



Tyrone Planning Commission Agenda

April 18th, 2019 (Special Called)
5:30 PM

Planning Commission

David Nebergall
Chairman

Dia Hunter
Vice-Chairman

Jeff Duncan
Commissioner

Carl Schouw
Commissioner

Scott Bousquet
Commissioner

Staff

Phillip Trocquet
Planning &
Development
Coordinator

Patrick Stough Town
Attorney

Meeting Information

2nd & 4th Thursday
of each month @
7:00pm

881 Senoia Road
Tyrone, Ga 30290

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from May 9, 2019

IV. Public Hearing

V. New Business

1. Consideration to approve a revised final plat for a property off of Coastline Road with parcel number 0724-018 from applicant Bob Adams. **Phillip Trocquet, Planning & Development Coordinator.**

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

Staff Report

Date: April 18, 2019

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

PC06182019

APPLICANT/PROPERTY OWNER

Bob Adams

PLANNING COMMISSION MEETING DATE

April 18th, 2019

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

Coastline Road

Summary

Applicant Bob Adams has applied to split parcel 0724 018 in half in order to create two 3.038 acre tracts.

The property is still undergoing TRC approval and each tract will receive separate addresses approved by Fayette County E-911 Services.

Staff recommends approval conditioned upon final TRC approvals.



MAP SOURCE: Fayette County Tax Assessor

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
AR (Agricultural Res.)	Vacant	North: CR-2 South: Unincorporated East: Unincorporated West: CR-2	Water	6.1 acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
Petition is consistent with the Future Development Map and Comprehensive Plan. Both call for the area to develop as Commercial Corridor.	

COMPATABILITY WITH ZONING ORDINANCE
This revised plat is consistent with the zoning ordinance.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

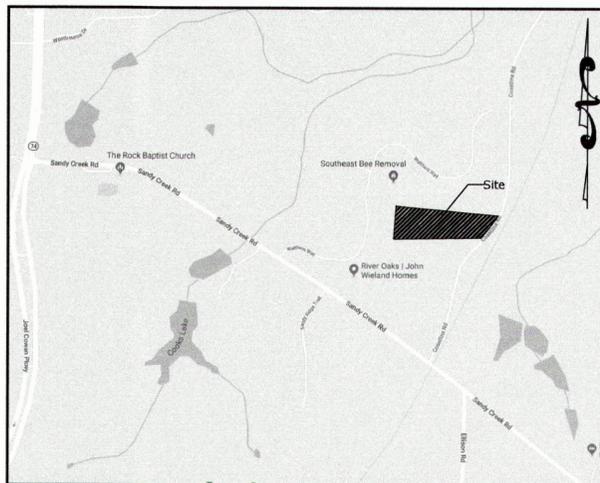
DENY

Legend

- OTP=Open Top Pipe
- RBF=Rebar Found
- RBS=Rebar Set
- R/W=Right of Way
- IPF= Iron Pin Found
- 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
- X—=Fence
- ⊙=Drainage Manhole
- OHE—=Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts.

Subdivider: Bob Adams
 (770)231-9041
 Bob Adams Homes
 1134 Senoia Road
 Suite B1
 Tyrone, GA 30290

