



PLANNING COMMISSION MEETING

March 12, 2026 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.](#) Approval of the September 25, 2025, Meeting Minutes
- [2.](#) Approval of the February 12, 2026, Meeting Minutes.

IV. PUBLIC HEARING

- [3.](#) Petitions from applicant Jerry Crozier of a for a 5-acre tract with parcel number 0734-023 at property address 155 Briarwood Road. **Phillip Trocquet, Community Development**
 - a. Consideration of an annexation petition for parcel 0734-023 at property address 155 Briarwood Road from applicant Jerry Crozier.
 - b. Consideration of a rezoning petition for parcel 0734-023 from applicant Jerry Crozier from AR (Unincorporated) to R-18 (Tyrone Incorporated).

V. NEW BUSINESS

- [4.](#) Consideration to approve a preliminary plat for Ardmore Subdivision from owner Clarendon Place, LLC. **Phillip Trocquet**

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

**TYRONE PLANNING
COMMISSION MEETING**

MINUTES

September 25, 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:

Joram Kiggundu, Commissioner

Also Present:

Billy Campbell, Council Member

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.

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

III. APPROVAL OF MINUTES

1. August 14, 2025

A motion was made to approve the August 14, 2025 meeting minutes.

Motion made by Commissioner Noble, Seconded by Commissioner Duncan.

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

IV. PUBLIC HEARING

2. Consideration of a rezoning petition from applicant Tyler Childs for an approximate 3.33-acre tract with parcel number 0738-167 at property address 285 Briarwood Road from AR (Agricultural Residential) to R-18 (1-acre 1,800 s.f. min home). **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet stated that the property located at 285 Briarwood Road was split from the parent tract in July of 2024. He added that the intent for this rezoning was to transition it to a zoning classification with more flexible development standards, other than AR.

This property was located within the Estate Residential Character Area, which encouraged the development of single-family homes on lots of at least 1 acre, consistent with the rural character of Tyrone and Fayette County.

He then read the zoning ordinance compatibility and impact assessment.

- Would the zoning permit suitable uses with the surrounding properties? The property was surrounded by AR zoning to the north, south, and west. R-12 exists to the east. With both zoning classifications as residential, this zoning was suitable for the surrounding properties.
- Would zoning adversely affect adjacent properties? It was determined that the proposed zoning aligns with that of surrounding properties and would not negatively impact them.
- Did the property have reasonable economic use as currently zoned? Economic use as AR was not practical given the acreage. Although it met the minimum acreage for AR properties, agricultural functions would be severely limited. R-18 zoning is more economically suitable for the lot.
- Would the proposed zoning overburden existing infrastructure? No, existing development potential would remain unchanged.

Staff recommended approval of the rezoning petition from AR to R-18.

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

Chairman Nebergall opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke. He then closed the public hearing.

Commissioner Duncan asked if the eastern part of the property included a lake. Mr. Trocquet stated that the property had a flood plain and a lake. Mr. Duncan then asked for clarification regarding the division of buildable acreage. Mr. Trocquet then shared that there were no current plans to subdivide the property further as it stands.

Commissioner Noble inquired about the parent parcel. Mr. Trocquet stated that this property was carved out from the larger parcel last year.

A motion was made to approve the rezoning petition for an approximate 3.33-acre tract with parcel number 0738-167 at property address 285 Briarwood Road from AR (Agricultural Residential) to R-18.

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

V. NEW BUSINESS

VI. STAFF COMMENTS

Mr. Trocquet provided an update on the Livable Center Initiative (LCI) with the Atlanta Regional Commission, which had been studying the downtown streetscaping for Senoia Road. He added that the study was complete and part of the plans had already been implemented near the Gunnin property.

Mr. Trocquet announced that the Palmetto Road at Arrowood/Spencer Lance Roundabout project was on hold due to Atlanta Gas Light attempting to award the relocation of their gas line to a third-party contractor. The project was still moving forward despite the delay.

Mr. Trocquet also shared updates on the Shamrock Pavilion project, the Handley Park pole barn project, and the Tyrone Post Office.

VII. COMMISSION COMMENTS

Commissioner Duncan inquired about the hydroseeding on Dogwood Trail from the repaving project. Mr. Trocquet shared that the area had been seeded, but the grass had not taken root due to the lack of rain. He added that the issue was an outstanding item and the county would have to fix it before the project could be closed.

Commissioner Noble inquired about the proposed residential development on Palmetto Road. Mr. Trocquet shared that he was waiting for the contractors to submit their final plans, as they had retracted the original plans.

Commissioner Duncan then asked for a status update on the Whispering Pines Mobile Home Park at 437 Senoia Road. Mr. Trocquet stated that he had recently discussed a revised site plan for the property with the property owners. He also mentioned concerns about septic requirements by Fayette County Environmental Health.

VIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Duncan.

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

The meeting adjourned at 7:20 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk

**TYRONE PLANNING
COMMISSION MEETING**

MINUTES

February 12, 2026 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:
Ciara Willis, Assistant Town Clerk

Also Present:
Billy Campbell, Council Member

I. CALL TO ORDER

Vice-Chairman Matheny called the meeting to order at 7:04 p.m.

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. APPROVAL OF MINUTES

1. August 14th, 2025

A motion was made to approve the August 14, 2025, minutes.

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

IV. APPOINTMENTS

2. Nomination and appointment of a Chairman for the Town of Tyrone Planning Commission for 2026.

A motion was made to nominate David Nebergall as the Chairman for the Town of Tyrone Planning Commission for 2026.

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

- 3. Nomination and appointment of a Vice-Chairman for the Town of Tyrone Planning Commission for 2026.

A motion was made to nominate Brad Matheny as the Vice-Chairman for the Town of Tyrone Planning Commission for 2026.

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

V. PUBLIC HEARING

VI. NEW BUSINESS

VII. STAFF COMMENTS

- 4. Staff update on upcoming 2026 Planning & Zoning projects, plans, and initiatives. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet reported that the Commission had not met recently due to a lack of applicant submissions. He noted that an annexation request was expected on next month's agenda, pending the outcome of the Fayette County Board of Commissioners meeting later that evening.

He then provided an overview of the upcoming 2026 Planning and Zoning projects, plans, and initiatives, beginning with the 2027 Comprehensive Plan. The Town would begin its five-year update of the plan this year, a process that would include community engagement and meetings with the Planning Commission. While staff planned to complete the technical components plan in-house, a consulting firm would be contracted to lead the public engagement component. Mr. Trocquet also invited the commissioners to consider serving on the steering committee, and Commissioner Duncan expressed interest.

Chairman Nebergall arrived at 7:20 p.m.

The next update was on the zoning map. Mr. Trocquet shared that he would like to complete the official readoptions more regularly, such as twice a year. He noted that these updates would be presented to the Commission and would reflect the most recent rezonings and annexations. He also emphasized that the zoning map was a legally signed, recorded, and adopted map by Council.

He then gave a brief update on zoning ordinances. He shared that staff intended to put forward many zoning ordinance changes raised by the commissioners, as well as updates related to the downtown area. Key topics included: variance expiration language, TCMU Town Home and Cottage Court regulations, and Town Center Overlay requirements. He also noted that revisions to the sign ordinance would be presented to the Commission, as they were related to development.

