. No parent of a child at any local school would want their child's class to go see that. Total waste of taxpayers dollars to maintain that building that is falling apart and LITERALLY sinking.

2 months ago

[👍 2 Agree](#)

Tyrone Elementary School. If reopened, It will build community.

2 months ago

[👍 2 Agree](#)

Shamrock Park needs to be protected. 99% of everything else needs an update.

2 months ago

[👍 2 Agree](#)

The buildings in plazas throughout the downtown areas require a facelift to spruce up the establishments and be more attractive to clientele.

one month ago

[👍 1 Agree](#)

The school was already taken away from us. That really was a part that brought many people together

one month ago

[👍 1 Agree](#)

Not so much. Downtown could really use modernized!

one month ago

[👍 1 Agree](#)

We don't feel strongly about the historical buildings or monuments in Tyrone. We are an interracial family, so we are sensitive to strong feelings from several backgrounds.

one month ago

[👍 1 Agree](#)

I am more concerned for the great, historic trees that grow in this town.

one month ago

[👍 1 Agree](#)

Parks and green areas

2 months ago

[👍 1 Agree](#)

The two houses across from the Masonic Building are beautiful buildings and need to be preserved. Thankful the owners have done so! The Museum is a wonderful asset to the Town. Looking forward to the old fire station being put to good use. It's up to the Owners of the other houses to update them when it's possible. The last house before Sherwood is also a historic home.

2 months ago

[👍 1 Agree](#)

Few historic businesses remain. The bank is gone, Dr. Favor's house is gone, There never was a historic downtown

2 months ago

[👍 1 Agree](#)

Love being able to walk the 1/2 mile around the pond and seeing the ducks.

2 months ago

[👍 1 Agree](#)

Shamrock park. Could do so much with it.

2 months ago

[👍 1 Agree](#)

Shamrock Park

2 months ago

[👍 1 Agree](#)

Nope. Wouldn't miss a thing because there isn't much to miss.

28 days ago

We should preserve historical sites, which is best done with a private / public partnership.

29 days ago

Limited few if any

one month ago

I don't see any historical buildings or sites.

one month ago

I recently discovered a road, I think it's Valleywood Road, in downtown Tyrone. If you follow this dirt road, It winds around through the most beautiful untouched rural area between Senoia Rd and Hwy 74 and outlets behind the Dollar Tree, Hopefully these type of rural areas remain with some improvement to (some) the buildings in downtown. Big box and other amenities are available a short distance away.

one month ago

Unaware of any

one month ago

Yellow house at 3-way stop could be a Children'S corner: arts, music, homeschool hangout, field trip speakers etc.

Specimen trees on Senoia road

one month ago

Not sure.

one month ago

The Shamrock Park should be protected, but that goes without saying. The older buildings downtown need to be renovated or torn down completely.

one month ago

Woodland patches, churches seem to be claiming and demolishing these areas and removing them from public use. Rights to roam and forage need to be protected, the city buying all the scattered lots and restoring the areas to native forests would go a long way. Put trails and bothies, natural assets draw the right positive results.

one month ago

Dogwood Road is going to get too congested after you allowed Allegiance Properties to buy hundreds of acres along one road.

one month ago

I don't know any. We definitely need to keep the park area and any other green space at all cost.

one month ago

No

one month ago

Improve and protect the park. Protect the great painting in the old town hall and keep it as a centerpiece

one month ago

None that we are aware of

one month ago

Shamrock Park is the only one.

one month ago

The town should take I role in these matters. Private entities inly

one month ago

Old City Hall needs more financial assistance. The staff have done a good job so far, but need help. The Tyrone Community Garden-need to encourage people to be self sustainable. Designate a area for gardening-also, encourages education to all ages of people.

one month ago

Pray tell....a historic building? Maybe a graveyard but after 30+ years in residence I have yet to find anything worthy of the moniker Historic.

2 months ago

I think we should select just a few old homes or buildings and restore them. It is not financially feasible to restore them all!

2 months ago

Not that I know of

2 months ago

Town hall and shamrock park, shamrock kitchen (even though it's sold)

2 months ago

No.

2 months ago

Adding more buildings will take away from the charm that currently exist.

2 months ago

Don't protect old buildings in center

2 months ago

No

2 months ago

No

2 months ago

No. Much needs to updated.

2 months ago

Not that I'm aware of

2 months ago

No

2 months ago

Old growth trees

2 months ago

My house. 1850 (orig owned by mcElwaney fam)

2 months ago

The Tyrone Depot, but not much else downtown of great cultural significance

3 months ago

The area across the tracks. Heard that apartments/townhome were being built there.

3 months ago

Which culturally or historically significant buildings or sites do you feel are most important to the community?

The old elementary school building. I hope it can be used for small businesses, restaurants, group meeting areas.

3 months ago

[👍 33 Agree](#)

Agree

one month ago

The churches and cemeteries. I'm not sure if the Circa building is actually old, but it is a focal point and should continue to be maintained. The current owners and occupants do a great job.

