



PLANNING COMMISSION MEETING

May 25, 2023 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Post 2 , Vacant

Jeff Duncan, Commissioner

Phillip Trocquet, Town Planner

Carl Schouw, Commissioner

Scott Bousquet, Commissioner

Patrick Stough, Town Attorney

AGENDA

Social Distancing will be observed, and seating is limited. The meeting can be accessed live at www.tyrone.org/youtube. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyrone.org).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPOINTMENTS

1. Appointment of Vice Chairman

IV. APPROVAL OF MINUTES

2. Approval of Minutes from **April 27, 2023**

V. PUBLIC HEARING

3. Consideration of a variance petition from applicant & owner Brett Davenport for 100 Brookfield Court to locate a 6' fence in the front yard facing Tyrone Road. **Phillip Trocquet, Community Development**
4. Consideration from applicant Scott Moore for the rezoning of a 14.7-acre tract with parcel number 0736074 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development**
5. Consideration from applicant Hector Almanza for the rezoning of a 1.3-acre tract with parcel number 0736122 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development.**
6. Consideration from applicant Hector Almanza for the rezoning of a 1.43-acre tract with parcel number 0736121 off Shamrock Industrial Boulevard from M-2 Conditional to M-2

Conditional (removal of certain conditions). **Phillip Trocquet, Community Development**

7. Consideration from applicant Hector Almanza for the rezoning of a 2.57-acre tract with parcel number 0736120 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development**

VI. NEW BUSINESS

8. Consideration of a Site Plan application from owner East Group Properties for a roughly 61-acre tract with parcel number 0725-014. **Phillip Trocquet, Community Development**

VII. STAFF COMMENTS

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT

**Town of Tyrone
Planning Commission Meeting Minutes
04/27/2023
7:00PM**

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Scot Bousquet
Commission Member, Jeff Duncan

Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Absent:

Commission Member, Jeff Duncan

I. Call to Order:

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

II. Approval of Agenda:

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

III. Approval of February 9, 2023, Minutes

1. Chairman Nebergall tabled for a motion to approve the minutes from the February 9, 2023, planning commission meeting.
Vice-Chairman Hunter made a motion to approve the February 9, 2023, minutes.
Chairman Bousquet seconded the motion. Motion was 4-0.

IV. Public Hearing:

Mr. Trocquet opened by stating that there are 3 text amendments being pursued in response to House Bill 1405 which was passed July 1, 2022. It was intended to clarify the process of zoning decisions and disputes with local governments. It is an administrative change to the response to the house bill. Legal counsel did draft up a change in accord with what was compliant with state laws. He also stated that all appeals for any quasi-judicial process go to local municipal or county court. There will be 3 separate hearings.

2. Consideration to recommend approval of a text amendment to section 113-10 of Article 1 of the Zoning Ordinance regarding appeals of zoning administrator decisions. **Phillip Trocquet, Community Development**

Mr. Trocquet stated that this section includes the appeals of council decisions.

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

Vice-Chairman Hunter asked for a motion to approve the changes to 113-10. Commissioner Bousquet seconded the motion. Motion passed 4-0.

3. Consideration to recommend approval of a text amendment to section 113-68 of Article 1 of the Zoning Ordinance regarding zoning appeals. **Phillip Trocquet, Community Development**

Mr. Trocquet stated that section 113-68 included the appeals of text amendment and map amendments.

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

Commissioner Schouw motioned for approval for the amendment. Commissioner Bousquet seconded the motion. Motion passed 4-0.

4. Consideration to recommend approval of a text amendment to section 113-243 of Article IX of the Zoning Ordinance regarding variance appeals. **Phillip Trocquet, Community Development**

Mr. Trocquet stated that 113-243 referenced amendment appeals on council decision for variances.

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

Chairman Nebergall made motion to approve amendment of 113-243. Commissioner Schouw seconded the motion. Motion approved 4-0.

V. New Business:

5. Consideration to approve a site plan and landscape plan from applicant Charlie Heath for a 1.61-acre tract located at property address 1540 Senoia Road. **Phillip Trocquet, Community Development**

Mr. Trocquet stated applicant Charlie Heath is requesting a site plan approval for a 6,000 sq. ft. structure to be located at 1540 Senoia Rad on behalf of the owner, Ken Spivey. The property has been reviewed by the Town's Technical Review Committee (TRC) members. The Town only has minor engineering and environmental management comments outstanding. Staff does recommend that the site plan be approved with the conditions that any remaining TRC comments be resolved.

Mr. Trocquet stated that the existing zoning of the property is C-2, highway commercial. The existing land use is for commercial use, surrounding zoning is C-2 to the north and south. To the east of the property is town owned property that does not currently have any zoning that we know of. To the west is C-1, community commercial and there are currently no site improvements, and the property acreage is 1.61 acres. He future development maps calls for the property to lie in the commercial corridor character area. This encourages non-residential areas to be screened from the view of Highway 74. This is in the back of a cul-de-sac that is far from Hwy. 74 and the character area does promote high standards of architecture, landscaping and signage.

Mr. Trocquet states that it is compatible with the zoning ordinance. Mr. Trocquet shows the landscaping and site plans on the projector and states that it is a simple, small commercial facility and the representative for the applicant, Mr. Charlie Heath is present if anyone has any questions.

Chairman Nebergall asked is there are any questions.

Commissioner Hunter asked about the orientation of the building and wondered if the building was visible from the street.

Mr. Charlie Heath stated that the building is located on the hill and has an elevation of approximately 6 ft. Mr. Heath stated that you can see the side of the but if you turn it the other way, you could not build.

Commissioner Hunter inquired about the type of the type of material on the side of the building to clarify that it was indeed metal.

Mr. Heath stated that the entire building is wrapped with metal and there are glass front doors and black garage doors. There also 3in to 4 in trees.

Commissioner Hunter posed a question to Mr. Trocquet asking if there are the same requirements from the street to have the architectural standards since it faces the side of the street? Mr. Trocquet states it is located too far from Hwy 74 therefore no architectural standards apply to the area. It is in the cul-de-sac area of the business park. He stated that the Town does have landscaping standards which they are working out small items on.

They are putting in adequate landscaping screening the front portion (Mr. Trocquet shows on the projector). He states there are no architectural requirements.

Commissioner Hunter inquiries about the accessibility of the doors right next to the office.

Mr. Heath states there are glass doors, black garage doors and a small storage area, 10ft fencing and a large gate. He indicated that there will be no automotive work done on the property and it is being built for the film industry. The property has been leased out already.

Commissioner Hunter inquired about the accessibility of us of the facility such as the driving area, storage area and locking and unlocking of the garage doors.

Mr. Heath stated that the garage doors pop open. He stated there is a very big need in the industry for small warehouse spaces with small office spaces and a small restroom. He said a small trailer can be pulled up onto the property and stored. It will not be visible from the street from where it is located on the property. Mr. Heath stated that there will be handicap spaces up front to meet the necessary requirements. He noted that there will be red lights throughout the warehouse as well as two big fans. He stated that the warehouse will be kept nice and cool.

Chairman Nebergall asked if the outside storage was in the back of the building.

Mr. Heath stated yes and said that the storage usage will be very minimum, but people have requested it for different reasons. He again stated that there will be absolutely no automotive activity on the property and mentioned again the entire location has been leased.

Commissioner Schouw asked if the rear of the building has exit doors per unit.

Mr. Heath indicated that each unit has an exit door that is made of steel.

Commissioner Schouw asked if they were steel doors to which Mr. Heath stated yes.

Commissioner Schouw asked if it will just be used to access the storage in the rear of the building.

Mr. Heath confirmed and stated that he hopes they like the plan because he has been working on it for 2 years.

Chairman Nebergall asked if in fact is C-2 zoning and what are the standards and requirements for outdoor storage.

Mr. Trocquet stated that site plans show the outside storage area. He stated that they do have some limitations on exterior storage, but the applicant will just have to meet the standard if there is any kind of equipment or items that need to be on an improved surface come time for construction. The fence will be approved during construction as well. He stated that they will go through that to meet the town standards for exterior storage. Mr. Trocquet noted that for architectural requirements it is a basic requirement for bay doors and given the configuration of the building, it's not squarely facing the street. He stated

that the town does require screening if they are facing the street or that the building be oriented in a way the bay doors are not facing the street. It is oriented a little bit away from the street. It is not completely parallel to where the landscaping is requested to be screened.

Commissioner Hunter asked in the absence of Commission Duncan, he would ask about the pond.

Mr. Trocquet stated where the detention pond is located, there is very little onsite storm water that needs to be done on the property. We do have some infrastructure for storm water in the rear of the property but it is really just catching a little bit of the first inches of rain just for treatment purposes and then its putting it down stream. Given the small scale of the project there wasn't a lot of storm water that needed to happen. Jeff and I have been reviewing one site plan and Environmental Management was requesting they provide green infrastructure.

Commissioner Schouw asked what is directly to the east of the property and stated that it looked like the rail line.

Mr. Trocquet stated that there is a rail spur that is no longer used by the quarry, and it is owned by the Hobgood family, and the other part is owned by the Town. He also stated that the other part of the land is used by Sandy Creek High School for Cross Country running.

Commissioner Hunter motioned to approve the site plan conditioned upon all TRC comments being resolved. Commissioner Bousquet seconded the motion. Motion carried 4-0.

VI. Staff Comments

VII. Commission Comments

Vice-Chairman Hunter stated that this would be his last meeting and wanted to thank each and every one of the commission members. He stated that has enjoyed the time he has spent with them and brags about the Planning Commission members often. Each of the commissioners thanked Mr. Hunter for his service and wished him luck.

VIII. Adjournment

Chairman Nebergall made a motion to adjourn. Motion carried 4-0.

The meeting adjourned at 7:21 pm.

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager



PLANNING DATE 05/25/2023
COUNCIL DATE 06/01/2023

VARIANCE STAFF REPORT

PREPARED BY:

