



Tyrone Planning Commission Agenda

June 25, 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

881 Senoia Road
Tyrone, Ga 30290
770-487-4038
www.tyrone.org

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from June 11th, 2020

IV. Public Hearing

V. New Business

1. Consideration of a final plat revision from applicant Richard Ferry for parcels 0738140 and 0738155. **Phillip Trocquet, Town Planner**
2. Consideration of a preliminary site plan from applicant Richard Ferry for parcels 0738149 and 0738155. **Phillip Trocquet, Town Planner**
3. Consideration of a plat revision from applicant Findo Homes & Communities, Inc. to combine lots 98 & 99 of River Oaks Phase II subdivision. **Phillip Trocquet, Town Planner**

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

Town of Tyrone
Planning Commission Meeting Minutes
Thursday June 11, 2020
7:00PM

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Jeff Duncan
Commission Member, Carl Schouw
Commission Member, Scot Bousquet
Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Commission Chair, Nebergall called the meeting to order.

Approval of Agenda

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

Commissioner Schouw made a motion to approve the May 14, 2020 minutes.
Commissioner Duncan seconded the motion. Motion was approved 4-0.

New Business

1. Consideration of a final plat revision from applicant Shellie Patterson for 185 Grace Lane.

Phillip Trocquet, Town Planner

Mr. Trocquet stated that the future property owner, Ms. Shellie Patterson, wished to divide the property that was currently owned by her mother. The application was to split Tract 1 of Grace Lane to create a 2.4-acre lot and a 1.2-acre lot to build another single-family home. He added that the Technical Review Committee (TRC) was currently reviewing the properties. One concern was if the access drive was located within the property easement. He added that the zoning category was R-12, which was residential zoning. Surrounding zoning was E-I, R-12, and R-18. The submission was compatible with both the Comprehensive Plan and the Future Development Map.

Chairman Nebergall asked if there would be an easement issue with the separation. Mr. Trocquet stated that the proposed home would be outside of the existing setbacks, and should not be an issue. Chairman Nebergall shared his concern with the closeness of the future setbacks for the new home.

Commissioner Bousquet inquired about the size of the current home in regard to the second proposed home. Mr. Trocquet shared that he believed that the square footage of the current home was between 1,500 sq. ft. and 1,800 sq. ft. and the new home should be approximately 3,000 sq. ft.

Commissioner Schouw made a motion to approve the final plat revision with the condition that the easement cover the current paved driveway.

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

Staff Comments

1. Update on the Town's award of the LCI (Livable Centers Initiative) Grant. *Phillip Trocquet, Town Planner*

Mr. Trocquet announced that the Town had been awarded the LCI Grant. The grant was for \$120,000, the Town matched \$40,000, for a total of \$160,000. The grant was for a streetscape master plan, market study, and traffic and parking assessment for downtown. Mr. Trocquet shared his enthusiasm and stated that there would be a large public engagement session, similar to that of the Comprehensive Plan. He added that it would build on the UGA study and reflect the potential for privately owned lots, but essentially focused on Town property and right-of-way. He shared that the scope of the project with the Atlanta Regional Commission (ARC) would end later that week.

He added that by the end of July, staff would choose a consultant through an RFP. Mr. Trocquet stated that the major benefit of the LCI program was the potential to receive other state funded transportation dollars. He explained that some TIP (Transportation Improvement Program) funds were essentially LMIG project funds, (maintenance projects). Following the LCI study, the Town could gain access to funds for downtown streetscape projects. He gave the example of the city of Alpharetta. He also gave examples of streetscapes, such as sidewalks, curbing and landscaping. Mr. Trocquet added that the Planning Commission would be involved in the process along with a steering committee and stakeholders. The steering committee would consist of one Planning Commission member, one Council Member, citizens, and downtown business owners.

Commissioner Duncan stated that he reviewed the study that UGA prepared from the Town's website and liked what he saw. He asked if the UGA study would play any part in the LCI study? Mr. Trocquet explained that the UGA study would be somewhat integrated into the LCI study. He further stated that the UGA study was essentially a visioning tool of what citizens asked for through the Comprehensive Plan. He added that the LCI study would be more detailed; a master plan.

Commissioner Duncan asked Mr. Trocquet if the sewer expansion would come through the middle of the street or on the side. Mr. Trocquet shared that the expansion would be on the side of the street. Mr. Duncan asked if the LCI study would include the sewer expansion project. Mr. Trocquet stated that sewer

was a major impetus for the study. Sewer would make the development pattern outlined in the Comp Plan possible.

Commissioner Bousquet inquired about a timeline for the LCI study. Mr. Trocquet shared that the estimated time of completion would be by December, 2020.

Mr. Trocquet shared that the Town was also awarded the Community Development Assistance Program (CDAP) last year. This funding assisted with the Zoning Assessment for downtown. He added that the CDAP study would also be integrated as well. This year's CDAP award would assist with our Zoning Map to begin recreation within a GIS system. This would allow staff to correct and edit. He added that depending on how many rezonings staff had in one year, the Zoning Map should be updated at least twice a year. He added that the Zoning Map, with corrections, should be on the Planning agenda within three months.

Vice-Chairman Hunter asked for the status on a future Tyrone Downtown Development Authority. Mr. Trocquet stated that the topic was discussed at the Council's retreat. Council was open to the idea; however, they were waiting for the completion of the new complex and the sewer expansion project. Mr. Trocquet added that after the sewer expansion, the Town would likely experience a growth spurt. There would be a need for a Downtown Development Authority.

Vice-Chairman Hunter inquired about the Sandy Creek Corners development. Mr. Trocquet shared that he believed they acquired a market study recently.

Commissioner Bouquet asked for the status on the newly cleared property across from the Dollar Tree, by the railroad tracks. Mr. Trocquet stated that this was the fourth time the property had been cleared since 2007. He shared that the owner needed to submit a site plan prior to building and that the owner planned on building a two story-office space.

Mr. Trocquet informed the Commissioners that a site plan was coming before them at their next meeting for the two abandoned office properties on Palmetto Road. He added that building plans would follow.

Chairman Nebergall asked if the owner would demolish the current buildings. Mr. Trocquet stated that the owner was required to submit an engineer study regarding the condition of the buildings. He added that the buildings were found to be structurally sound.