3 months ago

[👍 30 Agree](#)

Train Depot, Little Vine Baptist, old Town Hall

3 months ago

[👍 28 Agree](#)

Old train depot

3 months ago

[👍 9 Agree](#)

Shamrock Park

3 months ago

[👍 7 Agree](#)

cemeteries

3 months ago

[👍 7 Agree](#)

Museum and graveyard

3 months ago

[👍 6 Agree](#)

Cemeteries

3 months ago

[👍 5 Agree](#)

The original homes on Senoia, the old Town hall and the train depot and surrounding buildings

2 months ago

[👍 4 Agree](#)

Anything orig to the town or that displays history, churches, cemeteries, etc.

2 months ago

[👍 4 Agree](#)

Rebuilding Red Door building and noting the history of that entire building, the train depot, & the funky shack. This was the staple of Tyrone for a long time and still is.

2 months ago

[👍 3 Agree](#)

Library. Rec center.

2 months ago

[👍 3 Agree](#)

Shamrock park

2 months ago

[👍 2 Agree](#)

Old churches/graveyards. Train stuff.

one month ago

[👍 1 Agree](#)

Parks and green spaces

one month ago

[👍 1 Agree](#)

Not sure, but whatever we choose, we need to improve those structures.

one month ago

[👍 1 Agree](#)

The Old Train Depot

one month ago

[👍 1 Agree](#)

Cemeteries

one month ago

[👍 1 Agree](#)

old town hall

one month ago

[👍 1 Agree](#)

I'm not aware of any.

one month ago

[👍 1 Agree](#)

Shamrock park

one month ago

[👍 1 Agree](#)

Tyrone Elementary needs to be opened back up as a school. We also need to think about the types of businesses that come in or are here. It's much more industrial than it needs to be if we want to be a town that brings in new people.

2 months ago

[👍 1 Agree](#)

Elementary school

2 months ago

[👍 1 Agree](#)

Shamrock park

2 months ago

[👍 1 Agree](#)

I like the shamrock and train themes. The museum was a good idea. If only the town itself had a center and some personality

28 days ago

I don't see any.

one month ago

All of the small stores, shops and restaurants downtown

one month ago

All of the small stores, shop and restaurants downtown

one month ago

All of the small shops and stores downtown

one month ago

Aside from the cemeteries nothing should be off limits.

one month ago

None

one month ago

The now Tyrone museum building, the depot and the building that houses Circa.

one month ago

Old Town Hall, The train Depot

one month ago

Na

one month ago

The Depot and old cemetary

one month ago

Not really any

one month ago

The new museum the Baptist church

Shamrock restaurant shamrock park old barbershop spezannos the print shop tyrone depot and the funky shack

one month ago

Can't think of any....

one month ago

Shamrock park

one month ago

Old town hall and the centerpiece painting.

one month ago

Use the old elementary school for something the public can benefit from. Antique stores, restaurants, retail that could draw shoppers from other areas to bring in more income.

one month ago

The great old trees along Senoia Road. Most are privately owned but should be preserved.

one month ago

Depends on the rest of the buildout. Shamrock Park is a must remain tho. The gatherings there are a family favorite.

one month ago

Parks, Library and Elementary School.

2 months ago

Museum and would like to see something else done with the old elementary school to be maintained.

2 months ago

All the old or older looking downtown buildings.

2 months ago

Depot

2 months ago

Parks and the New Town Hall. All other Town property along Senoia Rd are eyesores. Sell them!!!!

2 months ago

None

2 months ago

Train depot. All larger buildings.

2 months ago

Churches, circa building, depot, Wendell's, a few main street homes

2 months ago

Maybe a grant to help with getting downtown to look more cohesive

2 months ago

Sadly, the Red Door building has been lost. It's rebuild, however, offers BIG opportunity for those businesses to partner with the Town of Tyrone and create a showpiece that supports our town plans for architecture, landscaping, and (perhaps) parking.

2 months ago

Only Shamrock park.

2 months ago

Veterans Park, The Museum, Tyrone Elementary School

2 months ago

Cemetery needs not be an eyesore. A Town embarrassment. Fayetteville does not own city cemetery but maintains it anyway.

2 months ago

My favorite building in Tyrone is the Funky Shack

2 months ago

Library .

The pond and Shamrock Park

2 months ago

nothing really, you have already destroyed the natural settings that we can never get back

2 months ago

Unsure.

2 months ago

None

2 months ago

Cemeteries and old Town Hall. All others can and should be revitalized.

2 months ago

None

2 months ago

Parks

2 months ago

Our parks.

2 months ago

Shamrock park community center

3 months ago

Parks

3 months ago

**What are the most significant natural and environmental resources in the area?
What role should Tyrone play in helping to preserve and protect these? Natural and
environmental resources can include bodies of water, wildlife and wildlife habitat,
forests, undeveloped land, etc.**

Greenspaces - Tyrone should require a greenspace in all new development plans; commercial and residential.

3 months ago

[👍 64 Agree](#)

Golf cart paths and sidewalks. Should connect across 74 (Dogwood).

3 months ago

[👍 58 Agree](#)

Parks and greenspaces, we need more sidewalks and pathways for hiking/walking/biking.

2 months ago

[👍 34 Agree](#)

Our parks. Particularly Shamrock and Veterans. Town should protect them

3 months ago

[👍 23 Agree](#)

Protect existing green space and determine further areas for nature preserves that can include hiking/walking trails.

