



## PLANNING COMMISSION MEETING

**December 14, 2023 at 7:00 PM**

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950 Senoia Road, Tyrone, GA 30290

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David Nebergall, Chairman

Brad Matheny, Vice Chairman  
Jeff Duncan, Commissioner  
Phillip Trocquet, Town Planner

Terry Noble, 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](http://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](mailto:bperkins@tyrone.org)).*

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

1. October 26, 2023

**IV. PUBLIC HEARING**

**V. NEW BUSINESS**

**VI. STAFF COMMENTS**

2. Consideration of a Final Plat application from applicant Michael Swift for 912 Tyrone Road. **Phillip Trocquet, Community Development**
3. Consideration of a Site Plan Application from applicant TJ Chitwood for 1525 Senoia Road. **Phillip Trocquet, Community Development**
4. Consideration of a Final Plat application from applicant Matt Langley for parcel 0736074 in the Shamrock Industrial Park. **Phillip Trocquet, Community Development**

**VII. COMMISSION COMMENTS**

**VIII. ADJOURNMENT**



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 12142023	December 14, 2023	N/A

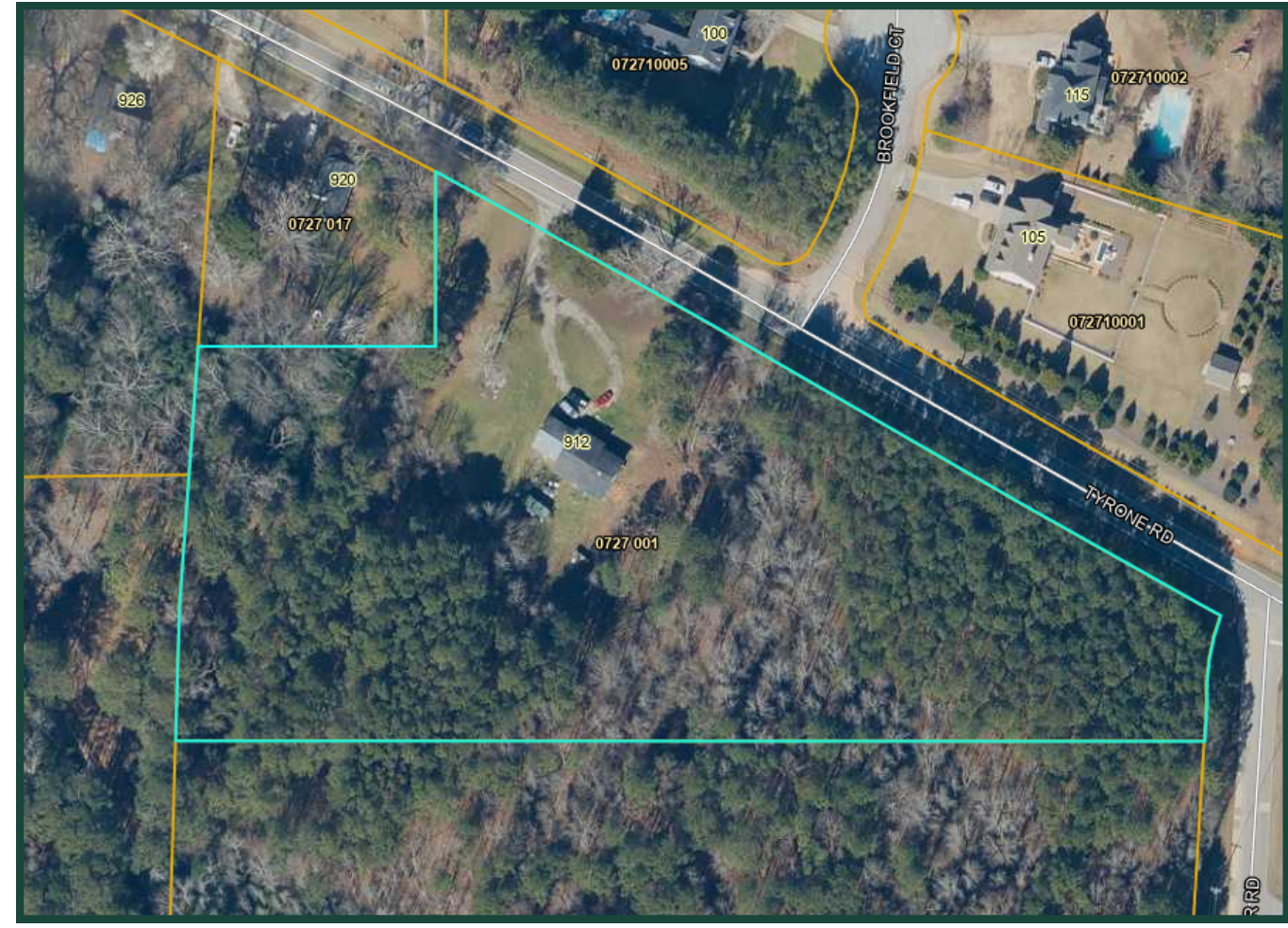
ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
912 Tyrone Road	Michael Swift	0727 001	R-12	N/A	Estate Residential	<b>North:</b> R-18 & R-12 <b>South:</b> AR <b>East:</b> R-12 & AR <b>West:</b> R-12 & AR	Existing 1,600 s.f. house	4.43 ac.

**SUMMARY & HISTORY**

The applicant, Michael Swift has submitted an application for a revised plat for 912 Tyrone Road. The stated intent for this plat application is to subdivide the property into four (4) separate tracts for the construction of homes consistent with the surrounding area and the estate residential land use classification.

Mr. Swift recently rezoned this property from AR - R-12 with zoning maps not yet being updated publicly. All TRC members have performed their review with minor comments.

Staff recommends approval of the plat application with the condition that any remaining TRC comments be resolved.



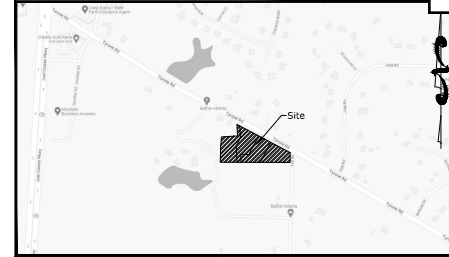
**COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY**

This petition is consistent with the Town's comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which promotes low-density residential development consistent with a more rural environment. Residential areas should be well connected with pedestrian and Multi-Use connections.

**ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT**

This petition is consistent with the Town's zoning ordinance. The minimum lot areas proposed match the development standards for R-12 residential zoning. Minor comments to reflect front setback changes and the inclusion of on-site stormwater infrastructure has been requested by staff. Staff will work with the owner, and E-911 services to establish addresses for the new lots.

Minor Final Plat of  
**912 Tyrone Road**  
(Previously Recorded in Plat Book 47 Pages 191)  
Land Lot 118 of the 7th District  
Town of Tyrone,  
Fayette County, Georgia



Vicinity Map  
(NOT TO SCALE)

- Legend**
- TP=Open Top Pipe
  - ▣RBF=Rebar Found
  - ▣RBS=Rebar Set
  - ↗R/W=Right of Way
  - CTP= Crimped Top Pipe
  - P.O.B.=Point of Beginning
  - B/L=Building Line
  - D.E.=Drainage Easement
  - N/F=Now or Formerly
  - F.W.P.D.=Field Work Performed Date
  - ⊕=Gas Valve
  - ⊕=Water Meter
  - ⊕=Utility Pole
  - ⊕=Drop Inlet
  - ⊕=Fire Hydrant
  - ⊕=Light Pole
  - X—=Fence
  - ⊕=Drainage Manhole
  - OHIE—=Over Head Electric Line
  - ⊕=Benchmark

This Box reserved for the Clerk of the Superior Courts.

THE TOWN OF TYRONE, GEORGIA

By: \_\_\_\_\_ Mayor

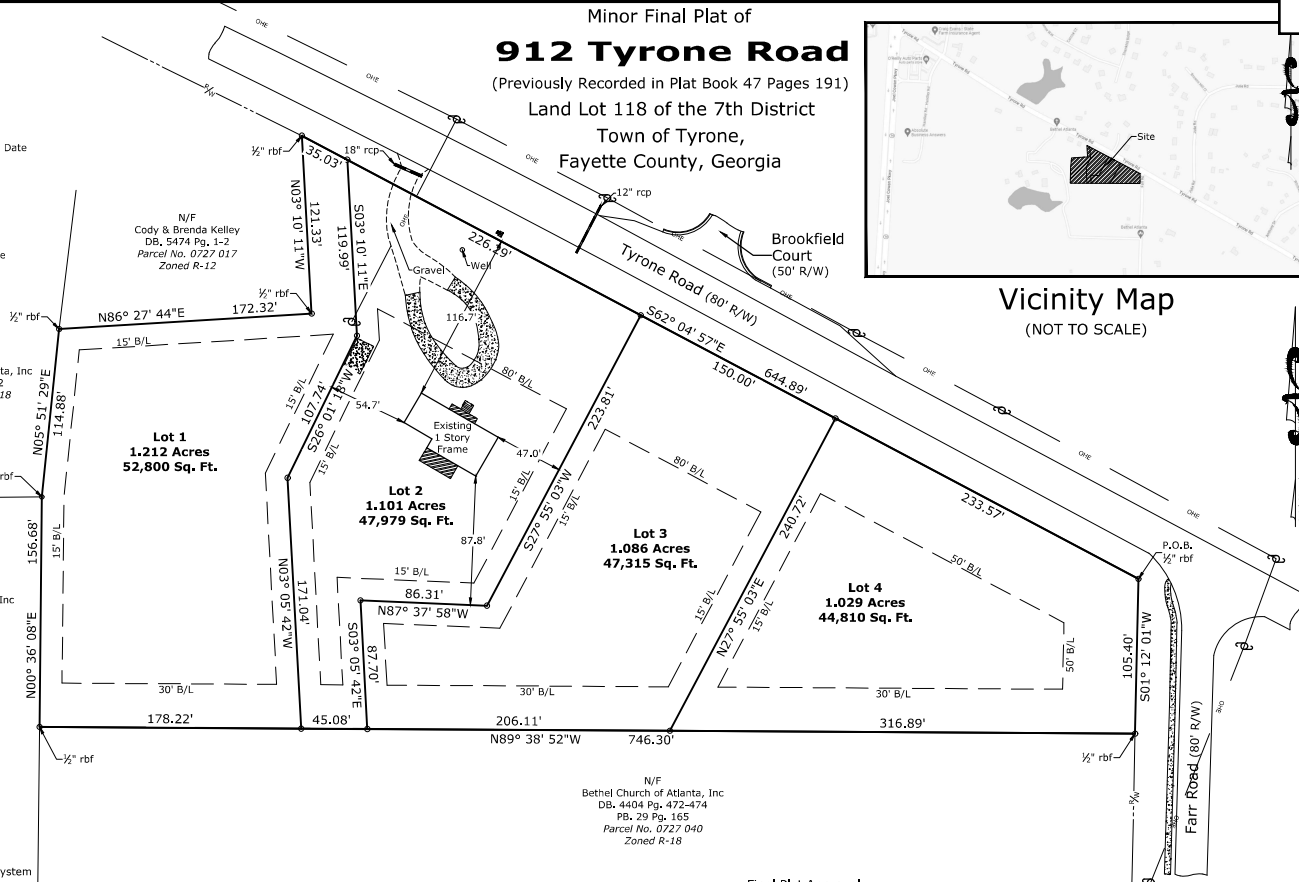
Attest: \_\_\_\_\_ Town Clerk

N/F  
Bethel Church of Atlanta, Inc  
DB, 4794 Pg. 1-2  
Parcel No. 0727 018  
Zoned A-R

