



Tyrone Planning Commission Agenda

June 28, 2018
7:00 PM

Planning Commission

Jeff Duncan
Vice-Chairman

Carl Schouw
Commissioner

David Nebergall
Commissioner

Dia Hunter
Commissioner

Scott Bousquet
Commissioner

Staff

Phillip Trocquet
Planning &
Development
Coordinator

Patrick Stough
Town Attorney

Meeting Information

2nd & 4th Thursday
of each month

881 Senoia Road
Tyrone, Ga 30290
770-487-4038
www.tyrone.org

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from May 24, 2018

IV. Public Hearing

1. Consideration to approve a preliminary plat for the proposed 39 lot subdivision 'The Registry at Stonecrest Preserve' located at 123 Farr Road. **Phillip Trocquet, Planning & Development Coordinator.**

V. New Business

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

**Town of Tyrone
Planning Commission Meeting Minutes
Thursday May 24, 2018
7:00 PM**

Present:

Chairman, Jeff Duncan

Vice-Chairman, David Nebergall

Commission Member, Carl Schouw

Commission Member, Dia Hunter

Commission Member, Scott Bousquet

Town Attorney, Patrick Stough

Planning & Development Coordinator, Phillip Trocquet

Planning Commission Chairman Jeff Duncan called the meeting to order at 7:00 pm.

Approval of Agenda

Commissioner Nebergall made a motion to approve the agenda.

Commissioner Bousquet seconded the motion. Motion was approved 4-0.

Approval of Minutes for May 10, 2018

Commissioner Hunter made a motion to approve the minutes from May 24, 2018. Commissioner Hunter seconded the motion.

Motion was approved 4-0.

Public Hearing:

1. *To consider a rezoning petition of a one (1) acre tract with parcel number 0736-060 from applicant Brett Vincent. Requested rezoning is from C-2 (Highway Commercial) to M-1 (Light Industrial). **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that Mr. Vincent's ultimate plan was to combine this lot with the lot directly to the north for the development of a climate-controlled self-storage facility. Mr. Trocquet presented the surrounding land uses; M1 to the north, C-1 to the south, C-2 & Unincorporated Fayette County to the East, and M-1 & C-1 to the West. Mr. Trocquet stated that the proposed rezoning was consistent with the future development map and comprehensive plan. The property lies within the Production and Employment Character area which encourages heavy commercial to industrial development that provides attractive, landscaped entrances and grounds, environmentally sensitive buffers and screens outdoor storage from public view. Mr. Trocquet stated that the proposed rezoning was also compatible with the zoning ordinance as M-1 land existed directly to the north. Mr. Trocquet did note that due to the increase in setback that would occur as a result of the rezoning, it

would be required that the existing building on the property be demolished in order to meet the legal setback requirements laid out in the M-1 development regulations. Mr. Trocquet stated that the building should be demolished within 30 days of the rezoning.

Chairman Duncan opened the public hearing for any in favor of the rezoning petition.

Applicant Brett Vincent approached the podium. Mr. Vincent stated that he was the owner of Gatekeeper Property management and hoped to relocate his office to Tyrone with the addition of the self-storage facility. Mr. Vincent stated that he believed the property stuck out and would be more consistent with M-1 zoning as long as the structure that was existing on the property was demolished. Mr. Vincent stated that the property to the north was very difficult to develop due to the unusual shape, large setbacks, and multiple easements on the property. He further explained that the combination of the northern property with 354 Senoia Road, would increase the buildable area and allow for more reasonable development since it would eliminate setbacks. Mr. Vincent described a total of three potential buildings on the property and stated that he believed the property would only generate a traffic impact of one or two cars per hour. He stated that he believed his development would be very low impact and very attractive.

Commissioner Bousquet asked if Mr. Vincent knew how the buildings would be oriented on the lot. Mr. Vincent outlined the potential layout of the buildings on a map of the property.

Commissioner Schouw asked Mr. Trocquet who would revert the rezoning if the 30-day window expired. Mr. Trocquet stated that since the condition would be placed on the property by the Planning Commission/Town, that the Planning Commission/Town would be required to hold the public hearing for the reversion.

Chairman Duncan closed the public hearing for any in favor of the rezoning petition.

Chairman Duncan opened the public hearing for any in opposition to the rezoning petition. No one spoke.

Chairman Duncan closed the public hearing for any in opposition to the rezoning petition.

Commissioner Schouw made a motion to approve the rezoning with the condition that the existing structure on the property be demolished within 30 days of the rezoning approval. Commissioner Bousquet seconded the motion. Motion carried 4-0.

Old Business:

New Business:

Public Comments:

Staff Comments:

Mr. Trocquet informed Planning Commission of a meeting at ARC and told them that if they wanted to attend, to meet at Town Hall at 8:30 on the day of the meeting.

