



### **Tyrone Planning Commission**

Will James  
*Chairman*

Jeff Duncan  
*Vice-Chairman*

Marlon Davis  
*Commissioner*

David Nebergall  
*Commissioner*

Carl Schouw  
*Commissioner*

### **Staff**

Patrick Stough  
*Town Attorney*

Phillip Trocquet  
*Planning & Development Coordinator*

### **Meeting Information**

2<sup>nd</sup> & 4<sup>th</sup> Thursday of  
each month

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Tyrone, Ga 30290  
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# Tyrone Planning Commission Agenda

July 13, 2017

7:00 PM

## I. Call to Order

## II. Approval of Agenda

## III. Approval of Minutes from June 22,2017

## IV. Public Hearing

1. Consideration to recommend approval of a Development Plan from applicant Nathan Dockery establishing guidelines and provisions for a Planned Industrial Park overlay district to accommodate the 'Founders Studios' movie/media production PUD (Planned Unit Development). ***Phillip Trocquet, Planning & Development Coordinator.***

2. Consideration to recommend approval to rezone a 46.4 acre tract off the corner of Jenkins Road and Highway 74 North from O-I (Office Institutional) to M-1 (Light Industrial) with a PIP (Planned Industrial Park) Overlay. ***Phillip Trocquet, Planning & Development Coordinator.***

## V. New Business

1. Consideration of a final plat approval for Stonecrest Preserve Subdivision on the corner of Dogwood Trail & Farr Road. ***Phillip Trocquet, Planning & Development Coordinator.***

## VI. Staff Comments

1. Renaissance Strategic Visioning & Planning (RSVP) project update. ***Phillip Trocquet, Planning & Development Coordinator.***

## VII. Commission Comments

## VIII. Adjournment

**Town of Tyrone**  
**Planning Commission Meeting Minutes**  
**Thursday June 22, 2017**  
**7:00 PM**

Present:

Chairman Wil James  
Vice-Chairman Jeff Duncan  
Commission Member Carl Schouw  
Commission Member David Nebergall  
Commission Member Marlon Davis  
Planning and Zoning Coordinator Phillip Trocquet  
Town Attorney E. Allison Ivey Cox

Absent:

Town Attorney Patrick Stough

Planning Commission Chairman Wil James called the meeting to order at 7:00pm.

**Approval of Agenda**

Commissioner Duncan made a motion to approve the agenda.  
Commissioner Nebergall seconded the motion. Motion was approved 4-0.

**Approval of Minutes for May 25, 2017**

Commissioner Davis made a motion to approve the minutes from May 25th, 2017.  
Commissioner Schouw seconded the motion. Motion was approved 4-0.

**Public Hearing:**

1. *Consideration of a text amendment to Section 113-130, pertaining to "Light industrial district (M-1)", of Article V of the Zoning Ordinance of the Town of Tyrone, to add "movie/media production studios (including ancillary businesses that supply support services, equipment and resources to the movie/media industry)" as a permitted use in the M-1 zoning district. **Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. Staff recommendation was for approval of the proposed text amendment.

Chairman James opened the public hearing for any in favor of the proposed text amendment. No one spoke.  
Chairman James closed the public hearing.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke.  
Chairman James closed the public hearing.

Commissioner Davis made a motion to amend section 113-130 of the zoning ordinance to add movie/media production studios (including ancillary businesses that supply support services, equipment and resources to the movie/media industry) as permitted uses in the M-1 zoning district.

Commissioner Schouw seconded the motion. Motion carried 4-0.

2. *Consideration of a text amendment to Section 113-155, pertaining to "Exceptions to development standards", of Article VI of the Zoning Ordinance of the Town of Tyrone, and Section 113-133, pertaining to "Planned unit development", of Article V of the Zoning Ordinance of the Town of Tyrone, to establish an exception to the height restrictions for non-residential structures for sound stages associated with movie/media production studios located in a Planned Industrial Park. **Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. Staff recommendation was for approval of the proposed text amendment.

Commissioner Nebergall inquired as to the nature of the 35ft. height restriction. He stated that he was under the impression that the number set by the Town was due to fire safety concerns. Mr. Trocquet stated that he was unsure when the Town had the 35ft. height restriction set, but stated that the Town utilizes the county Fire Department; he stated that since the height restrictions in the county's ordinance are higher than the Town's, he did not see an issue.

Chairman James opened the public hearing for any in favor of the proposed text amendment. No one spoke. Chairman James closed the public hearing.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke. Chairman James closed the public hearing.

Commissioner Schouw made a motion to amend section 113-115 and section 113-133 to establish an exception to the height restrictions for non-residential structures for sound stages associated with movie/media production studios located in a Planned Industrial Park.

Commissioner Davis seconded the motion. Motion carried 4-0.

3. *Consideration of a text amendment to Section 113-190, pertaining to "Conditional use approval", of Article VII of the Zoning Ordinance of the Town of Tyrone, revise conditions pertaining to "dog grooming shops". **Phillip Trocquet, Planning & Development Coordinator***

Mr. Trocquet presented the item. He introduced the item and stated that at the May 4<sup>th</sup> Council meeting, Council requested that dog grooming shops have the same restrictions as pet boarding facilities. Council was uncomfortable with the possibility of a dog grooming shop locating next to another business with no special conditions.

Chairman James opened the public hearing for any in favor of the proposed text amendment. No one spoke. Chairman James closed the public hearing.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke. Chairman James closed the public hearing.

Commissioner Nebergall made a motion to amend section 113-190 to establish conditions pertaining to dog grooming shops.

Commissioner Davis seconded the motion. Motion carried 4-0.

**Old Business:**

## **New Business:**

### **1. Pre - recommendation review: Development Plan for 'Founders Studio' Planned Industrial District. Phillip Trocquet, Planning & Development Coordinator.**

Mr. Trocquet introduced the item. He stated that the pre-recommendation review was for a project to be named Founders Studio. He also stated that per the Town of Tyrone Zoning Ordinance, and developer or property owner who wishes to build a planned unit development within the Town must first draft a Development Plan to be considered by Town staff, Planning Commission, and Town Council. He went on to say that the first steps in the Development Plan process are a pre-recommendation meeting with staff and with Planning Commission. Mr. Trocquet stated that after the pre-recommendation meetings, there would be a series of Public Hearings to approve the Development Plan and subsequent rezoning of a property with the conditions outlined in the Plan.

Mr. Trocquet described the property for which Founders Studio's Development Plan was being developed. He stated that the property did not have an active address, but that the parcel number was 0725 014 located on the corner of Jenkins Road and Highway 74 North. He went on to state that the proposed development plan was classified as a Planned Industrial Park (PIP) because of the given uses proposed. Mr. Trocquet went on to explain that the Development Plan was thus far in conformity with the provisions outlined in the Town's Planned Unit Development (PUD) section of the zoning ordinance. He stated that at this time, there was no formal acceptance of the Development Plan; if satisfied with the proposed material, Planning Commission would simply authorize staff to accept a submission for a final Development Plan.

Chairman James asked if the developer was at the meeting tonight. Mr. Trocquet confirmed that Mr. David Harbin, a representative of the developer, was in attendance. Chairman James called Mr. Harbin to the podium.

Chairman James requested that Mr. Harbin present an overview of the proposed development for the record. Mr. Harbin stated that the film industry in Georgia was 'booming' and as a result, they were looking to build studios to meet the growing demand. Mr. Harbin stated that they were targeting the television production sector specifically as they are a more underserved market compared to the film industry as a whole. Mr. Harbin went on to state that the proposed studios were designed by industry professionals for industry professionals and have developed a revolutionary design for the complex. Mr. Harbin stated that there was much opportunity in Tyrone for this type of development. He mentioned the appeal of Tyrone's small-town nature coupled with the close proximity to Hartsfield-Jackson Airport and downtown Atlanta.

Commissioner Duncan asked Mr. Harbin to explain in greater detail the 'revolutionary design' mentioned in the development plan. Mr. Harbin explained that there are currently many problems in the film production market as it pertains to workflow and design. He stated that most studio complexes are run out of retrofitted facilities such as warehouses that were never originally designed to accommodate film production. Mr. Harbin pointed to the development plan and stated that the studios were designed to house production offices and soundstages within the same structure; he stated that this design prevents staff and actors from needing to take a long golf cart ride or drive from one location to the next.

Commissioner Duncan stated that the Development Plan had accommodated up to five studio 'hubs'. Mr. Harbin stated that phase one of the project would start with two 'hubs'. Mr. Harbin stated that the final construction of all six studios would develop commensurate with industry demand. He stated that the existing competition for studio space was currently almost 100% booked.

Commissioner Davis requested that Mr. Harbin elaborate on all of the phases of the development. Mr. Harbin explained that the first phase would include the construction of two hubs, the second phase would consist of two more, and the final phase would consist in the construction of the final hub.

Commissioner Duncan stated that although he was in support of the proposed development he had a little 'heartburn' over the traffic impact. He stated that the Town was trying to limit curb cuts onto Highway 74 in an effort to preserve good traffic flow. He stated that he noticed a curb cut onto Highway 74 and was concerned that this may impact traffic. Mr. Harbin stated that the curb cut onto Highway 74 was preexisting. He also went on to mention that the facility's traffic management plan separated truck traffic from general traffic and that the amount of traffic generated by the studios would be less than what the land was currently zoned for. Mr. Harbin stated that the studio does not follow traditional business hours which would not affect traffic at peak hours. Mr. Trocquet stated that as a part of any PUD process a traffic study is required. Mr. Nebergall stated that his preference was not to include an additional curb cut onto Highway 74. Mr. Harbin pointed out that the curb cut outlined in the plan already existed and that their intent was simply to improve it.

Commissioner Davis asked if there was any talk amongst the developers as to how the studio complex was going to uniquely work with the Town in bringing other projects besides the studios to the Town. Mr. Harbin stated that the developers were invested in the Town because many were from Tyrone. He stated that the studio was placing an emphasis on landscaping and architecture that was intended to go above and beyond what was required as part of the Town's ordinance. He also stated that the development included green space and park space intended for public use.

