



CRC Presentation

02.03.2022

Agenda

- Plan
- Process
- Public Engagement
- Town Vision
- Mobility
- Open Space
- Development
- Catalytic Sites
- Zoning Recommendations



Plan



Purpose and Goals

- Define a distinct brand and vision for Downtown Tyrone that distinguishes it from other communities.
- Engage with the Core Team, landowners, and the public to generate success.
- Create a future development plan that creates flexibility but inspires new ideas.
- Align zoning regulations and new architectural guidelines to encourage the desired form of growth and consistency throughout downtown.



The Master Plan Is...



A framework document to help the Town proactively plan for future development.



An opportunity to engage the public and help create something that will truly represent Tyrone.



A method to identify catalyst projects and to begin thinking how to preserve Tyrone's character through a period of change.



A 20-year vision for the core of Tyrone. (What we present isn't happening overnight!)



The Master Plan Is Not...



A detailed site design effort.



A zoning or other regulatory document (it will, however, recommend new policies and programs).



A singular vision for Tyrone. It must remain flexible to account for changing market conditions, new technologies, and changing demographics.

Master Plan

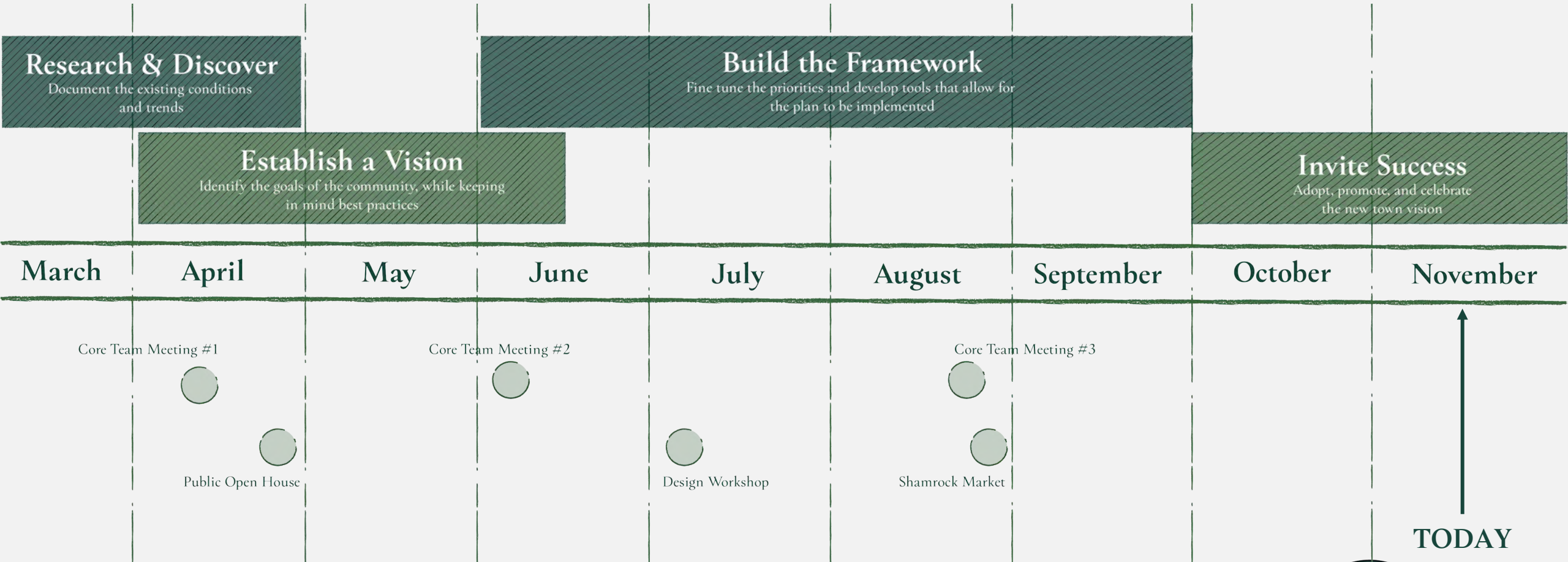


- Complete Street
- New Path
- Existing Path
- Greenway
- New Road
- Single Family
- Townhouse
- Commercial
- Park
- Catalyst Site
- Existing Park
- Nature Preserve
- Intersection Improvement

