

Application Disclaimer

PRIOR TO STARTING YOUR APPLICATION, DID YOU REVIEW THE LCI GUIDEBOOK, AND DO YOU HAVE A CLEAR UNDERSTANDING OF THE LIVABLE CENTERS INITIATIVE?

We strongly recommend you review the [application guidebook](#) while filling out this application.

✓ Yes, I acknowledge that I reviewed the guidebook and fully understand the program as explained.

Section 1: Applicant Information

NAME OF ORGANIZATION

Town of Tyrone

NAME OF PRIMARY CONTACT PERSON

Phillip Trocquet

JOB TITLE

Assistant Town Manager

DEPARTMENT

Community Development

ADDRESS

950 Senoia Road
Suite A
Tyrone, Georgia 30290
United States

PHONE

(770) 881-8322

EMAIL

phillip.trocquet@tyrone.org

Section 2: Type of Assistance

TYPE OF ASSISTANCE

- Tactical: Advances the implementation of a priority action identified in a study within the LCI area.

Section 3: Project Information

NAME OF PROJECT

Town Center Streetscape & Mobility Schematic: Setting New Downtown Street Standards

NAME OF LCI AREA AND LAST PLAN ADOPTION DATE

Envision Tyrone - Town Center Master Plan | Adopted December 2021

TOTAL COST OF PROJECT

\$200,000.00

PROPOSED LOCAL MATCH (MINIMUM 20% OF PROJECT COST)

\$40,000.00

PROJECT LOCATION/EXTENTS

Full extent of Senoia Road within the Town Center District which serves as our main street. Ancillary Downtown minor connectors such as Arrowood Rd, Commerce Dr., and Brentwood Rd., would also be investigated. Please see included map.

UPLOAD STUDY AREA MAP

- [2023-lci-tyrone-tactical-extents.pdf](#)

HAS THIS PROJECT BEEN IDENTIFIED IN A PREVIOUS LCI STUDY, COMPREHENSIVE PLAN OR ANOTHER RECENTLY COMPLETED STUDY?

Yes

PLEASE NAME THE STUDY, AND REFERENCE THE SECTION OR PAGE THAT RELATES TO THIS PROJECT

Envision Tyrone Town Center Plan (LCI): Pgs. 42-61, 112, 126-133. 2022 Comp Plan: Pgs. 31, 37, 38, 44

IS THE PROJECT WITHIN AN EXISTING LCI AREA?

Yes

REPORT OF ACCOMPLISHMENT

- [tyrone-roa-2021-2026.pdf](#)

PROVIDE A BRIEF STUDY GOAL AND DESCRIPTION. IN YOUR PROJECT DESCRIPTION, PLEASE BRIEFLY DESCRIBE THE SPECIFIC PRODUCTS AND DELIVERABLES THAT THIS STUDY WILL CREATE.

The Town is seeking to build on the 2021 LCI with the end goal of creating a livable and sustainable Town Center that reflects Tyrone's unique identity. This project is intended to address several priorities including creative placemaking, multi-modal mobility, smart tech, and planning/environmental best practices. Key deliverables would include:

1. Streetscape Design Guidelines & Schematic - Principally developed for Senoia Rd., this would detail cross-sections that identify sidewalk locations, landscape/stormwater islands, curb & gutter, and other elements of streetscaping based on a topographic survey revealing conditions along the corridor.
2. Street Construction Standards - These would take the form of language to update Sec. 109-256 of our ordinance with new street construction standards for any new streets constructed/reconstructed in the Town Center District to align our code with more 'complete street' construction principles mentioned above.
3. Creative Placemaking/Wayfinding Identification - This element of the project would identify opportunities along the corridor for landscaping, art, pocket parks, and wayfinding to increase navigability, mobility, and livability.
4. Smart Tech/EV Integration - The Town envisions this as a means of identifying the best placement for EV Charging via on-street parking and smart tech such as RRFB crosswalks.

HOW DOES THIS PROPOSED LCI STUDY ADDRESS A NEED IN YOUR COMMUNITY?

This Tactical study would address Tyrone's need for revitalization, modernization, and sustainable livability in the core of the community. The Town Center District (Downtown) has experienced little development over the past few decades and is frequently listed as the area most in need of attention by residents via the Comprehensive Plan going back to 2007. Citizens desire to see economic growth and a sense of community downtown; this tactical study would provide the framework for the eventual creation of engineering plans that focus on improving mobility, safety, and sustainability while reflecting the unique small-town character of Tyrone. Mobility designs that enhance the experience for the pedestrian, cyclist, and local golf-cart rider will provide an opportunity for a less auto-centric development pattern in the Town's core; this would incentivize sustainable growth both from an ecological and fiscal perspective that is much needed in Tyrone.