Vice-Chair Hunter stated that a few months prior the Commission discussed changing the footprint of the downtown area to include that particular section of Palmetto Road. He also asked if Palmetto Road would also be included on the new Future Development Map. Mr. Trocquet stated that prior to the LCI bid he would bring a proposed amendment to the Town Center District. The first general geographic area was proposed in 2007, and was not changed in 2017. He added that there was a need for an amendment. Mr. Trocquet also shared that if the changes were small, there would be no need to go through the Department of Community Affairs (DCA). Vice-Chairman Hunter mentioned that he recalled the inclusion of the area behind the Shell Station and the strip on Palmetto Road. He asked if the new development on Palmetto Road and Spencer Lane would also be included up to Hwy 74. Mr. Trocquet stated that it depended on when the developer would submit their site plan. He added that the downtown area had a

subsequent overlay district as well, those particular standards may not be applied to the two buildings on Palmetto Road. However, the new boundaries would include that area within downtown. If the development occurred prior to the LCI, RFP, that area would be included in the study.

Commissioner Duncan made a motion to adjourn. Motion was approved 4-0.

The meeting adjourned at 7:19 pm.

Chairman David Nebergall

Phillip Trocquet, Town Planner

DOCKET/CASE/APPLICATION NUMBER

PC 06252020

APPLICANT/PROPERTY OWNER

Findo Homes & Communities, Inc.

PLANNING COMMISSION MEETING DATE

June 25th, 2020

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

[O](#) [k](#) [h](#) [@](#)

Summary

Applicant has applied to revise a plat for River Oaks Subdivision to consolidate lots 98 and 99 into a new 4 acre tract. This new Tract will become a new lot 98 and will assume the address of lot 99 as 300 Waltham Way.

Staff is still working with the Technical Review Committee and the applicant on some outstanding items. Staff recommends approval with the condition that these items be resolved.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CR-2 (Conservation Residential - 2 Acre Min.)	Residential Undeveloped	North: CR-2 South: CR-2 East: CR-2 West: CR-2	Water	4.042 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. This new lot will be 4 acres and maintain a single family home on the lot.	

COMPATABILITY WITH ZONING ORDINANCE
This submission is compatible with the zoning ordinance. CR-2 land is permitted to have over 1-acre lots and there are no conflicts with the ordinance as presented.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

FOR USE BY CLERK OF SUPERIOR COURT ONLY

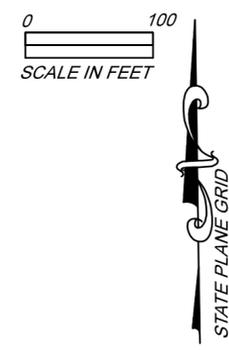
SURVEYOR'S CERTIFICATE:
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

_____ 06-12-2020
 Date
 James R. Green
 R.L.S. #2543

FINAL PLAT APPROVAL:

THIS PLAT 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 _____
 MAYOR _____ DATE _____
 OWNER _____ DATE _____
 TOWN CLERK _____ DATE _____



CLOSURE STATEMENT

- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 27,660 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 188,516 FEET.

EQUIPMENT AND FIELD SURVEY STATEMENT

- LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS-16 TOTAL STATION.
- FIELD SURVEY PERFORMED ON 06-08-20.

FLOOD ZONE

- BASED ON GRAPHICAL INTERPRETATION, NO PORTION OF THIS PROPERTY IS SITUATED IN A SPECIAL HAZARD FLOOD ZONE AREA AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13113C0018E HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.

ZONING

- SITE IS ZONED: CR-2 (CONSERVATION RESIDENTIAL)
- MINIMUM LOT SIZE: 2 ACRES
- MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 175 FEET
- FRONT SETBACK: 75 FEET
- SIDE SETBACK: 20 FEET
- REAR SETBACK: 50 FEET

SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

UTILITIES

- OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "KNOW WHATS BELOW" CALL BEFORE YOU DIG. UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS

- ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHEOLOGICAL & HISTORIC

- UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMANCE.

CERTIFICATION

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

REFERENCES

- PLAT BOOK 42, PAGES 131-136; FAYETTE COUNTY RECORDS

HORIZONTAL & VERTICAL DATUM

- HORIZONTAL AND VERTICAL DATUM WAS ESTABLISHED USING RTK GPS METHODS WITH CORRECTIONS FROM THE eGPS NETWORK. HORIZONTAL DATUM IS GEORGIA STATE PLANE, WEST ZONE, NAD83 AND THE VERTICAL DATUM IS NAVD88.

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- RBF REBAR FOUND
- DWCB DOUBLE WING CATCH BASIN
- ☼ LIGHT POLE
- ⊙ POWER POLE
- ⊗ SANITARY SEWER MANHOLE
- OHU OVERHEAD POWER SVC LINE
- WV WATER VALVE
- WM WATER METER
- GV GAS VALVE
- GM GAS METER
- FH FIRE HYDRANT
- C/O CLEAN OUT
- SS SANITARY SEWER LINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- (XXX.XX') DEEDED DISTANCES
- X SPOT ELEVATIONS
- UGT UNDERGROUND TELEPHONE
- UGP UNDERGROUND POWER
- W WATER MAIN
- G GAS MAIN
- BSL BUILDING SETBACK LINE
- EOP EDGE OF PAVEMENT
- TRANS TRANSMISSION LINE
- EM ELECTRIC METER
- EB ELECTRIC BOX
- OHP OVERHEAD POWER
- BLDG BUILDING
- P&T OVERHEAD POWER & TELEPHONE
- FFE FINISH FLOOR ELEVATION
- TW TOP OF WALL

OWNER'S ACKNOWLEDGEMENT:

THE OWNER OF THE LAND SHOWN HEREON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED DO HEREBY CONVEY IN FEE SIMPLE TO THE TOWN OF TYRONE, GEORGIA, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND RIGHT OF WAY SHOWN HEREON, ALLEYS, CART PATHS, WATERCOURSES, DRAINS, EASEMENTS, GREENBELTS, AND PUBLIC PLACES HEREON SHOWN ON PLAT EXCEPT THOSE EASEMENTS DESIGNATED ON PLAT AS OTHER UTILITY COMPANY'S EASEMENTS.

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, THE OWNERS DO HEREBY AGREE TO HOLD THE TOWN OF TYRONE, GEORGIA, HARMLESS FROM ANY AND ALL MONETARY LIABILITIES WHICH MAY ARISE FROM ANY AND ALL CLAIMS, DAMAGES, OR DAMAGES ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN, TO INCLUDE BUT NOT LIMITED TO THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS AND BRIDGES WITHIN THE PROPOSED RIGHT OF WAY SHOWN, RESULTING FROM ANY AND ALL CAUSES OTHER THAN AN ACT OF THE TOWN OF TYRONE, GEORGIA.

AND FURTHER, THE OWNER WARRANTS THAT THE HE OWNS THE FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE TOWN OF TYRONE SHALL NOT BE LIABLE TO THE UNDERSIGNED OR SUBSEQUENT OWNERS IN TITLE FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS EXTENSION, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY, ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT AND HEREBY DO BIND MYSELF AND THE OWNERS SUBSEQUENT IN TITLE IT DEFEND THE COVENANTS AND RESTRICTIONS SET OUT.