2 months ago

[👍 10 Agree](#)

We have lots of park space in our small town. We should be more of an emphasis on maintaining these and making Shamrock Park and Veterans focal points with updated signage, benches, planting, etc.. Multiuse paths could use an update. Many are unsafe in their proximity to the main road (with no barriers between the speeding traffic and pedestrians; while many just are non existent. The older trees in the area are a real asset, but need to be monitored and removed when dead and dangerous.

3 months ago

[👍 8 Agree](#)

All of the parks for certain. Tyrone should create a master plan to update and then maintain those resources for all residents. Repairing and adding to the cart paths would also be encouraged as it adds to the walkability of the town.

2 months ago

[👍 7 Agree](#)

Golf cart paths and sidewalks need improvements. Continue to protect and improve Shamrock Park. Local lakes and ponds should be protected.

2 months ago

[👍 6 Agree](#)

Golf cart paths and additional sidewalks are needed.

3 months ago

[👍 6 Agree](#)

Dorthea Redwine Park revitalization would be great to see using the plan we've previously seen!! More walking/hiking trails!

2 months ago

[👍 5 Agree](#)

Green spaces, walking trails, lakes.

3 months ago

[👍 5 Agree](#)

Golf carts need more development

2 months ago

[👍 4 Agree](#)

Pond at rec center, trees & parks natural spaces should be protected & properly mgd

2 months ago

[👍 4 Agree](#)

We need more pedestrian sidewalks or paths. When I go on runs I have to run on extremely busy roads and cars and trucks do not slow down

2 months ago

[👍 4 Agree](#)

Don't develop anymore undeveloped land

2 months ago

[👍 3 Agree](#)

Woodlands, creeks, old growth trees

one month ago

[👍 2 Agree](#)

Shamrock Park and the Tyrone Community Garden. Wildlife such as different species of birds, butterflies-very educational

one month ago

[👍 2 Agree](#)

Protect as many fields, water areas and parks as possible. Create more. Do not let cookie cutter subdivisions move in

2 months ago

[👍 2 Agree](#)

It is absolutely vital to our community that green spaces are protected including all bodies of water and wildlife habitats. You can grow and still be environmentally responsible.

2 months ago

[👍 2 Agree](#)

Recycling and reduce plastics

3 months ago

[👍 2 Agree](#)

Tyrone should take great pains to protect as much of the old-growth hardwood trees as possible. Avoid clearcutting and preserve forested land. It would be nice to see a forested hiking trail. To be clear, I don't want to see another park. I'd like to see a place where residents could go and walk amongst the trees and creeks.

one month ago

[👍 1 Agree](#)

GOLF CART PATHS

one month ago

[👍 1 Agree](#)

More golf cart paths. Connects us to PTC, allows us to reduce driving & use other alternatives, this also allows for more neighbor interactions. Update parks, create new ones. Walking, biking and hiking trails. This will attract new families and keep existing ones.

one month ago

[👍 1 Agree](#)

greenspace

one month ago

[👍 1 Agree](#)

Protect green space along the sr74 corridor

one month ago

[👍 1 Agree](#)

, Parks and greenspaces, we need more sidewalks and pathways for hiking/walking/biking.

2 months ago

[👍 1 Agree](#)

All undeveloped remaining land - fields and forests preserve nature, well-being, and charm adds long term value to the town. Old growth trees as well. Remaining undeveloped land is a premium asset that should not be lost.

2 months ago

[👍 1 Agree](#)

The park, horse farm, green spaces everywhere

2 months ago

[👍 1 Agree](#)

New neighborhoods should be required to maintain trees - no clear cutting. Builders need to do better to stop runoff to our neighborhood lakes.

2 months ago

[👍 1 Agree](#)

Improve the park for our children to play. We have to drive to PTC for decent playground equipment

2 months ago

[👍 1 Agree](#)

Undeveloped land, green spaces, golf cart path, and shamrock park.

2 months ago

[👍 1 Agree](#)

There should be no specific resources; we should incorporate the idea of being good stewards to mother Earth, naturally, in all forthcoming development. We only have this planet, and we should be doing more to preserve, protect, recycle and all aspects moving forward should be mindfully engaged in these considerations.

3 months ago

[👍 1 Agree](#)

Greenspace

3 months ago

[👍 1 Agree](#)

Nothing to worry yourself over

28 days ago

Greenspan, trees, parks, etc. Also walking patches.

one month ago

Need more golf cart paths to connect (Pendleton etc) to town if you want to improve walkability and truly help the environment.

one month ago

As I mentioned previously, Valleywood Road, I am sure there are other bodies of water and undeveloped land in the area that I am yet to discover.

one month ago

Parks

one month ago

The central lake and wooded areas.

one month ago

All

one month ago

The lakes

one month ago

Protect and expand parks and green spaces

one month ago

We should keep as much greenspace as we can to preserve trees that help with air quality, water, and wildlife that contribute to biodiversity in the region. We don't want ours to be a concrete town.

one month ago

Golf Cart Trails and Bike Trails would help immensely.

one month ago

Too much of undeveloped land on Dogwood Road was bought by housing developers.

one month ago

Golf cart paths and greenspaces. Keep trees cut that cover the roadways and keep water drains clear of leaves.

