



Tyrone Planning Commission Agenda May 14th, 2020 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 (770)
487-4038

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from February 13th, 2020

IV. Public Hearing

V. New Business

1. To consider a final plat lot split of 254 Trickum Creek Road. From applicant Lynn Redwood. **Phillip Trocquet, Planning & Development Coordinator**
2. To consider a revised final plat of lots 1 & 2 off of Mann Road at 252 Mann Road from Applicant Matt Langly. **Phillip Trocquet, Planning & Development Coordinator**

VI. Staff Comments

1. Update on upcoming items: Square Footage and Assisted Living Text Amendments, Comp Plan Revision, Architectural Overlay Amendments, Parking Ordinance Amendments, Re-adoption of the Zoning Map.

VII. Commission Comments

VIII. Adjournment

**Town of Tyrone
Planning Commission Meeting Minutes
Thursday February 13, 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

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

Appointments:

Town Attorney, Patrick Stough, asked Mr. Bousquet and Mr. Hunter to rise and administered their oaths of office. Both Mr. Bousquet and Mr. Hunter took their oaths for Commissioner posts 1 and 2.

Chairman David Nebergall asked for a motion to nominate a Tyrone Planning Commission Chairman for the 2020 year. Commissioner Duncan made a motion to reappoint David Nebergall as chairman. Commissioner Schouw seconded the motion. Motion passed 4-0.

Chairman Nebergall asked for a motion to nominate a Tyrone Planning Commission Vice-Chairman for the 2020 year. Commissioner Bousquet made a motion to reappoint Dia Hunter. Commissioner Duncan seconded the motion. Motion passed 4-0.

Approval of Agenda

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

Approval of Minutes for Thursday December 12th, 2019

Commissioner Schouw made a motion to approve the minutes from Thursday December 12th, 2019. Commissioner Schouw seconded the motion. Motion was approved 4-0.

Public Hearing:

1. To consider a text amendment from applicant Steven Gulas of MAP Equities to amend section 113-128 of the zoning ordinance, permitted uses, to add assisted living memory care independent living. Phillip Trocquet, Planning & Development Coordinator

Assisted Living, Memory Care, and Independent Living establishments are currently not listed in the Town's ordinance. Given that these establishments are being developed at an increasing rate in the County, it seems appropriate for the Town to incorporate them into the ordinance in some fashion.

The closest use the Town has is Nursing Home, defined as: *"A facility which admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision; it maintains the services and facilities for skilled nursing care and rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the home; it otherwise complies with these rules and regulations."*

Mr. Gulas presented each term as interchangeable and as a single proposed use. Based on the application of such uses in other communities, staff recommends that an overarching term of "care home" be used for assisted living & memory care with the following definitions:

1. Care home means a state licensed convalescent center, assisted living facility, memory care facility, or similar use established to render long-term domiciliary care to individuals of retirement status no longer able to live independently. This shall not include facilities for the care of mental patients, epileptics, alcohol/drug use patients, or nursing homes.

2. Independent Living Facility – a facility containing units which is part of a life care community and includes complete facilities for independent living, including cooking and sanitary facilities. The occupants are presumed to be able to function independently of the support facilities of the life care community.

Mr. Trocquet continued that the request for said uses to be included in the C-1 district is consistent with other uses allowed in the district. The lower intensity district of O-I (Office-Institutional) includes nursing homes as a permitted use. Staff recommends the investigation of adding nursing homes to C-1 if Care Homes and Independent Living Establishments are added to this district. It should be noted that all permitted uses in the C-1 zoning district are allowed in the C-2 (Highway Commercial) district as well.

Chairman Nebergall asked for clarification on where Nursing Homes are currently allowed in the ordinance. Mr. Trocquet stated that they are allowed in O-I (Office-Institutional). Chairman Nebergall asked if there was a recommendation to remove Nursing Homes from O-I if the other uses are added. Mr. Trocquet stated that he did not make that recommendation, but Council could choose to remove it. Commissioner Bousquet asked if there were any Nursing Home facilities within the Town limits. Mr. Trocquet stated that there were none.

Mr. Trocquet's staff recommendation was to amend section 113-128 subsection (a) to add Care Home and Nursing Home as permitted uses for the C-1 District. Mr. Trocquet also recommended an amendment to section 113-2 to add definitions for Care Home with the definition provided in his staff report at a later date if Care Homes and Nursing Homes were added as permitted uses for the C-1 district.

Chairman Nebergall opened the public hearing for those in favor of the text amendment.