N/F  
Bethel Church of Atlanta, Inc  
DB, 4404 Pg. 472-474  
PB, 25 Pg. 166  
Parcel No. 0727 028  
Zoned A-R

**General Notes:**

- Owner/Developer:  
Michael A. & Jeannette D. Swift  
135 Dean Drive  
Tyrone, GA 30290  
Contact: Michael Swift (901)277-3339
- Surveyor:  
Four Corners Surveying, L.L.C.  
P.O. Box 15  
Tyrone, GA 30290  
770-560-3910  
770-823-9377  
four\_corners@bellsouth.net
- Closure Data:  
Field Closure=1"IN 10,000+  
Angle Point Errors < 20"  
Equipment Used=Topcon 3005W, Sokkia SX, & Carlson BRX7 GPS System  
Adjustment Method=Compass Rule  
Plat Closure=1" IN 100,000+
- Tax Parcel No. 0727 001
- Minimum Dimensional Zoning Requirements: For R-18 Zoning district  
Minimum lot width at front setback line = 125'  
Minimum square footage of principal structure=1,800 square feet  
Minimum lot size = (1 Acres) 43,560 Sq. Ft.  
Front yard = 80' (Major or Minor Thoroughfare), 55' (Residential Street)  
Side yard = 15'  
Rear yard = 30'  
Maximum height of structure = 35'  
Maximum lot coverage = 25%
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Tyrone, Town of dated September 26, 2008 Map #13113C0077E.
- There are no Wetlands on this site as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- Lots water service is provided by Fayette County Water.
- Lots sanitary sewer to be provided by individual septic tanks and drain field systems.
- Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American Datum of 1983 (NAD83)
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.
- There was nothing on an adjoining property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.
- The purpose of this plat is to subdivide the parent tract into 4 lots.
- This property is located in a groundwater recharge area.
- The Town of Tyrone does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plat.



**Final Plat Approval:**

This complies with the Zoning Regulations, the Land Development Ordinance and all other regulations governing the Land Development for the Town of Tyrone.

Town Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Town Mayor: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

**Surveyor's Certificate:**

As required by subsection (d) of O.C.G.A., Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



By: *[Signature]* 2695 License No. 10/21/2023 Date  
 GA R.L.S., Ronald T. Godwin

GRAPHIC SCALE 1"= 60'  
 0 30 60 120

**FOUR CORNERS SURVEYING**

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377  
FOUR\_CORNERS@BELLSOUTH.NET #FOURCORNERSURVEYING@GMAIL.COM

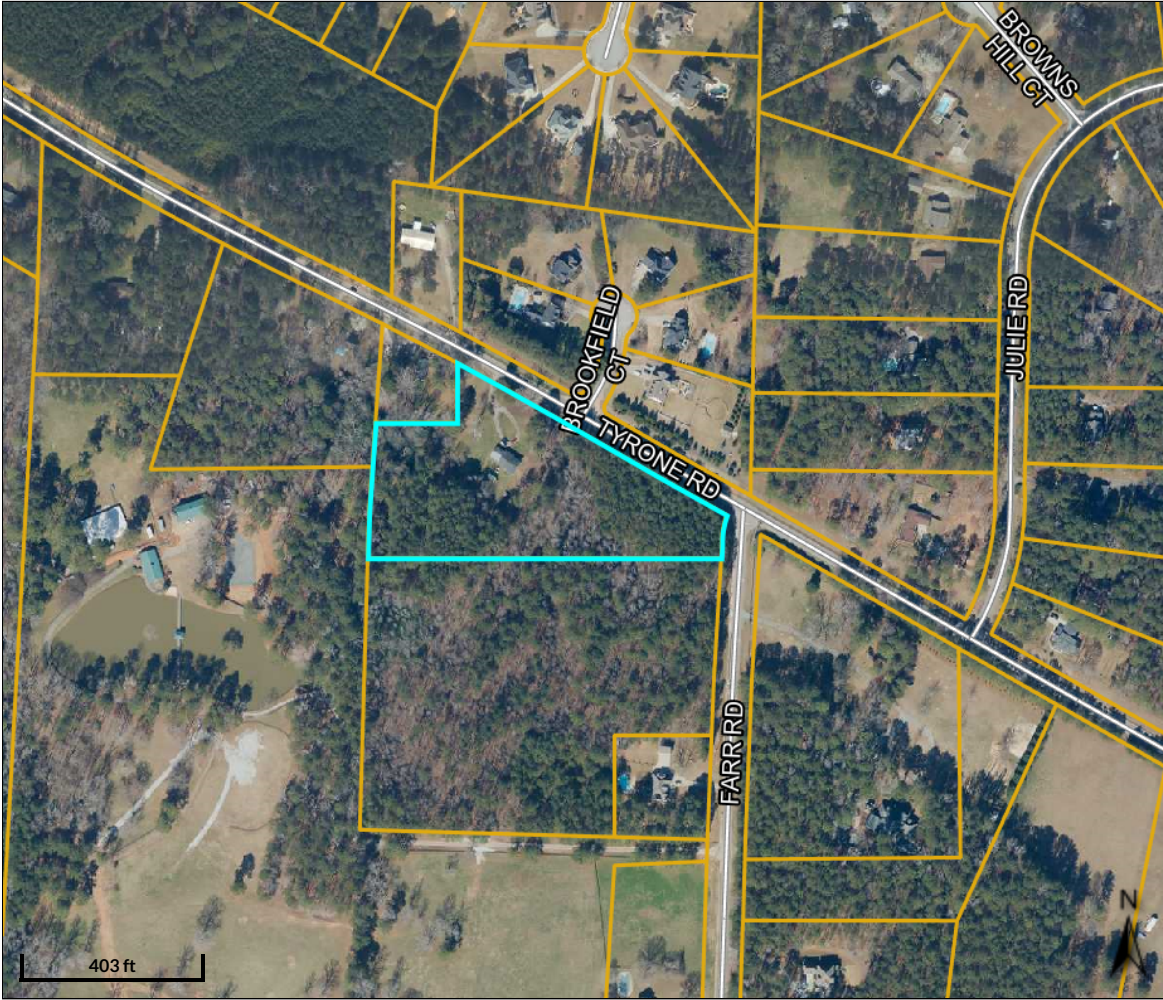


PLAT/DEED	PAGE
DB, 4794	205-207
DB, 4404	191
PB, 25	166
PB, 47	

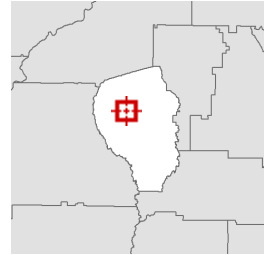
**912 Tyrone Road**  
 Parcel No. 0727 001  
 Land Lot 118 of the 7th Land District  
 Town of Tyrone  
 Fayette County, Georgia

**Michael A. Swift & Jeannette D. Swift**

Job #: 23-137MFP  
 Drawn By: JCB  
 Reviewed By: RTG  
 Date: 10/21/2023  
 F.W.P.D.: 07/07/23  
 Scale: 1" = 60'  
 Sheet: 1 of 1



Overview



Legend

- Parcels
- Roads

Parcel ID 0727 001  
 Sec/Twp/Rng 47-191-  
 Property Address 912 TYRONE RD

Alternate ID n/a  
 Class R4  
 Acreage 4.43

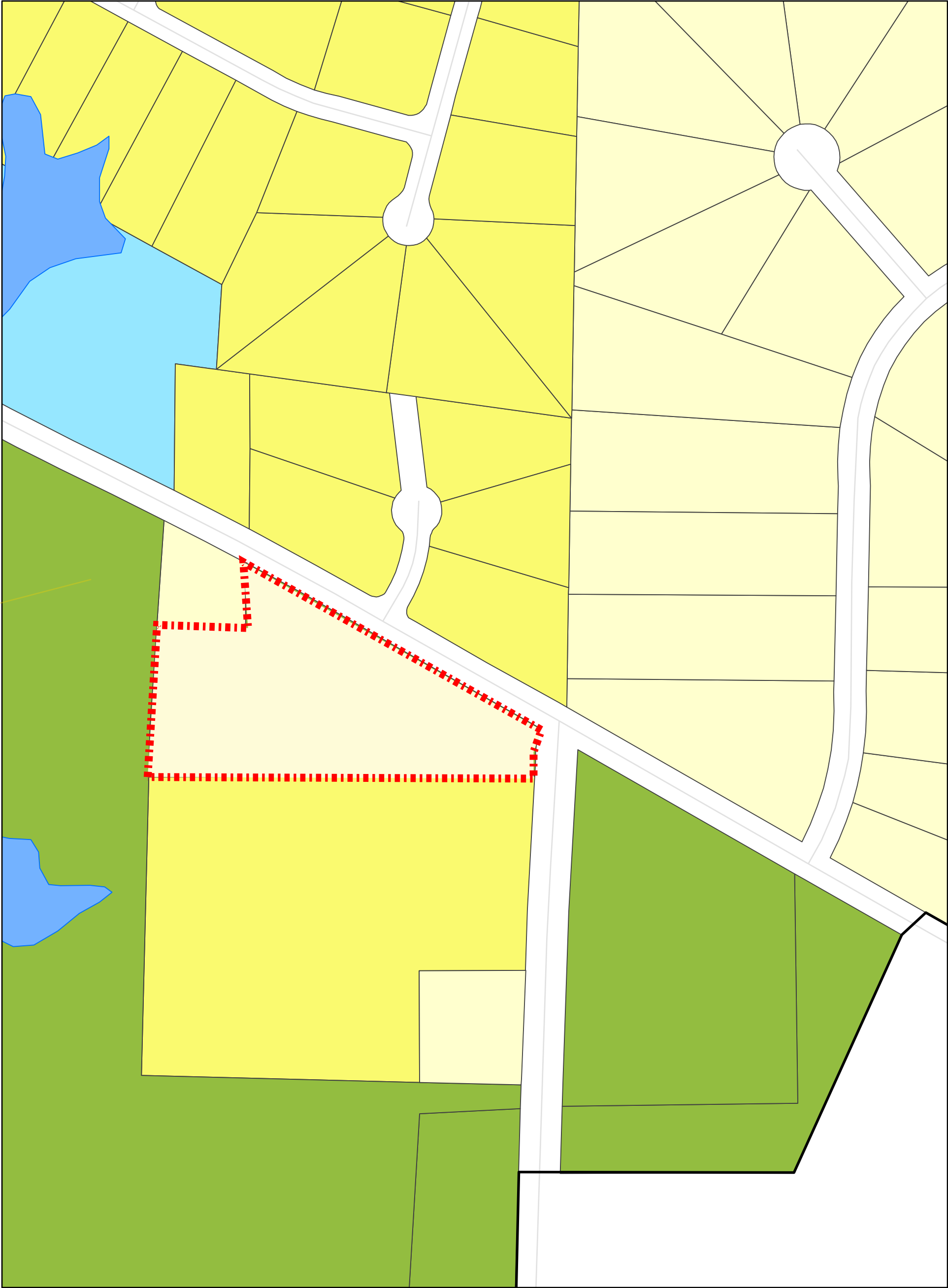
Owner Address SWIFT MICHAEL A  
 SWIFT JEANNETTE D  
 PO BOX 3021  
 PEACHTREE CITY, GA 30269