Process



Project Schedule and Process



Public Engagement



Outreach

- Three main public meetings were held: April 30th, June 7th-8th, and August 27th
- An online mapping tool was developed to allow online visitors to contribute to the plan
- Town Hall served as the home of the main project board and location of flyers promoting the plan
- Social media was used through the project to announce upcoming events and updates



Metrics



- +200 people attended the three public meetings



- 40 community members provided feedback via comment cards



- 70 people completed the online survey



- 17 people participated via the online mapping tool



Town Vision



Vision Statement

Tyrone is a thriving community that has successfully preserved its small-town charm. With Shamrock Park as its civic core, the downtown has blossomed into a business-friendly community attracting locally-supported businesses, great food, and places to shop. A multi-use trail network links the downtown with surrounding neighborhoods, a blend of older homes and new developments. With a town center that has gained a greater sense of place, Tyrone offers its visitors and residents walkability and vibrancy within a village-style setting, highlighting the town's commitment to character and community.



Planning Principles

Expand mobility options within the town center to include additional trail connections, golf cart paths, and improved parking options.

Activate Shamrock Park to create a dynamic open space that is well maintained and programmed, representing the heart of Tyrone.

Enhance Tyrone's sense of place by preserving the community's small town character and improving its overall aesthetic.

Attract more businesses to serve the local community and create a vibrant town center.



