



# Tyrone Planning Commission Agenda

August 22, 2019 7:00 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 August 8th, 2019**

### **IV. Public Hearing**

1. To consider a rezoning petition for a 1.86 acre tract with parcel number 0725 040 from AR (Agricultural Residential) to CMU (Community Mixed Use) from applicant William Foley. **Phillip Trocquet, Planning & Development Coordinator**
2. To consider a rezoning petition for a 42 acre tract at the corner of SR-74 & Sandy Creek Road from O-I (Office Institutional) to CMU (Community Mixed Use) from applicant William Foley. **Phillip Trocquet, Planning & Development Coordinator**

### **V. New Business**

1. To consider a revised final plat application to combine parcel 072823012 and parcel 072823013 into one 2.8 acre lot with address 125 Bailee Run from applicant Trent Foster. **Phillip Trocquet, Planning & Development Coordinator**

### **VI. Staff Comments**

### **VII. Commission Comments**

### **VIII. Adjournment**

**Town of Tyrone  
Planning Commission Meeting Minutes  
Thursday August 8th, 2019  
7:00 PM**

Present:

Chairman: David Nebergall  
Vice-Chairman, Dia Hunter  
Commission Member, Jeff Duncan  
Commission Member, Carl Schouw  
Commission Member, Scott Bousquet  
Town Attorney, Patrick Stough  
Planning & Development Coordinator, Phillip Trocquet

Not Present:

Planning Commission Chairman David Nebergall called the meeting to order at 7:00 pm.

**Approval of Agenda**

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

**Approval of Minutes for June 18th, 2019**

Commissioner Hunter made a motion to approve the minutes from June 18th, 2019. Commissioner Duncan seconded the motion. Motion was approved 4-0.

**Public Hearing:**

**Old Business:**

**New Business:**

*Consideration to approve a final plat lot split for a 5.89 acre tract with parcel number 0742-023 at property address 520 Briarwood Road. **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that the property at 520 Briarwood road was being re-platted for the purpose of splitting it into two tracts. He continued that the zoning was R-12 and that the surrounding zoning was R-12 to the north, R-18 to the south, R-12 to the east, and R-12 to the west. Mr. Trocquet stated that the proposed replat was consistent with the Future Development map and Comprehensive Plan as both call for the area to develop in the Estate Residential Character area. Mr. Trocquet concluded that the application was also consistent with the zoning ordinance. Staff recommendation was for approval with conditions that all TRC comments be resolved.

Commissioner Hunter made a motion to approve the replat with staff recommendations. Commissioner Schouw seconded the motion. Motion passed 4-0.

**Staff Comments:**

**Commission Comments:**

Commissioner Duncan asked what the status was on Sewer and the new Town Hall. Mr. Trocquet stated that they were both on schedule to be completed within the next year or so. He stated that designs were already being made on both projects.

Chairman Nebergall asked the status of the Dogwood Trail culvert replacement. Mr. Trocquet stated that the project was underway and being coordinated with a County culvert replacement about a mile down the road. Anticipated completion for both projects was December.

**Adjournment:**

Commissioner Bousquet made a motion to adjourn. The meeting adjourned at 7:10 pm.

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David Nebergall, Planning Commission Chairman

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Phillip Trocquet, Planning &  
Development Coordinator

**Staff Report**  
Date: August 22, 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**

RZ-2019-002 & RZ-2019-003

**APPLICANT/PROPERTY OWNER**

William Foley

**PLANNING COMMISSION MEETING DATE**

August 22nd, 2019

**TOWN COUNCIL MEETING DATE**

September 5th, 2019

**ADDRESS/LOCATION**

Corner of SR-74 and Sandy Creek Road

**General Summary:**

Applicant William Foley has applied for the rezoning of two properties located at the corner of Sandy Creek Road and SR-74 to Community Mixed Use (CMU). This zoning district is considered a PUD (Planned Unit Development) with the petition being tied to a Development Plan created by the applicant. This property was formerly known as Founders Square lead by a different project manager and an associated DRI. The DRI still remains in effect for this development now under the name, Sandy Creek Corners.

The proposed rezoning petition and development plan have been reviewed by staff for consistency with the Town's ordinance. Since the rezoning petition and development plan are not being presented by the developer, an ordinance requirement for the establishment of Covenants and Restrictions has been asked to be waived for the rezoning process with the condition that said Covenants be established before the property can be developed.

**DRI Summary:**

The DRI process consisted in a review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). This review looked at the traffic and land use impact the proposed development would have on the surrounding area. A traffic study was produced for the DRI with requirements being produced as a result. These requirements included pedestrian and bicycle access and vehicle access management shown in Exhibit 3.

**Development Summary:**

The included Development Plan for Sandy Creek Corners has proposed the following mix of uses:

RETAIL SPAGE = +/- 100,000 SF, RESTAURANT SPAGE = +/- 35,000 SF, OFFICE SPACE = +/- 76,500 SF, MULTI-PURPOSE SPAGE = +/- 30,000 SF, HOTEL = +/- 60,000 SF., TOWNHOME SPACE +/- 21,000 SF., LOFT SPACE +/- 101,000 SF., MOVIE THEATER SPACE = +/- 33,000 SF.

EXISTING ZONING		SURROUNDING ZONING	SIZE OF PROPERTY	
Parcel 0725 040: AR	Parcel 0725 014: O-I	North: Unincorporated R-70 South: M1-1 (PIP) East: Unincorporated R-70 West: AR & O-I	1.8 Acres	42 Acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
<p>The rezoning petition and development plan proposal is consistent with the Town's Comp Plan and Future Development map. The character area is community gateway which encourages that developments be "planned with the highest-quality architectural and landscape standards." It also states that this character area is to be regarded as a prime location for economic development including entertainment industries.</p> <p>Limited SR-74 access points combined with wide natural buffers and high-quality landscaping are called for. The development plan included in Exhibit 2, includes these elements to satisfy the requirements in the Comprehensive Plan.</p>	<p>Property has historically been vacant and previously constituted one large ~90 ac. parcel. The submission of a development plan and rezoning for the project known as Founders Studio was accepted last year with the property being split for studios on the south end and mixed use on the north end. The content of the proposed mixed use has not significantly changed since last year.</p>

COMPATABILITY WITH ZONING ORDINANCE
<p>The proposed rezoning and development plan is consistent with the Town's zoning ordinance u</p> <p>The submitted development plan is consistent with the ordinance requirements outlined in the CMU district short of the inclusion of Covenants and Restrictions. Staff recommends the approval of the development with the condition that Covenants and Restrictions be established before the development of the property.</p>

STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY



## **EXHIBIT 1:**

General Location Map & Tax Map

Zoning Map

Future Development Map

Sandy Creek Corners  
Rezoning Petition

Created by: Tyrone Planning & Zoning Department



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

Parcel ID 0726 030  
Sec/Twp/Rng 41-78-  
Property Address 105 ST STEPHENS CT

Alternate ID n/a  
Class C3  
Acreage 1.74

Owner Address CARRIAGE OAKS PARTNERS LLC  
CARRIAGE OAKS VENTURES LLC  
1931 STRADELLA ROAD  
LOS ANGELES CA 90077

District 03  
Brief Tax Description 105 ST STEPHENS COURT  
(Note: Not to be used on legal documents)

Date created: 8/21/2019  
Last Data Uploaded: 8/21/2019 6:55:55 AM

Developed by 

# Zoning Map

## Sandy Creek Corners

### Legend

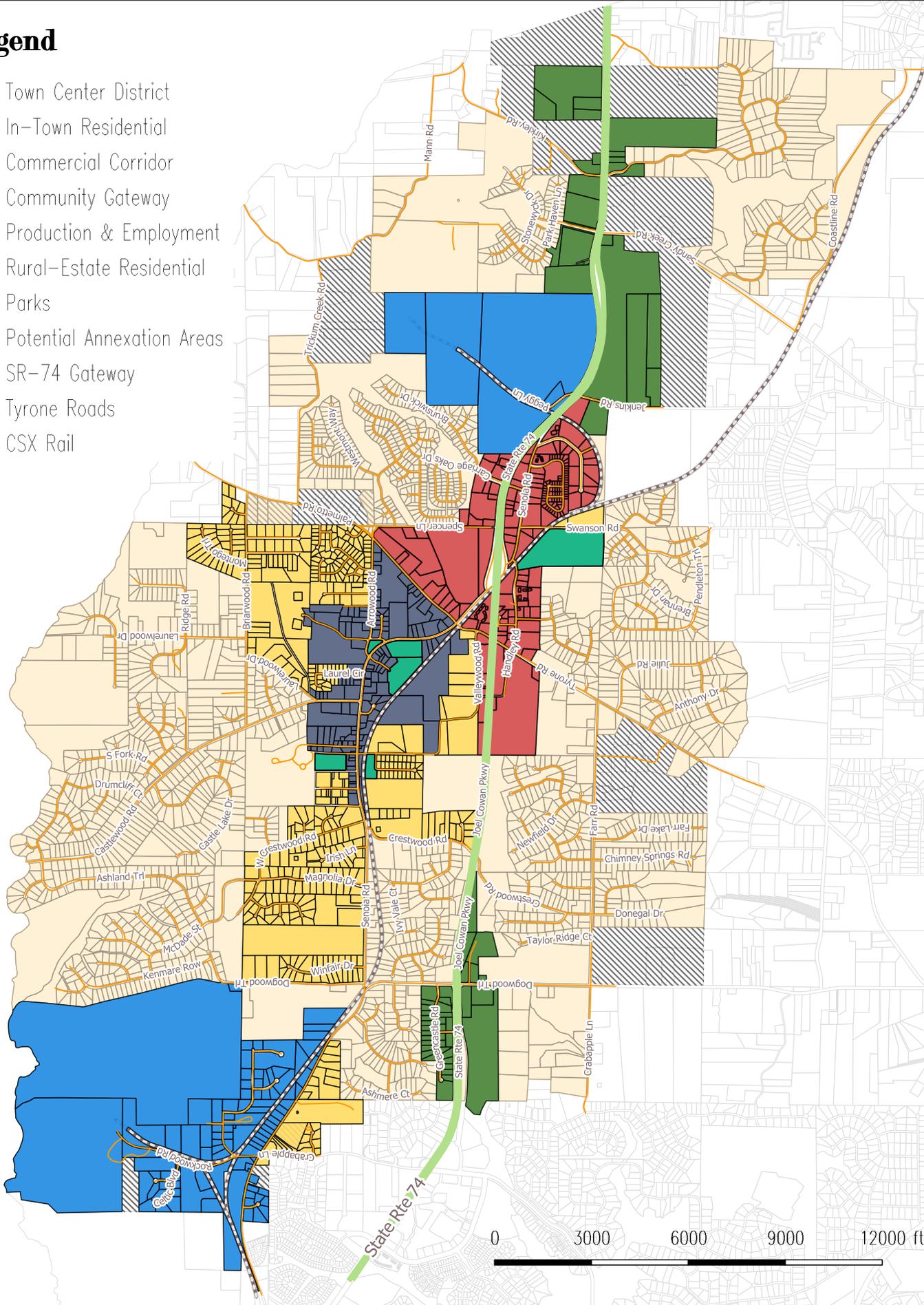
- \_13113\_linea
- Tyrone Roads 2018
- CR-2
- R-18 Residential (1800 sq.ft. min.)
- AR Agricultural Residential
- R-12 Residential Multifamily (1200 sq.ft. min)
- OI Office-Institutional
- EI Educational-Institutional
- M-2 Heavy Industrial



# Tyrone Future Development Map

## Legend

- Town Center District
- In-Town Residential
- Commercial Corridor
- Community Gateway
- Production & Employment
- Rural-Estate Residential
- Parks
- Potential Annexation Areas
- SR-74 Gateway
- Tyrone Roads
- CSX Rail



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# HWY 74 COMMUNITY GATEWAY

*Appropriate Zoning Classifications. .*

*Quality Growth Overlay with: O-1, C-1, C-2, M-1, & E-1*



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## DESCRIPTION

This area, along the northern end of the state route is not just the entrance into Tyrone, but for many business travelers, it is the preferred entrance into all of Fayette County, especially those with an ultimate destination of Pinewood Atlanta Studios or the Corporate Headquarters in Peachtree City. Mostly undeveloped, but with a high degree of developmental potential, the Community Gateway will be planned with the highest-quality architectural and landscape standards as well as guidelines that restrict direct vehicular access. With cooperative assistance from neighboring jurisdictions and the economic development community, the Community Gateway is regarded as a prime location for future medical, entertainment and other emerging high tech industries.

