



Tyrone Planning Commission Agenda December 12th, 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 22nd, 2019 & September 12th, 2019

IV. Public Hearing

V. New Business

1. To consider a final plat lot consolidation to combine parcels 0727013, 0727028, and 0727018 into one 93-acre lot from applicant David Hudson on behalf of Bethel Atlanta Church. **Phillip Trocquet, Planning & Development Coordinator**
2. To consider a site plan for a new Town municipal complex at address 950 Senoia Road. **Phillip Trocquet, Planning & Development Coordinator**

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

Staff Report

Date: December 12, 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 12122019

APPLICANT/PROPERTY OWNER

Bethel Atlanta Church

PLANNING COMMISSION MEETING DATE

December 12th 2019

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

926 Tyrone Road

Summary

Bethel Church is applying for the approval of a lot consolidation plat for the purposes of combining most of their 100+ acres into a single tract.

Staff is still working with the applicant and the Technical Review Committee on a few outstanding items. Approval with the condition that these TRC items be resolved before recording is recommended.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
AR Agricultural Residential	Church Office & Assembly @ current Tent	North: O-I & R-18 South: R-18 East: R-18 West: AR	Water	93 Acres

<p>COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN</p> <p>This submission is compatible with both the Comp Plan and the Future Development Map. This property lies Rural-Estate Residential character area which accommodates churches.</p>	<p>PROPERTY HISTORY</p> <p>Northern tract was granted a rezoning from R-12 to AR in July. The site plan for the church has already been approved.</p>
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<p>COMPATABILITY WITH ZONING ORDINANCE</p> <p>This submission is compatible with the zoning ordinance. Churches are allowed in residentially zoned districts with conditions. Bethel Church's plans meet the Town's Conditional use development regulations.</p>

STAFF RECOMMENDATION

APPROVE

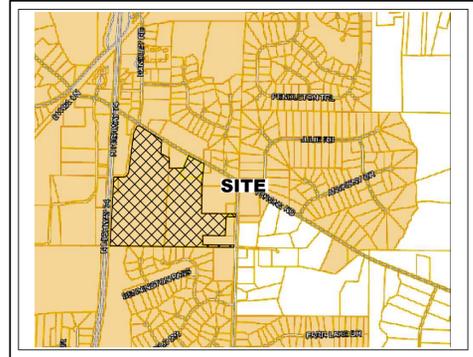
APPROVE WITH CONDITIONS

DENY

COMBINATION PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCELS:
PARCEL ID:0727 013, 0727 018, 0727 022 & 0727 028

PRELIMINARY 10/16/19



VICINITY MAP
VICINITY MAP
NOT TO SCALE

PROPERTY ADDRESS

PARCEL ID:
0727 013, 0727 018,
0727 022 & 0727 028

926 TYRONE RD
TYRONE, GEORGIA

SITE AREA

163,993 SQ FT
3.765 ACRES

NOTES

- THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE. JAIME F. HIGGINS AND INTEGRATED SCIENCE & ENGINEERING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- THE PROJECT HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (0.9137 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AND IS DEPICTED AS ZONE X AS DEFINED BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13113C007E, EFFECTIVE DATE 9/26/08.

PLAT REFERENCES

- BOUDARY SURVEY OF 926 TYRONE ROAD, PREPARED BY INTEGRATED SCIENCE & ENGINEERING, DATED 7/31/19.
- BOUDARY SURVEY OF 926 TYRONE ROAD, PREPARED BY FOUR CORNERS SURVEYING DATED 3/25/19.
- BOUDARY SURVEY OF 362 FARR ROAD, PREPARED W.S. BODKIN SURVEYING L.L.C., DATED 12/30/16.

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AND SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF AT LEAST ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,236.627 FEET. FIELD WORK PERFORMED: 7/29/19. DATE OF PLAT PREPARATION: 9/27/19. EQUIPMENT UTILIZED: LEICA TS12 P3.