Mobility

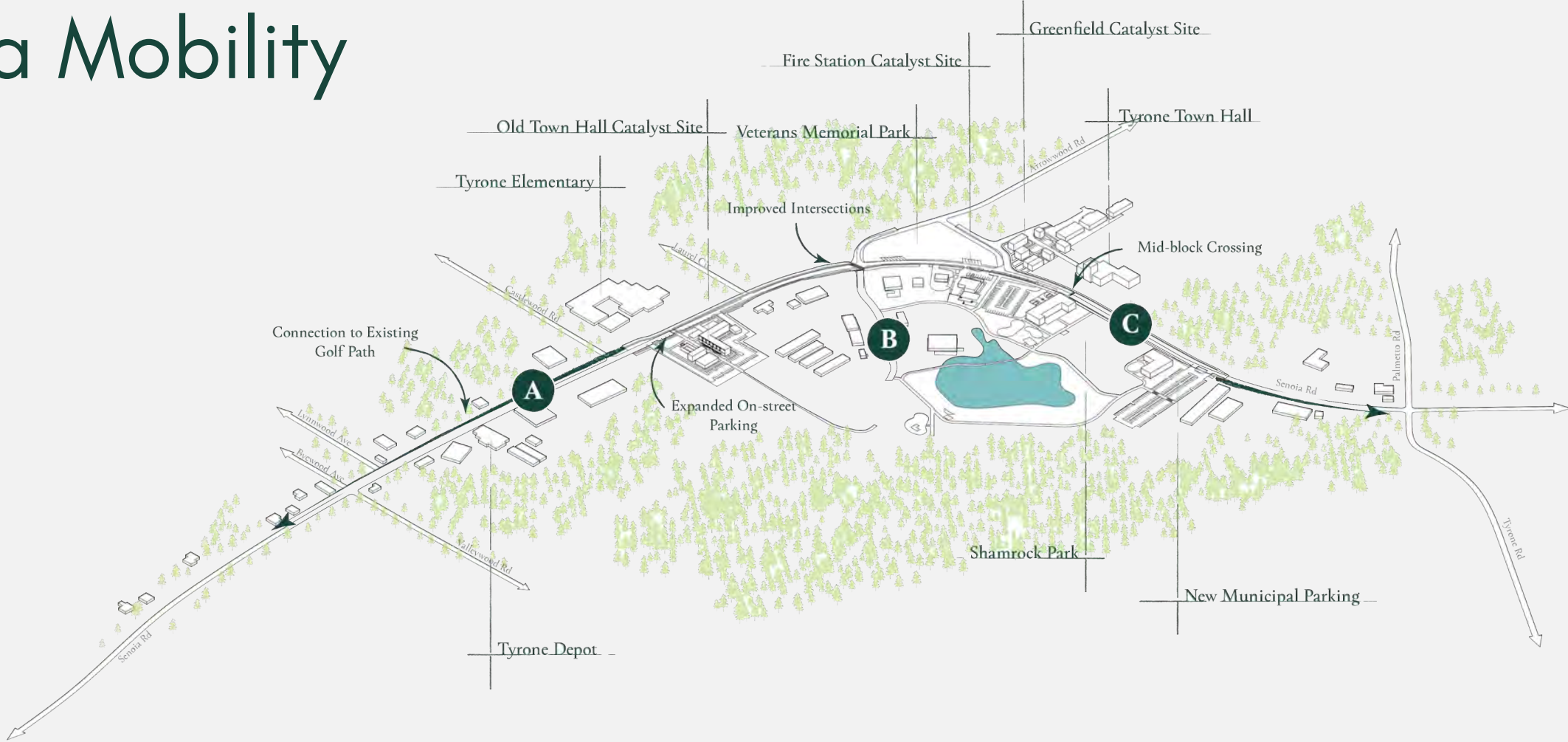


Mobility Plan

- A multi-use trail connection between Senoia Road and South Hampton Village
- A multi-use trail connection between Commerce Drive and Shamrock Park which helps complete a larger internal loop.
- A multi-use tunnel under the CSX railroad line just north of the current recreation center along the sewer easement that would provide direct access between the downtown core and residential properties east of the railroad.
- Expanded multi-use trails east of the CSX railroad line associated with any proposed new development.
- Soft surface nature trails on the Om property off Castlewood Road.



Senoia Mobility



A. Red Door Consignment



Expanded multi-use path

New tree canopy

On-street lighting

Expanded sidewalk

On-street parking

Native plantings

B. Commerce Dr.



C. Partner's Il Pizza



Expanded tree canopy

Vegetated buffer

On-street parking

Expanded multi-use path

Improved pedestrian safety enhancements

Open Space



Open Space Plan

- Improve Shamrock Park to plan for increased popularity and better use of existing public assets.
- Encourage new passive park space/nature preserve at the Om campus to the west of downtown and areas within floodplain east of the railroad.
- Introduce smaller neighborhood parks as part of new development.
- Continue to preserve and maintain Tyrone's existing parks.
- Link these open spaces through an expanded network for greenways and sidepaths (see Mobility Plan).