Chairman James asked whether the developers had reviewed the Town's Comprehensive Plan. Mr. Trocquet stated that during the pre-recommendation meeting with staff, the Comprehensive Plan was discussed. He stated that the Town's Quality Growth Overlay District was also discussed during that meeting.

Commissioner Duncan stated that he would prefer that, because of the berm and landscaping, the studios not be visible like Pinewood Studios. Mr. Harbin stated that Pinewood had the advantage of having 300 plus acres of land to set the soundstages back on. Mr. Harbin went on to explain that although the soundstages would be partially visible from Highway 74, it was the developer's intent to set a high architectural standard for the structures such that all future development would look to the studios to model their architectural requirements.

Commissioner Duncan inquired as to the sewer connection. He asked Mr. Harbin who was going to cover the cost of construction for sewer infrastructure. Mr. Harbin stated that the development would cover that cost. Mr. Trocquet stated that based on his conversations with the Town Engineer, an additional pump station as well as a force main tap connection would need to be constructed in order to service the land with sewer. Mr. Nebergall asked if the Town already had the sewer capacity. Mr. Trocquet stated that the Town had successfully negotiated extra capacity from Fulton County, but that the capacity had not yet been released.

Commissioner Schouw inquired as to the proposed timeline for the developer's decision regarding the construction of each of the projects' phases. Mr. Harbin stated that the developers would know the demand for studio space around six months from the start of construction for the first phase. Mr. Harbin stated that he anticipates the first two studio hubs to be leased out before construction finishes based on market saturation.

Commissioner Davis made a motion to allow staff to accept a formal development plan from the developers of Founders Studios. Commissioner Schouw seconded the motion. Motion passed 4-0.

**2. Consideration for a final plat approval for parcel 0725 014. Phillip Trocquet, Planning & Development Coordinator.**

Mr. Trocquet presented the summary stating that the applicant, Nathan Dockery, was seeking the division of an 88 acre tract with parcel number 0725 014 from one lot to two. He stated that the property is currently owned by the Hobgood Family and is located within the Town's Quality Growth Overlay District. Mr. Trocquet stated that the existing zoning district was O-I (Office Institutional). Bordering zoning districts were as follows: to the north, AR (Agricultural Residential); to the south, C-1 (Downtown Commercial) and E-I (Educational Institutional); to the east, E-I (Educational Institutional); to the west, M-2 (Heavy Industrial), AR, & O-I (Office Institutional). Mr. Trocquet went on to state that the subdivision was fully compatible with the comprehensive plan, zoning map, and future development map.

Commissioner Schouw made a motion to approve the Final Plat for parcel 0725 014. Commissioner Davis seconded the motion. Motion passed 4-0.

**Public Comments:**

**Staff Comments:**

- 1. Renaissance Strategic Visioning & Planning (RSVP) project update. Phillip Trocquet, Planning & Development Coordinator.**

Mr. Trocquet stated that the Town had applied for the project back in March and had successfully won the service grant. Mr. Trocquet stated that the RSVP fellows from the University of Georgia would be arriving on the 28<sup>th</sup> of June to conduct their first assessment of the Town Center District. He stated that they would be identifying areas suitable for redevelopment and infill development.

**Commission Comments:**

**Adjournment:**

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:36 pm.

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Wil James, Planning Commission Chairman

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Phillip Trocquet, Planning & Development Coordinator



**Town of Tyrone**  
**Cover Sheet- 07/20/2017**  
Contact: [ptrocquet@tyrone.org](mailto:ptrocquet@tyrone.org)

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**Subject:** Development Plan for Founders Studios Planned Unit Development.

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**A. Background/History:**

**i.** Planning Commission was presented with a preliminary proposal for the 'Founders Studio' Planned Unit Development on Thursday, June 22, 2017 and authorized staff to accept an official Development Plan from the developers. The materials present under this agenda item include the Developer's official Development Plan. Planning Commission voted to recommend approval of this site plan on July 13, 2017.

**ii.** This property will be covered by the Town's Quality Growth Overlay District as well as the PIP Overlay district requirements as approved by Planning Commission and Town Staff. The provisions outlined in these overlay districts include more robust landscaping requirements as well as additional architectural design standards. The rezoning of this property will be for the accommodation of Founders Studios: a light industrial/technology Planned Unit Development.

**iii.** Included with the Development Plan submission is a copy of the items required by our ordinance: a Summary of Intent, Architectural Guidelines & District Provisions, a Comprehensive Traffic Study, and Professional Renderings of Proposed Structures.

**B. Summary:**

**i.** The proposed development is fully compatible with the Town's Comprehensive Plan. The description given in the Town's Comprehensive Plan for the property's land use district states that the 'Community Gateway will be planned with the highest-quality architectural and landscape standards. . . [and] is regarded as a prime location for future medical, entertainment, and other emerging high tech industries.' The development strategy for the Community Gateway aims to 'protect scenic views along the corridor. . . limit access points, and screen development from view with a wide natural buffer, berms, and landscaping. All development. . . should promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access. The proposed development plan includes all items laid out in the Comprehensive Plan for the development of the Community Gateway District.

**ii.** Staff recommendation is conditional *approval* of this Development Plan.

**C. Action:** The vote for this item will be: *a motion to (accept/deny /accept with conditions) the Development Plan for Founders Studios and subsequent establishment of conditions for a PIP (Planned Industrial Park) overlay district for a 46.4 acre property located at the corner of Jenkins Road & Hwy 74 N.*

## Summary of Intent

# PROJECT FOUNDERS STUDIOS

Light Industrial (M-1) With a Planned Industrial District (PID) Overlay

June 22, 2017

### **Overview:**

We are proud and excited to present Project Founders Studios to the Town of Tyrone Board of Commissioners. In 2008, in order to attract the film, television, and digital entertainment production industry to the State, the State of Georgia passed the Entertainment Industry Investment Act, which provides a tax incentive for such production in the State of Georgia. The tax incentive creates significant cost savings for companies producing full-scale movie and film productions, feature films, television series, music videos, and commercials, as well as interactive games and animation. The Entertainment Industry Investment Act has been very successful in attracting production companies to the State of Georgia, creating an economic boom for the State as well as many counties and municipalities, including Tyrone. The tax incentive has spurred billions of dollars in economic activity throughout the State.

We have been working in conjunction with the State of Georgia and the Fayette County Development Authority to attract production industries to our community. We are pleased to present an opportunity for Tyrone and its local businesses to benefit greatly from the incoming entertainment productions. Our request is for rezoning which would allow for design, construction, and operation of production studios to take place right here in Tyrone, Georgia. Working closely with the worldwide film and television industries, our goal is to make Fayette County a significant and influential partner in the entertainment production industry in the Southeast.

### **Statement of Present Ownership:**

The request for rezoning to the Light Industrial (M-1) with a Planned Industrial District (PID) overlay district is comprised of a total of 43.35 acres of land. The subject property is located adjacent to Highway 74 between Sandy Creek Road and Jenkins Road. The property is currently owned by Hobgood Family, LP; however, the property is currently under contract for acquisition by GCS Concepts, LLC (the "Company").

### **Character of Proposed Development:**

We propose to develop a production facility that will consist of multiple production studio sound stage buildings and outdoor natural areas (the "Project"). The goal of the Project is to provide on-site expertise and infrastructure to ensure that production companies can produce entertainment projects seamlessly and comfortably here in Fayette County. The studios will provide independently-owned media companies a full range of production services to cater to every aspect of on-site filming. Utilizing a revolutionary work flow studio concept will maximize productivity for the film companies. The Project will be fully developed with a total of six television production studio sound stages at maximum buildout. Once the Project is completed, the studios will serve numerous international production companies and provide a significant economic benefits to the County.

The Company has engaged Foley Design Associates Architects, Inc. to design the Project. The entrance to the Project is currently envisioned to reflect the character and elements of the community blended with a world class facility. The Project perimeter will respect the integrity of the rural character of the surrounding area using berming, open areas, and design elements which will preserve the natural wooded areas. The Company is committed to ensuring that the Project maintains the aesthetic standard which Tyrone's residents demand and deserve. This project's design is an intentional blending of innovative design concepts with the natural beauty of Tyrone.

The production stages and supporting buildings will be visually separated from the surrounding roads with a combination of using the natural grades of the existing site, as well as by berming and landscaping along Highway 74. Within the secured set areas, the buildings and surroundings will be outfitted with the ability to change facades

to adapt to each production company's changing needs. This accommodating design concept will allow production companies worldwide to use the facilities without leaving Tyrone. The visual seclusion of the secured set area also provides for the control of outside noises necessary for the productions. The sound stages are constructed with intense soundproofing materials that will contain production noises within the buildings. This design will maintain the sound levels both on set and the surrounding areas. The sound proofing benefits the production companies, but it will also protect the community from being disturbed.

The work flow focused studio concept was designed to better serve production companies. While filming occurs, set construction could be completed in the adjacent space. Increased productivity benefits the film industry and the City of Tyrone. The production projects can be completed more quickly and more easily. The positive experience of a production company will ensure a continued relationship with that company as well as encourage other production companies who desire to see what Tyrone's film space offers.

**(a) Environmental Stewardship:**

The overall Project will be developed with substantial green space incorporated into the overall design. The frontage of the property along Jenkins Road and Highway 74 will be meticulously landscaped and bermed to maintain the natural elements and character of the area.

Stormwater management ponds and enhanced swales will provide bio-filtration and attenuation of surface runoff. The studio facilities and surrounding landscape will be designed to incorporate indigenous materials. Energy efficient construction methods will be implemented. In summary, it is the Company's belief that this Project will have less of an impact on the environment than the potential residential neighborhood currently shown on the City's Future Land Use Plan.

**(b) Ingress and Egress:** The Project will initially have two points of vehicular access. The approximate location of the main gate entrance to the studio facilities fronts Highway 74. The interior roadway will be a gated entrance with a

security station to restrict public access to the property. A sufficient turn-around or cul-de-sac will be constructed at this location. A secondary ingress access gate will be installed fronting Jenkins Road, a Minor Arterial road. The exact location of the roadway along the arterial road will be determined during the site plan review process. These access points should provide convenient access for the production companies.