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## DEVELOPMENT STRATEGY

Protect scenic views along the corridor as part of the greenspace in conservation subdivisions. Limit access points and.. screen development from view from highway with a wide natural buffer, berms, and landscaping. All development behind buffer should be well connected by access roads, interparcel connections, and shared drives.

Promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and interparcel access. Disallow additional curb cuts onto SR 74 unless granted by Georgia Department of Transportation.



## **EXHIBIT (:**

: ZkZædeb Zci 'F a/c Narrative

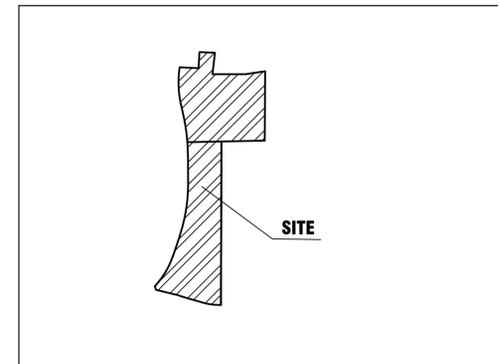
Conceptual Master Plan

Renderings

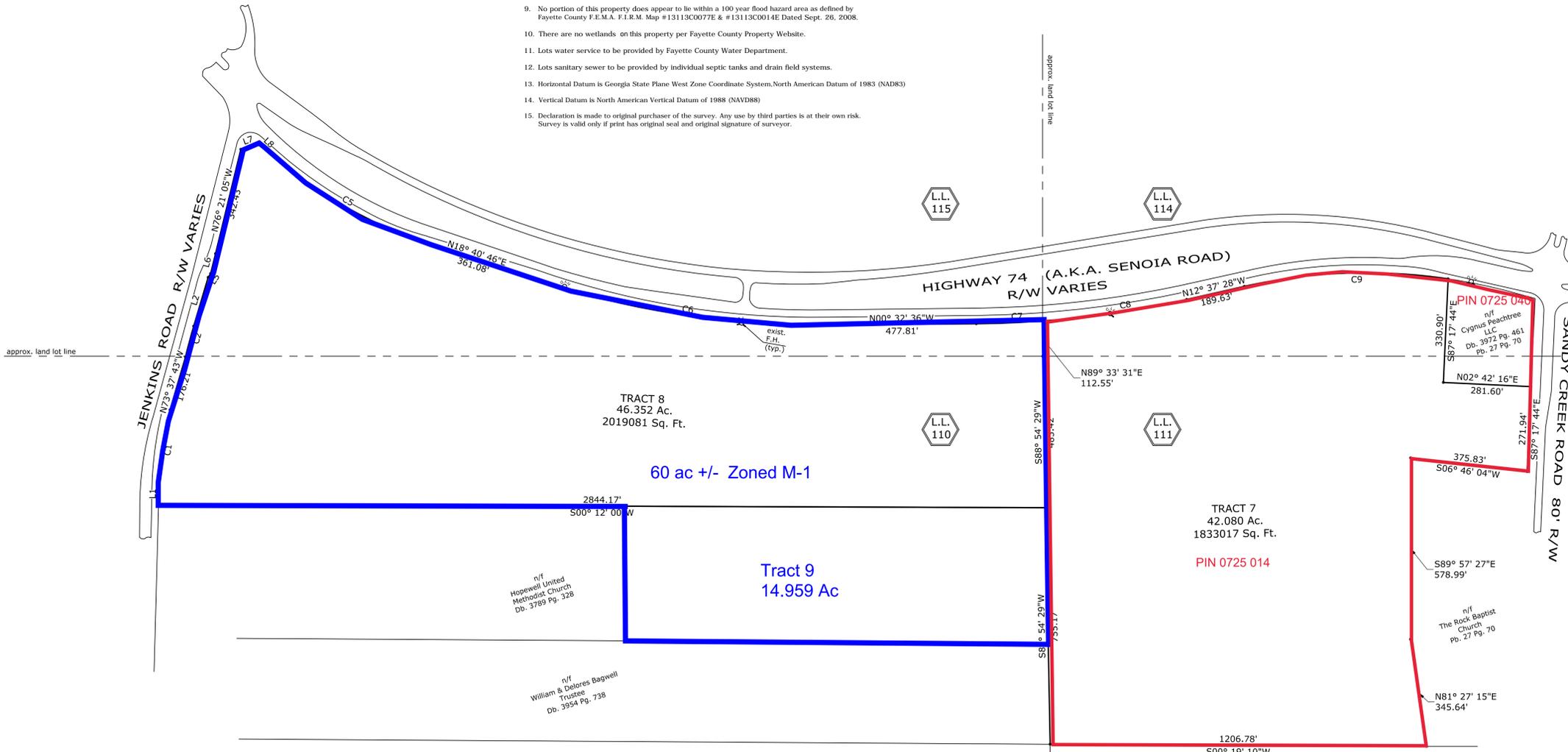


GENERAL NOTES:

- Owner/Developer: Dockery Group  
103 Guthrie Way  
Peachtree City, GA 30269  
Phone (770)632-7716
- Closure Data:  
Field closure=N/A  
Angle point error=N/A  
Equipment used=N/A  
Adjustment method=N/A  
Plat closure=1' in 100,000+
- Tax parcel ID# 0725 014
- Zoned: O-1
- Dimensional requirements:  
Front yard = 80' from Major or Minor thoroughfare  
= 55' from residential streets  
Side yard = 8'  
Rear yard = 30'  
Minimum height of structure = 35'
- No property corners found or verified for this drawing
- 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.
- No drainage easements or streams are located on this property.
- No portion of this property does appear to be within a 100 year flood hazard area as defined by Fayette County F.E.M.A. F.I.R.M. Map #13113C00077E & #13113C0014E Dated Sept. 26, 2008.
- There are no wetlands on this property per Fayette County Property Website.
- 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.



VICINITY MAP NOT TO SCALE



Surveyor's Certificate:

As required by subsection (c) of O.C.G.A. Section 15-8-67, 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: *Ronald T. Godwin*  
GA R.L.S. Ronald T. Godwin License NO. 2696 Date 5/24/17

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: \_\_\_\_\_

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

Line #	Direction	Length
L1	N89° 03' 55"W	67.72'
L2	N73° 29' 09"W	162.22'
L5	N56° 41' 32"W	14.74'
L6	N76° 03' 45"W	65.50'
L7	N19° 56' 33"W	64.42'
L8	N42° 59' 34"E	44.89'

Curve #	Length	Radius	Bearing	Chord
C1	237.71'	882.28'	N81° 20' 49"W	236.99'
C2	101.78'	2264.94'	N74° 54' 56"W	101.77'
C4	28.49'	273.60'	S06° 21' 10"E	28.48'
C5	567.60'	1406.59'	N30° 14' 25"E	563.76'
C6	974.57'	2904.79'	N09° 04' 06"E	970.01'
C7	212.44'	3225.22'	N02° 25' 49"W	212.40'
C8	467.60'	3225.22'	N08° 28' 15"W	467.19'
C9	657.66'	1791.42'	N02° 06' 27"W	653.97'

Property consisting of Parcels 0725 014 and 0725 040 (proposed CMU zoning) shall not be developed prior to recording and submittal of Restrictive Covenants to Town of Tyrone.

CLOSURE DATA  
FIELD CLOSURE=1" IN 10,000+  
ANGLE POINT ERROR=< 20"  
EQUIPMENT USED=E.D.M. & THEODOLITE  
ADJUSTMENT METHOD=COMPASS RULE  
PLAT CLOSURE=1" IN 100,000+

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.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE PLAT.

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.

LEGEND

IPF=IRON PIN FOUND  
IPS=IRON PIN 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

NOTE: THE PURPOSE OF THIS DRAWING IS TO DIVIDE THE PROPERTY INTO THE ORIGINAL CONFIGURATION FOR L.M. HOBGOOD ESTATE TRACTS 7 & 8 BY KOONS WOOD MOORE & SHIMSHICK DATED 2-3-89 & 2-1-89 RESPECTIVELY.

NOTE: NO FIELD WORK PERFORMED BY THIS OFFICE BOUNDARY INFORMATION TAKEN FROM SURVEY FOR L.M. HOBGOOD ESTATE TRACTS 7 & 8 BY KOONS WOOD MOORE & SHIMSHICK DATED 2-3-89 & 2-1-89 RESPECTIVELY.



Prepared For: **DOCKERY GROUP**

Subdivision: L.M. HOBGOOD ESTATE

Tract: 7 & 8 P.B.00 ~ PG.00

Land Lot: 110, 111, 114 & 115 District: 2nd

County: Fayette, GA F.W.P.D.: N/A

Scale: 1" = 200' Date: 05/24/17 Job No: 17-099

**FOUR CORNERS SURVEYING**

P.O. BOX 15  
Tyrone, GA 30290

770-560-3910  
770-560-6930  
RON@FOURCORNERSURVEYING.COM



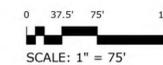
SITE PLAN LEGEND:

- A = RETAIL SPACE
- B = RESTAURANT SPACE
- C = MULTI-PURPOSE SPACE
- D = OFFICE SPACE
- E = HOTEL SPACE
- F = FARMERS MARKET WITH TRAILS
- G = TOWNHOMES
- H = OFFICE / LOFT SPACE
- I = RETAIL / LOFT SPACE
- J = TRAILHEAD TO GREENWAY AND PLAYGROUND
- K = MULTI-PURPOSE / RETAIL SPACE
- L = BREW PUB / LOFT SPACE
- M = CENTRAL PARK AREA
- N = MOVIE THEATER
- O = MULTI-PURPOSE / OFFICE SPACE
- P = GREENWAY TRAIL SYSTEM
- Q = GATED CONNECTION TO FOUNDERS STUDIO
- R = POND

SITE PLAN DATA:

1. RETAIL SPACE = +/- 100,000 SF.
2. RESTAURANT SPACE = +/- 35,000 SF.
3. OFFICE SPACE = +/- 76,500 SF.
4. MULTI-PURPOSE SPACE = +/- 30,000 SF.
5. HOTEL = +/- 60,000 SF.
6. TOWNHOME SPACE = +/- 21,000 SF.
7. LOFT SPACE = 101,000 SF.
8. MOVIE THEATER SPACE = 33,000 SF.
9. GREENWAY SPACE = 2 ACRES

TOTAL NON RESIDENTIAL ON SITE = 334,000 SF. (70%)  
 TOTAL RESIDENTIAL ON SITE = 142,000 SF (30%)



# **SANDY CREEK CORNERS**

## **DEVELOPMENT PLAN NARRATIVE**

**June 11, 2019**

This Development Narrative is entered into by Hobgood Family LP and its agents, successors and assigns (“Developer”) and the Town of Tyrone, Georgia (“Town”) to provide for the orderly development of the property more particularly described as Exhibit “A” which is incorporated herein by express reference (“Property”).

It is the intent of this Agreement to finalize the terms of rezoning and all conditions to which the parties have agreed.