Phillip Trocquet, Town Planner
ptrocquet@tyrone.org | (770) 881-8322

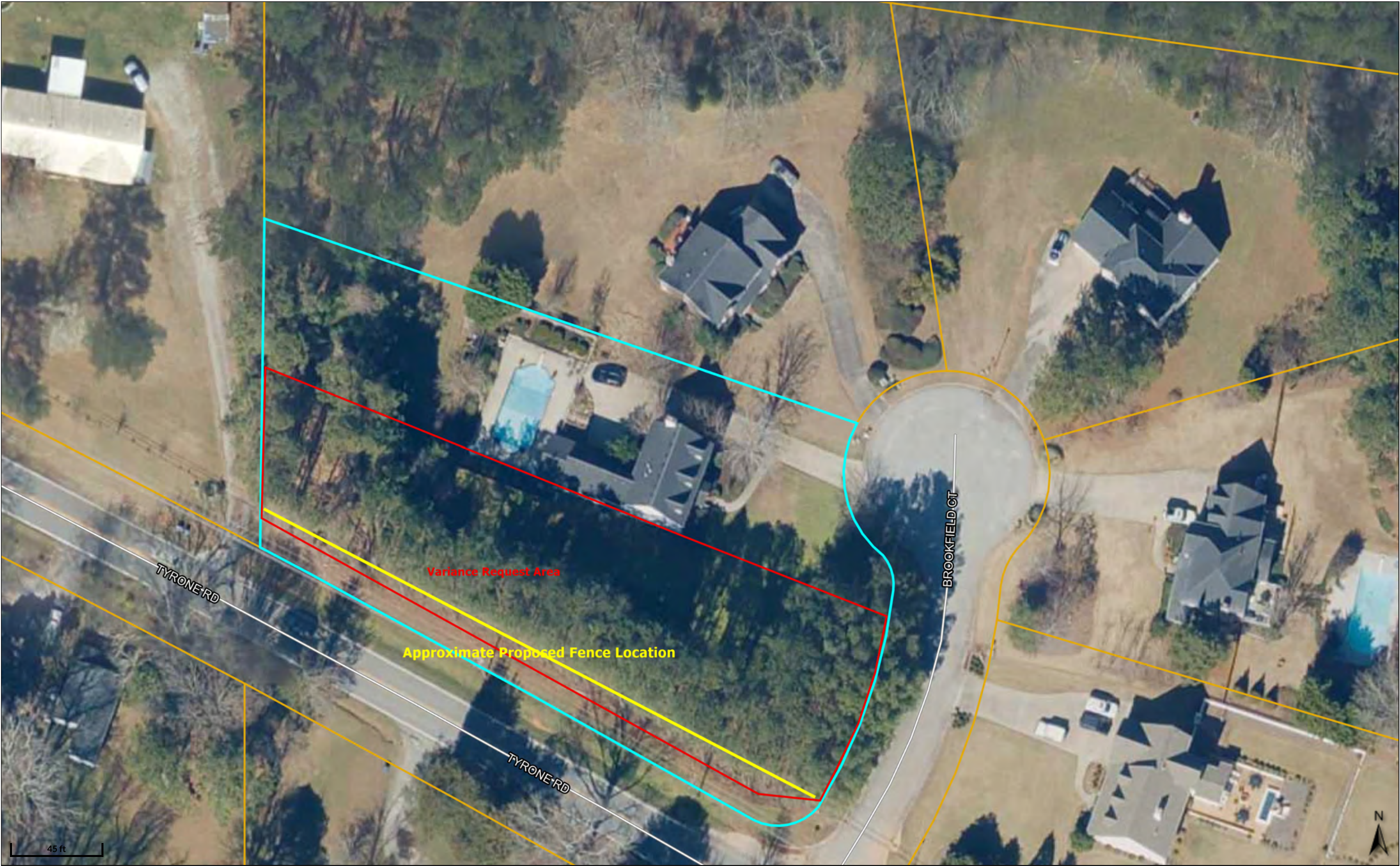
DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
23TYR-VAR00001	Brett Davenport	100 Brookfield Court

SUMMARY & HISTORY	STAFF DETERMINATION	
Applicant and owner Brett Davenport has applied for a variance to construct a 6' fence in the front yard of 100 Brookfield Court towards Tyrone Road. The stated intent for this request is for privacy associated with the soon-to-be constructed multi-use path along Tyrone Road.	Staff's determination is that this request does not conflict with the purposes or intent of the zoning ordinance or Comprehensive Plan. Please see compatibility and impact assessment below for further details and analysis.	MAP SOURCE: FAYETTE COUNTY TAX ASSESSOR

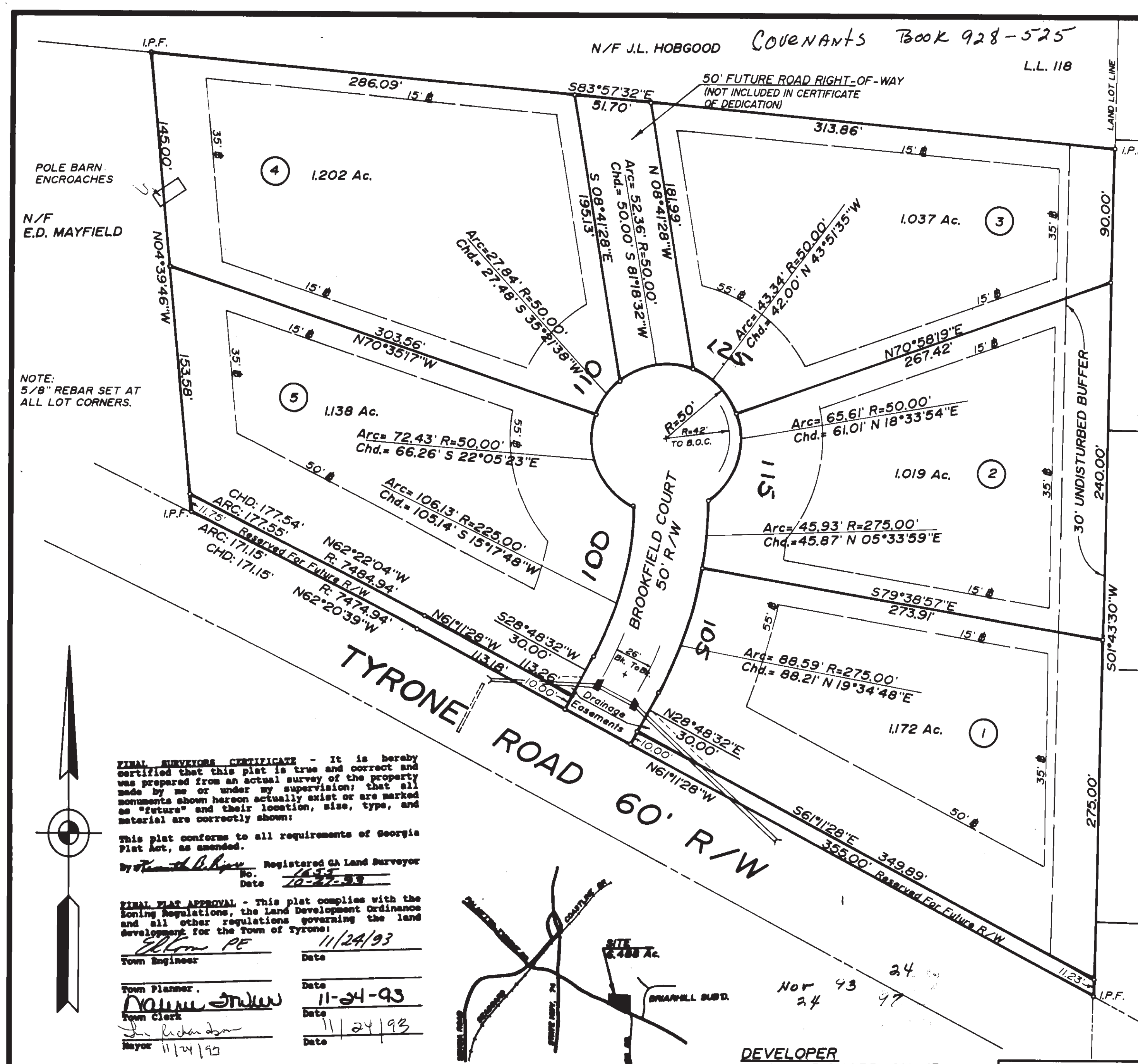
EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
R-18	NA	Residential Single-Family	North: R-18 South: AR East: R-18 West: R-18	Home & Swimming Pool	1.2 Acre

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY
This property lies within the estate residential character area which promotes 1-acre lot single-family development and auxiliary uses. Fences and walls are to be constructed of wood, polyvinyl, or coated aluminum in front yards which is the stated intent of the owner.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT
1. There are extraordinary, exceptional, or peculiar conditions pertaining to the particular piece of land, structure or building in question which are not applicable to other lands, structures or buildings in the same district; <i>It is staff's determination that the recently approved presence of a multi-use path along the Tyrone Rd. frontage of the property constitutes an exceptional and peculiar condition that is not applicable to most other R-18 properties and corner lots, particularly along Tyrone Road.</i> 2. The application of these regulations to a particular piece of property would create a practical difficulty or unnecessary hardship; <i>It is staff's determination that the recent addition of a cart path which was not a preexisting condition of the property would create a practical difficulty in regards to privacy previously enjoyed by the owner.</i> 3. Relief granted would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations; <i>It is staff's determination that relief would not be injurious or detrimental to the public or intent of the regulations. Corner lots are burdened with two frontages which encumbers a higher aesthetic standard on more of the property than a typical lot. 100 Brookfield Ct. has frontage within the Brookfield subdivision off of Brookfield Court, but the Tyrone Road frontage is outside of the neighborhood along a more intense arterial roadway. This circumstance, along with the addition of the multi-use trail, lends itself to a greater need for buffering, landscaping, or fencing to mitigate negative effects associated with the right-of-way. Aesthetically, since the variance is requested along frontage associated with the more intense roadway outside of the neighborhood, the 6' fence would not impair the purposes and intent of the regulations.</i> 4. A literal interpretation of this chapter would deprive the applicant of any rights that others in the same district are afforded; <i>It is staff's determination that a literal interpretation could deprive the owner of privacy enjoyed by others in the same district.</i> 5. The special conditions and circumstances are not a result of any actions of the applicant; and <i>The special conditions are a result of the intensity of the roadway and the recently-approved addition of a multi-use path. Neither of which are a result of actions by the owner/applicant.</i> 6. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district. <i>It is staff's determination that this variance will not confer a special privilege as the circumstances are unique to the particular property and situation not as a result of the owners actions. This does not establish a precedent for all R-18 properties.</i>



- Legend
- Parcels
 - Roads



FINAL SURVEYORS CERTIFICATE - It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type, and material are correctly shown.

This plat conforms to all requirements of Georgia Plat Act, as amended.

By John A. Richardson, Jr. Registered GA Land Surveyor
Date 11-24-93

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 John A. Richardson, Jr. Date 11/24/93
Town Planner John A. Richardson, Jr. Date 11-24-93
Town Clerk John A. Richardson, Jr. Date 11/24/93
Mayor John A. Richardson, Jr. Date 11/24/93

CLOSURE DATA:
Field Closure: 1/20,000"
Angle Point Error: 3"
Equipment Used: WILD T1000 & EDM
Adjustment Method: Compass
Plat Closure: 1" in 100,000' +

BUILDING SETBACKS
FRONT 55'
BACK 35'
SIDE 15'

CURVE DATA
Tan. Rad. Deg. L Chd. Bearing
37°30'00" 84.86' 250.00' 22.9183' 163.62' 160.72' N 10°03'32"E

VICINITY MAP

DEVELOPER
JOHN A. RICHARDSON, JR.
200 EAST CRESTWOOD ROAD
TYRONE, GEORGIA 30290
PHONE: (404) 487-6060

CERTIFICATE OF DEDICATION:
"STATE OF GEORGIA
COUNTY OF FAYETTE

The owner of the land shown on this plat acknowledges that his plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, so hereby convey in fee simple to the Town of Tyrone, Georgia, and further dedicate to the use of the public forever, all streets and rights-of-way shown hereon, alleys, buffers, parks, watercourses, drains, easements, and public places hereto shown of plat except those easements, and public places hereto shown of plat except those easements designated on plat a other utility company's easements.

In consideration of the approval of this Final Plat and other valuable considerations, 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 demands 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 rights-of-way shown, resulting from any and all causes other than by an act of the Town.

And further the owner warrants that he 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 proper 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; that 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 hereby bind myself and owners subsequent in title to defend the covenants and agreement set out.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 23rd day of November, 1993.

John A. Richardson, Jr. (SEAL)
Notary Public

"STATE OF GEORGIA
My Commission Expires 12/31/94

The conveyance of streets and rights-of-way and dedications shown on this plat are hereby accepted by the Town of Tyrone, Georgia.

This, the _____ day of _____, 19____.

TOWN OF TYRONE, GEORGIA

By: _____
Attest: _____
Town Clerk

Notary Public

LOTS TO BE SERVED BY FAYETTE COUNTY WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEMS.

LOT AREA	5.568 Ac.
STREET R/W	0.359 Ac.
50' FUTURE ROAD RIGHT-OF-WAY	0.211 Ac.
10' STRIPS @ TYRONE ROAD	0.147 Ac.
TOTAL DEVELOPMENT AREA	6.285 Ac.