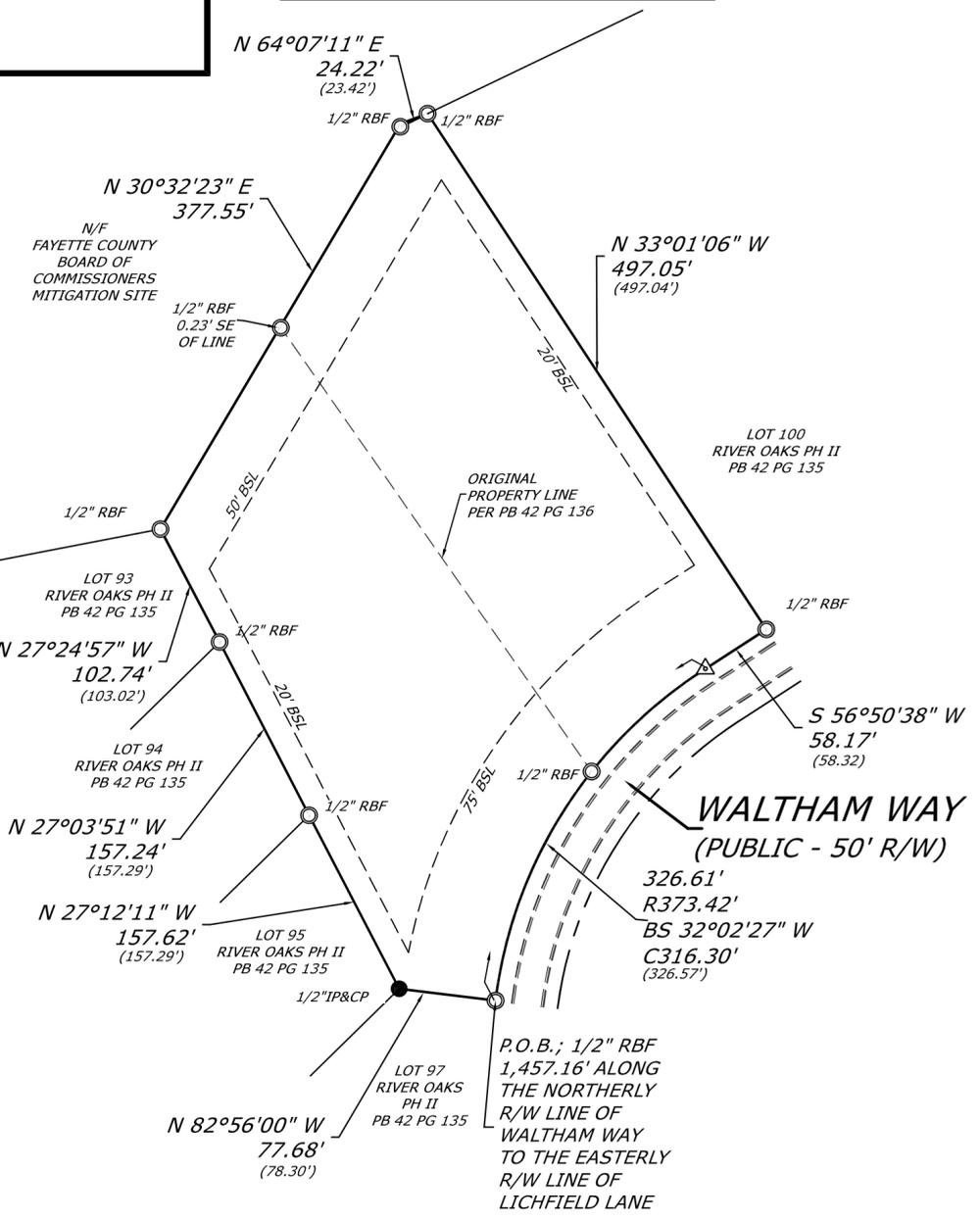
IN WITNESS THEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____ 2020.

OWNER _____
 NOTARY PUBLIC, STATE OF GEORGIA

ENVIRONMENTAL HEALTH:

APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA

SIGNED _____ DATE _____



**AREA = 4.042 Ac
 OR
 176,089 SQ. FT.**

CONSOLIDATION PLAT

OF
 LOTS 98 AND 99
 RIVER OAKS SUBDIVISION - PHASE II
 290 WALTHAM WAY
 PREPARED FOR
 FINDO HOMES & COMMUNITIES, INC.
 500 W. LANIER AVENUE, UNIT 605
 MAGNOLIA OFFICE PARK
 FAYETTEVILLE, GA 30214

PROPERTY INFORMATION

LAND LOTS: 82 & 111
DISTRICT: 9TH
SECTION: N/A
COUNTY: FAYETTE
STATE: GEORGIA
CITY: TOWN OF TYRONE

DRAWING INFORMATION

DATE: 06-12-2020	REVISIONS
SCALE: 1"=100'	
DWN: MHE	
CHCK: JRG	
JOB No.: 14105	
FILE: 14105-CONPLAT98&99	

FOR THE FIRM
 METRO ENGINEERING & SURVEYING
 CO., INC.
 GA. L.S.F. #00538



METRO ENGINEERING & SURVEYING CO., INC.
 SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
 PROVIDING PROFESSIONAL SERVICE SINCE 1967
 1469 Highway 20 West - McDonough, Georgia 30253
 Phone: 770-707-0777 - Fax: 770-707-0755
 www.metro-engineering.com

Staff k

Date: June 25, 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 06252020

APPLICANT/PROPERTY OWNER

Richard Ferry, Tyrone-Palmetto LLC.

PLANNING COMMISSION MEETING DATE

June 25th, 2020

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

Parcels 0738140 & 0738155

Summary

Applicant has applied to revise a plat to consolidate parcels 0738140 & 0738155 into a new 12 acre tract. The stated purpose of this consolidation is to commence construction on two existing buildings which require the removal of property lines for conforming site development.

Staff is still working with the Technical Review Committee and the applicant on some outstanding items. Staff recommends approval with the condition that these TRC items be resolved.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
C-1 (Downtown Commercial)	Commercial - Office Partially Developed	North: C-1 South: AR & R-12 East: AR & R-12 West: AR, R-12, & C-1	Water	4.042 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 Commercial Corridor Character Area. This character area permits O-1, C-1, and C-2 zoning with a strategy of preserving the scenic nature of the corridor it is adjacent to. Pedestrian improvements should be made and a high standard of architecture and landscaping should be adhered to.	This property was previously part of a PUD applied for in the early 2000's. The two shell office buildings were the first iteration of this development, but the developer went bankrupt in 2008. As a result, the shell structures have been sitting in their current state for over 12 years.