- a. The property described below shall be rezoned from its present classification of O-I and A-R to Community Mixed-Use (CMU) Zoning District. Said property is more particularly described in Exhibit “A”.
  - b. It is intended that the CMU zoning designation be established for the property specifically for the development of a multi-use commercial and residential center.
  - c. Development shall take place substantially in conformance with the schematic master plan prepared by Foley Design Associates Architects, Inc. Dated March 22, 2019 for Founders Square a copy of which is attached as Exhibit “B”. It is understood the building layout, internal circulation, parking areas and storm water detention areas may change once detailed site and grading plans are prepared; however, any increase in the total area of residential units or commercial units or any modification to the conditions and requirements of this section shall require a new rezoning action.
1. Developer agrees that the restrictions and conditions contained herein are binding on itself, its successors-in-title to the real property, and other entities by which the property owner shall be known, all assigns, successors-in-interest to the development, and any entity taking possession of this development.
  2. Developer agrees that nothing contained in this Agreement shall obviate the requirement that Developer shall comply with all Town ordinances, building codes, and development standards if not otherwise stated in this agreement. Any plans submitted by the Developer shall be submitted to the Town in accordance with the Town’s established plan review process under the terms of applicable town ordinances, unless otherwise modified as per the restrictions and conditions of the approved zoning and this agreement.
  3. All Parties agree that this Agreement is entered into voluntarily.
  4. The conceptual plan submitted as a part of the rezoning request is illustrative only. It is understood the general layout of the proposed buildings, roads, parking areas and amenities may change once final engineering documents are prepared.
    - a. The Property will be developed in phases, with development plans provided for each phase. Phases will progress based on market demands and are estimated to be built out by 2026.

5. The Combined Property is 43.947 acres consisting of a 42.080 acre site and a 1.867 acre corner site designed to be a Mixed-use Development, comprising of Retail/Commercial, Office/ Commercial, Restaurants, Hotels, Loft Residential Buildings including live/work and stacked flats over retail, and Townhomes. Amenities will include Central Park Areas, a Greenway with trails, and a Farmers Market.
6. The main entry points will be from two right-in right-out curb cuts of Highway 74 (Joel Cowart Parkway, and a full entrance off of Sandy Creek Road. Interparcel access will be on the north side of the adjacent Studio property connecting the property to Jenkins Road to the east.
7. All Roadways and sidewalks within the property shall be private, with construction and maintenance by a common property owners association.
8. Utilities will be connected to the Fayette County Water System, and the Town of Tyrone Sewer System. Storm water shall be designed to Town and State of Georgia Standards. All Electric, Telephone, Internet and Gas utilities will be underground. Necessary easements shall be provided to each utility for access and maintenance.
9. The developer shall coordinate with the Town building, fire, and police departments to ensure their understanding of the proposed development, interior circulation routes, emergency response, building design and life safety issues.
10. The maintenance of all internal parks, landscaped areas and signage shall be the sole responsibility of the developer: provided, however, that in the event a community association is formed for the development, such a community association may assume responsibility for this requirement; and provided further, that if developer chooses to dedicate property to the Town, and the Town accepts dedication and maintenance the Town shall be responsible for such maintenance upon acceptance of the dedication.
11. Any development on the subject property shall comply with the Town's post-construction storm water runoff management ordinance and provide water quality best management practices (BMP's) on greenbelt areas dedicated to the Town, if any.
12. The location of any wetland or floodplain on the Subject Property shall be field located and surveyed prior to preparation of the engineering drawings. No development or land-disturbing activity shall be permitted within any floodplain, except as otherwise permitted by law.
13. Existing trees greater than 24" dbh shall be surveyed and incorporated as possible into the development plans.
14. Property required for roadway easements will be deeded to the Town as required. Internal streets are to be privately maintained by the developer.
15. The developer shall pay impact fees as identified within the Town's impact fee ordinance in effect at the time of permit application submittals for each building.
16. The developer shall notify the Town of any changes in ownership or management of the subject property or the development located thereon.

17. The final site plan and architectural plans for each phase of the development shall ensure that all mechanical units are properly screened from view from adjacent properties.
18. The landscape plan for the subject property shall be reviewed and approved for each phase of the development in accordance with the Town's landscape ordinance.
19. Parking lot lighting shall be limited to decorative (post –top) fixtures and outdoor lighting shall be located and oriented such that adjacent properties and roadways are not adversely affected and such that no direct light is cast upon adjacent properties and roadways outside the boundaries of the development.
20. All signs erected on the property shall comply with the Town sign ordinance in effect at the time of application for permits for such signs. The project will include large signage monumentation within the front Landscape Strip that allows for signage for individual commercial, retail, office, and some residential components that are set back in the property. A standard size panel will be provided as a typical signage panel for each use on the site.
21. The developer shall provide the following amenities on the subject property: two central parks, a central greenway of approximately 2 acres with walking trails, and a designated site for a farmers market.
22. **Approved Uses Proposed:** The development will be limited to the following densities.
  - a. Mixed- Use Retail Uses– 100,000 Square Feet of Buildings.
  - b. Office uses – 76,500 Square Feet of Buildings.
  - c. Hotels – 60,000 Square Feet of Buildings.
  - d. Restaurant Space – 35,000 Square Feet of Buildings.
  - e. Movie Theater – 33,000 Square Feet of Buildings.
  - f. Multi-Purpose Non-Residential Space – 30,000 Square Feet of Buildings.
  - g. Townhouse Space – 21,000 Square Feet of Buildings.
  - h. Loft Residential Space – 101,000 Square Feet of Buildings.Total Non-Residential Area 334,500 equals 70% of Total Building Area.  
Total Residential Area 142,000 equals 30% of Total Building Area.  
Total Building Area 476,500.
23. **Buffers and Setbacks:** Building setbacks along adjoining zoning districts shall be 75 feet. Setbacks from Sandy Creek Road shall be 75 feet. Setbacks from Highway 74 shall be 100 feet. Within the 100 feet setback on Highway 74 will be a 60' landscape buffer area, using berms, ornamental trees, shrubs, and shade trees in a manner that buffers the highway while keeping open views into the community.
24. **Minimum Dwelling Unit Size:** Loft Units 600 square feet minimum. Townhouse Units 1,200 square feet minimum.

25. **Commercial Space:** The maximum footprint for any structure shall not exceed 33,000 square feet.
  26. **Fencing:** Fencing when **provided** at roadways of natural materials such as stone, brick, ornamental metal, or wood.
  27. **Signage:** Signage for businesses will be appropriately proportioned and aesthetically applicable for the location. In addition to primary signage, site directional signage will be allowed as required for direction of pedestrian or traffic flows.
    1. Street Light poles may serve as hosts for signage.
  28. **Sidewalks:** Sidewalks will be provided for pedestrian circulation and connectivity within the development. Sidewalks will be 5 feet width minimum in all attached residential, retail, commercial, or multi-use areas as shown on the Conceptual Master Plan.
  29. **Lighting Standards:** Streets will be adequately lit without causing any harsh lighting or night time light pollution. These will be designed and installed in places that do not shine light directly into adjacent homes while providing enough light for safety and security. Street lighting will be sized and themed in keeping with the local aesthetics and proportioned to the street and purpose it serves. Cost of street and community lighting will be paid by the Property Owners' Association.
- A. **Architectural Style:** A variety of commercial and residential styles will be represented in the Development as demonstrated by some of the following images.



Aerial at Theater



Aerial from Sandy Creek @ SR74



Theater and surrounding Commercial



Commercial and Retail @ Sandy Creek Intersection

- B. **Size/Height:** The maximum height of the building will be 45 feet per ordinance requirements.
- C. **Open Space:** A minimum of 25% open space will be provided.
- D. **Materials:** All structures visible from SR-74 shall comply with the SR-74 Quality Growth Corridor Overlay District and that the line of sight studies shall be performed as necessary.
  - 1. Entrance structures will be natural stone, brick, metal or wood, or any facade which simulates the same.
  - 2. Perimeter buffer will be natural stone, brick or other natural materials and details.
  - 3. Support structures within 100 feet of Highway 74 or Sandy Creek Road, unless visually screened, will be limited to details and brick, stucco, stone material, or other natural materials.
- E. **Tree Save Areas:** To the greatest extent possible, specimen trees and natural stands of trees will be projected and preserved.
- F. **Parking Areas:** Parking areas within 100 feet of Highway 74 or Sandy Creek Road will be visually screened by landscaping at a typical height of 4 feet. Where there is a mixture of retail, office, and residential uses adjoin shared parking will be allowed. Founders Square proposes an overall proportion of compact car spaces, electric charging spaces, bicycle racks, and golf cart parking spaces within the site plan.



## **Exhibit 3**

DRI Documentation

ARC Recommendations

GRTA Recommendations



ATLANTA REGIONAL COMMISSION

# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: September 4, 2018

ARC REVIEW CODE: R1808131

**TO:** Mayor Eric Dial, Town of Tyrone  
**ATTN TO:** Phillip Trocquet, Planning & Development Coordinator  
**FROM:** Douglas R. Hooker, Executive Director, ARC  
**RE:** Development of Regional Impact (DRI) Review

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

**Name of Proposal:** Founders Studio & Founders Square (DRI 2830)

**Submitting Local Government:** Town of Tyrone

**Review Type:** DRI      **Date Opened:** August 14, 2018

**Date Closed:** September 4, 2018

**Description:** This DRI is in the Town of Tyrone on the east side of SR 74 (Joel Cowan Parkway), south of Sandy Creek Road and north of Jenkins Road. The project is proposed to include two subareas: Founders Studio, containing approximately 462,500 SF of film studio space (five buildings at 92,500 SF each); and Founders Square, containing approximately 76,500 SF of office space, an 80-room hotel, 122 residential units (101 apartments, 21 condominiums), 183,000 SF of retail space, and 35,000 SF of restaurant space. Site access is proposed via one driveway on Sandy Creek Rd., five driveways on SR 74, and one driveway on Jenkins Rd. The local trigger for this DRI review is a rezoning application.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is primarily in the Developing Suburbs area of the region, with a portion on the east side of the site in the Developing Rural area. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. RDG information and recommendations for Developing Suburbs and Developing Rural areas are listed at the bottom of these comments.

This DRI appears to manifest certain aspects of regional policy. The plan contemplates a mixed-use development featuring significant housing, retail and employment space – with pedestrian-oriented land uses and gathering spaces in multiple locations – alongside a film studio facility. The mixed-use nature of the development offers the potential for site residents to work and shop on site, and for workers and visitors to park once or arrive via alternative transportation modes and conduct multiple trips on foot.

To capitalize on this potential, care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas. This is particularly important in terms of connections between the two sides of the site, which are oriented differently, for different user groups. Given site security needs for film studios, the studio component is naturally more self-contained and inward-facing. There is one gated connection between the studio and mixed-use components, for vehicles and pedestrians, near the rear (east side) of the site. This location is close to some of the retail/restaurant space and what appear to be upper-floor residential lofts, around the central park area. However, it is a considerable distance from the retail/restaurant node near the northwest corner of the site fronting SR 74 and Sandy Creek Road – as well as from the residential cluster in the northeast corner of the site, which is separated by a creek. The development team should explore providing another, potentially pedestrian-only, connection between the studio and mixed-use components closer to the front (west/SR 74 side) of the development. A potential location could be the north side of Studio Building E, in alignment with the north-south roadway bisecting the central park area. This arrangement would offer studio workers additional and more direct access to

pre- and post-work activities and needs (meals, shopping, entertainment, etc.) without adding car trips to the area road network. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided for residents, workers and visitors at key locations throughout the site.