Shamrock Park

Brentwood Drive

Relocated recreation center

Basketball court

14' Multi-use path, typ

Senoia Road

On-street parking

Veteran's Memorial Park

Fire Station
Catalytic Site

Municipal parking

Patio

Shamrock Park

Stage

Restrooms

Older childrens' playground

Young childrens' playground

Existing pavilion

Open-air farmer's market

Municipal parking

U.S. Post Office

New trail connection

New trail connection

Restaurant with patio addition

Commerce Drive

14' Multi-use path, typ

CSX Railroad

Canoeing center and beach

Library

Existing recreation center

Community garden and pergola

Tunnel linked multi-use path under rail line

Neighborhood Spaces

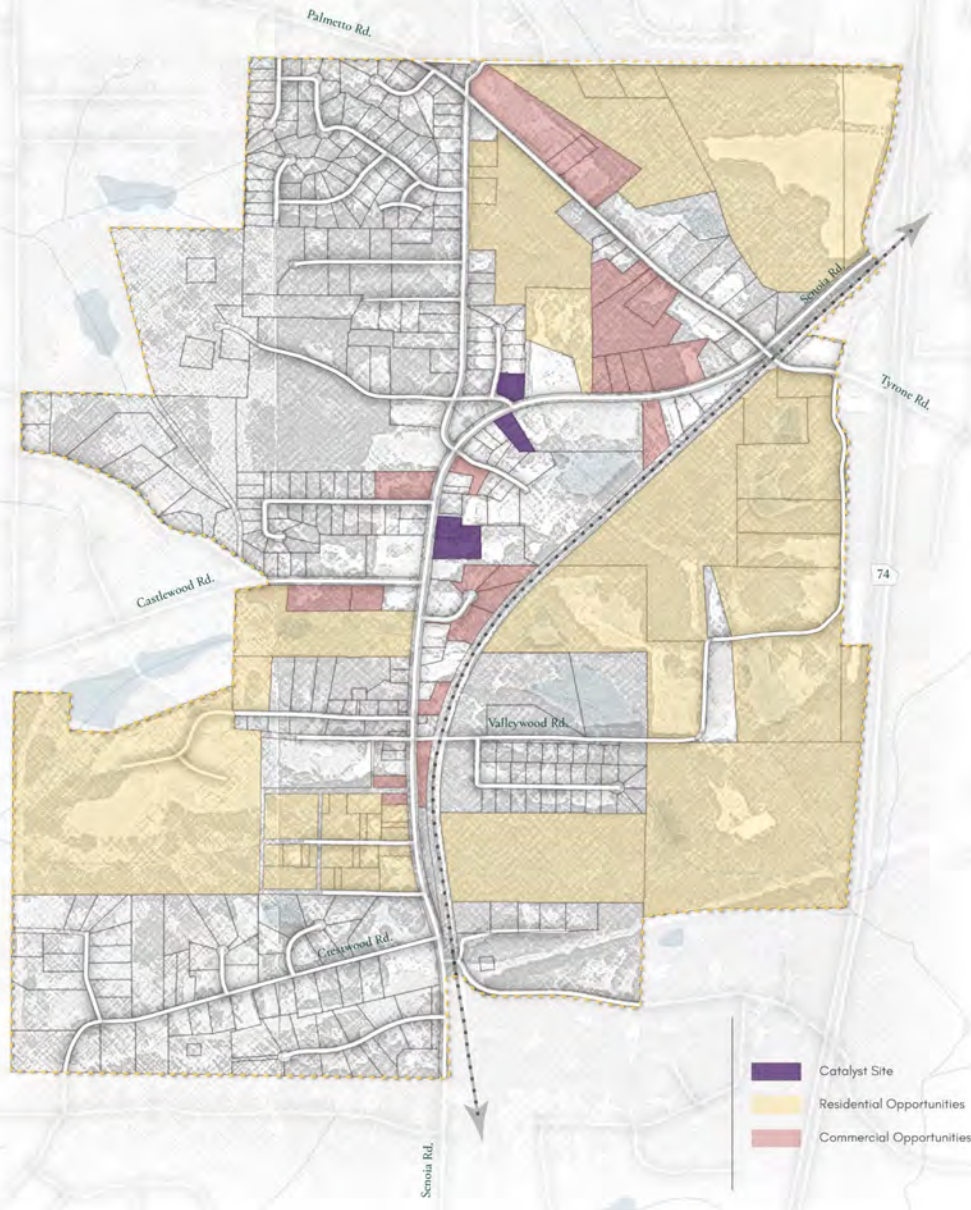


Nature Preserves



Development & Preservation

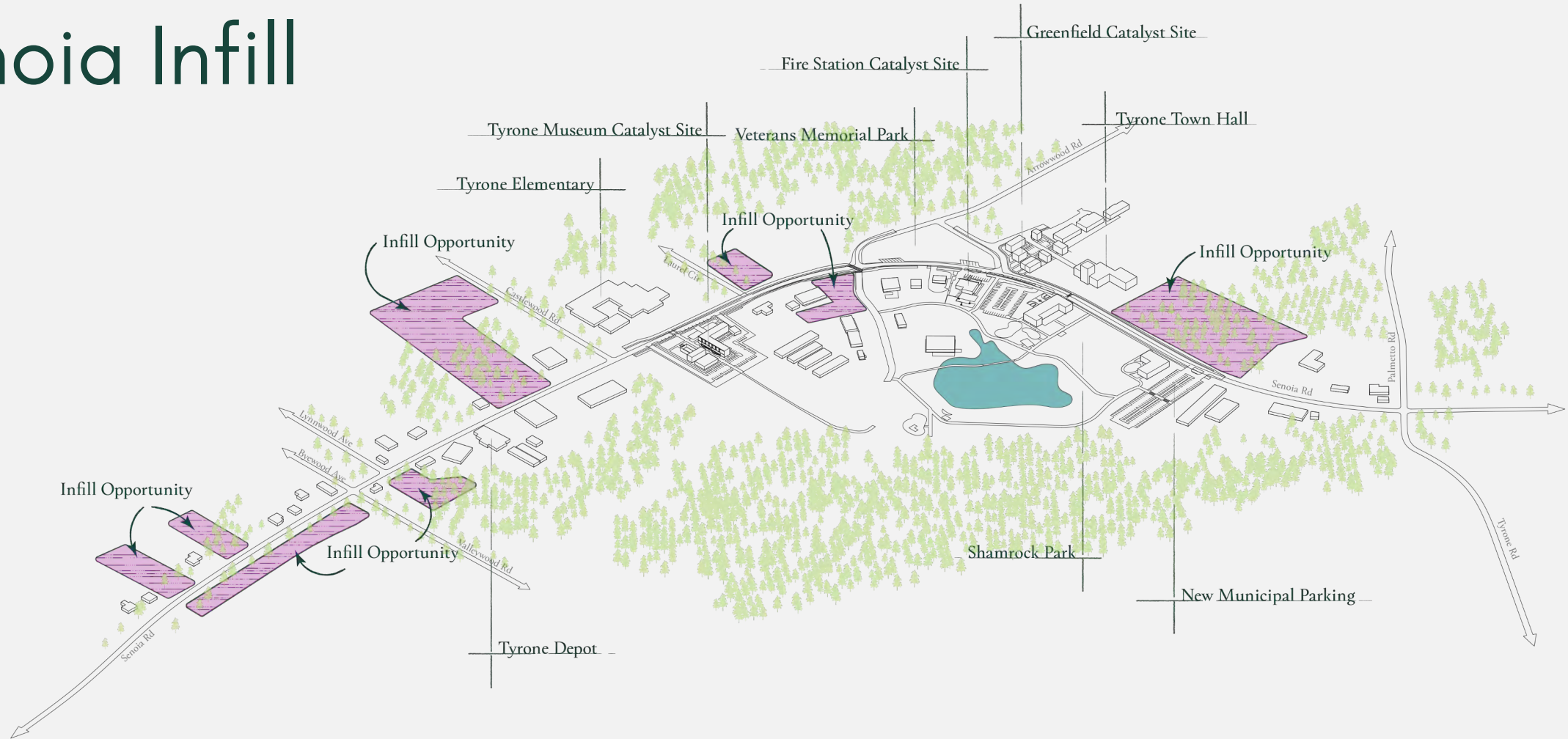




Opportunities

- Improve Shamrock Park to plan for increased popularity and better use of existing public assets.
- Encourage new passive park space/nature preserve at the Om campus to the west of downtown and areas within floodplain east of the railroad.
- Introduce smaller neighborhood parks as part of new development.
- Continue to preserve and maintain Tyrone's existing parks.
- Link these open spaces through an expanded network for greenways and sidepaths (see Mobility Plan).