PROJECT BENCHMARK: P.K. NAIL @ C.P.I. OF TYRONE RD. @ BROOKFIELD COURT, ELEVATION 979.81

Scale: 1"=50'

50 0 50 100 150

FINAL PLAT OF
BROOKFIELD SUBDIVISION

PREPARED FOR: **M & R PROPERTIES, INC.**

Lot:	Block:
Land Lot: 118	District: 7th
County: FAYETTE	Rev:
Scale: 1"=50'	Date: 10-27-93
Job No: 93-257	

CRANE & ASSOCIATES, Inc.
surveyors planners developing management
(708)-254-0116
2753 E. Hwy 34, Suite 1
NEWNAN, GA. 30268

BOOK 24 PAGE 037



PLANNING DATE 05/25/2023
COUNCIL DATE 06/01/2023

REZONING STAFF REPORT

Prepared:
Phillip Trocquet, Asst. Town Manager | Community Development
ptrocquet@tyrone.org, (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RZ-2023-001, 002, 003, & 004	Miguel Almanza & Scott Moore	Shamrock Industrial Blvd. & McCarthy Ct.

SUMMARY & HISTORY

Applicants Miguel Almanza and Scott Moore have petitioned to rezone the properties consisting of Phase 8 of Shamrock Industrial Park, approximately 20 acres total, from M-2 Conditional to M-2. On July 20, 2000 Town Council placed conditions on the property then owned by Mr. Howard Guthrie. These conditions are outlined in the zoning assessment below with a major condition being the establishment of secondary ingress/egress for the industrial park.

On May 6, 2021, Town council directed the owners of Phase 8 to petition the remaining owners of the industrial park as to their interest in contributing towards the cost of establishing an emergency ingress/egress entrance into the industrial park. Remaining owners unanimously responded that they were unwilling to assist.

In 2022, access easements and land was granted to the Town on the south end of the industrial park and in April of this year, Council directed staff to include the construction costs of building a secondary emergency access road in the 2023-2024 budget with the goal of completing the access road within that fiscal year.

STAFF DETERMINATION

It is staff's determination that this petition is consistent with the Town's future development strategy in the comprehensive plan as well as the zoning ordinance. If Planning Commission and Council wish to rezone, staff recommends that the original conditions of prohibiting uses that predominately manufacture, process, store, or produce hazardous chemicals or substances stay in place. This would also include industrial washes, incinerators, emission towers, landfills/trash storage, fertilizer manufacturers and fat processing/rendering facilities. This is in keeping with limiting high-risk activities.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	PROPERTY ACREAGE
M-2 Conditional (See Assessment)	M-2	Vacant Industrial	North: AR South: M-2 East: AR West: M-2	0736074 - 14.7 Acres 0736122 - 1.3 Acres 0736121 - 1.43 Acres 0736120 - 2.57 Acres

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Production & Employment Character area which encourages industrial and manufacturing facilities with sensitivity to environmental concerns and economic development expansion.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

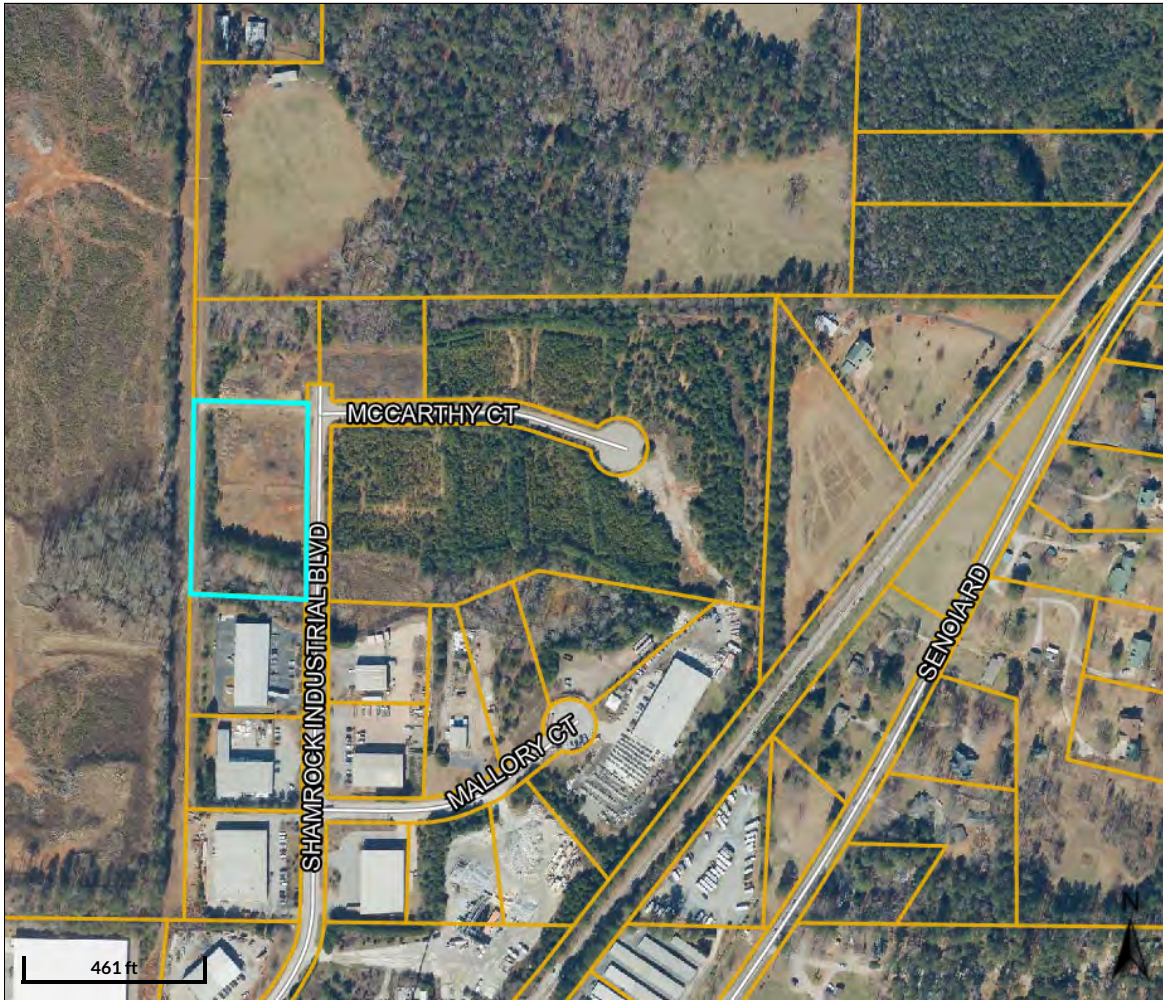
The Conditions placed upon these properties in 2000 were as follows:

- Establishing a secondary entrance into the park, with the stipulation that access be limited to emergency vehicles only, and enforced by leaving the roadway unpaved, chained and locked, or otherwise secured;
- Maintaining the 100' buffer along the adjoining agricultural - residential property;
- Submission of a landscape plan for the required buffer;
- All lighting impacting the properties to the north being directed downward and onto the property;
- Prohibition of the installation of telecommunication towers;
- Restricting the use of the property to exclude the following permitted uses:
 - Sewage or wastewater treatment plants;
 - Heavy manufacturing establishments;
 - Use as a landfill or the permanent or temporary storage of any trash, waste, or sanitation products;
 - Manufacture of fertilizer or fat processing [rendering];
 - Production or storage of any hazardous chemicals or substances;
 - Emission towers or incinerators; and
 - Industrial washes.

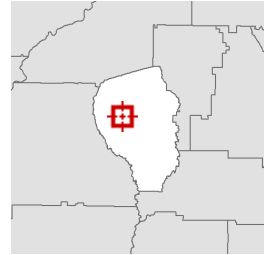
Conditions 2, 3, and 4 are already standard requirements of the Town's Code of ordinances and do not need to be re-established for the properties.

Given the history and unique conditions of this property, keeping conditions 5 and 6 would be most appropriate regarding the impact to adjoining property owners and the Industrial Park as a whole.

- Will Zoning permit suitable uses with surrounding properties?** Yes, this property has been planned, platted, and designed for M-2 uses for many years with similar uses surrounding it.
- Will Zoning adversely affect adjacent properties?** The proposed zoning is intended to be buffered adjoining residential as was the case with the previous zoning. Limiting hazardous uses will further reduce the adverse affect of surrounding properties.
- Does the property have reasonable economic use as currently zoned?** No, the current zoning does not permit construction as conditioned.
- Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** It is staff's determination that with the construction of an emergency ingress/egress entrance on the south end of the industrial park as well as the continued limitation of uses not to include Hazardous Material handling/storage would not result in uses that would be excessively burdensome on existing infrastructure. The remainder of roads within Phase 8 would require minor repair and a top-coat upon the Town Engineer's discretion.



Overview



Legend

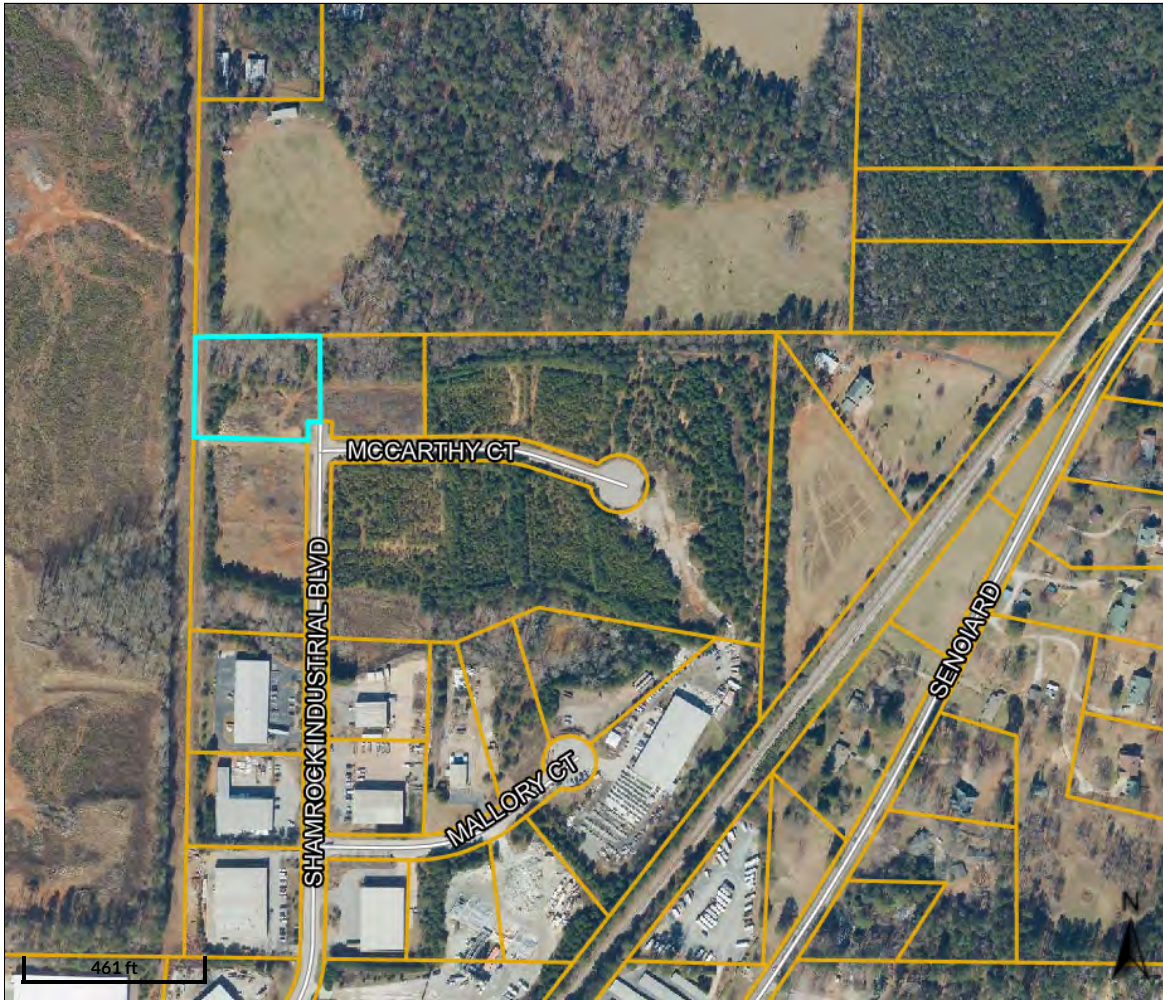
- Parcels
- Roads

Parcel ID	0736 120	Alternate ID	00006785	Owner Address	PAREDES MIGUEL ALMANZA
Sec/Twp/Rng	47-90-	Class	I4		205 SHAMROCK IND BLVD
Property Address	SHAMROCK INDUSTRIAL BLVD	Acreage	2.57		TYRONE, GA 30290
District	03				
Brief Tax Description	LOT 1 SHAMROCK IND PARK PHASE 8				
	(Note: Not to be used on legal documents)				