Additionally, the DRI site plan includes an 8' multi-use trail on the east side (rear) of the film studio tract, connecting Jenkins Road with the mixed-use tract on the north side of the site. Fayette County is developing a Greenways Master Plan, and it is expected that its design standards for shared-use paths will list a preferred width of 12' and a minimum width of 10'. A width of 12' is also appropriate from a practical standpoint, given existing/growing golf cart use in many Fayette County communities, including Tyrone, and the use of golf carts around movie studios. In light of these factors, the development team should strongly consider providing a 12' multi-use path. Also, in line with Fayette County staff comments within GRTA's DRI review process, ARC recommends that the south end of this multi-use path feature a pedestrian crossing across Jenkins Road to the Sandy Creek school complex, as well as a short spur to the adjacent church property to the east.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

The DRI's land use mix appears to be generally consistent with the RDG, specifically in terms of fostering a sense of community by developing town centers, village centers or other places of centralized location. The intensity of this proposed project appears to generally align with the RDG's recommended range of densities and building heights for Developing Suburbs, although some development on the east side of the site is in Developing Rural and is slightly more intense than the RDG's recommendations for that area. In addition, many areas near the site – including to the west, north and east – are predominated by low-density residential uses and undeveloped land. This includes properties in other jurisdictions outside Tyrone, e.g., unincorporated Fayette County to the east. Town leadership and staff, along with the development team, should therefore collaborate to ensure maximum sensitivity to nearby neighborhoods, land uses, structures and natural resources.

Additional ARC staff comments, related to transportation and water resources, are included in this report – along with external comments received from contacted parties during the review period.

Further to the above, Developing Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. General policy recommendations for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

Further to the above, Developing Rural Areas – together with Rural Areas – are the least developed areas of the region. Developing Rural Areas are being planned for new development, while Rural Areas are planned to see limited or no growth. Both of these areas may have limited infrastructure and services. General policy recommendations for Developing Rural Areas include:

- Maintain rural road characteristics and protect scenic corridors
- Implement conservation design and development as appropriate in new residential neighborhoods
- Develop opportunities for heritage, recreation, and agriculturally-based tourism initiatives

- Identify areas to preserve as future large parks or conservation areas and create partnerships and dedicated funding sources for land conservation activities
- Identify opportunities for the development of rural broadband technology

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
THREE RIVERS REGIONAL COMMISSION  
CITY OF PALMETTO  
COWETA COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & INDEPENDENCE SERVICES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF FAIRBURN  
CITY OF PEACHTREE CITY  
FAYETTE COUNTY

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF FAYETTEVILLE  
CITY OF UNION CITY

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

## **FOUNDERS STUDIO AND FOUNDERS SQUARE DRI # 2830**

**Town of Tyrone**

### **ARC Natural Resources Group Review Comments**

**August 9, 2018**

#### **Water Supply Watershed and Stream Buffer Protection**

The entire proposed project property is in two water supply watersheds. Most of the project property is in the Whitewater Creek watershed, which is a public water supply source for both the City of Fayetteville and Fayette County. The Whitewater Creek Water Supply Watershed is a small (less than 100 square mile) watershed which is a public water supply source for both Fayette County and the City of Fayetteville. A small portion of the property along Jenkins Road is within the Flat Creek Water Supply Watershed, a small (less than 100 square mile) water supply watershed which is a public water supply source for Fayette County.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. These criteria require buffers on perennial streams and limits on impervious surface. The Town of Tyrone has adopted a water supply watershed protection ordinance. The ordinance defines perennial streams as streams that are shown as perennial (solid blue line) on a USGS quad sheet. No perennial streams are shown on or near the property on the USGS coverage for the project area. The Town will need to determine if the proposed project meets all applicable requirements of its water supply watershed protection ordinance.

The USGS coverage for the project area does show one intermittent stream (dashed blue line) that extends a short distance into the property on its eastern side near Jenkins Road. It appears to be the stream shown near the area noted as "Base Camp B" on the submitted site plan. No buffers are shown along that stream. The submitted site plan shows two other streams along the eastern edge of the property. The site plan shows a 50-foot undisturbed buffer and additional 25-foot impervious setback on both of these streams, consistent with the Town's Stream Buffer Ordinance. The Town will need to determine if its ordinance also applies to the intermittent stream at the southern end of the property. All of these streams, as well as any other waters of the state on this property are also be subject to the State 25-foot Sediment and Erosion Control Buffer.

#### **Storm Water/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

Founders Studio and Founders Square DRI # 2830  
ARC NRG Comments  
August 9, 2018  
Page Two

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.

# Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

## DRI INFORMATION

**DRI Number** #2830  
**DRI Title** Founders Studio and Founders Square  
**County** Fayette County  
**City (if applicable)** **Town of Tyrone**  
**Address / Location** The site is located east of SR 74, South of Sandy Creek Road, and north of Jenkins Road.

### **Proposed Development Type:**

**A 110 acre** mixed-use project is proposed to consist of 462,500 SF of film studio, 76,500SF of office, 101 apartment units, 21 townhomes, 183,000 SF of retail, 35,000 of restaurant, and 80 room hotel

**Review Process**  EXPEDITED  
 NON-EXPEDITED

## REVIEW INFORMATION

**Prepared by** ARC Transportation Access and Mobility Division  
**Staff Lead** Marquitrice Mangham  
**Copied** [Click here to enter text.](#)  
**Date** August 17, 2018

## TRAFFIC STUDY

**Prepared by** Kimley Horn  
**Date** August 7, 2018

**REGIONAL TRANSPORTATION PLAN PROJECTS**

**01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

YES (provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)

The traffic analysis includes Appendix with project fact sheets of fiscally constrained projects in the network study area and a list of programmed projects in the area.

NO (provide comments below)

**REGIONAL NETWORKS**

**02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?**

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare’s operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development’s on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

NO

YES (identify the roadways and existing/proposed access points)

The development proposes five access points along SR 74 including one full movement driveways and four right in/right out driveways.

**03. Will the development site be directly served by any roadways identified as Regional Truck Routes?**

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route’s operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development’s on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

- NO
- YES (*identify the roadways and existing/proposed access points*)

The development proposes five access points along SR 74 including one full movement driveways and four right in/right out driveways.

**04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.*

- NOT APPLICABLE (*nearest station more than one mile away*)
- RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

Distance\*

- Within or adjacent to the development site (0.10 mile or less)
- 0.10 to 0.50 mile
- 0.50 to 1.00 mile

Walking Access\*

- Sidewalks and crosswalks provide sufficient connectivity
- Sidewalk and crosswalk network is incomplete
- Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

Bicycling Access\*

- Dedicated paths, lanes or cycle tracks provide sufficient connectivity
- Low volume and/or low speed streets provide connectivity
- Route follows high volume and/or high speed streets
- Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

Transit Connectivity

- Fixed route transit agency bus service available to rail station
- Private shuttle or circulator available to rail station
- No services available to rail station
- Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

\* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

**05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.*

- NOT APPLICABLE
- NOT APPLICABLE (accessing the site by transit is not consistent with the type of development proposed)
- NO (no plans exist to provide rail service in the general vicinity)
- YES (provide additional information on the timeframe of the expansion project below)
  - CST planned within TIP period
  - CST planned within first portion of long range period
  - CST planned near end of plan horizon

[Click here to provide comments.](#)

**06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.*

NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)

SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s)

Bus Route(s)

[Click here to enter bus route number\(s\).](#)

Distance\*

Within or adjacent to the development site (0.10 mile or less)

0.10 to 0.50 mile

0.50 to 1.00 mile

Walking Access\*

Sidewalks and crosswalks provide sufficient connectivity

Sidewalk and crosswalk network is incomplete

Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

Bicycling Access\*

Dedicated paths, lanes or cycle tracks provide sufficient connectivity

Low volume and/or low speed streets provide sufficient connectivity

Route uses high volume and/or high speed streets

Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

\* Following the most direct feasible walking or bicycling route to the nearest point on the development site

**07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.*

- NO  
 YES

**08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.**

*Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.*

- NOT APPLICABLE (nearest path or trail more than one mile away)  
 YES (provide additional information below)

Name of facility	The proposes Inner Loop of Alpha Loop
Distance	<input type="checkbox"/> Within or adjacent to development site (0.10 mile or less) <input type="checkbox"/> 0.15 to 0.50 mile <input type="checkbox"/> 0.50 to 1.00 mile
Walking Access*	<input type="checkbox"/> Sidewalks and crosswalks provide connectivity <input type="checkbox"/> Sidewalk and crosswalk network is incomplete <input type="checkbox"/> Not applicable (accessing the site by walking is not consistent with the type of development proposed)
Bicycling Access*	<input type="checkbox"/> Dedicated lanes or cycle tracks provide connectivity <input type="checkbox"/> Low volume and/or low speed streets provide connectivity <input type="checkbox"/> Route uses high volume and/or high speed streets

Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

\* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

## **OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

**09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?**

*The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.*

- YES (*connections to adjacent parcels are planned as part of the development*)
- YES (*stub outs will make future connections possible when adjacent parcels redevelop*)
- NO (*the site plan precludes future connections with adjacent parcels when they redevelop*)
- OTHER (*Please explain*)

The site plan depicts driveways provide for internal movement between uses throughout the site.

**10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

*The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.*

- YES (sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network)
- PARTIAL (some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct)
- NO (walking and bicycling facilities within the site are limited or nonexistent)
- NOT APPLICABLE (the nature of the development does not lend itself to internal walking and bicycling trips)
- OTHER ( Please explain)

The development proposes pedestrian facilities internally allowing for internal pedestrian connectivity.

**11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?**

*The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.*

- YES (connections to adjacent parcels are planned as part of the development)
- YES (stub outs will make future connections possible when adjacent parcels redevelop)
- NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

The site plan indicates internal sidewalks that connect to existing pedestrian and bicycle facilities along the roadways.

**12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

*The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.*

- YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

**RECOMMENDATIONS**

**13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?**

- UNKNOWN (additional study is necessary)
- YES (based on information made available through the review process; does not represent a thorough engineering / financial analysis)
- NO (see comments below)

Click here to enter text.

**14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?**

- NO (based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)
- YES (see comments below)

Click here to enter text.

**15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

None

## Andrew Smith

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**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Thursday, August 16, 2018 1:24 PM  
**To:** Andrew Smith  
**Cc:** Brian, Steve; Comer, Carol; Edmisten, Colette  
**Subject:** RE: ARC DRI Review Notification: Founders Studio & Founders Square (DRI 2830)  
**Attachments:** ARC Preliminary Report - Founders Studio and Founders Square - DRI 2830.pdf

Andrew,

The proposed project is to include two subareas in Tyrone, Georgia: Founders Studio, containing approximately 462,500 SF of film studio space (five buildings at 92,500 SF each); and Founders Square, containing approximately 76,500 SF of office space, an 80-room hotel, 122 residential units (101 apartments, 21 condominiums), 183,000 SF of retail space, and 35,000 SF of restaurant space. It is located more than 10 miles any civil open to the public airport, and is located outside of any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

However, if any construction equipment reaches 200' or more above ground, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 120 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

### Alan Hood

*Airport Safety Data Program Manager*



#### *Aviation Programs*

600 West Peachtree Street NW  
2<sup>nd</sup> Floor  
Atlanta, GA, 30308  
404.660.3394 cell

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**From:** Andrew Smith <ASmith@atlantaregional.org>  
**Sent:** Tuesday, August 14, 2018 2:38 PM  
**To:** VanDyke, Cindy <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Taylor, Stanford <stataylor@dot.ga.gov>; Baxley, Chance <cbaxley@dot.ga.gov>; Peek, Tyler <tpeek@dot.ga.gov>; Woods, Dan <dwoods@dot.ga.gov>; Wilkerson, Donald <dowilkerson@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; chuck.mueller@dnr.state.ga.us; pfrisina@fayettecountyga.gov; pmallon@fayettecountyga.gov; jrobison@fayettecountyga.gov; srapson@fayettecountyga.gov; Ray Gibson <RGibson@fayetteville-ga.gov>; Jahnee

## Andrew Smith

---

**From:** McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>  
**Sent:** Friday, August 24, 2018 8:54 AM  
**To:** Andrew Smith  
**Cc:** Robinson, Charles A.; Peevy, Phillip M.; DeNard, Paul  
**Subject:** RE: ARC DRI Review Notification: Founders Studio & Founders Square (DRI 2830)

Good Morning Andrew,

GDOT Planning has reviewed the Founders Studio & Founders Square (DRI 2830) Preliminary report and show no additional GDOT projects, other than those already mentioned in the report.