HOW DOES YOUR LCI STUDY ADVANCE OR ADDRESS ONE OR MORE OF THE FOLLOWING LCI PRIORITIES. IF THE APPLICATION IS SELECTED, THE ANSWERS PROVIDED WILL BE INCORPORATED INTO THE LCI STUDY SCOPE. PROJECTS DO NOT NEED TO ADVANCE ALL OF THE LCI PRIORITIES.

a. Smart Tech

- i. We envision Smart tech to address EV charging availability, pedestrian safety, traffic calming, and perhaps wayfinding.
- ii. Pedestrian and cyclist safety and comfort is our main focus. We believe that RRFB signalized crosswalks, smart street lighting systems, public WiFi expansion, & wayfinding signage displaying different forms of information are solutions.

b. Creative Placemaking

- i. Placemaking through design is a high priority for the Town. Senoia Road fronts major parks, businesses, and government buildings; the integration of shade islands, street furniture, and public art particularly in front of these destinations are important.
- ii. Any consideration of public art will involve an arts steering committee or other group to guide the Town and Council. Utilization of local artists would be a high priority.

c. Housing

The walkable nature of downtown along with sewer infrastructure allows for the development of a wider variety of housing opportunities downtown which we have adjusted our ordinance to accommodate. The Town encourages these housing types to be constructed for and occupied by workforce individuals.

d. Climate Change

The integration of stormwater BMP's, native plantings, EV stations along on-street parking, and shade trees to reduce heat islands are just some of the integrations we hope to include to meet this goal.

ARC STRONGLY RECOMMENDS THAT LCI APPLICANTS ACTIVELY ENGAGE COMMUNITY-BASED ORGANIZATIONS IN THE DEVELOPMENT OF THEIR LCI APPLICATION. LIST STAKEHOLDERS (E.G., COMMUNITY BASED ORGANIZATIONS (CBOS), BUSINESSES AND/OR INSTITUTIONS, AND LOCAL OFFICIALS) INVOLVED IN THE DEVELOPMENT OF THIS APPLICATION, AS WELL AS HOW THEY WILL BE INVOLVED IN THE PLANNING PROCESS, IF THE APPLICATION IS SELECTED.

We wish to include the following in the design process:

- Preexisting Downtown small business community
- Friends of the Tyrone Library
- Friends of the Tyrone Museum
- The Tyrone Downtown Development Authority (Downtown Tyrone)
- Downtown Property Owners & Residents

We hope to include representatives from each of these groups in the form of individual interviews and a potential street-design advisory/steering committee that voices input.

WHO IN YOUR COMMUNITY HAS BEEN HISTORICALLY UNDER-REPRESENTED IN LOCAL PLANNING PROCESSES? HOW WILL THESE INDIVIDUALS OR GROUPS BE INCLUDED IN THIS PLANNING PROCESS?

The Town has made great strides to publish information in a variety of formats specifically targeted towards minority groups and lower-income neighborhoods. Our last major endeavor in this regard was to erect signage in these neighborhoods and issue direct-mailers to these groups instead of our typical electronic channels that may have a higher barrier to entry. This was done for our most recent comprehensive plan and we hope to employ a similar strategy here even with a narrower geographic scope.

Section 5: Commitment

ADDITIONAL DOCUMENTS

- [2023-lci-tyrone-letters-of-support.pdf](#)



To: Atlanta Regional Commission 2023 LCI Approval Committee

From: Mayor Eric Dial, Town of Tyrone

Date: February 17, 2023

RE: Town of Tyrone 2023 LCI Application

ARC LCI Selection Committee,

Please accept this letter of support regarding the Town of Tyrone's 2023 Livable Centers Initiative application. Our Town has made incredible progress over the past two years since the completion of our 2021 LCI, Envision Tyrone – Town Center Plan. The establishment of a DDA, creation of Shamrock Park First Friday events, and designing of multi-use improvements are just some of the great strides made towards enhancing our Town Center District.

As a result of these plans and citizen support, Council and I have concentrated considerable effort to the long-term future of Downtown. The 2023 SPLOST Manual dedicates nearly 40% of projected revenue between downtown parks and downtown streetscape enhancements. We hope that these projects combined with the presence of this tactical/implementation LCI will place us one step closer to achieving the goals outlined in our last LCI and Comprehensive Plan.

As listed in our budget, the Town is committed to spending the remainder of the Planning Department's amount dedicated to technical services equating to \$40,000 of local match dollars between this Fiscal Year and next Fiscal Year. We appreciate the support ARC has given us over the years and hope to work collaboratively with you in the future to execute our vision for the Town Center District. Thank you for your consideration.