COMPATABILITY WITH ZONING ORDINANCE
This plat submission will be compatible with the zoning ordinance once all TRC comments have been resolved. The plat will need to show setbacks and buffers required by our ordinance as well as a few other outstanding TRC items. C-1 land of this size with the current structures will be allowed.

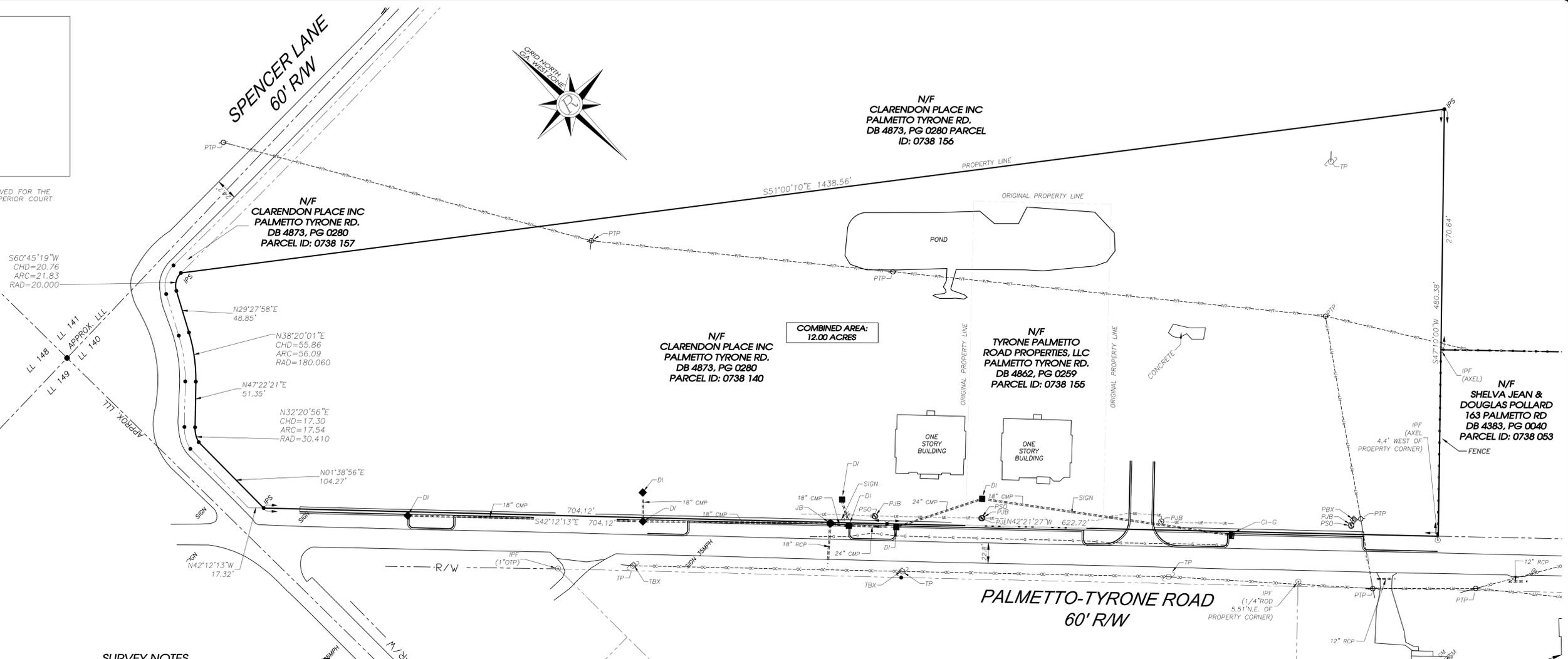
STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



SURVEY NOTES

1. THE FIELD DATA DATED 5/31/18 AND 3/09/2020 UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE (R10) GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
4. NO IDENTIFIED AND DELINEATED WETLANDS WERE OBSERVED DURING THE COURSE OF THE FIELD SURVEY. HOWEVER THIS SURVEYOR DID NOT DO A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY WETLANDS THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
5. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. INSURANCE RATE MAP OF 13113C0077E & 13113C0076E FAYETTE COUNTY, GEORGIA, EFFECTIVE DATE 9/26/08.
6. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WERE NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
7. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,939,442 FEET.
9. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
10. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484", UNLESS OTHERWISE NOTED.
11. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- AIF - ANGLE IRON FOUND
- AKA - ALSO KNOWN AS
- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- BWF - BARBED WIRE FENCE
- C&S - CURB & GUTTER
- CBX - CABLE BOX
- CCN - CONCRETE NAIL
- CTP - CRIMP TOP PIPE
- CI - CURB INLET
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - CLEANOUT
- CONC - CONCRETE
- CTF - CRIMP TOP PIPE FOUND
- DB, PG - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DTP - DUCTILE IRON PIPE
- DIR - DIRECTION
- DWCB - DOUBLE-WING CATCH BASIN
- EP - EDGE OF PAVEMENT
- FES - FLAILED END SECTION
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- G- - GAS LINE
- GM - GAS METER
- GP - GUY POLE
- GT - GREASE TRAP
- GV - GAS VALVE
- GW - GUY WIRE
- HC - HANDICAP PARKING SPACE
- HW - HEADWALL
- IPS - IRON PIN SET (1/2" REBAR)
- JB - JUNCTION BOX
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- MANH - MANHOLE
- MON - MONUMENT
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- P- - POWER LINE
- PT- - POWER & TELEPHONE LINE
- PBX - POWER BOX
- PF - PIPE FOUND
- PL - PROPERTY LINE
- PM - POWER METER
- PGB - POINT OF BEGINNING
- PP - POWER POLE
- PS - PARKING SPACES
- PLP - POWER & LIGHT POLE
- PTLP - POWER, TELEPHONE & LIGHT POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- PVM - PAVEMENT
- RBF - REBAR FOUND
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- S- - SANITARY SEWER LINE
- SE- - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- SWB - SINGLE-WING CATCH BASIN
- T&M - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPDB - TRUE POINT OF BEGINNING
- TSP - TRAFFIC SIGNAL POLE
- T- - TELEPHONE LINE
- UC- - UNDERGROUND COMMUNICATION
- UE- - UNDERGROUND ELECTRIC
- UP- - UNDERGROUND POWER
- UT- - UNDERGROUND TELEPHONE
- WI - WEIR INLET
- W- - WATER LINE
- WM - WATER METER
- WMH - WATER MANHOLE
- WV - WATER VALVE
- ⊙ - PARKING SPACE NUMBER

FINAL PLAT APPROVAL:

TOWN ENGINEER _____	DATE _____
MAYOR _____	DATE _____
OWNER _____	DATE _____
TOWN CLERK _____	DATE _____



VICINITY MAP
N.T.S.