Mr. Gulas approached the podium. He stated that he had a feasibility study done for the construction of an assisted living facility in town and it came back favorably. He stated that he owned property at the corner of Dogwood Trail and SR-74 and that the idea of an assisted living facility seemed favorable from his neighbors. Mr. Gulas stated that Fayette County had one of the fastest growing elderly populations in the state and that there was a need for such facilities. Mr. Gulas spoke on the ratio of assisted living to memory care units a facility such as his would have as well as a standard floor-plan layout. Mr. Gulas stated that Coweta County was moving forward on a lot of these facilities as well.

Chairman Nebergall closed the public hearing for those in favor and opened the hearing for those in opposition. No one spoke.

Chairman Nebergall opened the item up for commission comments.

Vice-Chairman Hunter asked how such an addition to the ordinance would affect the SR-74 Quality Growth Overlay district. Mr. Trocquet stated that buildings associated with such uses, would be held to the same standards. Vice-Chairman Hunter inquired about access. Mr. Trocquet stated that a curb cut moratorium existed from the Peachtree City border to the SR-74/Jenkins Rd. intersection. Beyond that point, limited access is encouraged and GDOT approves only what is necessary from a curb cut perspective.

Commissioner Bousquet asked about the definitions and the inclusion of Hospice Care. Mr. Trocquet stated that based on the type of care given, hospice care would likely fall within the Nursing Home definition.

Mr. Stough made a point of clarification that Town staff's recommendation was to add only Care Home as a new use in C-1 and that the movement of nursing homes from O-I to C-2 would need to happen at a later date. He further added that this was different from the applicant's request which was to add Assisted Living and Independent Living facilities to the C-1 district. Commissioner Bousquet made a motion to amend the ordinance per staff's recommendation. Vice-chairman Hunter seconded the motion. Motion passed 4-0.

2. To consider a text amendment from applicant Steven Gulas of MAP Equities to amend section 113-128 of the zoning ordinance, development standards, to alter the permitted maximum building size. Phillip Trocquet, Planning & Development Coordinator

Mr. Trocquet presented the item. He stated that Mr. Steve Gulas had submitted a text amendment request to alter language in Section 113-128 for the C-1 (Downtown Commercial) zoning district regarding permitted uses and development standards regarding maximum building size. Specifically, Mr. Gulas presented an addition of Assisted Living/Memory Care/Independent Living institutions as permitted uses in the C-1 district. He is also requesting that the current standard maximum building size of 30,000 total square feet be amended to read "Maximum building size - 30,000 s.f. footprint" or "Maximum building size - 45,000 s.f. for single story & 30,000 s.f. for multi-story."

Mr. Trocquet stated that in researching the history of the 30,000 s.f. requirement in the ordinance, staff found ordinance 306 from 2007 which intended a square footage maximum to limit big-box development. Given that big box developments in suburban communities are almost always single-story structures, it does not seem contradictory to the intent of the ordinance to allow a 30,000 s.f. maximum footprint requirement. From a size and massing perspective, buildings would still be held to the same height restrictions and architectural standards. Mr. Trocquet continued that given that the 30,000 s.f. footprint does not seem to contradict the ordinance, it is staff's opinion that the C-2 district should be treated equally with a follow-up text amendment to occur for that zoning district.

Chairman Nebergall opened the hearing for those in favor of the text amendment.

Mr. Gulas approached the podium. He stated that he believed the 30,000 s.f. footprint language was the appropriate interpretation in order to limit big-box development while also allowing for flexibility of construction for other developers. He stated that for nursing homes, the larger square footage was necessary from a business model perspective. He re-stated that the feasibility study done supported this model as well.

A Dr. Ruchir Agrawal of 320 White Springs Lane in Peachtree City stated that he saw a need for such facilities in Tyrone and across the County. He was supportive of larger facilities that could accommodate more residents.

Chairman Nebergall closed the hearing for those in favor and opened the hearing for those in opposition. No one spoke.

Chairman Nebergall asked for Commission comments.

Commissioner Duncan clarified that they were just addressing the footprint section of the request. Chairman Nebergall clarified that the applicant's request was for a 30,000 s.f. footprint multi-story structure and for a 45,000 s.f. single-story structure and that staff's recommendation was only to amend language allowing for a 30,000 s.f. footprint development requirement.

Vice-chairman Hunter made a motion to approve the applicant's request. Commissioner Bousquet seconded the motion.

