



PLANNING COMMISSION MEETING

August 08, 2024 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Joram Kiggundu, Commissioner

Jeff Duncan, Commissioner

Phillip Trocquet, Assistant Town Manager

Patrick Stough, Town Attorney

Terry Noble, Commissioner

Brad Matheny, Commissioner

Ciara Willis, Assistant Town Clerk

AGENDA

The meeting can be accessed live at https://www.youtube.com/@tyrone_GA. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyronega.gov).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. July 25, 2024

IV. PUBLIC HEARING

2. Consideration of a rezoning petition from applicant Clay Gilley for the rezoning of parcel 0737-040 at property address 355 Crestwood Road from Agricultural Residential (AR) to Residential 18 (1,800-min. home size 1-ac. min. lot). **Phillip Trocquet, Community Development**

3. Consideration of a Town Council-initiated text amendment to section 113-137 (Town Center Mixed Use Zoning District) of the Town of Tyrone Zoning ordinance as it pertains to purpose, requirements, and development standards. **Phillip Trocquet, Community Development**

V. NEW BUSINESS

4. Consideration of a Conceptual Site Plan application from applicant Erick Mullokandov for parcel 0736 033 at property address 437 Senoia Road. **Phillip Trocquet, Community Development**

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT



**PLANNING COMMISSION
MEETING MINUTES
July 25, 2024 at 7:00 PM**

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Joram Kiggundu, Commissioner
Jeff Duncan, Commissioner
Phillip Trocquet, Town Planner

Terry Noble, Commissioner
Brad Matheny, Commissioner
Patrick Stough, Town Attorney

Absent:

Terry Noble, Commissioner

Also Present:

Ciara Willis, Assistant Town Clerk

I. CALL TO ORDER

Chairman Nebergall called the meeting to order at 7:05 p.m.

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Vice-Chairman Matheny.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Duncan, Commissioner Kiggundu.

III. APPROVAL OF MINUTES

1. April 25, 2024

A motion was made to approve the April 25, 2024 minutes.

Motion made by Commissioner Duncan, Seconded by Vice-Chairman Matheny.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Duncan, Commissioner Kiggundu.

IV. PRESENTATIONS & RECOGNITIONS

2. Recognition of Service for Planning Commissioner Scott Bousquet

Chairman Nebergall presented Mr. Scott Bousquet with a certificate for six years of service to the Town of Tyrone Planning Commission. Mr. Bousquet shared that it had

been an honor and privilege to have the opportunity to serve the Town. He also thanked Town staff and members of the Planning Commission.

Chairman Nebergall also welcomed the new Planning Commissioner, Joram Kiggundu.

V. PUBLIC HEARING

VI. NEW BUSINESS

3. Consideration to approve a site plan from applicant Brian Selleck for a 1.46 acre property at address 1500 Senoia Road. **Phillip Trocquet, Community Development**

Mr. Trocquet shared that applicant Brian Selleck had submitted a Site Plan approval for an approximately 10,600 s. f. multi-flex office/highway commercial building. The property included a 1.46-acre tract at property address 1500 Senoia Road. The applicant's submission included a parking plan, a bio-retention area, and a building area.

This petition was consistent with the Town's comprehensive plan and future development map. The property's Future Land Use designation was Commercial Corridor, which encourages high-quality commercial development with higher architectural considerations, particularly for properties near SR-74. He added that this property was not within the Quality Growth Overlay, but some business park elements fell within that district.

He also pointed out that Mr. Selleck had already constructed two additional buildings at the front of the business park. He added that the business park was growing and developing with several new buildings.

Staff recommended approval of this submission with the condition that all remaining minor TRC comments be resolved.

Commissioner Duncan asked if the current renderings were accurate or if they were concept illustrations. Mr. Selleck shared that they were concept renderings, and his architect was working on finalizing the architectural elements of the building. One of the changes included changing the color of the building to a medium/dark gray. The proposed front elevation renderings would consist of brick and painted white.

Commissioner Kiggundu asked what type of business would rent the space. Mr. Selleck replied that an automotive shop was planned. He added that the business next to this proposed business was also an automotive repair shop. He noted that there would be several differences between the two buildings, such as two roll-up doors at the rear of the building instead of on the side. The roll-up doors would not be visible from the street.

Commissioner Kiggundu then inquired about the forthcoming multi-use path next to this location. Mr. Trocquet discussed the multi-use path behind Powers Way that would connect to Sandy Creek High School. A portion of Powers Way would be utilized for the

multi-use path. He stated that Mr. Selleck agreed with not having a second driveway, and his site plan worked well with the proposed multi-use path.

A motion was made to approve the site plan from applicant Brian Selleck for a 1.46 acre property at address 1500 Senoia Road with the condition that all remaining minor TRC comments be resolved.

Motion made by Commissioner Duncan, Seconded by Vice-Chairman Matheny.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Duncan, Commissioner Kiggundu.

VII. STAFF COMMENTS

Mr. Trocquet updated the Planning Commissioners on the progress of several projects in the Town. He stated that the Senoia Road Streetscape project was mainly complete, except for a few punch list items. The brick crosswalk was finished, and a rapid flashing beacon would be installed for pedestrians crossing. He added that the project should be wrapped up in the next few weeks. He then shared that a Request for Proposal (RFP) would be published next week for a permanent pavilion at Shamrock Park. This project was part of the Downtown Master Plan design.

Mr. Trocquet announced that a new Public Works maintenance storage building would be built at Handley Park. The new facility would replace the pole barn behind 945 Senoia Road, which would be larger to accommodate the new equipment purchased. He then stated that a multi-use path project was in the land acquisition phase. The planned multi-use path was outside of GDOT right away and would go from Senoia Road to the Publix shopping center. He also announced that the Arrowood/Palmetto/Spencer roundabout was in the final land acquisition stages. He anticipated construction starting within the next few months.

Mr. Trocquet then updated the Planning Commissioners on several private projects. He shared that staff met with members of Microsoft, and they were in the early stages of predevelopment. He added that he had not expected to hear from them regarding the next steps for a few months. He then shared that he had not heard from East Group Properties LP members in a couple of weeks. This project was planned for the property on the corner of Jenkins Road and Highway 74. He added that permits had been pulled, but a contractor had not been selected.

Mr. Trocquet mentioned the 74-South, LLC project at the front of the cul-de-sac of Powers Way. The buildings were under construction and progressing quickly. He also reported that the Take 5 Car Wash on Highway 74 was under new ownership.

VIII. COMMISSION COMMENTS

Commissioner Duncan asked for an update on the Tyrone Post Office. Mr. Trocquet shared that Mayor Dial issued an update to the Town, which was uploaded on the Town's website. He stated that Mayor Dial spoke with a staff member from a USPS Headquarters regarding the status of the Tyrone Branch Post Office. He added that the USPS had no plans to close the post

office and planned to reopen that location in a few months, pending the outcome of facility inspections.

IX. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Duncan.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Duncan,
Commissioner Kiggundu.

The meeting adjourned at 7:27 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
RZ-2024-009	August 8th, 2024	September 5th, 2024