(c) **Traffic:** It is the Company's belief that traffic generated by this project will have very little impact on current traffic operations along Jenkins Road or Highway 74. The presence of internal traffic circulation, available parking, the staggering of arrival and departure times of employees located at the Project, and the variable schedules implicit with production work is sufficient to accommodate even the peak traffic flows anticipated at the Project. Additionally, due to safety, security, and confidentiality reasons, members of the general public will be restricted from access to the production facilities; therefore, additional traffic caused by the general public is not anticipated.

(d) **Parking:** The vehicle circulation and parking plan/layout is based on the engineer's design experience and comparative analysis of permanent parking constructed for similar projects. The Company proposes to build approximately 381 parking spaces, as shown on the Zoning Concept Plan, which will allow for automotive parking and an additional parking area that will accommodate approximately 44 service trucks, as necessary.

(e) **Operations:** The Project will have production staff, employees, and talent year round; however, a majority of television production is done during the early months of each year. At no time are the operations associated with the production studios anticipated to cause unnecessary traffic congestion along Jenkins Road or Highway 74. Furthermore, all production operations shall strictly comply with all applicable public safety standards and the life safety code, including, but not limited to, building capacity restrictions. All operations will be designed to, and shall comply with, Fayette County and Tyrone ordinances and all other applicable local, state, or federal regulations, and procedures will be in place to ensure a safe and healthy environment for the people working on site.

### **Proposed Development Schedule:**

The Company has prepared a Zoning Concept Plan of the proposed improvements. These improvements will be constructed through a process that is generally phased as follows:

(1) Approval Phase: Prepare and submit required documents for local Governmental Authority approvals for the Project, including all permitting and zoning requirements.

(2) Site Utility Phase: This phase will include the installation of site utilities and portions of the stormwater management system, as well as the construction of the access roads.

(3) Construction Phase: This phase will consist of constructing the production offices and sound stages, together with the initial parking areas. These facilities are essential for the successful operation of the studio project.

(4) Non-Essential Phase(s): This phase will incorporate all other non-essential venues and common areas. Landscaping, permanent security fencing, various back lots, and other such items will be installed during this phase.

### **Agreements, Provisions, and Covenants:**

This Project will be privately owned and operated. As such, all of the facilities and infrastructure will be designed, maintained, and operated in accordance with all local, state, and governing authority requirements.

The Company will employ or contract with individuals or companies to ensure that all facilities and systems are properly operated, maintained, tested, and certified in accordance with applicable codes, ordinances, and state or federal laws. It is anticipated that the Project will be connected to public sewerage system provided by the Town of Tyrone.

### **Education Opportunities:**

In addition to the national recognition, financial benefits, and job creation that Tyrone will see as a result of this Project, the Company will increase the educational opportunities here in Fayette County. The Company is committed to the employees located on site and the communities in which it operates. The Company is aware of the importance of this role and desires to invest in and support programs that benefit the local community. The Company's goal is to establish relationships with local schools, colleges, and universities and to work with such institutions to help guide and advise students pursuing careers in film, television, and wider creative industries. It is envisioned that this Project will foster such relationships with local institutions as to increase the secondary educational opportunities in Tyrone. Not only would such relationships provide for general educational opportunities in the City and County, they would also provide workforce training to meet the growing needs of the production industry. We believe the aforementioned educational opportunities would equip and employ Tyrone residents for years to come, furthering the city's great legacy.

### **IMPACT ON THE COMMUNITY**

Since the passing of the Entertainment Industry Investment Act, the film and television industry's economic benefit to the State of Georgia has grown from \$244 million to over \$7 billion dollars per year. This growth has been accomplished without sufficient permanent infrastructure. A labor force to maintain such growth is also lacking. In recent years, the television production industry has established itself in Fayette County with shows such as "Drop Dead Diva," and the "Walking Dead." To date, such productions have been accomplished with retro fitted facilities under unfavorable conditions. With adequate permanent infrastructure and support, the economic boom could increase exponentially. With the presence of state-of-the-art production facilities, the Project will be a great attraction to producers in the industry. This Project will fill a definite void in the availability of permanent sound stage infrastructure, production offices, back lots, and pre- & post-production facilities.

This Project provides an exciting opportunity for increased tax revenues in

Tyrone. The Project will create numerous sources of increased revenue to the County, including, but not limited to, ad-valorem taxes, increased sales tax revenue from production crews and construction crews, increased hotel/motel tax revenue, and building permits and licenses. Fayette County and Tyrone has a prime opportunity to be at the forefront of the Georgia market and claim a much larger portion of the \$7 billion economic impact derived from the State's tax credit program.

This Project is a great opportunity to create local jobs for the residents of Tyrone. The presence of production companies will allow for job expansion in many different industries, including, but not limited to, construction industry, aviation industry, direct movie industry, indirect movie industry, tourism industry, hotel/motel industry, real estate market, retail and commercial services, and other professional services. The increased presence of production crews, employees, and other crews working at the Project will also bring greater revenue to the City's existing local small businesses and increase the likelihood of many more new small businesses being created.

In addition to all other benefits mentioned, Tyrone will have the notoriety of being the only film studio with this cutting edge work flow concept. The best television production companies will be much more inclined to come based upon the concept suiting their needs beyond any other studio previously. This concept will ensure business for the city of Tyrone, but also will be a truly unique addition which will further the impressive legacy of Tyrone.

This Project meets mandates for Fayette County development by providing expansion to clean industry, bringing in additional investment dollars, promoting tourism, and creating well-paying jobs in Fayette County. The Fayette County Development Authority and local leaders have worked tirelessly to attract the entertainment production industry and this Project provides the County with the opportunity to capitalize on all those efforts.

# PROJECT FOUNDERS STUDIOS

## ARCHITECTURAL CODES AND REGULATIONS

June 22, 2017

**Purpose:** The following regulations are set forth as development guidelines to achieve a unique look and character for the buildings and site for Project Founders Studios. The intent is to maintain a consistent appearance and character for the perimeter area of the site while providing flexibility for the studio portions of the project under Town of Tyrone PID Overlay.

1. **Approvals and Controls:** All buildings and site improvements will be submitted to the Project Founders Studios Development Team for conformance with the Architectural Codes and Regulations; if conforming, the specific building or improvement will be submitted to the Town of Tyrone for final approval.

2. **Approved Uses:**

Production Studios

Workshops

Support Business

Material Storage Areas (Covered or enclosed structures)

Temporary Production sets

3. **General Development Regulations**

A. **Setbacks:** Buildings adjoining Highway 74 will have a setback of a minimum of 100 feet from the Right of Way. Buildings adjoining Jenkins Road will have a setback of 80 feet from the Right of Way. Interior buildings will have setbacks varying from driveways based on uses. Entrances will include Security Buildings set back from the right of way, with signage & monuments and features as allowed by City requirements.

B. **Entrances:** Entrances will be provided at Highway 74 and Jenkins Road. These entrances will provide controlled access to the business support areas and the secured studio areas. The character and materials of these entrances will reflect the local character and materials as seen from the local roads.

C. **Fencing:** Perimeter fencing at roadways will be equestrian type with details of stone or brick columns at key accent areas. Security fencing will be provided around the secured studio areas which will be visually screened from the surrounding roadways.

D. **Signage:** Each building will be allowed two building wall signs or one building wall sign and one monument sign, tenant space signs and individual tenant and door signs. In addition to this primary signage, site directional signage will be allowed as required for direction of pedestrian or traffic flows.

1. General requirements: External Signs within view of Highway 74 or Jenkins Road may be translucent or illuminated from behind. Lighting for exterior signs may be illuminated from two sources.
- E. **Sidewalks:** Sidewalks will be provided for interior circulation between studio and support areas through controlled security structures, and will be connected to the entrance at Highway 74 and Jenkins Road as the phases of the project are developed.
- F. **Multi-Use Path:** An exterior multi-use path will be located in the landscape/buffer area along the eastern rear property line Road and continuing to the water property line. This combination of landscaping, fencing, and multi-use path will be provided where it intersects Jenkins Road.
- G. **Lighting Standards:** Exterior Lighting will be provided with cutoff type fixtures at various mounting heights. Street lighting will be themed, utilitarian security lighting and general illumination lighting will be mounted to allow fixtures to be controlled as production needs occur to override light sensors. All lighting will have controls to allow specific areas to be turned on or off as needed by the productions.
- H. **Driveways:** Driveways will be privately designed to allow traffic flows and allow utilization of driveways for studio production at various times. Driveways will be a minimum of 24 feet wide width curb to curb.
- I. **Architectural Style:**
1. **Entry and Road Frontage Character:** All areas within 100' of Highway 74 or Jenkins Road will incorporate natural materials for features and Signage at each entry. The character of these structures will be reflective of the local Residential and Agrarian nature of the area. Reference attached Entry and Road Frontage Character Examples and Entrance Rendering.
  2. **Studio Production Character:** Reference attached Studio Production Building Character Examples.
- J. **Size/Height:**
1. Studio Production Areas including workshops and interior support buildings will be limited to 65 feet in height measured from average grade around buildings to average roof height.
  2. Specialty areas such as Water Towers, silos, or Steeples, or any temporary set structure will not be restricted except to be limited to the surround tree Canopy as maximum height.

**K. Materials:**

1. Entrance structures will be natural stone, brick, or wood, or any facade which simulates the aforementioned materials. Fencing will be wood or metal material with ornamental metal fencing at security points. Security fencing will be provided in all other areas.
2. Perimeter buffer will be natural stone, brick, metal or wood fencing and details.
3. Support structures within 100 feet of Highway 74 and Jenkins Road, unless visually screened, will be limited to consistent details and brick, wood appearance, stucco, or stone material, or facades that simulate the same material. Studio Production Areas include studios and workshops with metal siding, painted or concrete, stucco, brick, stone, or wood or facades that simulate the material. Temporary sets will also include plastics or other materials to simulate exterior materials.