Commission Comments:

Adjournment:

Commissioner Schouw made a motion to adjourn. The meeting adjourned at 7:15 pm.

Jeff Duncan, Planning Commission Chairman

Phillip Trocquet, Planning &
Development Coordinator

Staff Report

Date: April 26, 2018

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

PC06282018

APPLICANT/PROPERTY OWNER

Trent Foster/Allegiance Development Group

PLANNING COMMISSION MEETING DATE COUNCIL MEETING DATE

June 28, 2018

N/A

ADDRESS/LOCATION

123 Farr Road

Summary

Applicant, Allegiance Development Group, is submitting an application for a preliminary plat of a 39 lot subdivision. This subdivision will be similar in style to the Stonecrest Preserve Subdivision started in 2017 by the same developer.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-20 (Residential 2,000 s.f. minimum.)	Agricultural/Estate Residential	North: Unincorporated AR South: Unincorporated AR East: Unincorporated AR West: R-20	Water	39 Acres

STAFF RECOMMENDATION

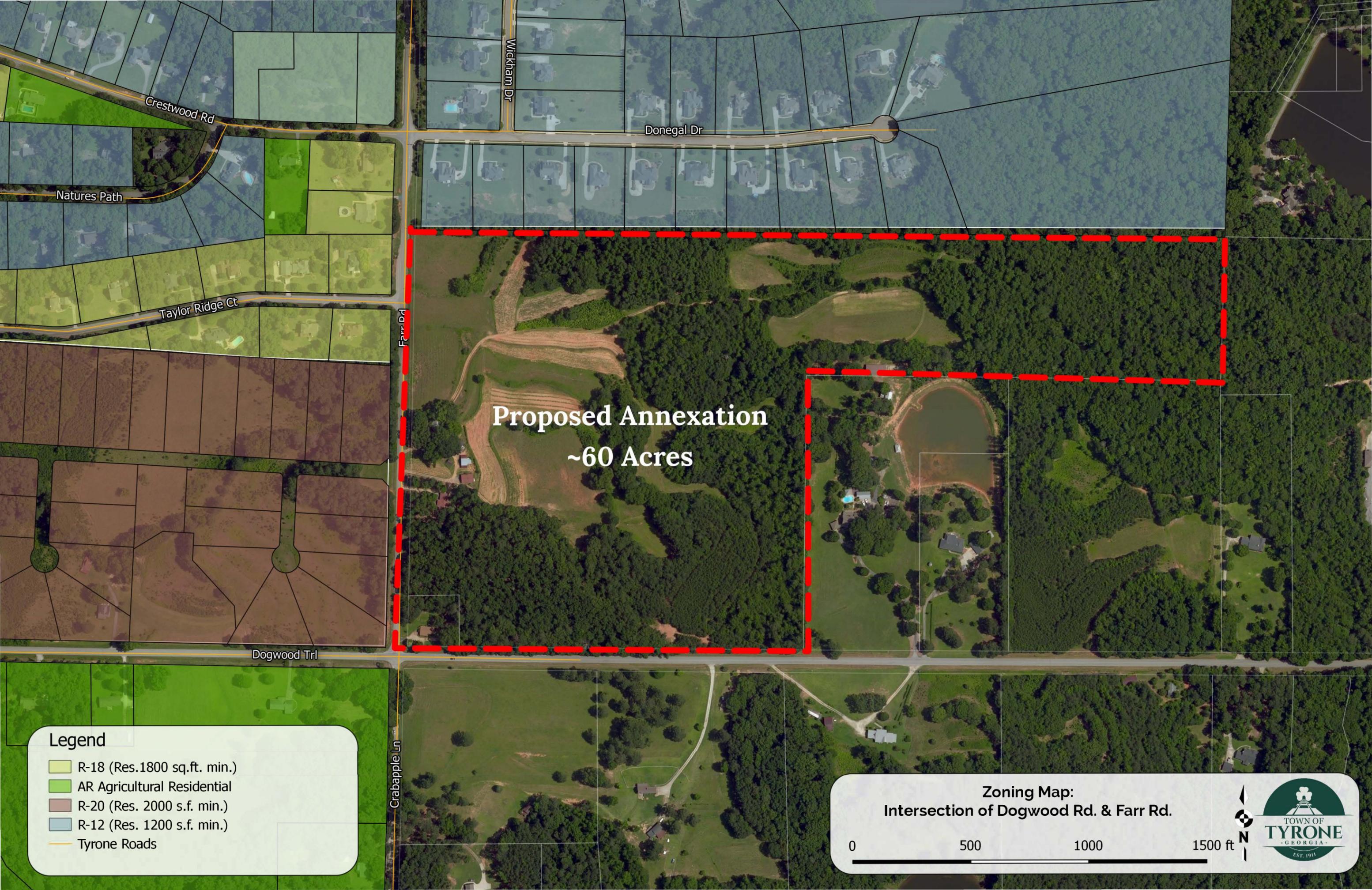
APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP	PROPERTY HISTORY
Properties are fully compatible with the future development map. The Future Development Character area for the surrounding properties is Estate Residential. The R-20 zoning and preliminary development plan for 1-acre lots is consistent with this Character Area.	There is an existing home and accompanying older outbuildings on the site from previous use as an agricultural property. It is staff's understanding that these structures will be parceled out during the development of the proposed subdivision for continued use by the current residents.