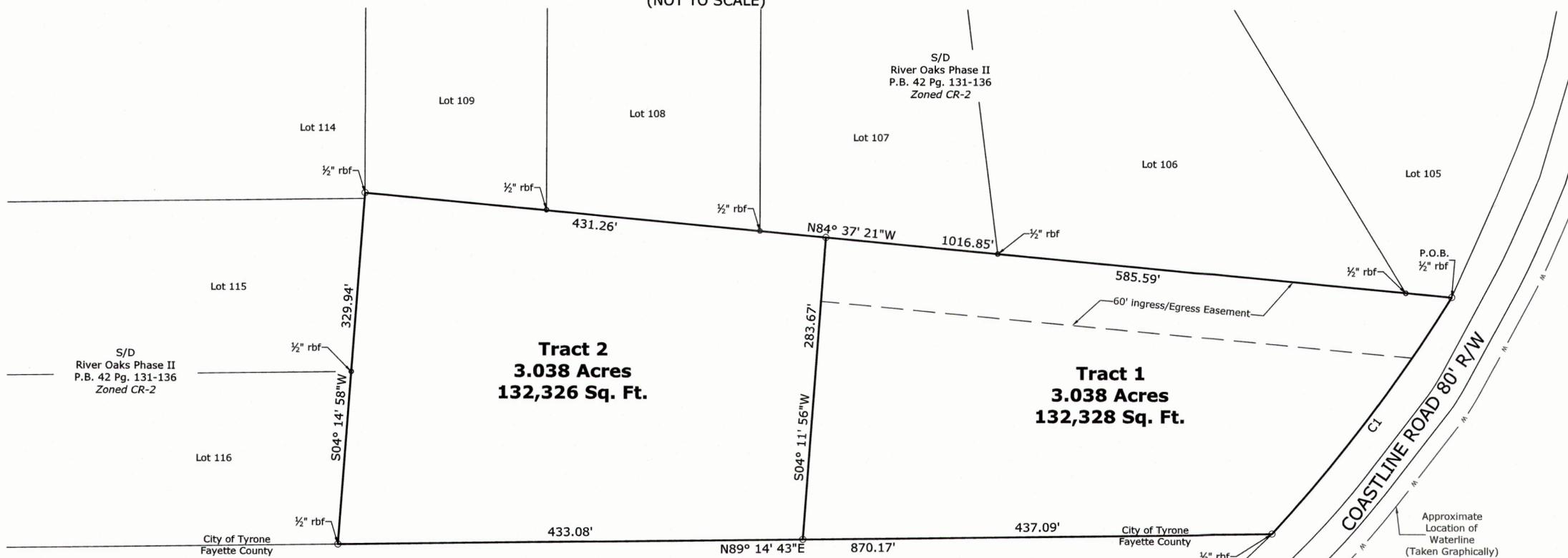


Vicinity Map
(NOT TO SCALE)

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or 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 survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	278.26'	1500.00'	N36° 52' 28"E	277.86'



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: _____

Town Clerk: _____ Date: _____

Owner: _____ 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 _____

N/F
 GREGORY E. OWENS AND JONI H. OWENS
 DB 1025, PG 68
 Zoned R-70

Note:

No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.

In my opinion this property appears not to lie within a 100 year flood plain according to F.I.R.M. #13113C0018E Dated 09/26/2008.

This survey does not constitute a title search by surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown were not supplied to this office.

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.

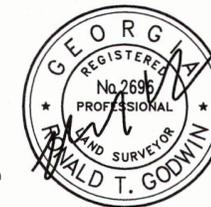
Closure Data

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+

Surveyor's Certificate:

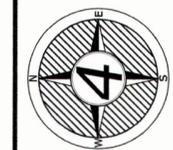
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed 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 15-6-67.

BY: _____
 GA R.L.S. Ronald T. Godwin License NO. 2696 Date 05/24/19



GRAPHIC SCALE 1"= 80'
 0 40 80 160

FOUR CORNERS SURVEYING
 P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
 FOUR_CORNERS@BELLSOUTH.NET



Page:	76-77
Plat/Deed Book D.B.:	4706

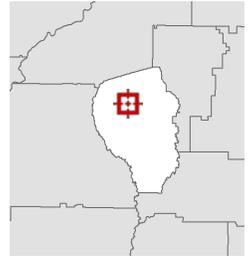
Coastline Road
 Land Lot 82 Of The 7th Land District
 Fayette County, Georgia

Prepared For:
Phyllis Marberry

Job #: 19-007
 Drawn By: JCB
 Reviewed By: RTG
 Date: 05/24/19
 F.W.P.D.: 04/12/19
 Scale: 1" = 80'
 Sheet: 1 of 1



Overview



Legend

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

Parcel ID	0724 018	Alternate ID	n/a	Owner Address	WRIGHT DAVID E
Sec/Twp/Rng	00000-000-	Class	R4		102 RAINTREE BEND
Property Address	COASTLINE ROAD	Acreeage	6		PEACHTREE CITY GA 30269
District	03				
Brief Tax Description	6 ACS COASTLINE RD				
	(Note: Not to be used on legal documents)				

Date created: 6/13/2019
 Last Data Uploaded: 6/13/2019 5:22:24 AM

Developed by  Schneider
 GEOSPATIAL