



Tyrone Planning Commission Agenda

September 13, 2018

7:00 PM

Planning Commission

Jeff Duncan
Chairman

Carl Schouw
Commissioner

David Nebergall
Vice-Chairman

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 *August 23, 2018*

IV. Public Hearing

V. New Business

1. Consideration to approve a final plat for a property at the corner of Rockwood Road and Senoia Road for applicant Brett Vincent. **Phillip Trocquet, Planning & Development Coordinator.**
2. Consideration to approve a final plat for a property at the corner of SR-74 and Crestwood Road for applicant Vinod Mehta. **Phillip Trocquet, Planning & Development Coordinator.**
3. Consideration to approve a preliminary site plan for a new commercial structure at the corner of Rockwood Road and Senoia Road by applicant Brett Vincent. **Phillip Trocquet, Planning & Development Coordinator.**

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

Town of Tyrone
Planning Commission Meeting Minutes
Thursday August 23, 2018
7:00 PM

Present:

Chairman, Jeff Duncan

Vice-Chairman, David Nebergall

Commission Member, Carl Schouw

Commission Member, Scott Bousquet

Commission Member, Dia Hunter

Planning & Development Coordinator, Phillip Trocquet

Town Attorney, Patrick Stough

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

Approval of Agenda

Commissioner Hunter made a motion to approve the agenda.

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

Approval of Minutes for August 9th, 2018

Commissioner Bousquet made a motion to approve the minutes from July 12th 2018, Commissioner Schouw seconded the motion. Motion was approved 4-0.

Public Hearing:

1. Consideration of a text amendment from applicant Tamarkus T. Cook to amend Section 113-128 pertaining to the "Downtown Commercial District (C-1)," of Article V of the Zoning Ordinance of the Town of Tyrone, to add "Funeral Homes and Funeral Chapels, mortuaries and crematoriums" as a permitted use in the C-1 Zoning District. **Phillip Trocquet, Planning & Development Coordinator.**

Mr. Trocquet presented the item. He noted that the applicant had previously applied for a similar text amendment in April of the current year that was approved by Planning Commission, but denied by Council. Mr. Trocquet stated that Funeral Homes, Funeral Chapels, Mortuaries, and Crematoriums were currently only allowed in the C-2 (Highway

Commercial) zoning district. Mr. Trocquet pointed the Planning Commission to a redlined ordinance outlining the proposed change.

Chairman Duncan opened the public hearing for those in favor of the Text Amendment.

Applicant Tamarkus Cook approached the podium. Mr. Cook asked permission to suspend the public hearing as he wanted to consult with members of the community more. Mr. Cook made an additional request to utilize space at the Town for the purpose of hosting a meeting for citizens to voice their opinions or concerns regarding his Text Amendment request. Mr. Cook stated that he wished to speak with the community.

Mr. Trocquet stated that since the Text Amendment request was through a public hearing, the following Council Meeting would still need to be held since it was advertised. Town Attorney Patrick Stough stated that since Planning Commission was a recommending body, Council would ultimately decide whether or not to postpone the hearing process at the next scheduled meeting. Mr. Stough also requested clarity as to whether Mr. Cook wanted to withdraw or table his petition. Mr. Cook responded that he wished to table the petition.

Chairman Duncan asked if anyone else wished to speak in support of the petition.

A Ms. Norma Wilkley of Jonesboro with AC Investments approached the podium. Ms. Wilkley stated that she represented the previous owner of the property along Palmetto Road that Mr. Cook was looking to locate his funeral home. She stated that she was in support of Mr. Cook's petition and that she was in support of Mr. Cook's decision to table his request in order to engage the community. She noted that she participated in activities at the Tyrone recreation center and was a supporter of the community. She also stated that she was in support of Mr. Cook's potential development.

Chairman Duncan closed the public hearing for those in support of the petition and opened the hearing for those opposed.

A Mr. Ricky Long of 100 Point View Court approached the podium. Mr. Long stated that he was concerned about air quality from a potential crematorium as well as the traffic impact from the funeral home. Mr. Long stated that he was concerned a funeral home would reduce his property value. Mr. Long stated that he understood development had to come, but was concerned that the Town would allow the wrong type of development.

A Ms. Sheryl Lee of 156 Palmetto Road approached the podium. Ms. Lee asked if Planning Commission had received the letter she wrote beforehand voicing her opposition to the petition. Ms. Lee stated that she and her friends opposed the petition as it stood but she was willing to talk with Mr. Cook more.

A Mr. Doug Pollard of 129 Palmetto Court approached the podium. Mr. Pollard stated that he represented his mother as well. He stated that they were primarily concerned with the potential traffic concerns and parking concerns. He stated that he was aware of a very old plan that proposed that Palmetto Road be converted to a four-lane road. He asked if that was still planned. Commission was not aware of such a plan.

Chairman Duncan asked if Planning Commission had any comments. Commissioner Bousquet stated that he did not see a problem recommending a tabling of Mr. Cook's petition to Council.

Mr. Stough stated that if Planning Commission were to recommend the tabling of the petition, it would need to be for a certain date and could not be left open. Mr. Trocquet stated that the rescheduled meeting would need to be after the already scheduled Council Meeting. Mr. Trocquet stated that the next available Planning Commission after the Council meeting would be September 13th. Mr. Cook asked if he still needed to come back on the 6th for the Council meeting. Mr. Trocquet stated that he would still need to appear at that meeting.

Commissioner Hunter made a motion that Planning Commission recommend the tabling of the petition to Town Council and that Planning Commission re-hear the Text Amendment petition according to Council's approval. Commissioner Schouw seconded the motion. Motion passed 4-0.

Old Business:

New Business:

Public Comments:

Staff Comments:

Mr. Trocquet stated that he and commissioner Bousquet had met with ARC regarding the local assistance award the Town had received for ordinance changes pertaining to the Town Center District. Mr. Trocquet stated that the local assistance would include a public engagement process and that there would be a steering committee for the project. Mr. Trocquet continued that at least one planning commissioner would be good to have on the steering committee and that as plans were formalized for the beginning of the project, it may be good for Planning Commission to vote on a member.

Chairman Duncan asked how frequently the steering committee would meet. Mr. Trocquet stated he did not know yet, but that it would be known once the Town received a Memorandum of Understanding regarding the project from ARC.

Commission Comments:

Adjournment:

Commissioner Schouw made a motion to adjourn. Commissioner Bousquet seconded the motion. The meeting adjourned at 7:16 pm.

Jeff Duncan, Planning Commission Chairman

Phillip Trocquet, Planning &
Development Coordinator

Staff Report

Date: Sept 13, 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

PC09132018

APPLICANT/PROPERTY OWNER

Brett Vincent

PLANNING COMMISSION MEETING DATE

September 13, 2018

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

354 Senoia Road

Summary

Applicant Brett Vincent has submitted an application for a final plat lot consolidation and site plan for a proposed climate controlled self storage facility.