Chairman Nebergall and Commissioners Duncan and Schouw expressed concern with the 45,000 s.f. single-story provision in the motion. Vice-chairman Hunter stated that Planning Commission was unaware of site conditions on any particular site and that the flexibility of building a multi-story or single-story structure should be available to a developer. He continued that he believed that a 45,000 s.f. was compatible with the Town given his experience with such buildings. Vice-chairman Hunter withdrew his motion.

Commissioner Duncan made a motion to approve staff's recommendation to amend language to allow for a 30,000 s.f. footprint structure in the C-1 district. Commissioner Schouw seconded the motion. Motion carried 4-0.

Old Business:

New Business:

1. To consider a final plat lot consolidation to combine lots 1, 2, 3, & 4 of the Market Hill business park into one 6.4 acre tract. From applicant John Lee on behalf of Konos Academy. Phillip Trocquet, Planning & Development Coordinator

Mr. Trocquet presented the item and stated that Konos Academy is applying for the approval of a lot consolidation plat for the purposes of combining lots 1, 2, 3, & 4 of the Market Hill business park. The respective parcels are 073610001, 073610002, 073610003, & 073610004. The new property will assume the address 100 Greencastle Road. He continued that the properties were currently zoned O-I and that the surrounding zoning districts were R-18 to the north, O-I to the south, C-1 & O-I to the east, and R-12 to the west. The submission was compatible with both the comprehensive plan and future development map. The property lies within the Community Gateway character area which allows O-I uses at similar acreages. The submission was also compatible with the zoning ordinance.

Mr. Trocquet stated that the applicant was 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.

Chairman Nebergall noted that he was a resident in the adjoining subdivision and that he was aware of serious water run off issues as a result of construction in the Market Hill business park. Mr. Trocquet stated that this application was not part of any development plan, but that any future construction on the property would come with a formal site plan to appear before Planning Commission again.

Vice-Chairman Hunter made a motion to conditionally approve the plat contingent on the resolution of all TRC items. Commissioner Duncan seconded the motion. Motion passed 4-0.

Staff Comments:

Mr. Trocquet gave an update to Planning Commission regarding the status of the new Town Hall. He stated that the landscape plan for the new Town Hall was being done in house and that the detention pond in front of the building would be implementing stormwater better management practices such as rain gardens and bio-swales. Mr. Trocquet stated that he knew many of the Planning Commissioners were big advocates of such stormwater management practices.

Commission Comments:

Commissioner Duncan stated that he spoke to Steve Hoffman regarding the Dogwood Trail culvert repair in the unincorporated county. He stated that they seemed to be waiting on the gas company as the final roadblock in the project.

Adjournment:

Commissioner Duncan made a motion to adjourn. Meeting adjourned at 8:05pm

David Nebergall, Planning Commission Chairman

Phillip Trocquet, Planning & Development Coordinator

Staff Report

Date: May 14, 2020

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 05142020

APPLICANT/PROPERTY OWNER

Lynn Redwood

PLANNING COMMISSION MEETING DATE

May 14th, 2020

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

254 Trickum Creek Rd.

Summary

Applicant Lynn Redwood has submitted a final plat revision to split her 15 acre lot into two separate 8.7 acre and 6.7 acre tracts.

The stated purpose of this lot division is to allow for the construction of a second principle structure on the land.

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
R-12	Residential/Agricultural Homestead	North: R-12 South: R-12 East: LUR (Southampton) West: Unincorporated AR	Water	15 acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
This submission is compatible with both the Comp Plan and the Future Development Map. This property lies within the Estate Residential Character area which maintains a 1 acre lot minimum.	

COMPATABILITY WITH ZONING ORDINANCE
This submission is compatible with the zoning ordinance. R-12 land is permitted to have over 1-acre lots.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Final Plat for William T. Redwood & Lyndelle H. Redwood

254 Trickum Creek Road
Land Lot 147 of the 7th District
Town of Tyrone
Fayette County, Georgia
April 27, 2020

Approved by Town of Tyrone, Engineer

Date _____ Town Engineer

Approved by Town of Tyrone, Mayor

Date _____ Mayor

Approved by Town of Tyrone, Town Clerk

Date _____ Town Clerk

Approved by Owner

Date _____ Owner

Date _____ Owner

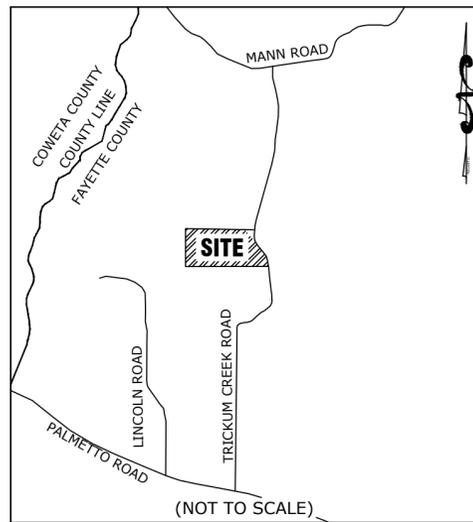
Surveyor's Certificate:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BY: 
GA R.L.S. Ronald T. Godwin License NO. 2696 Date 04/27/2020

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.