Senoia Infill

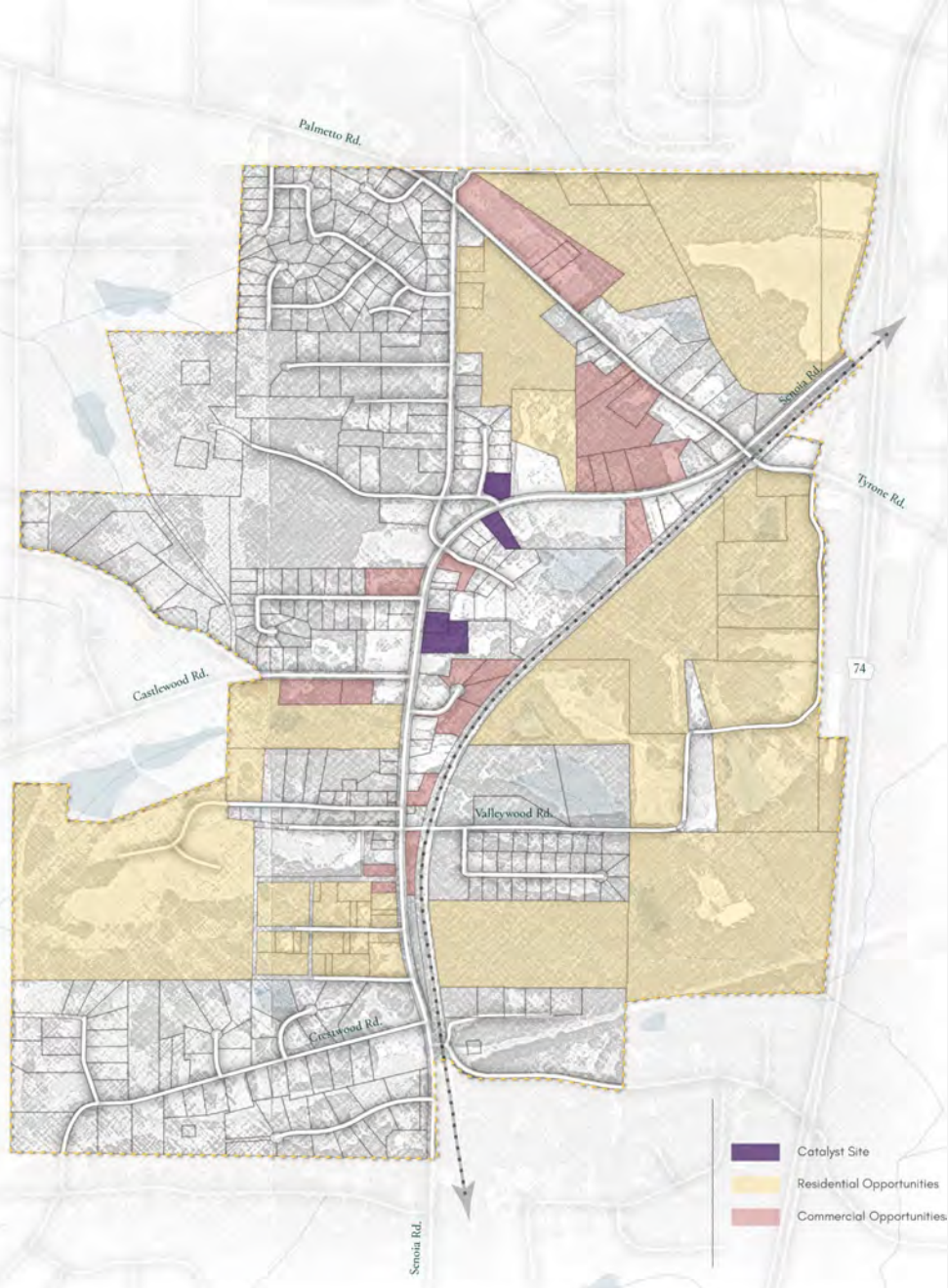


Catalytic Sites



Catalytic Sites

- Catalytic sites are public, private or Public Private Partnership projects that will **stimulate complementary development** on surrounding sites, creating an even more cohesive Downtown.
- Emerged from stakeholder consultation, the planning process to date, and evaluated with high level market analysis