Mr. Trocquet announced that the Town applied to GDOT for 2026 Transportation Improvement Program (TIP) funding, requesting approximately \$12 million to support the Senoia Road streetscape improvements outlined in the Comprehensive Plan. The required 20% match would be funded by the 2023 SPLOST.

The Town would also initiate the Shamrock Park Phase II project, which included expanded and reconfigured parking, updated landscaping, and additional multi-use paths. Parking would be relocated behind the former police station building. Commissioner Kiggundu inquired about a timeline for the completion of this project. Mr. Trocquet noted that an RFP for engineering services would be released next month, with construction expected to begin in approximately six to eight months.

The upcoming cart path projects included: Wynfield to Arrowood, E. Crestwood Road, Dogwood Trail Crossing at Kellsworth Way & Greencastle, and the Sandy Creek HS connector path. These new multi-use paths would create a safer and more connected pathway network, providing access to downtown, Sandy Creek High School, and Peachtree City. Commissioner Duncan asked if the Town would be responsible for the maintenance once the pathways were completed. Mr. Trocquet confirmed that the Town would assume maintenance once the paths were completed.

Mr. Trocquet announced that staff intended to establish a monthly schedule of Planning and Community Development training sessions at Town Hall, supplementing the courses offered by Carl Vinson and GPA.

VIII. COMMISSION COMMENTS

Chairman Nebergall questioned whether the railroad repairs at Senoia Road and Dogwood Trail were funded by CSX or the Town. He noted that sections of deteriorating asphalt were creating holes. Mr. Trocquet stated that CSX was responsible for the repairs and confirmed that he would contact a CSX representative to address the issue.

Commissioner Duncan asked whether Christ Church was still interested in the property behind Town Hall. Mr. Trocquet responded that the property was currently for sale.

Commissioner Noble asked about the status of the former Auto Zone property. Mr. Trocquet reported that Green Oil had purchased the site and that it may be redeveloped as a gas station and convenience store.

Commissioner Duncan inquired about potential tenants for the East Group property. Mr. Trocquet shared that a medical device company was interested in occupying one of the buildings, and the other building was planned for conversion into multiple suites.

Chairman Nebergall expressed his appreciation and apologized for his delayed arrival.

IX. ADJOURNMENT

A motion was made to adjourn.

Motion made by Chairman Nebergall.

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

The meeting adjourned at 8:03 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk

155 Briarwood Road Annexation & Rezoning

 **Phillip Trocquet**
Asst. Town Manager
3/6/2026 · 3 min read

Application #	Planning Commission Date	Town Council Date
RZ-2026-001	03/12/2026	04/02/2026

Application Details

Address	Owner	Parcel #
155 Briarwood Road	Jerry Crozier	0734 023
Zoning	Proposed Zoning	Future Land Use
AR (Unincorporated)	R-18	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR (Unincorporated), South: R-12, East: AR (Unincorporated), West: R-12	Single-Family Home and Accessory Structure	4.67

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map

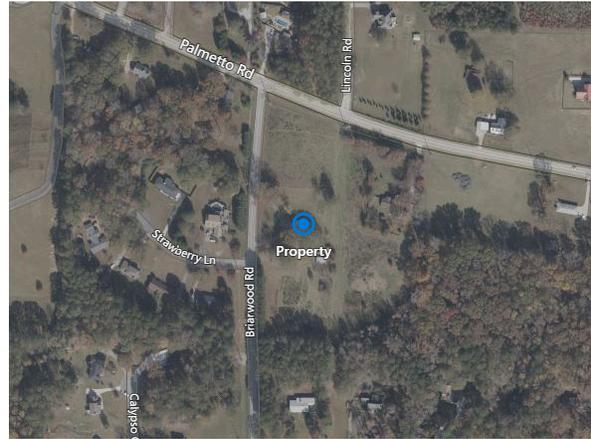


Fayette County Tax Map

Street View Map

Property

155 Briarwood Rd, Tyrone, Georgia 30290, United States



250 feet 50 m
© 2026 Microsoft Corporation

Summary & History

The property at the corner of Palmetto and Briarwood Road is currently located in Unincorporated Fayette County. The applicant, Mr. Jerry Crozier, has requested annexation of this property into the Town limits. The stated intent of this annexation and requested rezoning is for the future improvement of the lot with a desire for Town of Tyrone services and coverage.

The Fayette County Board of Commissioners saw this petition in February and issued no objection to the annexation.

Annexation & Rezoning Plat

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	263.19'	8828.89'	263.18'	S 67°43'25" E
C2	582.06'	7295.64'	581.91'	N 03°26'02" E

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Grid North
West Zone
NAD 83

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

FINAL SURVEYOR'S 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 THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: S. Gaskins
SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620
DATE: 11/12/25

CONTIGUITY STATEMENT

- Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:
- (1) At least one-eighth of the aggregate external boundary either abuts directly on the municipal boundary or would directly abut on the municipal boundary or would directly abut the municipal boundary if it were not otherwise separated, in whole or in part, from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state or by the definite width of (A) any street or street right-of-way, (B) any creek or river, or (C) any right-ofway of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;
 - (2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and
 - (3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, SWINSON A. GASKINS, SR. a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the Town of Tyrone lying in land lot(s) 148 of the 7th district Fayette County, has a contiguous boundary of _____ feet with the existing Town limits of the Town of Tyrone which is at least one-eighth aggregate of the total property to be annexed.

This the 23rd day of November 2025

Signature S. Gaskins
1620
Georgia Registered Surveyor #

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING CHC NAV I89 AND CHC NAV IBASE MULTI-FREQUENCY RECEIVERS 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 NAD 88, WEST GEORGIA ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING EGPS SOLUTIONS VRS NETWORK.