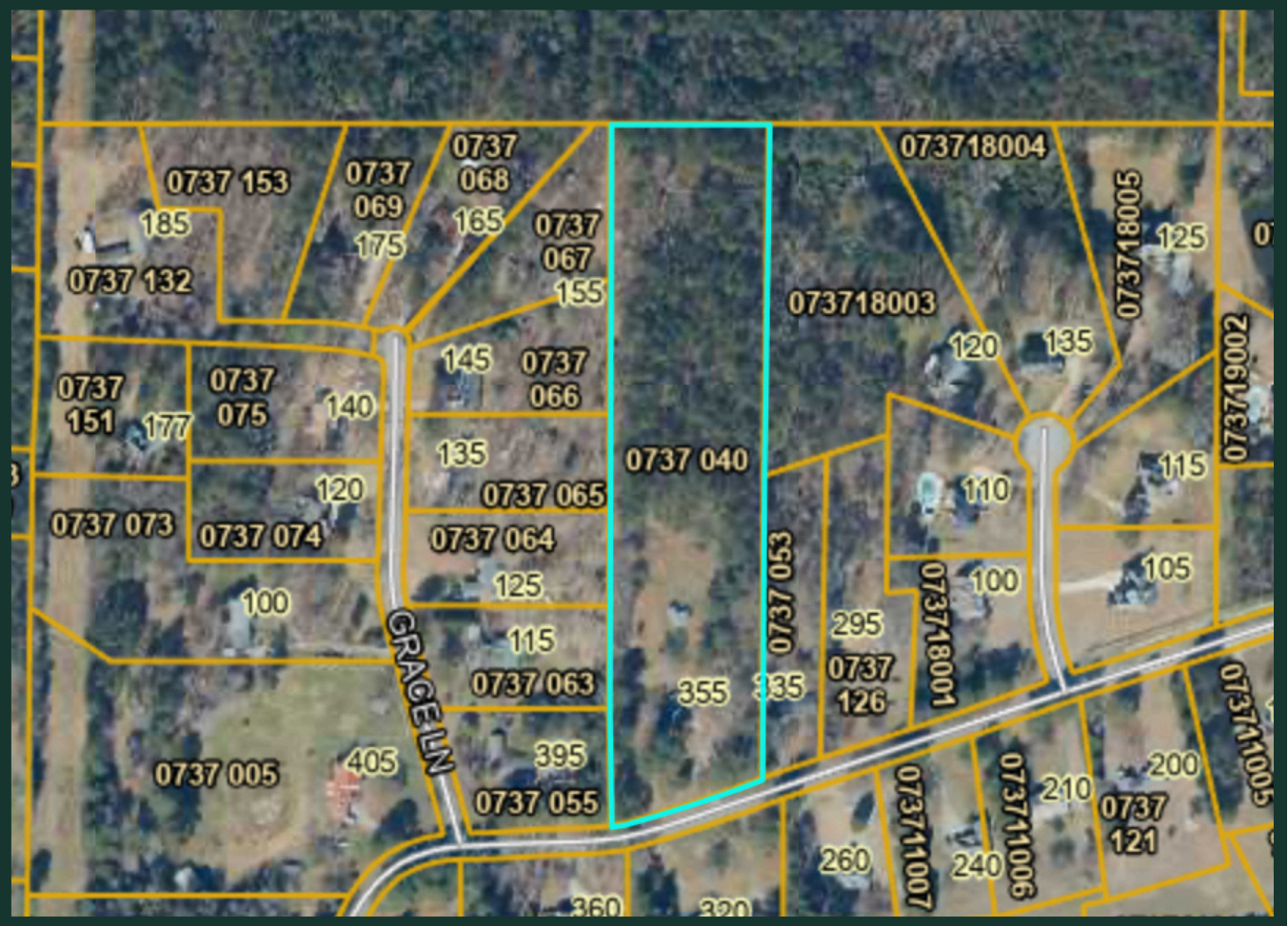
ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
355 Crestwood Road	Cole Gilley	0737-040	AR	R-18	Estate Residential	North: E-I South: R-12 East: R-18 & R-12 West: R-12	Existing Home & Accessory Structures	5

SUMMARY & HISTORY

Applicant and owner, Cole Gilley has submitted an application for rezoning of a roughly 5-acre tract at property address 355 Crestwood Rd from AR (Agricultural Residential) to R-18 (1-ac, 1,800 s.f min. residential). The applicant’s stated intent for this application is to divide the lot.

The applicant has submitted a conceptual plat as an exhibit. Staff would like to point out that this rezoning does not constitute an approval for the conceptual plat and a separate review process would need to be undertaken to approve any further division of the lot.

Staff recommends approval of this application.



ZONING NOTE:

CITY OF TYRONE, GEORGIA
CURRENT ZONING: AR - AGRICULTURAL RESIDENTIAL

PROPOSED ZONING: R-12 RESIDENTIAL 1,200 SF MIN.

DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA: 1.0 ACRE
MIN. LOT WIDTH AT BUILDING LINE: 125 FEET
MAX. BLDG HEIGHT: 35 FEET
MIN. BLDG FOOTAGE: 1,200 SF
MAX. LOT COVERAGE: 25%

SETBACKS:

FRONT: 80 FEET (THOROUGHFARE)
55 FEET (RESIDENTIAL STREET)
SIDE: 15 FEET
REAR: 30 FEET

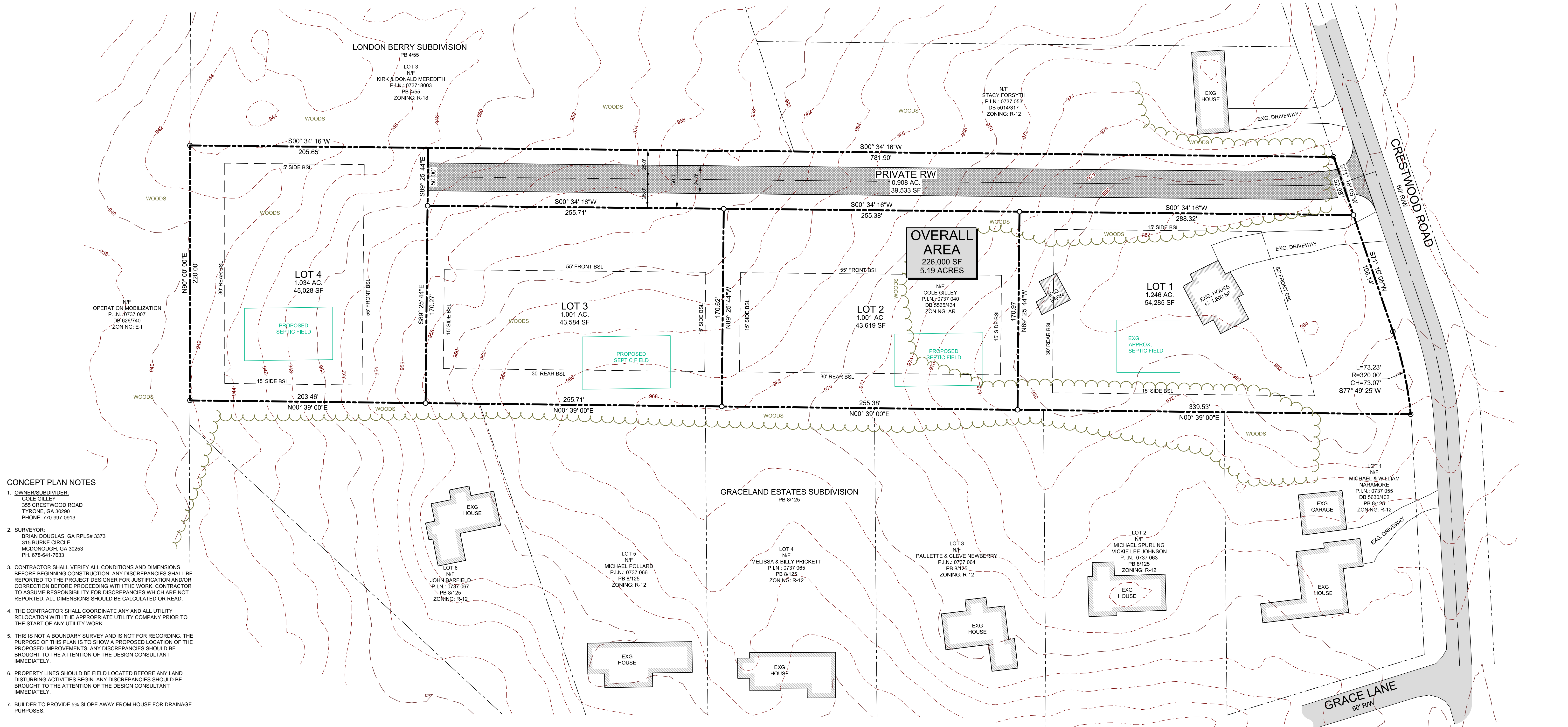
SITE DATA:

TAX PARCEL ID: 0737 040

TOTAL SITE AREA = 226,000 SF OR 5.19 AC.
PROPOSED PRIVATE R/W = 39,533 SF OR 0.908 AC.
PROPOSED SITE DENSITY:
4 HOMES / 4.282 ACRES = 0.93 HOMES/ACRE

SOURCE OF BOUNDARY: DB 5565/434
SOURCE OF TOPOGRAPHY: NOAA LIDAR
TOPOGRAPHIC DATA
DATUM: MEAN SEA LEVEL

NO PORTION OF THIS PROPERTY IS LOCATED IN A
SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD
MAP NUMBER 13113C0078E LAST REVISED 9/26/2008.



CONCEPT PLAN NOTES

- OWNER/SUBDIVIDER:
COLE GILLEY
355 CRESTWOOD ROAD
TYRONE, GA 30290
PHONE: 770-997-0913
- SURVEYOR:
BRIAN DOUGLAS, GA RPLS# 3373
315 BURKE CIRCLE
MCDONOUGH, GA 30253
PH. 678-641-7633
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
- THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOCATION OF THE PROPOSED IMPROVEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN CONSULTANT IMMEDIATELY.
- PROPERTY LINES SHOULD BE FIELD LOCATED BEFORE ANY LAND DISTURBING ACTIVITIES BEGIN. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN CONSULTANT IMMEDIATELY.
- BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.