Sincerely,

Eric Dial
Mayor, Town of Tyrone



To: Atlanta Regional Commission 2023 LCI Approval Committee
From: Brandon Perkins, Town of Tyrone Town Manager
Date: February 17, 2023
RE: Town of Tyrone 2023 LCI Application

ARC LCI Selection Committee,

I would like to formally offer this letter of support for your consideration regarding the Town of Tyrone's 2023 LCI application. Our team here at Town Hall has presented to you an application that builds on the many years of planning work dedicated to our Town Center District. This application serves as a next step for the Town to implement the streetscaping goals outlined in the action plan.

Recent efforts such as the creation of a DDA, expansion of events, and prioritization of downtown infrastructure projects will be enhanced by this tactical LCI as we seek to take next steps on realizing our streetscaping and walkability. The Town is also capable of funding the 20% match up to \$40,000. Thank you in advance for your review and consideration.

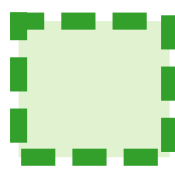



Sincerely,

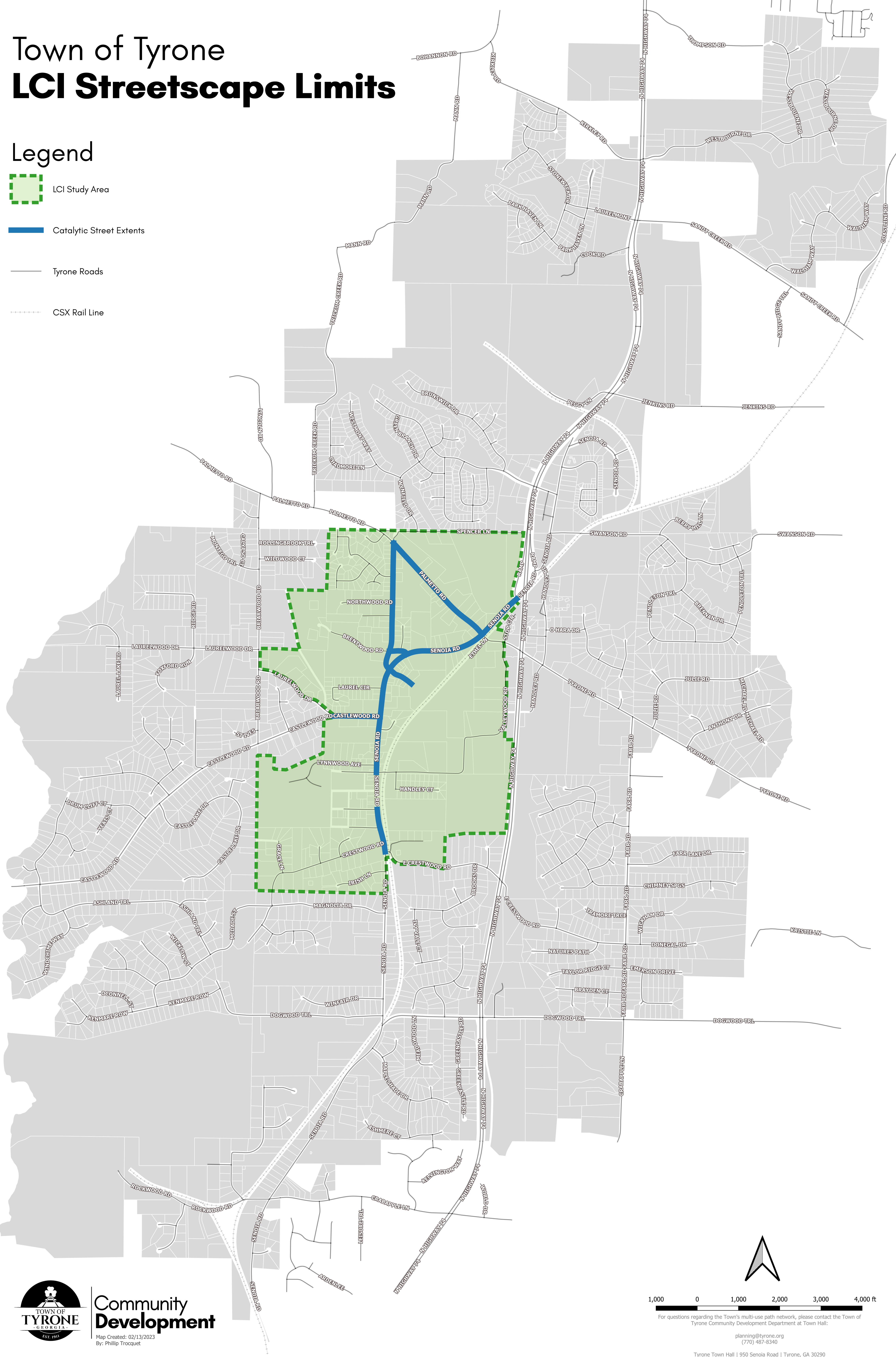
Brandon Perkins, MBA, CPM, ICMA-CM
Town Manager, Town of Tyrone, Georgia
Office: (770) 487-4038
Email: bperkins@tyrone.org