**L. Roofs :**

1. Support structures within 100 feet of Highway 74 and Jenkins Road will be either Flat roof structures with Parapets visually screening any roof equipment or pitched roofs 6/12 minimum slope with Shingle, Slate, or Metal Surface.
2. Studio roofs will not be limited in materials or pitch.

**M. Tree save Areas:** To the greatest extent possible, specimen trees and natural stands of trees will be projected and preserved per Town of Tyrone standards.

**N. Landscaping:**

1. Perimeter landscaping will be landscaped berms to provide maximum visual experience to help buffer the studios. All perimeter landscaping will at a minimum meet Town of Tyrone Landscape Requirements.
2. Project interior landscaping will be by developer.

**O. Speed Limits:** Speed limits will be provided for all interior street areas.

**P. Parking Areas:** Parking areas may be present in building set backs along Highway 74 behind the landscaped berms.

**Q. Hours of Operation:** Production schedules will not limit hours of operation.





## MEMORANDUM

To: Mr. Nathan Dockery  
Dockery Group

From: Mr. John D. Walker, P.E., PTOE



Date: July 12, 2017

RE: **Founders Studios Development – Traffic Study Memorandum**

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Kimley-Horn is pleased to provide this memorandum summarizing the traffic analysis of the proposed *Founders Studios* development in the Town of Tyrone, Georgia.

### PROJECT OVERVIEW

The *Founders Studios* development site is located along the east side of SR 74, south of Sandy Creek Road, and adjacent to the north side of Jenkins Road in the Town of Tyrone, Georgia.

The site is currently zoned Office-Institutional (O-I) and could accommodate approximately 400,000 SF of office (current entitlement). As currently envisioned, the site will be rezoned to Planned Unit Development, and the development will consist of five (5) film studio buildings at approximately 92,500 SF each (approximately 462,500 SF total) on approximately 46.35 acres. The estimated build-out year (completion) is 2020.

The *Founders Studios* development is proposing two (2) driveways: one (1) along SR 74 and one (1) along Jenkins Road.

The intent of the traffic memorandum is to demonstrate that the current proposed site plan/proposed zoning is projected to generate less traffic than the current O-I zoning, which allows 400,000 SF of office to be developed. Additionally, the traffic memorandum will analyze the ingress and egress at the two (2) proposed site driveways.

**Figure 1** provides a location map. **Figure 2** provides an aerial imagery of the project site.

## EXISTING TRAFFIC CONDITIONS

The roadways within the study network have the following characteristics:

SR 74 is a four-lane divided roadway with turn lanes and with a posted speed limit of 55 MPH. GDOT counts taken south of Jenkins Road indicate a 2016 AADT of 34,700 vehicles per day.

Jenkins Road is a two-lane divided roadway with turn lanes and with a posted speed limit of 30 MPH. GDOT counts taken east of SR 74 indicate a 2016 AADT of 3,690 vehicles per day.

This analysis considers SR 74 as having a north-south orientation, and Jenkins Road as having an east-west orientation.

## TRIP GENERATION COMPARISON

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network. This traffic analysis evaluated the impacts of developing approximately 400,000 SF of office that is allowed under the current zoning/entitlement versus the proposed *Founders Studios* development.

The *Founders Studios* development consists of five (5) film studio buildings at approximately 92,500 SF each (approximately 462,500 SF total) on approximately 46.35 acres. This analysis assumes that 10,000 SF of the 92,500 SF per building will be used for office/production. It should be noted that land use Warehousing (ITE Code 150) was used for the proposed film studio land use. Warehousing typically implies large facilities with employee and storage of equipment, which is representative of a film studio. It should be noted that this Warehousing code was used with other similar uses in Fayette County (Pinewood Studios).

Anticipated trip generation for the *Founders Studios* development allowed under the current entitlement and the proposed zoning were calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9<sup>th</sup> Edition, 2012.

The proposed density and the anticipated project trip generation are summarized in **Table 1**.

Table 1: Trip Generation Comparison (Gross Trips)							
Land Use	Density	ITE Code	Daily Traffic			AM Peak	PM Peak
			Total	Enter	Exit	Total	Total
<b>Current Zoning (O-1) – Allowed under current entitlement</b>							
General Office Building	400,000 SF	710	3,766	1,883	1,883	580	526
Total			3,766	1,883	1,883	580	526
<b>Proposed (Planned Unit Development)</b>							
Warehousing	412,500 SF	150	706	353	353	55	71
General Office Building	50,000 SF	710	2,002	1,001	1,001	156	188
Total			2,444	1,222	1,222	290	282
<b>Percentage Difference in Total Gross Project Trips</b>			<b>-35.1%</b>	<b>-</b>	<b>-</b>	<b>-50.0%</b>	<b>-46.4%</b>

Note: No reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) and mixed-use were taken.

Based on the trip generation comparison shown in **Table 1**, the proposed *Founders Studios* development is projected to generate approximately 35.1% less daily traffic, 50.0% less AM peak hour traffic, and 46.4% less PM peak hour traffic than what is allowed under the current zoning/entitlement.

## LEVEL-OF-SERVICE ANALYSIS

A level-of-service (LOS) analysis was performed using methodology consistent with the *Highway Capacity Manual 2010 (HCM 2010)* using *Synchro Professional, Version 9.0*. Level-of-service is used to describe the operating characteristics of a road segment or intersection in relation to its capacity.

The *Highway Capacity Manual* defines six levels, LOS A through LOS F, with A being the best and F being the worst. Level-of-service for unsignalized intersections, with stop control on the minor street(s) only, are reported for the side street approaches. Low levels-of-service for the side street approaches are not uncommon, as vehicles may experience a delay turning onto a major roadway.

The intersection laneage and traffic volumes for the Projected 2020 Build conditions are shown in **Figure 3**.

The westbound (side street stop-controlled) approach at the intersection of SR 74 at Proposed Driveway 1 (Intersection 1) is projected to operate at LOS F in the AM and PM peak hours under the Projected 2020 Build conditions. It should be noted that it is not uncommon for the side street stop-controlled approach to experience long delays when there is heavy major street volume. Additionally, the traffic signal located approximately 1,750 feet to the south will provide gaps in traffic to allow the side street approach to make turning movements out of the site. Lastly, the wide median along SR 74 will allow left-turning vehicles to perform 2-stage turns as the vehicles can clear one approach at a time.

The southbound (side street stop-controlled) approach at the intersection of Jenkins Road at Proposed Driveway 2 is projected to operate at LOS B during both the AM and PM peak hours under the Projected 2020 Build conditions.

## TURN LANE THRESHOLDS

Although Jenkins Road is an off-system road (not a state route), Georgia Department of Transportation (GDOT) provides guidance on the construction of turn lanes, and the thresholds are provided for guidance and informational purposes. Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a turn lane must be constructed if the daily turn volumes meet or exceed values shown in **Table 2** for right-turns and **Table 3** for left-turns.

Table 2: Minimum Volumes Requiring Right-Turn Deceleration Lanes <i>GDOT's Regulations for Driveway and Encroachment Control Manual</i>				
Posted Speed	Daily Volume			
	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	200 RTV/day	100 RTV/day	200 RTV/day	100 RTV/day
40 – 50 MPH	150 RTV/day	75 RTV/day	150 RTV/day	75 RTV/day
55 – 60 MPH	100 RTV/day	50 RTV/day	100 RTV/day	50 RTV/day
≥ 65 MPH	Always	Always	Always	Always

Table 3: Minimum Volumes Requiring Left-Turn Lanes <i>GDOT's Regulations for Driveway and Encroachment Control Manual</i>				
Posted Speed	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
	≤ 35 MPH	300 LTV/day	200 LTV/day	400 LTV/day
40 – 50 MPH	250 LTV/day	175 LTV/day	325 LTV/day	250 LTV/day
≥ 55 MPH	200 LTV/day	150 LTV/day	250 LTV/day	200 LTV/day

As noted in the *Existing Traffic Conditions* section, SR 74 is a four-lane roadway with a posted speed limit of 55 MPH and an ADT of 34,700 vehicles per day. Jenkins Road is a two-lane roadway with a posted speed limit of 35 MPH and an ADT of 3,690 vehicles per day.

Along SR 74, per **Tables 2** and **3**, a right-turn lane must be constructed if the daily turn volumes meet or exceed 50 right-turning vehicles per day. A left-turn lane must be constructed if the daily turn volumes meet or exceed 200 left-turning vehicles per day. The *Founders Studios* development is projected to generate approximately 300 right-turning vehicles per day and 600 left-turning vehicles per day at the intersection of SR 74 at Proposed Driveway 1 upon full build-out. Therefore, both a southbound left-turn lane and a northbound right-turn lane are needed. It should be noted that a southbound left-turn lane currently exists in the median along SR 74.

Along Jenkins Road, per **Tables 2** and **3**, a right-turn lane must be constructed if the daily turn volumes meet or exceed 200 right-turning vehicles per day. A left-turn lane must be constructed if the daily turn volumes meet or exceed 300 left-turning vehicles per day. The *Founders Studios* development is projected to generate approximately 125 right-turning vehicles per day and 125 left-turning vehicles per day at the intersection of Jenkins Road at Proposed Driveway 2 upon full build-out.

## SUMMARY

The *Founders Studios* development is proposed to be zoned as Planned Unit Development and will consist of five (5) film studio buildings at approximately 92,500 SF each (approximately 462,500 SF total) on approximately 46.35 acres. The estimated build-out year (completion) is 2020. The site is currently zoned Office-Institutional (O-I) and could accommodate approximately 400,000 SF of office (current entitlement).

The proposed *Founders Studios* development is projected to generate approximately 35.1% less daily traffic, 50.0% less AM peak hour traffic, and 46.4% less PM peak hour traffic than what is allowed under the current entitlement.

All approaches / movements but one side-street approach at the intersection of SR 74 at Proposed Driveway 1 (Intersection 1) are expected to operate at acceptable levels-of-service. It should be noted that it is not uncommon for the side street stop-controlled approach to experience long delays when there is heavy major street volume.