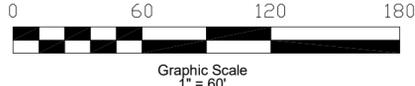
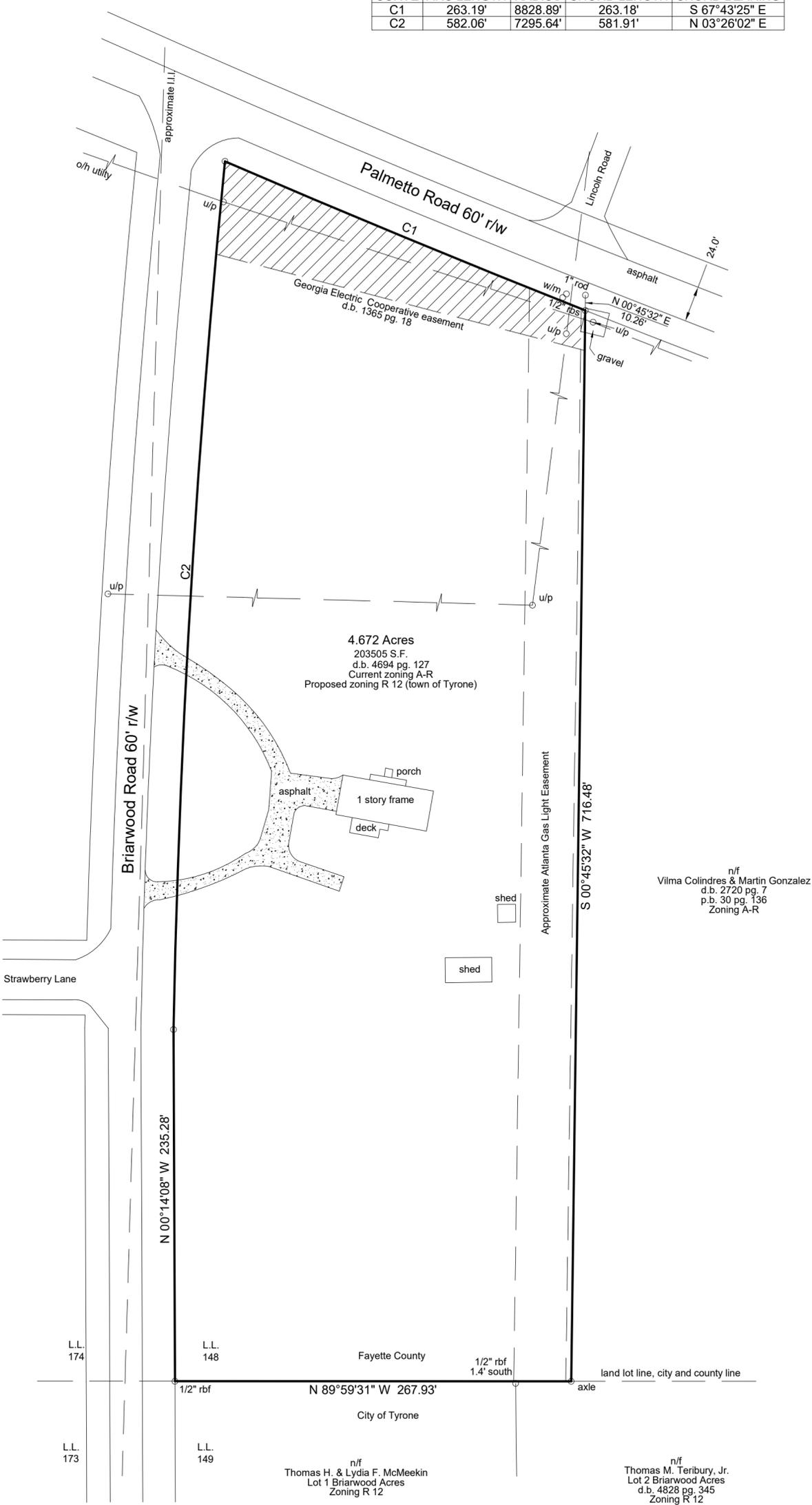
FIELD CLOSURE = N/A
ANGLE POINT ERROR = N/A
EQUIPMENT USED = CHC NAV I89 AND OR CHC NAV IBASE
ADJUSTMENT METHOD = N/A
PLAT CLOSURE = 1" IN 100,000 +

FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND UNINCORPORATED AREAS DATED SEPTEMBER 26, 2008 MAP NUMBER 13113C00076E, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

LEGEND

- B/L=BUILDING LINE
- C/L=CENTERLINE
- CTP=CRIMP TOP PIPE
- D.B.=DEED BOOK
- D.E.=DRAINAGE EASEMENT
- ESMT.=EASEMENT
- EP=EDGE OF PAVEMENT
- F.W.P.D.=FIELD WORK PERFORMED DATE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- N/F=NOW OR FORMERLY
- P.B.=PLAT BOOK
- PG.=PAGE
- P.O.B.=POINT OF BEGINNING
- F/H=FIRE HYDRANT
- RBF=REBAR FOUND
- RBS=REBAR SET
- R/W=RIGHT OF WAY
- U/P=UTILITY POLE
- O/H UTIL=OVERHEAD UTILITY LINES



Job No. SA25-133A

Drawn By: s.a.g.	Reviewed By: r.d.g.
Issue Date: 11/12/25	
F.W.P.D.: 09/26/25	



Prepared For:

Jerry Crozier

Property Location
Land Lot 148 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
surveyors planners development consultants
981 Camp Ground Road Griffin Ga. 30223
678-618-5067
sagaskins55@gmail.com

Application #	Planning Commission Date	Town Council Date
25TYR-SITEP00004	03/12/2026	N/A

Application Details

Address	Owner	Parcel #
165 Palmetto Road	Clarendon Place LLC (Agent: Richard Ferry)	0738 156 & 0738 158
Zoning	Proposed Zoning	Future Land Use
TCMU (Town-Center Mixed-Use)	N/A	Town Center & In-Town Residential
Surrounding Zoning	Site Improvements	Acreage
North: LUR, South: R-12 & C-1, East: R-12 & AR, West: R-12 & R-18	None	54.7

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map

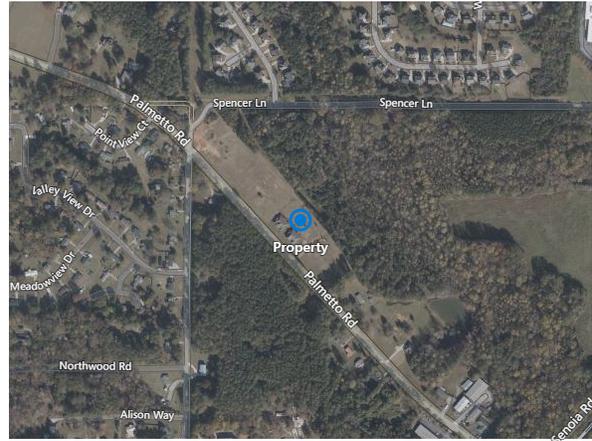


Fayette County Tax Map

Street View Map

Property

165 Palmetto Rd, Tyrone, Georgia 30290, United States



500 feet 100 m

© 2026 TomTom, © Vexcel Imaging, © 2026 Microsoft Corporation, © OpenStreetMap

Summary & History

The applicant, Clarendon Place, LLC has applied for a preliminary plat for the development of a 104-lot subdivision, Ardmore North and Ardmore South. Both parcels constituting this development were rezoned to TCMU (Town Center Mixed-Use) on July 18th, 2024 with a proposed development plan. The Town requires all subdivisions receive preliminary plat approval from Planning Commission prior to the issuance of a land disturbance permit. The civil engineering plans are still under review by staff, but the proposed preliminary plat represents the final lot and subdivision configuration before final development.

Town Center developments also require conceptual architectural approval for representative housing types which is approved separately from the preliminary plat.