The combined acreage of the project is 3.68 acres.

The applicant has included elevation drawings of the proposed facility and are included in this packet.



MAP SOURCE

COMPATABILITY WITH ZONING ORDINANCE

This petition is consistent with the zoning ordinance. The minimum lot size for M-1 is one acre and climate controlled storage is a conditional use in the zoning ordinance.

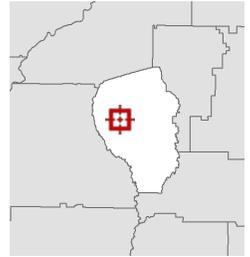
APPROVE

STAFF RECOMMENDATION
APPROVE WITH CONDITIONS

DENY



Overview



Legend

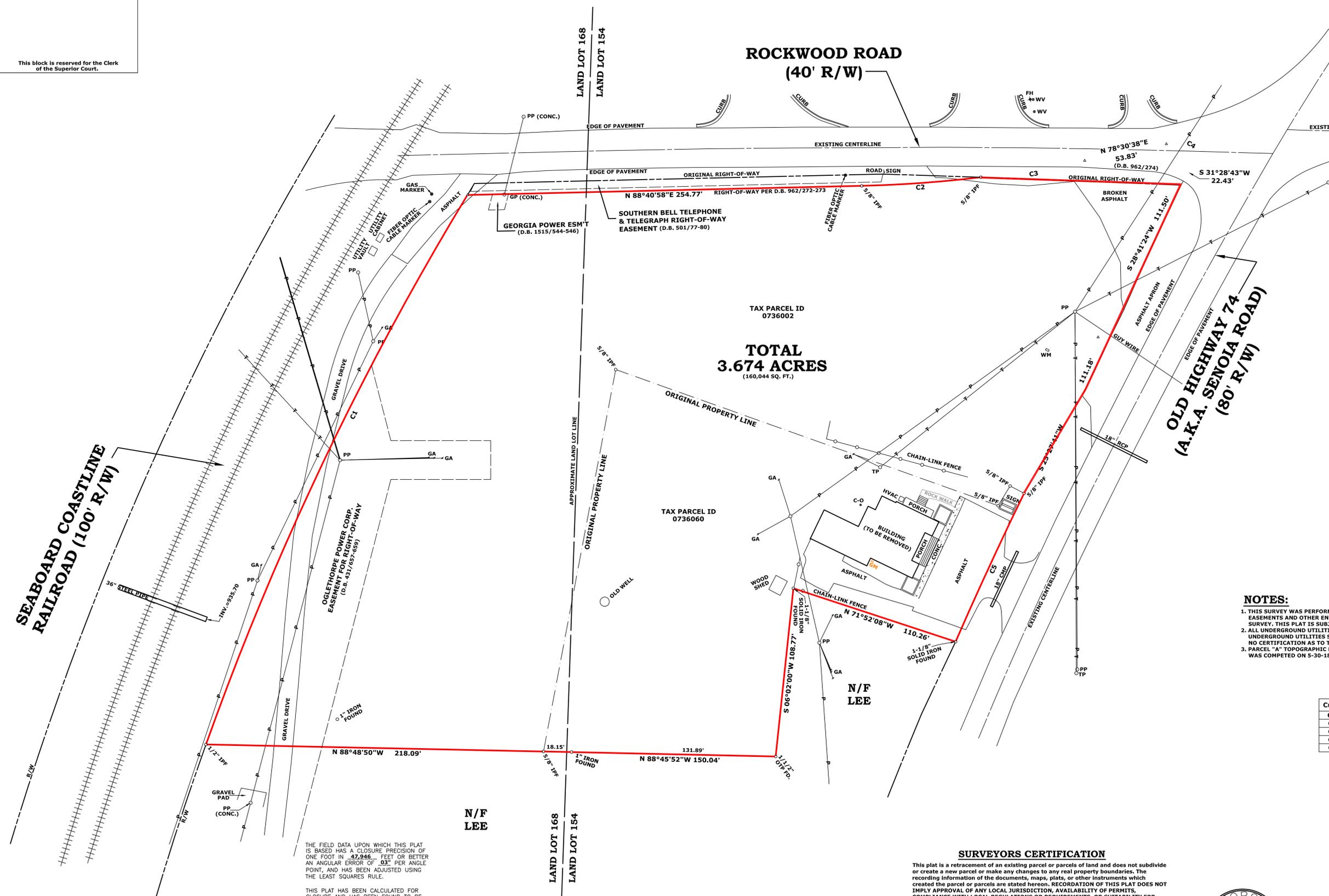
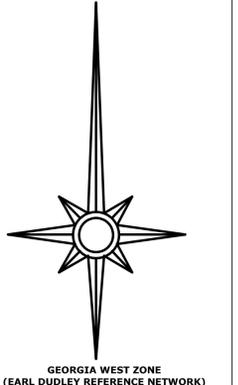
-  Parcels
-  Roads
- City Limits
 -  BROOKS
 -  FAYETTEVILLE
 -  PEACHTREE CITY
 -  TYRONE
 -  WOOLSEY

Date created: 9/11/2018
Last Data Uploaded: 9/11/2018 5:56:36 AM

Developed by  **Schneider**
GEOSPATIAL

This block is reserved for the Clerk of the Superior Court.

GRID NORTH



**ROCKWOOD ROAD
(40' R/W)**

CRABAPPLE LANE

SEABOARD COASTLINE RAILROAD (100' R/W)

OLD HIGHWAY 74 (A.K.A. SENOIA ROAD) (80' R/W)

**TOTAL
3.674 ACRES**
(160,044 SQ. FT.)

TAX PARCEL ID
0736060

N/F LEE

N/F LEE

- LEGEND:**
- IPF = IRON PIN FOUND
 - D.B. = DEED BOOK
 - R/W = RIGHT-OF-WAY
 - N/F = NOW OR FORMERLY
 - ESMT = EASEMENT
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - INV. = INVERT
 - CHP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - WM = WATER METER
 - PP = POWER POLE
 - TP = TELEPHONE POLE
 - GP = GUY POLE
 - GA = GUY ANCHOR
 - P = OVERHEAD POWER LINE
 - T = OVERHEAD TELEPHONE LINE
 - C-O = CLEAN-OUT PLUG
 - GM = GAS METER

- REFERENCES:**
1. DEED BOOK 4462 PAGES 219-221.
 2. DEED BOOK 1515 PAGES 544-546.
 3. DEED BOOK 501 PAGES 77-80.
 4. DEED BOOK 431 PAGES 657-659.
 5. DEED BOOK 962 PAGES 272-273.
 6. DEED BOOK 962 PAGES 274-275.
 7. PLAT PREPARED FOR "BARNEY R. RIGGINS & DORIS RIGGINS" PREPARED BY LARRY C. SHIMSHICK, GA. R.L.S. # 2343; DATED NOVEMBER 17, 1995.
 8. DEED BOOK 554 PAGE 433.

- NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
 2. ALL UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY, PRIOR TO ANY EXCAVATION, ALL UNDERGROUND UTILITIES SHOULD BE LOCATED WITH THEIR EXACT SIZE AND TYPE. THIS OFFICE MAKES NO CERTIFICATION AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES.
 3. PARCEL "A" TOPOGRAPHIC FIELD WORK WAS COMPLETED ON 7-28-16. PARCEL "B" TOPOGRAPHIC FIELD WORK WAS COMPLETED ON 5-30-18. NO TOPOGRAPHIC FIELD WORK WAS REDONE FOR PARCEL "A" THIS DATE.

CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	1930.51'	392.41'	391.73'	N 25°32'51" E
C2	791.80'	77.21'	77.18'	N 85°53'21" E
C3	791.80'	67.89'	67.87'	N 80°58'01" E
C4	22.00'	23.48'	22.38'	S 70°55'12" E
C5	2401.67'	105.22'	105.22'	S 24°52'09" W

(105.17' PER D.B. 554/433)



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,946 FEET OR BETTER AN ANGULAR ERROR OF .03" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 403,758 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION.

BASIS OF ELEVATIONS AND NORTH ORIENTATION OBTAINED BY USING A TOPCON HIPER SR GPS NETWORK ROVER UTILIZING THE EARL DUDLEY REFERENCE NETWORK.

AS PER F.I.R.M. FLOOD MAPS FOR FAYETTE COUNTY, GEORGIA; MAP NUMBER 13113C0078E EFFECTIVE DATE SEPT. 26, 2008. THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jason D. Turner
Jason D. Turner GA. R.L.S. # 2795 06-19-2018 Date



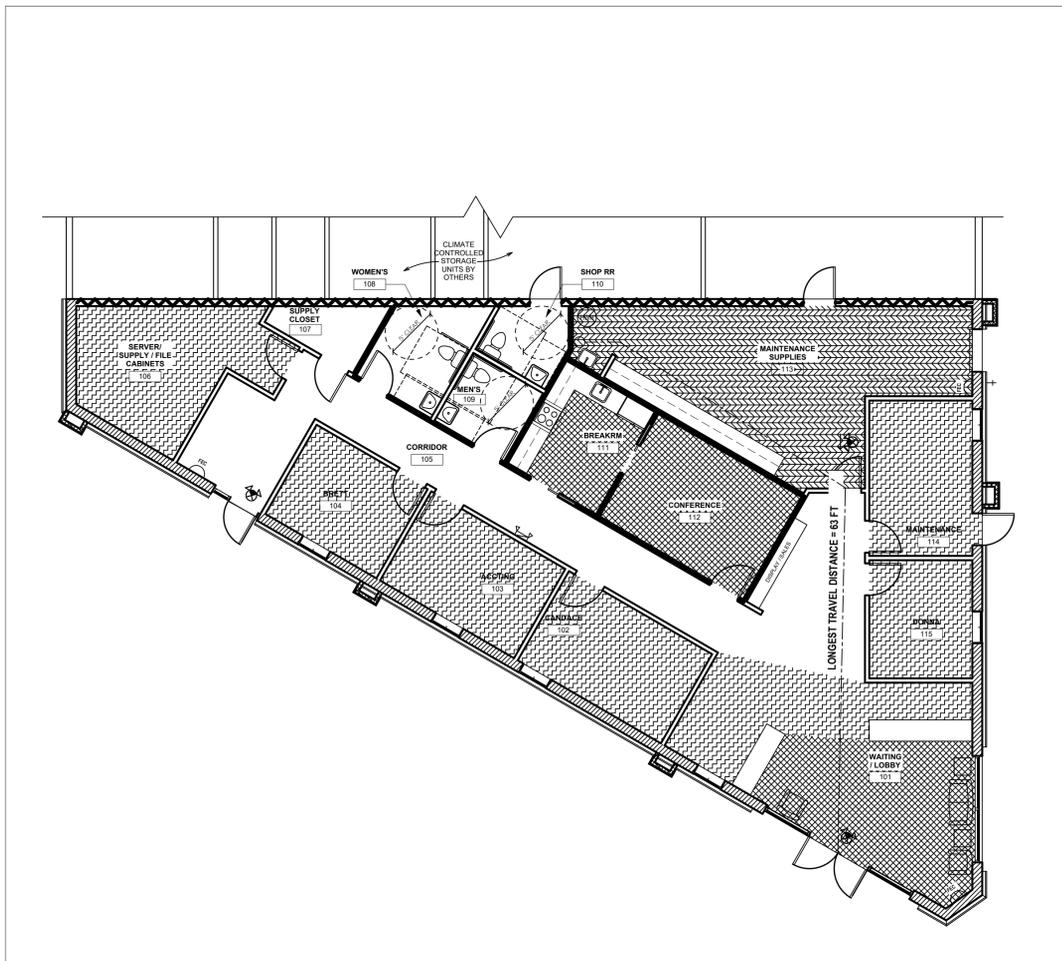
TURNER & ASSOCIATES LAND SURVEYORS, P.C.
10 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277
TEL: (770) 683-5300 EMAIL: turnerlandsurveyors@numail.org
JASON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

RETRACEMENT OF EXISTING PARCELS SURVEY FOR:

BRETT VINCENT

LOCATED IN LAND LOTS 154 & 168 7th LAND DISTRICT FAYETTE COUNTY, GEORGIA TOWN OF TYRONE

SCALE: 1" = 30'	PLAT DATE: 06-19-18	REVISED:
DATES OF FIELD WORK: 07-27-16; 07-28-16; 04-02-18; 05-29-18; 05-30-18		DISK #: 2016
		DRAWING #: 16040-BVC



LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

RCP LEGEND/LIFE SAFETY	
	EXIT SIGN: LITHONIA QUANTUM LHQM S W 3 R 120/277 W/ 90 MIN. EMERGENCY BATTERY (OR EQUAL)
	EXIT SIGN W/ EMERGENCY LIGHTS COMBO LITHONIA QUANTUM LHQM S W 3 R WALL MTD. W/ 90 MIN. EMERGENCY BATTERY, TEST SWITCH, LED LIGHT, AND 2 LAMP HEADS 120/277v (OR APPROVED EQUAL)
	EXIT SIGN W/ EMERGENCY LIGHTS COMBO LITHONIA QUANTUM LHQM S W 3 R WALL MTD. W/ 90 MIN. EMERGENCY BATTERY, TEST SWITCH, LED LIGHT, AND 2 LAMP HEADS 120/277v W/ DIRECTIONAL ARROW (OR APPROVED EQUAL)
	EMERGENCY LIGHT: WALL MTD. W/ 90 MIN. EMERGENCY BATTERY, TEST SWITCH, AND (2) LAMP HEADS. LITHONIA QUANTUM EML 120V (OR APPROVED EQUAL)
	TRAVEL DIRECTION AND TRAVEL DISTANCE CALCULATION
	EXISTING WALL HUNG FIRE EXTINGUISHER TYPE ABC 10LB. MTD. 48" AFF TO HANDLE