SURVEY REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY FOR TYRONE PALMETTO ROAD PROPERTIES, INC., PREPARED BY ROCHESTER AND ASSOCIATES, INC. DATED 06/15/2018, JOB NUMBER F218005.BHD.

SURVEYORS 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 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.

Brandon C. Register
 BRANDON C. REGISTER, GEORGIA RLS # 3135 DATE OF PLAT OR MAP
 bregister@rochester-assoc.com
 Rochester and Associates, Inc.
 Certificate of Authorization LSF-000484
 www.rochester-assoc.com

Rochester & Associates, Inc.
 286 GA Hwy 314, Suite A • Fayetteville, Georgia 30214
 (770)716.8123 (770)716.8124 Fax • www.rochester-assoc.com

COMBINATION PLAT FOR
TYRONE OFFICE
 LAND LOT 140 OF THE 7TH DISTRICT
 TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE
 0' 30' 60' 120' 180'



SHEET	1
OF	1
DATE	6/2/2020
SCALE	1" = 60'
JOB NO.	F218005
DRAWN BY:	BCR
DWG NO.:	-CP.DWG

Staff k

Date: June 25, 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 06252020

APPLICANT/PROPERTY OWNER

Richard Ferry, Tyrone-Palmetto LLC.

PLANNING COMMISSION MEETING DATE

June 25th, 2020

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

Parcels 0738140 & 0738155

Summary

Applicant has applied for a preliminary site plan for parcels 0738140 & 0738155. This preliminary submission considers both buildings to be developed as office space. Site development requirements such as hydrology studies, grading plans, and civil engineering plans will commence after the approval of this preliminary submission.

This submission has proposed to utilize previously constructed on-street parking to meet town parking ordinance requirements. Staff does not oppose the utilization of this parking area, but because the Town does not currently permit new private on-street parking, staff recommends that the developer submit a maintenance agreement for said parking. The submission of a Landscape Plan will also need to be made before a C/O is issued for the building

Staff will continue to work with Technical Review Committee and the applicant on outstanding items including a verification of R/W. Final site plan approval will not be given until all TRC comments are made. Staff recommends conditional approval of the preliminary site plan only.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
C-1 (Downtown Commercial)	Commercial - Office Partially Developed	North: C-1 South: AR & R-12 East: AR & R-12 West: AR, R-12, & C-1	Water	4.042 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 within the Commercial Corridor Character Area. This character area permits O-1, C-1, and C-2 zoning with a strategy of preserving the scenic nature of the corridor it is adjacent to. Pedestrian improvements should be made and a high standard of architecture and landscaping should be adhered to.</p>	<p>PROPERTY HISTORY</p> <p>This property was previously part of a PUD applied for in the early 2000's. The two shell office buildings were the first iteration of this development, but the developer went bankrupt in 2008. As a result, the shell structures have been sitting in their current state for over 12 years.</p>
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<p>COMPATABILITY WITH ZONING ORDINANCE</p> <p>This site plan submission will be compatible with the zoning ordinance once a full site plan submission is made and all TRC comments have been resolved. The site plan will need to show all parking, setbacks, and development standards required by our ordinance as well as any other TRC items. C-1 land of this size with the current structures will be allowed.</p> <p>Staff recommends the utilization of on-street parking, but does not recommend approval of the angled parking proposed in this preliminary site plan. Per the Town ordinance, the parking area shall be constructed of a minimum of four inches of dense aggregate base and 1½ inches of type "E" or "F" surfacing; and have a minimum depth of 18 feet. Angled at even 30 degrees, these spaces will cause conflict with the westbound lane of Palmetto Rd. Staff will likely recommend parallel parking, but this will ultimately be a TRC determination.</p>

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS(Preliminary Site Only)

DENY

STANDARD ABBREVIATIONS	
AF	- ANGLE IRON FOUND
AKA	- ALSO KNOWN AS
BC	- BACK OF CURB
BL	- BUILDING SETBACK LINE
BWF	- BARB WIRE FENCE
C&G	- CURB & GUTTER
CT	- CRIMP TOP PIPE
CI	- CURB INLET
CL	- CENTER LINE
CLF	- CHAIN LINK FENCE
CMF	- CONCRETE MONUMENT FOUND
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
CORPS	- US ARMY CORPS OF ENGINEERS
DB PG	- DEED BOOK, PAGE
DI	- DROP INLET
DIP	- DUCTILE IRON PIPE
DS	- DOWN SPOUT
DWCB	- DOUBLE WING CATCH BASIN
EP	- EDGE OF PAVEMENT
FFE	- FINISH FLOOR ELEVATION
FH	- FIRE HYDRANT
-G-	- GAS LINE
GM	- GAS METER
GP	- GUY POLE
GV	- GAS VALVE
GW	- GUY WIRE
HC	- HANDICAP
HW	- HEADWALL
HWF	- HOG WIRE FENCE
IE	- INVERT ELEVATION
IPF	- IRON PIN FOUND
IPS	- IRON PIN SET
JB	- JUNCTION BOX
LL	- LAND LOT
LLL	- LAND LOT LINE
LP	- LIGHT POLE
MH	- MANHOLE
MON	- MONUMENT
N/F	- NOW OR FORMERLY
OIT	- OPEN TOP PIPE
OT	- OPEN TOP PIPE
PB	- POWER BOX / TRANSFORMER
PL	- OVERHEAD POWER LINE
-P/T-	- OVERHEAD POWER & TELEPHONE LINE
PL	- PROPERTY LINE
PM	- POWER METER
POB	- POINT OF BEGINNING
PP	- POWER POLE
PTP	- POWER & TELEPHONE POLE
PVC	- POLYVINYL CHLORIDE PIPE
RIB	- REINFORCING IRON BAR
RCP	- REINFORCED CONCRETE PIPE
ROW	- RIGHT OF WAY
SS	- SANITARY SEWER LINE
SSE	- SANITARY SEWER EASEMENT
SIW	- SIDEWALK
SWCB	- SINGLE WING CATCH BASIN
TBM	- TEMPORARY BENCHMARK
TBX	- TELEPHONE BOX
TF	- TRANSFORMER
TMH	- TELEPHONE MANHOLE
TP	- TELEPHONE POLE
TPOB	- TRUE POINT OF BEGINNING
T	- OVERHEAD TELEPHONE LINE
UP	- UNDERGROUND POWER
UT	- UNDERGROUND TELEPHONE
WI	- WEIR INLET
W	- WATER LINE
WM	- WATER METER
WMH	- WATER MANHOLE
WV	- WATER VALVE