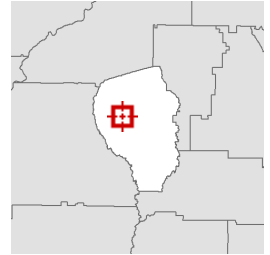
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Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

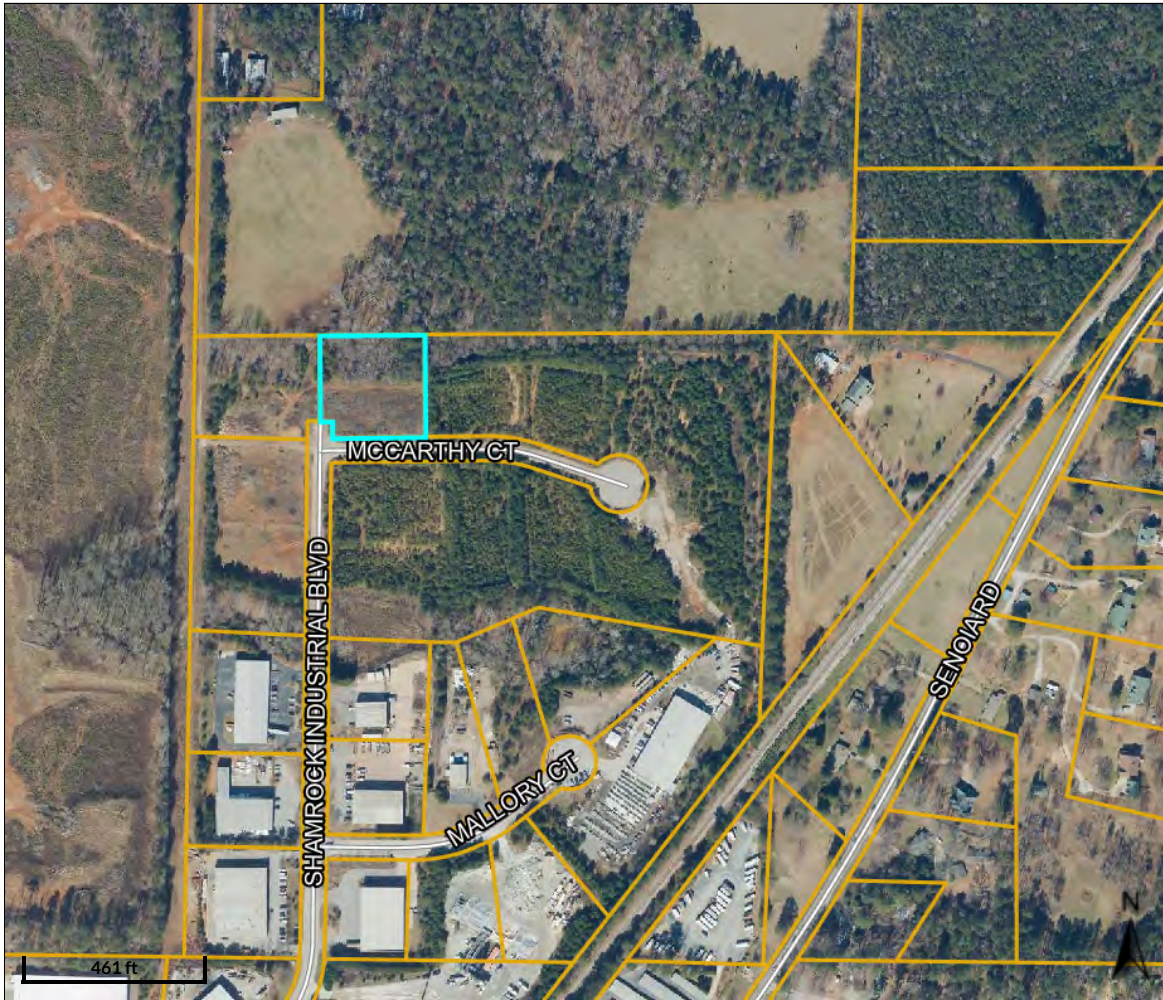
- Parcels
- Roads

Parcel ID	0736 121	Alternate ID	00006786	Owner Address	PAREDES MIGUEL ALMANZA
Sec/Twp/Rng	47-90-	Class	I4		145 DEAN DR
Property Address	SHAMROCK INDUSTRIAL BLVD	Acreage	1.43		TYRONE, GA 30290
District	03				
Brief Tax Description	LOT 2 SHAMROCK IND PARK PHASE 8				
	(Note: Not to be used on legal documents)				

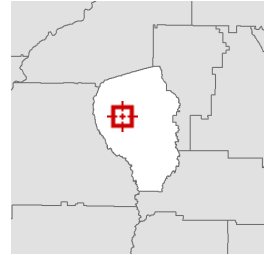
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GEOSPATIAL



Overview



Legend

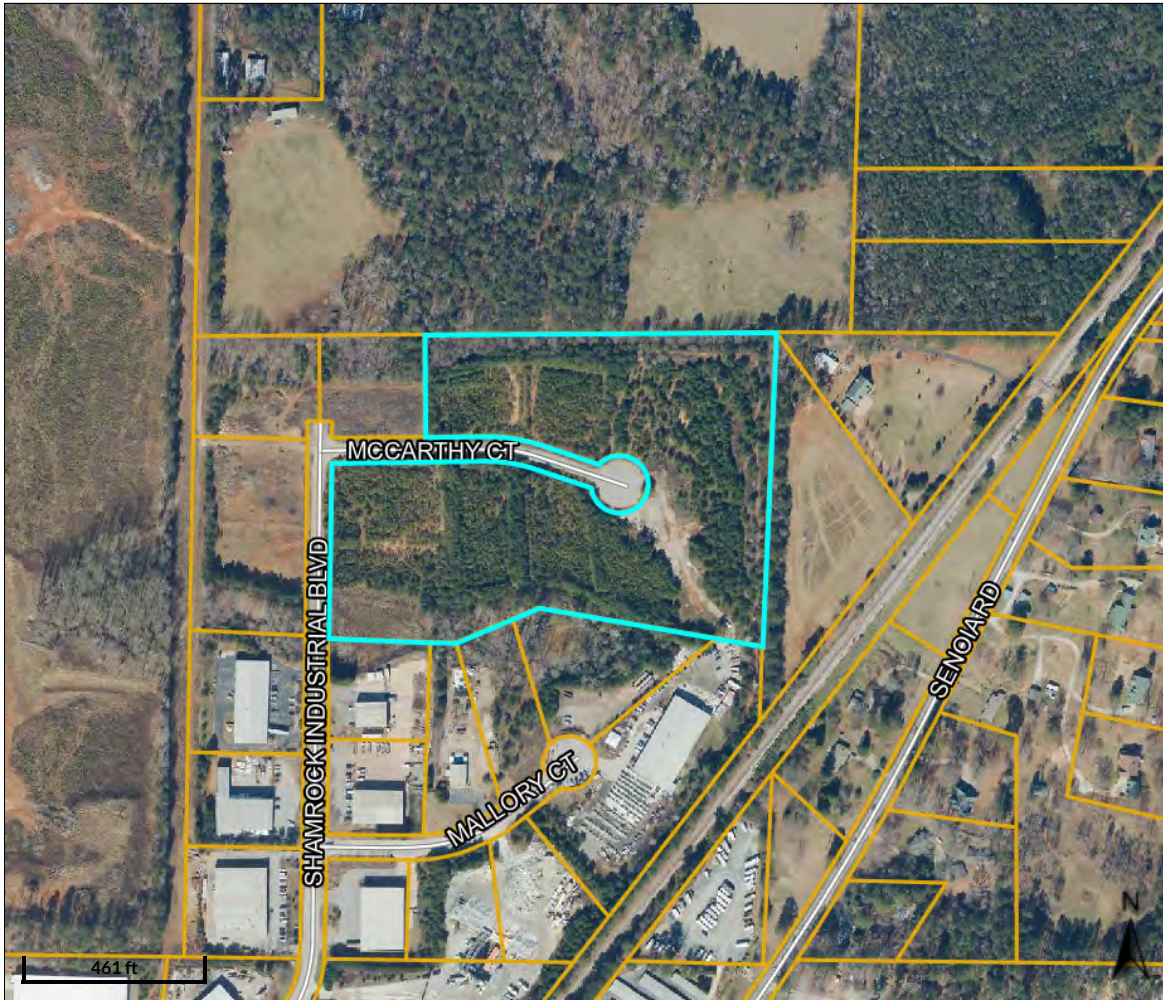
- Parcels
- Roads

Parcel ID	0736 122	Alternate ID	00006787	Owner Address	PAREDES MIGUEL ALMANZA
Sec/Twp/Rng	47-90-	Class	I4		101 MILL CREEK DR
Property Address	MCCARTHY CT	Acreage	1.37		NEWNAN, GA 30265
District	03				
Brief Tax Description	LOT 3 SHAMROCK IND PARK PHASE 8				
	(Note: Not to be used on legal documents)				

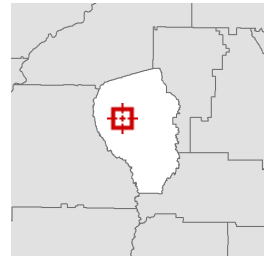
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Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	0736 074	Alternate ID	n/a	Owner Address	MOORE JERRY S
Sec/Twp/Rng	47-90-	Class	I4		325 BOY SCOUT RD
Property Address	SHAMROCK INDUSTRIAL BLVD	Acreage	14.7		NEWNAN, GA 30263
District	03				
Brief Tax Description	LOT 4 SHAMROCK IND PARK PHASE 8				
	(Note: Not to be used on legal documents)				