2 months ago

Agree with the below comments.

2 months ago

Shamrock Park and Handley Park

2 months ago

Need better parks, interconnects, amenities

2 months ago

Update Shamrock Park. Make it the center of a new connected, beautiful, well planned downtown--one where people enjoy strolling down, eating dinner, etc.

2 months ago

Need to set a greenspace goal ffor town

2 months ago

More greenspace.

2 months ago

The pond at Shamrock Park.

2 months ago

you have destroyed most natural settings and environmental resources already, there are not many left

2 months ago

Our parks

2 months ago

Public Parks

2 months ago

Shamrock Lake and park; the polo fields and surrounding green space

2 months ago

I love the parks.

2 months ago

The parks - improvements at Shamrock and Dorthea Redwine

2 months ago

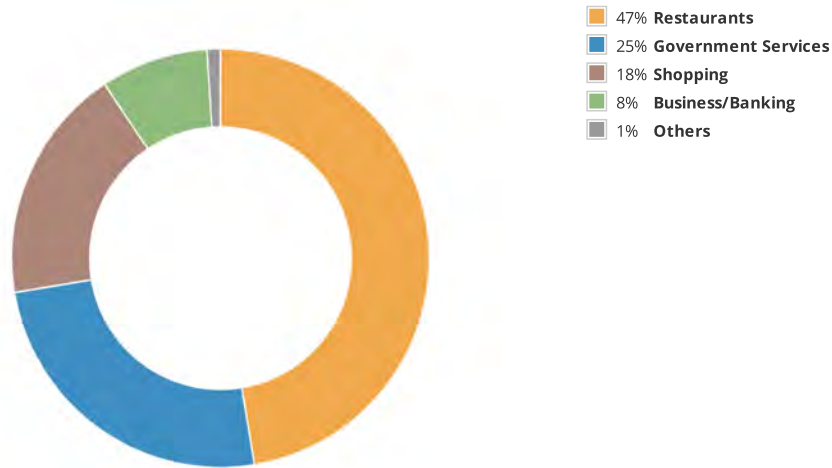
Keep clean

3 months ago

Handley Park Lake could be beautiful and used as an alternative for Shamrock Park for nature trails

3 months ago

What is your primary reason for visiting downtown Tyrone?



192 respondents

What would you describe as the top project or improvement that could be made to downtown Tyrone?

Street beautification. Usable sidewalks/multiuse paths with consistent landscaping and lighting throughout downtown. Updating the store fronts with clean and maintained landscaping throughout. I know its a long shot, but buried power lines would help tremendously.

3 months ago

👍 50 Agree

Add bars and restaurants

3 months ago

👍 31 Agree

Repurpose the old firehouse building, make paths wide enough for golf carts from Gunnin Graphics all the way south past Funky Shack. And finally, assist with helping the Red Door possibly find temporary location.

3 months ago

👍 26 Agree

Revitalization of the older downtown buildings (example: fire station).

3 months ago

👍 16 Agree

More walkable/bikable trails, and connection to PTC trails

2 months ago

👍 5 Agree

What type of business would you like to see introduced to Tyrone's downtown?

bicycle shop, dessert/bakery shop, sports bar/restaurant

3 months ago

[45 Agree](#)

we have lots of unique shops. I think we need more of this type of shopping and dinning. Shops that will draw people to our town instead of over into PTC. Chain stores have no place in Tyrone. They don't fit the size or the feel. Ice cream parlors, bike shops, BBQ restaurant, hobby shop... specialty shops that people will seek out and visit.

3 months ago

[39 Agree](#)

Brewery

3 months ago

[23 Agree](#)

Restaurant in old fire station

3 months ago

[17 Agree](#)

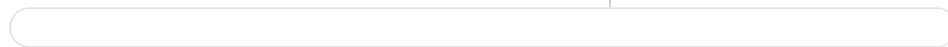
A cool bookstore/cafe/shop with vinyl records!

3 months ago

[10 Agree](#)

How would you characterize your perception of the pace of development in Tyrone in recent years?

Average



Too Fast

Too Slow

Where would you like to see future development focused? What type of development would you like to see there?



What type of development would you like to see in Tyone's Town Center District?

small boutiques and eateries

3 months ago [👍 37 Agree](#)

I would prefer to see what we have their upgraded and updated before adding anything new. A new building will make the old ones look even worse.

3 months ago [👍 35 Agree](#)

Mixed residential and commercial to retain the original feel of Tyrone. I would love to see the a mandartory architecture plan that would give the area a old early 1900 feel, something that would help bring back and retain what Tyrone looked like when first settled.

2 months ago [👍 18 Agree](#)

townhomes with office, shops and restaurants

3 months ago [👍 8 Agree](#)

Avoid bars and nightlife establishments

3 months ago [👍 6 Agree](#)

What type of development would you like to see in Tyrone's Community Gateway Character Area?

mixed development with a variety of shops, restaurants, office space, townhomes

3 months ago [👍 22 Agree](#)

None

3 months ago [👍 22 Agree](#)

These are good areas for more commercial type business that could be the main taxable for the community. I would not like to see large commercial buildings or industrial growth. However, well designed shopping, retail or medical offices would be a good fit for these areas.