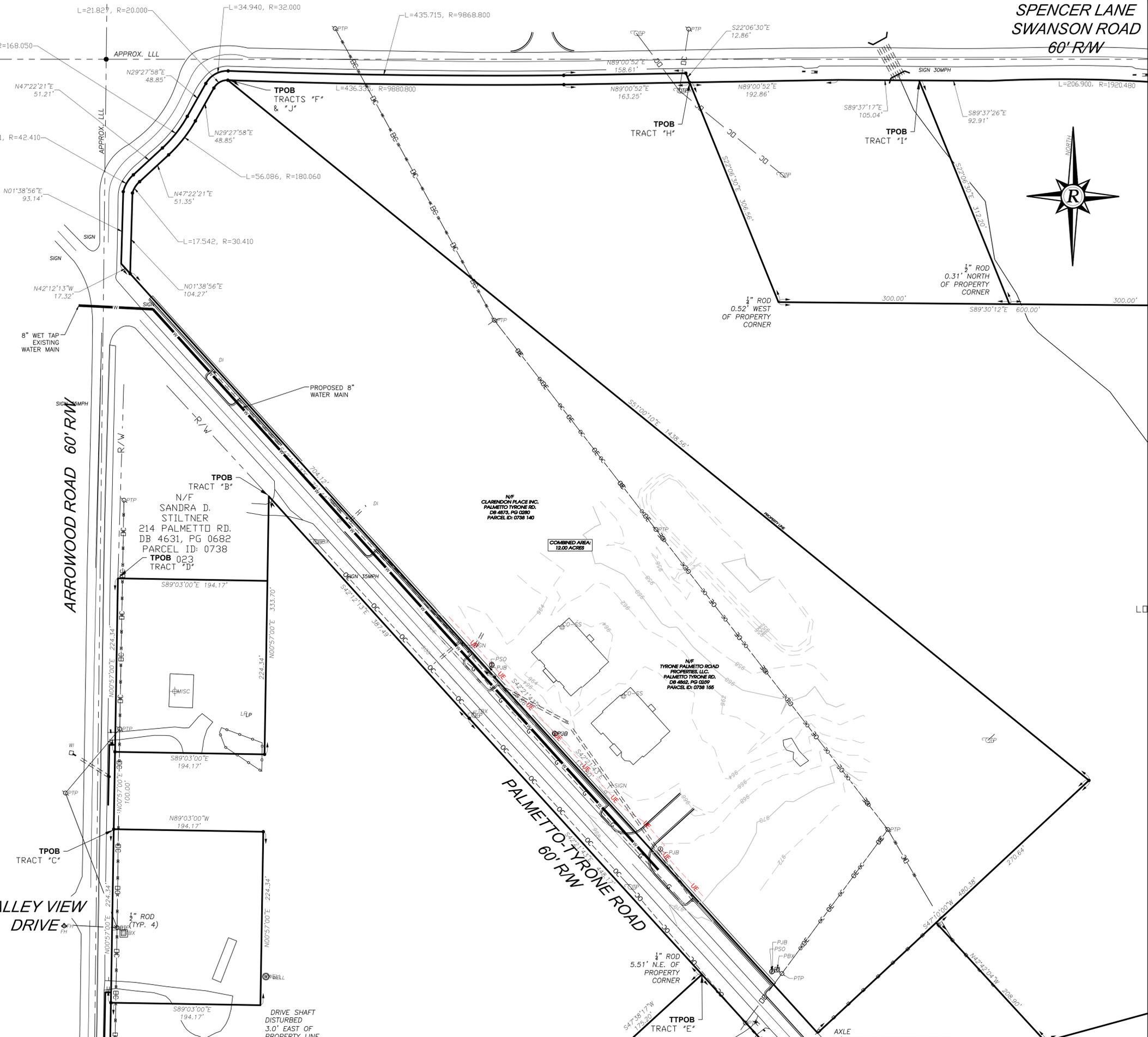
VICINITY MAP NOT TO SCALE



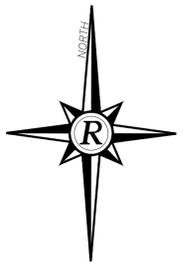
- NOTES:
1. THE FIELD DATA DATED 5/31/18 AND 3/09/2020 UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
 2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE (R10) GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
 3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
 4. NO IDENTIFIED AND DELINEATED WETLANDS WERE OBSERVED DURING THE COURSE OF THE FIELD SURVEY. HOWEVER THIS SURVEYOR DID NOT DO A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY WETLANDS THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
 5. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. INSURANCE RATE MAP OF 13113C00077E & 13113C00076E FAYETTE COUNTY, GEORGIA, EFFECTIVE DATE 9/26/08.
 6. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WERE NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
 7. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 8. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER)
 9. CONTOUR INTERVAL 2 FEET.

SYMBOL LEGEND

	- DOUBLE-WING CATCH BASIN
	- SINGLE-WING CATCH BASIN
	- SINGLE-WING CATCH BASIN
	- JUNCTION BOX
	- HEADWALL
	- WEIR INLET
	- OUTLET CONTROL STRUCTURE
	- MANHOLE
	- POLE WITH GUY WIRE
	- FIRE HYDRANT
	- WATER VALVE
	- WATER METER



SPENCER LANE
SWANSON ROAD
60' RW



Rochester & Associates, Inc.
286 Highway 314, Suite A • Fayetteville, Georgia 30214
(770)716.8123 (770)716.8124 Fax • www.rochester-assoc.com

EXISTING CONDITIONS FOR:
TYRONE OFFICE BUILDING
ZONED C1 & C2
LAND LOT 140 OF THE 7TH DISTRICT
CITY OF TYRONE, GA
FAYETTE COUNTY, GA

REV	DATE	DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS BY ROCHESTER & ASSOCIATES, INC. VOID THE SEAL SHOWN HEREON AND ANY PROJECT ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES. GRAPHIC SCALE: 1" = 60'