Comprehensive Plan & Future Development Map Compatibility

These properties fall under the Comprehensive Plan’s Town Center and In-Town Neighborhoods future development character areas, encouraging downtown-oriented development patterns and street connections. Town Center emphasizes commercial mixes, while In-Town Neighborhoods prioritize residential support for the Town Center. The goal is to create a diverse mix of uses connected by walkable, gridded pathways. Residential areas should avoid front-loaded garages and prioritize traditional neighborhood development patterns and clustering of homes to preserve open spaces in a centrally planned way. Developments should include pedestrian, cyclist, and PTV connections,

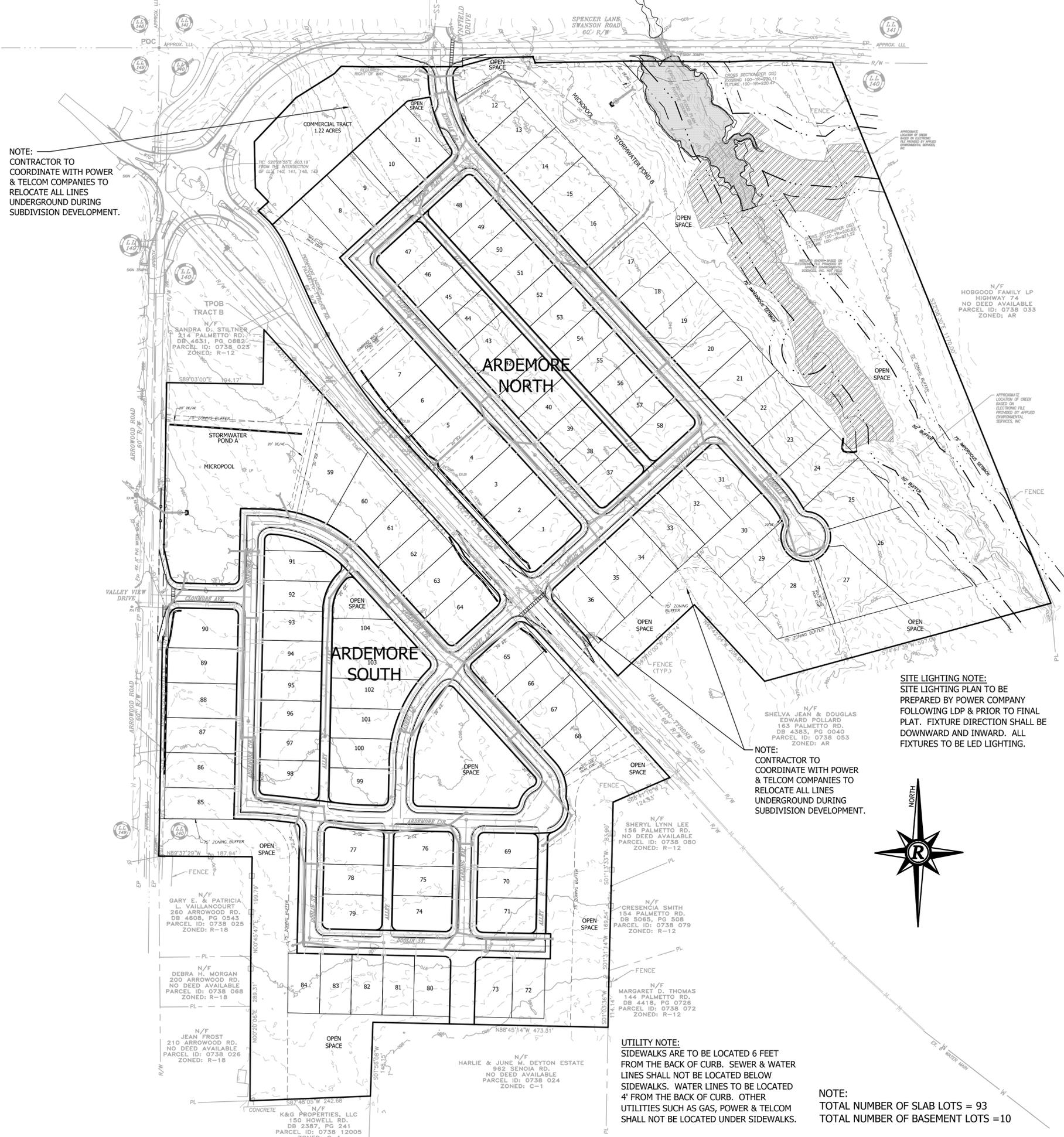


Rochester

Rochester & Associates, LLC
1240 Highway 54 West, Suite 707, Fayetteville, GA 30214
770.718.0600 | rochester.dccm.com

OVERALL SITE PLAN
FOR:
ARDEMORE NORTH & SOUTH
A RESIDENTIAL SUBDIVISION DEVELOPMENT
LOCATED IN
LAND LOT 140
7TH DISTRICT
TOWN OF TYRONE, FAYETTE COUNTY, GA

NOTE:
CONTRACTOR TO
COORDINATE WITH POWER
& TELCOM COMPANIES TO
RELOCATE ALL LINES
UNDERGROUND DURING
SUBDIVISION DEVELOPMENT.



- NOTES:**
1. ALL LOTS WILL FEED INTO A COMMON STORMWATER MANAGEMENT SYSTEM.
 2. SANITARY SEWER WILL BE PROVIDED BY CONNECTING ALL LOTS TO THE EXISTING MANHOLE ON WYNFIELD STREET.
 3. WATER SUPPLY WILL BE PROVIDED FROM EXISTING WATER LINES. REFERENCE WATER DISTRIBUTION PLAN SHEETS FOR CONNECTION DETAILS.
 4. PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA. REFER TO COMMUNITY PANELS NO. 13113C0076E AND 13113C0077E DATED SEPTEMBER 26, 2008.
 5. TRAFFIC CALMING MEASURES TO BE INSTALLED PER TOWN OF TYRONE'S REQUEST.
 6. EXISTING ASPHALT TO BE IMPROVED TO MEET THE TOWN OF TYRONE'S DEVELOPMENT STANDARDS.

PROJECT CONTACTS

OWNERS/DEVELOPER/PRIMARY PERMITTEE:
CLARENDON PLACE, INC.
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
PHONE 770-461-0478

24 HOUR CONTACT:
MR. RICHARD FERRY
(770) 461-0478
rferry@brentholdings.net

ENGINEER:
ROCHESTER & ASSOCIATES, LLC
286 HIGHWAY 314, SUITE A
FAYETTEVILLE, GA 30214
JEFF COLLINS, PE 678-622-3716
JCOLLINS@DCCM.COM

SURVEYOR:
ROCHESTER & ASSOCIATES, LLC
1240 HIGHWAY 54 WEST, SUITE 707
FAYETTEVILLE, GA 30214
BRANDON REGISTER, PLS 770-716-8123
BREGISTER@DCCM.COM

SITE DATA TABLE	
ZONING (EXISTING)	VARIES: C1, AR
ZONING (PROPOSED)	TCMU
FUTURE LAND USE	TOWN CENTER DISTRICT
SINGLE FAMILY LOTS	104
TOTAL SITE AREA	52.86 ACRES
COMMERCIAL AREA	1.22 ACRES
TOTAL ROW AREA	7.61 ACRES
TOTAL LOT AREA	22.78 ACRES
TOTAL OPEN SPACE AREA	20.31 ACRES
OPEN SPACE %	38.4%
TOTAL DENSITY	1.95 UNITS / ACRE
MIN. LOT AREA	7,200 SF
ROAD ROW	50'
ALLEY ROW	20'
MIN. LOT WIDTH	60'
SETBACKS	
FRONT	15 FT
SITE (STREET)	15 FT
SIDE (YARD)	5 FT
REAR	20 FT
MAX. BLDG. HEIGHT	2 STORIES / 35 FT
MIN. BLDG. AREA	1500 SF
MAX. LOT COVERAGE	60% / LOT

SITE LIGHTING NOTE:
SITE LIGHTING PLAN TO BE PREPARED BY POWER COMPANY FOLLOWING LDP & PRIOR TO FINAL PLAT. FIXTURE DIRECTION SHALL BE DOWNWARD AND INWARD. ALL FIXTURES TO BE LED LIGHTING.