COMPATABILITY WITH ZONING ORDINANCE
The proposed subdivision is compatible with surrounding uses and the zoning ordinance. 1-acre lot residential development is low intensity and has a low impact on surrounding residential uses.



Crestwood Rd

Wickham Dr

Donegal Dr

Natures Path

Taylor Ridge Ct

Farr Rd

**Proposed Annexation
~60 Acres**

Dogwood Trl

Crabapple Ln

Legend

- R-18 (Res. 1800 sq.ft. min.)
- AR Agricultural Residential
- R-20 (Res. 2000 s.f. min.)
- R-12 (Res. 1200 s.f. min.)
- Tyrone Roads

**Zoning Map:
Intersection of Dogwood Rd. & Farr Rd.**

0

500

1000

1500 ft

TOWN OF
TYRONE
- GEORGIA -
EST. 1911



H & A
HOVEY & ASSOCIATES INC.
 ENGINEERING CONSULTANTS
 130 HOWARD LANE SUITE B
 FAYETTEVILLE, GA 30214
 PHONE: 770-460-2300



SCALE: HORIZ. 1" = 100'
 VERT. 1" = 10'

NO.	DATE	DESCRIPTION
7		
6		
5		
4		
3		
2		
1		

DRAWN BY:
E.A. MILLER
 DESIGNED BY:
D. HOVEY
 CHECKED BY:
D. HOVEY
 ISSUE DATE
04/05/2018
 PROJECT NUMBER
2018-XX



THE REGISTRY AT STONECREST PRESERVE
123 FARR RD, TYRONE GA
LAND LOT 105
 7th DISTRICT FAYETTE, COUNTY GA
 PRELIMINARY PLAT LAYOUT

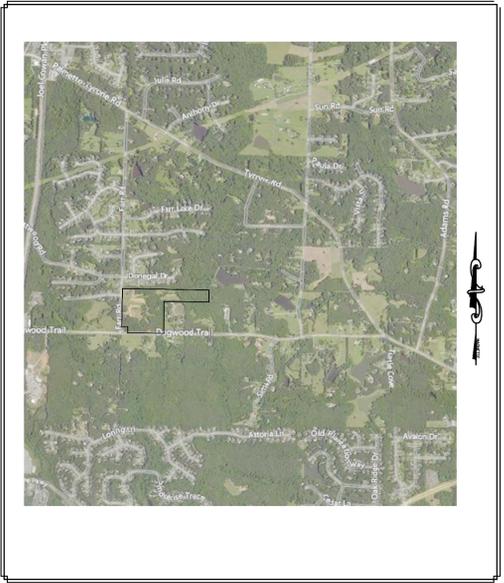
SHEET
C.1.1

LEGEND

- EXIST. SAN. SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE
- EXIST. SAN. SEWER LINE
- - - PROPOSED SAN. SEWER LINE
- EXIST. WATERLINE
- - - PROPOSED WATERLINE
- ⊥ EXIST. GATE VALVE
- ⊥ PROPOSED GATE VALVE
- ⊕ EXIST. FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED DOUBLE WING CATCH BASIN
- ⊕ PROPOSED SINGLE WING CATCH BASIN
- ⊕ PROPOSED JUNCTION BOX
- ⊕ PROPOSED RAISED LID DROP INLET
- EXIST. STORM DRAIN LINE
- - - PROPOSED STORM DRAIN LINE

GENERAL SITE DATA:

- TOTAL AREA OF SITE: 59.08 ACRES.
- PROPERTY IS ZONED: R-20
 MIN. FRONT SETBACK: 80' FROM MAJOR OR MINOR THOROUGHFARE
 55' FROM RESIDENTIAL STREET
 MIN. REAR SETBACK: 30'
 MIN. SIDE SETBACK: 15'
 MIN. LOT AREA: 43,560 S.F. (1 ACRE)
 MIN. DWELLING SIZE: 2,000 S.F.
 MAX. DWELLING HEIGHT: 35 FT.
- TOTAL NO. OF LOTS FOR SITE: 39.
- ALL STREETS SHALL BE 28 FT. B/C-B/C - TOTAL LENGTH OF STREETS 2,888 L.F.
- ALL LOTS TO BE SERVED BY AN EXTENSION OF THE FAYETTE COUNTY WATER SYSTEM.
- ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEM AND DRAIN FIELD.
- BOUNDARY INFORMATION PROVIDED BY FOUR CORNERS LAND SURVEYING.
- TOPOGRAPHIC INFORMATION TAKEN FROM FAYETTE COUNTY G.I.S.-LIDAR TOPOGRAPHY.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13113C0079 E, A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD ZONE. DATED SEPTEMBER 26, 2008.



Vicinity Map
 (Not to Scale)

STRIPING AND SIGN NOTES

- TRAFFIC SIGNS AND STRIPING SHALL CONFORM TO THE "MANUAL UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
- LETTERING ON STREET NAME SIGNS SHALL BE MIN. 4".
- R1-1 "STOP" SIGNS SHALL BE MIN. 30"X30".
- R2-1 SPEED LIMIT SIGNS SHALL BE MIN. 24"X30".

PRELIMINARY PLAT APPROVAL CERTIFICATE:

"ALL REQUIREMENTS ON THE TOWN OF TYRONE DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MAYOR AND TOWN COUNCIL."
 THIS CERTIFICATE SHALL EXPIRE _____, 2018.
 DATE OF EXECUTION: _____, 2018.
 BY TOWN ENGINEER: _____

CERTIFICATE OF DESIGN:

"I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, STREETS, AND OTHER PLANNED FEATURES INCLUDED IN THIS PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISIONS."
 BY: _____ REGISTERED PROFESSIONAL ENGINEER
 DATE: _____ P.E. NO.: 18090

PLAN VIEW

HORIZ. SCALE: 1" = 100'

PRELIMINARY SOIL SURVEY CERTIFICATE:

SOIL ANALYSIS CERTIFICATE:
 "I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL COMPREHENSIVE SOIL ANALYSIS AT A MINIMUM DHR LEVEL THREE (3) SOIL SURVEY BY ME OR UNDER MY SUPERVISIONS AND THAT AREAS ARE SHOWN THAT ARE ACCEPTABLE SITES FOR INDIVIDUAL SEPTIC SYSTEM AS REQUIRED BY THE LOCAL AND/OR STATE HEALTH DEPARTMENT."
 BY GEORGIA DEPARTMENT OF HUMAN RESOURCES (DHR) CERTIFIED SOIL CLASSIFIER
 CERTIFICATION NO. _____
 DATE: _____

FAYETTE COUNTY HEALTH DEPARTMENT CERTIFICATE:

"PURSUANT TO THE STATE HEALTH REQUIREMENTS" A COMPREHENSIVE SOIL ANALYSIS AT A MINIMUM DHR LEVEL THREE (3) SOIL SURVEY WAS GIVEN FINAL APPROVAL BY THE FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT ON ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED:
 DATE: _____
 FAYETTE COUNTY HEALTH DEPARTMENT: _____

WETLAND PROTECTION APPROVAL CERTIFICATE

"THIS PROPERTY DOES NOT INCLUDE JURISDICTIONAL WETLANDS AS IDENTIFIED BY THE ARMY CORPS OF ENGINEER."
 BY: _____ TRAINED WETLAND DELINEATOR

Apr 03, 2018 - 5:41pm - C:\Millers CAD Consulting\VA\Projects\TrentFoster_Farr Rd\DWG\Sheet_Files\00C-101 PRELIM PLAT.dwg



TAYLOR RIDGE CT.
950

DONEGAL DRIVE

FARR ROAD

DOGWOOD TRAIL

PROPOSED POND

FLOODPLAIN

GRAPHIC SCALE

(G A WEST ZONE)
GRID NORTH

(IN FEET)
1 inch = 100 ft.

© Moore Bass Consulting

Moore Bass
CONSULTING
ATLANTA
FALLAHASSEE
MCDONOUGH
GA 30253

25 Years
1991-2016

PROJECT NAME
FARR ROAD / DOGWOOD TRAIL TRACT
FAYETTE COUNTY, GA

CLIENT NAME
ALLEGIANCE DEVELOPMENT
100 GLENDALOUGH CRT, SUITE B8
TYRONE, GA 30290

REVISIONS



DOGWOOD-FARR
ARCHIVE
DATE 10-31-2017
FILE #
CONTRACT #
DRAWN BY

SEAL
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
LIC #4172

SHEET TITLE
**CONCEPTUAL
LOT YIELD
PLAN**

SHEET
1.0