District 03  
 Brief Tax Description TYRONE RD  
 (Note: Not to be used on legal documents)

Date created: 12/8/2023  
 Last Data Uploaded: 12/8/2023 5:28:33 AM

Developed by Schneider  
 GEOSPATIAL

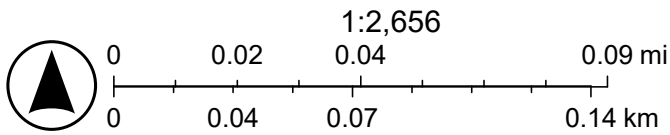
# Town of Tyrone Zoning Map



12/8/2023

- Tyrone Online Zoning Map\_WFL1 - Tyrone Boundary
- Tyrone Online Zoning Map\_WFL1 - Ponds and Lakes
- Tyrone Online Zoning Map\_WFL1 - Rivers and Streams
- Tyrone Online Zoning Map\_WFL1 - Roads

- Tyrone Online Zoning Map\_WFL1 - Zoning Districts
- A-R
  - R-18
  - R-12
  - O-1





APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 12142023	December 14, 2023	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
1525 Senoia Road	North Georgia Commercial Holdings, LLC	072605001	C-1	N/A	Commercial Corridor	<b>North:</b> C-1 <b>South:</b> C-1 <b>East:</b> C-2 <b>West:</b> R-12	Existing 12,000 Flex Building	3.44 ac

**SUMMARY & HISTORY**

The applicant, TJ Chitwood, on behalf of the owner has submitted a site plan for 1525 Senoia Road with the intention of constructing an additional 10,000 s.f. flex building/office-warehouse on the site. The property does have an undeveloped portion just south of the existing principle structure.

All Technical Review Committee (TRC) members have performed an initial review of the site with one outstanding item: the existing bioretention area on the site is encroaching on needed septic area. Staff is working towards a solution with the site engineer which will likely reduce the size or decentralize the location of this bioretention area due to soils on site.

Staff recommends approval of the site plan conditioned upon this and any other outstanding TRC comments being resolved.

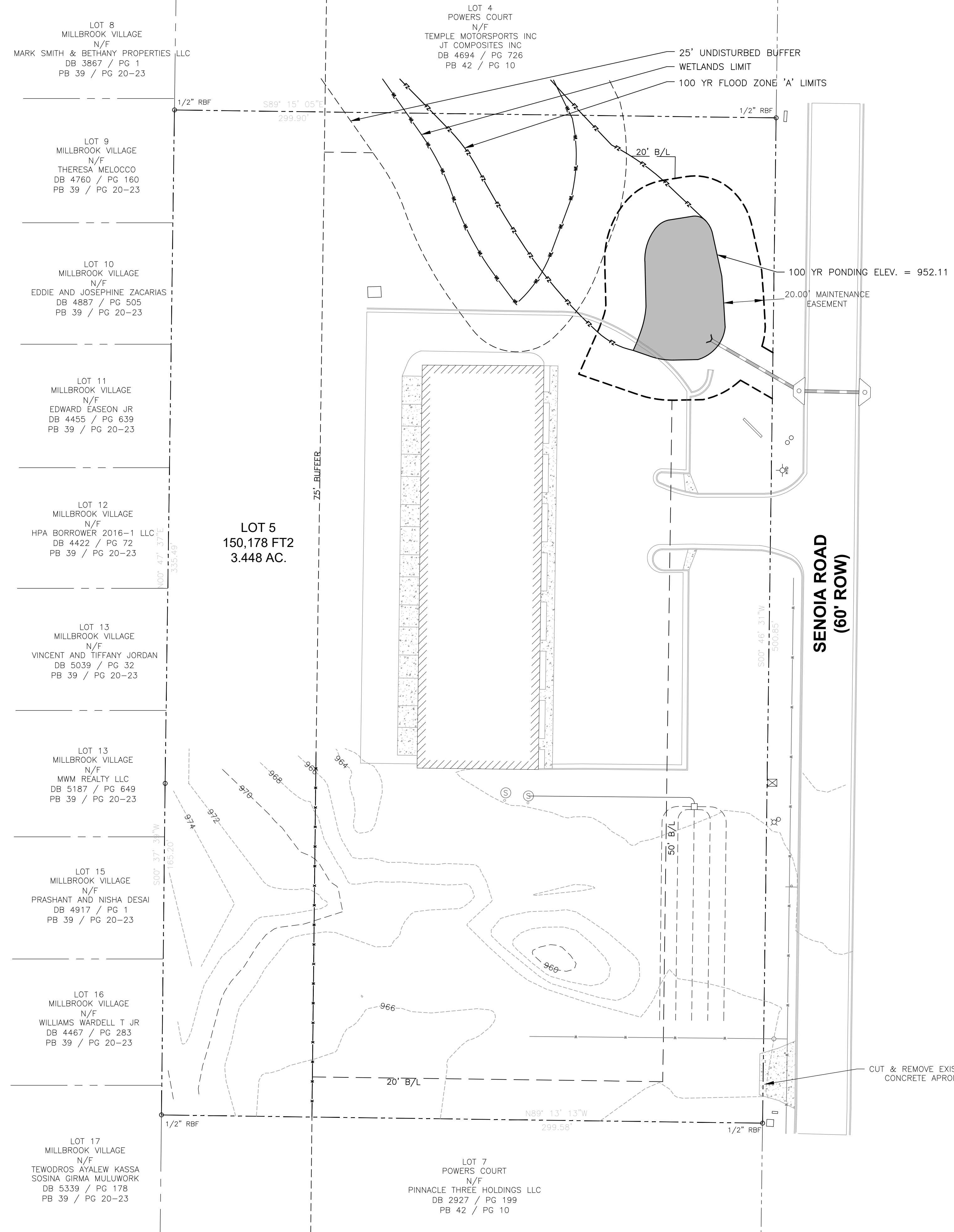
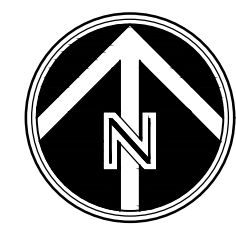


**COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY**

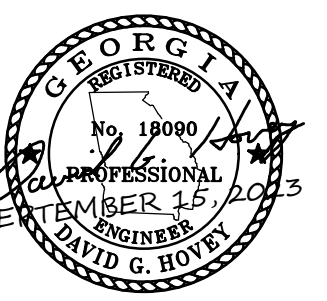
This petition is consistent with the Town’s comprehensive plan and future development map. The Future Land Use designation for this property is **Commercial Corridor** which encourages high quality commercial activity that screens commercial areas from view and promotes high standards of architecture, landscaping, and sign controls. A landscape plan will be presented to Planning Commission during the building construction process.

**ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT**

This petition is consistent with the Town’s zoning ordinance. The building will match the surrounding buildings and will be in keeping with C-1 development standards. The proposed structure is within all setbacks and the 75' undisturbed buffer adjoining Millbrook Village residents will not be encroached on. C-1 zoning does not permit automotive uses or heavy commercial uses generating noise, vibration, dust, or other high-nuisance uses adjoining residentially zoned properties and will not permit outdoor storage of equipment, vehicles, materials, or stock-in-trade.



- CONSTRUCTION NOTES:**
- SEE SHEET C1.2 (PAGE NO. 2) FOR GENERAL SITE NOTES / SURVEY AND FLOOD NOTES / LEGEND / SYMBOLS / ABBREVIATIONS



HOVEY & ASSOCIATES, INC.  
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 SCALE: HORIZONTAL 1" = 30'  
 VERTICAL N/A

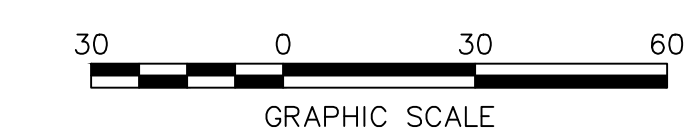
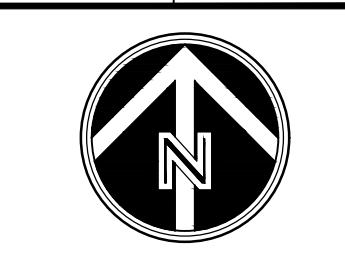
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DRAWN BY:  
M. GRAY  
 DESIGNED BY:  
D. HOVEY  
 CHECKED BY:  
D. HOVEY  
 ISSUE DATE:  
10/12/2023  
 PROJECT NUMBER:  
2023-XX



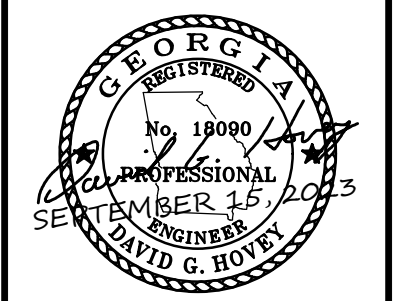
**EXISTING CONDITIONS / DEMOLITION PLAN**  
 FOR  
 NORTH GEORGIA COMMERCIAL HOLDINGS, LLC  
 1525 SENOIA RD  
 LAND LOT 116 ~ 7TH DISTRICT  
 TOWN OF TYRONE - FAYETTE COUNTY

SHEET  
**C1.3**



**H & A**  
**HOVEY & ASSOCIATES, INC.**  
ENGINEERING CONSULTANTS  
130 HOWARD LANE SUITE B  
FAYETTEVILLE, GA 30215  
PHONE: 770-460-2200  
EMAIL: ghovey@bellsouth.net