For further information that may be needed concerning this review, please contact Johnathan G. McLoyd at 404-631-1774 or [jomclloyd@dot.ga.gov](mailto:jomclloyd@dot.ga.gov).

Regards,

**Johnathan G. McLoyd**

*Transportation Planner Associate*



Office of Planning  
One Georgia Center  
600 West Peachtree Street, 5th Floor  
Atlanta, GA, 30308  
404.631.1774 office

---

**From:** Andrew Smith <[ASmith@atlantaregional.org](mailto:ASmith@atlantaregional.org)>  
**Sent:** Tuesday, August 14, 2018 2:38 PM  
**To:** VanDyke, Cindy <[cyvandyke@dot.ga.gov](mailto:cyvandyke@dot.ga.gov)>; Fowler, Matthew <[mfowler@dot.ga.gov](mailto:mfowler@dot.ga.gov)>; Matthews, Timothy W <[TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov)>; Garth Lynch <[glynch@HNTB.com](mailto:glynch@HNTB.com)>; Wayne Mote ([wmote@HNTB.com](mailto:wmote@HNTB.com)) <[wmote@HNTB.com](mailto:wmote@HNTB.com)>; Peevy, Phillip M. <[PPeevy@dot.ga.gov](mailto:PPeevy@dot.ga.gov)>; Robinson, Charles A. <[chrobinson@dot.ga.gov](mailto:chrobinson@dot.ga.gov)>; Weiss, Megan J <[MWeiss@dot.ga.gov](mailto:MWeiss@dot.ga.gov)>; Delgadillo Canizares, Marlene V. <[mcanizares@dot.ga.gov](mailto:mcanizares@dot.ga.gov)>; Comer, Carol <[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)>; Hood, Alan C. <[achood@dot.ga.gov](mailto:achood@dot.ga.gov)>; Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>; Baxley, Chance <[cbaxley@dot.ga.gov](mailto:cbaxley@dot.ga.gov)>; Peek, Tyler <[tpeek@dot.ga.gov](mailto:tpeek@dot.ga.gov)>; Woods, Dan <[dwoods@dot.ga.gov](mailto:dwoods@dot.ga.gov)>; Wilkerson, Donald <[dowilkerson@dot.ga.gov](mailto:dowilkerson@dot.ga.gov)>; Annie Gillespie <[agillespie@srta.ga.gov](mailto:agillespie@srta.ga.gov)>; Emily Estes <[eestes@srta.ga.gov](mailto:eestes@srta.ga.gov)>; Parker Martin <[PMartin@srta.ga.gov](mailto:PMartin@srta.ga.gov)>; Renaud Marshall <[rmarshall@srta.ga.gov](mailto:rmarshall@srta.ga.gov)>; 'DRI@grta.org' <[DRI@grta.org](mailto:DRI@grta.org)>; 'Jon West' <[jon.west@dca.ga.gov](mailto:jon.west@dca.ga.gov)>; [chuck.mueller@dnr.state.ga.us](mailto:chuck.mueller@dnr.state.ga.us); [pfrisina@fayettecountyga.gov](mailto:pfrisina@fayettecountyga.gov); [pmallon@fayettecountyga.gov](mailto:pmallon@fayettecountyga.gov); [jrobison@fayettecountyga.gov](mailto:jrobison@fayettecountyga.gov); [srapson@fayettecountyga.gov](mailto:srapson@fayettecountyga.gov); Ray Gibson <[RGibson@fayetteville-ga.gov](mailto:RGibson@fayetteville-ga.gov)>; Jahnee Prince <[jprince@fayetteville-ga.gov](mailto:jprince@fayetteville-ga.gov)>; Julie Brown <[jbrown@fayetteville-ga.gov](mailto:jbrown@fayetteville-ga.gov)>; [jwalls@intse.com](mailto:jwalls@intse.com); Mike Warrix <[mwarrix@peachtree-city.org](mailto:mwarrix@peachtree-city.org)>; Robin Cailloux <[RCailloux@peachtree-city.org](mailto:RCailloux@peachtree-city.org)>; [tpeeks@fairburn.com](mailto:tpeeks@fairburn.com); Ellis Still <[estill@unioncityga.org](mailto:estill@unioncityga.org)>; Giavani Smith <[gsmith@unioncityga.org](mailto:gsmith@unioncityga.org)>; Maurice Ungaro <[mungaro@unioncityga.org](mailto:mungaro@unioncityga.org)>; J. Clark Boddie <[mayor@citypalmetto.com](mailto:mayor@citypalmetto.com)>; 'hanson@citypalmetto.com' <[hanson@citypalmetto.com](mailto:hanson@citypalmetto.com)>; Jeannie Brantley

## Andrew Smith

---

**From:** ptrocquet@tyrone.org  
**Sent:** Wednesday, August 29, 2018 4:34 PM  
**To:** Andrew Smith  
**Subject:** RE: ARC DRI Review Notification: Founders Studio & Founders Square (DRI 2830)

Andrew,

The town may have other specific recommendations for the developer at our rezoning hearing, but the initial comments are as follows:

- CMU zoning development standards require building setbacks from SR-74 to be 100 feet. When measured, some structures are within 35 feet of SR-74.
- CMU zoning development standards require building setbacks from adjoining properties, minor thoroughfares, minor collectors, and residential streets to be 75 feet. When measured, some structures are within 25 feet of the property line.
- The SR-74 Quality Growth overlay district requires a planted buffer be in place for the first 20 feet of all building setbacks adjacent to SR-74. This is not shown on the preliminary plan.
- In an effort to be consistent with the access management goals and objectives of the Highway 74 Gateway Coalition currently underway, the town is in support of no more than two curb cuts along SR-74 for the mixed use portion of the project.

Thanks,

**Phillip Trocquet**

Town of Tyrone, Georgia

Planning & Development Coordinator

[tyrone.org/planning-and-zoning/](http://tyrone.org/planning-and-zoning/)

Office: (770) 487-4038 | Ext: 108

Mobile: (770) 881-8322

---

**From:** Andrew Smith <ASmith@atlantaregional.org>

**Sent:** Tuesday, August 14, 2018 2:38 PM

**To:** 'cyvandyke@dot.ga.gov' <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; PPeevy@dot.ga.gov; Robinson, Charles A. <chrobinson@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; 'ccomer@dot.ga.gov' <ccomer@dot.ga.gov>; Hood, Alan C. (achood@dot.ga.gov) <achood@dot.ga.gov>; Taylor, Stanford <stataylor@dot.ga.gov>; Baxley, Chance <cbaxley@dot.ga.gov>; Peek, Tyler <tpeek@dot.ga.gov>; Woods, Dan <dwoods@dot.ga.gov>; Wilkerson, Donald <dowilkerson@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; chuck.mueller@dnr.state.ga.us; pfrisina@fayettecountyga.gov; pmallon@fayettecountyga.gov; jrobison@fayettecountyga.gov; srapson@fayettecountyga.gov; Ray Gibson <RGibson@fayetteville-ga.gov>; Jahnee Prince <jprince@fayetteville-ga.gov>; Julie Brown <jbrown@fayetteville-ga.gov>; jwalls@intse.com; Mike Warrix <mwarrix@peachtree-city.org>; Robin Cailloux <RCailloux@peachtree-city.org>; tpeeks@fairburn.com; Ellis Still <estill@unioncityga.org>; Giavani Smith <gsmith@unioncityga.org>; Maurice Ungaro <mungaro@unioncityga.org>; J. Clark Boddie <mayor@citypalmetto.com>; 'hanson@citypalmetto.com' <hanson@citypalmetto.com>; Jeannie Brantley <jbrantley@threeriversrc.com>;



## Developments of Regional Impact

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### DRI #2830

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Tyrone  
 Individual completing form: Phillip Trocquet  
 Telephone: 7708818322  
 E-mail: ptrocquet@tyrone.org

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Founders Studio & Founders Square  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Geolocation: 33.501761181609545,-84.57502798334201 Corner of Sandy Creek Road & SR-74 East. Corner  
 Brief Description of Project: The proposed Founders Studios development will consist of five (5) film studio buildings at approximately 92,500 SF each (~462,000 SF total). The proposed founders Square development will consist of approximately \$476,000 SF of office, hotel, residential, retail, and restaurant land uses. Approximate use and density is detailed below.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 462,500 SF of Studio Space, 76,500 SF Office, 60,000 SF Hotel (~80 rooms), 21,000 SF Townhome reside

Developer: Dockery Group

Mailing Address: 103 Guthrie Way

Address 2:

City: Peachtree City State: GA Zip: 30269

Telephone: (770) 632-7716

Email: nathan@dockerygroup.com

Is property owner different from developer/applicant?  (not selected)  Yes  No

If yes, property owner: Hobgood Family LP

Is the proposed project entirely located within your local government's jurisdiction?  (not selected)  Yes  No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?  (not selected)  Yes  No

If yes, provide the following information: Project Name:  
Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project?  (not selected)  Yes  No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 01/2022  
Overall project: 01/2022

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## Developments of Regional Impact

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### DRI #2830

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Tyrone  
 Individual completing form: Phillip Trocquet  
 Telephone: 7708818322  
 Email: ptrocquet@tyrone.org

#### Project Information

Name of Proposed Project: Founders Studio & Founders Square  
 DRI ID Number: 2830  
 Developer/Applicant: Dockery Group  
 Telephone: 7706327716  
 Email(s): nathan@dockerygroup.com

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
 (not selected)  Yes  No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
 (not selected)  Yes  No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: 200,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Based on build-out value, not assessed value and after expiration of possible tax incentives from the Fayette County Development Authority: 2,311,200

Is the regional work force sufficient to fill the demand created by the proposed project?  
 (not selected)  Yes  No

Will this development displace any existing uses?  
 (not selected)  Yes  No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: Fayette County Water System

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .10954

Is sufficient water supply capacity available to serve the proposed project?  (not selected)  Yes  No

If no, describe any plans to expand the existing water supply capacity: Sufficient capacity exists, but there will likely need to be infrastructure improvements done to compensate for a lack of pressure.

Is a water line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) will be required?

**Wastewater Disposal**

Name of wastewater treatment provider for this site: Town of Tyrone

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .10000

Is sufficient wastewater treatment capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) will be required? A maximum of 350'-400' of line would be needed to connect the development to existing lines. An unknown number of feet/miles of additional sewer line would circulate throughout the development.

**Land Transportation**

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) AM: 785 | PM: 991 | Total: 13,976

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?  (not selected)  Yes  No

Are transportation improvements needed to serve this project?  (not selected)  Yes  No

If yes, please describe below: Traffic studies are currently under development.

**Solid Waste Disposal**

How much solid waste is the project expected to generate annually (in tons)? 1147

Is sufficient landfill capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?  (not selected)  Yes  No

If yes, please explain:

**Stormwater Management**

What percentage of the site 30%

is projected to be impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: A floodplain exists on the site which necessitates that we try to utilize smaller BMP's throughout the site such as rain gardens, pervious parking/pavers, small bio-retention areas within parking lots, linear park areas, conservation areas, swales, and a few detention ponds in the large commercial areas. A full hydrology study outlining specifics will be required before a land disturbance permit can be issued.

**Environmental Quality**

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds?  (not selected)  Yes  No
- 2. Significant groundwater recharge areas?  (not selected)  Yes  No
- 3. Wetlands?  (not selected)  Yes  No
- 4. Protected mountains?  (not selected)  Yes  No
- 5. Protected river corridors?  (not selected)  Yes  No
- 6. Floodplains?  (not selected)  Yes  No
- 7. Historic resources?  (not selected)  Yes  No
- 8. Other environmentally sensitive resources?  (not selected)  Yes  No

If you answered yes to any question above, describe how the identified resource(s) may be affected:  
Water supply watersheds: Most of the project property is in the Whitewater Creek small water supply watershed, a public water supply source for both the City of Fayetteville and Fayette County. A small portion of the property along Jenkins Road is in the Flat Creek small water supply watershed, a public water supply source for Fayette County. Floodplain: a no-rise verification will be required for the flood elevation as phases are built out. Groundwater Recharge: The entire Town is classified as a groundwater recharge area (probable area of thick soils) by DCA. As site planning moves forward, measures will be taken to conserve areas of significance and prevent groundwater contamination through BMPs.