VICINITY MAP (N.T.S.)

SURVEYOR'S CERTIFICATION OF DESIGN

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS AND OTHER PLANNED FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAT HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION.

Brian Douglas
BRIAN DOUGLAS, GA RLS #3373 05/05/2024



ABBREVIATIONS

A.K.A.	ALSO KNOWN AS
BSL	BUILDING SETBACK LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DIST.	DISTURBED
LL	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.I.N.	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SF	SQUARE FEET

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE TYRONE LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED BY THE MAYOR AND TOWN COUNCIL.

TOWN ENGINEER _____ DATE _____

THIS CERTIFICATE EXPIRES: _____

0 40' 80'
Graphic Scale in Feet
1" = 40'

CONCEPT PLAT PREPARED FOR:

CLAY GILLEY

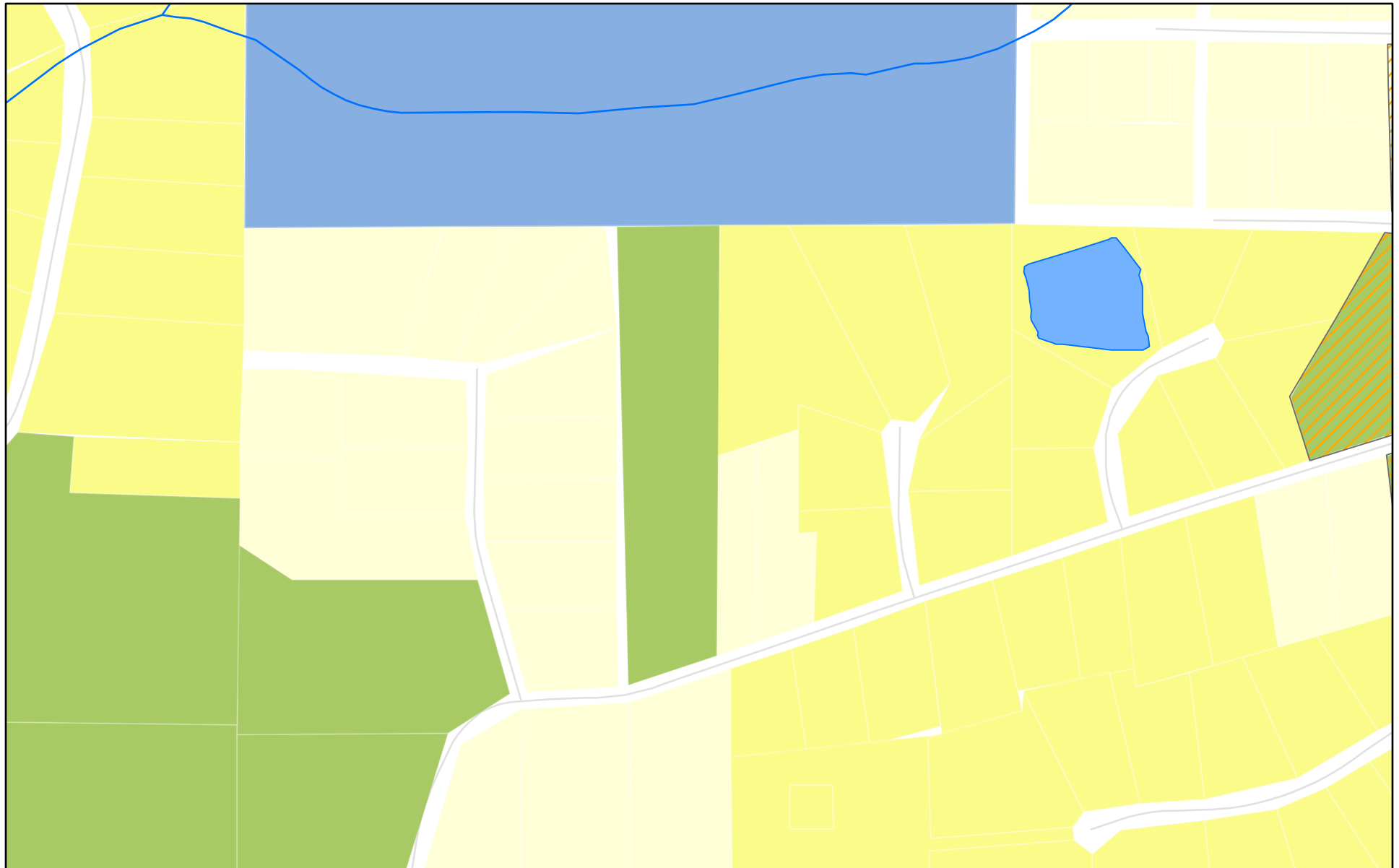
355 CRESTWOOD RD

PROPERTY LOCATED IN:
LAND LOT 151 | 7TH DISTRICT
CITY OF TYRONE | FAYETTE COUNTY | GEORGIA









PREPARED BY BRIAN DOUGLAS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3373
315 BURKE CIRCLE | MCDONOUGH | GEORGIA 30253
TELEPHONE: 678-641-7633
PROJECT #: 24-A59
SHEET 1 OF 1

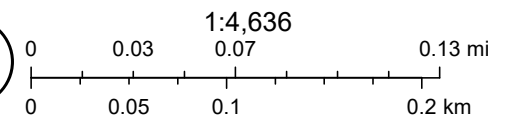
Town of Tyrone Zoning Map

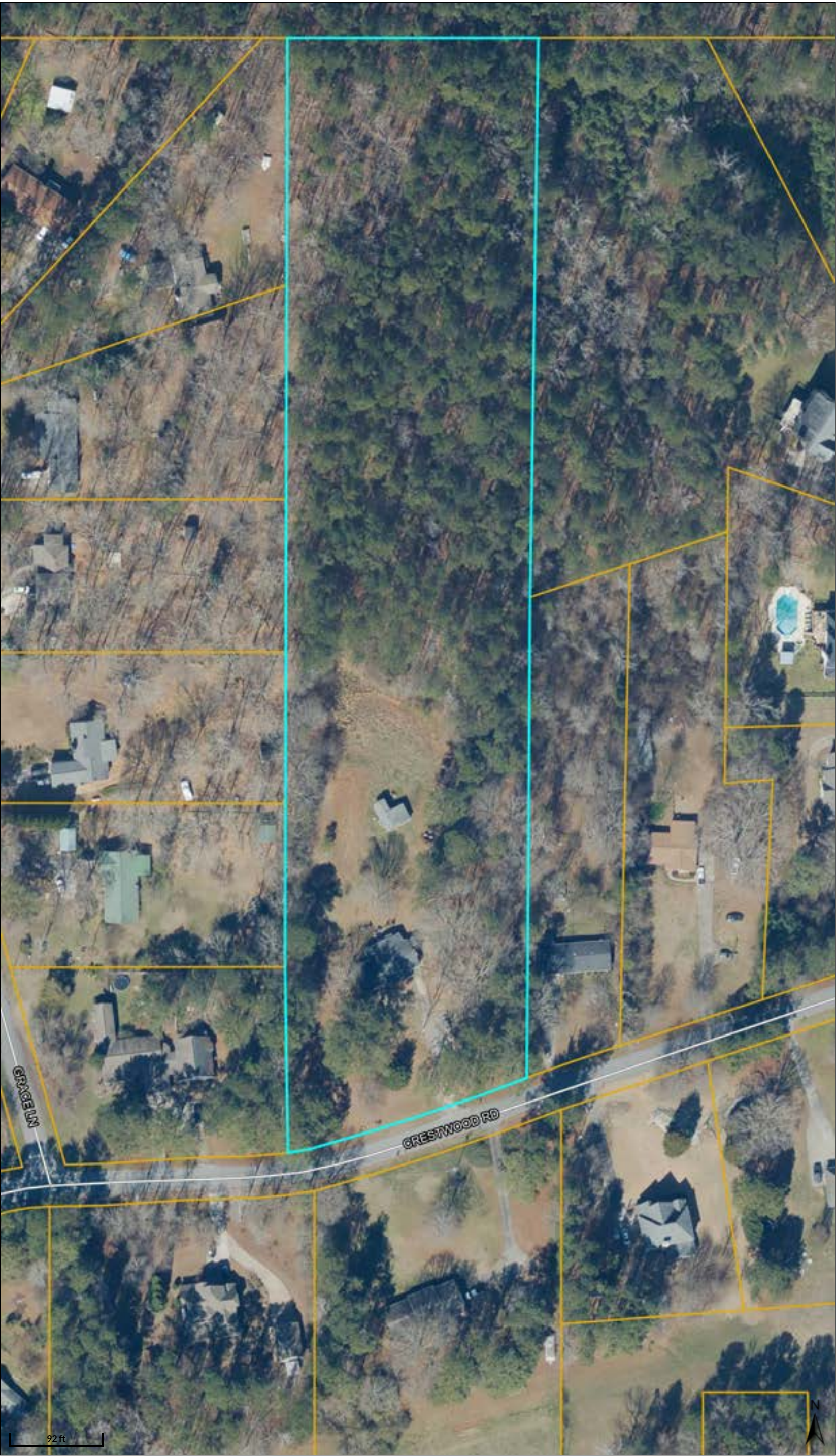
Section IV, Item 2.



