



**PLANNING COMMISSION
MEETING**
February 27, 2025 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Brad Matheny, Vice-Chairman
Joram Kiggundu, Commissioner
Phillip Trocquet, Assistant Town Manager
Patrick Stough, Town Attorney

Terry Noble, Commissioner
Jeff Duncan, 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 (brandon.perkins@tyronega.gov).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. January 9th, 2025

IV. PUBLIC HEARING

V. NEW BUSINESS

2. Consideration to approve a conceptual plat from applicant Clay Gilley for parcel 0737-040 at property address 355 Crestwood Road. **Phillip Trocquet, Community Development**

3. Consideration to approve a conceptual plat from applicant Craig Stafford for parcel 0742003 at property address 545 Laurelwood Road. **Phillip Trocquet, Community Development**

VI. STAFF COMMENTS

4. Discussion regarding upcoming TCMU ordinance modifications. **Phillip Trocquet, Community Development**

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

TYRONE PLANNING COMMISSION MEETING

Section III, Item 1.

MINUTES

January 09, 2025 at 7:00 PM

David Nebergall, Chairman

Brad Matheny, Vice-Chairman
Joram Kiggundu, Commissioner
Phillip Trocquet, Assistant Town Manager
Patrick Stough, Town Attorney

Terry Noble, Commissioner
Jeff Duncan, Commissioner
Ciara Willis, Assistant Town Clerk

Absent:

David Nebergall, Chairman

Also Present:

Billy Campbell, Council Member

I. CALL TO ORDER

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.

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

III. APPOINTMENTS

1. Approval of a Chairman for the Town of Tyrone Planning Commission for year 2025

A motion was made to nominate David Nebergall as the Chairman for the Town of Tyrone Planning Commission for 2025.

Motion made by Commissioner Duncan, Seconded by Commissioner Kiggundu.

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

A motion was made to close the nomination of a Chairman for the Town of Tyrone Planning Commission for 2025.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.

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

2. Approval of a Vice-Chairman for the Town of Tyrone Planning Commission for year 2025

A motion was made to nominate Brad Matheny as the Vice-Chairman for the Town of Tyrone Planning Commission for 2025.

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

A motion was made to close the nomination of a Vice-Chairman for the Town of Tyrone
Planning Commission for 2025.

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

IV. APPROVAL OF MINUTES

3. October 24, 2024

A motion was made to approve the October 24, 2024 meeting minutes.

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

V. PUBLIC HEARING

4. Consideration of a Text Amendment from Applicant Brandon Bowen to Section 113-155,
Exceptions to Development Standards. **Phillip Trocquet, Community Development**

Mr. Trocquet shared that Mr. Brandon Bowen, representing Georgia Masonry Supply
and Oldcastle APG South, Inc. at Shamrock Industrial Park, submitted a text amendment
application to the Town in late October 2024. The application sought to amend the
Town’s height restrictions for industrial uses, citing a perceived deficiency in the current
ordinance. Specifically, the amendment would accommodate a 130-foot-tall accessory
silo structure at the applicant’s facility, which manufactured Sakrete and Amermix
bagging products but was not currently allowed under the Town’s height regulations.

The current ordinance did not allow for industrial uses exceeding 35 feet.

Mr. Trocquet explained that the text amendment to 113-155, exceptions to development
standards to modify structures to exceed the Town’s 35’ height allowance to include
industrial accessory structures with conditions that increase setbacks as the height
increases to a maximum of 150’ structure height.

Several representatives spoke on behalf of the applicant, Brandon Bowen, who was
absent. A comprehensive slide show was presented regarding the company’s history and
the proposed accessory silo structure.

Commissioner Noble inquired about the proposed structure's environmental impact. A
representative for Mr. Bowen stated that there were EPA, EPD, and local requirements.

Commissioner Kiggundu then asked about non-conforming structures that would be grandfathered into the ordinance. Mr. Trocquet stated that this ordinance modification would bring most non-conforming structures into compliance, which was preferable. The proposed language was intended to greatly limit the impact of such taller industrial structures within the Quality Growth Overlay and near residential properties.

Attorney Stough pointed out that this text amendment would apply to all Industrial Zoning classifications such as M-1, M-2, and BTP throughout the Town.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in favor of the item. No one spoke.

Vice-Chairman Matheny opened the public hearing for anyone who wished to speak in opposition of the item. No one spoke.