PREPARED FOR:  
**NORTH GEORGIA COMMERCIAL HOLDINGS, LLC**  
131 BETHEA ROAD SUITE 603  
FAYETTEVILLE, GA 30214  
OFFICE: 770-461-3817  
CELL: 678-300-8176  
JCL@THELEECCENTER.COM  
24 HOUR CONTACT:  
NAME: TJ CHITWOOD  
PHONE: 678-221-1079  
EMAIL: TJ@BCBUILD.US



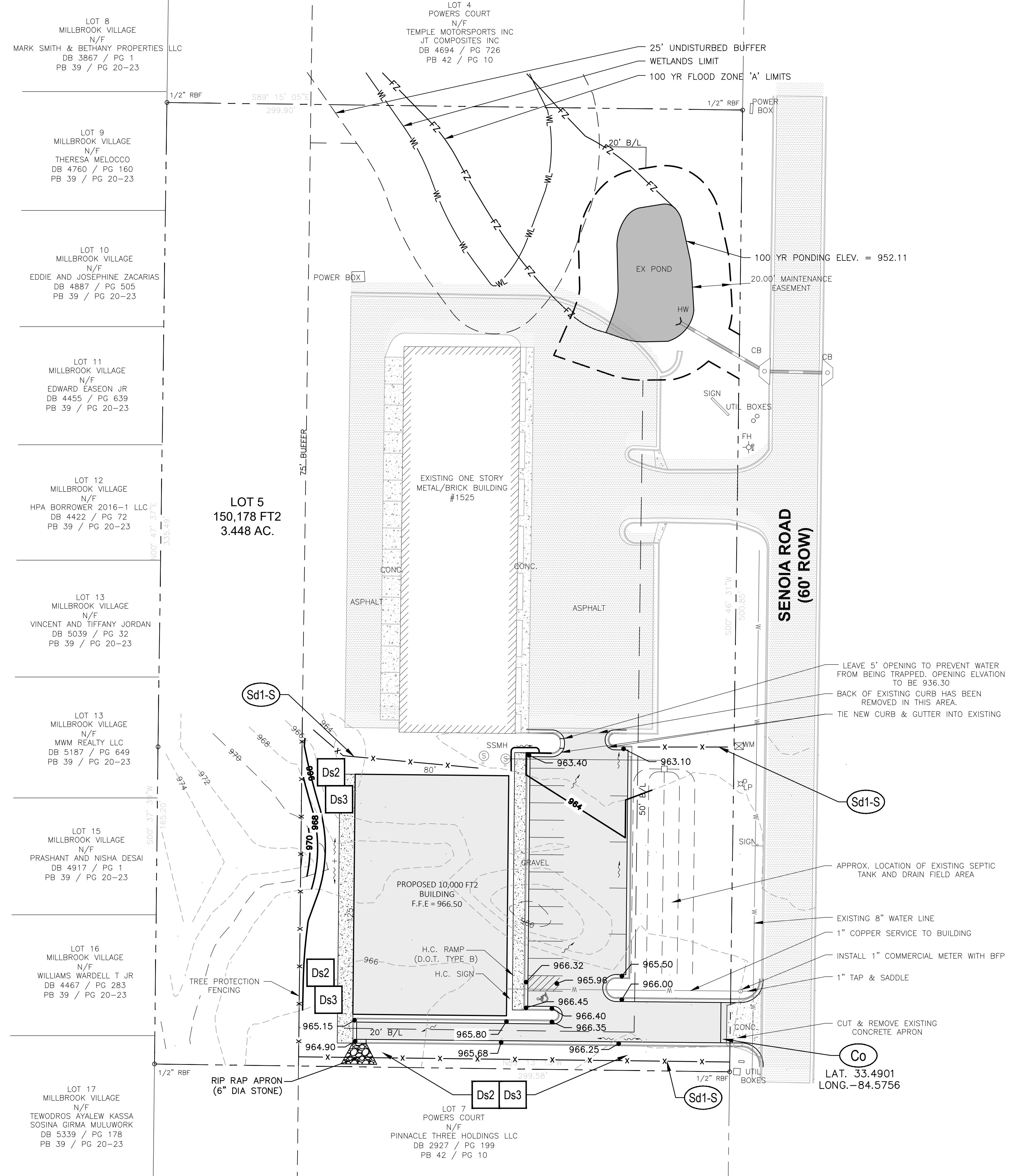
**HOVEY & ASSOCIATES, INC.**  
LIC. #PEF003647 ACTIVE  
SCALE: HORIZONTAL 1" = 30'  
VERTICAL N/A

NO.	DATE	DESCRIPTION
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DRAWN BY:  
**M. GRAY**  
DESIGNED BY:  
**D. HOVEY**  
CHECKED BY:  
**D. HOVEY**  
ISSUE DATE:  
10/12/2023  
PROJECT NUMBER:  
2023-XX



**EROSION, SEDIMENT & POLLUTION CONTROL PHASE 1-3**  
FOR  
**NORTH GEORGIA COMMERCIAL HOLDINGS, LLC**  
1525 SENOIA RD  
LAND LOT 116 ~ 7TH DISTRICT  
TOWN OF TYRONE - FAYETTE COUNTY



TOTAL SITE AREA = ±3.448 ACRES  
TOTAL DISTURBED AREA (PHASE 1-3) = ±0.75 ACRES  
INITIAL DISTURBED AREA (PHASE 1) = ±0.32 ACRES  
INTERMEDIATE DISTURBED AREA (PHASE 2) = ±0.43 ACRES

**CONSTRUCTION NOTES:**

- SEE SHEET C1.2 (PAGE NO. 2) FOR GENERAL SITE NOTES / SURVEY AND FLOOD NOTES / LEGEND / SYMBOLS / ABBREVIATIONS

**EROSION CONTROL NOTES**

- SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C2.4.
- ALL SILT FENCE (Sd1) SHOWN HEREON SHALL BE TYPE "C" ONLY OR APPROVED ALTERNATIVE.
- SEE ES&PC DETAIL SHEETS (C2.6-C2.8) FOR ALL SEEDING RATES, SCHEDULES AND PLANTING REQUIREMENTS. DISTURBED AREAS TO BE GRASSED ONCE CONSTRUCTION PERMITS.
- SOIL SERIES FOR THIS SITE: CECL (C#8)
- THE NEAREST PROJECT RECEIVING WATERS ACCEPTING STORM DRAINAGE RUNOFF IS AN UN-NAMED TRIBUTARY OF FLAT CREEK.
- ALL CUT AND FILL TIE-IN SLOPES ARE 2'H:1'V UNLESS OTHERWISE SPECIFIED
- MONITORING STATIONS FOR THIS PROJECT: 0
- THE INITIAL PHASE SHOWN IS FOR THE INSTALLATION OF SD-1, AND CO
- THERE ARE NO STATE WATERS AND/OR WETLANDS LOCATED ON OR WITHIN 200 FEET OF THIS SITE.
- THERE ARE NO ALTERNATIVE TECHNOLOGIES PROPOSED FOR THIS SITE.

**PLAN VIEW**  
HORZ: SCALE: 1" = 30'

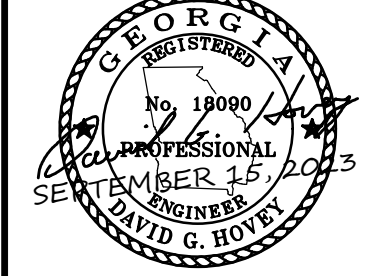
"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION."

*David G. Hovey*  
DESIGN PROFESSIONAL 18080 GA PE# 0000023424 LEVEL II # 08/28/2023 DATE



**H & A**  
**HOVEY & ASSOCIATES INC.**  
 ENGINEERING CONSULTANTS  
 130 HOWARD LANE SUITE B  
 FAYETTEVILLE, GA 30215  
 PHONE: 770-460-2200  
 EMAIL: ghovey@bellsouth.net

PREPARED FOR:  
**NORTH GEORGIA COMMERCIAL HOLDINGS, LLC**  
 131 BETHEA ROAD SUITE 603  
 FAYETTEVILLE, GA 30214  
 OFFICE: 770-461-3817  
 CELL: 678-300-8176  
 JCL@THEEEECENTER.COM  
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HOVEY & ASSOCIATES, INC.  
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 VERTICAL N/A

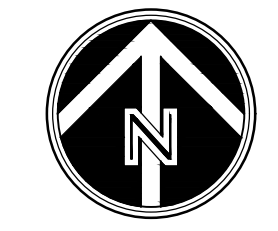
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DRAWN BY:  
**M. GRAY**  
 DESIGNED BY:  
**D. HOVEY**  
 CHECKED BY:  
**D. HOVEY**  
 ISSUE DATE:  
**10/12/2023**  
 PROJECT NUMBER:  
**2023-XX**



**SITE PLAN**  
 FOR  
**NORTH GEORGIA COMMERCIAL HOLDINGS, LLC**  
 LAND LOT 116 ~ 7TH DISTRICT  
 TOWN OF TYRONE - FAYETTE COUNTY

SHEET  
**C3.1**



PROPERTY ZONED C-2

- MIN FRONT SETBACK = 50'
- MIN REAR SETBACK = 30' (UNLESS BUFFER APPLIES)
- MIN SIDE SETBACK = 20'
- MIN LOT SIZE = 1 AC.
- MIN LOT WIDTH = 100'

**CONSTRUCTION NOTES:**

- SEE SHEET C1.2 (PAGE NO. 2) FOR GENERAL SITE NOTES / SURVEY AND FLOOD NOTES / LEGEND / SYMBOLS / ABBREVIATIONS
- ALL RADII ARE MEASURED FROM BACK OF CURB
- PARKING LOT / PARKING SPACE / ROADWAY DIMENSIONS ARE MEASURED FROM FACE OF CURB
- SPOT ELEVATIONS SHOWN ARE GUTTER LINE ELEVATIONS OR FINISHED PAVEMENT ELEVATIONS.
- STORM WATER DETENTION FOR THIS SITE WAS PREVIOUSLY ADDRESSED AS PART OF THE OVERALL HYDROLOGY STUDY FOR THE ENTIRE "POWERS COURT COMMERCIAL PARK," ACROSS THE STREET ON LOTS.
- WATER QUALITY RUNOFF REDUCTION MEASURES CANNOT BE ACCOMPLISHED DUE TO SEPTIC DRAIN FIELD LINE AND REPLACEMENT AREAS.