PRELIMINARY
10/16/19

JAMIE F. HIGGINS, PLS GA 2802 DATE

INTEGRATED SCIENCE & ENGINEERING LSF000136



1039 Salmon Road, Suite 200, Newnan, Georgia 30055
Atlanta/Savannah
(770) 778-5522 x107

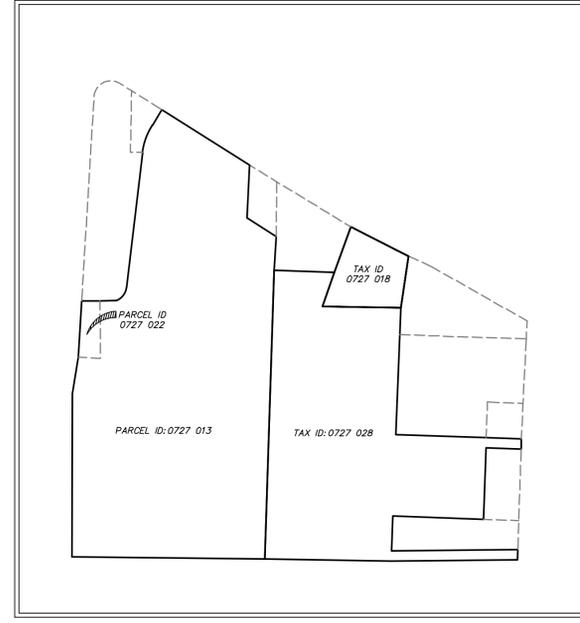
Date	Drawn by	Checked by	Project #	Design by	Reviewed by	Rev.	Description	Date	Appr.
10/16/19	DAH	DAH	1527.1901	JFH	JFH	0			

COMBINATION PLAT
PARCELS
0727 013, 0727 018, 0727 022 & 0727 028
TYRONE, GA.
LAND LOT 118, 7TH DISTRICT, CITY OF TYRONE, FAYETTE COUNTY, GEORGIA

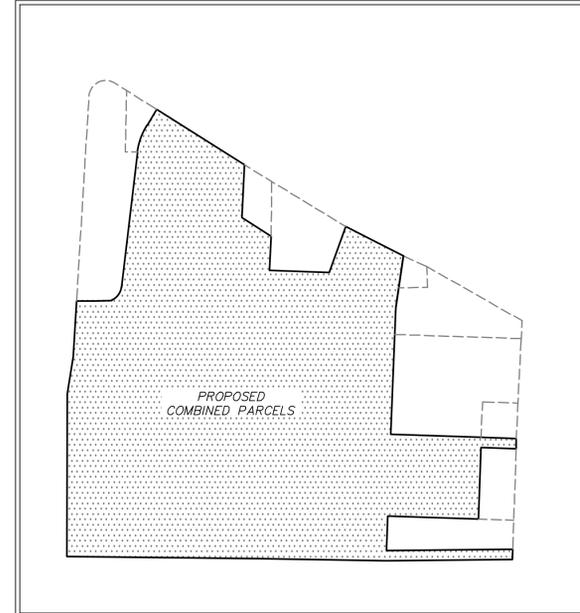


DRAWING NO.
1527.1901_ALTA

SHEET NO.
1 of 1



BEFORE
1" = 500'