REGISTERED PROFESSIONAL ENGINEER
JEFFREY N. COLLINS

SHEET 1 OF 2
DATE: 06/06/20
SCALE: 1" = 60'
JOB NO.: F218005.TOB
DRAWN: BJ-JNC

STANDARD ABBREVIATIONS	
AIF	- ANGLE IRON FOUND
AKA	- ALSO KNOWN AS
BC	- BACK OF CURB
BL	- BUILDING SETBACK LINE
BWF	- BARB WIRE FENCE
C&G	- CURB & GUTTER
CT	- CRIMP TOP PIPE
CI	- CURB INLET
CL	- CENTER LINE
CLF	- CHAIN LINK FENCE
CMF	- CONCRETE MONUMENT FOUND
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
CORP	- US ARMY CORPS OF ENGINEERS
DB,PG	- DEED BOOK, PAGE
DI	- DROP INLET
DIP	- DUCTILE IRON PIPE
DS	- DOWN SPOUT
DWCB	- DOUBLE WING CATCH BASIN
EP	- EDGE OF PAVEMENT
FFE	- FINISH FLOOR ELEVATION
FH	- FIRE HYDRANT
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GP	- GUY POLE
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HC	- HANDICAP
HW	- HEADWALL
HWF	- HOE WIRE FENCE
IE	- INVERT ELEVATION
IPF	- IRON PIN FOUND
IPS	- IRON PIN SET
JB	- JUNCTION BOX
LL	- LAND LOT
LLL	- LAND LOT LINE
LP	- LIGHT POLE
LH	- LIGHT HOLE
MON	- MONUMENT
NF	- NOW OR FORMERLY
OT	- OPEN TOP PIPE
PBX	- POWER BOX / TRANSFORMER
P-	- OVERHEAD POWER LINE
-PIT-	- OVERHEAD POWER & TELEPHONE LINE
PL	- PROPERTY LINE
PM	- POWER METER
POB	- POINT OF BEGINNING
PP	- POWER POLE
PTP	- POWER & TELEPHONE POLE
PVC	- POLYVINYLCHLORIDE PIPE
RB	- REINFORCING IRON BAR
RCP	- REINFORCED CONCRETE PIPE
ROW	- RIGHT OF WAY
-SS-	- SANITARY SEWER LINE
SSE	- SANITARY SEWER EASEMENT
SW	- SIDEWALK
SWCB	- SINGLE WING CATCH BASIN
TBM	- TEMPORARY BENCHMARK
TBX	- TELEPHONE BOX
TF	- TRANSFORMER
TMH	- TELEPHONE MANHOLE
TP	- TELEPHONE POLE
TPOB	- TRUE POINT OF BEGINNING
TPC	- OVERHEAD TELEPHONE LINE
UP	- UNDERGROUND POWER
UT	- UNDERGROUND TELEPHONE
WI	- WEIR INLET
-W-	- WATER LINE
WM	- WATER METER
WMH	- WATER MANHOLE
WV	- WATER VALVE

HATCH LEGEND

-  PROPOSED ASPHALT PAVEMENT OVERLAY
-  PROPOSED FULL DEPTH ASPHALT PAVEMENT
-  PROPOSED SIDEWALK



PARKING EVALUATION	
PARKING REQUIREMENT:	1 SPACE PER 250 SF
BUILDING 1:	5,111 SF = 21 SPACES
BUILDING 2:	5,346 SF = 22 SPACES
PARKING REQUIRED:	43
PARKING PROVIDED:	47
ADA SPACE REQUIREMENT:	1 ADA SPACE PER 25 SPACES
ADA SPACES REQUIRED:	2
ADA SPACES PROVIDED:	3

- NOTES:
1. THIS PROPERTY IS ZONED C1 & C2.
 2. THE TOTAL SITE AREA IS 12.0 ACRES.
 3. THE DISTURBED SITE AREA IS 3.2 ACRES.
 4. THIS DEVELOPMENT WILL SERVE AS OFFICE BUILDINGS.