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**NOTICE OF DECISION**

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**To:** Doug Hooker, ARC  
**(via electronic mail)** Sonny Deriso, GRTA  
Bob Voyles, GRTA

Dick Anderson, GRTA  
Al Nash, GRTA

**To:** Town of Tyrone  
**(via electronic mail and certified mail)** Nathan Dockery, Dockery Group

**From:** Christopher Tomlinson, GRTA Executive Director

**Copy:** Jon West, DCA  
**(via electronic mail)** Andrew Smith, ARC  
Annie Gillespie, GRTA  
Emily Estes, GRTA  
Dan Woods, GDOT District 3  
Tyler Peek, GDOT District 3  
Phil Mallon, Fayette County  
Joe Robison, Fayette County  
Jonathan Lynn, Town of Tyrone  
Phillip Troquet, Town of Tyrone

John Walker, Kimley-Horn and Associates  
Elizabeth Johnson, Kimley-Horn and Associates  
Jin Seo, Kimley-Horn and Associates

**Date:** September 19, 2018

**Re: DRI 2830 Founders Studio and Founders Square**

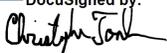
## Notice of Decision for Request for Non-Expedited Review of DRI 2830 Founders Studio and Founders Square

The purpose of this notice is to inform Dockery Group (the Applicant), Town of Tyrone (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2830 Founders Studio and Founders Square (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 13, 2018. The review package includes: (1) the site development plan (Site Plan) dated August 13, 2018 titled "Founders Studio and Founders Square." prepared by Integrated Science and Engineering and (2) the transportation analysis dated August 2018 prepared by Kimley-Horn and Associates, received by GRTA on August 8, 2018.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 14, 2018 meeting.

DocuSigned by:  


5409E9A65D48478...  
Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority

## Attachment A – General Conditions

### General Conditions of Approval to GRTA Notice of Decision:

#### Pedestrian and Bicycle Access

- Provide pedestrian or multi use trail connectivity across Jenkins Road, per Fayette County approval
- Prohibit obstruction to the multi-use trail along the eastern boundaries of the development site
- Provide sidewalks on both sides of internal roadways in Founders Square
- Provide a direct pedestrian connection between all uses

#### Access Management

- Maximum of three (3) driveways along property frontage on SR 74
- Align driveway on Jenkins Road with the existing driveway for Sandy Creek High School
- Internal intersections shall be a minimum of 100' from State Route 74, or as approved by GDOT
- All driveways along SR 74 must meet GDOT's spacing requirements for driveways
- Convert the median break between Sandy Creek Road and Jenkins Road to a Type B median opening with an RCUT, per GDOT approval
- Provide internal road connectivity to access all site driveways

### Roadway Improvement Conditions to GRTA Notice of Decision:

- Intersection #3: SR 74 at Sandy Creek Road
  - Install a traffic signal, if and when warranted, to convert the unsignalized RCUT intersection into a signalized RCUT intersection, per approval by Fayette County and GDOT.
- Intersection #7: Jenkins Road at Sandy Creek HS Driveway / Proposed Driveway 1
  - On the site, construct one (1) southbound left-turn lane and one (1) shared through/right-turn lane exiting the site onto Jenkins Road and one (1) ingress lane entering the site.
  - Construct one (1) eastbound left-turn lane and one (1) westbound right-turn lane along Jenkins Road.

## **Attachment B – Required Elements of the DRI Plan of Development**

### **Conditions Related to Altering Site Plan after GRTA Notice of Decision:**

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.
- All of the “Roadway Improvements as Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.

## **Attachment C – Required Improvements to Serve the DRI**

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

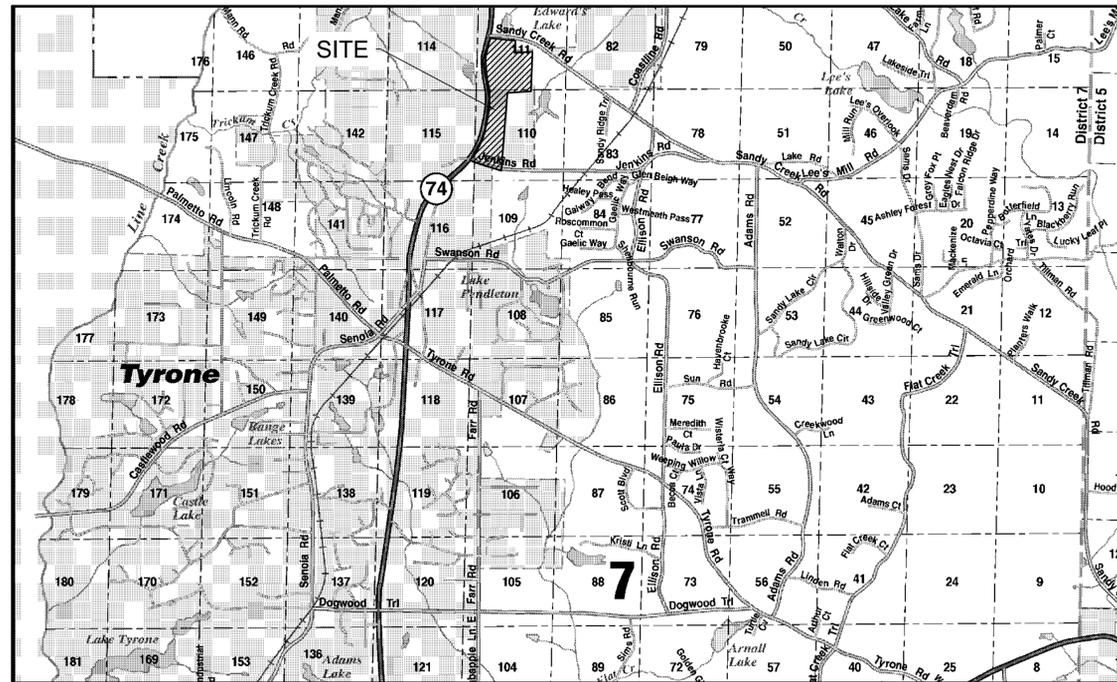
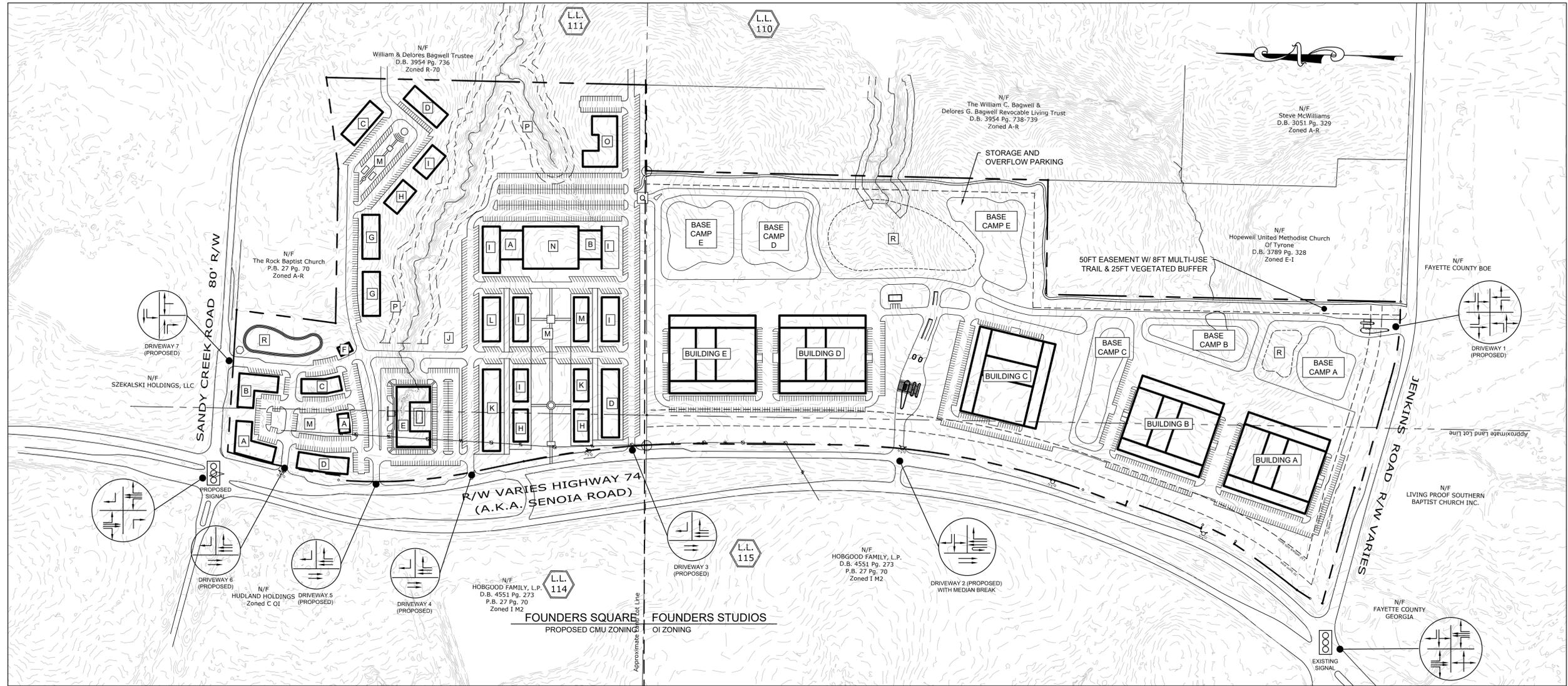
### **Section 1:**

- Intersection #3: SR 74 at Sandy Creek Road
  - Install a traffic signal, if and when warranted, to convert the unsignalized RCUT intersection into a signalized RCUT intersection, per approval by Fayette County and GDOT.
  
- Intersection #7: Jenkins Road at Sandy Creek HS Driveway / Proposed Driveway 1
  - On the site, construct one (1) southbound left-turn lane and one (1) shared through/right-turn lane exiting the site onto Jenkins Road and one (1) ingress lane entering the site.
  - Construct one (1) eastbound left-turn lane and one (1) westbound right-turn lane along Jenkins Road.

### **Section 2:**

- Intersection #1: SR 74 at I-85 SB Ramps
  - Construct two (2) eastbound free-flow right-turn lanes along I-85 turning onto SR 74.
  - Remove two (2) westbound left-turn lanes and provide one (1) westbound right-turn lane so that the approach consists of one (1) right-turn lane along I-85 turning onto SR 74.
  - Construct an additional northbound left-turn lane so that the approach consists of two (2) northbound left-turn lanes and two (2) through lanes along SR 74.
  
- Intersection #2: SR 74 at I-85 NB Ramps
  - Construct one (1) westbound right-turn lane along I-85 turning onto SR 74.
  - Remove two (2) westbound left-turn lanes and provide one (1) westbound right-turn lane so that the approach consists of one (1) right-turn lane along I-85 turning onto SR 74.

- Construct an additional southbound left-turn lane and two (2) southbound through lanes so that the approach consists of two (2) southbound left-turn lanes and four (4) through lanes along SR 74.