3 months ago [👍 10 Agree](#)

None

3 months ago [👍 8 Agree](#)

I would like that left alone or turned into connecting green spaces for biking, hiking and walking trails that are safe.

3 months ago [👍 6 Agree](#)

What type of development would you like to see in Tyrone's In-Town Residential Character Area?

additional golf paths

3 months ago [👍 44 Agree](#)

maintaining of acre lots and single-family dwellings only.

3 months ago [👍 40 Agree](#)

Maintaining residential integrity. More connectivity with multuse paths. Sign beautification - both neighborhood and street signs. Assisting neighborhoods in maintaining streets - free from pine straw that has been there for years, weeds, cracks. Enforce codes for lawn maintenance, etc.

3 months ago [👍 22 Agree](#)

Maybe move the trucking company away from the residential area. Is an eyesore

3 months ago [👍 12 Agree](#)

NO HIGH DENSITY HOUSING! We need single family dwellings with lot size a minimum of one acre. This is in keeping with the rural feel that residents love here in Tyrone.

2 months ago [👍 9 Agree](#)

How would you rank the following housing needs in Tyrone?

	Need More	Have the right amount	Need Less
Senior Housing	38% Need More	54% Have the right amount	8% Need Less
Mixed-Income Housing	17% Need More	49% Have the right amount	34% Need Less
Single-Family Housing	30% Need More	62% Have the right amount	8% Need Less
173 respondents			

No more apartments. Dont want the crowd that comes with that.

3 months ago [👍 32 Agree](#)

Density is bad. McDuff is a great example of how many people you can force on an acre. It is ugly, and stripped of natural beauty. It is crowed and the pressure on the infrastructure is huge. Leave our larger lot sizes and natural lots.

3 months ago [👍 31 Agree](#)

Don't build cookie-cutter and don't build on top of each other. A little space is nice.

2 months ago [👍 15 Agree](#)

People like living here because of the family-oriented community.

3 months ago [👍 15 Agree](#)

keep wooded areas and parks intermixed with housing. No high density

3 months ago [👍 9 Agree](#)

What would you describe as the most important housing need in Tyrone? What role should the Town play in helping to meet these?

I'm not sure we have a housing need. We have a downtown/city center image issue.

3 months ago

[👍 48 Agree](#)

We need to keep high density housing out. Period.

3 months ago

[👍 28 Agree](#)

Improvement of downtown historic homes. Exterior face lifts.

2 months ago

[👍 15 Agree](#)

Single-family dwellings. Improve Building Department capabilities so that Fayette County is not involved.

3 months ago

[👍 8 Agree](#)

No apartments or high density housing. Single family with large lots.

2 months ago

[👍 3 Agree](#)

How would you rank your satisfaction with the Town's transportation system?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	1% Poor	8% Below Average	29% Adequate	35% Good	20% Excellent	7% No Opinion
Traffic Congestion	2% Poor	12% Below Average	35% Adequate	37% Good	14% Excellent	- No Opinion
Road Conditions	- Poor	12% Below Average	41% Adequate	41% Good	6% Excellent	- No Opinion
Pedestrian and Bicycle Safety	20% Poor	37% Below Average	25% Adequate	14% Good	1% Excellent	3% No Opinion

176 respondents

Are there any locations in Town that you feel are particularly dangerous for pedestrians, bicyclists, or cart riders? Please list specific locations and what makes them dangerous (traffic, traffic signals, lack of crosswalks, quality of road surface etc.).

Tyrone-Palmetto Road and Dogwood

3 months ago

[!\[\]\(99f58673407353e96a019fbca558fd72_img.jpg\) 46 Agree](#)

All of the paths that are directly adjacent to Castlewood and Senoia are dangerous. The speed of traffic and distracted drivers make it a scary proposition to walk or cart. There needs to be separation from the traffic and the paths; and they need to be further from the road. The narrow sidewalks that are doubling as cart paths are also in need of attention. The carts are causing ruts along the paths and they are unsightly.

3 months ago

[!\[\]\(a870788d6ed9b8fd294b7654a8c8526b_img.jpg\) 36 Agree](#)

Trying to cross on a bike at Senoia Rd and Tyrone Road even with the cart paths. It's very dangerous to ride road bikes around Tyrone.

3 months ago

[!\[\]\(6059a5aa8b4ca7bb793408023d6c6e42_img.jpg\) 28 Agree](#)

Dogwood trail has no safe options, most of Castlewood is directly adjacent to high speed traffic. Sidewalks downtown are not wide enough for safe foot and bike traffic.