Staff recommended approval of the proposed text amendment to section 113-155, exceptions to development standards.

A motion was made to recommend approval of a Text Amendment to Section 113-155, Exceptions to Development Standards with the language proposed by staff.

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

VI. NEW BUSINESS

VII. STAFF COMMENTS

Mr. Trocquet announced that Town offices would be closed tomorrow due to impending weather.

Mr. Trocquet shared that TSW would present the final draft plans of the LCI initiative next week at the January 16th Council meeting.

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7:44 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PZ-02272025	February 27th, 2025	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
355 Crestwood Road	Cole Gilley	0737-040	R-18	N/A	Estate Residential	North: E-1 South: R-12 East: R-18 & R-12 West: R-12	Existing Home & Accessory Structures	5

SUMMARY & HISTORY

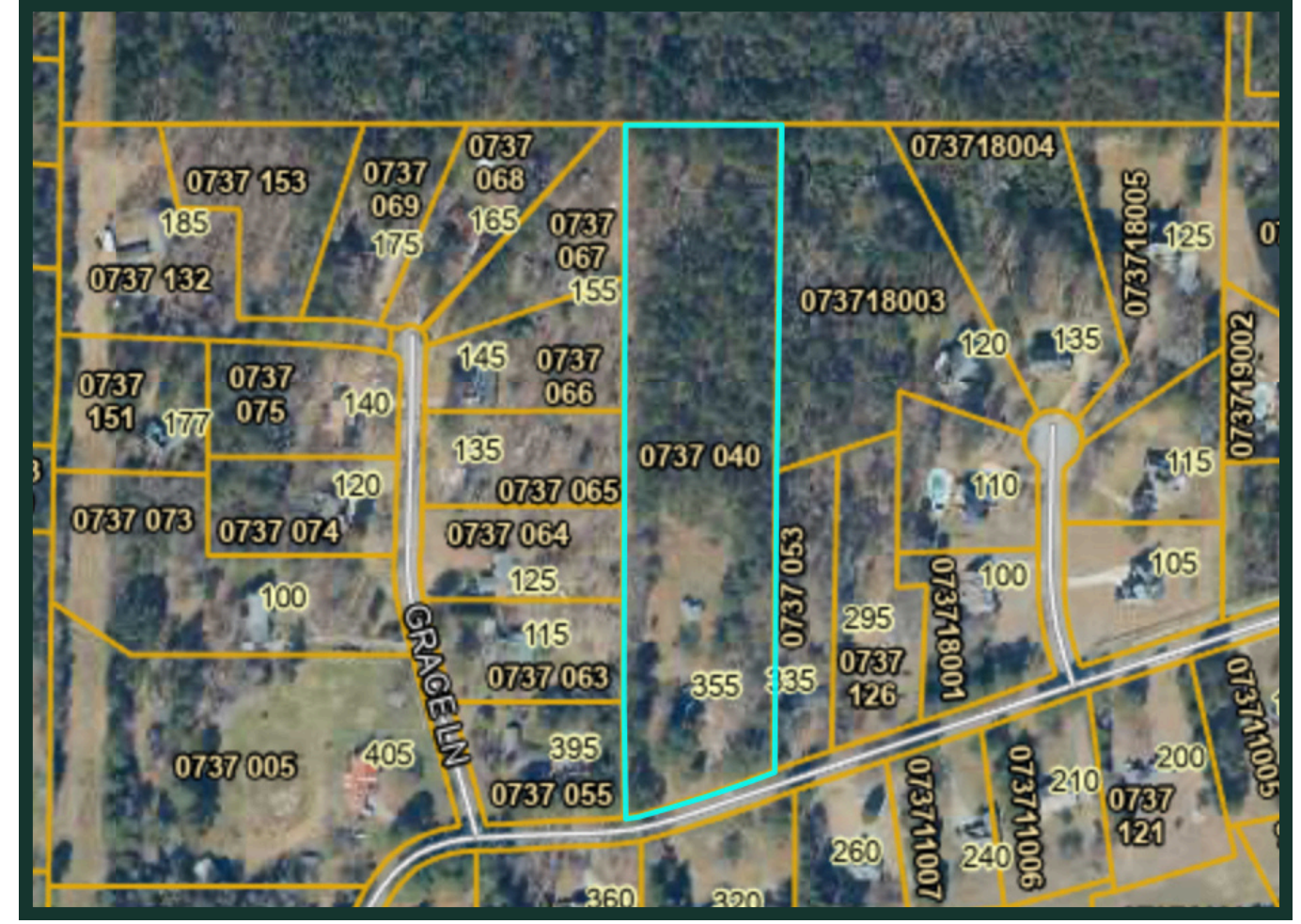
Applicant and owner, Mr. Gilley was granted a rezoning of his property at 355 Crestwood Road from AR-R-18 in September of 2024. Mr. Gilley's stated intent was to further subdivide the 5-acre lot. Mr. Gilley's surveyor has prepared this revised plat for staff review and planning commission consideration.