VICINITY MAP (NTS)

**SITE PLAN NOTES:**

- OWNER:  
HOBGOOD FAMILY L.P.  
P.O. BOX 881  
FAIRBURN, GA 30213
- DEVELOPER:  
DOCKERY GROUP  
103 GUTHRIE WAY  
PEACHTREE CITY, GA 30269  
CONTACT: NATHAN DOCKERY  
PHONE: 770-789-7456
- TRAFFIC ENGINEER:  
KIMLEY-HORN & ASSOCIATES, INC.  
817 WEST PEACHTREE STREET, SUITE 6011  
ATLANTA, GA 30308  
CONTACT: ELIZABETH JOHNSON  
PHONE: 404-419-8772
- CIVIL ENGINEER:  
INTEGRATED SCIENCE & ENGINEERING, INC.  
1039 SULLIVAN ROAD, STE. 200  
NEWNAN, GA 30265  
CONTACT: JASON WALLS, P.E.  
PHONE: 678-552-2106
- SITE DATA:  
PARCEL ID NUMBER: 0725014  
SITE AREA: 88.43 ACRES  
PROPOSED ZONING:  
FOUNDERS STUDIOS: OI  
FOUNDERS SQUARE: CURRENT OI & AR  
PROPOSED: CMU
- USE: MIXED USE
- PROPOSED SETBACKS/BUFFERS PER CMU ZONING:  
ALL SETBACKS ALONG ADJOINING ZONING DISTRICTS SHALL BE 75 FEET. A 75 FOOT BUFFER SHALL BE IN EFFECT ALONG ALL BORDERING RESIDENTIAL ZONING DISTRICTS COTERMINOUS WITH SETBACKS. SETBACKS FROM MAJOR AND MINOR COLLECTORS, MINOR THOROUGHFARES, AND RESIDENTIAL STREET SHALL BE 75 FEET. SETBACKS FROM MAJOR THOROUGHFARES AND STATE ROUTES SHALL BE 100 FEET.
- PROPOSED SETBACKS/BUFFERS PER OI ZONING:  
SETBACK (HWY 74/JENKINS RD): 70 FT LANDSCAPED BERM AND 132 FT SETBACK  
EASTERN SIDE OF PROPERTY: 50FT EASEMENT W/ 8FT MULTI USE TRAIL AND 25FT VEGETATED BUFFER
- PROPOSED PARKING PER TOWN ORDINANCES
- BUILDING HEIGHT NOT TO EXCEED 3 STORIES

**SITE PLAN LEGEND:**

- A. RETAIL SPACE
  - B. RESTAURANT SPACE
  - C. MULTI-PURPOSE SPACE
  - D. OFFICE SPACE
  - E. HOTEL SPACE
  - F. FARMERS MARKET WITH TRAILS
  - G. TOWNHOMES
  - H. OFFICE / LOFT SPACE
  - I. RETAIL / LOFT SPACE
  - J. TRAILHEAD TO GREENWAY AND PLAYGROUND
  - K. MULTI-PURPOSE / RETAIL SPACE
  - L. BREW PUB / LOFT SPACE
  - M. CENTRAL PARK AREA
  - N. MOVIE THEATRE
  - O. MULTI-PURPOSE / OFFICE SPACE
  - P. GREENWAY TRAIL SYSTEM
  - Q. GATED CONNECTION TO FOUNDERS STUDIO
  - R. POND
- BUILDINGS A-E: STUDIOS (92,500 SF EACH)

**PARKING SUMMARY:**

- TOTAL PARKING REQUIRED:
- STUDIOS = 800 SPACES
  - OFFICE = 308 SPACES
  - HOTEL = 90 SPACES
  - TOWNHOMES = 42 SPACES
  - LOFTS = 202 SPACES
  - RESTAURANT = 1007 SPACES
  - RESTAURANT = 467 SPACES

TOTAL PARKING REQUIRED: 2914 SPACES  
TOTAL PARKING SHOWN: 2162 PROVIDED

\* PARKING WILL MEET ZONING CONDITIONS AND CONSIDER CROSS SHARING OF DIFFERENT ADJACENT USES  
\*\* PVIOUS OVERFLOW PARKING PROVIDED FOR STUDIO

**SITE PLAN DATA:**

- STUDIOS = 4462,500 SF
- OFFICE = 476,500 SF
- HOTEL = 460,000 SF - 80 ROOMS
- RESIDENTIAL TOWNHOMES = 21,000 SF - 21 UNITS
- RESIDENTIAL LOFTS = 101,000 SF - 101 UNITS
- RESTAURANT = 183,000 SF
- RESTAURANT = 35,000 SF

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

Date	Drawn by	Check by	Project #	Scale	Description	Rev.	Date	Apr.
7/13/18	RAA	JJW	1270.1701	1" = 200'		1		
	RAA	JJW						

CONCEPTUAL PLANS FOR  
**FOUNDERS STUDIO AND FOUNDERS SQUARE**  
LOCATED IN LAND LOTS 110, 111, 114 AND 115 OF TYRONE, FAYETTE COUNTY, GEORGIA

D.R.I. SITE PLAN



## **Supplemental**

Rezoning Applications





# Petition for Rezoning

Form 100  
Revised 12/10

Name: William Foley Email: billfoley@foleydesign.com

Petition Number: \_\_\_\_\_

Address: St. 21, 950 Lowery, Atl, GA Phone#: 404 761 1299

## PETITION FOR REZONING CERTAIN PROPERTY IN THE INCORPORATED AREA OF TYRONE, GEORGIA.

Hobgood Family, LP affirms that he/she is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) O-1 Zoning District. He/She respectfully petitions the Town to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ to cover all expenses of the public hearing. He/She petitions the above named to change its classification to Community Mixed-Use

This property includes (Check one of the following):

- See attached legal description on recorded Warranty Deed for subject property
- Legal Description for subject property is as follows:

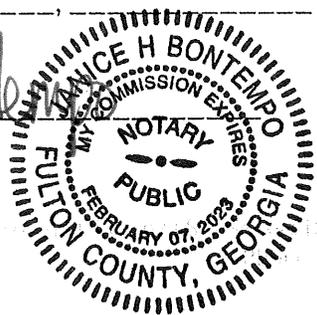
By: William H. Foley  
-Owner/Agent

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5<sup>th</sup> DAY OF April 2019.

PUBLIC HEARING to be held by the Town of Tyrone Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_ at 7:00 p.m.

PUBLIC HEARING to be held by the Tyrone Town Council on the \_\_\_\_\_ day of \_\_\_\_\_ at 7:00 p.m.

Janice H Bontempo  
NOTARY PUBLIC



William H. Foley  
APPLICANT'S SIGNATURE



# Property Owner Consent & Agent Authorization Form

(Application requires authorization by ALL property owners of a subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

Hobgood Family, LP

(Please Print Names)

Property Tax Identification Number(s) of Subject Property: 0725 014

(I am) (We are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in the Land Lot(s) 111 & 114 of the 2nd District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to William Foley to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning, which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showing made in an paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

*[Handwritten Signature]*

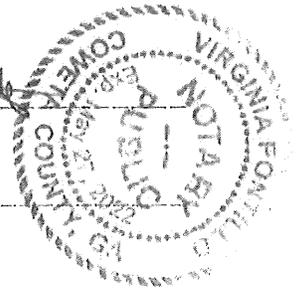
Signature of Property Owner 1

41 DODD ST. (PO BOX 881) FAIRBURN, GA, 30213  
Address

*[Handwritten Signature]*

Signature of Notary Public

3/29/19  
Date



Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

Signature of Notary Public

Date



# Conflict of Interest in Zoning Actions Application Form

(Please Complete for each Property Owner)

The undersigned, making application for rezoning, variance, or special exception, has complied with the Official Code of Georgia Section 36-64 A01, et seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

*Ed Wyatt*  
Signature of Property Owner

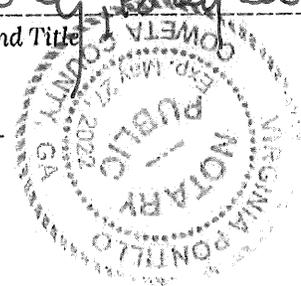
*William Foley*  
Signature of Owner's Attorney or Representative

*Kevin Pontillo*  
Signature of Notary Public

*Ed Wyatt, President Hobgood GP, Inc.*  
Type or Print Name and Title

*William Foley, Foley Design*  
Type or Print Name and Title

*4-1-19*  
Date



### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Tyrone Planning Commission or member of the Tyrone Town Council?

YES  NO

*Ed Wyatt, Pres. Hobgood G.P. Inc*  
Signature of Applicant

If the answer is yes, please complete the following section:

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution was made (Within last 2 years)
---	--	--

Attach additional sheets if necessary to disclose or describe all contributions



# Agreement to Dedicate Property for Future Right-of-Way (ROW)

Town of Tyrone, Georgia

I/We, Hobgood Family, LP said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to the Town of Tyrone, \_\_\_\_\_ feet of right-of-way along \_\_\_\_\_ as measured from the centerline of the road. Based on the Future Thoroughfare Plan Map streets in the Town of Tyrone require a minimum street width as specified below:

- Local Street (Minor Thoroughfare) 60 foot ROW (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80 foot ROW (40' measured from each side of centerline)
- Arterial Street (Major Thoroughfare) 100 foot ROW (50' measured from each side of road centerline)

Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Property Owner 1

PO Box 881, Fairburn, GA 30213  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner 2

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner 3

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

**EXHIBIT A**

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 111 and 114 of the 7th Land District of Fayette County, Georgia and being more particularly described as follows:

BEGIN at a 1/2" rebar set which marks the northeasterly end of the mitered right-of-way line formed at the intersection of the southerly right-of-way line of Sandy Creek Road (80' r/w) and the easterly right-of-way of Georgia State Highway No. 74 (r/w varies) and run thence along said right-of-way line of Sandy Creek Road south 88 degrees 49 minutes 07 seconds east a distance of 236.31 feet to a 5/8" rebar found; run thence away from said right-of-way line south 1 degree 10 minutes 53 seconds west a distance of 281.60 feet to a 5/8" rebar found; run thence north 88 degrees 49 minutes 07 seconds west a distance of 312.46 feet to a 1/2" rebar set on said right-of-way line of Georgia State Highway No. 74; run thence in a northeasterly direction along said right-of-way line along the arc of a curve to the right a distance of 251.51 feet to a 1/2" rebar set at the southwesterly end of said mitered right-of-way line found at the intersection of said right-of-ways, said arc being subtended by a chord bearing north 10 degrees 59 minutes 57 seconds east a distance of 251.33 feet and having a radius of 1,951.60 feet; run thence along said mitered right-of-way line north 45 degrees 38 minutes 3 seconds east a distance of 47.55 feet to the Point of Beginning as established above; being shown and described as 1.867 acres containing 81,340 square feet on that certain plat of survey prepared for Peachtree City Holdings, LLC by Mark R. Welborn, GRLS No. 2711, dated November 29, 2000.



# Rezoning Request Application

## Applicant & Property Owner Information

Applicant Name: William Foley Email: billfoley@foleydesign.com  
 Applicant Address: St. 21, 950 Lowery, Atl, GA Phone: (404) 761 1299  
 Company Name: Foley Design

Property  
 Owner Name: Hobgood Family, LP Email: edwyatt@greenoilco.com  
 Property  
 Owner Address: PO Box 881, Fairburn, GA 30213 Phone: (404) 285-4868

## Property Details

Property  
 Address: Sandy Creek Hwy. Lot# 111 and 114

Reason Requesting Rezoning: To consolidate the properties for development as a single mixed use community with planned development controls.