CODE SUMMARY

MINIMUM REQUIREMENTS FOR:	CODE REFERENCE:
1. OCCUPANCY CLASSIFICATION	NFPA: BUSINESS IBC: BUSINESS GROUP B NFPA 101 CH 38 CH 42
2. CONSTRUCTION TYPE- EXISTING	TYPE II-B UNPROTECTED - UNSPRINKLERED IBC TABLE 601
3. HEIGHT & AREA LIMITATIONS	AREA = 3,065 SF EXISTING LEGAL OCCUPANCY IS BUSINESS PER INTERNATIONAL EXISTING BUILDING CODE 1012.5.1 HAZARD CATEGORY DOES NOT INCREASE THEREFORE HEIGHT AND AREA CALCS ARE NOT APPLICABLE EXISTING BUILDING CODE 1012.5.1
4. FIRE RESISTANCE & OCCUPANCY SEPARATION	NO SEPARATION REQUIRED IBC TABLE 508.3.1 NFPA 6.1.14.3
5. EXTINGUISHMENT REQUIREMENTS:	1 PER 3000 SF OR 75 LINEAR FEET OF TRAVEL REDS SHALL BE COORDINATED W/ THE LOCAL CODE REVIEW AUTHORITY. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED PER N.F.P.A. STANDARD NO. 10. LOCATION & ARRANGEMENT OF THE FIRE EXTINGUISHERS WILL BE DETERMINED BY A CERTIFIED INSPECTOR OF THE FIRE MARSHAL'S OFFICE PRIOR TO THE FINAL INSPECTION (TYPICAL). FIRE EXTINGUISHER CABINET (F.E.C.) - SEE LIFE SAFETY PLAN
6. EMERGENCY EGRESS LIGHTING:	EMERGENCY EGRESS LIGHTING MUST PROVIDE A MIN. OF ONE FOOT CANDLE UNINTERRUPTED LIGHT SOURCE ALONG PATH OF EGRESS.
7. MEANS OF EGRESS COMPONENTS:	
A. DOORS	CLEAR WIDTH REQUIRED 32" MIN. CLEAR WIDTH PROVIDED 34" TOTAL WIDTH REQUIRED 5.6' (28 OCC x 0.2) TOTAL WIDTH PROVIDED 80" NFPA 101 7.2.1 NFPA 101 7.2.1.2.3.2 NFPA 101 TABLE 7.3.3.1
B. STAIRS	N/A NFPA101 TABLE 7.2.2.1.1 (B)
C. CORRIDOR	CLEAR WIDTH REQUIRED 36" MIN. CLEAR WIDTH PROVIDED 60" MIN. NFPA 101 7.3.4
D. EXITS	# OF EXITS REQUIRED 2 # OF EXITS PROVIDED 3

EGRESS CALCULATIONS

NFPA 101 7.5.1 AND CH 12

DEAD END CORRIDOR	(20'-0" MAX ALLOWED)	(PER NFPA 101 CH 38)
COMMON PATH OF TRAVEL	(75'-0" MAX ALLOWED)	(PER NFPA 101 CH 38)
LONGEST PATH OF TRAVEL	(250'-0" MAX ALLOWED) DIST. = 63'-00"	(PER NFPA 101 CH 38)

DOORS
(PER NFPA 101 7.2.1.2.3.2, NFPA 101 TABLE 7.3.3.1
ALLOWABLE CAPACITY FACTOR = 0.2)

1	48" PROVIDED	4.2' REQ'D (21 OCC. x 0.2)
2	36" PROVIDED	4.0' REQ'D (20 OCC. x 0.2)
	84" PROVIDED	8.2' REQUIRED

OCCUPANCY LOAD CALC

OCCUPANT CALCULATIONS BASE ON 2012 NFPA 101 TABLE 7.3.1.2

BUSINESS	FACTOR: SF / 100 GROSS CALC: 1,053 SF / 100 GROSS = 11 OCC
STORAGE	FACTOR: SF / 500 GROSS CALC: 388 SF / 500 GROSS = 1 OCC
ASSEMBLY - LESS CONCENTRATED USE WITHOUT FIXED SEATING	FACTOR: SF / 15 NET CALC: 397 SF / 15 GROSS = 26 OCC
SPECIAL PURPOSE INDUSTRIAL	SPECIAL PURPOSE FACTOR: 1 OCC PER DESK IN FOYER = 2 OCC
TOTAL OCCUPANT LOAD = 40	

PLUMBING CALCS

IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

CHAPTER 29 - PLUMBING SYSTEMS
OCCUPANTS: SEE BELOW

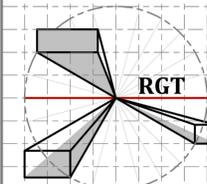
REQ. WATER CLOSETS PER MALE: 1	PROVIDED: 1
REQ. WATER CLOSETS PER FEMALE: 1	PROVIDED: 1
REQ. LAVATORIES PER SEX: 1	PROVIDED: 1 MALE / 1 FEMALE / 1 STAFF
REQ. BATHUBS/SHOWERS: 0	PROVIDED: 0
REQ. DRINKING FOUNTAINS: 0	PROVIDED: 0
REQ. SERVICE SINK: 0	PROVIDED: 1

WATER CLOSET CALC:
BUSINESS (B) = 40 OCC
40 OCC / 2 = 20 OCC PER SEX
MALE 20 OCC X 1/25 = 1 MALE REQUIRED
FEMALE 20 OCC X 1/25 = 1 FEMALE REQUIRED

LAVATORY CALC:
BUSINESS (B) = 40 OCC
40 OCC / 2 = 20 OCC PER SEX
MALE 20 OCC X 1/40 = 1 MALE REQUIRED
FEMALE 20 OCC X 1/40 = 1 FEMALE REQUIRED