STAFF RECOMMENDATION

Staff recommends conditional approval of the proposed plat with the condition that all setbacks are listed accurately and that all outstanding minor TRC comments are resolved prior to final recording.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

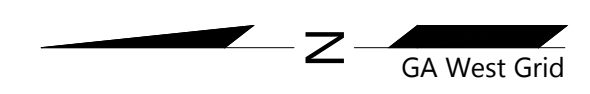
This petition is consistent with the Town's comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which encourages low density residential development not to exceed 1-unit/acre. This property is currently 5 acres with a proposed 3-lot division with each lot over 1 acre in size.



ZONING ORDINANCE COMPATABILITY

The proposed plat is in conformity with our ordinance regulations for R-18 lots. No more than 2 lots shall share a driveway or easement which is reflected by lot 1 keeping its existing access and a secondary access easement proposed for lots 2 and 3. Said easement does meet minimum width requirements. At the time of staff's review, the "front setback" for lot 1 is shown as greater than 80'. Subsequent front setbacks for lots 2 and 3 are shown incorrectly as well. All of the reflected setbacks will be required to be shown accurately.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



SITE DATA: TAX PARCEL ID: 0737 040. TOTAL SITE AREA = 223,714 SF OR 5.136 AC. PROPOSED SITE DENSITY: 5.135 ACRES / 3 HOMES = 1.71 ACRES/UNIT. SOURCE OF BOUNDARY: DB 5565/434 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.

ZONING NOTE: CITY OF TYRONE, GEORGIA CURRENT ZONING: R-12 - RESIDENTIAL. DIMENSIONAL REQUIREMENTS: MIN. LOT AREA: 1.0 ACRE MIN. LOT WIDTH AT BUILDING LINE: 125 FEET MAX. BUILDING HEIGHT: 35 FEET MIN. BUILDING FOOTAGE: 1,200 SF MAX. LOT COVERAGE: 25%. SETBACKS: FRONT: 80 FEET (THOROUGHFARE) 55 FEET (RESIDENTIAL STREET) SIDE: 15 FEET REAR: 30 FEET.