Date created: 5/23/2023

Last Data Uploaded: 5/23/2023 7:08:17 AM

Developed by  **Schneider**
GEOSPATIAL

Town of Tyrone Official Zoning Map

Adopted: _____ | Mayor, Eric Dial: _____ | Attest. Town Clerk: _____

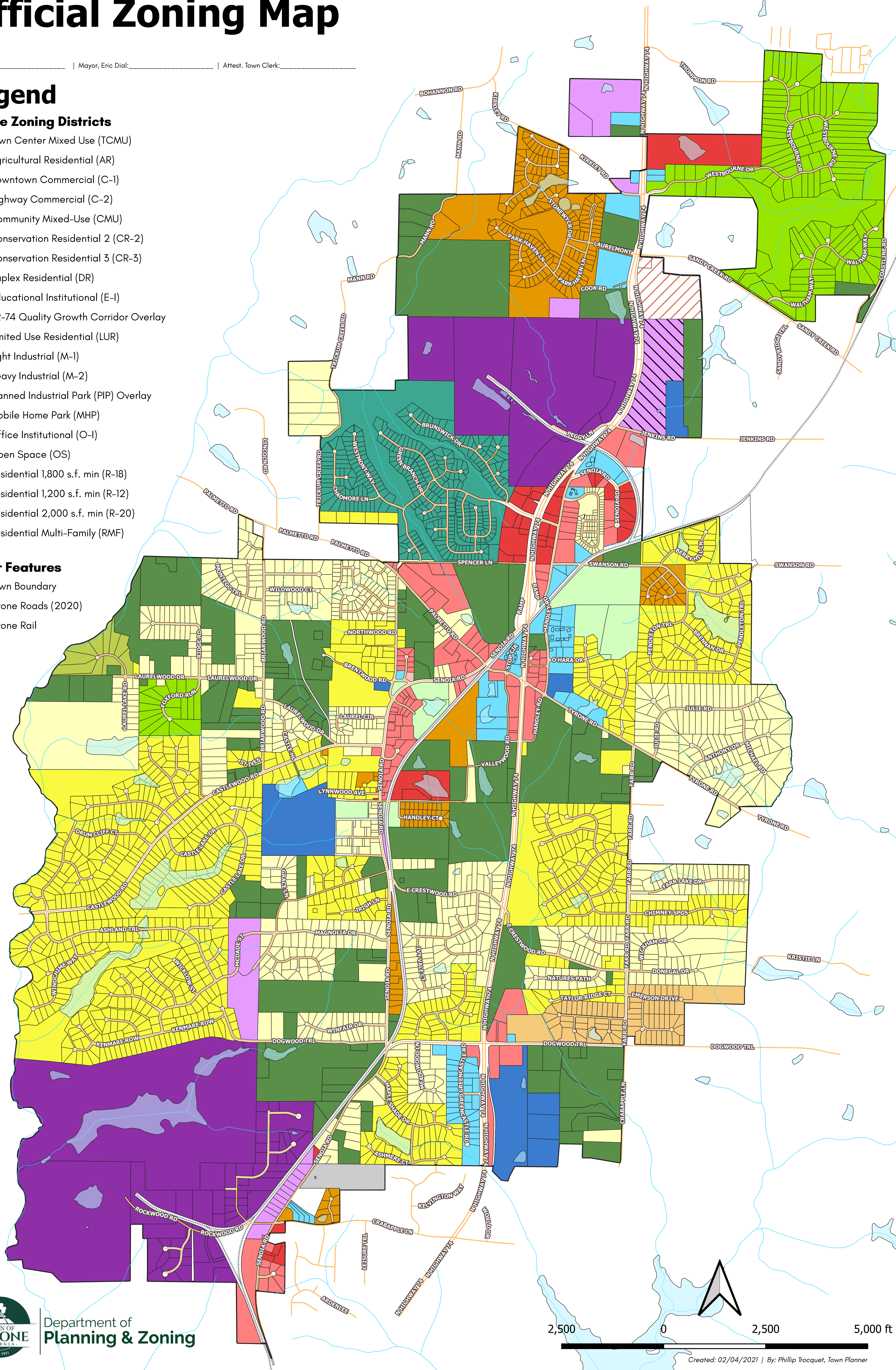
Legend

Tyrone Zoning Districts

-
- Town Center Mixed Use (TCMU)
 - Agricultural Residential (AR)
 - Downtown Commercial (C-1)
 - Highway Commercial (C-2)
 - Community Mixed-Use (CMU)
 - Conservation Residential 2 (CR-2)
 - Conservation Residential 3 (CR-3)
 - Duplex Residential (DR)
 - Educational Institutional (E-1)
 - SR-74 Quality Growth Corridor Overlay
 - Limited Use Residential (LUR)
 - Light Industrial (M-1)
 - Heavy Industrial (M-2)
 - Planned Industrial Park (PIP) Overlay
 - Mobile Home Park (MHP)
 - Office Institutional (O-I)
 - Open Space (OS)
 - Residential 1,800 s.f. min (R-18)
 - Residential 1,200 s.f. min (R-12)
 - Residential 2,000 s.f. min (R-20)
 - Residential Multi-Family (RMF)

Other Features

-  Town Boundary
 Tyrone Roads (2020)
 Tyrone Rail



Department of
Planning & Zoning

Created: 02/04/2021 | By: Phillip Trocquet, Town Planner

Town of Tyrone Future Development Map

Legend

Character Areas

- Estate Residential
- In-Town Residential
- Town Center
- Community Gateway
- Commercial Corridor
- Production and Employment

Potential Annexation Areas

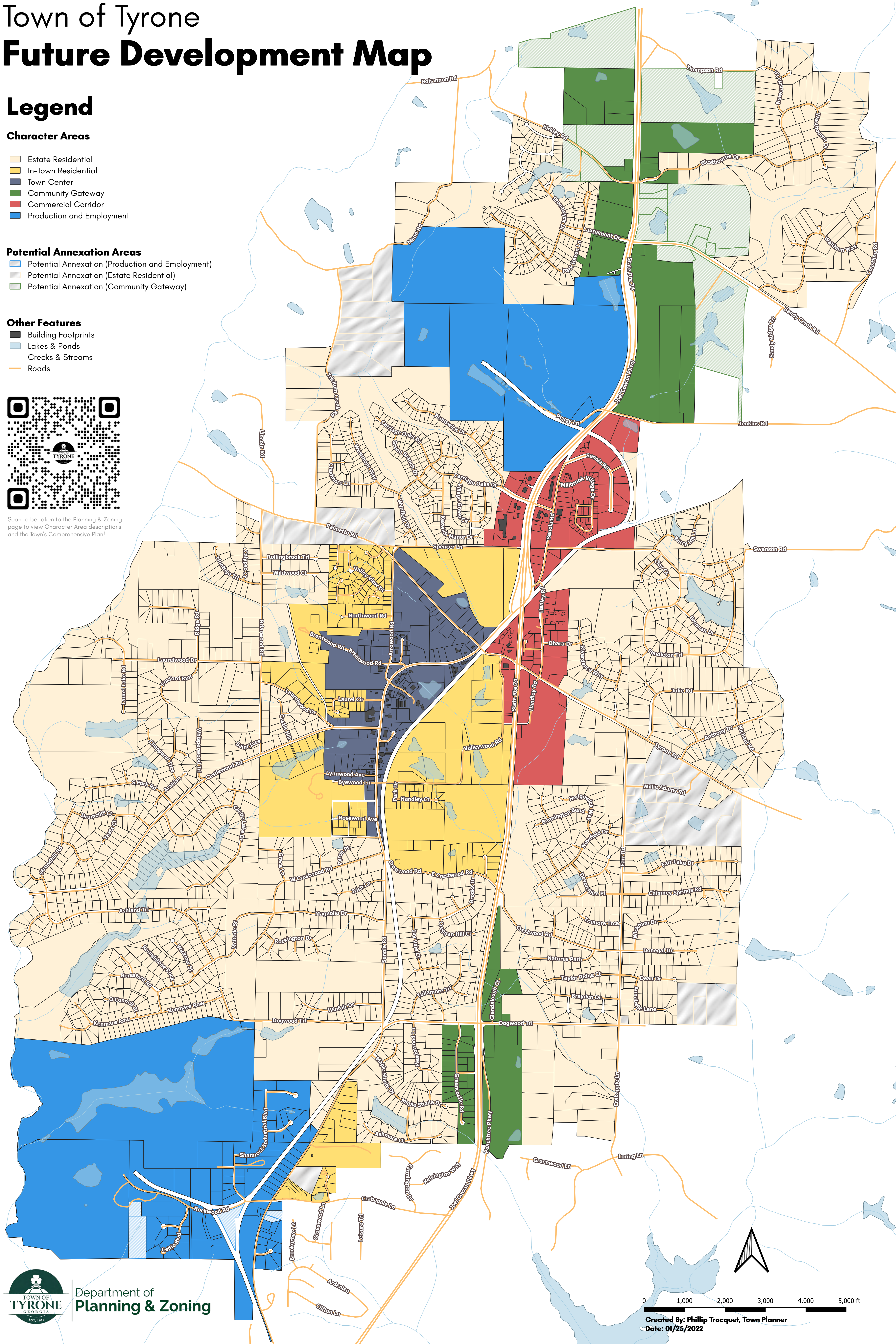
- Potential Annexation (Production and Employment)
 Potential Annexation (Estate Residential)
 Potential Annexation (Community Gateway)

Other Features

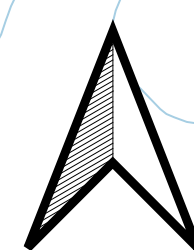
-  Building Footprints
-  Lakes & Ponds
-  Creeks & Streams
- Roads



Scan to be taken to the Planning & Zoning page to view Character Area descriptions and the Town's Comprehensive Plan!



Department of
Planning & Zoning



Created By: Phillip Trocquet, Town Planner
Date: 01/25/2022

**MINUTES
TYRONE COUNCIL MEETING
JULY 20, 2000**

The Tyrone Town Council held their regularly scheduled meeting on Thursday, July 20, 2000 at Town Hall. Mayor Lee called the meeting to order at 7:30 PM.

PRESENT: Mayor Lee, Council members Lisa Richardson, Ray Bogenschutz, and Paul Letourneau; Town Manager Barry Amos, Town Attorney Brad Sears and Town Clerk Valerie Fowler. Councilman Ronnie Cannon was not in attendance.