Based on the projected 2020 conditions, we recommend the following:

- Lengthen the southbound left-turn lane along SR 74 at Proposed Driveway 1 to 310' of storage with a 100' taper, per GDOT's *Regulations for Driveway and Encroachment Control Manual*. Note: The existing southbound left-turn lane has approximately 150' of storage with a 200' taper.
- Construct one (1) northbound right-turn lane along SR 74 at Proposed Driveway 1 with 225 feet of full width storage and 100 feet of taper, per GDOT's *Regulations for Driveway and Encroachment Control Manual*.
- Restripe to provide one (1) eastbound left-turn lane along Jenkins Road at Proposed Driveway 2.

We hope this information is helpful. Please contact me at (404) 201-6157 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John D. Walker, P.E., PTOE  
Senior Vice President/Senior Associate



Jin Seo, E.I.T.  
Project Analyst

Attachments:

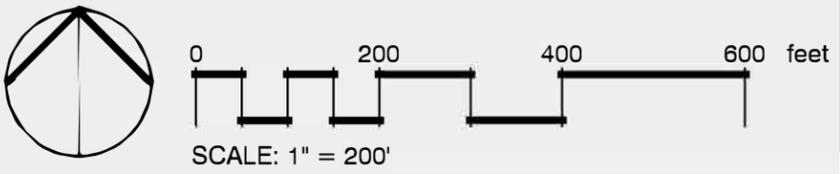
- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Figure 3: Projected 2020 Build Traffic Conditions
- Trip Generation Analysis
- *Founders Studios* Development Site Plan



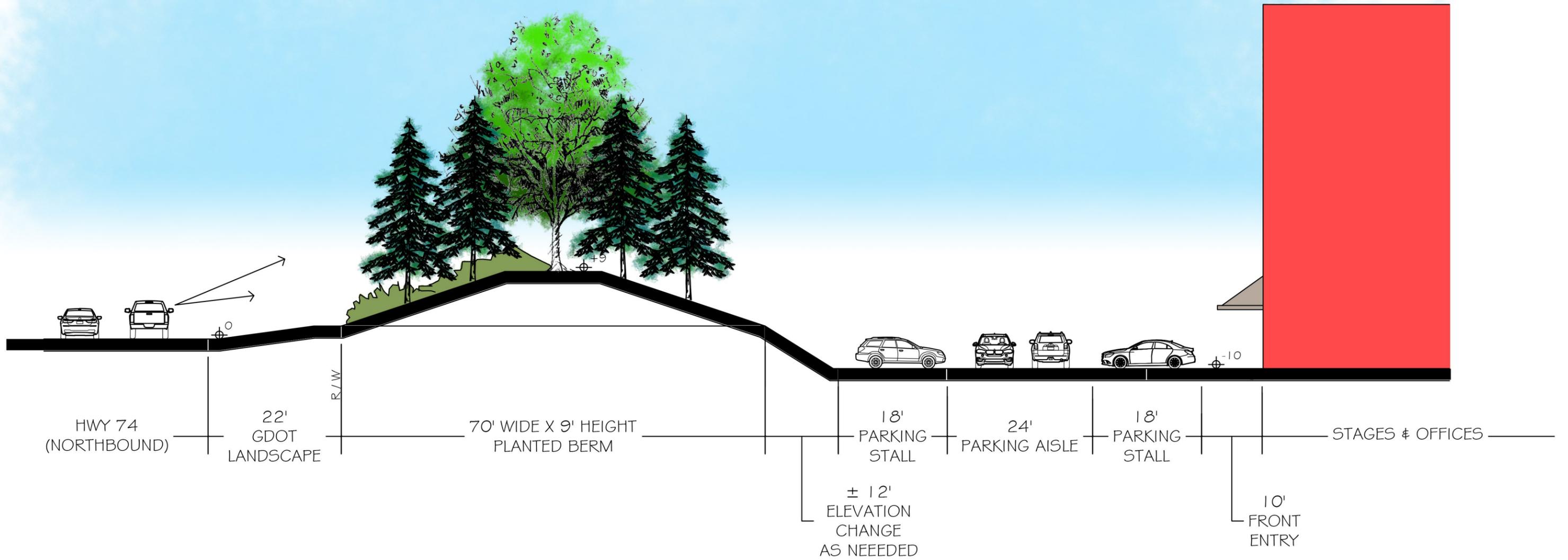
**LEGEND**

**TRUCK CIRCULATION**  
**VEHICULAR CIRCULATION**

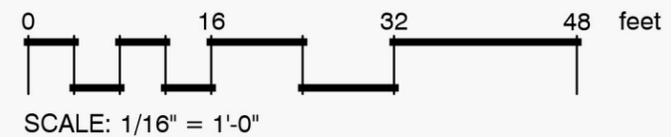
CIRCULATION PATTERNS  
**FOUNDERS STUDIOS**  
 TYRONE, GEORGIA



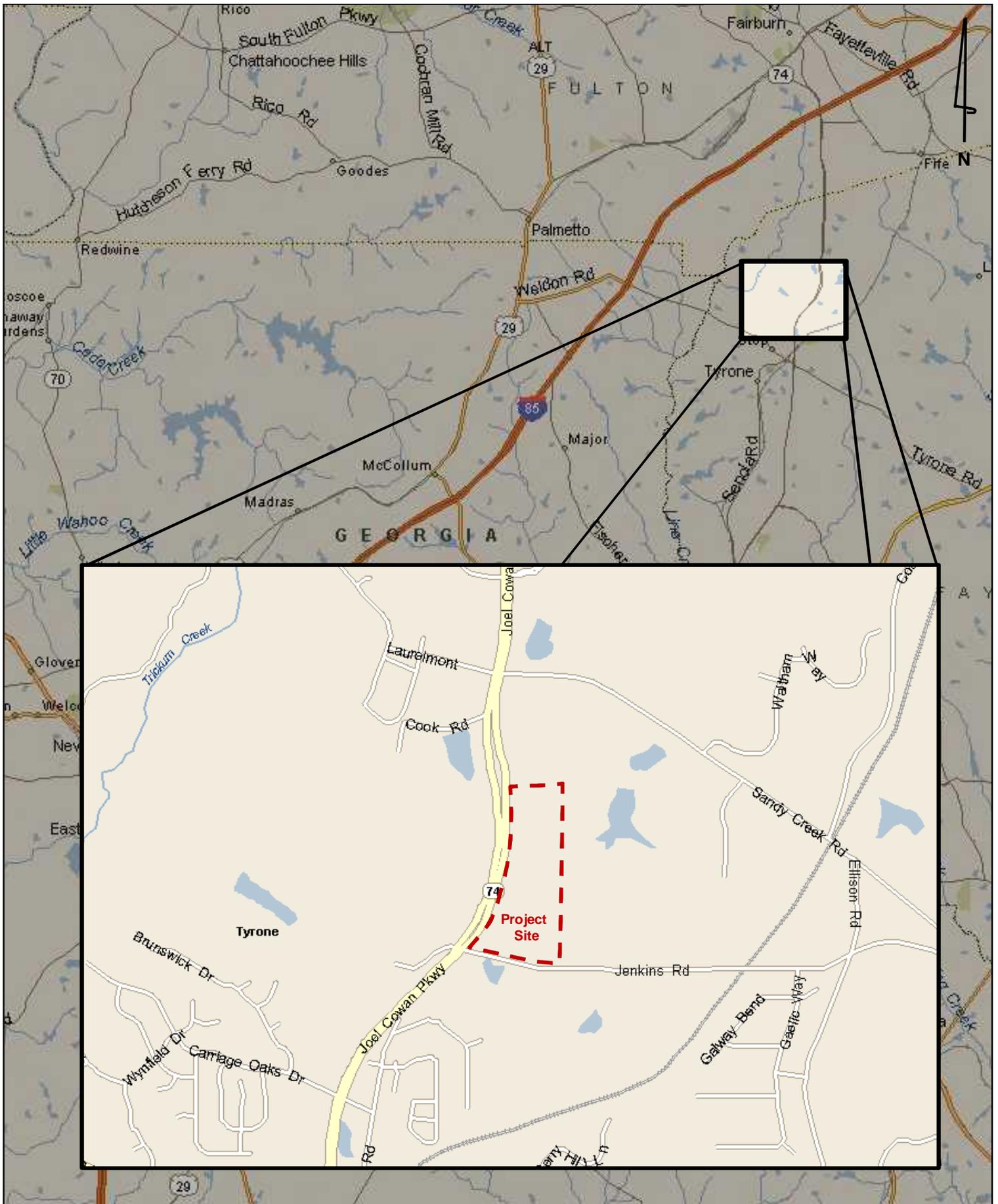
**FOUNDERS STUDIOS**  
 7/11/17  
 DOCKERY GROUP