OWNER/DEVELOPER: COLE GILLEY 355 CRESTWOOD DRIVE TYRONE, GEORGIA 30290 PHONE: (770) 997-0913

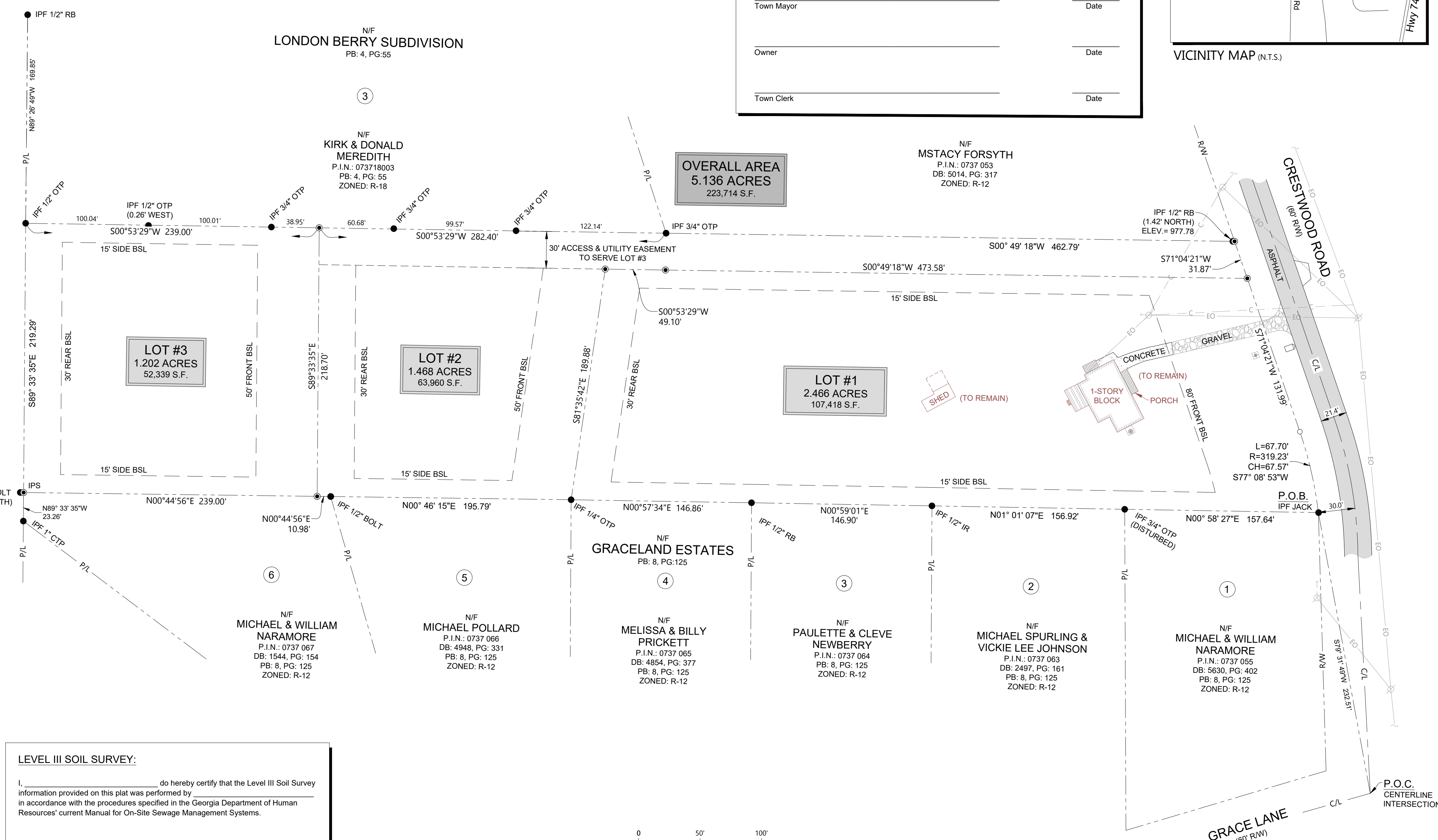
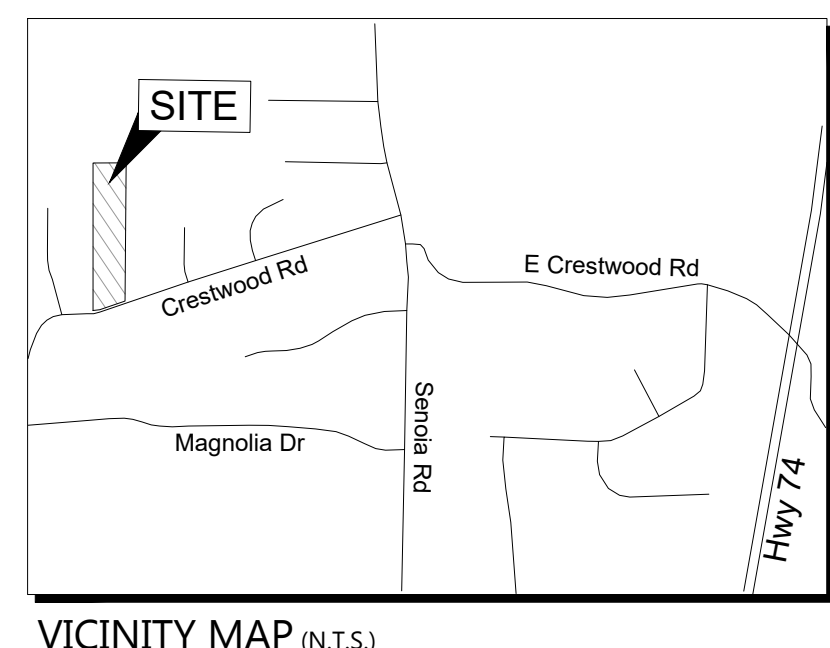
MAINTENANCE GUARANTEE: The undersigned, its successors and assigns, hereby warrants and guarantees to the Town of Tyrone the full and complete maintenance of a certain improvement known as... This warranty and guarantee is made in accordance with the Tyrone Land Development ordinance. This guarantee includes not only paving but all other appurtenant structure and amenities lying within the right-of-way of said road and in the greenbelt including, but not limited to, all curbing, drainage, pipes, culverts, catch basins, drainage ditches, bike paths, cart paths, pedestrian paths and other public improvements. Utilities owned and operated by a governmental body or public utility company, with the exception of privately owned facilities, shall be the responsibility of said governmental body or public utility company and not the developer. The developer shall correct and repair or cause to be corrected and repaired all damages to said improvements resulting from any cause whatsoever. In the event the developer fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the Town and all costs and charges billed to and paid by the developer, but this remedy shall not be limited to the Town, and it shall also have any remedies to it as approved by law. The terms of this Agreement shall be for a period of two (2) years beginning on the date of the written acceptance of said improvements by the Town as evidenced by the final plat approval of said completed improvements. After the termination of said two (2) year period the Town shall be responsible to the citizens of Tyrone for the maintenance of said improvements as provided by law. Provided, however, any damages which occurred prior to the end of said two (2) year period and which still are un-repaired at the termination of said period shall remain the responsibility of the developer (written notice of said damages must be given prior to the two (2) year period ends. IN WITNESS WHEREOF, the developer has caused this agreement to be executed by its duly authorized officers this ___ day of ___, 20__.