NOTE:
CONTRACTOR TO
COORDINATE WITH POWER
& TELCOM COMPANIES TO
RELOCATE ALL LINES
UNDERGROUND DURING
SUBDIVISION DEVELOPMENT.

UTILITY NOTE:
SIDEWALKS ARE TO BE LOCATED 6 FEET FROM THE BACK OF CURB. SEWER & WATER LINES SHALL NOT BE LOCATED BELOW SIDEWALKS. WATER LINES TO BE LOCATED 4' FROM THE BACK OF CURB. OTHER UTILITIES SUCH AS GAS, POWER & TELCOM SHALL NOT BE LOCATED UNDER SIDEWALKS.

NOTE:
TOTAL NUMBER OF SLAB LOTS = 93
TOTAL NUMBER OF BASEMENT LOTS = 10

**PRIMARY PERMITEE
OWNER & DEVELOPER:**
CLARENDON PLACE, INC.
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
(770) 461-0478
rferry@brentholdings.net

ENGINEERING CONTACT:
ROCHESTER & ASSOCIATES, LLC.
JEFF COLLINS, P.E., P.L.S.
(678) 622-3716

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, LLC.
BRANDON C. REGISTER, P.L.S.
(678) 450-5401

NO.	DATE	DESCRIPTION	REVISIONS
3	03/03/26	REVISIONS PER TYRONE P&Z COMMENTS	
2	01/16/26	REVISIONS PER TOWN COMMENTS	
1	08/20/25	1ST SUBMITTAL SET	

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, LLC ARE VOID. THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH IT ARE THE PROPERTY OF ROCHESTER & ASSOCIATES, LLC AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
50' 0' 100' 200'



SHEET
5
OF
52

DATE : 08/20/25
JOB NO. : F218005.BHD
FILE NO.
DRAWN BY: GMD/JAM



Rochester

Rochester & Associates, LLC
1240 Highway 54 West, Suite 707, Fayetteville, GA 30214
770.718.0600 | rochester.dccm.com

PRELIMINARY PLAT (2 OF 2)
FOR:
ARDEMORE NORTH & SOUTH
A RESIDENTIAL SUBDIVISION DEVELOPMENT

LOCATED IN
LAND LOT 140
7TH DISTRICT
TOWN OF TYRONE, FAYETTE COUNTY, GA

NO.	DATE	DESCRIPTION	REVISIONS
3	03/03/26	REVISIONS PER TYRONE PAZ COMMENTS	
2	01/16/26	REVISIONS PER TOWN COMMENTS	
1	08/20/25	1ST SUBMITTAL SET	

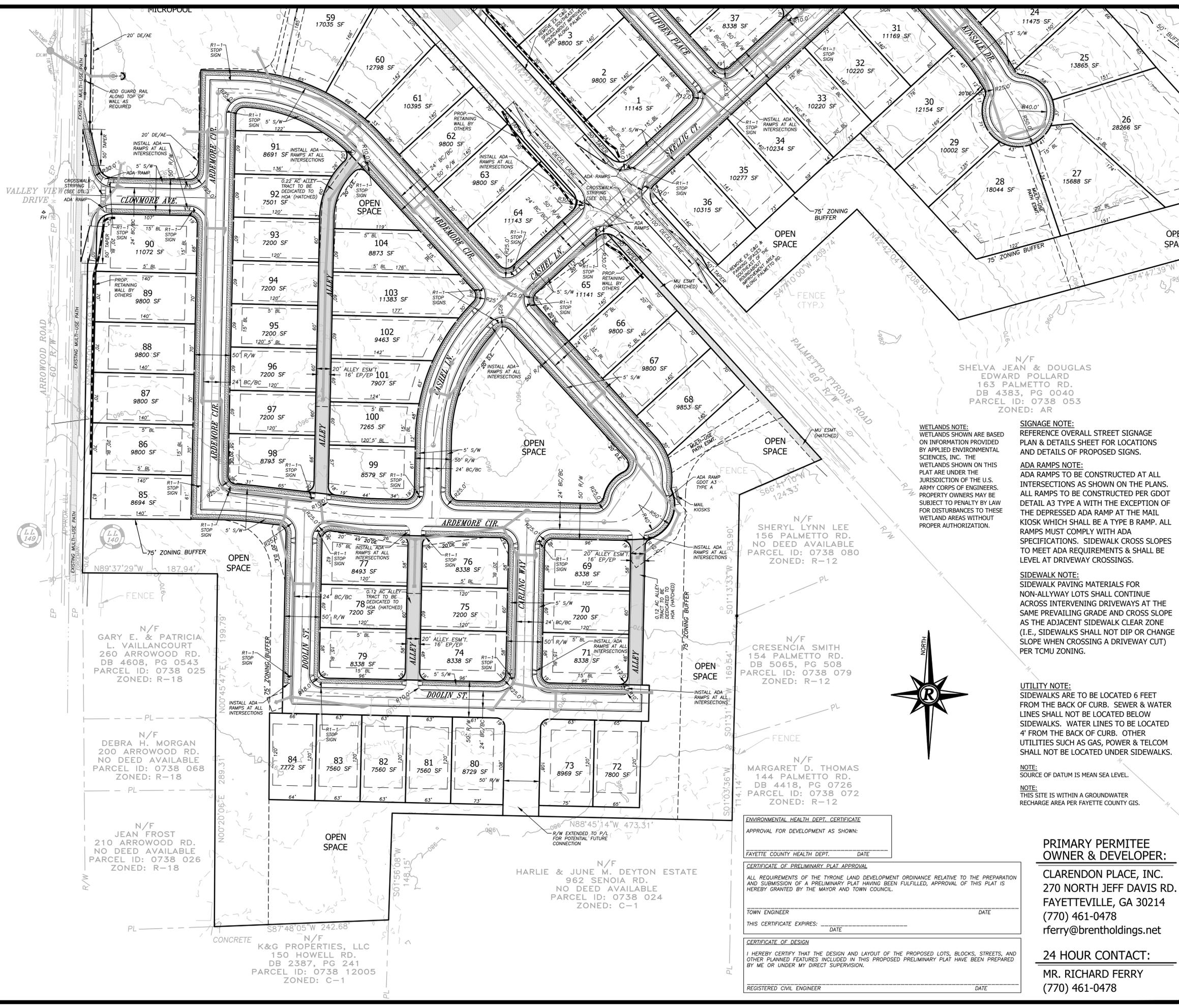
ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER | DCCM VIOLATES THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE USER FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
30' 0" 60' 120'