REVISIONS

NO.	DATE	DESCRIPTION



RG THACKER & ASSOCIATES

...the Studio

ARCHITECTURE

◆

PLANNING

◆

CONSULTING

145 Harrington Walk
Griffin, GA 30224
Ph: 770-685-9335
rick@rgthacker.com

PROFESSIONAL SEAL

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PROJECT TITLE



GATEKEEPER OFFICES

364 SENOIA RD
TYRONE, GA 30290

DRAWING TITLE

LIFE SAFETY PLAN

DATE: 09.01.2018

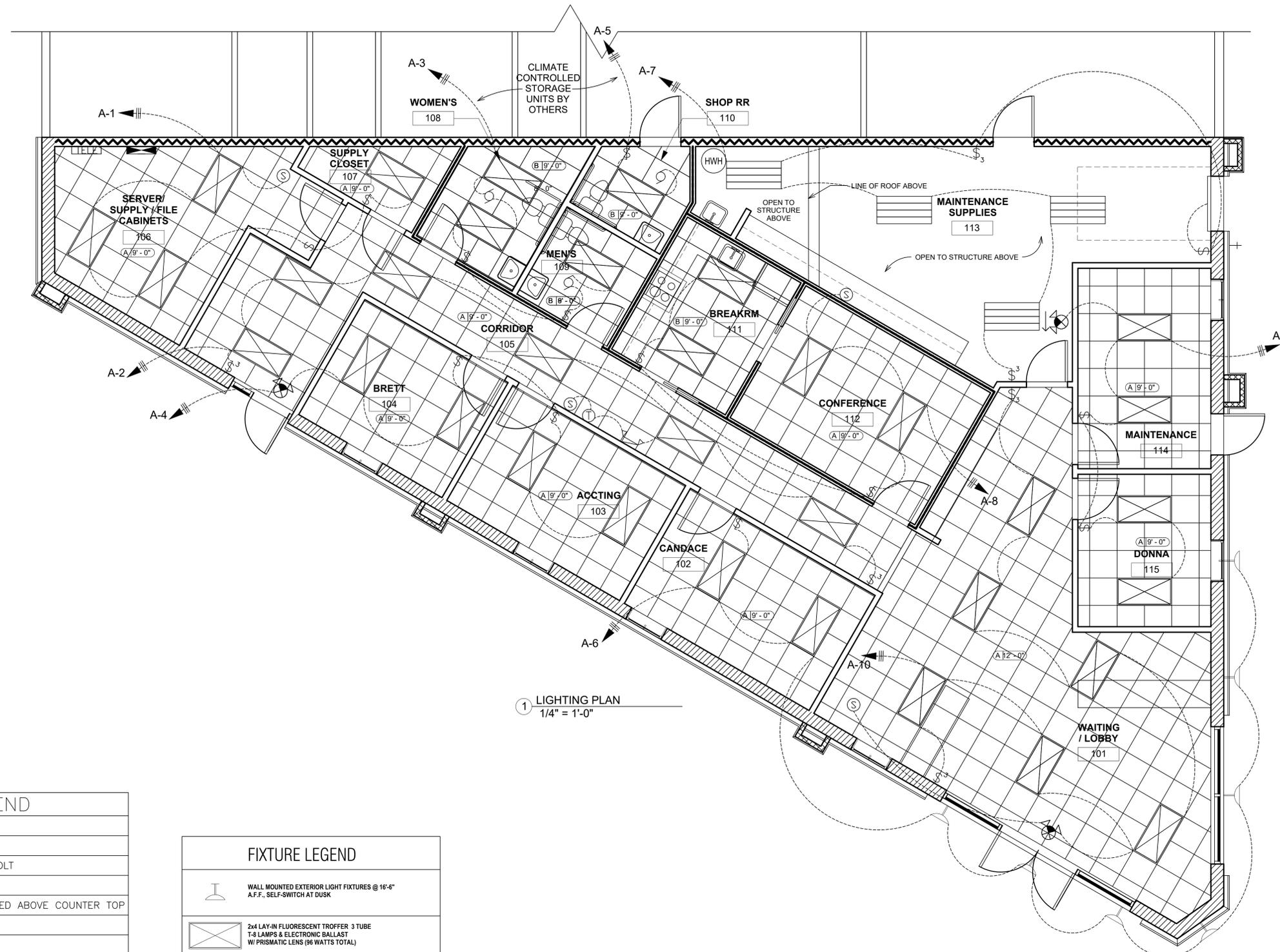
SCALE: AS NOTED

DRAWN BY: ESK

JOB NUMBER: 18-114

DRAWING NUMBER:

.G001



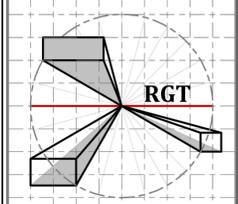
SYMBOL LEGEND	
	DUPLEX RECEPTACLE OUTLET
	GFCI DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET 230 VOLT
	QUADRUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET MOUNTED ABOVE COUNTER TOP
	CAT 5 / DATA / TELEPHONE
	TELEPHONE BOARD
	ELECTRICAL SERVICE BOARD
	HOSE BIBB
	THERMOSTAT
	SMOKE DETECTOR / ALARM
	EXHAUST FAN / LIGHT COMBO PACK
	SINGLE POLE SWITCH
	3-WAY SWITCH
	SINGLE POLE DIMMER SWITCH
	ELECTRICAL DIRECT FEED TO UNIT OR APPLIANCE

FIXTURE LEGEND	
	WALL MOUNTED EXTERIOR LIGHT FIXTURES @ 16'-6" A.F.F., SELF-SWITCH AT DUSK
	2x4 LAY-IN FLUORESCENT TROFFER 3 TUBE T-8 LAMPS & ELECTRONIC BALLAST W/ PRISMATIC LENS (96 WATTS TOTAL)
	6" RECESSED CAN LED FIXTURE
	6" RECESSED CAN LED DIRECTIONAL LIGHT FIXTURE
	EMERGENCY LIGHT, WALL MTD. W/ 90 MIN. EMERGENCY BATTERY, TEST SWITCH, AND (2) LAMP HEADS LITHONIA QUANTUM EML 120V (OR APPROVED EQUAL)
	EXIT SIGN W/ EMERGENCY LIGHTS COMBO LITHONIA QUANTUM LHQM S W 3 R WALL MTD. W/ 90 MIN. EMERGENCY BATTERY, TEST SWITCH, LED LIGHT, AND 2 LAMP HEADS 120/277V (OR APPROVED EQUAL)
	EXIT SIGN W/ EMERGENCY LIGHTS COMBO LITHONIA QUANTUM LHQM S W 3 R WALL MTD. W/ 90 MIN. EMERGENCY BATTERY, TEST SWITCH, LED LIGHT, AND 2 LAMP HEADS 120/277V W/ DIRECTIONAL ARROW (OR APPROVED EQUAL)

CEILING LEGEND	
	2 X 2 ACoust. CEILING TILE, VINYL FACED
	GYP CEILING
	VAULTED CEILING WITH WINDOWS ABOVE

NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND LEGEND

REVISIONS		
NO.	DATE	DESCRIPTION



RG THACKER & ASSOCIATES
...the Studio
ARCHITECTURE
◆ **PLANNING**
◆ **CONSULTING**

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PROFESSIONAL SEAL

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PROJECT TITLE

Gatekeeper
Good Renters for Good Homes

GATEKEEPER OFFICES

364 SENOIA RD
TYRONE, GA 30290

DRAWING TITLE

LIGHTING PLAN

DATE: 09.01.2018

SCALE: AS NOTED

DRAWN BY: ESK

JOB NUMBER: 18-114

DRAWING NUMBER:

E101

Staff Report

Date: Sept 13, 2018

Town of Tyrone, Department of Planning & Zoning
881 Senoia Road, Tyrone GA 30290Phillip Trocquet, Planning & Zoning Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108**DOCKET/CASE/APPLICATION NUMBER**

PC09132018

APPLICANT/PROPERTY OWNER

Vinod Mehta

PLANNING COMMISSION MEETING DATE

September 13, 2018

TOWN COUNCIL MEETING DATE**ADDRESS/LOCATION**

Corner of SR-74 and E. Crestwood Roads

Summary

Applicant Vinod Mehta has applied for a final plat application to combine four properties at the corner of SR-74 and East Crestwood Road. The combined acreage for these properties is approximately 32 acres.