CERTIFICATE OF DEDICATION, STATE OF GEORGIA, COUNTY OF FAYETTE: The owner of the land shown on this plat acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, does hereby convey in fee simple to the Town of Tyrone, Georgia, and further dedicated to the use of the public forever all streets and right-of-way shown hereon, alleys, cart paths, greenbelts and public places hereon shown on plat except those easements designated on plat as other utility company's easements and privately owned easements. In consideration of the approval of this final plat and other valuable considerations. The owner does 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 demands arising on account of the design and construction of public improvements of the property shown hereon, to include, but not limited to, the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges outside or within the proposed right-of-way shown, resulting from any and all causes other than by an act of the Town of Tyrone, Georgia. And further, the owner warrants that it owns 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. The owner further warrants that it has the right to convey said land according to this plat and does hereby bind itself and the owners. Subsequent in title to defend the covenants and agreements set out. IN WITNESS THEREOF, I have hereunto set by hand and affixed my seal this ___ day of ___, 20__.

THE TOWN OF TYRONE, GEORGIA By: Mayor Attest: Town Clerk

APPROVAL BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA: This plat has been reviewed by a representative of Fayette County Health Department and based on soils information, the lay of the land, etc., this land appears suitable for the installation of septic tanks and field drains. However, each lot will have to be inspected to determine the location of structure, style of structure, etc. before a final approval and individual septic system permit can be issued. Environmental Health Specialist Date

FINAL PLAT APPROVALS: Town Engineer Date Town Mayor Date Owner Date Town Clerk Date



LEVEL III SOIL SURVEY: I, Brian Douglas, do hereby certify that the Level III Soil Survey information provided on this plat was performed by me in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems. Soil Classifier Professional Professional Engineer Registration No. Registration Number/License Numbers Company Address & Telephone

SURVEYOR'S 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. 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 by me or under my direct supervision. Brian Douglas, 12/11/24, Brian Douglas, GA RLS #3373

SURVEYOR: BRIAN DOUGLAS, GA RPLS# 3373 315 BURKE CIRCLE MCDONOUGH, GEORGIA 30253 PHONE: (678) 641-7633

LINE TYPE(S): EO ELECTRIC OVERHEAD LINE C OVERHEAD COMMUNICATION LINE

LEGEND: IRON PIN FOUND, IRON PIN SET (1/2" REBAR), CALCULATED POINT, WATER METER, UTILITY POLE, AIR CONDITIONER UNIT, MAILBOX

ABBREVIATIONS: BSL BUILDING SETBACK LINE, CTP CRIMP TOP PIPE, DB DEED BOOK, ELEV. ELEVATION, L.L. LAND LOT, N/F NOW OR FORMERLY, N.T.S. NOT TO SCALE, -OHE- OVERHEAD ELECTRIC, OTP OPEN TOP PIPE, PB PLAT BOOK, PG PAGE, P.O.B. POINT OF BEGINNING, P.O.C. POINT OF COMMENCEMENT, P.I.N. PARCEL IDENTIFICATION NUMBER, P/L PROPERTY LINE, RB REBAR, R/W RIGHT OF WAY, S.F. SQUARE FEET