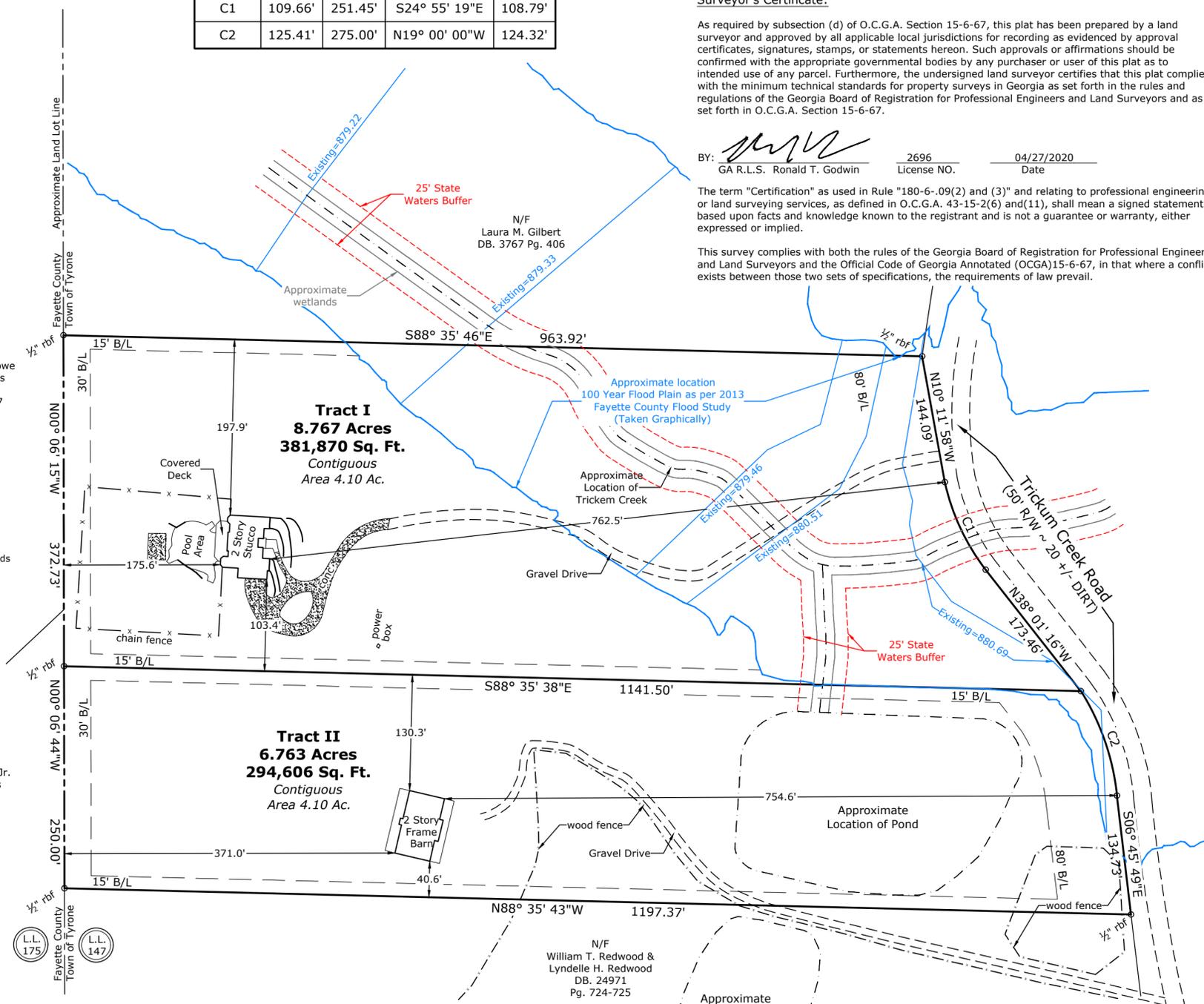
LOCATION MAP
(NOT TO SCALE)