8/3/2024

- | | |
|---|---|
|  Tyrone Online Zoning Map_WFL1 - Ponds and Lakes |  R-18_Residential_1800sf_Min |
|  Tyrone Online Zoning Map_WFL1 - Rivers and Streams |  R-12_Residential_1200sf_Min |
|  Tyrone Online Zoning Map_WFL1 - Town Center Overlay District |  E-I_Educational_Institutional |
|  AR_Agricultural_Residential |  Tyrone Online Zoning Map_WFL1 - Roads |





Legend

- Parcels
- Roads



STAFF REPORT

Planning Commission Meeting

08/08/2024 / 7:00 pm / Regularly-Scheduled Meeting

Subject: Town Center Mixed Use Iterations

- 1. Background/History:** *The Town Center Mixed-Use ordinance was created as a result of the Town of Tyrone's Comprehensive Plan and Downtown Plan to serve the Town Center Character Areas with a zoning classification that permitted a mix of both commercial and residential development types.*
- 2. Findings/Current Activity:** *After subsequent rezoning applications, Town Council has directed staff to make modifications to the Town Center Mixed Use district in two phases. The first, phase presented in this text amendment is a request to remove Townhouses as a permitted use due to a concerns with the use type. The second phase will be a comprehensive review of both the Town Center Mixed Use district and the Town Center overlay to increase clarity of the language and to reduce ambiguity to ensure developments meet certain quality and performance metrics consistent with the development patterns desired in the downtown area. Staff has prepared Phase I of these text amendments in accord with this request.*
- 3. Actions/Options/Recommendations:** *It is staff's determination that these **red lined** revisions meet Council's request.*
- 4. Planning Commission Recommendation:**

Sec. 113-137. Town center mixed-use district (TCMU).

- (a) *Purpose.* The intent of the TCMU district is to provide a walkable, pedestrian friendly mixed-use environment only within the town center character area as outlined in the town's comprehensive plan. ~~Upon council approval, supplemental residential uses may be permitted.~~ ~~The mix and density of commercial and residential uses shall be~~ ~~when~~ complementary to and compatible with the orderly development of the nearby projects ~~as determined by Town Council.~~ The TCMU district will allow innovative and creative design and promote high standards in the development layout to alleviate incompatibility between internal and external uses.
- (b) *Requirements for a town center mixed-use district.*
- (1) No property over three acres may be rezoned to the TCMU district without the concurrent approval of a development plan by the town council following public review and recommendation by town staff and the planning commission. All property rezoned and developed pursuant to a single development plan shall be referred to herein as a "TCMU development".
 - (2) The boundaries of each TCMU development shall be as shown on the zoning map and shall correspond with the adopted development plan and be located within the town's town center district character area or within one of the following areas: (1) that area consisting of parcels of property lying north and west of Valleywood Road, east of the CSX rail line, and south of Tyrone Road; and (2) that area consisting of parcels of property bounded by Valleywood Road on the west, Highway 74 on the east, and Tyrone Road on the north.
- (c) *Application.* Each application to rezone a property or grouping of properties three acres or over to the TCMU district shall establish a development plan for the same and shall follow the procedures set out below:
- (1) *Pre-application conference.* Prior to filing a petition to rezone property to the TCMU district, the applicant shall meet with the zoning administrator to review the general character of the proposed development, including but not limited to, its scope, nature and location. At this time, the applicant shall be fully advised of the approval procedures contained herein as well as the various information and studies which the applicant may need in order to continue with said procedures.
 - (2) *Rezoning petition.* A petition to rezone property to the TCMU district shall only be submitted subsequent to the pre-application conference with the zoning administrator. The petition shall contain a development plan, if applicable, and a written summary of intent, and shall show the relation between the proposed development and the surrounding area, both proposed and existing. A petition to rezone property to the TCMU district shall follow the procedures set out in article III of this chapter.
 - (3) *Development plan.* The following information shall be submitted as the development plan for properties exceeding three acres:
 - a. General location map;
 - b. Current topographical map clearly showing existing conditions, including contour intervals of no more than five feet based on field survey or photogrammetric methods;
 - c. Map showing the existing floodplains as indicated by FEMA;
 - d. Existing and proposed land uses in the development site and all adjacent properties, including the approximate location of all streets;
 - e. Legal description of the subject property;
 - f. Location and use of existing and proposed public, semi-public, or community facilities such as schools, parks and other open space, including areas proposed to be deducted or reserved for community or public use;

Created: 2024-06-14 15:11:58 [EST]

(Supp. No. 18, Update 1)

- g. Conceptual drawings of representative building types for all ~~non-residential~~ structures which indicate the proposed general architectural style and appearance; and
 - h. If a proposed development creates special problems or involves specific circumstances, additional information as required by the zoning administrator in order to properly evaluate the proposal as follows:
 - i. Off-street parking and loading plan;
 - ii. Economic feasibility report or market analysis;
 - iii. Area traffic study and circulation plan within the development and to and from existing thoroughfares;
 - iv. Hydraulic, hydrologic, and drainage engineering studies;
 - v. Environmentally sensitive areas, including, but not limited to: watershed protection, wetlands, or groundwater recharge impact study; and
 - vi. Based on the pre-application meeting with the zoning administrator, other information as is deemed necessary may be requested; in addition, any of the aforementioned required information (items (a) thru (h)) may be excluded if deemed not applicable.
- (4) *Summary of intent.* The written statement submitted with the development plan shall include the following information:
- a. Statement of the present ownership of all land within the proposed development;
 - b. Explanation of the character of the proposed development, including, but not limited to: a summary of uses, number and type of dwelling units, a net residential density calculation, and minimum standards for floor area, lot size, yard and spacing requirements;
 - c. General statement of the proposed development schedule and progression of unit development or staging; and
 - d. Agreements, provisions, and covenants which govern the use, maintenance, and protection of the development and any common or open space, including the provisions which will organize, regulate and sustain the property owners' association, where applicable.
- (5) *Approval.* After review and public hearing, the planning commission shall provide a recommendation to the mayor and council. After a public hearing the mayor and council may approve, disapprove or approve the rezoning and the applicable development plan with modifications. If the proposed rezoning and applicable development plan are approved as submitted, the zoning administrator shall cause the official zoning map to be changed to indicate the change in zoning and the boundaries of the property affected by the approved development plan. If the rezoning and applicable development plan are approved with modifications, the applicant shall file written notice of consent to the modification and a properly revised development plan with the zoning administrator prior to changing the official zoning map. The development plan and all other accompanying information shall be properly identified and permanently filed with the zoning administrator.
- (6) *Subdivision approval.*
- a. At the option of the applicant, a preliminary subdivision plat may be filed along with the development plan in order that tentative approval of the subdivision by the planning commission may be granted, pending the approval by the mayor and council of the development plan. In no case shall final subdivision approval precede the approval of the development plan.