SHEET
7
OF
52

DATE : 05/20/25
JOB NO. : F218005.BHD
FILE NO.
DRAWN BY: GMD/JAM



PRIMARY PERMITEE OWNER & DEVELOPER:
CLARENDON PLACE, INC.
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
(770) 461-0478
rferry@brentholdings.net

24 HOUR CONTACT:
MR. RICHARD FERRY
(770) 461-0478

N/F
GARY E. & PATRICIA L. VAILLANCOURT
260 ARROWOOD RD.
DB 4608, PG 0543
PARCEL ID: 0738 025
ZONED: R-18

N/F
DEBRA H. MORGAN
200 ARROWOOD RD.
NO DEED AVAILABLE
PARCEL ID: 0738 068
ZONED: R-18

N/F
JEAN FROST
210 ARROWOOD RD.
NO DEED AVAILABLE
PARCEL ID: 0738 026
ZONED: R-18

N/F
CRESCENCIA SMITH
154 PALMETTO RD.
DB 5065, PG 508
PARCEL ID: 0738 079
ZONED: R-12

N/F
MARGARET D. THOMAS
144 PALMETTO RD.
DB 4418, PG 0726
PARCEL ID: 0738 072
ZONED: R-12

ENVIRONMENTAL HEALTH DEPT. CERTIFICATE
APPROVAL FOR DEVELOPMENT AS SHOWN:
FAYETTE COUNTY HEALTH DEPT. DATE

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: DATE

CERTIFICATE 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 BY ME OR UNDER MY DIRECT SUPERVISION.
REGISTERED CIVIL ENGINEER DATE

N/F
HARLIE & JUNE M. DEYTON ESTATE
962 SENOIA RD.
NO DEED AVAILABLE
PARCEL ID: 0738 024
ZONED: C-1

N/F
K&G PROPERTIES, LLC
150 HOWELL RD.
DB 2387, PG 241
PARCEL ID: 0738 12005
ZONED: C-1

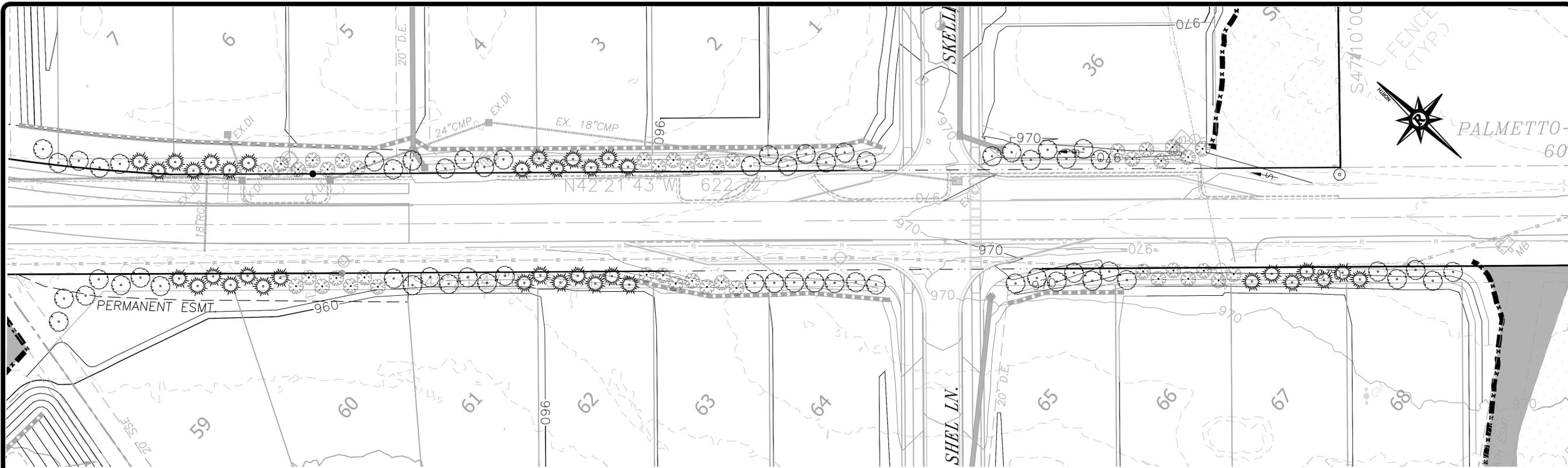
N/F
SHELVA JEAN & DOUGLAS EDWARD POLLARD
163 PALMETTO RD.
DB 4383, PG 0040
PARCEL ID: 0738 053
ZONED: AR

N/F
SHERLY LYNN LEE
156 PALMETTO RD.
NO DEED AVAILABLE
PARCEL ID: 0738 080
ZONED: R-12

LANDSCAPE - DETAILED LANDSCAPE SCREENING PLAN

FOR :
ARDEMORE NORTH & SOUTH
 A RESIDENTIAL SUBDIVISION DEVELOPMENT

LOCATED IN
 LAND LOT 140
 7TH DISTRICT
 TOWN OF TYRONE, FAYETTE COUNTY, GA



LANDSCAPE SCREENING PLAN (LOTS 1-7, 36 & 59-68)

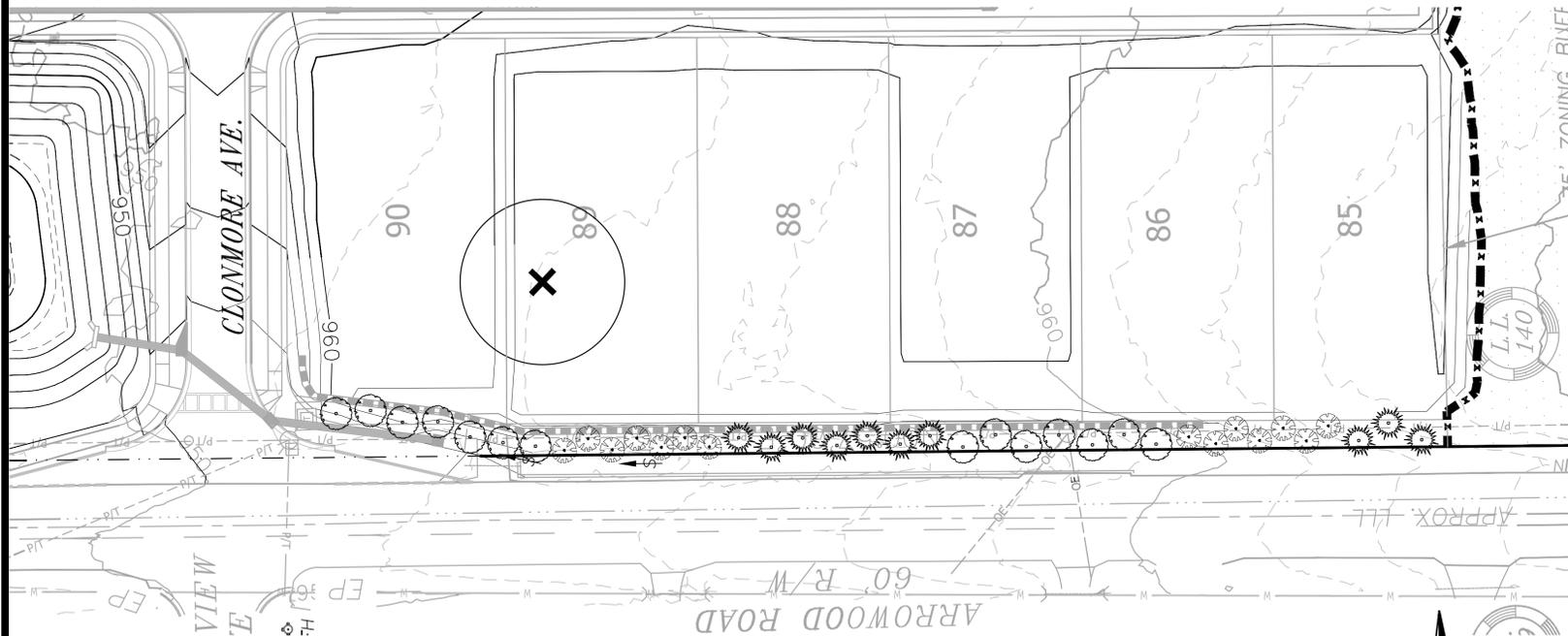
PLANT SCHEDULE FOR CONVENIENCE PURPOSES ONLY! - ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	QTY.	ROOT	REMARKS
LIGUSTRUM japonicum 'HOWARDII'	HOWARDII LIGUSTRUM	7 GALLON	4' MIN HEIGHT	42	CONT	FULL, WELL FORMED
ILEX x 'EMILY BRUNER'	EMILY BRUNER HOLLY	7 GALLON	4' MIN HEIGHT	35	CONT	FULL, WELL BRANCHED
PRUNUS laurocerasus	ENGLISH LAUREL	7 GALLON	4' MIN HEIGHT	59	CONT	FULL, DENSE SPECIMEN