This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

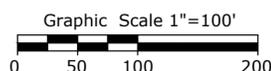
- OWNER/DEVELOPER:
William & Lyndelle Redwood
254 Trickum Creek Road
Tyrone, GA 30290
Contact : Lyndelle Redwood
(404)932-1786 cell
- SURVEYOR:
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- CLOSURE DATA:
Field Closure=1" IN 10,000+
Angle Point Error=< 20"
Equipment Used=Topcon 3005W,
Sokkia SX, & Topcon Hyper GA GPS System
Adjustment Method=Compass Rule
Plat Closure=1" IN 100,000+
- SITE DEVELOPMENT DATA:
Location: Land Lot 147 of the 7th District, Fayette County, Georgia
Site Data = 1 Lots into 2 Lots
Total area of project = 15.53 Acres 676,476 Sq. Ft.
- Tax Parcel ID: 0739 034
- Typical MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
For R-12 Zoning district
Minimum lot width at front setback line = 125'
Minimum floor area of house = 1,200 SF
Minimum lot size = 1.0 ACRES
Front yard = 80'
Side yard = 15'
Rear yard = 30'
Maximum height of structure = 35'
- The purpose of this plat is to divide one tract into two.
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- This property does lie within a special flood hazard area according to FEMA Flood Insurance Rate Map #13113C0076E dated September 26, 2008.
- There are state waters on this property.
- This property is in a groundwater recharge area.
- This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
- This survey was performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
- There are wetlands on this property as per U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval. (Classification - Riverine)
- All distances shown are horizontal ground distance. No conversion factor used.
- Plat is oriented to state plane north.
- All existing structures, buildings, and improvements on the property to remain.
- 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.
- This plat supersedes the plat for William T. Redwood & Lyndelle H. Redwood record in Plat Book 48 Page 29 on 03/09/2015.

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	109.66'	251.45'	S24° 55' 19"E	108.79'
C2	125.41'	275.00'	N19° 00' 00"W	124.32'

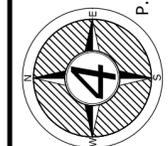


LEGEND:

- OTP=OPEN TOP PIPE
- RBF=REBAR FOUND
- RBS=REBAR SET
- R/W=RIGHT OF WAY
- L.L.=LAND LOT
- A.E.=ACCESS EASEMENT
- D.E.=DRAINAGE EASEMENT
- 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
- ⊗=FIRE HYDRANT
- ⊙=WATER VALVE
- x-x- =FENCE



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FOUR_CORNERS@BELLSOUTH.NET

DEED / PLAT	REVISION	PAGE	DESCRIPTION:
DB. 32787 PB. 48		553-556 29	

William & Lyndelle Redwood
254 Trickum Creek Road
Land Lot 147 of the 7th District Fayette County, Georgia
JOB NUMBER: 14-122MFP2
DATE: 04/27/2020 DRAWN BY: JCB SCALE: 1" = 100'

SHEET
1
OF
ONE

Staff Report

Date: May 14, 2020

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 05142020

APPLICANT/PROPERTY OWNER

Chris Langley

PLANNING COMMISSION MEETING DATE

May 14th, 2020

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

252 Man Rd.

Summary

Applicant Chris Langley has submitted a final plat revision for the owners of tracts 1 and 2 Mann Road.

The stated purpose of this lot division is to resolve a property-owner conflict involving the placement of fence monuments crossing property lines.

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 Res.)	Residential/Agricultural Homestead	North: AR South: AR East: DR West: Unincorporated AR	Water	15 acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
This submission is compatible with both the Comp Plan and the Future Development Map. This property lies within the Estate Residential Character area which maintains a 1 acre lot minimum.	

COMPATABILITY WITH ZONING ORDINANCE
This submission is compatible with the zoning ordinance. AR lot minimums are 3 acres; this revision will not affect this ordinance requirement.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

FOR REVIEW ONLY

RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

- B/L = BUILDING LINE
- L.L. = LAND LOT
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY

NOTES:

1. THIS IS A REVISED FINAL PLAT OF PROPERTY RECORDED IN DEED BOOK 3360, PAGE 210, DEED BOOK 5014, PAGE 604 AND PLAT BOOK 44, PAGE 194, FAYETTE COUNTY, GEORGIA RECORDS.
2. CURRENT OWNERS: (LOT 1) GAMBOA PROPERTIES, INC. PER DEED BOOK 5014, PAGE 604 AS OF 03-26-2020; (LOT 2) CHRISTOPHER GUY PARKER PER DEED BOOK 3360, PAGE 210, FAYETTE COUNTY, GEORGIA RECORDS AS OF 02-22-2008.
3. THIS SURVEY WAS AUTHORIZED BY WILLIAM H. ARROYO AND ASSOCIATES.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. RECORD BEARING APPLIED TO NORTH PROPERTY LINE OF LOT 2.
6. NO EASEMENT DOCUMENT WAS RECOVERED BY OR PROVIDED TO THIS SURVEYOR. THESE OVERHEAD UTILITIES ARE SUBJECT TO ALL CLAIMS OF EASEMENT.
7. BUILDING LINES WERE TAKEN FROM AN APPROVED AND RECORDED PLAT OF "MANN ROAD TRACT", (PLAT BOOK 44, PAGE 194).
8. OTHER IMPROVEMENTS EXIST ON THIS PROPERTY THAT ARE NOT SHOWN SHOWING ALL IMPROVEMENTS WAS OUTSIDE THE SURVEYOR'S SCOPE OF WORK.

NOTE: ALL 1/2" REBARS SET ARE 18" IN LENGTH WITH YELLOW PLASTIC CAP STAMPED GA. LSF 000701

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 52,888 ft. and an angular error of 4 seconds per angle point, and is UNADJUSTED. A SECONDAL ZOOM 30 was used to obtain linear and angular measurements. It is my professional opinion, that this plot is true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 556,549 feet.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES, BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS. UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

FINAL SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

FOR REVIEW ONLY

Larry C. Shimshick, Ga. PLS No. 2343 Date

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP. Map Number: 13113C0013E & 13113C0014E Dated: SEPTEMBER 26, 2008

W.D. Gray and Associates, Inc.
LSF000701

land surveyors - planners
160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

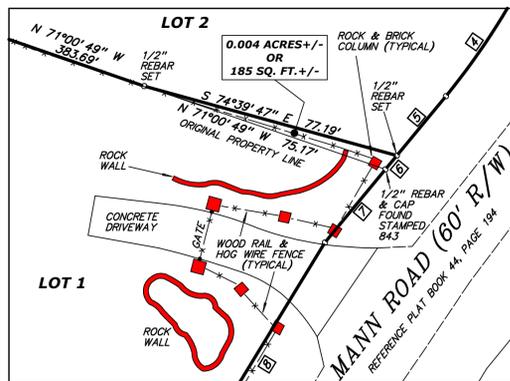
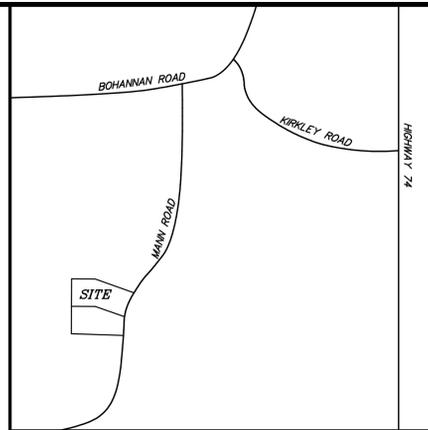
PREPARED FOR:

WILLIAM H. ARROYO AND ASSOCIATES

FINAL PLAT APPROVAL:

TOWN ENGINEER _____ DATE _____
MAYOR _____ DATE _____
OWNER (LOT 1) _____ DATE _____
OWNER (LOT 2) _____ DATE _____
TOWN CLERK _____ DATE _____
FAYETTE COUNTY ENVIRONMENTAL HEALTH _____ DATE _____