**FLOOD NOTES:**

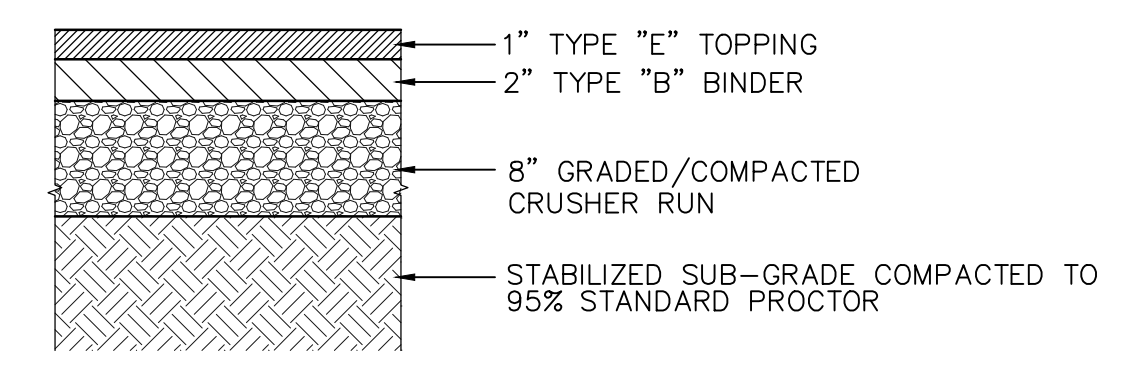
- PORTIONS OF THIS SITE LIE WITHIN AN UNIDENTIFIED FLOOD ZONE AS PER THE FLOOD RATE MAPS FAYETTE COUNTY, GA. COMMUNITY PANEL NO.13113 C0077E EFFECTIVE DATE 9/26/2008
- BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY S.A. GASKINS LAND SURVEYORS, LLC.

**PARKING SPACE REQUIREMENTS:**

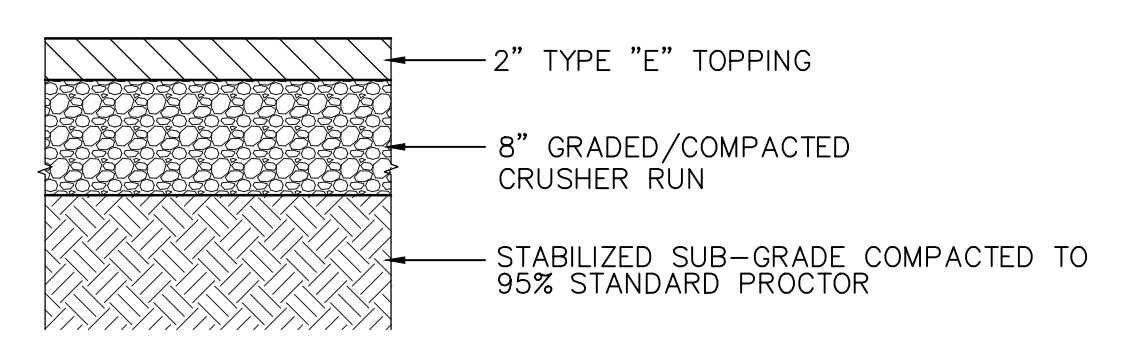
- OFFICE SPACE: 2,000 SQ. FT. @ 5.5 SPACES/1,000 SQ. FT. = 11 SPACES
- WAREHOUSE SPACE: 8,000 SQ. FT. @ 1 SPACE/2,000 SQ. FT. = 4 SPACES

TOTAL REQUIRED SPACES: 15  
 TOTAL PARKING SPACES PROVIDED: 19  
 (INCLUDING 1 H.C. SPACE)

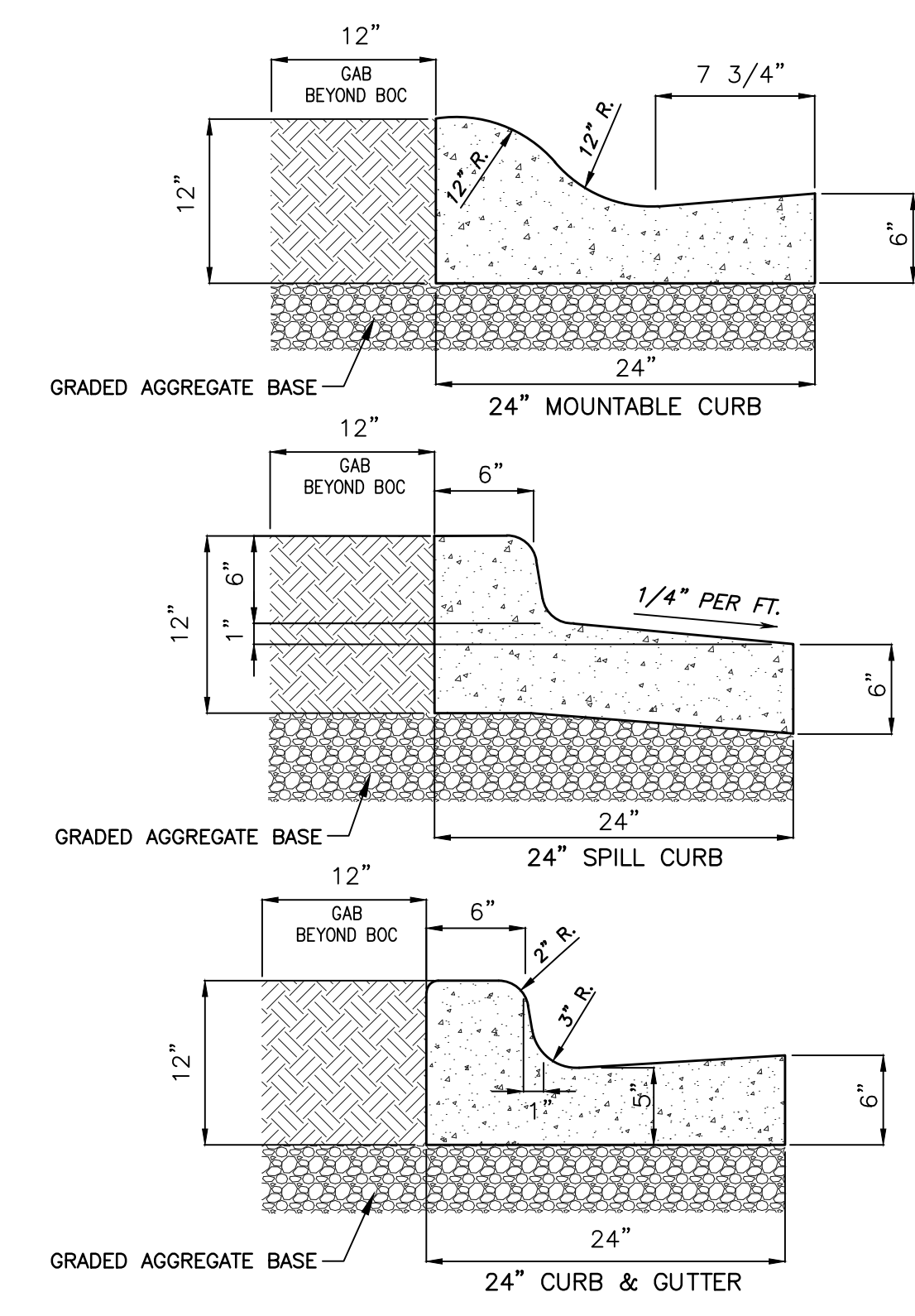
**HDP  
HEAVY DUTY PAVEMENT**



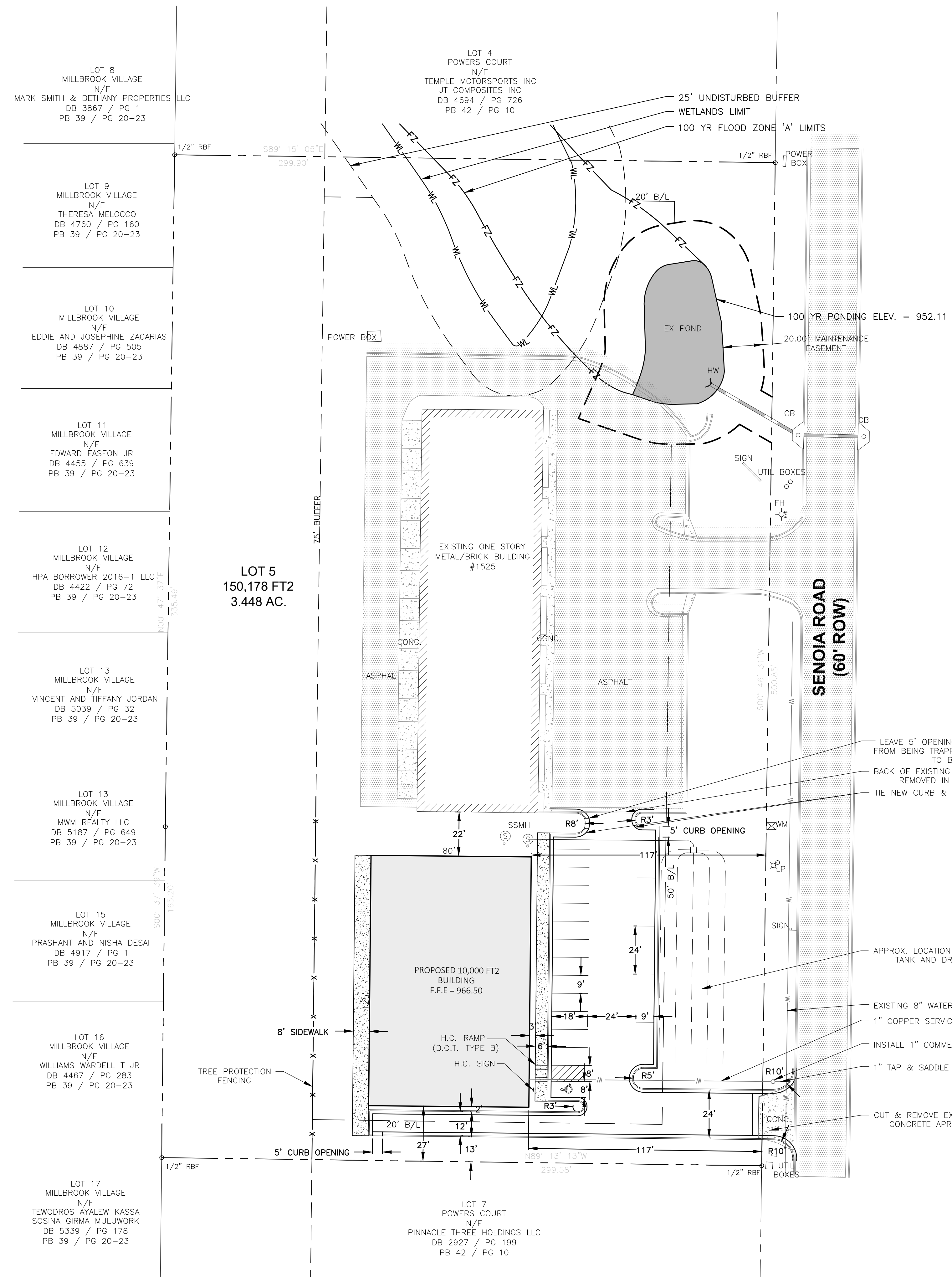
**LDP  
LIGHT DUTY PAVEMENT**



**PAVEMENT SECTION**  
 SCALE: = N.T.S.



**CURB & GUTTER**  
 SCALE: = N.T.S.



**PLAN VIEW**  
 HORZ: SCALE: 1" = 30'

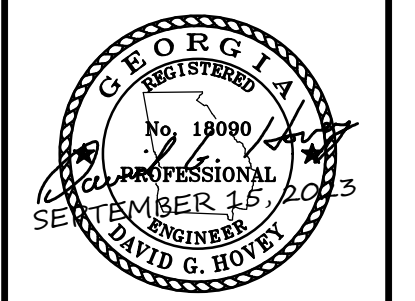
- LEAVE 5' OPENING TO PREVENT WATER FROM BEING TRAPPED. OPENING ELEVATION TO BE 936.30
- BACK OF EXISTING CURB HAS BEEN REMOVED IN THIS AREA.
- TIE NEW CURB & GUTTER INTO EXISTING