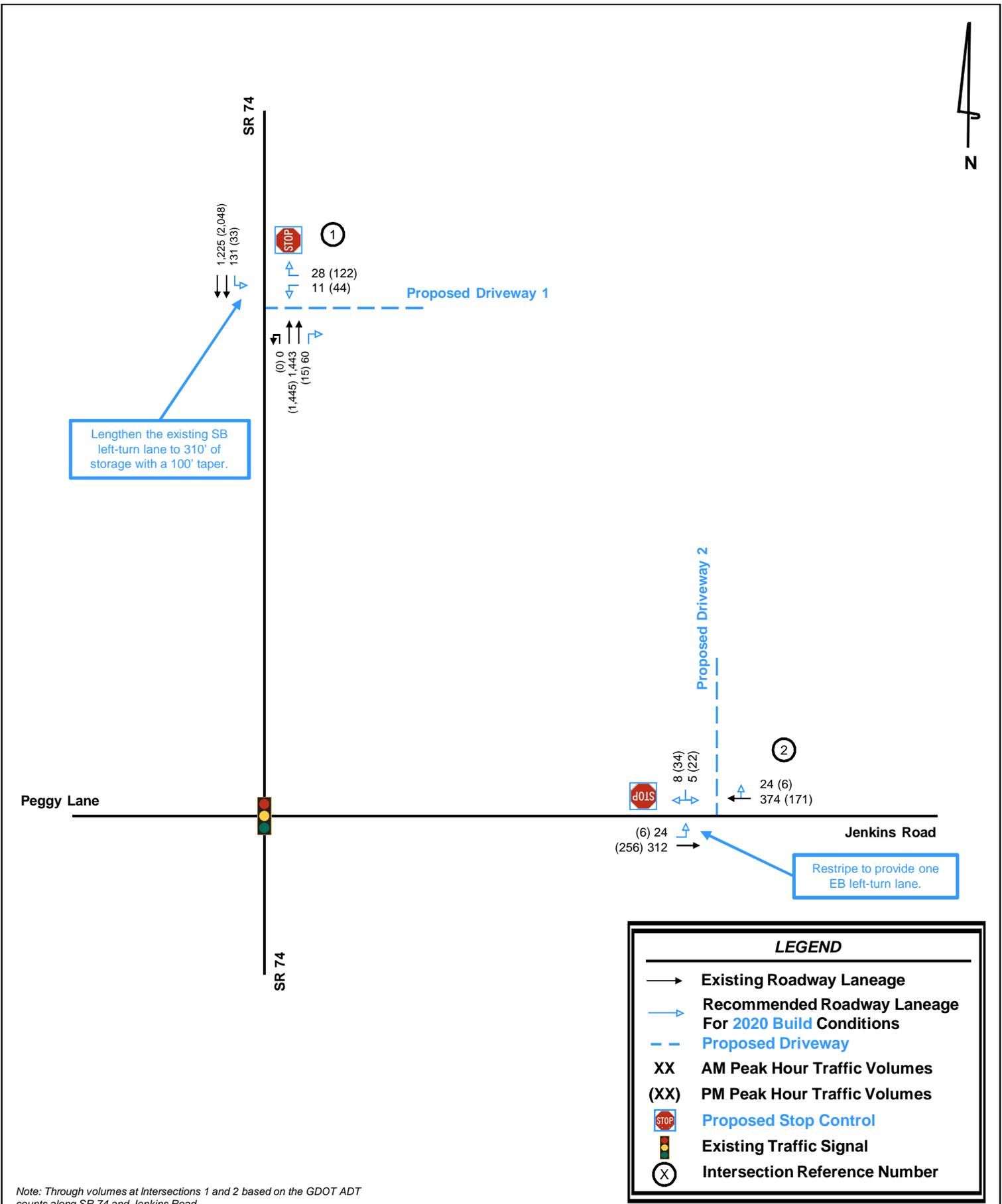
STATE HIGHWAY 74 SECTION  
**FOUNDERS STUDIOS**  
 TYRONE, GEORGIA



7/11/17  
 DOCKERY GROUP







**Trip Generation Analysis (9th Ed.)  
 Founders Studios Development  
 Town of Tyrone, Georgia**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Current Zoning (O-I)</b>								
710 General Office Building	400,000 s.f.	3,766	580	510	70	526	89	437
<b>Proposed Zoning (Planned Unit Development)</b>								
150 Warehousing	412,500 s.f.	1,668	180	142	38	148	37	111
710 General Office Building	50,000 s.f.	776	110	97	13	134	23	111
<b>Gross Trips (Proposed Zoning)</b>		<b>2,444</b>	<b>290</b>	<b>239</b>	<b>51</b>	<b>282</b>	<b>60</b>	<b>222</b>



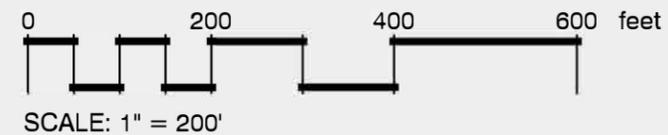
**SITE DESCRIPTION**

<b>TOTAL ACRES</b>	<b>46.352 ACRES</b>
<b>PHASE I</b>	<b>6 STAGES</b> <b>± 450 PARKING SPACES</b> <b>3 BASECAMPS</b>
<b>PHASE II</b>	<b>4 STAGES</b> <b>± 300 PARKING SPACES</b> <b>2 BASECAMPS</b>

SITE PLAN

**FOUNDERS STUDIOS**

TYRONE, GEORGIA



7/11/17  
DOCKERY GROUP

**Staff Report**

Date: July 13, 2017

Town of Tyrone, Department of Planning & Zoning | 881 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Zoning Coordinator  
ptrocquet@tyrone.org (770) 487-4038 ex. 108

**DOCKET/CASE/APPLICATION NUMBER**

C07202017 | RZ-2017-002

**APPLICANT/PROPERTY OWNER**

Nathan Dockery

**PLANNING COMMISSION MEETING DATE**

July 13, 2017

**TOWN COUNCIL MEETING DATE**

July 20, 2017

**ADDRESS/LOCATION**

Corner of Jenkins Road, Sandy Creek Road, & Highway 74

**Summary**

Applicant is submitting an application seeking approval of a Development Plan and the rezoning of a 46.5 acre tract on the corner of Jenkins Road & Highway 74 North. The rezoning will be from O-I (Office Institutional) to M-1 (Light Industrial) with a PIP (Planned Industrial Park) overlay. This property will assume a PIP overlay adhering to the guidelines accepted during the approval of the submitted Development Plan at this meeting.

This property will be covered by the Town's Quality Growth Overlay District as well as the PIP Overlay district requirements as approved by Planning Commission and Town Staff. The provisions outlined in these overlay districts include more robust landscaping requirements as well as additional architectural design standards. The rezoning of this property will be for the accommodation of Founders Studios: a light industrial/technology Planned Unit Development.

Included with the Development Plan submission is a copy of the items required by our ordinance: a Summary of Intent, Architectural Guidelines & District Provisions, a Comprehensive Traffic Study, and Professional Renderings of Proposed Structures.



MAP SOURCE

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**COMPATABILITY WITH COMPREHENSIVE PLAN**

The property is fully compatible with the Town's Comprehensive Plan. The description given in the Town's Comprehensive Plan for the property's land use district states that the 'Community Gateway will be planned with the highest-quality architectural and landscape standards. . . [and] is regarded as a prime location for future medical, entertainment, and other emerging high tech industries.'

The development strategy for the Community Gateway aims to 'protect scenic views along the corridor. . . limit access points, and screen development from view with a wide natural buffer, berms, and landscaping. All development. . . should promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access.

The proposed development plan includes all items laid out in the Comprehensive Plan for the development of the Community Gateway District.

**Staff Report**

Date: June 22, 2017

Town of Tyrone, Department of Planning & Zoning  
881 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Zoning Coordinator  
ptrocquet@tyrone.org (770) 487-4038 ex. 108

**DOCKET/CASE/APPLICATION NUMBER**

PC07132017

**APPLICANT/PROPERTY OWNER**

Trent Foster

**PLANNING COMMISSION MEETING DATE**

July 13, 2017

**ADDRESS/LOCATION**

Corner of Farr Rd. & Dogwood Trail

**Summary**

Applicant is submitting a final plat for Stonecrest Preserve Subdivision on behalf of Allegiance Development Group. The subdivision will include 33 developable lots as well as the addition of three new streets: Grae Court, Brayden Drive, & Bailee Run.

The Town's Technical Review Committee (TRC) has reviewed and approved the Final Plat.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-18	Undeveloped	North: R-18 South: AR East: Fayette County West: R-18	Water	47 Acres

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

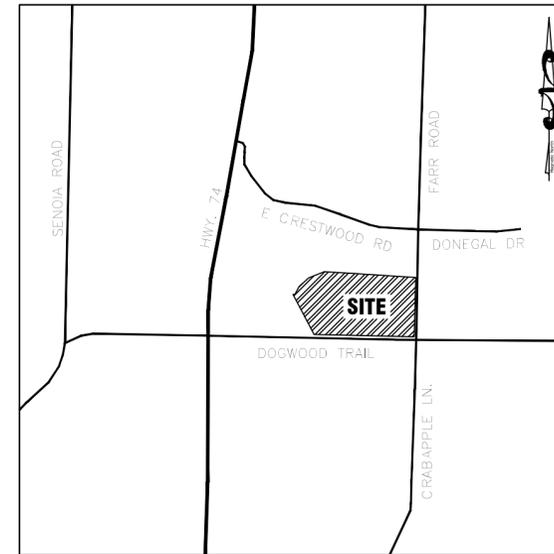
**DENY**

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP	PROPERTY HISTORY
Property is fully compatible with the future development map. The future development map from the 2007 Comprehensive Plan has the property area designated as Estate Residential	N/A

COMPATABILITY WITH ZONING ORDINANCE
The property is fully compatible with the Zoning Ordinance.

# Final Plat For Stonecrest Preserve

Land Lot 120 of the 7th District  
City of Tyrone,  
Fayette County, Georgia  
April 19, 2017



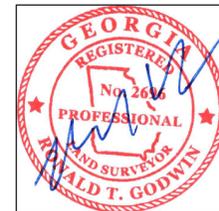
VICINITY MAP  
(NOT TO SCALE)

This Box reserved for the Clerk of the Superior Courts.