2 months ago

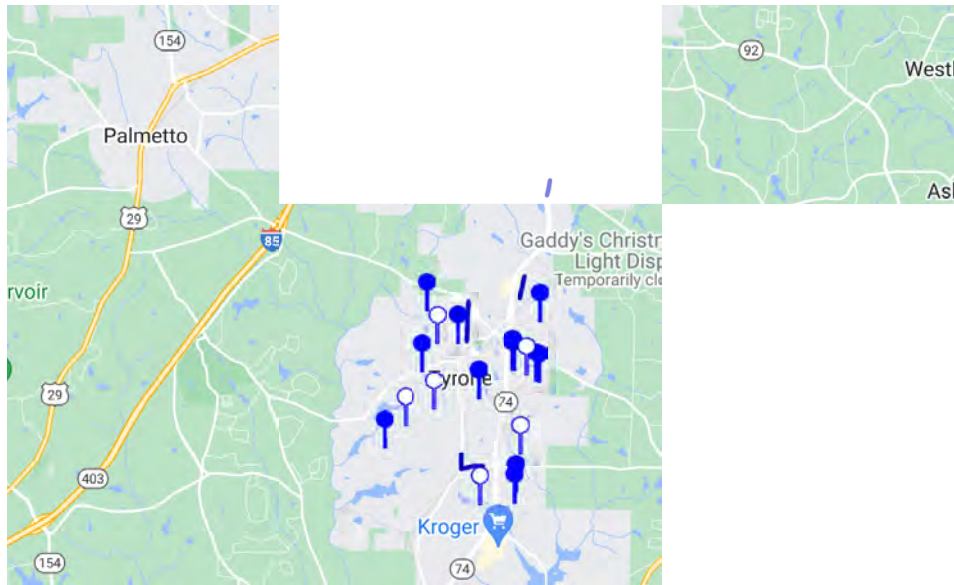
[!\[\]\(9c2e8d1b5bd77cb5c9f83b7a9cff79fd_img.jpg\) 22 Agree](#)

Areas where there aren't cart/walking paths. Sidewalks through downtown aren't wide enough for cart and walkers/runners. Crossing 74 is dangerous for pedestrians/bikes. Need bridge over 74 to connect.

3 months ago

[!\[\]\(f1c5da15572e3e09d343161be98f508d_img.jpg\) 14 Agree](#)

On the map below, mark up to three locations where you feel there is a traffic safety issue and explain.



Tyrone Rd - speeding, Dogwood - speeding, Senoia Rd- congestion during morning and evening times, Castlewood - speeding

3 months ago

[29 Agree](#)

Points added. The entire town needs "curb appeal".

3 months ago

[13 Agree](#)

No sidewalk for pedestrians or bikes to safely travel into downtown. We need a path from Briarwood to Senoia!

2 months ago

[8 Agree](#)

Needs to have a dedicated green arrow for 74 northbound traffic turning left on Dogwood.

2 months ago

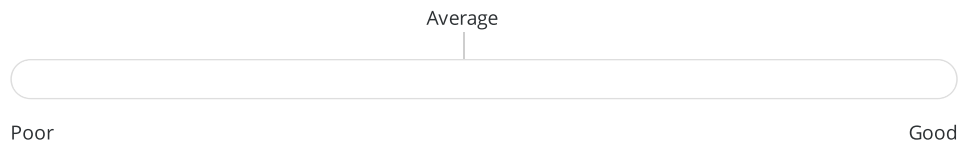
[5 Agree](#)

Senoia Rd and Dogwood at the RR tracks

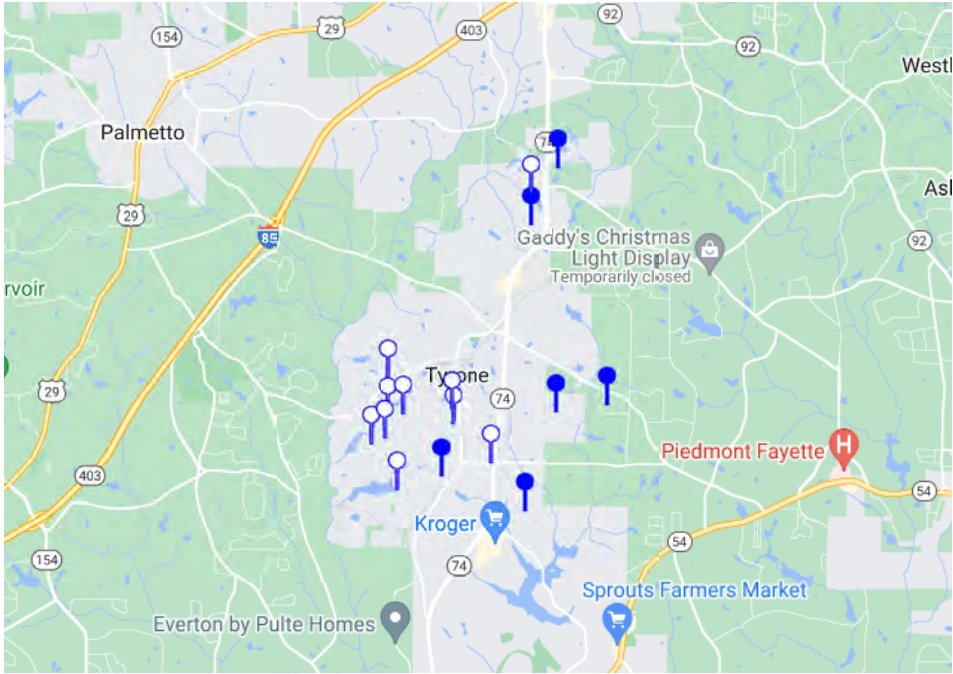
2 months ago

[2 Agree](#)