- APPROX. LOCATION OF EXISTING SEPTIC TANK AND DRAIN FIELD AREA
- EXISTING 8" WATER LINE
- 1" COPPER SERVICE TO BUILDING
- INSTALL 1" COMMERCIAL METER WITH BFP
- 1" TAP & SADDLE
- CUT & REMOVE EXISTING CONCRETE APRON

**H & A**

**HOVEY & ASSOCIATES, INC.**  
 ENGINEERING CONSULTANTS  
 130 HOWARD LANE SUITE B  
 FAYETTEVILLE, GA 30215  
 PHONE: 770-460-2200  
 EMAIL: ghovey@bellsouth.net

PREPARED FOR:  
 NORTH GEORGIA COMMERCIAL HOLDINGS, LLC  
 131 BETHA ROAD SUITE 603  
 FAYETTEVILLE, GA 30214  
 OFFICE: 770-461-3817  
 CELL: 678-300-8176  
 JCL@THELEECCENTER.COM  
 24 HOUR CONTACT:  
 NAME: TJ CHITWOOD  
 PHONE: 678-221-1079  
 EMAIL: TJ@BCBUILD.US



HOVEY & ASSOCIATES, INC.  
 LIC. #PEF003647 ACTIVE  
 SCALE: HORIZONTAL 1" = 30'  
 VERTICAL N/A

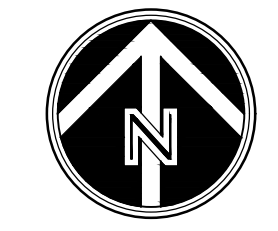
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DRAWN BY:  
M. GRAY  
 DESIGNED BY:  
D. HOVEY  
 CHECKED BY:  
D. HOVEY  
 ISSUE DATE:  
10/12/2023  
 PROJECT NUMBER:  
2023-XX



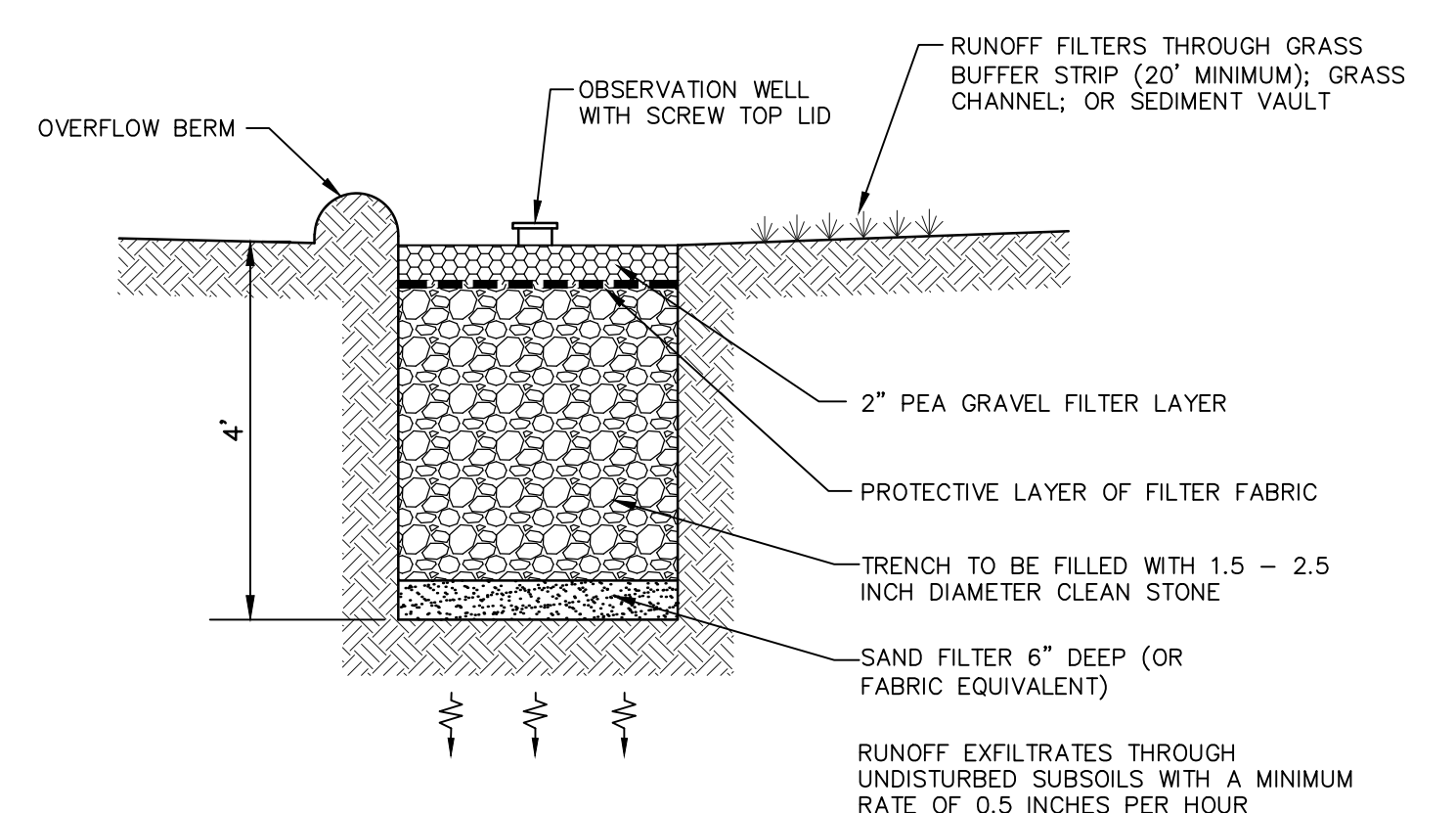
**GRADING PLAN**  
 FOR  
 NORTH GEORGIA COMMERCIAL HOLDINGS, LLC  
 1525 SENOIA RD  
 LAND LOT 116 ~ 7TH DISTRICT  
 TOWN OF TYRONE - FAYETTE COUNTY

SHEET  
**C3.1**



**CONSTRUCTION NOTES:**

- SEE SHEET C1.2 (PAGE NO. 2) FOR GENERAL SITE NOTES / SURVEY AND FLOOD NOTES / LEGEND / SYMBOLS / ABBREVIATIONS
- ALL RADII ARE MEASURED FROM BACK OF CURB
- PARKING LOT / PARKING SPACE / ROADWAY DIMENSIONS ARE MEASURED FROM FACE OF CURB



NOTE:  
 INFILTRATION TRENCH TO BE CONSTRUCTED AS PART OF THE FINAL LANDSCAPING ACTIVITIES.

**3 INFILTRATION TRENCH**  
 SCALE: = N.T.S.

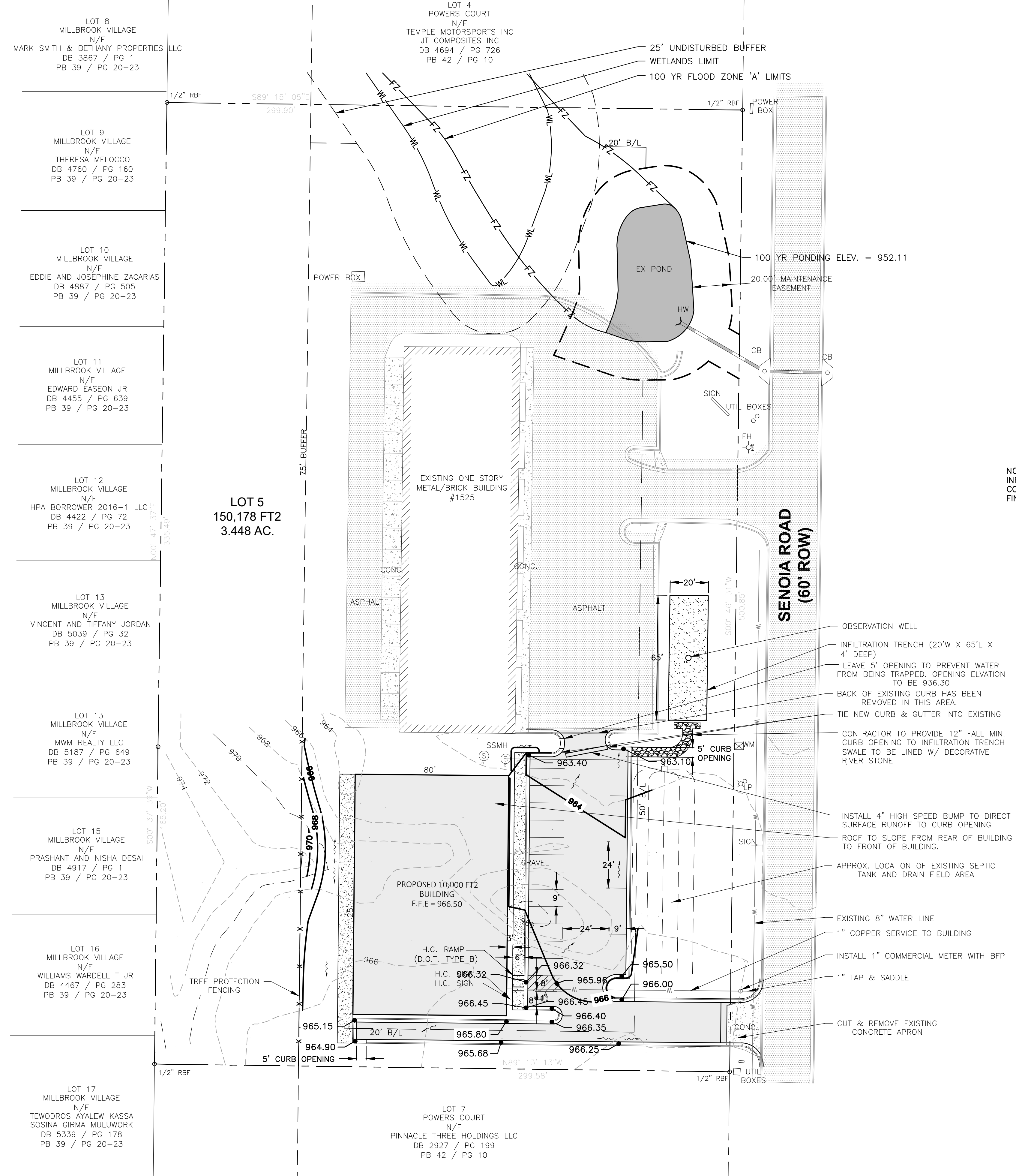
**WATER QUALITY & RUNOFF REDUCTION VOLUME CALCS.**

- TOTAL DRAINAGE AREA CONSIDERED: +/- 0.62 AC.
- TOTAL NEW IMPERVIOUS AREA: 17,830 SQ. FT. (0.41 AC.)
- REQUIRED WATER QUALITY VOLUME:  
 $WQv = 1.2RvA/12$  WHERE A = DRAINAGE AREA (ACERS)  
 $Rv = 0.05 + 0.009(I)$ ; WHERE I = % IMPERVIOUS COVER  
 $I = 66.1\%$   
 $Rv = 0.05 + 0.009(66.1) = 0.6449$  SO,  
 $WQv = 1.2(0.6449)(0.62 AC.)/12 = 0.040$  ACRE-FEET = 1,742 CFT.