- b. Site development regulations, specifications, and procedures governing the platting of a TCMU development and plat approval shall be in accordance with the Town of Tyrone subdivision regulations and development regulations.
 - c. No combination of lots in excess of three acres shall be approved without a development plan.
 - (7) *Ownership control.* At the time a final plat is approved and recorded for a TCMU development, as applicable, the land comprising the area for the development shall be under one ownership, i.e., an individual, a corporation, or some other single legal entity. Individual lots may be sold only after the final plat has been approved and recorded and the deed contains sufficient covenants assuring the continuance of the TCMU development as originally approved and developed.
 - (8) *Building and occupancy permits.* The zoning administrator shall approve the issuance of building permits for buildings and structures in the TCMU development if they are in substantial conformity with the approved development plan, the development schedule, and with all other applicable regulations. A certificate of occupancy shall be issued for any completed building or structure if it conforms to the requirements of the approved development plan and all other applicable regulations.
 - (9) *Revision of development plan.* Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the mayor and council upon the recommendation of the zoning administrator and planning commission. A request for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.
- (d) *Development standards.*
- (1) *Permitted uses.*
 - a. *Residential uses.*
 - 1. Single-family detached dwellings;
 - 2. ~~Townhouse dwellings;~~
 - 3. Multi-family loft dwellings as part of a mixed-use commercial structure; and
 - 4. Accessory uses and structures.
 - b. *Commercial and institutional uses.*
 - 1. Accounting, auditing and bookkeeping services;
 - 2. Adult day care centers;
 - 3. Advertising agencies excluding sign contractors;
 - 4. Amphitheaters;
 - 5. Antique stores;
 - 6. Apparel and accessory stores (including dressmaker and tailor);
 - 7. Appraisers;
 - 8. Aquaponics/Urban farming facilities;
 - 9. Arcades
 - 10. Art galleries;
 - 11. Art studios;

Created: 2024-06-14 15:11:58 [EST]

(Supp. No. 18, Update 1)

-
12. Assembly halls;
 13. Attorneys;
 14. Auditoriums;
 15. Automobile claims adjuster;
 16. Bakeries, retail;
 17. Banquet halls;
 18. Barbershops and beauty shops;
 19. Bicycle repair shops;
 20. Blood donor stations;
 21. Blueprinting and photocopying services;
 22. Book and stationery stores;
 23. Bowling alley;
 24. Brew pubs & microbreweries;
 25. Business agents and brokers;
 26. Business incubators;
 27. Business service support establishments;
 28. Camera and photographic supply stores;
 29. Carryout/delivery establishments;
 30. Catalog mail order stores;
 31. Caterers;
 32. Churches and other places of worship and accessory facilities;
 33. Cigar stores and stands;
 34. Clerical;
 35. Collection services;
 36. College and university industry associated research and training facilities;
 37. Commercial photography, art and graphics offices;
 38. Commercial vocational schools;
 39. Computer or data processing offices;
 40. Counseling and guidance services;
 41. Credit reporting services;
 42. Cultural facilities;
 43. Dance schools;
 44. Day nurseries & day care centers;
 45. Delicatessen and gourmet food stores (with incidental catering);

Created: 2024-06-14 15:11:58 [EST]

(Supp. No. 18, Update 1)

-
46. Dental care services;
 47. Detective agency and protective services (excluding armored cars and animal rental);
 48. Dinner theatres;
 49. Doctors/physicians' offices;
 50. Drafting services;
 51. Drugstores;
 52. Eating establishments, when accessory to a permitted use;
 53. Electric transformer stations, gas regulator stations and telephone exchanges;
 54. Employment agencies;
 55. Engineering, planning and architectural offices;
 56. Escape rooms;
 57. Fabric shops;
 58. Farm and garden supply stores (interior storage only);
 59. Farmers' markets;
 60. Finance, insurance and real estate institutions;
 61. Florists;
 62. Food specialty shops (ice cream, coffee, soda fountain);
 63. Furniture, home furnishing and appliance stores;
 64. Gift, novelty and souvenir stores (excluding adult novelty);
 65. Glass sales;
 66. Grocery stores limited to a floor area not exceeding 5,000 square feet;
 67. Gyms;
 68. Hardware sales;
 69. Health services clinics;
 70. Historical society/welcome, information centers;
 71. Hobby, toy and game shops;
 72. Home health care;
 73. Hotels;
 74. Household and apparel stores;
 75. Indoor sports facilities;
 76. Interior decorator services;
 77. Jewelry sales and repair;
 78. Key duplicating shops;
 79. Kitchen-ware stores;

-
80. Laundry and dry cleaning pick-up stations;
 81. Lawn and garden supply;
 82. Libraries;
 83. Locksmiths;
 84. Management, consulting and public relations services;
 85. Manicure services (nail care);
 86. Meat, seafood and poultry markets (excluding live poultry);
 87. Medical and dental laboratories;
 88. Medical photography;
 89. Message answering services;
 90. Museums;
 91. Musical instrument sales and repair;
 92. News dealers and newsstands;
 93. Notary public;
 94. Occupational physical therapy;
 95. Office uses as part of a planned office center;
 96. Optician and optometry stores;
 97. Parcel and express services;
 98. Parks;
 99. Pet shops;
 100. Pharmacies;
 101. Photographic studios;
 102. Picture framing stores;
 103. Playhouses;
 104. Political organizations;
 105. Produce markets;
 106. Radio and television broadcasting stations;
 107. Radio, television and stereo sales and service;
 108. Recording and developing studios;
 109. Restaurants, general and convenience;
 110. Seasonal outdoor retail (activity for the sale of flowers, garden supplies, produce);
 111. Shoe repair and sales;
 112. Skating rinks;
 113. Solar generation facilities;

Created: 2024-06-14 15:11:58 [EST]

(Supp. No. 18, Update 1)

- 114. Specialized merchandise stores;
- 115. Specialized non-degree schools;
- 116. Sporting goods;
- 117. Swimming pools (prefabricated), hot tubs and spa sales;
- 118. Talent and theatrical booking agents;
- 119. Telecommuting centers;
- 120. Telephone business offices;
- 121. Ticket brokers;
- 122. Travel agencies;
- 123. Utility business offices;
- 124. Veterinarians; and
- 125. Visiting nurse associations.

(2) Dimensional and other requirements.

Site				Building		
Residential density, units per acre			4 u/a max			
Lot Type	Min Lot Area	Min Width	Coverage	Height	Ground Floor Façade Height (min)/(max)	Floor Area min/max
Detached SFD	7,200 SF	60'	60% max/lot	2 stories/35' max	10'—12' min/16' max	1,500 SF min
Commercial Townhouse	5,000 SF 1,500 SF	50' 20'	80% max/lot ** 70% max/lot	3 stories/45' max 3 stories/35' max	12' min/16' max 10'—12' min/16' max	30,000 SF max footprint 1,500 SF min
Mixed-Use Commercial	7,000 SF 5,000 SF	50' 50'	70% max/lot 80% max/lot	3 stories/45' max 3 stories/45' max	12' min/16' max 12' min/16' max	Loft unit: 800 SF min Commercial: 30,000 SF max footprint 30,000 SF max footprint
Mixed-Use	7,000 SF	50'	70% max/lot	3 stories/45' max	12' min/16' max	Loft unit: 800 SF min Commercial: 30,000 SF

Formatted Table

Created: 2024-06-14 15:11:58 [EST]

(Supp. No. 18, Update 1)

						max footprint
--	--	--	--	--	--	------------------

*** Master-planned developments with an accompanying development plan are exempt from this requirement so long as shared community space provides an equivalent amount of usable recreational/park space within the development.*

New Commercial & , Mixed-Use & Townhome Building Setbacks	
Primary street build-to zone	0' min/15' max
Side street setback	0' min/20' max
Side interior	0' or 5' min
Rear	0' or 3' min
Rear: abutting residential district	30' min
New Commercial/Mixed-use Build-To	
Building façade in primary street build-to zone (% of lot width)	70% min
Building façade in side street build-to zone (% of lot width)	40% min
New Detached SFD Building Setbacks	
Front (Street)	15'—20'
Side (Street)	15'—20'
Side (Yard)	5'
Rear	20'—25'

- a. No single structure may exceed a footprint of 30,000 square feet.
 - b. A 75-foot buffer shall be in effect along all bordering residential zoning districts coterminous with setbacks.
- (3) *Open space.*
- a. Open spaces shall be provided in conformance with the approved development plan.
 - b. Open space may utilize any of the following elements towards the open space calculation:
 - i. Required yards, planted areas, fountains, community gardens, rooftop gardens, parks, plazas, hardscape elements related to sidewalks and plazas, amenity space, and similar features.
 - ii. Required buffer areas may be counted toward open space requirements even if such buffer area is dedicated to the town or other governmental entity for recreation use, conveyed to a conservation group, or is subject to permanent easements for public use.
- (4) *Fencing materials.* No barbed wire, razor wire, chain-link fence, or similar elements shall be visible from any public plaza, ground level, or sidewalk level outdoor dining area or public right-of-way.
- (5) *Drive through uses.* Drive-through service windows and drive-in facilities are not allowed.
- (6) *Storefront requirements.*
- a. The length of facade without intervening transparency shall not exceed 20 feet.