A flood plain runs through the east side of the properties as well as the southern property.

There is currently no development plan or proposal for the properties, but the properties do lie within the Town's Quality Growth Overlay District as well as GDOT's limited access curb cut moratorium area.

All properties are currently Zoned AR (Agricultural Residential).

TRC has reviewed and approved the lot consolidation with no comments.



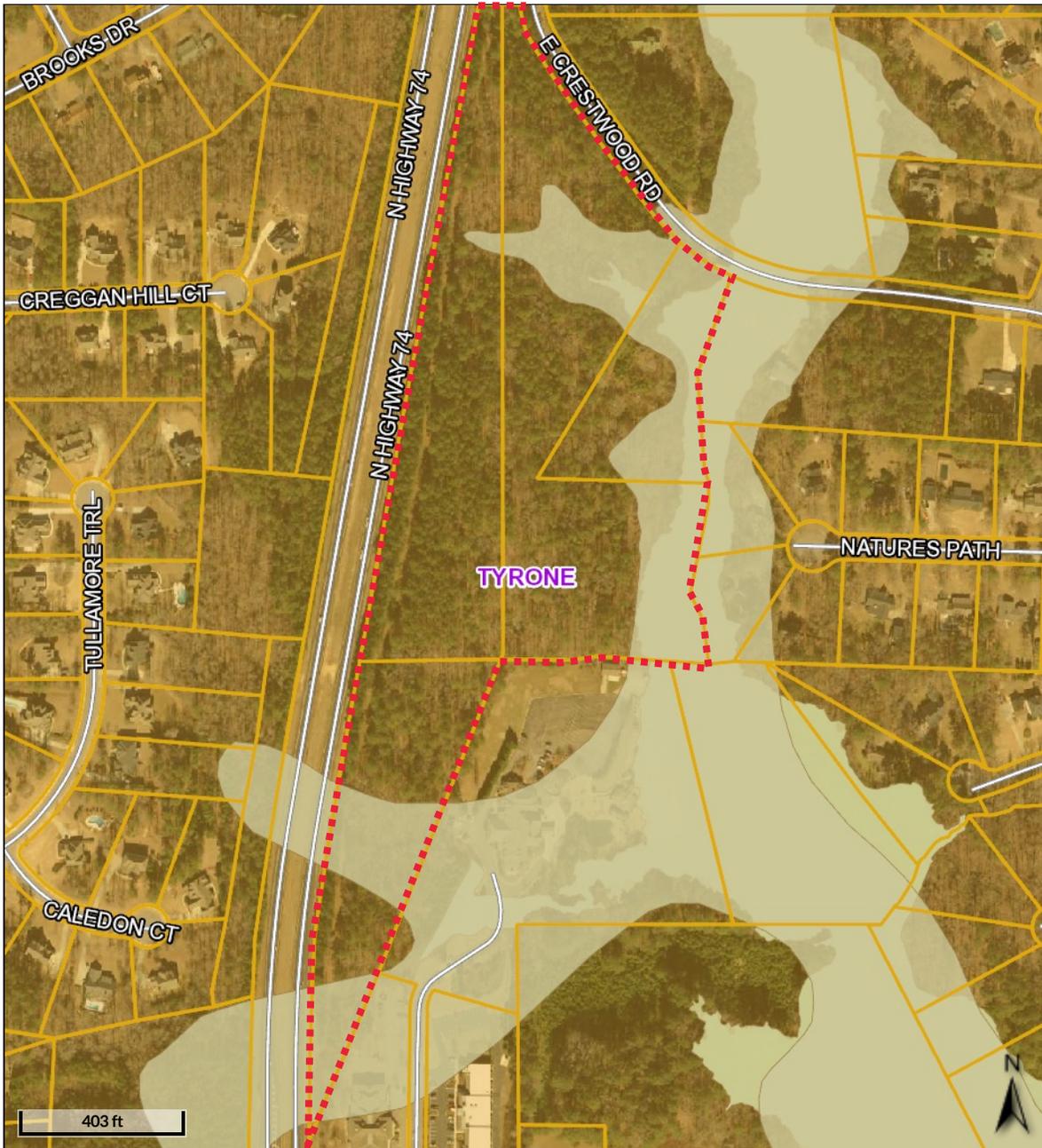
MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
AR Agricultural Residential	Vacant Residential	North: R-18 South: C-1 East: R-18 & R-12 West: R-18 & R-12	Water	32 Acres

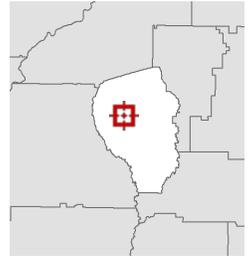
COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
Property is consistent with the future development map and comprehensive plan. The future land use character area is Community Gateway which encourages commercial growth that protects scenic views along the SR-74 Corridor, is held to a high architectural standard, and is held to high landscaping standards.	NA

COMPATABILITY WITH ZONING ORDINANCE
This petition is consistent with the zoning ordinance. The minimum lot size for AR is three acres.

APPROVESTAFF RECOMMENDATION
APPROVE WITH CONDITIONS**DENY**



Overview



Legend

-  Parcels
-  Roads
- City Limits**
-  BROOKS
-  FAYETTEVILLE
-  PEACHTREE CITY
-  TYRONE
-  WOOLSEY
- FEMA**
-  500- Year Storm
-  100- Year Storm Zone A
-  100- Year Storm Zone AE
-  2013 Fayette Coun Flood Study Future 100-year
-  2013 Fayette Coun Flood Study Existing 100-year

Date created: 9/12/2018
 Last Data Uploaded: 9/12/2018 6:09:56 AM

Developed by  **Schneider**
 GEOSPATIAL

THIS SPACE IS RESERVED FOR THE CLERK OF SUPERIOR COURT

FINAL PLAT

THE PURPOSE OF THIS FINAL PLAT IS TO COMBINE THE THREE PARCELS LISTED BELOW INTO 1 TRACT OF LAND.
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 FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 GIS = GEOGRAPHIC INFORMATION SYSTEM

GRID NORTH
 64 WEST ZONE
 (BASED OFF EGPS REAL TIME NETWORK)