Current Zoning of Property: A-R Proposed Zoning of Property: CMU

Parcel #: 0725 040 Total Number of Acres to be Rezoned: 1.867

Present Use of Subject Property: undeveloped

Proposed Use of Subject Property: Mixed use Commercial/Office/Retail/Residential

Land Use Plan Designation: CMU

Name & Type of Access Road: Highway 74 Divided Highway and Sandy Creek Road Arterial

Location of Nearest Water Line: Highway 74 and Sandy Creek Road

*(This Area to be Completed by Staff)*

- Application Insufficient due to lack of: \_\_\_\_\_
  - Application & all required supporting documentation is sufficient and complete.
- By Staff \_\_\_\_\_ Date \_\_\_\_\_  
 Received from \_\_\_\_\_ a check in the amount of \$ \_\_\_\_\_  
 Date of Planning Commission Hearing: \_\_\_\_\_ Date of Town Council Hearing: \_\_\_\_\_



# Petition for Rezoning

12/12/2019

Name: William Foley Email: billfoley@foleydesign.com

Petition Number: \_\_\_\_\_

Address: St. 21 950 Lowery, Atl, GA Phone#: 404 761 1299

## PETITION FOR REZONING CERTAIN PROPERTY IN THE INCORPORATED AREA OF TYRONE, GEORGIA.

Hobgood Family, LP affirms that he/she is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) A-R Zoning District. He/She respectfully petitions the Town to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ to cover all expenses of the public hearing. He/She petitions the above named to change its classification to Community Mixed-Use

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- See attached legal description on recorded Warranty Deed for subject property
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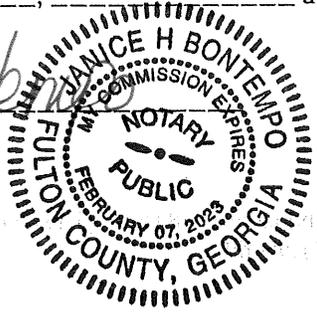
By: [Signature]  
Owner/Agent

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5<sup>th</sup> DAY OF April 2019.

PUBLIC HEARING to be held by the Town of Tyrone Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at 7:00 p.m.

PUBLIC HEARING to be held by the Tyrone Town Council on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at 7:00 p.m.

[Signature]  
NOTARY PUBLIC



[Signature]  
APPLICANT'S SIGNATURE



# Property Owner Consent & Agent Authorization Form

(Application requires authorization by ALL property owners of a subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

Hobgood Family, LP

(Please Print Names)

Property Tax Identification Number(s) of Subject Property: 0725 040

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(I) (We) certify that all of the information filed with this application including written statements or showing made in an paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

*Adrienne Wright*

Signature of Property Owner 1

41 DODD ST. (PO BOX 881) FAYETTEVILLE, GA. 30213

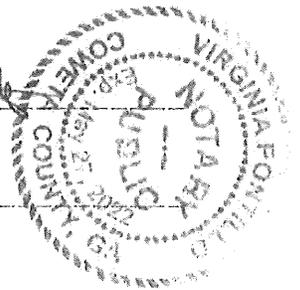
Address

*Virginia Powell*

Signature of Notary Public

3/29/19

Date



Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

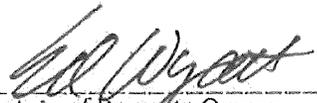
Date



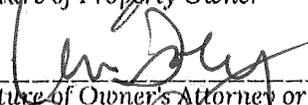
# Conflict of Interest in Zoning Actions Application Form

(Please Complete for each Property Owner)

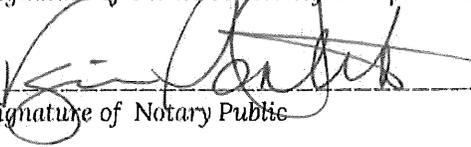
The undersigned, making application for rezoning, variance, or special exception, has compiled with the Official Code of Georgia Section 36-64 A01, et seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

  
Signature of Property Owner

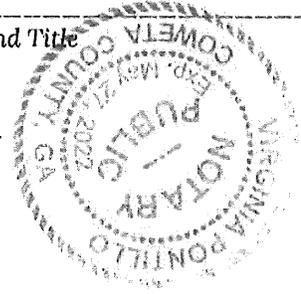
Ed Wyatt, President Hobgood GP, Inc.  
Type or Print Name and Title

  
Signature of Owner's Attorney or Representative

\_\_\_\_\_  
Type or Print Name and Title

  
Signature of Notary Public

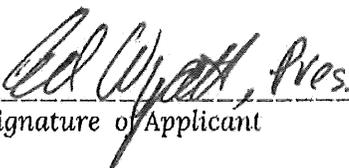
4-1-19  
Date



### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Tyrone Planning Commission or member of the Tyrone Town Council?

YES  NO

  
Signature of Applicant

If the answer is yes, please complete the following section:

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution was made (Within last 2 years)
---	--	--

Attach additional sheets if necessary to disclose or describe all contributions



# Agreement to Dedicate Property for Future Right-of-Way (ROW)

*Faint, illegible text, possibly a date or reference number.*

I/We, Hobgood Family, LP said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to the Town of Tyrone, \_\_\_\_\_ feet of right-of-way along \_\_\_\_\_ as measured from the centerline of the road. Based on the Future Thoroughfare Plan Map streets in the Town of Tyrone require a minimum street width as specified below:

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- Collector Street (Major Thoroughfare) 80 foot ROW (40' measured from each side of centerline)
- Arterial Street (Major Thoroughfare) 100 foot ROW (50' measured from each side of road centerline)

Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ .

\_\_\_\_\_  
*Signature of Property Owner 1*

PO Box 881, Fairburn, GA 30213  
*Address*

\_\_\_\_\_  
*Signature of Notary Public*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature of Property Owner 2*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Signature of Notary Public*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature of Property Owner 3*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Signature of Notary Public*

\_\_\_\_\_  
*Date*

**EXHIBIT A**

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 111 and 114 of the 7th Land District of Fayette County, Georgia and being more particularly described as follows:

BEGIN at a 1/2" rebar set which marks the northeasterly end of the mitered right-of-way line formed at the intersection of the southerly right-of-way line of Sandy Creek Road (80' r/w) and the easterly right-of-way of Georgia State Highway No. 74 (r/w varies) and run thence along said right-of-way line of Sandy Creek Road south 88 degrees 49 minutes 07 seconds east a distance of 236.31 feet to a 5/8" rebar found; run thence away from said right-of-way line south 1 degree 10 minutes 53 seconds west a distance of 281.60 feet to a 5/8" rebar found; run thence north 88 degrees 49 minutes 07 seconds west a distance of 312.46 feet to a 1/2" rebar set on said right-of-way line of Georgia State Highway No. 74; run thence in a northeasterly direction along said right-of-way line along the arc of a curve to the right a distance of 251.51 feet to a 1/2" rebar set at the southwesterly end of said mitered right-of-way line found at the intersection of said right-of-ways, said arc being subtended by a chord bearing north 10 degrees 59 minutes 57 seconds east a distance of 251.33 feet and having a radius of 1,951.60 feet; run thence along said mitered right-of-way line north 45 degrees 38 minutes 3 seconds east a distance of 47.55 feet to the Point of Beginning as established above; being shown and described as 1.867 acres containing 81,340 square feet on that certain plat of survey prepared for Peachtree City Holdings, LLC by Mark R. Welborn, GRLS No. 2711, dated November 29, 2000.

**Staff Report**

Date: August 22, 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**

PC 08222019

**APPLICANT/PROPERTY OWNER**

Trent Foster

**PLANNING COMMISSION MEETING DATE**

August 22, 2019

**ADDRESS/LOCATION**

Corner of Farr Rd. & Dogwood Trail

**Summary**

Applicant is submitting a revised final plat for Stonecrest Preserve Subdivision on behalf of Allegiance Development Group. The revision includes the combination of lot 19 and lot 20 to retain lot 19's address of 125 Bailee Run.

Staff recommends approval.



MAP SOURCE

STAFF RECOMMENDATION

**APPROVE**

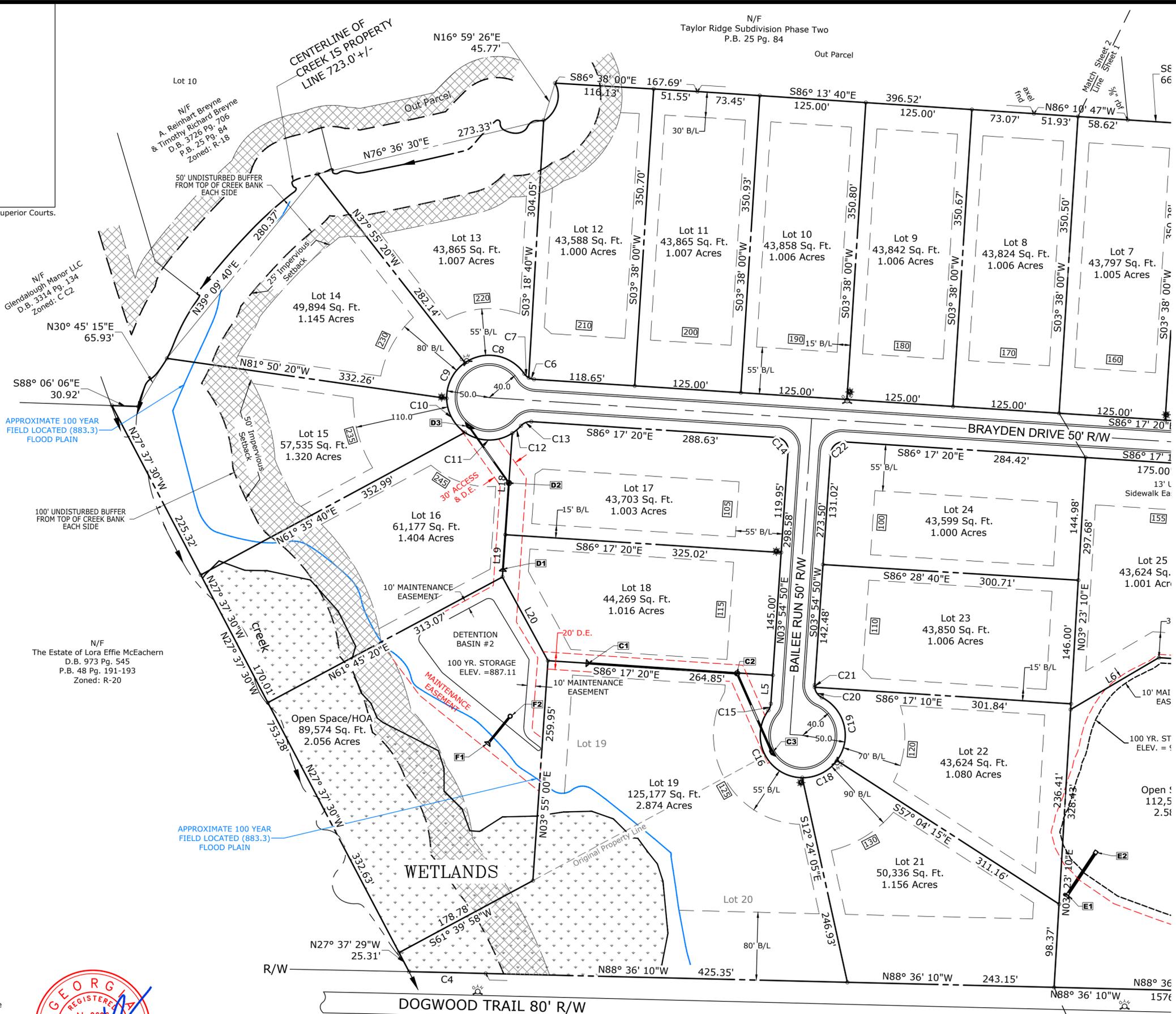
APPROVE WITH CONDITIONS

DENY

**COMPATABILITY WITH ZONING ORDINANCE**

The property is fully compatible with the Zoning Ordinance.

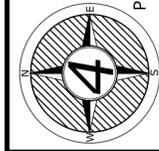
This Box reserved for the Clerk of the Superior Courts.



- 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
  - X= Fence
  - =Drainage Manhole
  - OHE=Over Head Electric Line



# FOUR CORNERS SURVEYING



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

REVISION	DATE	DESCRIPTION
	05/26/2017	Address City corrections
	10/19/2017	Add Sidewalk and utility easement around mailbox kiosk
	08/15/2019	Combine Lots 19 & 20

**Stonecrest Preserve**  
City of Tyrone

Land Lot 120, 7th District, Fayette County, Georgia  
JOB NUMBER: 16-001 FP

DATE: 04/19/17 DRAWN BY: JCB SCALE: 1" = 80'

SHEET  
**3**  
OF  
FOUR