Catalytic Sites

- A. Tyrone Museum
- B. Fire Station
- C. Greenfield Site



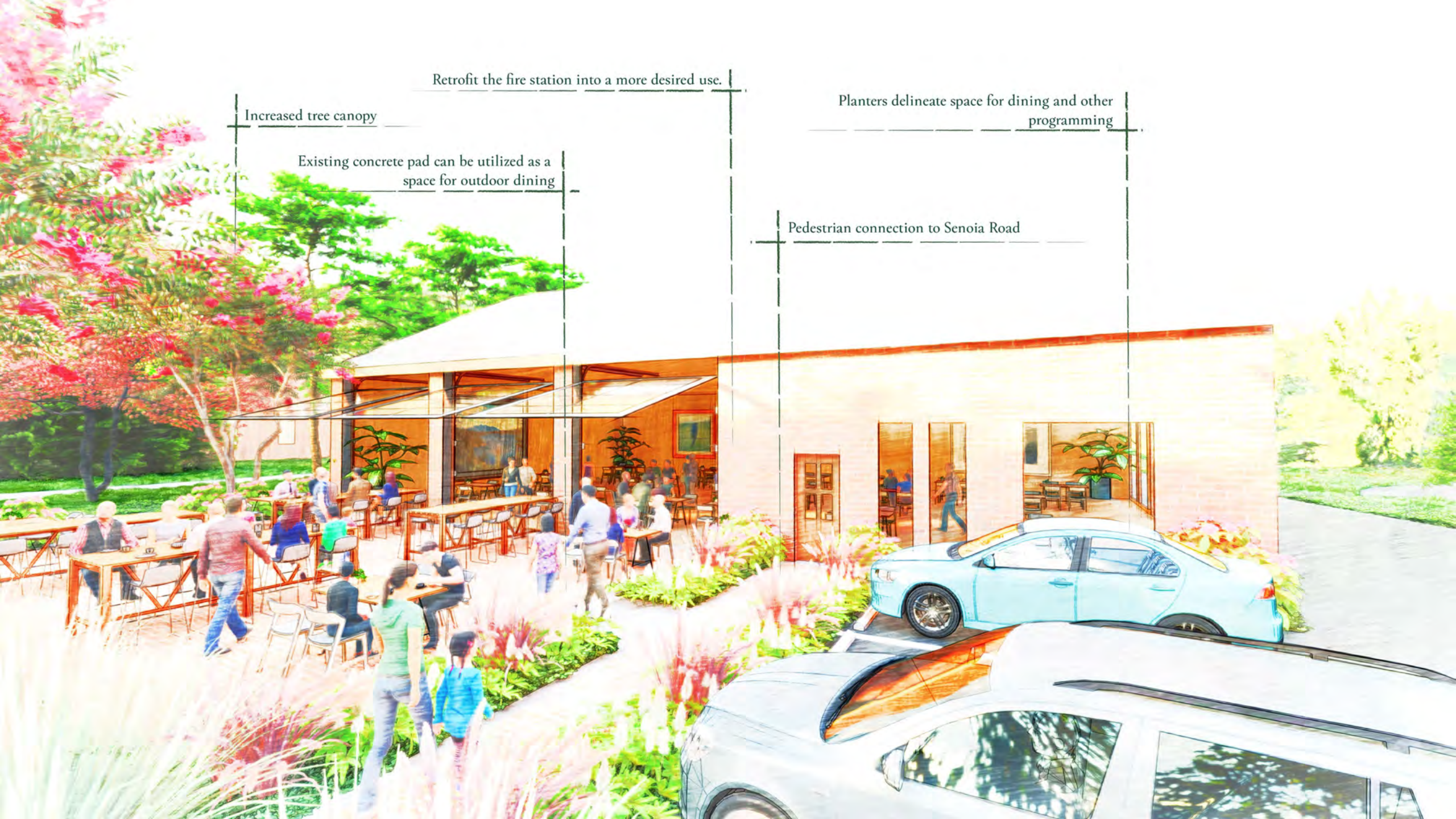
Tyrone Museum

- Adaptive reuse of the Tyrone Museum provides 7,760 square feet of office
- New infill development provides 21,300 square feet of retail space
- While currently infeasible, as Tyrone implements other economic development policies, the feasibility will improve



Fire Station Phase I

- Site could be used immediately for Town events or small businesses
- Phase I is feasible, Phase II is marginally infeasible, though there are potentials for ground lease scenarios due to Town ownership
- Success of Phase I could lower the capitalization rate or allow for increased rents, making Phase II feasible



Retrofit the fire station into a more desired use.

Increased tree canopy

Existing concrete pad can be utilized as a
space for outdoor dining

Planters delineate space for dining and other
programming

Pedestrian connection to Senoia Road



Fire Station Phase II

- Site could be used immediately for Town events or small businesses
- Phase I is feasible, Phase II is marginally infeasible, though there are potentials for ground lease scenarios due to Town ownership
- Success of Phase I could lower the capitalization rate or allow for increased rents, making Phase II feasible



Expanded multi-use path provides ample room for pedestrian, golfcarts, and bicyclists