SURVEY NOTES: 1. PLAT CLOSURE: 1 FOOT IN 203,595 FEET. 2. EQUIPMENT USED: CARLSON BRX7 GPS RECEIVER (BASE & ROVER RTK) 3. FIELD POSITIONAL TOLERANCE: 0.18' PER REDUNDANT MEASUREMENTS 4. FIELD DATA HAS NOT BEEN ADJUSTED 5. COMBINATION/SCALE FACTOR: 0.9998825828 6. BASIS OF BEARINGS: GRID NORTH, GEORGIA WEST ZON (NAD83) 7. FLOOD ZONE: NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP NO. 13113C0078E, REVISED 9/26/2008 8. DATE OF FIELD SURVEY: 11/15/2024 9. FIELD SURVEY BY: SCORPIO 10. UTILITY NOTE: BEFORE DIGGING IN THIS AREA, CALL UTILITY LOCATORS AT 811 TO IDENTIFY ALL UTILITIES. 11. EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND 12. THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS OBSERVED ON THIS PROPERTY 13. THERE ARE NO STATE WATERS ON THIS SITE 14. THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THIS PROPERTY 15. PER THE NATIONAL WETLANDS INVENTORY THIS SITE DOES NOT CONTAIN WETLANDS. ANY JURISDICTIONAL WETLANDS ON THE SITE ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WETLAND AREAS WITHOUT PROPER AUTHORIZATION

Table with columns for DATE and REVISION.

MINOR FINAL PLAT: THE PINES PREPARED FOR: CLAY GILLEY PROJECT LOCATION: LAND LOT(S): 151 | DISTRICT: 7th 7 CITY OF TYRONE | FAYETTE COUNTY | GEORGIA FEBRUARY 17, 2025

PROVIDENCE LAND SURVEYING logo and contact information: 315 Burke Circle, McDonough, Georgia 30253, www.providencelandsurveying.com, 1-878-641-7633, GA COA: LSP-001426 | Providence Land Surveying PC

PROFESSIONAL SEAL: GEORGIA PROFESSIONAL LAND SURVEYOR No. 3373 Brian J. Douglas. GSWCC LEVEL II NUMBER 88319. PLS PROJECT #: 24-A59 DRAWN BY: BJD CHECKED BY: BJD SHEET SIZE: 24"x36" (arch D). SHEET NUMBER 1 TOTAL SHEETS 1



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PZ-02272025	February 27th, 2025	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
545 Laurelwood Road	Craig Stafford	0742003	AR	N/A	Estate Residential	North: R-12 South: R-12 & AR East: R-12 West: CR-3	Existing Home & Accessory Structures	39.21

SUMMARY & HISTORY

Applicant and owner, Mr. Craig Stafford has submitted a plat application to subdivide is 39.21 acre tract into a 25.6-acre tract and a 13.57-acre tract.

STAFF RECOMMENDATION

Staff recommends conditional approval of the proposed plat with the condition that access via the gravel driveway to Parcel 1 be shifted entirely within the boundary of Parcel 1 and that all outstanding TRC comments be resolved prior to recording.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which encourages low density residential development not to exceed 1-unit/acre. The proposed split is in keeping with this plan.