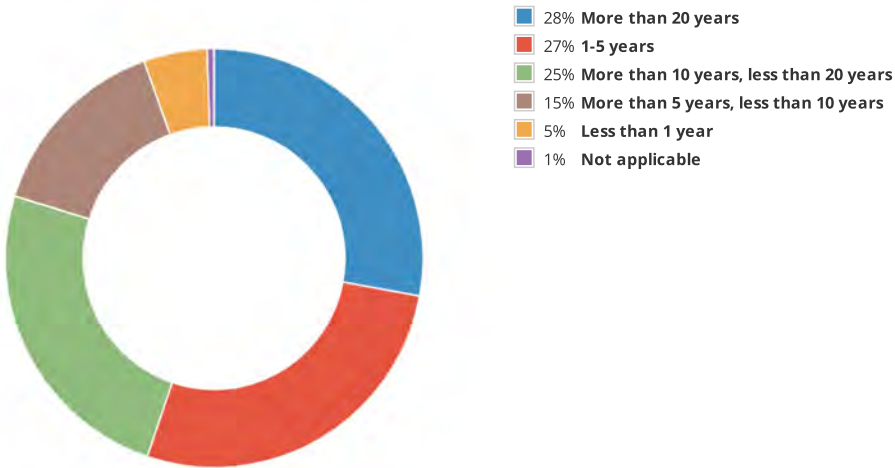
What is your experience with broadband access?



If you have issues with internet at work or home in Tyrone, please place a pin on the map indicating where the issue is experienced. You can also leave a comment about the nature of the issue.



How long have you lived in Tyrone?



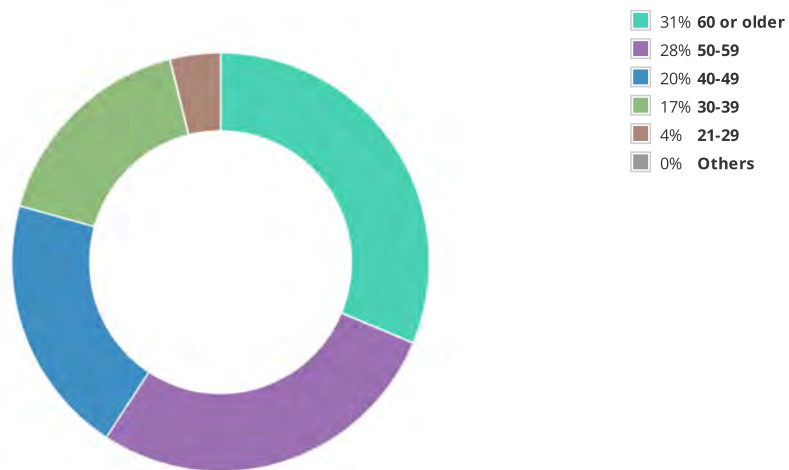
183 respondents

What is your race/ethnicity?

69%	White	118 ✓
15%	I prefer not to answer	25 ✓
11%	Black or African-American	19 ✓
3%	Multiple races	5 ✓
3%	Hispanic, Latino, or Spanish	5 ✓
1%	Other	2 ✓
1%	American Indian or Alaska Native	1 ✓
1%	Native Hawaiian or Other Pacific Islander	1 ✓
0%	Asian	0 ✓

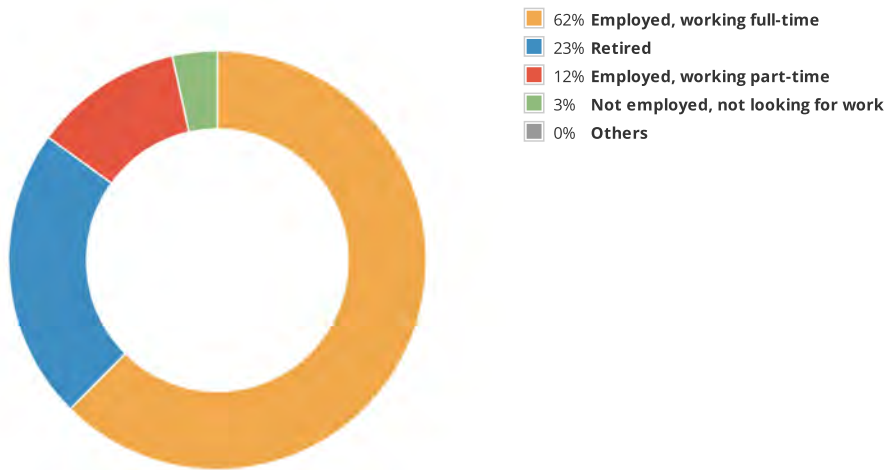
172 Respondents

What is your age?