SOOLUTION:  
 UTILIZE AN INFILTRATION TRENCH

SIZE FILTRATION TRENCH:  
 $A = WQv/(nd = kt/12)$   
 WHERE A = SURFACE AREA  
 $WQv$  = WATER QUALITY VOLUMEN  
 $n$  = POROSITY  
 $d$  = TRENCH DEPTH (FEET); USE 4 FEET  
 $k$  = SINCE THIS SITE LIES WITHING THE CECIL TYPE SOILS (C6B), AN AVERAGE PERCOLATION RATE OF 0.50"/HR. SHOULD BE USED.  
 $T$  = FILL TIME (USE 2 HRS)

SO, THE REQUIRED AREA =  $1,742 CFT / (0.324 + 0.50 \times 2) = 1,278$  SQ.FT.  
 USE AN AVERAGE WIDTH= 20 FEET SO,  $L = 1,278 / 20 = 63.9$  FEET  
 MAKE SURFACE TRENCH ARE = 20 FEET X 65 FEET = 1,300 SQ.FT.



**PLAN VIEW**  
 HORZ: SCALE: 1" = 30'

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION."

David G. Hovey  
 DESIGN PROFESSIONAL 18080 GA PE# 0000023424 LEVEL II # 08/28/2023 DATE

LOT 8 MILLBROOK VILLAGE N/F MARK SMITH & BETHANY PROPERTIES LLC DB 3867 / PG 1 PB 39 / PG 20-23

LOT 9 MILLBROOK VILLAGE N/F THERESA MELOCCO DB 4760 / PG 160 PB 39 / PG 20-23

LOT 10 MILLBROOK VILLAGE N/F EDDIE AND JOSEPHINE ZACARIAS DB 4887 / PG 505 PB 39 / PG 20-23

LOT 11 MILLBROOK VILLAGE N/F EDWARD EASEON JR DB 4455 / PG 639 PB 39 / PG 20-23

LOT 12 MILLBROOK VILLAGE N/F HPA BORROWER 2016-1 LLC DB 4422 / PG 72 PB 39 / PG 20-23

LOT 13 MILLBROOK VILLAGE N/F VINCENT AND TIFFANY JORDAN DB 5039 / PG 32 PB 39 / PG 20-23

LOT 13 MILLBROOK VILLAGE N/F MWM REALTY LLC DB 5187 / PG 649 PB 39 / PG 20-23

LOT 15 MILLBROOK VILLAGE N/F PRASHANT AND NISHA DESAI DB 4917 / PG 1 PB 39 / PG 20-23

LOT 16 MILLBROOK VILLAGE N/F WILLIAMS WARDELL T JR DB 4467 / PG 283 PB 39 / PG 20-23

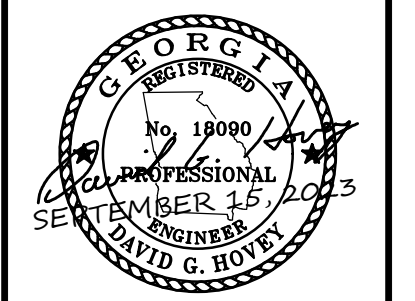
LOT 17 MILLBROOK VILLAGE N/F TEWODROS AYALEW KASSA SOSINA GIRMA MULUWORK DB 5339 / PG 178 PB 39 / PG 20-23

LOT 4 POWERS COURT N/F TEMPLE MOTORSPORTS INC JT COMPOSITES INC DB 4694 / PG 726 PB 42 / PG 10

LOT 7 POWERS COURT N/F PINNACLE THREE HOLDINGS LLC DB 2927 / PG 199 PB 42 / PG 10

**H & A**  
**HOVEY & ASSOCIATES INC.**  
 ENGINEERING CONSULTANTS  
 130 HOWARD LANE SUITE B  
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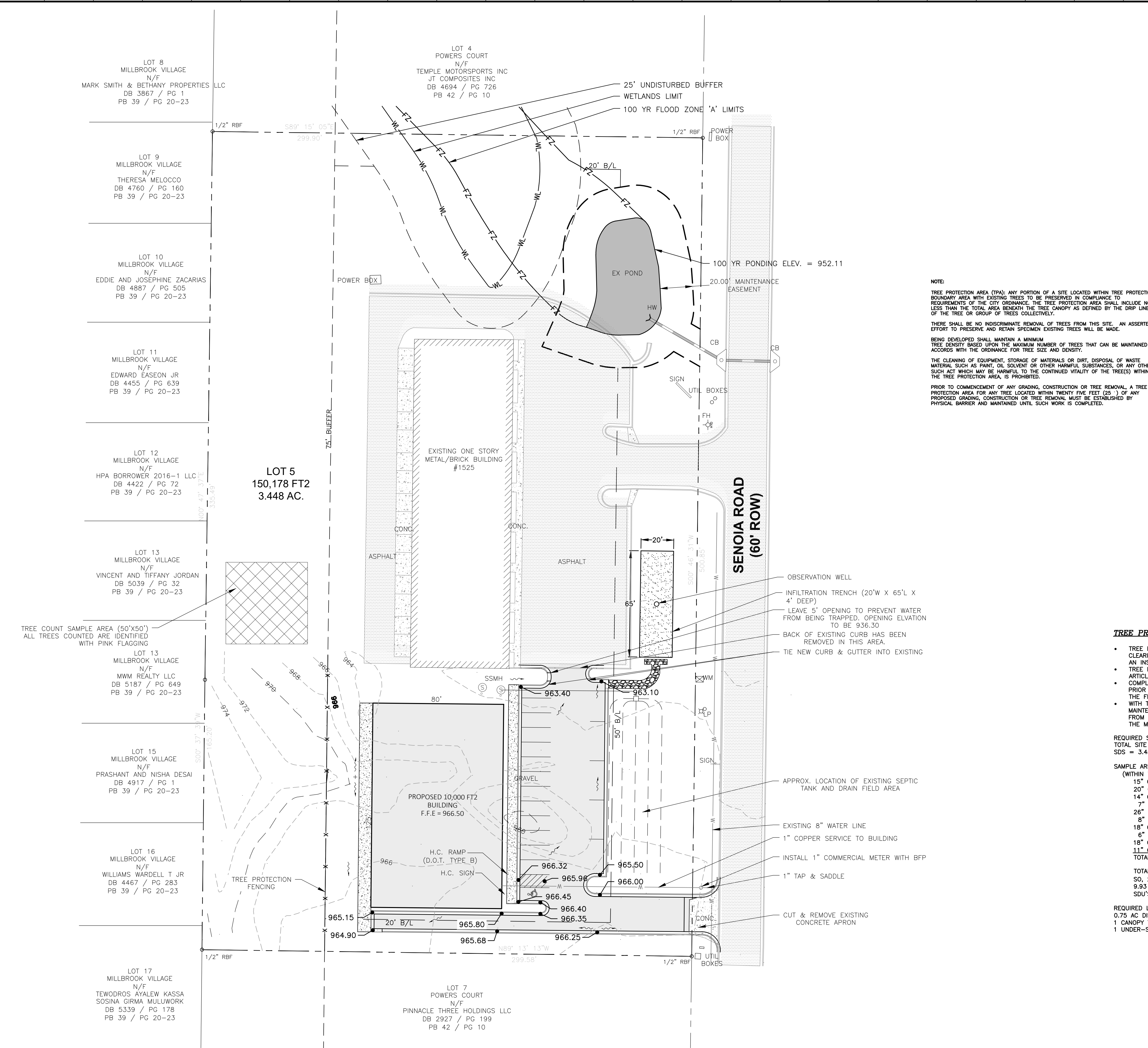
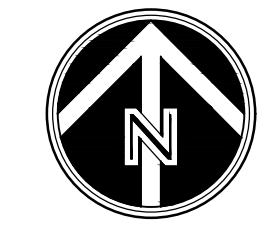
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DRAWN BY:  
**M. GRAY**  
 DESIGNED BY:  
**D. HOVEY**  
 CHECKED BY:  
**D. HOVEY**  
 ISSUE DATE  
**10/12/2023**  
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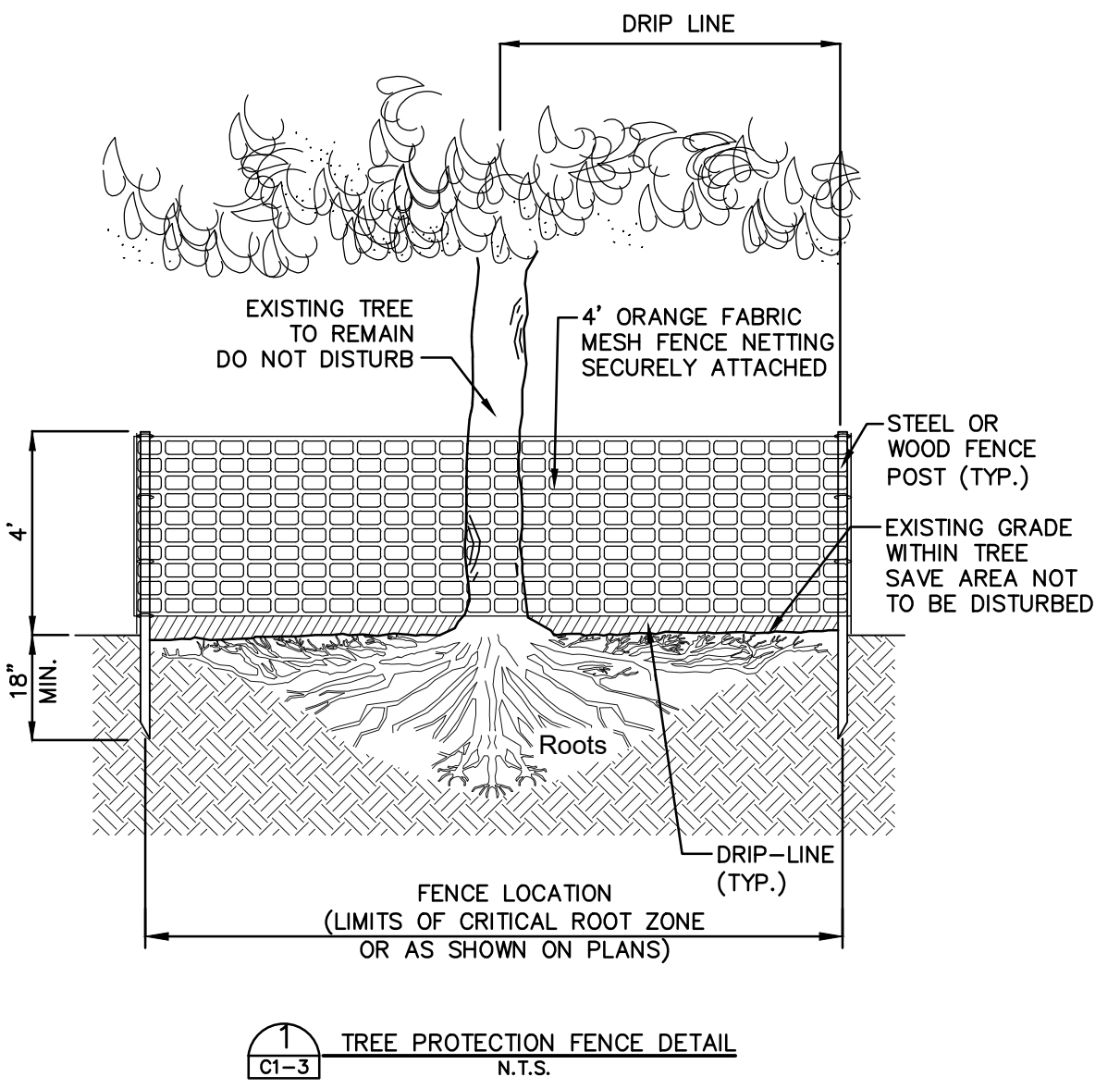