**GENERAL NOTES:**

- Owner/Developer:  
Trent Foster  
Allegiance Development Group, LLC  
P.O. Box 3852  
Peachtree City, GA 30269  
Phone (678)633-9928
- Closure Data:  
Field closure=1" IN 10,000+  
Angle point error=< 20"  
Equipment used=Topcon 3005W, Sokkia SX, & Topcon Hyper GA GPS system  
Adjustment method=Compass rule  
Plat closure=1' in 100,000+
- Tax parcel ID# 0728 002
- Zoned: R-20
- Dimensional requirements:  
Front yard = 80' from Major or Minor thoroughfare  
= 55' from residential streets  
Side yard = 15'  
Rear yard = 30'  
Minimum lot size = 43,560 Sq. Ft.  
Minimum heated floor area of house = 2,000 Sq. Ft.  
Maximum height of structure = 35'
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- Sidewalk construction on each lot will be required to be constructed per County, State and ADA requirements prior to release of the Certificate of Occupancy for each house.
- All drainage easements to conform to actual location of drainage structures and streams.
- A portion of this property does appear to lie within a 100 year flood hazard area as defined by Fayette County F.E.M.A. F.I.R.M. Map #13077C0180D Dated February 6, 2013.
- The wetlands shown on this property are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- Lots water service to be provided by Fayette County Water Department.
- Lots sanitary sewer to be provided by individual septic tanks and drain field systems.
- Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American Datum of 1983 (NAD83)
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88)
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

Item	Square Feet	Acres
Lots (33)	1,560,144 Sq. Ft.	35.816 Acres
Streets	129,069 Sq. Ft.	2.963 Acres
Green Belt		
Other(HOA)	202,225 Sq. Ft.	4.642 Acres
TOTAL	1,891,438 Sq. Ft.	43.421 Acres



**Surveyor's Certificate:**

As required by subsection (c) of O.C.G.A. Section 15-6-67, The registered land surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel. The registered land surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the state board of registration for professional engineers and land surveyors and the Georgia superior court clerks' cooperative authority. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

BY:  2696 05/26/17  
GA R.L.S. Ronald T. Godwin License NO. Date

**Final Plat Approval:**

This complies with the Zoning Regulations, the Land Development Ordinance and all other regulations governing the Land Development for the Town of Tyrone.

Town Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Town Mayor: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Department of Public Health,  
Fayette County, Georgia

This plat has been reviewed by a representative of the Fayette County Health Department and based on soils information, the lay of the land, etc., this land appears suitable for the installation of septic tanks and drain fields. However, each lot will have to be inspected to determine location of structure, style of structure, etc. before a final approval and individual septic system permit can be issued.

Environmental Health Specialist, \_\_\_\_\_ Date \_\_\_\_\_  
THE TOWN OF TYRONE, GEORGIA

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Town Clerk

**Disclaimer:**

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information. This survey was performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.

**LEVEL III SOIL SURVEY**

I, \_\_\_\_\_ do hereby certify that the Level III Soil Survey information provided on this plat was performed by \_\_\_\_\_ in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Soil Classifier Professional \_\_\_\_\_ Georgia DHR Soil Classifier,  
Professional Engineer  
Registration No. \_\_\_\_\_  
Registration Number/License Numbers \_\_\_\_\_

Company Address & Telephone \_\_\_\_\_

**CERTIFICATE OF DEDICATION, STATE OF GEORGIA, COUNTY OF FAYETTE:**

the owner of the land shown heron this plat acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged do hereby convey in fee simple to the Town of Tyrone, Georgia, and further dedicate to the use of the public forever all streets and right-of-way shown hereon, alleys, cart paths, watercourses, drains, easements, greenbelts and public places hereon shown on plat except those easements designated on plat as other utility company's easements.

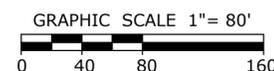
In consideration of the approval of this final plat and other valuable considerations, the owners do hereby agree to hold the Town of Tyrone, Georgia, harmless from any and all monetary liabilities which may arise from any and all claims, damages, or damages arising on account of the design and construction of public improvements of the property shown herein, to include but not limited to the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges within the proposed right-of-way shown, resulting from any and all causes other than an act of the Town of Tyrone, Georgia.

And further, the owner warrants that he owns fee simple title to the property shown heron and agrees that the Town of Tyrone shall not be liable to the undersigned or subsequent owners in title for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains extension, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and hereby do bind myself and the owners subsequent in title to defend the covenants and agreements set out.

IN WITNESS THEREOF, I have hereunto set by hand and affixed my seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Owner (SEAL)

\_\_\_\_\_  
Notary Public, State of Georgia



**MAINTENANCE GUARANTEE:**

The undersigned, its successors and assigns, hereby warrants and guarantees to the town of tyrone the full and complete maintenance of a certain improvement known as \_\_\_\_\_ and more particularly shown in Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_ of the Fayette County Records.

This warranty and guarantee is made in accordance with the Tyrone Land Development ordinance. This guarantee includes not only paving but all other appurtenant structures and amenities lying within the right-of-way of said road and in the greenbelt including but not limited to all curbing, drainage pipes, culverts, catch basins, drainage ditches, bike paths, cart paths, pedestrian paths and other public improvements. Utilities owned and operated by a governmental body or public utility company, with the exception of privately owned facilities, shall be the responsibility of said governmental body or public utility company and not the developer.

The developer shall correct and repair or cause to be corrected and repaired all damages to said improvements resulting from any cause whatsoever. In the event the developer fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the Town and all costs and charges billed to and paid by the developer; but this remedy shall not be limited to the Town, and it shall also have any remedies available to it as approved by law.

The terms of this Agreement shall be for a period of two (2) years beginning on the date of the written acceptance of said improvements by the Town as evidenced by the final plat approval of said completed improvements.

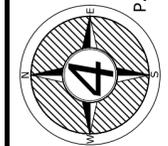
After the termination of said two (2) year period the Town shall be responsible to the citizens of Tyrone for the maintenance of said improvements as provided by law. Provided, however, any damages which occurred prior to the end of said two (2) year period and which still are unrepaired at the termination of said period shall remain the responsibility of the developer (written notice of said damages must be given prior to the time the two (2) year period ends.

IN WITNESS WHEREOF, the developer has caused this agreement to be executed by its duly authorized officers this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_

Title: \_\_\_\_\_

**FOUR CORNERS SURVEYING**  
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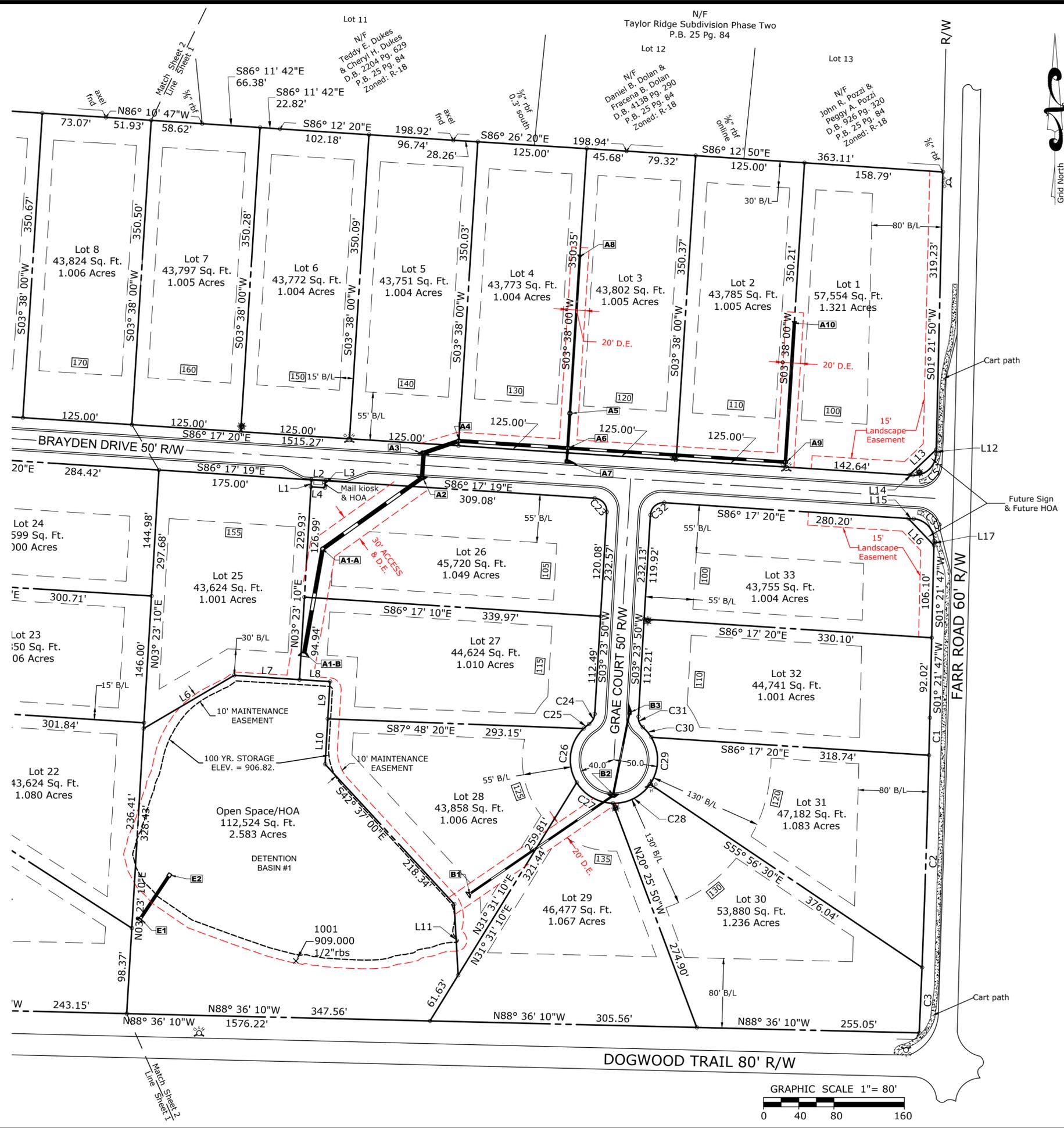


REVISION	DATE	DESCRIPTION
	05/26/2017	Address city corrections

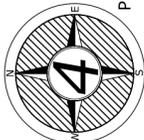
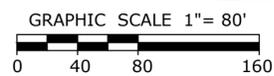
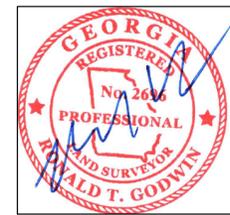
Stonecrest Preserve  
City of Tyrone  
Land Lot 120, 7th District Fayette County, Georgia  
JOB NUMBER: 16-001FP  
DATE: 04/19/17  
DRAWN BY: JCB  
SCALE: 1" = 80'

SHEET  
**1**  
OF  
FOUR

This Box reserved for the Clerk of the Superior Courts.