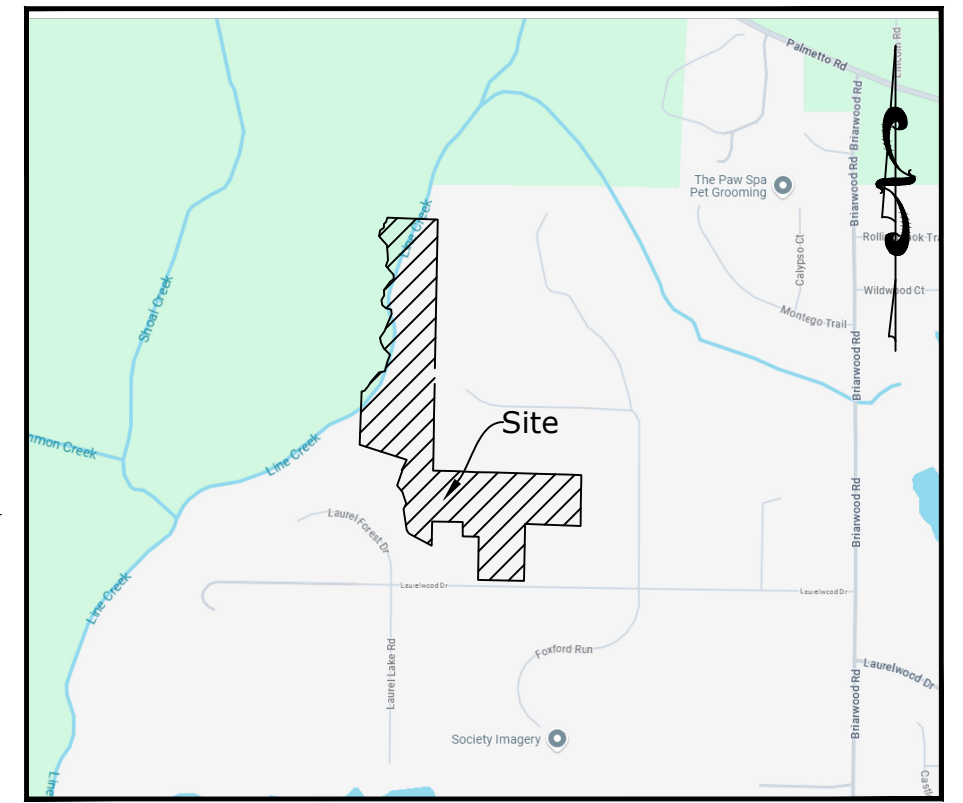


ZONING ORDINANCE COMPATABILITY

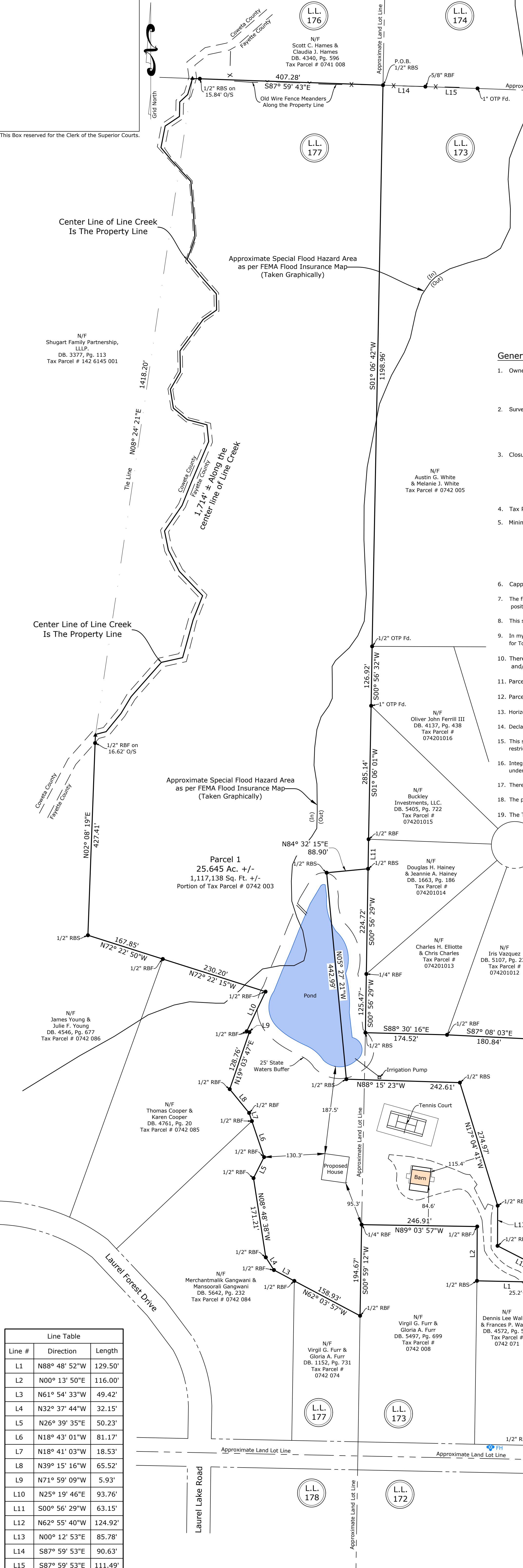
The proposed plat is in conformity with our ordinance regulations for AR lots. The minimum acreage requirement of 3 acres is met and access can be provided entirely within the bounds of parcel 1 once the driveway is moved. AR zoning permits accessory uses such as the existing barn and all setbacks to existing structures meet AR standards.