- OWNER/DEVELOPER
 MAHALAXMI ENTERPRISES, LLC.
 VINOD MEHTA
 546-B SOUTH 8TH STREET
 GRIFFIN, GA 30224
 770-228-9242
- PROPERTY ZONED AS PER TYRONE ZONING MAP (REVISED 03/07/2016)
- DEVELOPMENT STANDARDS
 -MINIMUM LOT AREA - 3 ACRES
 -MINIMUM LOT WIDTH - 250 FEET
 -YARD SETBACKS:
 FROM ALL STREET: 100 FEET
 SIDE YARD SETBACKS: 50 FEET
 REAR YARD SETBACKS: 50 FEET
 -MAXIMUM HEIGHT OF STRUCTURES - 35 FEET
 -MINIMUM SQUARE FOOTAGE OF THE PRINCIPAL STRUCTURES: 1,200 SQUARE FEET
- PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 190-6-.09 THE TERM "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, SETBACKS, BUFFERS AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.
- ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS, WATERSHED BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC. SHOULD BE INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.
- WATERSHED BUFFERS, WATERSHED SETBACKS, AND OTHER RESTRICTIONS BASED OFF THE LIMITS OF WETTED VEGETATION AND/OR ESTABLISHED ELEVATIONS ARE SUBJECT TO CHANGE DUE TO NATURAL ACCRETION, EROSION AND AVULSION. DUE TO THE IRREGULAR NATURE OF CREEK BANKS, SHORELINES, AND FIELD LOCATED ELEVATIONS, AND COMPUTER SOFTWARE USED TO OFFSET THESE LINES, IT IS LIKELY THAT ANY OTHER SURVEYORS LOCATION OF BUFFERS/SETBACKS BASED OFF THESE NATURAL FEATURES WOULD DIFFER SLIGHTLY FROM WHAT IS SHOWN. THESE BUFFERS/SETBACKS SHOULD BE FIELD VERIFIED BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.
- CLASSIFICATION OF CREEKS, WATERCOURSES, ETC. IS OUTSIDE THE SCOPE OF WORK OF THIS SURVEY. BEFORE ANY DESIGN/DEVELOPMENT BEGINS, ENVIRONMENTAL MATTERS SHOULD BE INVESTIGATED BY A QUALIFIED INDIVIDUAL.

BUFFERS AND SETBACKS, WITH THE EXCEPTION OF THE 20' BUFFER ALONG THE HIGHWAY 74 RIGHT-OF-WAY, ARE NOT SHOWN AS DISCUSSED WITH THE TOWN OF TYRONE. BUFFERS AND SETBACKS DO APPLY TO THIS PROPERTY. APPLICABLE SETBACKS/BUFFERS NEED TO BE VERIFIED AND UNDERSTOOD BEFORE ANY LAND CONVEYANCE, DESIGN OR LAND DISTURBANCE ACTIVITY OCCURS.

FINAL PLAT APPROVAL:	
TOWN ENGINEER	DATE
MAYOR	DATE
OWNER	DATE
TOWN CLERK	DATE

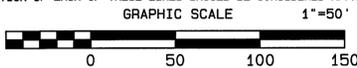
CLOSURE DATA
 FIELD CLOSURE = 1" : 11,643
 ANGLE POINT ERROR = < 5"
 EQUIPMENT USED: GEOMAX ZOOM 90
 ADJUSTMENT METHOD: NONE
 PLAT CLOSURE = 1" : 1,419,513

PREPARED FOR:
MAHALAXMI, INC.
 LAND LOT 120, 119, 138, & 137
 7TH DISTRICT
 FAYETTE COUNTY, GA.
 TOWN OF TYRONE
 SCALE: 1" = 50'
 LAST DATE OF FIELD WORK: 05/24/2018
 DATE OF PLAT: 05/30/2018

RIGHT-OF-WAY NOTE:
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FEMA FLOOD NOTE:
 IN MY PROFESSIONAL OPINION, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A) AS SHOWN ON THE FLOOD INSURANCE RATE MAP # 1314300070E, MAP REVISED SEPTEMBER 26, 2006. SPECIAL FLOOD HAZARD AREA: AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

COUNTY FLOOD NOTE:
 ACCORDING TO THE FAYETTE COUNTY GIS, A FUTURE AND EXISTING FLOOD HAZARD ELEVATION EXISTS ON THIS LOT THAT IS BASED OFF THE FAYETTE COUNTY 2013 LIMITED DETAIL STUDY. BOTH OF THESE LINES ARE SHOWN AS THEY WERE SCALED OFF THE FAYETTE COUNTY GIS WEBSITE. THESE FLOOD LINES ARE PER THE METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT (MNGWD) ORDINANCE. NONE OF THE FLOOD LINES SHOWN WERE FIELD LOCATED BY THIS OFFICE. THE LOCATION OF EACH OF THESE LINES SHOULD BE CONSIDERED APPROXIMATE.



Land Surveyors - Planners
 150 Greencastle Road Suite B Tyrone, 30290
 PH. 770-486-7532 Fax: 770-486-0496

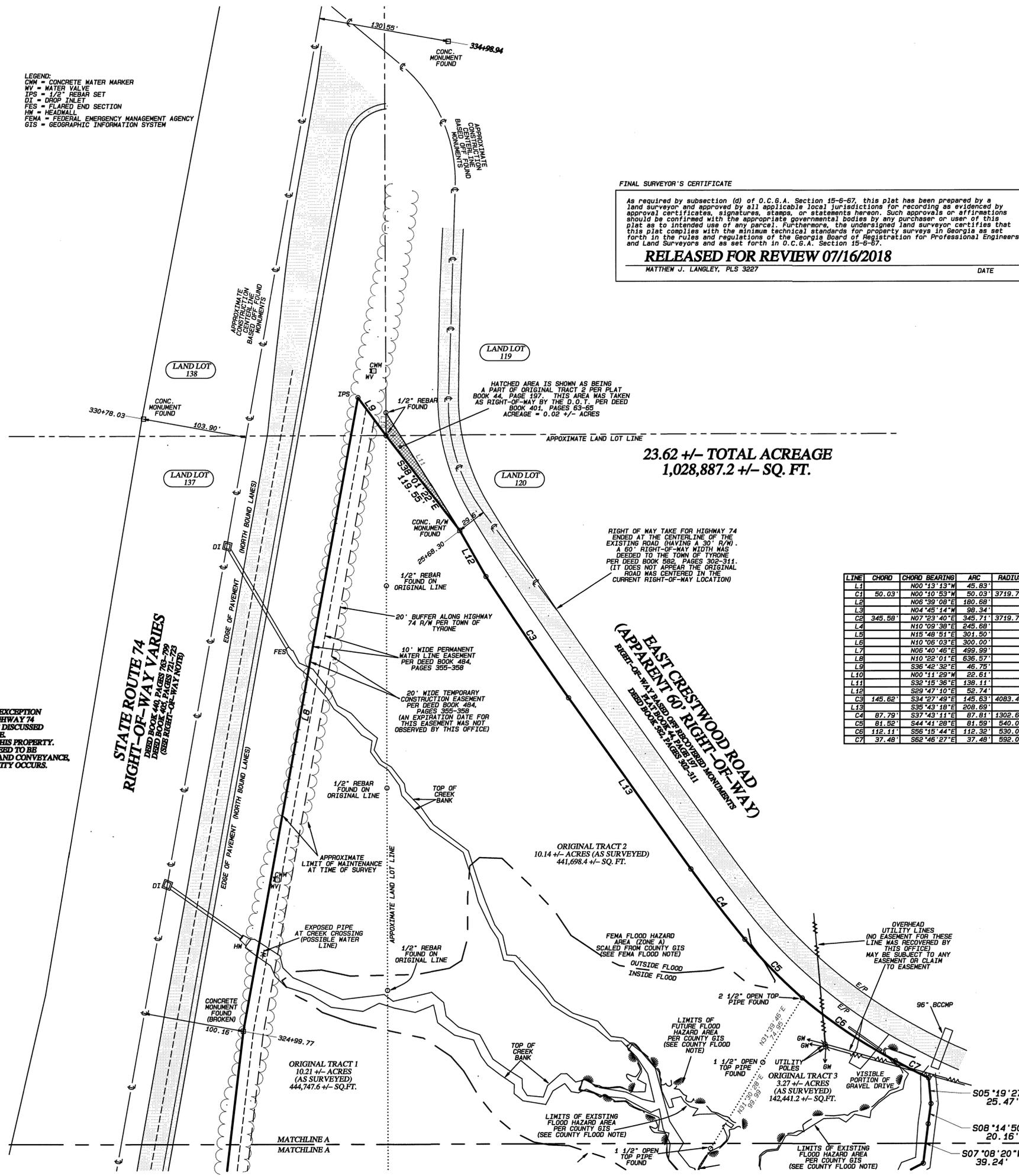
FINAL SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 45-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 45-6-67.