FOR REVIEW ONLY



RIGHT-OF-WAY COURSE TABLE

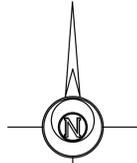
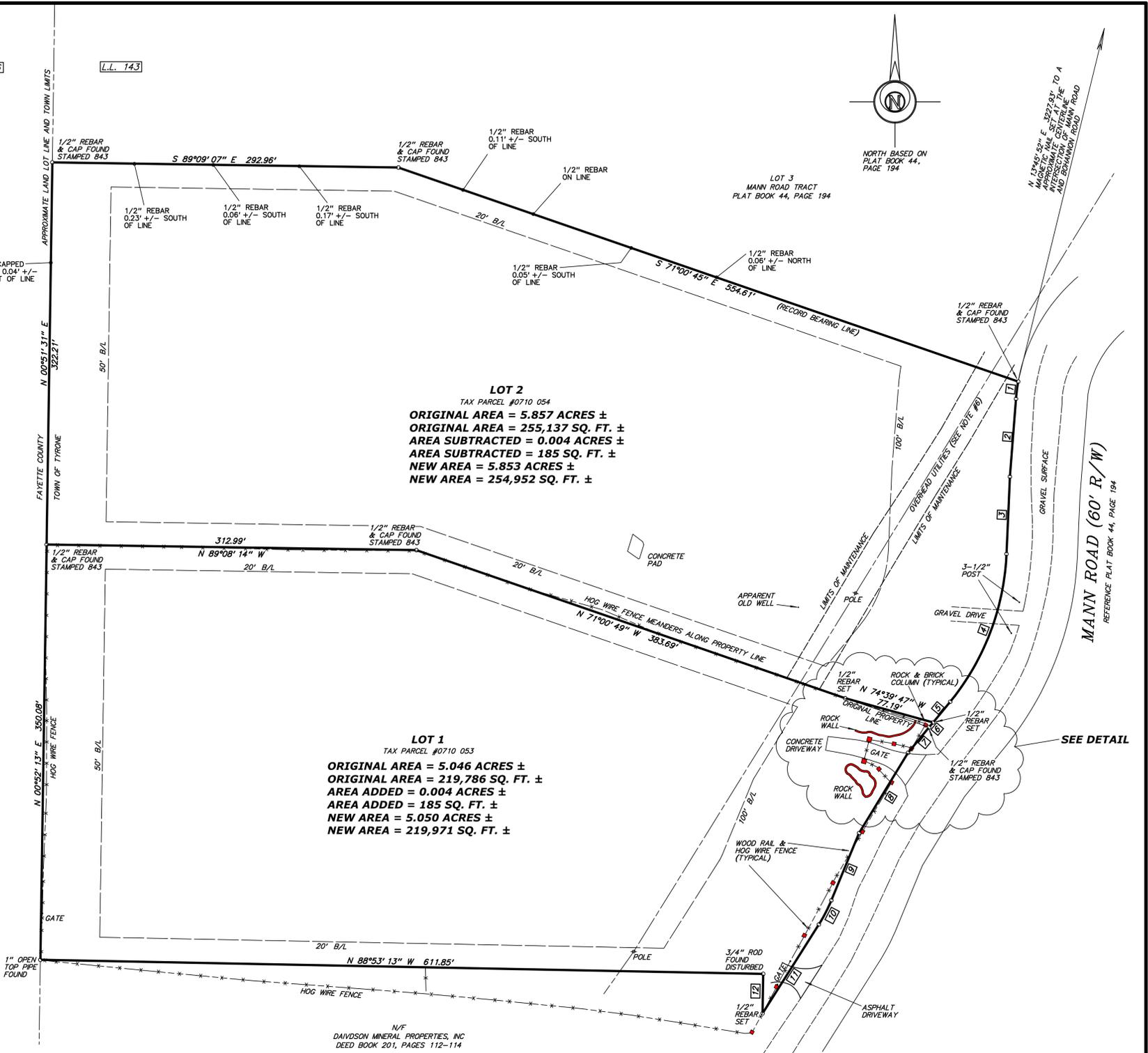
COURSE	BEARING	DISTANCE
1 - LC	S 07°16' 51" W	14.67'
2	S 04°29' 43" W	65.85'
3	S 02°30' 49" W	65.18'
4 - LC	N 20°55' 01" E	133.35'
5	S 39°41' 08" W	22.69'
6	S 39°41' 08" W	5.25'
7	S 39°41' 08" W	27.92'
8	S 31°28' 14" W	79.41'
9	S 22°29' 37" W	61.34'
10 - LC	N 27°27' 34" E	23.00'
11	S 32°28' 31" W	88.77'
12	N 00°53' 42" E	33.31'

CURVE	RADIUS	ARC LENGTH
1	150.88'	14.68'
4	211.19'	136.67'
10	132.86'	23.03'

TOTAL LOTS = 2
TOTAL ACREAGE = 10.903 ACRES ±
TOTAL AREA = 474,923 SQ. FT. ±

L.L. 146

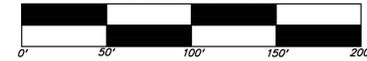
L.L. 143



N 13°45' 00" E 3221.91' TO A APPROXIMATE POINT AT THE INTERSECTION OF MANN ROAD AND BOHANNAN ROAD

MANN ROAD (60' R/W) REFERENCE PLAT BOOK 44, PAGE 194

GRAPHIC SCALE: 1 inch = 50 feet



REVISED FINAL PLAT OF LOT 1 and LOT 2 MANN ROAD TRACT

THE PURPOSE OF THIS REVISED FINAL PLAT IS TO CHANGE THE PROPERTY LINE BETWEEN LOT 1 AND LOT 2. THESE LOTS WERE PREVIOUSLY RECORDED IN PLAT BOOK 44, PAGE 194.