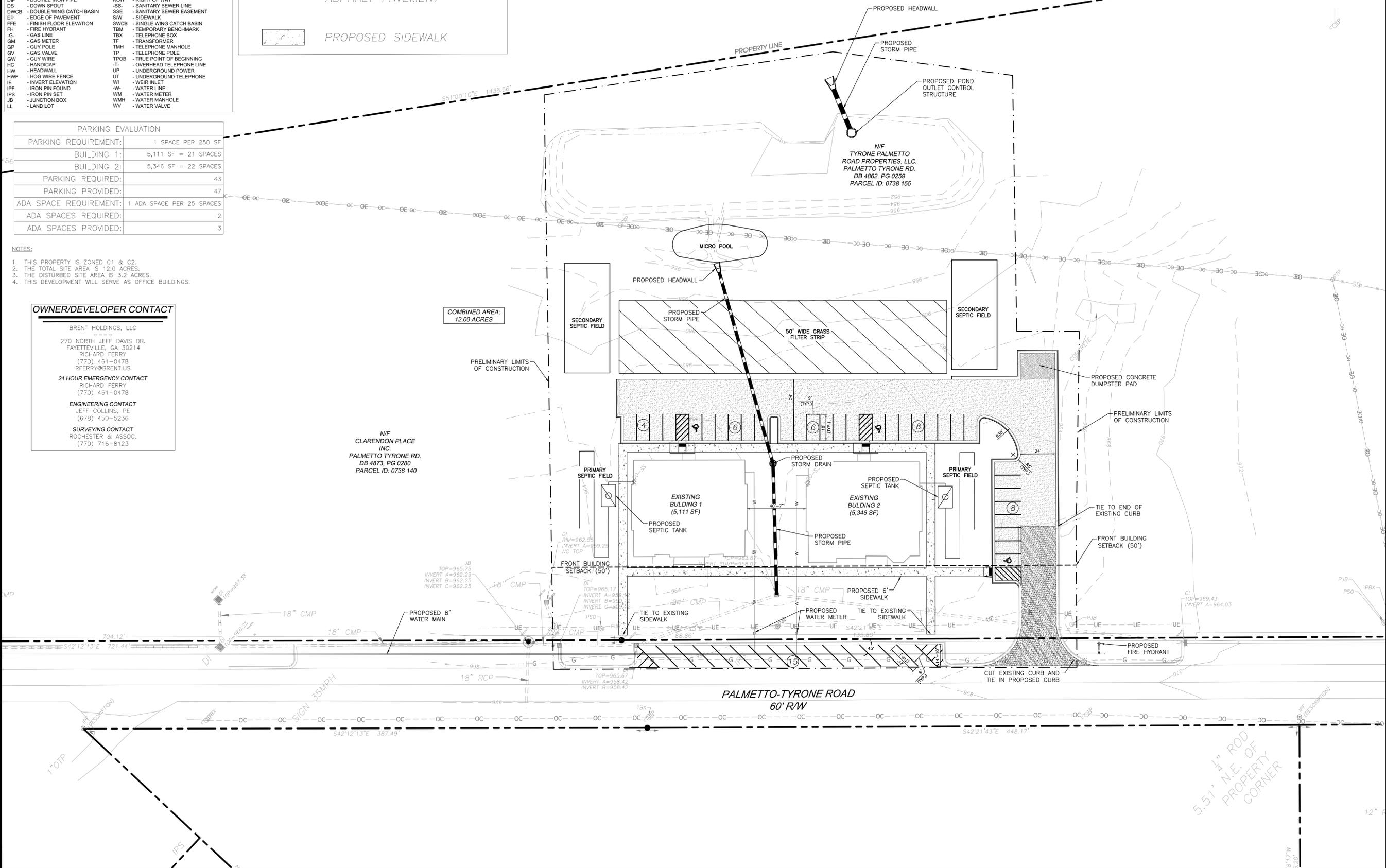
OWNER/DEVELOPER CONTACT

BRENT HOLDINGS, LLC
 270 NORTH JEFF DAVIS DR.
 FAYETTEVILLE, GA 30214
 RICHARD FERRY
 (770) 461-0478
 RFERRY@BRENT.US

24 HOUR EMERGENCY CONTACT
 RICHARD FERRY
 (770) 461-0478

ENGINEERING CONTACT
 JEFF COLLINS, PE
 (678) 450-5236

SURVEYING CONTACT
 ROCHESTER & ASSOC.
 (770) 716-8123



Rochester & Associates, Inc.
 286 Highway 314, Suite A • Fayetteville, Georgia 30214
 (770) 716.8123 (770) 716.8124 Fax • www.rochester-assoc.com

PRELIMINARY SITE PLAN FOR:
TYRONE OFFICE BUILDING
 ZONED C1 & C2
 LAND LOT 140 OF THE 7TH DISTRICT
 CITY OF TYRONE, GA
 FAYETTE COUNTY.

REV	DATE	DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS BY ROCHESTER & ASSOCIATES, INC. SHALL BE SHOWN HEREIN AND ANY PROJECT ORIGINAL DRAWINGS KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 15' 30' 60'



SHEET	2
OF	2

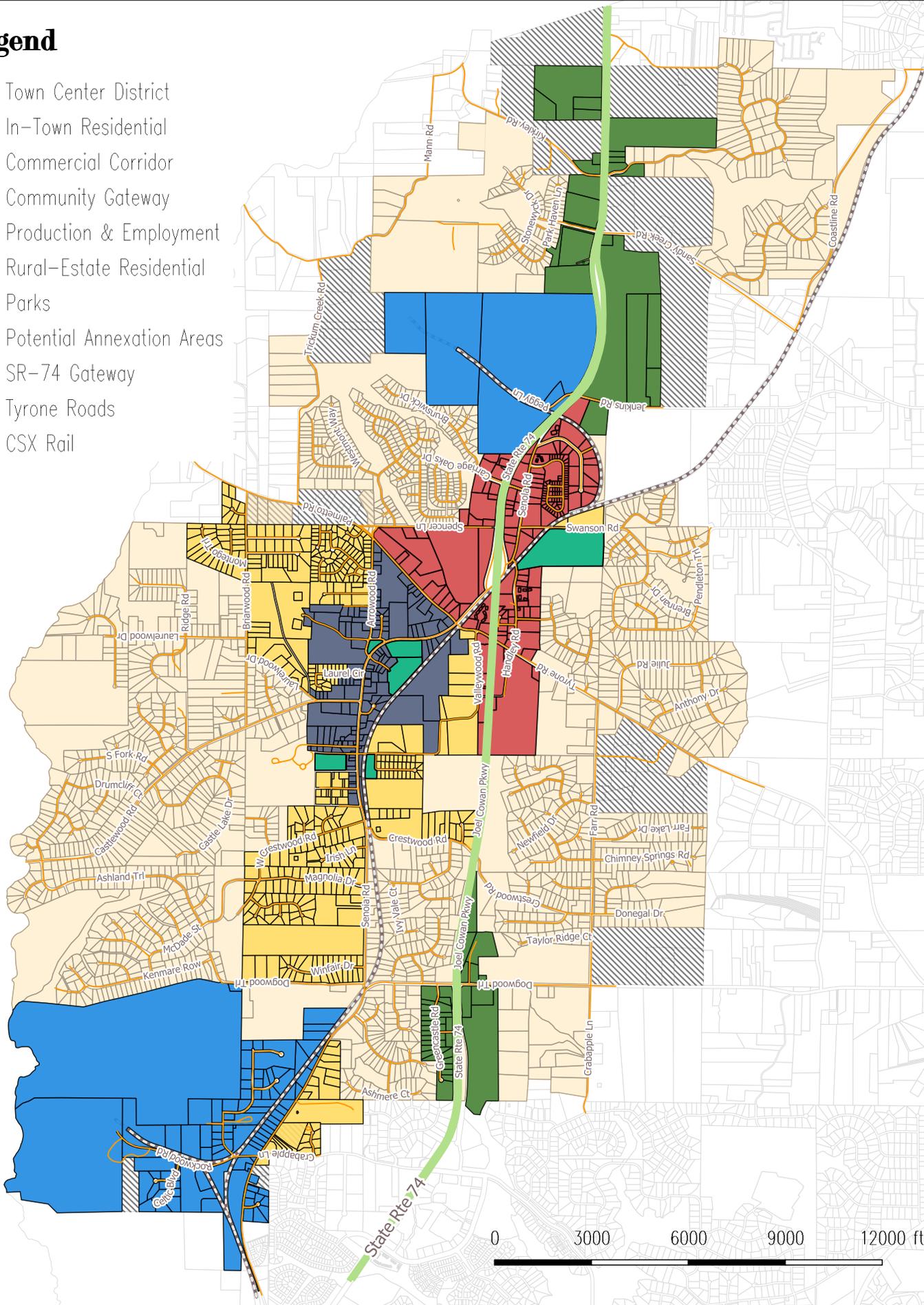
DATE: 06/06/20
 SCALE: 1" = 30'
 JOB NO.: F218005.TOB
 DRAWN: BTJRS

PLOT DATE: 06/05/20 1:17 PM
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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



COMMERCIAL CORRIDOR

Appropriate Zoning Classifications
Office - Institutional (O-I) & Commercial (C-1 & C-2)



DESCRIPTION

Designed with the automobile traveler in mind; the Commercial Corridor is the hub of Tyrone's highway commercial activity and supported largely by tens of thousands of commuters passing through each day. The growth of commercial service providers, point of sale retail shopping and restaurants will likely happen within the established centers and outparcel developments throughout this district, however, there are tracts of undeveloped land that could easily be used to transition between the Town Center District and areas of Production and Employment.

DEVELOPMENT STRATEGY

Provide a wide buffer along SR 74 to preserve the scenic nature of the highway. Screen commercial areas from view with berms and natural areas. Complete and integrate pedestrian improvements and crosswalks throughout. Connect commercial areas to nearby residential areas. The areas should promote pedestrian comfort, safety, and convenience. Promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds/capacity through access management and intermodal access. Restrict additional curb cuts onto SR 74.