RELEASED FOR REVIEW 07/16/2018

MATTHEW J. LANGLEY, PLS 3227

DATE



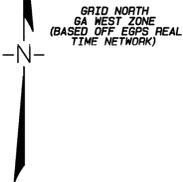
23.62 +/- TOTAL ACREAGE
1,028,887.2 +/- SQ. FT.

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L12	S29°47'10"E	25.74'		
C3	S34°27'42"E	145.63'	145.63'	4083.49'
L13	S35°43'18"E	208.69'		
C4	S37°43'11"E	87.81'	87.81'	1908.63'
C5	S44°41'28"E	81.59'	81.59'	540.00'
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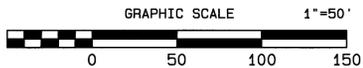
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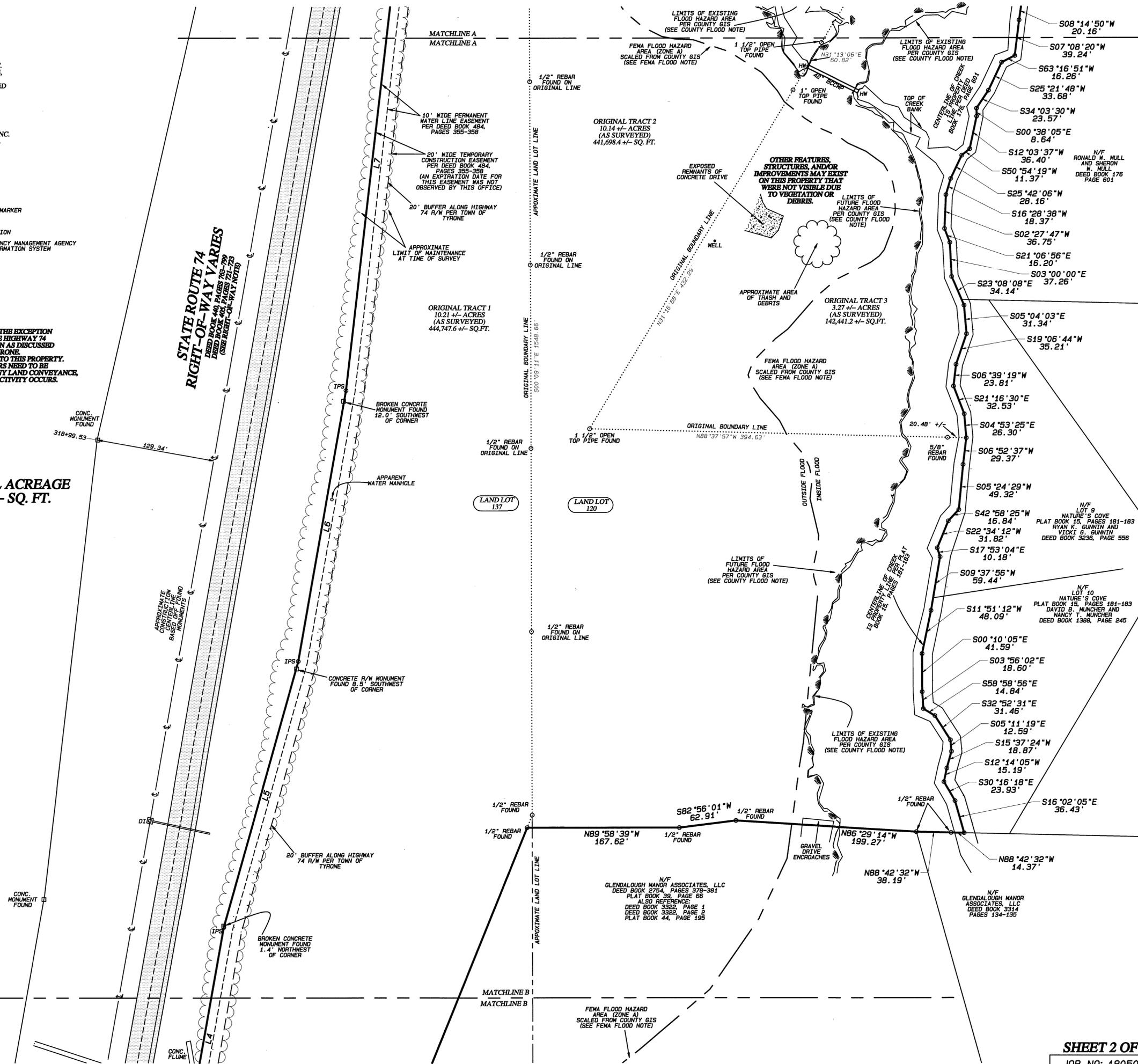


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MAHALAXMI, INC.
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 SCALE: 1" = 50'
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 Planners
 160 Greencastle Road
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 PH. 770-486-7552
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AND ASSOCIATES, INC. LSF000701



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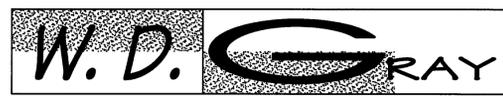
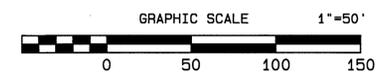
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