Minor Final Plat of 545 Laurelwood Drive

Land Lot 173 & 177 of the 7th District
Town of Tyrone,
Fayette County, Georgia



Vicinity Map
(NOT TO SCALE)



- Legend**
- =Open Top Pipe
 - =Rebar Found
 - =Rebar Set
 - =Right of Way
 - =Cramped Top Pipe
 - =Point of Beginning
 - =Point of Commencement
 - =Edge of Pavement
 - =Centerline
 - =Building Line
 - =Drainage Easement
 - =Now or Formerly
 - =Field Work Performed Date
 - =Gas Valve
 - =Water Meter
 - =Utility Pole
 - =Drop Inlet
 - =Fire Hydrant
 - =Light Pole
 - =Fence
 - =Drainage Manhole
 - =Sanitary Sewer Manhole
 - =Over Head Electric Line
 - =Benchmark
 - =Calculated Corner
 - =Concrete Monument
 - =Property Corner

General Notes:

- Owner/Developer: Craig Stafford, 545 Laurelwood Drive, Tyrone, GA 30290. Contact: Craig Stafford (404) 314-2198.
- Surveyor: Integrated Science & Engineering, Inc., 1039 Sullivan Road, Ste. 200, Newnan, GA 30265. Contact: Ronald T. Godwin (678) 552-2106, rgodwin@intse.com.
- Closure Data: Field Closure=N/A, Angle Point Error=N/A, Equipment Used=Carlson Crx5 Robotic Total Station & Carlson BRx7 GPS System, Adjustment Method=N/A, Plat Closure=1" IN 147,171'.
- Tax Parcel No. 0742 003.
- Minimum Dimensional Zoning Requirements: For Agricultural Residential (AR) Zoning district. Minimum lot width at front setback line = 250'. Minimum square footage of principal structure—1,200 square feet. Minimum lot size = (3 Acres) 130,680 Sq. Ft. Front yard = 100'. Side yard = 50'. Rear yard = 50'. Maximum height of structure = 35'.
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- The field data upon which this survey was performed is based upon GPS observations which were established using Carlson BRx7 multi-frequency receiver using real time kinematic observations. The relative positional accuracy achieved is better than 0.07 feet per observation point.
- This survey basis for directions shown hereon are Grid North as defined by NAD 83 and NAVD 88, Georgia West Zone and determined through RTK-GPS methods utilizing eGPS Solutions VRS Network.
- In my opinion this property appears to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Town of Tyrone of dated September 26, 2008 Map #13113C0076E.
- There are Wetlands on this site as per The 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.
- Parcels water service is provided by Fayette County Water.
- Parcels sanitary sewer to be provided by individual septic tanks and drain field systems.
- Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American Datum of 1983 (NAD83).
- 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 survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Integrated Science & Engineering, 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. Integrated Science & Engineering, Inc. assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.
- There was nothing on adjoiners property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.
- The purpose of this plat is to subdivide the parent tract into 2 Parcel.
- The Town of Tyrone does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plat.

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: *Ronald T. Godwin* License No. 2696 Date: 01/24/2025



Line #	Direction	Length
L1	N88° 48' 52"W	129.50'
L2	N00° 13' 50"E	116.00'
L3	N61° 54' 33"W	49.42'
L4	N32° 37' 44"W	32.15'
L5	N26° 39' 35"E	50.23'
L6	N18° 43' 01"W	81.17'
L7	N18° 41' 03"W	18.53'
L8	N39° 15' 16"W	65.52'
L9	N71° 59' 09"W	5.93'
L10	N25° 19' 46"E	93.76'
L11	S00° 56' 29"W	63.15'
L12	N62° 55' 40"W	124.92'
L13	N00° 12' 53"E	85.78'
L14	S87° 59' 53"E	90.63'
L15	S87° 59' 53"E	111.49'

Job #: 1752.25-002
 Drawn By: JCB
 Reviewed By: RTG
 Date: 01/24/2025
 F.W.P.D.: 01/17/2025
 Scale: 1" = 100'
 Sheet: 1 of 1

Craig Stafford

545 Laurelwood Drive
 Land Lot 173 & 177 of the 7th Land District
 Town of Tyrone, Fayette County, Georgia

Plat/Deed Book	Page:	Date	Revisions
PB. 2	81		
PB. 12	160		
PB. 45	59		
PB. 47	95-98		