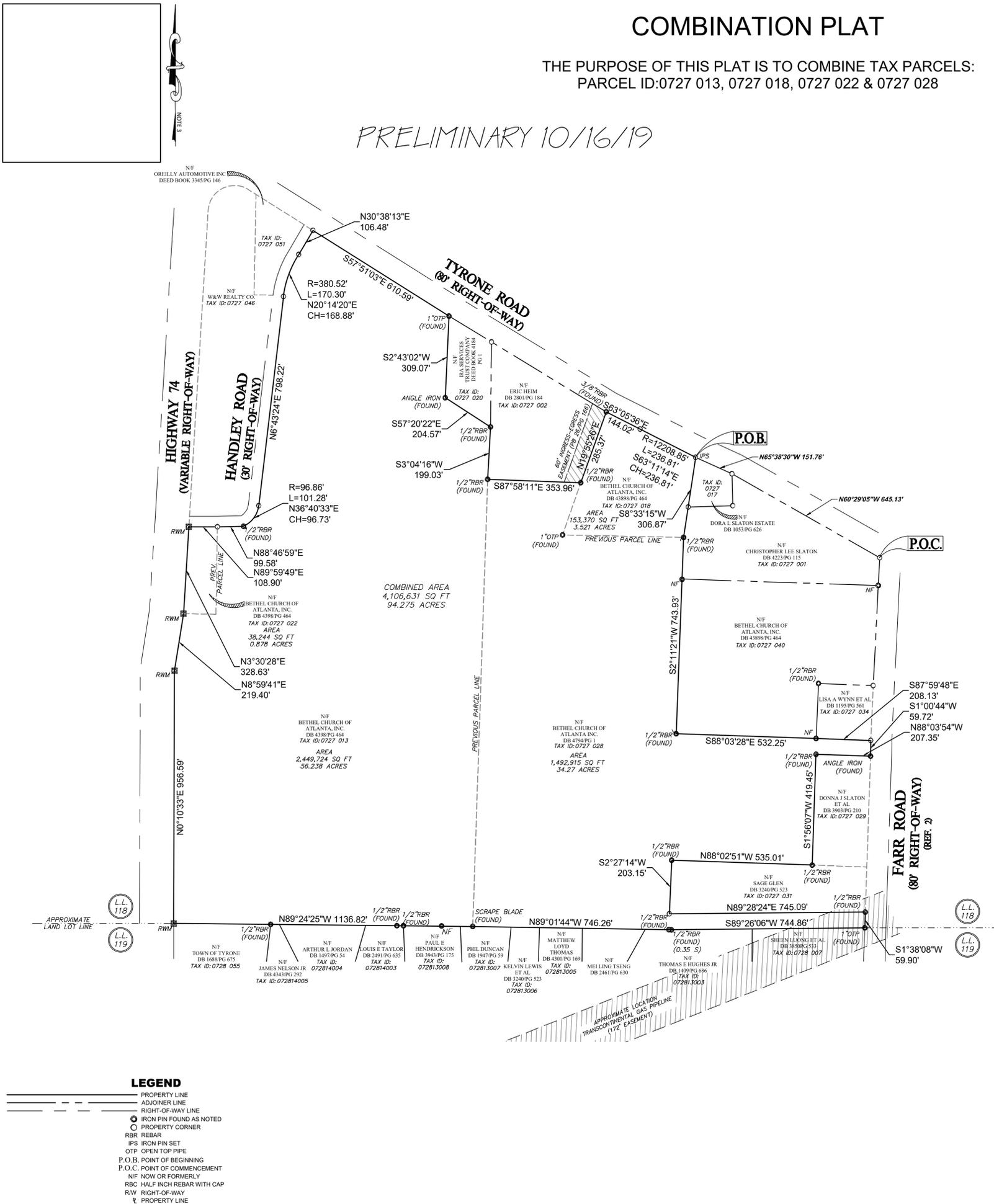
AFTER
1" = 500'
DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 118, 7TH DISTRICT, CITY OF TYRONE, GEORGIA, CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY FARR ROAD (80 FOOT RIGHT-OF-WAY) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF TYRONE ROAD (80' RIGHT-OF-WAY), THENCE ALONG SAID RIGHT-OF-WAY OF TYRONE ROAD NORTH 60 DEGREES 28 MINUTES 5 SECONDS WEST, A DISTANCE OF 645.13 FEET TO A POINT; THENCE NORTH 65 DEGREES 38 MINUTES 30 SECONDS WEST, A DISTANCE OF 151.76 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING.

THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 8 DEGREES 33 MINUTES 15 SECONDS WEST, A DISTANCE OF 306.87 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 2 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 743.93 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 85 DEGREES 3 MINUTES 25 SECONDS EAST, A DISTANCE OF 532.25 FEET TO A NAIL FOUND; THENCE SOUTH 77 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 208.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FARR ROAD (80 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 0 MINUTES 44 SECONDS WEST, A DISTANCE OF 59.72 FEET TO AN ANGLE IRON FOUND; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 88 DEGREES 3 MINUTES 54 SECONDS WEST, A DISTANCE OF 207.35 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 01 DEGREE 56 MINUTES 7 SECONDS WEST, A DISTANCE OF 419.45 FEET TO A HALF INCH REBAR FOUND; THENCE NORTH 88 DEGREES 2 MINUTES 51 SECONDS WEST, A DISTANCE OF 550.1 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 2 DEGREES 07 MINUTES 14 SECONDS WEST, A DISTANCE OF 153.70 FEET TO A HALF INCH REBAR FOUND; THENCE NORTH 89 DEGREES 28 MINUTES 24 SECONDS EAST, A DISTANCE OF 745.09 FEET TO A HALF INCH REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY OF FARR ROAD (80 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 39 MINUTES 8 SECONDS WEST, A DISTANCE OF 59.90 FEET TO A ONE INCH OPEN TOP PIPE FOUND ON AN APPROXIMATE LAND LOT LINE COMMON TO LAND LOTS 118 AND 119; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID APPROXIMATE LAND LOT LINE SOUTH 89 DEGREES 26 MINUTES 20 SECONDS WEST, A DISTANCE OF 746.26 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE EASTERLY RIGHT-OF-WAY OF STATE ROUTE 74 (RIGHT-OF-WAY VARIES); THENCE DEPARTING SAID APPROXIMATE LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY OF STATE ROUTE 74 NORTH 0 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 956.59 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 8 DEGREES 59 MINUTES 41 SECONDS EAST, A DISTANCE OF 219.40 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE NORTH 3 DEGREES 30 MINUTES 28 SECONDS EAST, A DISTANCE OF 328.63 FEET TO A POINT AT THE INTERSECTION FORMED BY THE EASTERLY RIGHT-OF-WAY OF STATE ROUTE 74 (RIGHT-OF-WAY VARIES) AND THE SOUTHERLY RIGHT-OF-WAY OF HANDLEY ROAD (30' RIGHT-OF-WAY); THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE ROUTE 74 AND ALONG SAID RIGHT-OF-WAY OF HANDLEY ROAD NORTH 89 DEGREES 59 MINUTES 49 SECONDS EAST, A DISTANCE OF 108.80 FEET TO A POINT; THENCE NORTH 88 DEGREES 46 MINUTES 59 SECONDS EAST, A DISTANCE OF 99.58 FEET TO A HALF INCH REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 101.28 FEET HAVING A RADIUS OF 96.88 FEET, A CHORD DIRECTION OF NORTH 36 DEGREES 40 MINUTES 33 SECONDS EAST AND CHORD LENGTH OF 96.73 FEET TO A POINT; THENCE NORTH 6 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 798.22 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 170.30 FEET HAVING A RADIUS OF 390.52 FEET, A CHORD DIRECTION OF NORTH 20 DEGREES 14 MINUTES 20 SECONDS EAST AND CHORD LENGTH OF 168.88 FEET TO A POINT; THENCE NORTH 30 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF 106.48 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROUTE 74 (80 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 57 DEGREES 51 MINUTES 3 SECONDS EAST, A DISTANCE OF 810.59 FEET TO A ONE INCH OPEN TOP PIPE FOUND; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 2 DEGREES 43 MINUTES 2 SECONDS WEST, A DISTANCE OF 309.07 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 57 DEGREES 20 MINUTES 22 SECONDS EAST, A DISTANCE OF 204.57 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 3 DEGREES 4 MINUTES 16 SECONDS WEST, A DISTANCE OF 199.03 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 87 DEGREES 58 MINUTES 11 SECONDS EAST, A DISTANCE OF 553.96 FEET TO A HALF INCH REBAR FOUND; THENCE NORTH 19 DEGREES 55 MINUTES 26 SECONDS EAST, A DISTANCE OF 236.37 FEET TO A 3/8 INCH REBAR FOUND ON SAID RIGHT-OF-WAY OF STATE ROUTE 74; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 63 DEGREES 5 MINUTES 36 SECONDS EAST, A DISTANCE OF 144.02 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 236.81 FEET HAVING A RADIUS OF 12,208.85 FEET, A CHORD DIRECTION OF SOUTH 63 DEGREES 11 MINUTES 14 SECONDS EAST AND CHORD LENGTH OF 236.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 4,106,631 SQUARE FEET SQUARE FEET OR 94.275 ACRES.



Staff Report

Date: December 12, 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

PC12122019

APPLICANT/PROPERTY OWNER

Town of Tyrone

PLANNING COMMISSION MEETING DATE

01/12/2020

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

950 Senoia Road

Summary

The Town has submitted plans and designs for a new combined Police Station & Town Hall municipal complex to be located across from Shamrock Park. The new facility is roughly 17,000 s.f. and will assume a new address of 950 Senoia Road.

The TRC is still reviewing elements of the site plan and construction plans. The new facility will provide approximately 117 Parking Spaces for the site and additional downtown parking. A landscape plan has yet to be designed, but Town staff are currently working on landscape and environmental elements.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
AR Agricultural Residential	Church Office & Assembly @ current Tent	North: AR South: OS East: C-1 & R-12 West: C-1	Water	~3.4 Acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
<p>The development of a new municipal complex is compatible with the future development map and comprehensive plan. A focus on downtown development and investment is one of the major themes of the Comprehensive Plan. The construction of a new municipal complex furthers this goal and will hopefully act as a catalyst for other property owners to reinvest or build on their properties in the area.</p> <p>This project is also tied with our downtown sewer expansion project which will provide owners with the necessary infrastructure to expand and invest.</p>	<p>This property was carved out of Mr. Deyton's Homestead. He will continue to live in the home directly behind the lot pictured.</p>

COMPATABILITY WITH ZONING ORDINANCE
<p>This submission is compatible with the zoning ordinance.</p>

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