Mr. Amos gave the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENTS – None

PUBLIC HEARING ON FAYETTE COUNTY JAIL AND FIRE IMPACT FEE PROGRAM – Mr. Amos presented an overview of the County's revised impact fee program and expressed his concern regarding the equitability of the user fees. Mr. Amos stated no additional information had been received upon the basis or rational utilized for the various weighting of businesses. He stated he felt he would be remiss if he recommended moving forward prior to something truly equitable being formulated. Mr. Amos recommended continuing this item pending receipt of additional data. Councilman Letourneau stated he had a real problem with the weighting of a number of the businesses. He stated he wished to see office development in Tyrone, and this would discourage that type of development. Councilman Letourneau stated he was also concerned about the 3% administrative fee, which will go to the county, however Tyrone would be handling the administrative function of collecting the fees. He stated that Tyrone should be compensated for this, rather than the County. Mr. Amos stated the debt service for the jail was included in the current budget, and suggested the county make a commitment as to what would happen with the additional funds; i.e., reduction in taxes, acceleration of bond pay-off ; etc. Councilman Bogenschutz stated he saw no relief for the citizens. Councilman Letourneau also expressed concern the possibility of challenge to the county fees and the effect such a challenge might have on Tyrone's current impact fees. Councilwoman Richardson asked why the fees could not be negotiated along the same lines as the LOST distributions. There appearing to be more questions generated by the latest proposal, and with no answers forthcoming, **motion was made by Councilman Bogenschutz to continue this item to the August 17th meeting. This motion was seconded by Councilman Richardson and was unanimously approved.**

PUBLIC HEARING ON LAND USE MAP AMENDMENT AND REZONING REQUESTED BY HOWARD GUTHRIE – Mr. Amos stated the petitioner wished to amend the land use map from 1.1 (Agricultural – Residential) to 3.2 (Heavy Industrial) and to rezone approximately 40 acres adjacent to the Railroad, Florida Rock, and Shamrock Industrial Park from AR (Agricultural – Residential) to M-2 (Heavy Manufacturing). Mr. Amos stated that Mr. Guthrie wished to expand the industrial park

by inclusion of the subject property. Speaking in favor was the applicant Howard Guthrie, who stated that he had purchased the property from an adjoining property owner several years ago, with the intent of expansion of the industrial park. Councilman Letourneau questioned the proximity of residential. Mr. Guthrie stated it was fairly isolated back there and Mr. Amos interjected the distance was approximately the depth of the property. Mr. Amos stated that Florida Rock has two lakes and Mr. Slaton, the adjoining property owner from which Mr. Guthrie purchased the subject property, also had a lake in the northeast which flows generally in a southwestward direction, which forms a natural barrier which cannot be developed. He stated that would serve as a natural buffer between an industrial and non-industrial use. No one was present to speak in opposition. Mr. Amos presented the staff reports and read into the record the conditions upon which the Planning Commission had recommended approval. Those conditions are enumerated as follows: (1) establishing a secondary entrance into the park, with the stipulation that access be limited to emergency vehicles only, and enforced by leaving the roadway unpaved, chained and locked, or otherwise secured; (2) maintaining the 100' buffer along the adjoining agricultural – residential property; (3) submission of a landscape plan for the required buffer; (4) all lighting impacting the properties to the north being directed downward and onto the property; (5) prohibition of the installation of telecommunication towers; (6) restricting the use of the property to exclude the following permitted uses: (a) sewage or wastewater treatment plants; (b) heavy manufacturing establishments; (c) use as a landfill or the permanent or temporary storage of any trash, waste, or sanitation products; (d) manufacture of fertilizer or fat processing [rendering]; (e) production or storage of any hazardous chemicals or substances; (f) emission towers or incinerators; and (g) industrial washes. Councilman Letourneau asked Mr. Guthrie if he was agreeable to these conditions. Mr. Guthrie stated that he was, and did not see he would have a problem with any of the stated restrictions. **Motion was made by Councilman Bogenschutz to amend the land use map from 1.1 to 3.2. This motion was seconded by Councilman Letourneau and unanimously approved. Motion to rezone the subject property from AR to M-2 with the stipulations as above stated was made by Councilwoman Richardson, seconded by Councilman Bogenschutz and was unanimously approved.**

PUBLIC HEARING ON VARIANCE REQUEST SUBMITTED BY TOMMY O. DAVIS FOR PROPERTY LOCATED AT 1918 HIGHWAY 74 NORTH – Motion was made by Councilman Letourneau to continue this item to the August 17th meeting. This motion was seconded by Councilwoman Richardson and was unanimously approved.

ADOPTION OF CONSENT AGENDA – Item approved – Minutes of the 07/06/00 meeting

PUBLIC COMMENTS – None

COUNCIL COMMENTS – None

STAFF COMMENTS – Mr. Amos stated that paving of the Castlewood Road multi-use path would begin the following week. He also stated that the State Secretary of Transportation was seeking a TEA project nearing completion for a ribbon cutting ceremony. Mr. Amos stated he had offered the Town's Castlewood path. He also reported grading had begun on the new park and anticipated completion within three weeks.

There being no further business, motion to adjourn was made by Councilman Bogenschutz, seconded by Councilman Letourneau and was unanimously approved. 7:58 PM.

Valerie C. Fowler



PLANNING DATE 05/25/2023
COUNCIL DATE N/A

SITE PLAN STAFF REPORT

PREPARED BY:

Phillip Trocquet, Asst. Town Manager | Community Development
ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 05252023	East Group Properties	Parcel 0725-014

SUMMARY & HISTORY	STAFF DETERMINATION	
Applicant East Group Properties, L.P. has submitted a site plan application for parcel 0725-014. This parcel recently underwent a development plan revision in July of last year and a stream-buffer variance earlier this year. Technical Review Committee review has been initiated with minor comments outstanding related to GA EPD required documentation, bond documentation, and final recording of amended easements. The applicant's expressed intent is to pursue site approval for two multi-flex light industrial buildings within their planned technology/business park development. The proposed development also shows the inclusion of a multi-use path along the rear property line for connectivity to northern subdivisions which will be completed before the final construction is complete of that last facility. A bond will be in place for a period of time until final phases enter into construction.	Staff determines this site plan to be consistent with the Town's Comp Plan, ordinance, and zoning. If Planning Commission chooses to recommend approval, staff recommends the following conditions be considered: 1. <i>Land Disturbance permits not be issued until all TRC comments have been resolved.</i> 2. <i>Building construction permits not be issued until all legal easement, stormwater, and bonding documentation has been approved as well as architectural approval by Town Council.</i> 3. <i>Final TRC landscape plan approval not be issued until visual confirmation of screening requirements is established during construction.</i>	

EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
M-1 Planned Industrial Park (PIP) Movie Media Productions	M-1 Planned Industrial Park (PIP) Business/Tech. Park	Light Industrial	North: CMU South: C-1 East: E-I & AR West: M-2	Abandoned Homes Barn Agricultural Implements	60.889

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY
This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Community Gateway Character area which promotes the development of future medical, entertainment, and other emerging high tech industries as well as business headquarters through high-quality architectural and landscaping standards that protect the scenic nature of the SR-74 corridor. The proposed development plan focuses on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Architectural renderings are consistent with the development plan. If material requirements are adhered to, staff considers such renderings to meet the standard of the ordinance. A cart path constructed to Town Standards has also been reflected in the site plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

ORDINANCE COMPATABILITY
Upon completion of all legal easement, bonding, and stormwater documentation as well as architectural approval by Town Council, this submittal will be compatible with the Town's code of ordinances. Included in this submittal is an accounting for GILID Green Infrastructure through the use of two bioretention areas in the center of the site and bio-swales on the west end of the site that will capture stormwater runoff for further treatment quality.

EASTGROUP - HIGHWAY 74

BUSINESS TECH PARK *TYRONE, GA*

SITE DATA

ZONING USE: M-1 (LIGHT INDUSTRIAL DISTRICT)
TOTAL ACREAGE: 60.9
DISTURBED ACREAGE: 59.5
FAYETTE COUNTY, GA
LAND LOT 110 & 115; 7TH DISTRICT
PARCEL #: 0726 068

SETBACKS:
FRONT: 100
SIDE: 20' ft.
BACK: 30' ft.

BUILDING DATA

BUILDING SQUARE FOOTAGE:
BLDG 100: 123,120 SF
BLDG 200: 164,862 SF
FUTURE BLDG 300: 178,820 SF (PAD GRADED)
FUTURE BLDG 400: 172,200 SF (PAD GRADED)
FUTURE BLDG 500: 102,600 SF (PAD GRADED)

PARKING DATA

MINIMUM REQUIRED PARKING FOR COMMERCIAL,
MANUFACTURING & INDUSTRIAL ESTABLISHMENTS:
1 SPACE PER 2,000 SQUARE FEET OF GROSS
OFFICE, PLANT AND STORAGE AREA =
 $287,982\text{SF} / 2000 = 144 \text{ SPACES MINIMUM}$

PARKING PROVIDED:
273 TOTAL SPACES INCLUDING
11 HANDICAP SPACES
2 VAN H/C SPACES

UTILITY PROVIDERS

WATER: FAYETTE COUNTY
SEWER: TOWN OF TYRONE



GPS LOCATION OF SITE: 33.499766° N, -84.576370° W



NO PORTION OF THIS PROPERTY LIES IN THE FLOOD
HAZARD ZONE AE AS PER THE FAYETTE COUNTY F.I.R.M.
NO. 13113C0014E & 13113C0077E DATED SEPTEMBER 26,
2008.

THE SITE WILL BE PREPARED FOR A BUSINESS TECH PARK TYPE PROJECT. THIS WILL CONSIST OF, BUT IS NOT LIMITED TO: AN UNDERGROUND UTILITY INSTALLATION, GRADING, PAVING, AND EROSION CONTROL. THE PROJECT WILL CONSIST OF A 5 BUILDINGS: 123,100 SF, 164,862 SF, 178,820 SF, 172,200 SF AND 102,600 SF BUILDINGS WITH ASSOCIATED AUTO PARKING, UTILITIES, AND A STORM CONVEYANCE SYSTEM. DRIVEWAY CONNECTIONS WILL BE PROVIDED AT HWY 74 (JOEL COWAN PKWY) RD AND JENKINS RD.

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

JOHANNA PATRICK
LEVEL II CERTIFIED DESIGN PROFESSIONAL

Johanna King
CERTIFICATION NUMBER 000000000079765
ISSUED: 10/01/2020
EXPIRES: 10/01/2023