Town of Tyrone

LCI Streetscape Limits

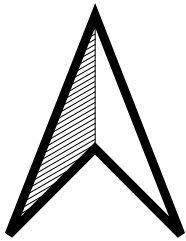
Legend

-  LCI Study Area
-  Catalytic Street Extents
-  Tyrone Roads
-  CSX Rail Line



Community
Development

Map Created: 02/13/2023
By: Phillip Trocquet



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 Tyrone Community Development Department at Town Hall:

planning@tyrone.org
(770) 487-8340

Tyrone Town Hall | 950 Senoia Road | Tyrone, GA 30290

2021-2026 Report of Accomplishments		
Work Item	Status	Notes
Intergovernmental Participation		
Continued Memberships: FCDA, FCIC, SR 74 Coalition, ARC, FCTC, etc. . .	Ongoing	<i>This is a permanently ongoing item with multiple years of completed membership with local organizations. Membership in the FCIC (Fayette County Interagency Council) has been completed as said organization has since been dissolved, but new membership in the FCTC (Fayette County Transportation Committee) has been accomplished with continued goals of retaining a member on that committee to represent the Town.</i>
Strategic Memberships in: FRRLS, Chamber of Commerce, Southern Crescent and McIntosh Trail Boards	Ongoing	<i>These, again, are permanently ongoing memberships with multiple years of completed membership under the Town's belt. Ongoing and productive membership with the FRRLS (Flint River Regional Library System) has resulted in fantastic library resources and programming for our residents with greater levels of service anticipated over the next many years. A town representative sits on the Chamber of Commerce Board representing the Town of Tyrone. Membership in the Southern Crescent and McIntosh Trail Boards has been completed.</i>
Community Development		
Solicitation of Federal, State, and Foundation Program Grants	Completed	<i>LCI Grant awarded, CDAP Grants awarded in 2018 and 2020. Pursuit of FEMA Hazard Mitigation Grant. UGA SPIA Internship Grant Awarded.</i>
Continued Investment in Improving and Expanding Utility Infrastructure	Ongoing	Completed: <ul style="list-style-type: none"> <i>\$2,000,000 downtown sewer expansion completed.</i> <i>Facilitation of fiber-optic broadband expansion in various location .</i> Ongoing: <ul style="list-style-type: none"> <i>Improved relationship with Fayette-Coweta EMC with obtained GIS Data.</i> <i>Expansion of Sewer Capacity with Fulton County and the City of Fairburn.</i>
Land Use		
Land Acquisition/Annexation	Completed	<i>New Town Hall Land purchased, 40- acres of conservation land purchased next to Handley Park, Annexation of 35 acres on southeast border of Town.</i>
Zoning Ordinance Analysis/Revision	Ongoing	Completed: <ul style="list-style-type: none"> <i>2018 CDAP Zoning Assessment</i> <i>Town Center Mixed Use text amendments drafted and adopted.</i> <i>Community Mixed Use text amendment adopted.</i> <i>Revised Downtown Architectural Standards adopted.</i> <i>Revised Parking Standards for Downtown adopted.</i> <i>Business Technology Park standards drafted.</i> <i>SR-74 Quality Growth District revisions drafted.</i> Ongoing: <ul style="list-style-type: none"> <i>Further parking ordinance standards.</i> <i>Village/Traditional Residential zoning ordinance draft and adoption.</i> <i>Code Enforcement ordinance draft and adoption.</i> <i>Adoption of Business Technology Park text amendment from completed draft.</i> <i>Adeption of SR-74 Quality Growth Overlay text amendment from completed draft.</i>
Finance/GIS Website Integration	Completed	Completed: <ul style="list-style-type: none"> <i>2019 Zoning Map CDAP project integrated Zoning GIS maps through ESRI on town website.</i> <i>Online payments now accepted.</i> <i>GIS database expanded significantly.</i> <i>New Town website with online permitting created.</i>