Increased tree canopy

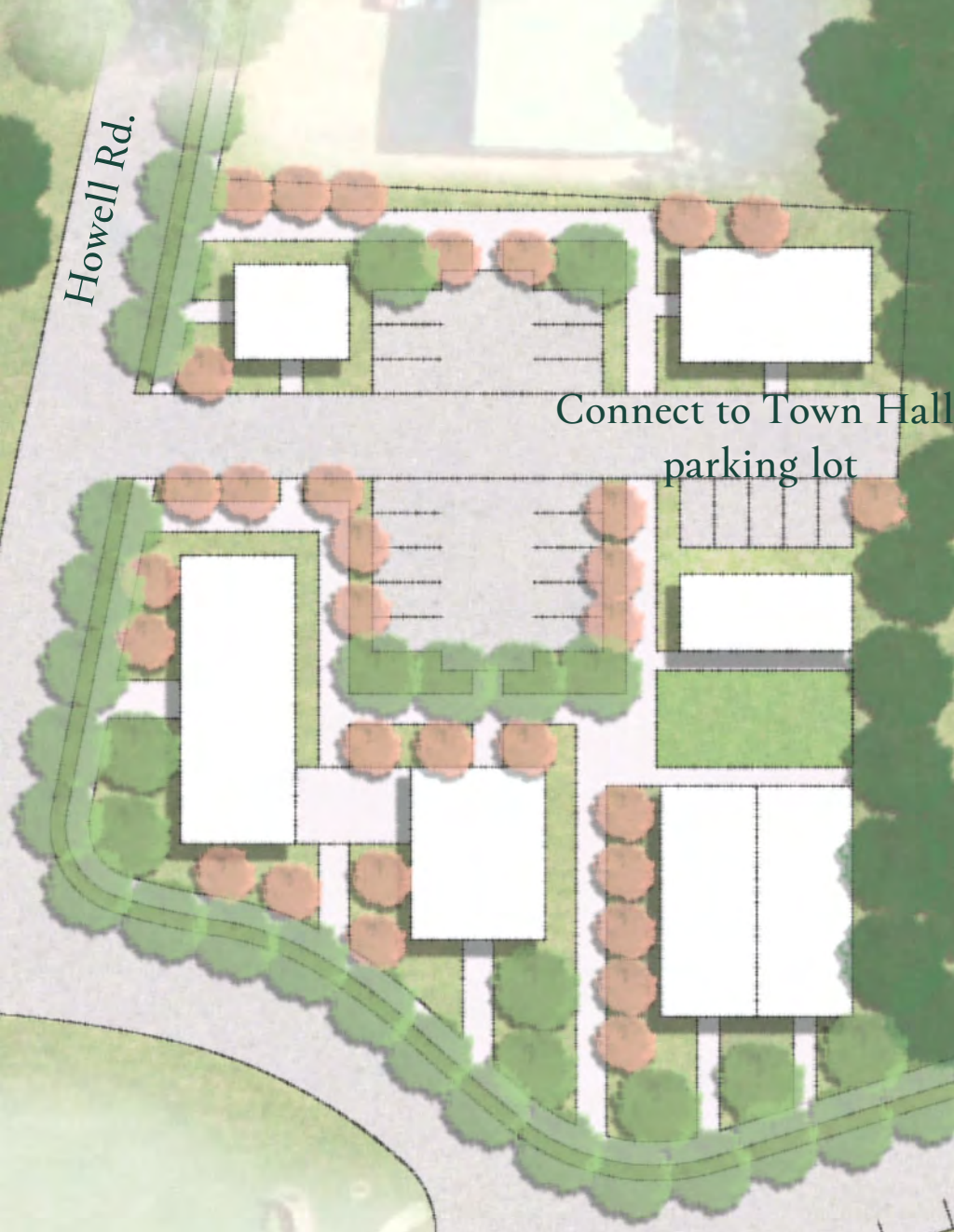
Planters delineate space for dining and other programming

Enhanced buffers better separate the sidewalk for the road, increasing safety

Native plantings

New mixed-use building

Retrofitted fire station



Greenfield Site

- Feasible under current market conditions
- Only site that proposes both retail (9,100 square feet) and residential (9,180 square foot townhomes)
- Each townhouse would provide tuck-under parking, which maximizes development space

Zoning Recommendations



Zoning Recommendations

- Create a Village Residential District
- Revisit TCMU district and consider amendments
 - Revise residential densities, lot sizes, and widths to be more urban than suburban
- Create a Village Mixed-Use District to facilitate small scale development envisioned by Town Center Plan concepts
- Revisit and update Town Center Architectural Design Considerations
 - Consider two-tiers – urban and suburban
- Revisit parking requirements for Town Center area