Created: 2024-06-14 15:11:58 [EST]

(Supp. No. 18, Update 1)

- b. The ground story shall have a minimum 50 percent transparency.
- c. Entrances may be counted where they are transparent.
- (7) *Dumpsters and loading areas.* Dumpsters and loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, sidewalk-level outdoor dining area, public sidewalk or public right-of-way. In addition, dumpsters and loading areas serving residential uses shall be enclosed with opaque walls on three sides not less than eight feet in height, along with a gate or door.
- (8) *Loading dock entrances for nonresidential uses.* Loading dock entrances for nonresidential uses shall be screened so that loading docks and related activity are not visible from any public right-of-way.
- (9) *Building mechanical and accessory features.*
 - a. Shall be located to the side, rear, or roof of the principal structure and shall be in the location of least visibility from the public right-of-way. Screening with plant or fence materials shall be required if the equipment is otherwise visible from the public right-of-way.
 - b. When located on rooftops, shall be incorporated in the design of the building and screened with building materials similar to the building.
 - c. Shall not be permitted between the building and any public street.
- (e) *Parking and site design standards.*
 - (1) *Street requirements.* New streets shall be provided in conformance with an applicable development plan and should avoid culs-de-sac to the highest degree possible so as to contribute to a connected town center grid-network.
 - (2) *Inter-parcel connectivity.* Opportunities for inter-parcel pedestrian and vehicle access points between all contiguous commercial, office, or multifamily residential parcels shall be provided. Multi-use paths shall be provided with connectivity to the existing town multi-use path network in keeping with the town's path system design guidelines. Developments east of the CSX rail line must provide a separated-grade multi-use crossing to the Town's existing path network.
 - (3) *On-site parking.* Shall primarily be provided ~~on in~~ the ~~side and~~ rear of commercial developments. Secondary or supplemental parking may be provided on the side of the property upon Planning Commission approval.
 - (4) *Off-site parking.* Required parking spaces shall be permitted to be provided on adjacent or nearby property within a TCMU district, provided said relocated spaces lie within 300 feet of the main entrance to the principal use for which such parking is provided.
 - (5) *Driveways and curb cuts.*
 - a. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone. A corresponding interior sign or painted bar on the driveway shall be provided adjacent to the sidewalk paving as needed.
 - b. Except as required by Georgia Department of Transportation along state routes, no more than one curb cut shall be permitted for each development site, provided that properties with more than one street frontage may have one curb cut located on each street frontage. However, developments on properties with a single street frontage greater than 400 feet shall be permitted two curb cuts along one street frontage.
 - c. Driveway access for residential properties shall be in the rear or side of the home. Street-facing garages are not permitted.

Created: 2024-06-14 15:11:58 [EST]

(Supp. No. 18, Update 1)

(Ord. No. 2019-06, § 1, 9-19-2019; Ord. No 2019-10, § 1, 11-21-2019)

(Supp. No. 18, Update 1)

Created: 2024-06-14 15:11:58 [EST]

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
437 Senoia Road	IHI TYRONE MHC LLC	0736 033	MHP	N/A	Estate Residential	North: R-12, R-18, & AR South: DR East: Peachtree City West: M-1	N/A	25.85

SUMMARY & HISTORY

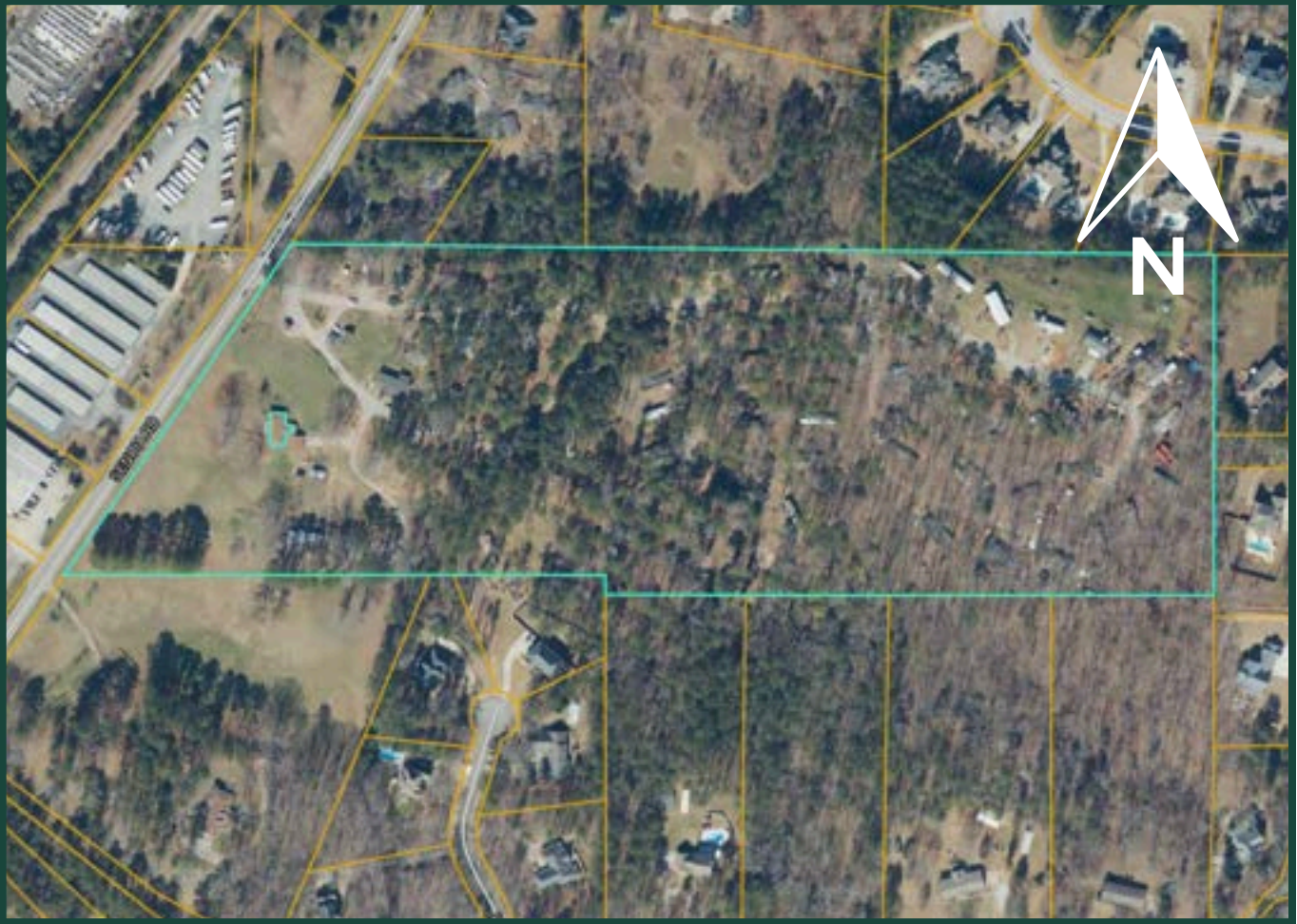
Applicant Erick Mullokandov with Iron Horse Communities has submitted an application for a Conceptual Site Plan at 437 Senoia Road. This property is currently developed as Whispering Pines Mobile Home Park with the submitted concept plan proposing a re-development of the park.

Whispering Pines has been located at 437 Senoia Road since the late 1960's to early 70's over which time, the number of homes has decreased. The Town’s ordinances for MHP (Mobile Home Park) zoning have changed since this time with many current homes in a non-conforming condition.

Staff has noted some items requiring revision, but recommends approval of the plan with the condition that all remaining TRC comments be resolved.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

The Town’s Comprehensive Plan does not specifically address Mobile Home Park (MHP) development. It lacks designated character areas where MHP zoning is explicitly recognized as suitable for future development. The plan emphasizes maintaining high standards in established residential areas. Zoning classifications not mentioned are generally not recommended for expansion but are expected to be developed to high-quality standards in their current locations. This site plan focuses on redeveloping within the existing property boundaries, aiming to enhance the quality and aesthetics of the included residential units. Therefore, it is staff’s determination that this site plan is compatible with the goals and intentions of the Comp Plan.



ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

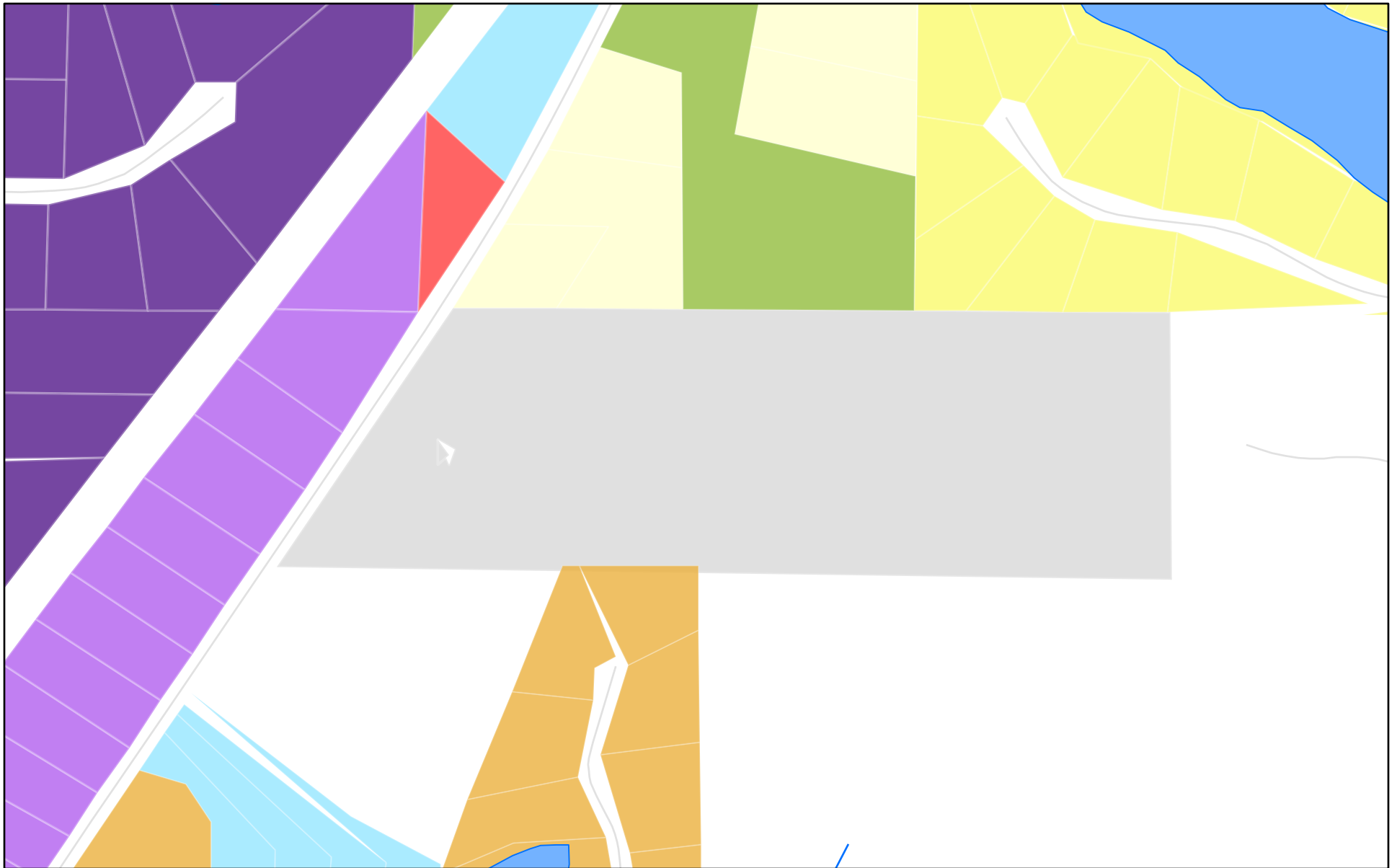
It is staff’s determination that the proposed Concept Plan meets the Town’s ordinance requirements for Mobile Home Parks with the following minor items be revised prior to final site plan submittal:

- 1. *Lot 1 shows a proposed mobile home within the 150' required setback. Mobile home lots are permitted within overall MH Park setback, but homes are not permitted.*
- 2. *Lots 98 & 77 appear to be in conflict with the MHP internal 7.5' lot setback requirement.*
- 3. *Rear setback line should be accurately notated as 40'*
- 4. *All other TRC comments including confirmation of lot dimensions and Fayette County Environmental Health bedroom requirements are resolved prior to submittal of final site plan details.*

This submission otherwise meets overall density conditions set by lot size and development standard conditions associated with buffers and setbacks. Non-conforming homes have been shown as resolved through the establishment of required buffers and setbacks adjoining adjacent residential properties.

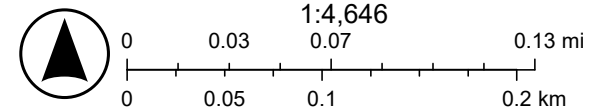
Town of Tyrone Zoning Map

Section V, Item 4.



8/3/2024

- | | | |
|--|-----------------------------|---------------------------------------|
| Tyrone Online Zoning Map_WFL1 - Ponds and Lakes | R-12_Residential_1200sf_Min | C-2_Highway_Commercial |
| Tyrone Online Zoning Map_WFL1 - Rivers and Streams | DR_Duplex_Residential | M-1_Light_Industrial |
| AR_Agricultural_Residential | MHP_Mobile_Home_Park | M-2_Heavy_Industrial |
| R-18_Residential_1800sf_Min | O-I_Office_Institutional | Tyrone Online Zoning Map_WFL1 - Roads |





- Legend
- Parcels
 - Roads

LAND USE SUMMARY

TOTAL SITE AREA: 28.33 ac

TOTAL PADS: 111

CIVIL
ENGINEERING
CONSTRUCTION
MANAGEMENT
LAND
PLANNING

Section V, Item 4.
LANDSCAPE
ARCHITECT



FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
255 CUMMINGS RD., STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 866-8666 • FAX: (770) 866-8665

CUMMING OFFICE
500 PIRKLE FERRY RD., STE. 1
CUMMING, GEORGIA 30041
PH: (770) 807-1000

NEWNAN OFFICE
40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30055
PH: (770) 755-9978

www.fdc-llc.com

CONCEPT PLAN
FOR
WHISPERING
PINES
LOCATED IN:
LAND LOT 154, DISTRICT 7
TRYONE, GA

REVISIONS	
DATE	DESCRIPTION
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