IF HEIGHT CAN NOT BE OBTAINED WITH CONTAINER SIZE SPECIFIED, CONTRACTOR TO USE LARGER SIZE.

Additional screening plantings may be required prior to Final Plat approval as determined by the Town Arborist

- HOWARDII LIGUSTRUM
- EMILY BRUNER HOLLY
- ENGLISH LAUREL



LANDSCAPE SCREENING PLAN (LOTS 84 - 89)

PLANT SCHEDULE FOR CONVENIENCE PURPOSES ONLY! - ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	QTY.	ROOT	REMARKS
LIGUSTRUM japonicum 'HOWARDII'	HOWARDII LIGUSTRUM	7 GALLON	4' MIN HEIGHT	14	CONT	FULL, WELL FORMED
ILEX x 'EMILY BRUNER'	EMILY BRUNER HOLLY	7 GALLON	4' MIN HEIGHT	10	CONT	FULL, WELL BRANCHED
PRUNUS laurocerasus	ENGLISH LAUREL	7 GALLON	4' MIN HEIGHT	14	CONT	FULL, DENSE SPECIMEN

IF HEIGHT CAN NOT BE OBTAINED WITH CONTAINER SIZE SPECIFIED, CONTRACTOR TO USE LARGER SIZE.

Additional screening plantings may be required prior to Final Plat approval as determined by the Town Arborist

- HOWARDII LIGUSTRUM
- EMILY BRUNER HOLLY
- ENGLISH LAUREL

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ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER | DCCM VOID THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE USER FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 15' 0' 30' 60'



SHEET
L#3
 OF
L#4

DATE : 08/20/25
 JOB NO : F218005.BHD
 FILE NO.
 DRAWN BY: GMD/JAM

LANDSCAPE - STORMWATER POND LANDSCAPE PLANS
FOR:

ARDEMORE NORTH & SOUTH
A RESIDENTIAL SUBDIVISION DEVELOPMENT

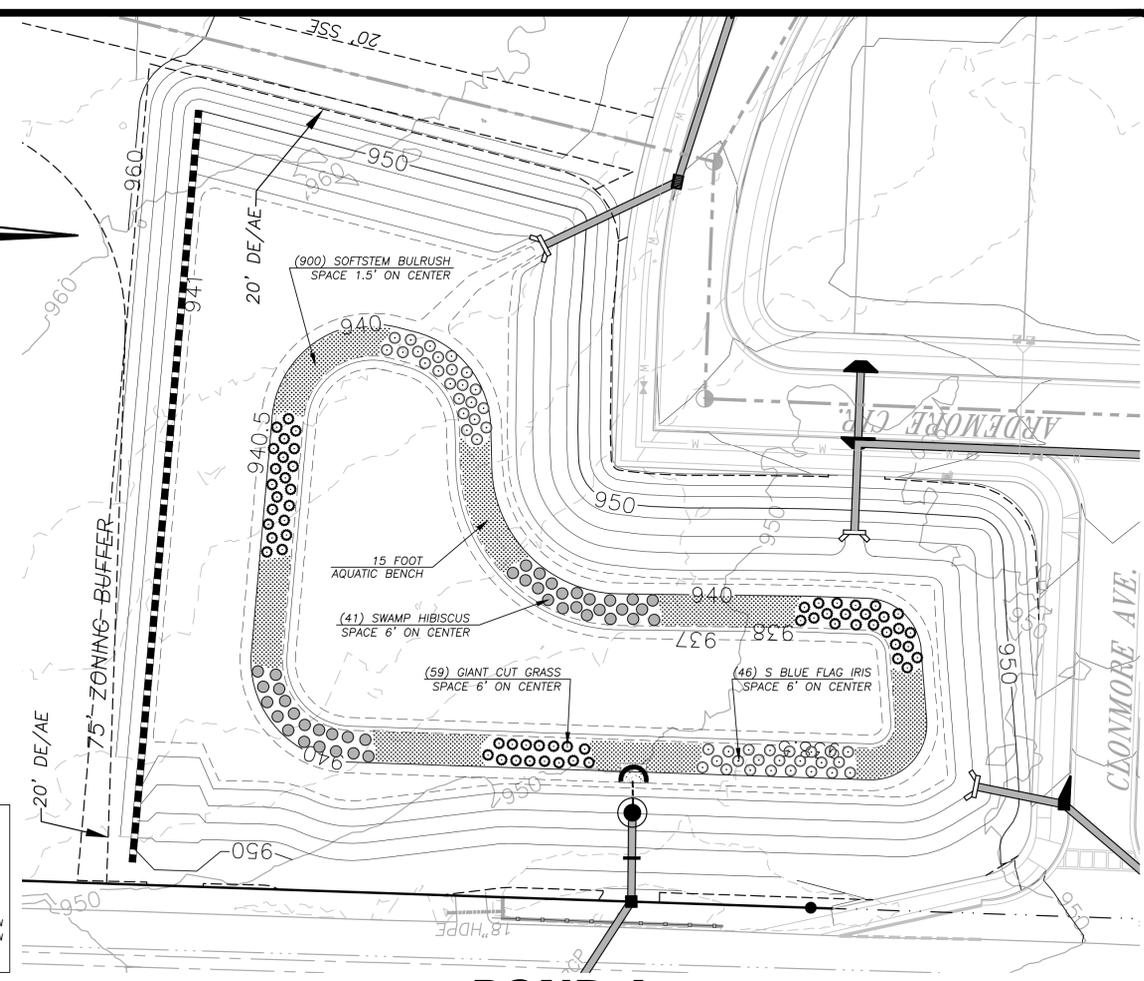
LOCKED IN
LAND LOT 140
7TH DISTRICT
TOWN OF TYRONE, FAYETTE COUNTY, GA

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SHEET	L#4
OF	L#4
DATE :	08/20/25
JOB NO. :	F218005.BHD
FILE NO.	
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POND A