1.	THE DISTURBED ACREAGE OF THE SITE IS 59.5 ACRES.	15.	VERIFY BUILDING DIMENSIONS FROM ARCHITECTURAL DRAWINGS FOR FIELD STAKING.	27.	INSTALL GATE VALVES IN HEAVY DUTY ROADWAY VALVE BOXES FOR ALL WATER VALVES.
2.	NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.	16.	CHECK ALL BUILDING DIMENSIONS AND COORDINATE WITH THE ARCHITECTURAL PLANS.	28.	INSTALL HYDRANTS AND MAINS UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
3.	THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND WAYS, MEANS AND METHODS OF CONSTRUCTION.	17.	FURNISH AND MAINTAIN ANY AND ALL NECESSARY BARRICADES AROUND THE WORK AND PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.	29.	AT COMPLETION OF SEWER AND WATER CONSTRUCTION, SET ALL MANHOLES, VALVE BOXES, METERS AND APPURTENANCES FOR PROPER FINISH GRADE, NOTED ON STAKE AND FLAG. SITE UTILITY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE ABOVE ITEMS UNTIL SYSTEM IS ACCEPTED BY OWNER.
4.	PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT CONSTRUCTION IN AREAS DESIGNATED BY THE OWNER.	18.	PROVIDE SIGNING AND STRIPING ACCORDING TO LOCAL JURISDICTION SPECIFICATIONS.	30.	ALL CONTRACTOR SHALL FOLLOW ALL MINIMUM RECOMMENDATIONS AND SPECIFICATIONS FOR SITE PREPARATION AND GRADING CONTAINED IN THE REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY CONTOUR ENGINEERING, DATED 6/27/2022.
5.	PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE RIGHT-OF-WAY FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.	19.	PAINT PAVEMENT MARKING, INCLUDING STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, ON PAVEMENT AT LOCATIONS SHOWN. SEE PAVEMENT MARKING DETAIL.	31.	CUT AND FILL SLOPES 2:1 OR FLATTER (SEE PLANS).
6.	COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.	20.	PROVIDE BOLLARDS AT LOCATIONS SHOWN, AROUND AND TRANSFORMERS, GAS METERS, AND OTHER UTILITIES IN VULNERABLE TRUCK AREAS.	32.	UNLESS INDICATED OTHERWISE ON THE PLANS, REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS, TREES AND OTHER DEBRIS, WITHIN THE LIMITS OF THE WORK, FROM THE SITE AND DISPOSE OF IN AN APPROVED LANDFILL. DO NOT BURY ANY WASTE MATERIAL ON SITE.
7.	PERFORM ALL WORK IN CITY, COUNTY, STATE, AND FEDERAL RIGHTS-OF-WAY IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.	21.	CALL UTILITIES PROTECTION CENTER 811.	33.	REFER TO TREE PROTECTION PLANS FOR TREE CLEARING LIMITS.
8.	CONFINE OFF-SITE ACTIVITIES TO EXISTING RIGHTS OF WAY AND EASEMENTS.	22.	THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES THAN THOSE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. REPAIR ALL DAMAGES MADE TO EXISTING UTILITIES AT NO COST TO THE OWNER.	34.	INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO CONSTRUCTION ACTIVITIES.
9.	PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.	23.	FIELD VERIFY LOCATION AND INVERTS OF EXISTING SANITARY SEWER FOR CONNECTION TO EXISTING SEWER SYSTEM.	35.	STRIP AND STOCKPILE TOPSOIL. SPREAD 4" OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB GRADE FOR PAVEMENT AND CURBS AND BACK FILL CURBS AFTER CURB CONSTRUCTION.
10.	THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT. READY TO USE. FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB.	24.	COORDINATE WITH BUILDING PLUMBING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.	36.	PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
11.	DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE MAY CAUSE THE WORK TO BE UNACCEPTABLE.	25.	CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.	37.	PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
12.	THE TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY FALCON DESIGN CONSULTANTS, DATED 4/8/22.	26.	UNDERGROUND FIRE PROTECTION SPRINKLER PIPING SHOWN DOWNSTREAM OF AN INTERNAL OR EXTERNAL FIRE PUMP IS SHOWN FOR REFERENCE ONLY. ACTUAL FIRE MAIN DESIGN SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION ENGINEER. FIRE MAIN DESIGN SHALL INCLUDE, BUT NOT BE LIMITED TO, SPECIFICATION OF PIPE MATERIAL AND CLASS, JOINTS, THRUST BLOCKING DESIGN, VALVE FREQUENCY, PLACEMENT, AND APPURTENANCES. ALL FIRE PROTECTION SYSTEMS SHALL COMPLY WITH NFPA SECTION 6.6 REGARDING SECTIONAL VALVES UNLESS OTHERWISE SPECIFIED BY THE FIRE PROTECTION ENGINEER. PLEASE REFER TO THE FIRE PROTECTION ENGINEER'S PLANS AND SPECIFICATIONS FOR DRAWINGS AND DETAILS. INSTALL FIRE MAIN SYSTEM ONLY AFTER FIRE DEPARTMENT APPROVAL OF FIRE PROTECTION CONTRACTOR'S PLANS.	38.	GRASS AND RIP RAP ALL OPEN DRAINAGE SWALES AS NECESSARY TO CONTROL EROSION.
13.	THE BOUNDARY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY FALCON DESIGN CONSULTANTS, DATED 4/8/22.			39.	INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO CLEARING GRADING AND DEMOLITION WORK. MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MEASURES UNTIL ACCEPTANCE OF THE SITE BY THE OWNER.
EL.	PROJECT BENCHMARK: EL. 999.61'. PLEASE REFER TO THE SIGNED AND SEALED SURVEY.			40.	
14.	VERIFY EXISTING TOPOGRAPHIC DATA, LOCATIONS OF EXISTING UTILITIES, AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.				

Sheet Number	Sheet Title
C1.0	COVER SHEET & GENERAL NOTES
C1.1	SURVEY
C2.0	DEMOLITION PLAN
C2.1	DEMOLITION PLAN
C3.0	OVERALL LAYOUT & STAKING PLAN
C3.1	LAYOUT & STAKING PLAN
C3.2	LAYOUT & STAKING PLAN
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C6.0	STORM PROFILES
C6.1	STORM PROFILES
C6.2	STORM PROFILES
C6.3	STORM PROFILES
C6.4	UTILITY PROFILES
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
C7.4	CONSTRUCTION DETAILS
C7.5	CONSTRUCTION DETAILS
C7.6	CONSTRUCTION DETAILS
C7.7	CONSTRUCTION DETAILS
EC1.0	ES&PC NOTES
EC1.1	ES&PC NOTES
EC1.2	ES&PC NOTES
EC2.0	OVERALL INITIAL ES&PC PLAN
EC2.1	INITIAL ES&PC PLAN
EC2.2	INITIAL ES&PC PLAN
EC3.0	OVERALL INTERMEDIATE ES&PC PLAN
EC3.1	INTERMEDIATE ES&PC PLAN
EC3.2	INTERMEDIATE ES&PC PLAN
EC4.0	OVERALL FINAL ES&PC PLAN
EC4.1	FINAL ES&PC PLAN
EC4.2	FINAL ES&PC PLAN
EC5.0	ES&PC DETAILS
EC5.1	ES&PC DETAILS
EC5.2	ES&PC DETAILS
EC5.3	ES&PC DETAILS
EC5.4	ES&PC DETAILS
EC5.5	ES&PC DETAILS
EC5.6	ES&PC DETAILS
TP1.0	TREE PROTECTION-REPLACEMENT PLAN
TP2.0	MATCHLINE INDEX
TP3.0-3.5	TEE REPLACEMENT PLAN
TP4.0	PLANTING SCHEDULE & CALCULATIONS
TP4.1-4.2	SPECIMEN TREE INVENTORY
TP4.3	DETAILS & NOTES

OWNER/DEVELOPER
(PRIMARY PERMITTEE)

EAST GROUP PROPERTIES
3495 PIEDMONT ROAD NE
BUILDING 11, SUITE 350
ATLANTA, GEORGIA 30305
(601) 209-3440
RON COFFEY@EASTGROUP.NET

ENGINEER

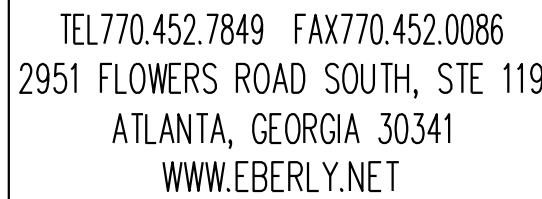
JOHANNA PATRICK, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
JPATRICK@EBERLY.NET

24 HOUR CONTACT
RON COFFEY
(601) 209-3440
RON.COFFEY@EASTGROUP.NET

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LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE



CT: EASTGROUP - HIGHWAY 74
BUSINESS TECH PARK

LAND LOT 110 & 115
7TH DISTRICT
FAYETTE COUNTY, GEORGIA
STATE HIGHWAY 74

PROJECT:

REVISIONS:

09/26/2022	LDP SUBMIT
12/16/2022	REV LDP SUBMIT

COVER SHEET &
GENERAL NOTES

SCALE:	
DATE:	09/26/2022
DRAWN BY:	J. LINEY
PROJECT MANAGER:	JOHANNA PATRICK, P.E.
	WESLEY REED, P.E.

PROJECT NO.

22-041

SHEET NO.

C1.0

NOT ISSUED FOR
CONSTRUCTION



SCALE:	1"= 100'
DATE:	09/26/2022
DRAWN BY:	J. LINEY
PROJECT MANAGER:	JOHANNA PATRICK, P.E. WESLEY BREED, P.E.

SHEET NO.

C3.0

NOT ISSUED FOR
CONSTRUCTION



1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

EAST GROUP PROPERTIES
3495 PIEDMONT ROAD NE
BUILDING 11, SUITE 350
ATLANTA, GEORGIA 30305
(601) 209-3440
RON.COFFEY@EASTGROUP.NET

JOHANNA PATRICK, P.E.
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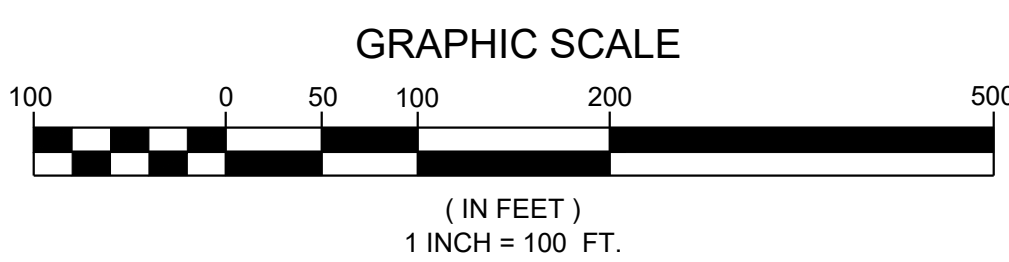
ZONING USE: M-1 (LIGHT INDUSTRIAL DISTRICT)
TOTAL ACREAGE: 60.9
DISTURBED ACREAGE: 59.5
FAYETTE COUNTY, GA
LAND LOT 110 & 115; 7TH DISTRICT
PARCEL #: 0726 068

BUILDING SQUARE FOOTAGE:
BLDG 100: 123,120 SF
BLDG 200: 164,862 SF
FUTURE BLDG 300: 178,820 SF (PAD GRADED)
FUTURE BLDG 400: 172,200 SF (PAD GRADED)
FUTURE BLDG 500: 102,600 SF (PAD GRADED)

MINIMUM REQUIRED PARKING FOR COMMERCIAL,
MANUFACTURING & INDUSTRIAL ESTABLISHMENTS:
1 SPACE PER 2,000 SQUARE FEET OF GROSS
OFFICE, PLANT AND STORAGE AREA =
287,982SF / 2000 = 144 SPACES MINIMUM

PARKING PROVIDED:
273 TOTAL SPACES INCLUDING
11 HANDICAP SPACES
2 VAN H/C SPACES

WATER: FAYETTE COUNTY
SEWER: TOWN OF TYRONE



J-B	=	JUNCTION BOX
G-DI	=	GDOT 1019A TYPE "E" (IN SAG CONDITION)
	=	GDOT 1019B TYPE "V-1" (ON GRADE CONDITION)
V-DI	=	VULCAN V-5736 DROP INLET
G-HDI	=	GDOT 1019A TYPE "E" WITH HOOD (IN SAG CONDITION)
	=	GDOT 1019B TYPE "V-1" WITH HOOD (ON GRADE CONDITION)
V-HDI	=	VULCAN V-5736 ASSEMBLY WITH V4140 HOOD
HW	=	18" DI 15' HEADWALL
FES	=	GDOT 1120 FLARED END SECTION
PI	=	PEDESTAL INLET
OCS	=	OUTLET CONTROL STRUCTURE



EAST GROUP PROPERTIES
3495 PIEDMONT ROAD NE
BUILDING 11, SUITE 350
ATLANTA, GEORGIA 30305
(601) 209-3440
RON.COFFEY@EASTGROUP.NET

JOHANNA PATRICK, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
JPATRICK@EBERLY.NET

24 HOUR CONTACT
RON COFFEY
(601) 209-3440
RON.COFFEY@EASTGROUP.NET

1. RAMP RUNS SHALL HAVE RUNNING SLOPE NOT STEEPER THAN 1:12.
2. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
3. CHANGES IN LEVEL OTHER THAN RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
4. RAMP'S SHALL HAVE LANDING AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.
5. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM.
6. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.
7. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
8. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS
9. A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 6 INCHES OF THE GROUND SURFACE, TO PREVENT WHEEL ENTRAPMENT. THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.
10. LANDING SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
11. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS OR RAMP.
12. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMP.
13. HANDRAILS SHALL BE CONTINUOUS TO THE TOP AND BOTTOM OF EACH STAIR FLIGHT.
14. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE TOP OR BOTTOM OF AN ADJACENT STAIR FLIGHT.
15. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE TO BE CONTINUOUS TO THE TOP OR BOTTOM OF AN ADJACENT STAIR FLIGHT.
16. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES MINIMUM AND SHALL BE CONTINUOUS TO THE TOP OR BOTTOM OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIRS NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
17. USE 1/2" X 1/4" X 675 G/SM INCHES OR THERE APPLICABLE, V41400 HOOD FOR ALL INLETS IN TRUCK COURT AND TRAILER PARKING AREAS
18. USE GDOT STD 1019A -TYPE "I" WITH HOOD FOR ALL OTHER CURB INLETS IN A SAG CONDITION
19. USE GDOT STD 1019-B, TYPE "V-1" WITH HOOD FOR ALL CURB INLETS ON GRADE.
20. ALL SPOT ELEVATIONS ARE AT BOTTOM OF CURB UNLESS NOTED OTHERWISE.



CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE



LAND LOT 110 & 115
7TH DISTRICT
FAYETTE COUNTY, GEORGIA
STATE HIGHWAY 74

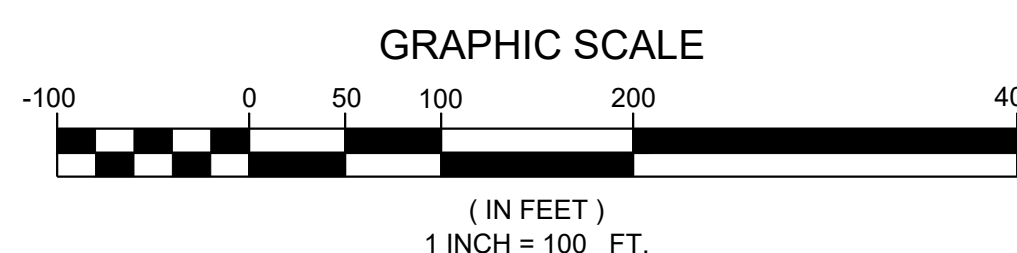
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SCALE:	1"= 100'
DATE:	09/26/2022
DRAWN BY:	J. LINEY
PROJECT MANAGER:	JOHANNA PATRICK, P.E.
QA/QC CHECK:	WESLEY REED, P.E.

22-041

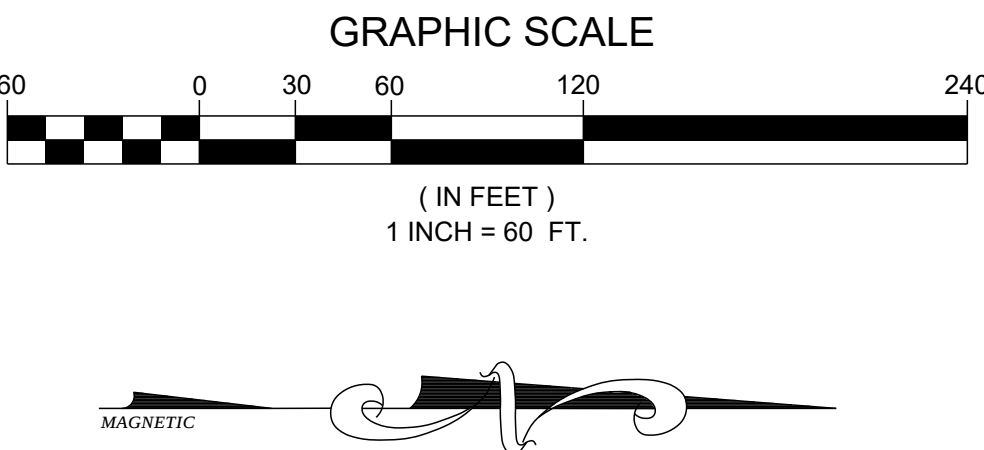
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CONSTRUCTION

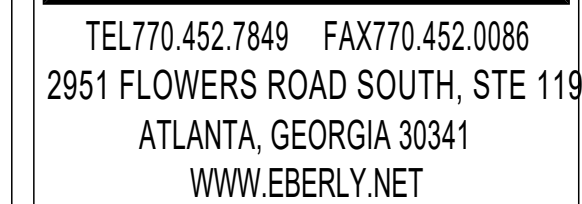


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PHASE 1
BUILDING 100: 123,120 SF
BUILDING 200: 164,862 SF
FUTURE PHASES
BUILDING 300: 178,820 SF
BUILDING 400: 172,200 SF
BUILDING 500: 102,600 SF
TOTAL: 741,602 SF



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

ACT: EASTGROUP - HIGHWAY 74
BUSINESS TECH PARK
LAND LOT 110 & 115
7TH DISTRICT
FAYETTE COUNTY, GEORGIA
STATE HIGHWAY 74

REVISIONS:

[illegible]

SITE PLAN - PHASE 1

SCALE:	1"= 60'
DATE:	02/10/2023
DRAWN BY:	J. PATRICK
PROJECT MANAGER:	JOHANNA PATRICK, P.E.
QA/QC CHECK:	WESLEY REED, P.E.

PROJECT NO.

22-041

SHEET NO.

M1.1

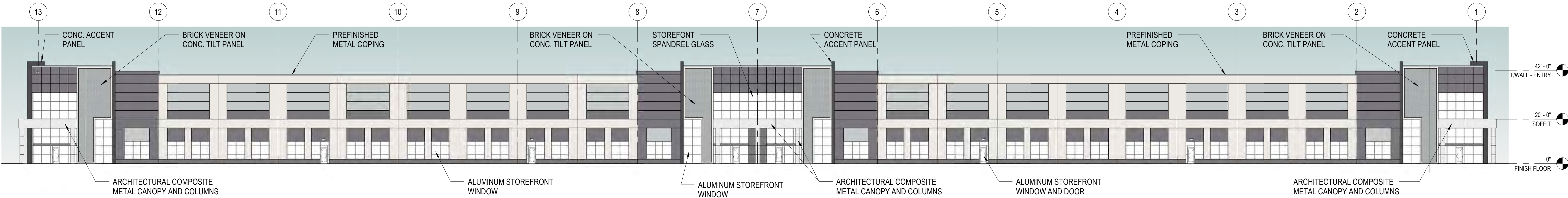
NOT ISSUED FOR
CONSTRUCTION

BIORETENTION AREA CONSTRUCTED EXAMPLES

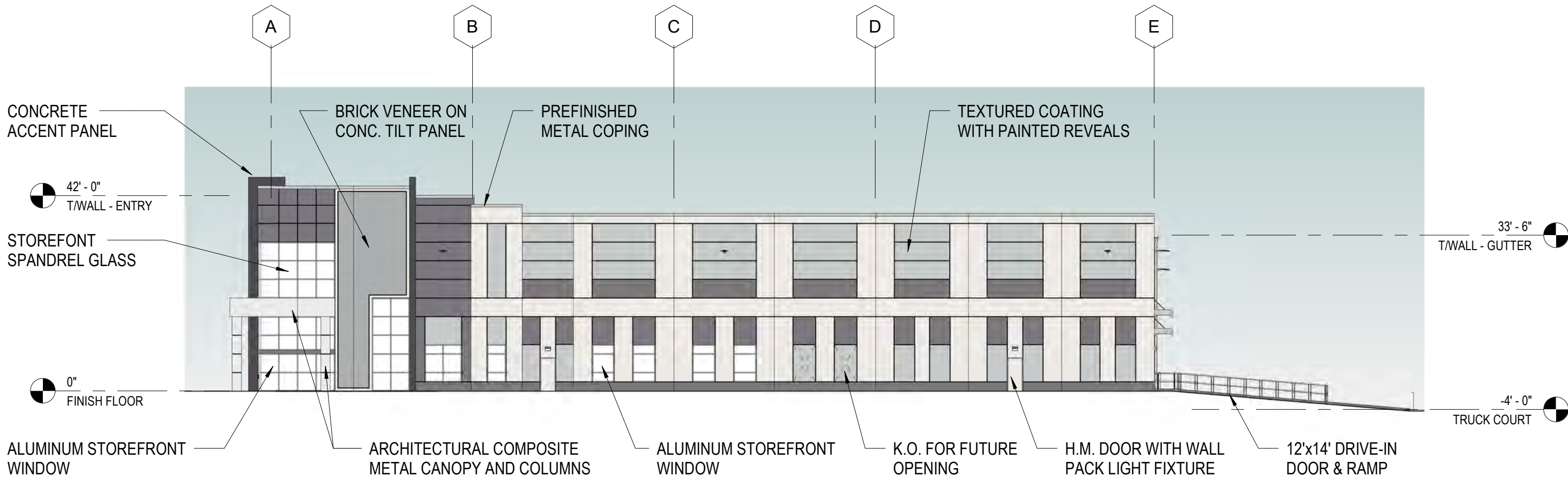




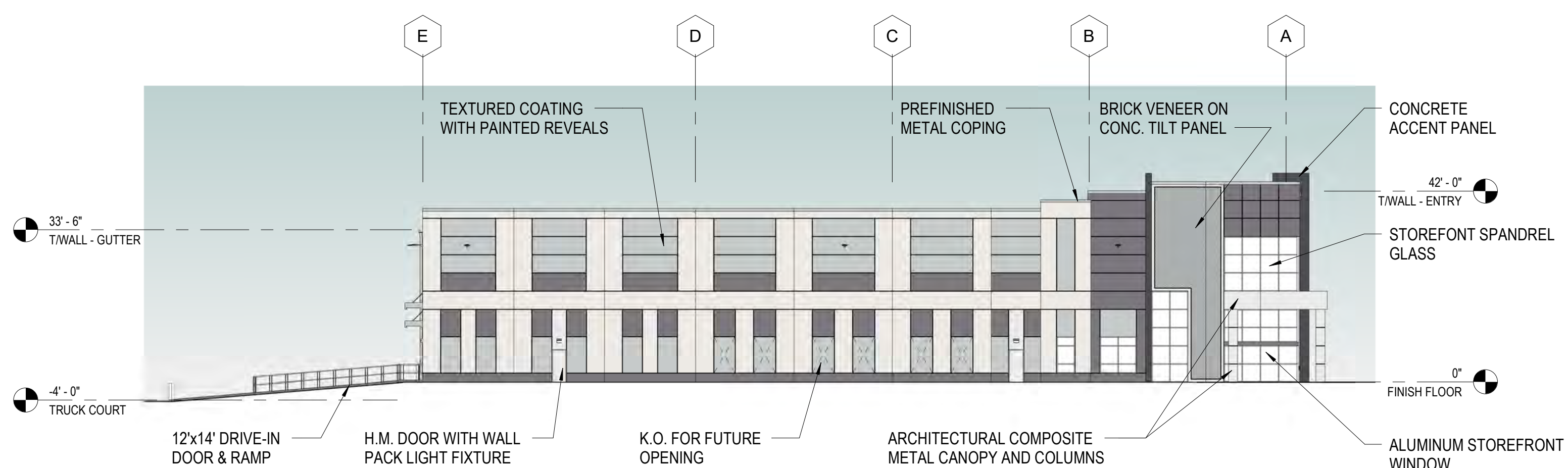




1 NORTH ELEVATION - SD
N.T.S.



2 WEST ELEVATION - SD
N.T.S.



3 EAST ELEVATION - SD
N.T.S.

PAINT LEGEND

TAG	KEY	COLOR	MANUF.	LOCATION
P-1		SNOW BOUND	SW 7004	FIELD
P-2		GRAY SCREEN	SW 7071	ACCENT
P-3		SPECIAL GRAY	SW 6277	ACCENT
P-4		PERLE NOIR	SW 9154	ACCENT
B-1		505 MONUMENT	METRO BRICK	ACCENT



1
SK-03
NORTHWEST OVERALL
PERSPECTIVE



2
SK-03
NORTHWEST CORNER ENTRY
PERSPECTIVE



3
SK-03
CENTER ENTRY PERSPECTIVE



Gateway Commerce Park

Miami, Florida