LAND LOT: 143	DATE OF SURVEY: 12-02-19 TO 12-03-19 and 04-27-20
7th DISTRICT	DATE OF DRAWING: 04-27-20
TOWN OF TYRONE FAYETTE COUNTY, GA.	REVISED:
SCALE: 1" = 50'	JOB NO. 2004014



Final/Preliminary Plat Application

Petition#: _____

Applicant & Property Owner Information

Applicant Name: MATT LANGLEY Email: WDGMATTL@NUMAIL.ORG
 Applicant Address: 160 GREENCASTLE RD, SUITE B, TYRONE Phone: (770) 486-7552
 Company Name: W.D. GRAY & ASSOCIATES

Property
 Owner Name: CHRISTOPHER GENE PARKER Email: christopher@gpelectrical.com
 Property
 Owner Address: 10559 Serebe LN, Palmetto, GA 31268 Phone: (678) 494-5301

Property Details

Property
 Address: MANN ROAD Acreage 5.857
 Additional Information:
 Current Zoning of Property: AZ
 Parcel #: 0740054
 Present Use of Subject Property: VACANT
 Proposed Subdivision Name (If applicable): _____
 Land Use Plan Designation: _____
 Name & Type of Access Road: MANN ROAD - GRAVEL
 Location of Nearest Water Line: _____

(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: _____



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:

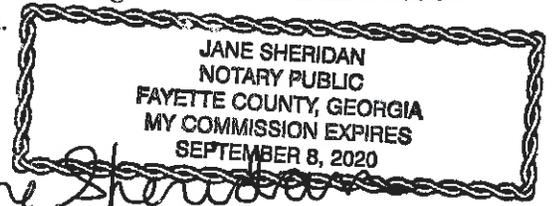
CHRISTOPHER GENE PARKER
 (Please Print Names)

Property Tax Identification Number(s) of Subject Property: 0740-054

(I am) (We are) the sole owner(s) of the above-referenced property requested to be re-platted. Subject property is located in the Land Lot(s) 143 of the 7 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 W.D. Gray + Associates + to act as (my) (our) Agent in this matter.
Richard P. Lindsey

(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 the Town of Tyrone in order to process this application.



[Signature]
 Signature of Property Owner 1

[Signature]
 Signature of Notary Public

10959 Serenbe Ln Palmetto GA 30268
 Address

5-6-20
 Date

 Signature of Property Owner 2

 Signature of Notary Public

 Address

 Date

 Signature of Property Owner 3

 Signature of Notary Public

 Address

 Date



Final/Preliminary Plat Application

Petition#: _____

Applicant & Property Owner Information

Applicant Name: MATT LANGLEY Email: WDGMATTL@NUMAIL.ORG
 Applicant Address: 160 GREENCASTLE RD, SUITE B, TYRONE Phone: (770) 486-7552
 Company Name: W.D. GRAY & ASSOCIATES

Property
 Owner Name: GAMBOA PROPERTIES INC. Email: _____
 Property
 Owner Address: 251 MANN ROAD, TYRONE, GA. Phone: (678) 575-4278
30290

Property Details

Property 257
 Address: MANN ROAD Acreage 5.046

Additional Information:

Current Zoning of Property: AR

Parcel #: 0740 053

Present Use of Subject Property: AGRICULTURAL/RESIDENTIAL

Proposed Subdivision Name (if applicable): _____

Land Use Plan Designation: _____

Name & Type of Access Road: MANN ROAD - GRAVEL

Location of Nearest Water Line: _____

(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: _____



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:

GIAMBOA PROPERTIES INC.

(Please Print Names)

Property Tax Identification Number(s) of Subject Property: 0740 053

(I am) (We are) the sole owner(s) of the above-referenced property requested to be re-platted. Subject property is located in the Land Lot(s) 143 of the 7th District, and (if applicable to more than one land district) Land Lot(s) N/A 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 H. Anonzo, Esquire or Matt Langley, to act as (my) (our) Agent in this matter.

(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 the Town of Tyrone in order to process this application.

GIAMBOA PROPERTIES, INC.; BY

x Nomal Giamboa, CEO
Signature of Property Owner 1

257 Morris Road, Tyrone, GA.
Address 30290

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Notary Public

Date

Signature of Notary Public

Date

Signature of Notary Public

Date