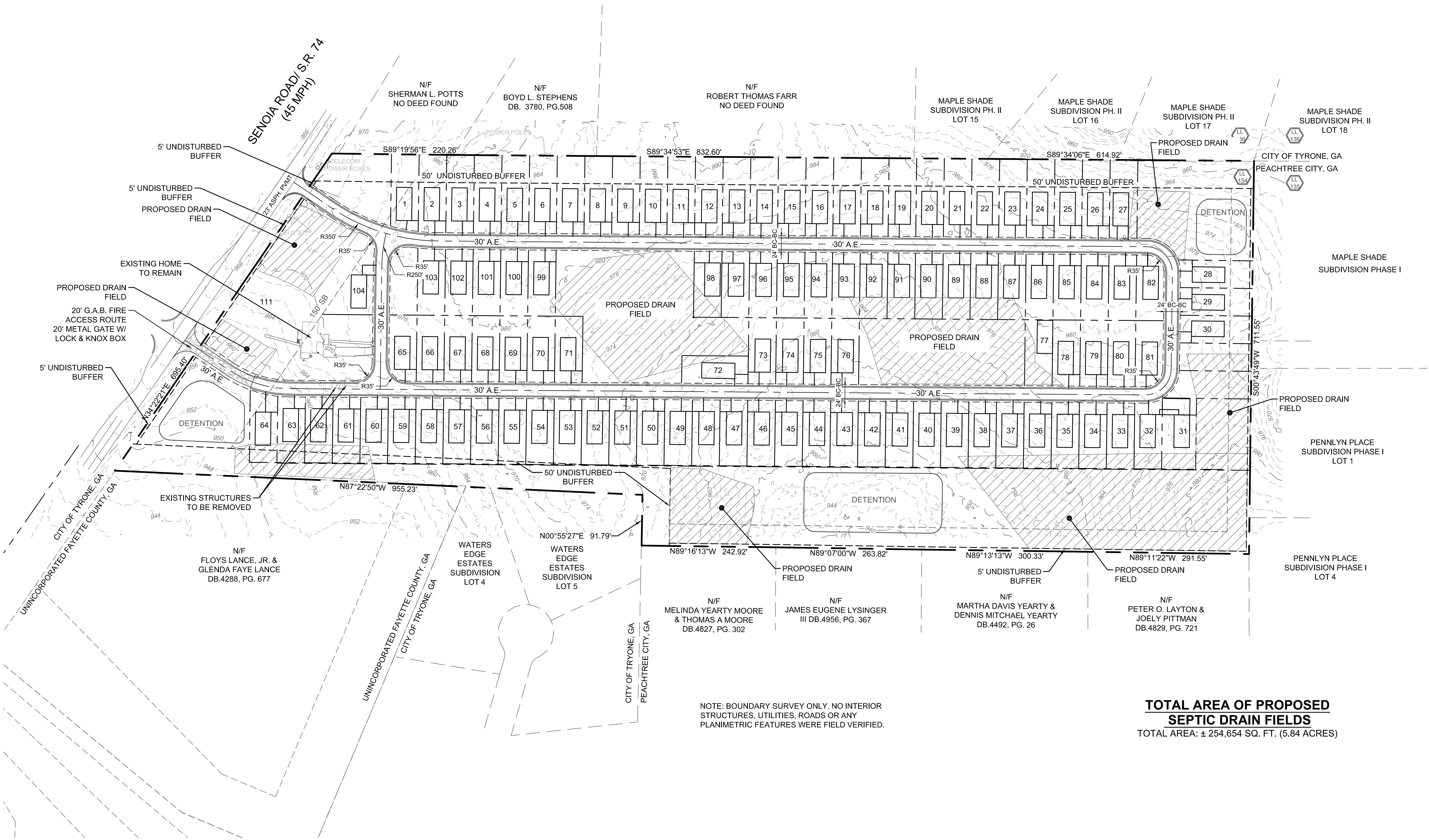


Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 252-4747 OR 800.811.1111

DATE:	1/8/23
SCALE:	1" = 100'
PROJ NUMBER:	369.001
DRAWN BY:	ALW
REVIEWED BY:	JLJ
REVISED BY:	ALW

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

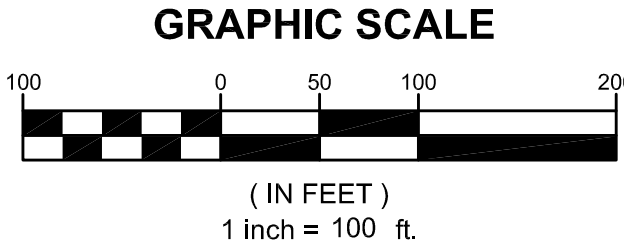
SHEET NUMBER
1 OF 2



NOTE: BOUNDARY SURVEY ONLY. NO INTERIOR STRUCTURES, UTILITIES, ROADS OR ANY PLANIMETRIC FEATURES WERE FIELD VERIFIED.

TOTAL AREA OF PROPOSED
SEPTIC DRAIN FIELDS
TOTAL AREA: ± 254,654 SQ. FT. (5.84 ACRES)

PRELIMINARY (NOT FOR CONSTRUCTION)



LAND USE SUMMARY

TOTAL SITE AREA: 28.33 ac

TOTAL PADS: 111

CIVIL
ENGINEERING
CONSTRUCTION
MANAGEMENT
LAND
PLANNING

Section V, Item 4.
LANDSCAPE
ARCHITECT



FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
255 CORP. CT., STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 866-8666 • FAX: (770) 866-8665

CUMMING OFFICE
500 PIRKLE FERRY RD., STE. 1
CUMMING, GEORGIA 30041
PH: (678) 802-1100

NEWNAN OFFICE
40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30055
PH: (770) 755-2978

www.fdc-llc.com

SOILS MAP
FOR
WHISPERING
PINES
LOCATED IN:
LAND LOT 154, DISTRICT 7
TRYONE, GA

REVISIONS

DATE	DESCRIPTION
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

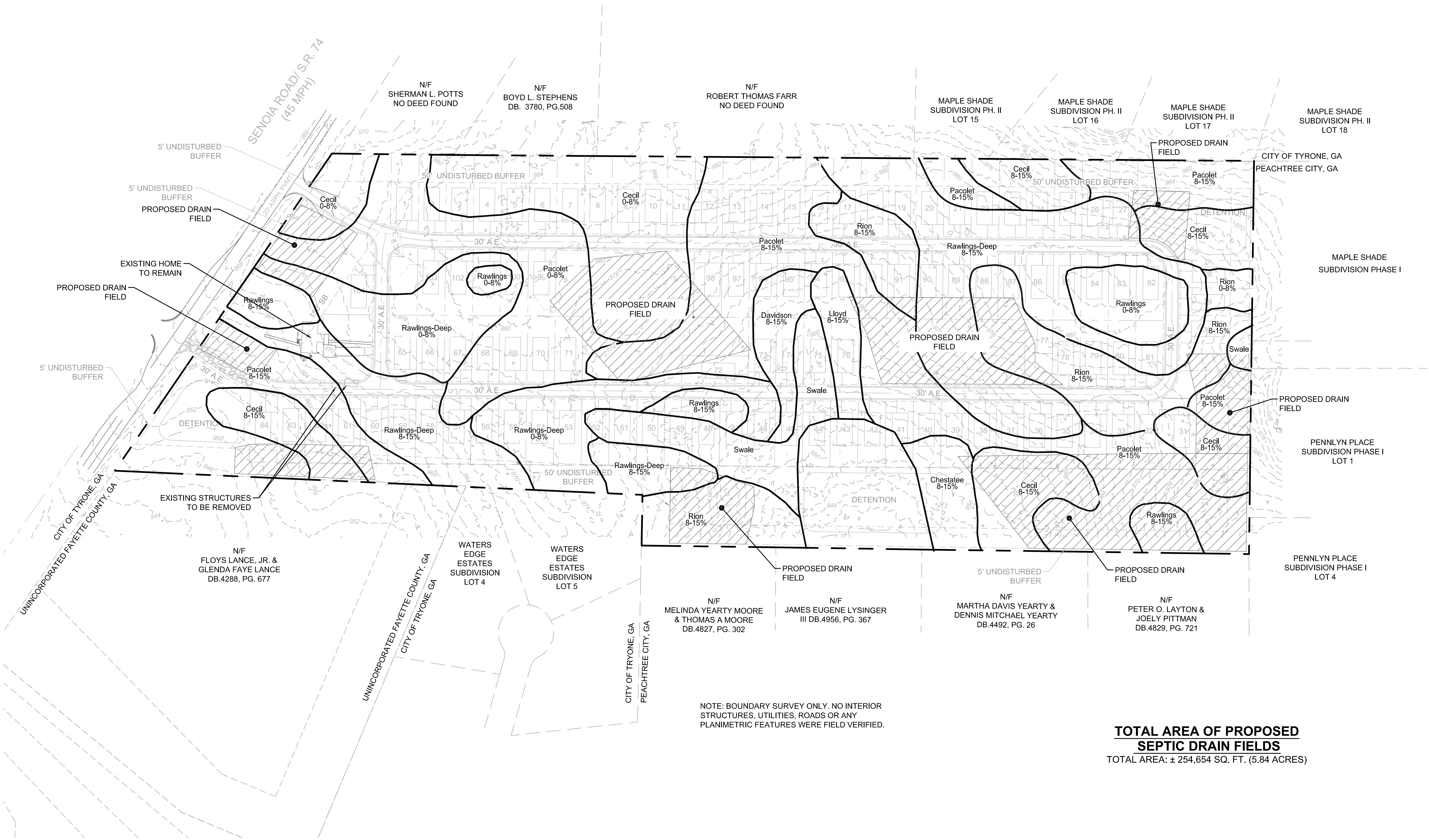


Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-4747 OR 800.811.1111

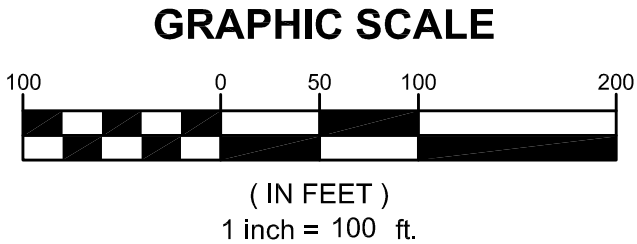
DATE:	1/8/23
SCALE:	1" = 100'
PROJ NUMBER:	369.001
DRAWN BY:	ALW
REVIEWED BY:	JLJ
REVISED BY:	ALW

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
2 OF 2



TOTAL AREA OF PROPOSED
SEPTIC DRAIN FIELDS
TOTAL AREA: ± 254,654 SQ. FT. (5.84 ACRES)



PRELIMINARY (NOT FOR CONSTRUCTION)