- Legend**
- TP=Open Top Pipe
  - ▬RBF=Rebar Found
  - ▬RBS=Rebar Set
  - ▬R/W=Right of Way
  - ▬MAG=Magnetic
  - P.O.B.=Point of Beginning
  - ▬B/L=Building Line
  - ▬D.E.=Drainage Easement
  - ▬N/F=Now or Formerly
  - ▬F.W.P.D.=Field Work Performed Date
  - ⊕=Gas Valve
  - ⊕=Water Meter
  - ⊕=Utility Pole
  - ⊕=Drop Inlet
  - ⊕=Fire Hydrant
  - ⊕=Light Pole
  - ⊕=Fence
  - ⊕=Drainage Manhole
  - ⊕OHE=Over Head Electric Line



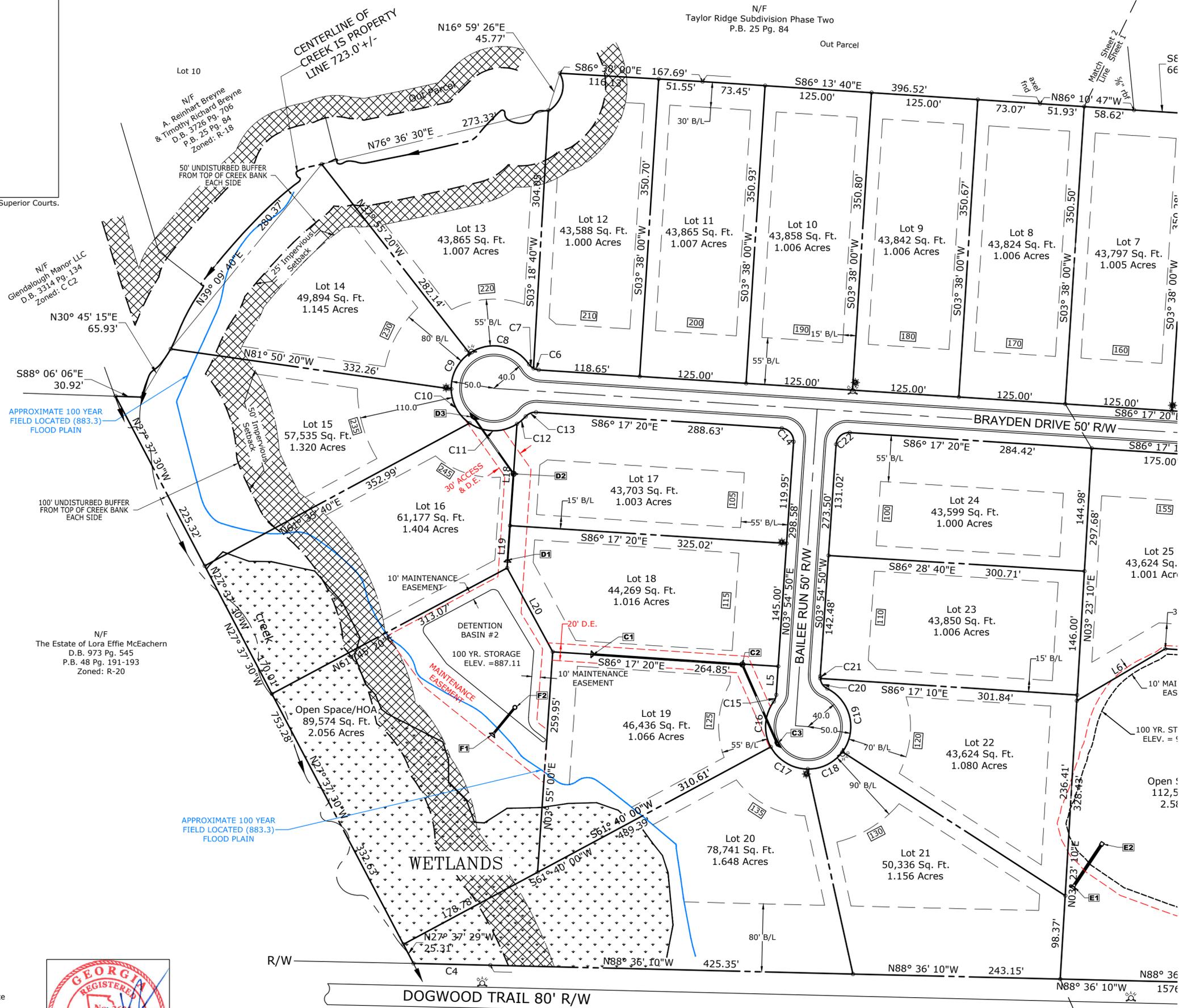
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SHEET  
**2**  
 OF  
 FOUR

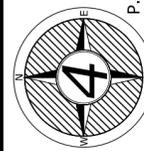
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City of Tyrone

Land Lot 120, 7th District, Fayette County, Georgia  
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Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	43.10'	15642.09'	N01° 19' 41"E	43.10'
C2	243.95'	15642.09'	N01° 51' 13"E	243.95'
C3	75.30'	15642.09'	N02° 26' 18"E	75.30'
C4	90.18'	30445.12'	N88° 37' 51"W	90.18'
C5	40.29'	25.00'	N47° 32' 14"E	36.07'
C6	6.56'	15.00'	S73° 45' 07"E	6.51'
C7	7.05'	15.00'	S47° 44' 31"E	6.99'
C8	78.88'	50.00'	N79° 27' 53"W	70.95'
C9	49.16'	50.00'	S27° 10' 15"W	47.21'
C10	47.29'	50.00'	S28° 05' 35"E	45.55'
C11	59.13'	50.00'	S89° 04' 09"E	55.75'
C12	13.40'	50.00'	N49° 22' 15"E	13.36'
C13	13.62'	15.00'	S67° 42' 05"W	13.16'
C14	23.61'	15.00'	N41° 11' 16"W	21.25'
C15	8.43'	15.00'	N20° 00' 54"E	8.32'
C16	56.47'	50.00'	S03° 45' 37"W	53.52'
C17	53.01'	50.00'	S58° 58' 12"E	50.56'
C18	47.25'	50.00'	N63° 35' 02"E	45.51'
C19	87.25'	50.00'	N13° 28' 40"W	76.59'
C20	15.11'	15.00'	S34° 36' 23"E	14.48'

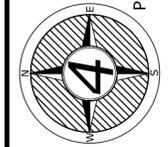
Curve Table				
Curve #	Length	Radius	Bearing	Chord
C21	2.53'	15.00'	S00° 54' 59"E	2.53'
C22	23.51'	15.00'	S48° 48' 44"W	21.18'
C23	23.48'	15.00'	N41° 26' 47"W	21.15'
C24	13.62'	15.00'	N29° 24' 22"E	13.16'
C25	8.30'	50.00'	S50° 39' 35"W	8.29'
C26	67.54'	50.00'	S07° 12' 10"W	62.52'
C27	49.88'	50.00'	S60° 04' 40"E	47.84'
C28	49.99'	50.00'	N62° 41' 59"E	47.93'
C29	56.91'	50.00'	N01° 27' 07"E	53.88'
C30	15.25'	50.00'	N39° 53' 19"W	15.19'
C31	13.62'	15.00'	S22° 36' 51"E	13.16'
C32	23.64'	15.00'	S48° 33' 13"W	21.27'
C33	38.25'	25.00'	N42° 27' 46"W	34.62'

Line Table		
Line #	Length	Direction
L1	8.000	N03° 23' 05.99"E
L2	16.000	S86° 17' 19.00"E
L3	8.000	S03° 42' 41.00"W
L4	16.000	N86° 17' 19.00"W
L5	33.632	N03° 54' 46.56"E
L6	120.481	N59° 29' 04.93"E
L7	75.001	S86° 16' 33.01"E
L8	35.001	S86° 16' 33.01"E
L9	42.831	N03° 23' 05.99"E
L10	52.223	N03° 23' 05.99"E
L11	82.046	S03° 09' 14.02"E
L12	5.021	S01° 21' 47.03"W
L13	42.311	N46° 31' 07.45"E
L14	3.979	S86° 17' 19.00"E
L15	6.028	S86° 17' 19.00"E
L16	42.601	S43° 24' 03.80"E
L17	5.021	S01° 21' 47.03"W
L18	119.891	N03° 55' 02.11"E
L19	50.000	N03° 55' 02.11"E
L20	112.275	S28° 29' 39.56"E

**Storm Drainage Chart**

Structure#	Size/Type	Length	Invert-Elev.	Top-Elev.
A8	HW		925.63	928.71
A5-A8	18" BCMP	181'		
A10	HW		926.55	930.51
A9-A10	30" BCMP	160'		
A9	JB		922.53	937.31
A6-A9	30" BCMP	250'		
A7	SWCB		916.33	922.48
A6-A7	18" BCMP	16'		
A5	RLDI		914.69	920.76
A5-A6	24" BCMP	40'		
A6	JB		912.72	922.02
A4-A6	36" BCMP	125'		
A4	RLDI		911.05	917.42
A3-A4	42" BCMP	42'		
A3	DWCB		910.55	917.52
A2-A3	42" RCP	29'		
A2	DWCB		909.65	917.66
A1-A-A2	42" BCMP	140'		
A1-A	RLDI		907.94	914.95
A1-B-A2	42" BCMP	121'		
A1-B	HW		906.87	912.06
<hr/>				
B3	SWCB		915.89	919.98
B2-B3	18" RCP	97'		
B2	DWCB		907.71	918.06
B2-B1	24" BCMP	199'		
B1	HW		904.84	907.94
<hr/>				
C3	DWCB		896.82	902.19
C2-C3	24" BCMP	102'		
C2	JB		895.72	904.21
C2-C1	24" BCMP	175'		
C1	HW		893.69	896.79
<hr/>				
D3	DWCB		905.98	911.84
D2-D3	18" BCMP	82'		
D2	JB		895.85	909.34
D2-D1	18" BCMP	102'		
D1	HW		893.72	896.93

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