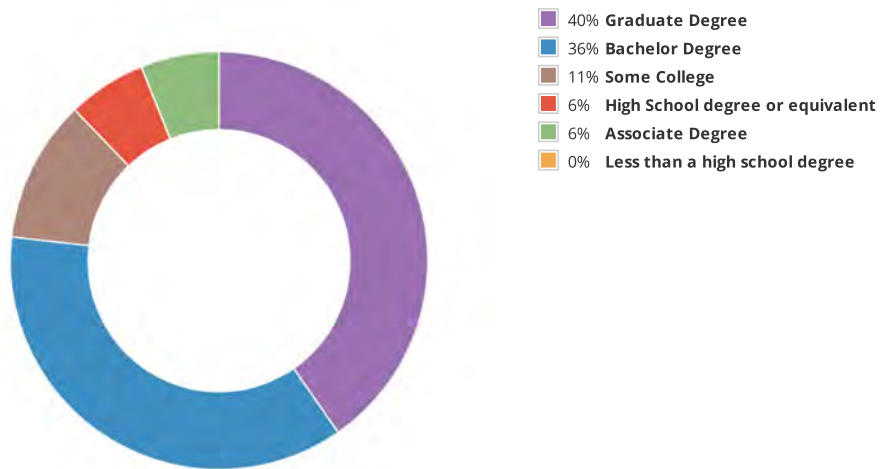
179 respondents

Which of the following categories best describes your employment status?



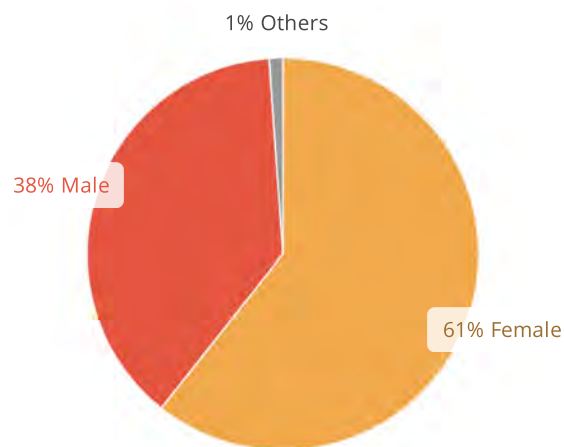
173 respondents

What is the highest level of school you have completed or the highest degree you have received?



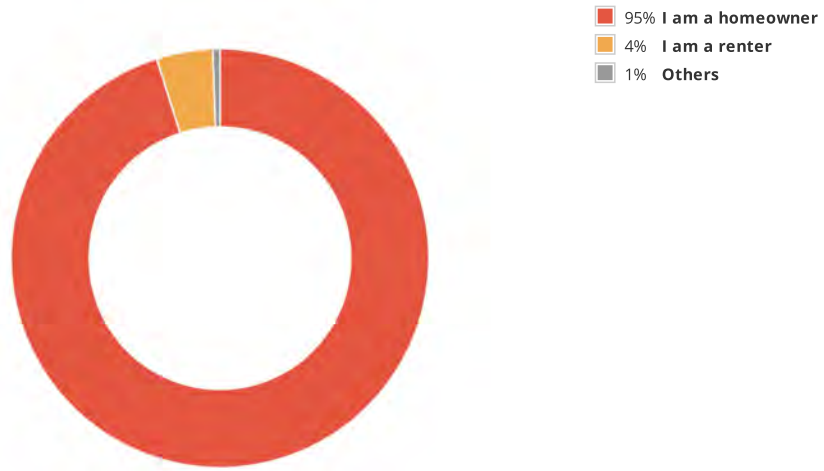
181 respondents

What is your gender identity?



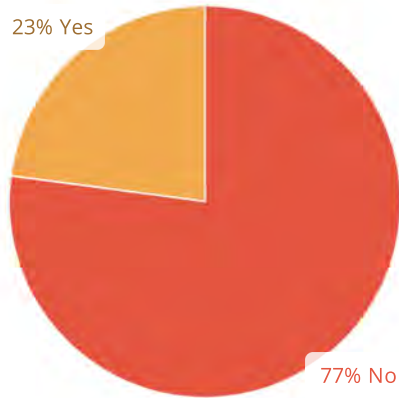
178 respondents

What best describes your housing status?



183 respondents

Are you a business owner?



179 respondents

If desired, please use the space below to list anything else you would like to be considered in future planning efforts for Tyrone that was not covered by the previous survey questions.

Please prevent the opening of bars and nightlife within our small town. The crime rates are going to skyrocket and the foot traffic you will attract is not the business you want to welcome into our community. Open a normal restaurant with standard hours, beer and wine. Family friendly establishments are welcome. I am ashamed our town has decided to grant full liquor licenses to new businesses. This town will never be the same.

3 months ago

[!\[\]\(99f58673407353e96a019fbca558fd72_img.jpg\) 24 Agree](#)

Better playground at the park

3 months ago

[!\[\]\(a870788d6ed9b8fd294b7654a8c8526b_img.jpg\) 15 Agree](#)

Build more cart paths

3 months ago

[!\[\]\(6059a5aa8b4ca7bb793408023d6c6e42_img.jpg\) 13 Agree](#)

We love our Town!

3 months ago

[!\[\]\(9c2e8d1b5bd77cb5c9f83b7a9cff79fd_img.jpg\) 11 Agree](#)

Update cart paths and create a better looking downtown area with more restaurants. Senoia has almost 1/2 the number of residents and yet they have a thriving downtown area with great restaurants and shops.

2 months ago

[!\[\]\(f1c5da15572e3e09d343161be98f508d_img.jpg\) 8 Agree](#)

Contact Us!

No data to display...

Comments: [Copy 11/2/2021][Copy 1/13/2022]

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