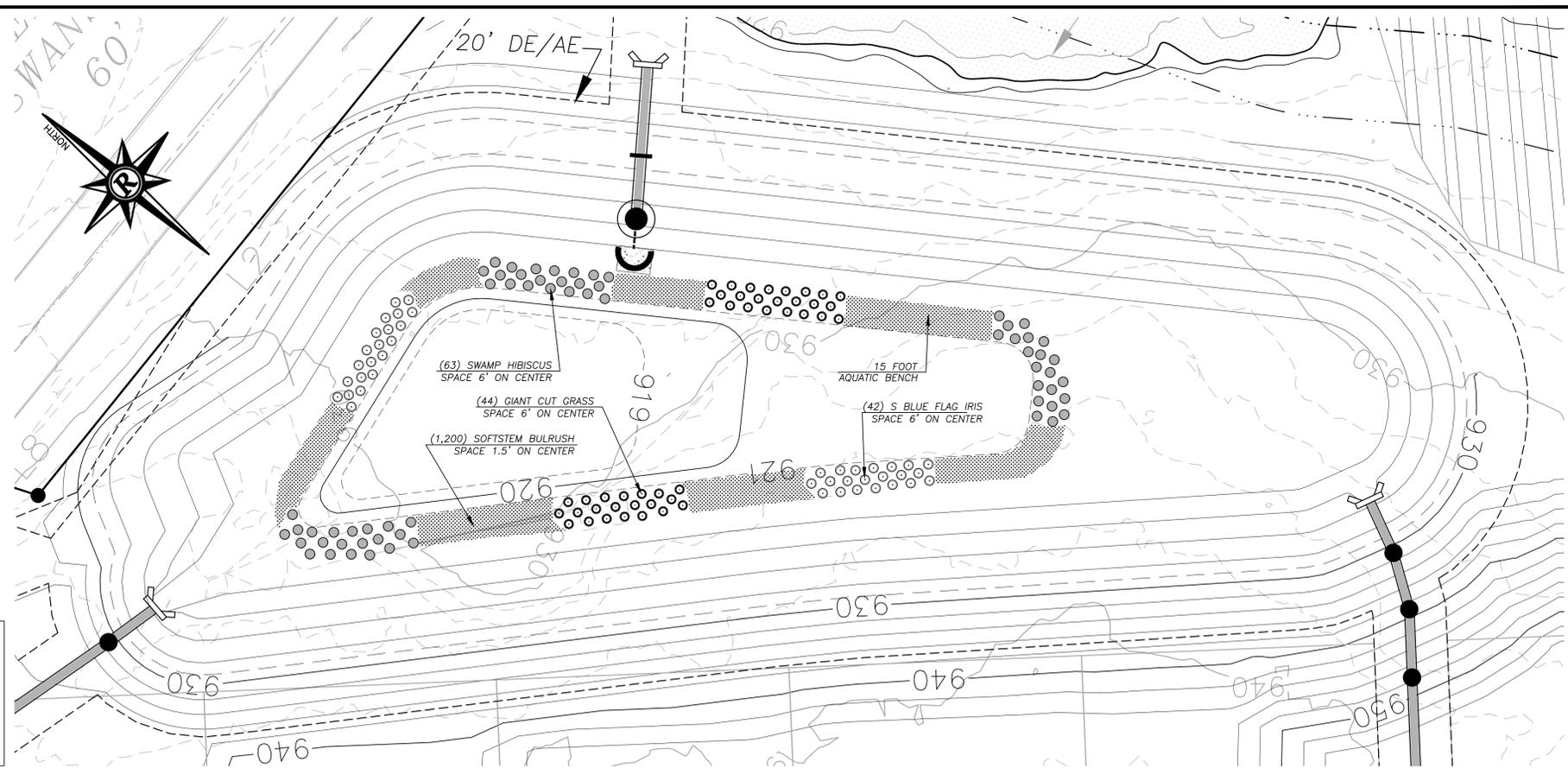
- SWAMP HIBISCUS
- S. BLUE FLAG IRIS
- GIANT CUTGRASS
- SOFTSTEM BULRUSH

WATER QUALITY POND A PLANTINGS

PLANT SCHEDULE FOR CONVENIENCE PURPOSES ONLY! - ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	SPACING	QTY.	ROOT	REMARKS
<i>HIBISCUS moscheutos</i>	SWAMP HIBISCUS	1 GALLON	12" MIN HEIGHT	6" O.C.	41	CONT	SPRAWLING HABIT
<i>IRIS virginica</i>	S. BLUE FLAG IRIS	1 GALLON	6" MIN HEIGHT	6" O.C.	46	CONT	DENSE, DARK FOLIAGE
<i>ZIZANIOPSIS millacea</i>	GIANT CUTGRASS	1 GALLON	12" MIN HEIGHT	6" O.C.	59	CONT	FULL, DENSE SPECIMEN
<i>SCHOROPLECTUS tabernaemontani</i>	SOFTSTEM BULRUSH	4" POT	12" MIN HEIGHT	2" O.C.	900	CONT	FULL, DENSE SPECIMEN

IF HEIGHT CAN NOT BE OBTAINED WITH CONTAINER SIZE SPECIFIED, CONTRACTOR TO USE LARGER SIZE.



POND B

- SWAMP HIBISCUS
- S. BLUE FLAG IRIS
- GIANT CUTGRASS
- SOFTSTEM BULRUSH

WATER QUALITY POND B PLANTINGS

PLANT SCHEDULE FOR CONVENIENCE PURPOSES ONLY! - ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	SPACING	QTY.	ROOT	REMARKS
<i>HIBISCUS moscheutos</i>	SWAMP HIBISCUS	1 GALLON	12" MIN HEIGHT	6" O.C.	63	CONT	SPRAWLING HABIT
<i>IRIS virginica</i>	S. BLUE FLAG IRIS	1 GALLON	6" MIN HEIGHT	6" O.C.	42	CONT	DENSE, DARK FOLIAGE
<i>ZIZANIOPSIS millacea</i>	GIANT CUTGRASS	1 GALLON	12" MIN HEIGHT	6" O.C.	44	CONT	FULL, DENSE SPECIMEN
<i>SCHOROPLECTUS tabernaemontani</i>	SOFTSTEM BULRUSH	4" POT	12" MIN HEIGHT	2" O.C.	1,200	CONT	FULL, DENSE SPECIMEN

IF HEIGHT CAN NOT BE OBTAINED WITH CONTAINER SIZE SPECIFIED, CONTRACTOR TO USE LARGER SIZE.