**TREE PROTECTION PLAN**  
 FOR  
 NORTH GEORGIA COMMERCIAL HOLDINGS, LLC  
 1525 SENOIA RD  
 LAND LOT 116 - 7TH DISTRICT  
 TOWN OF TYRONE - FAYETTE COUNTY

SHEET  
**C3.2**



**NOTE:**  
 TREE PROTECTION AREA (TPA): ANY PORTION OF A SITE LOCATED WITHIN TREE PROTECTION BOUNDARY AREA WITH EXISTING TREES TO BE PRESERVED IN COMPLIANCE TO REQUIREMENTS OF THE CITY ORDINANCE. THE TREE PROTECTION AREA SHALL INCLUDE NO LESS THAN THE TOTAL AREA BENEATH THE TREE CANOPY AS DEFINED BY THE DRIP LINE OF THE TREE OR GROUP OF TREES COLLECTIVELY.  
 THERE SHALL BE NO DISCRIMINATE REMOVAL OF TREES FROM THIS SITE. AN ASSERTED EFFORT TO PRESERVE AND RETAIN SPECIMEN EXISTING TREES WILL BE MADE.  
 TREE DENSITY SHALL MAINTAIN A MINIMUM TREE DENSITY BASED UPON THE MAXIMUM NUMBER OF TREES THAT CAN BE MAINTAINED IN ACCORDS WITH THE ORDINANCE FOR TREE SIZE AND DENSITY.  
 THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DIRT, DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL, SOLVENT OR OTHER HARMFUL SUBSTANCES, OR ANY OTHER SUCH ACT WHICH MAY BE HARMFUL TO THE CONTINUED VITALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.  
 PRIOR TO COMMENCEMENT OF ANY GRADING, CONSTRUCTION OR TREE REMOVAL, A TREE PROTECTION AREA FOR ANY TREE LOCATED WITHIN TWENTY FIVE FEET (25') OF ANY PROPOSED GRADING, CONSTRUCTION OR TREE REMOVAL MUST BE ESTABLISHED BY PHYSICAL BARRIER AND MAINTAINED UNTIL SUCH WORK IS COMPLETED.



**TREE PROTECTION NOTES:**

- TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. CALL THE TOWN ENGINEER AT 770-487-4038 FOR AN INSPECTION.
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO STANDARDS ESTABLISHED IN ARTICLE V OF THE TOWN OF TYRONE LAND DEVELOPMENT ORDINANCE.
- COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE PLANS MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF ACCOUNTANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE TOWN ENGINEER AT 770-487-4038 FOR AN INSPECTION.
- WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

REQUIRED SITE STANDARD:  
 TOTAL SITE AREA = 3.45 ACRES  
 SDS = 3.45 AC. X 100 UNITS/AC. = 345 UNITS

SAMPLE AREA TREE COUNT (50'X50')  
 (WITHIN 75 FT. UNDISTURBED BUFFER)

15" OAK
20" OAK
14" OAK
7" OAK
26" PINE
8" OAK
18" OAK
6" OAK
18" OAK
11" OAK

TOTAL = 143 CALIPER INCHES PER 2,500 SQ. FT.  
 TOTAL AREA WITHIN BUFFER = 24,830 SQ. FT.  
 50, 24,830 / 9.93 = 2,500 CALIPER INCHES  
 9.93 X 143" = 1,420 CALIPER INCHES; THEREFORE THE SITE HAS THE REQUIRED SDS' WITHOUT ANY CONVERSIONS TO EXISTING TREE DENSITY UNITS.

REQUIRED LANDSCAPE PLANTING BASED ON DISTURBED AREA:  
 0.75 AC DISTURBED (32,670 SQ FT) @  
 1 CANOPY TREE PER 1,000 SQ FT = 32.7 TREES  
 1 UNDER-STORY TREE PER 1,000 SQ FT = 32.7 TREES

**PLAN VIEW**  
 HORZ: SCALE: 1" = 30'

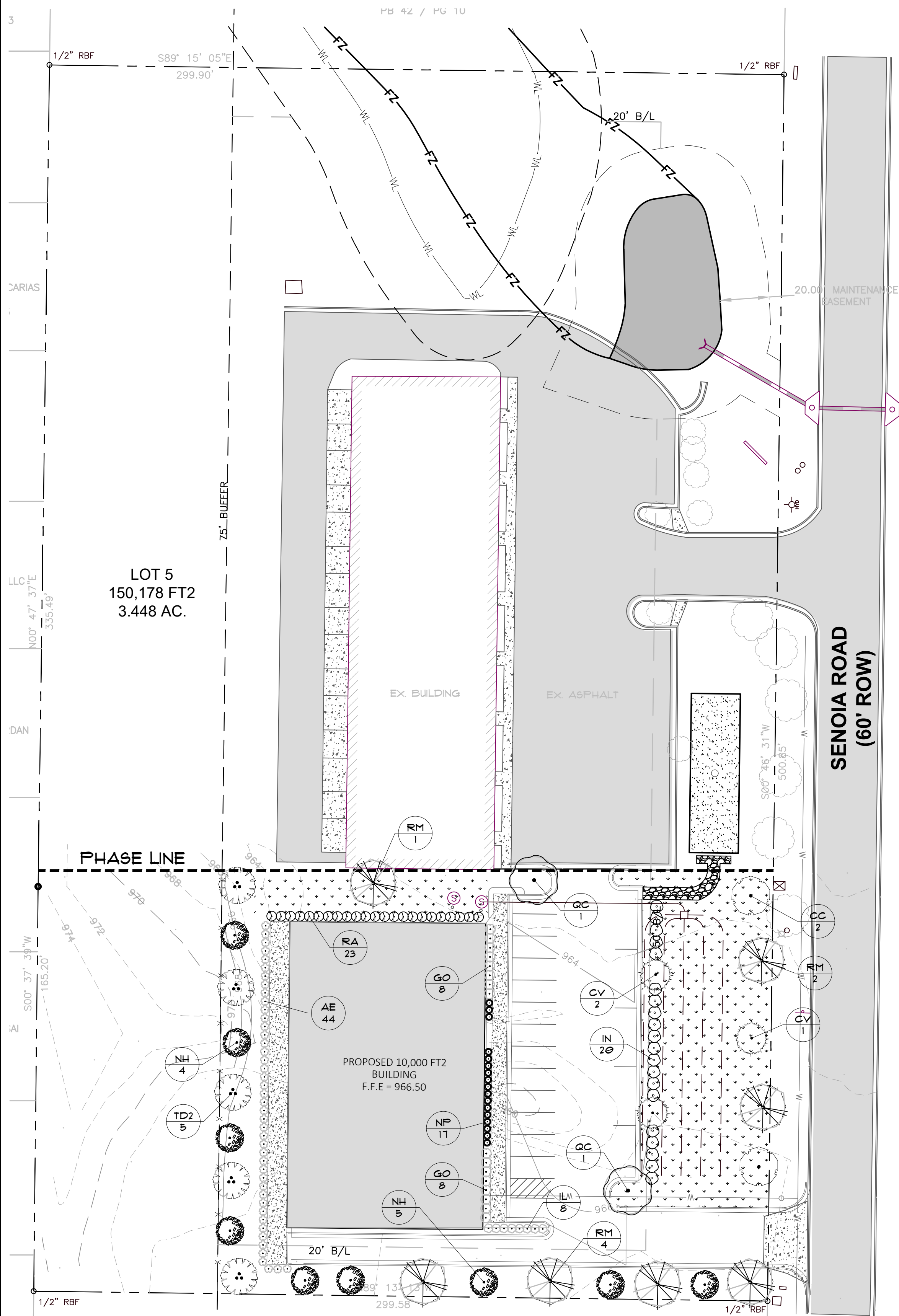
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David G. Hovey  
 DESIGN PROFESSIONAL  
 18090 GA PE#  
 000023424 LEVEL II #  
 08/28/2023 DATE



P.O. BOX 2250 PEACHTREE CITY, GA 30085  
PHONE: (678) 818-6969

NORTH GEORGIA COMMERCIAL HOLDINGS, LLC  
1525 SENOIA RD TYRONE, GA  
TOWN OF TYRONE  
LAND LOT 116 of the 7th DISTRICT



**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	CLASSIFICATION	RDF	POINTS
	RM	1	ACER RUBRUM	OCTOBER GLORY MAPLE	2" CAL	B4B	MIN 8' HT	OVERSTORY	1 x 0.4 = 2.8	1 x 5 = 5
	CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B4B	MIN 8' HT	UNDERSTORY	2 x 0.4 = 0.8	2 x 2.5 = 5
	CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" CAL	B4B	MIN 8' HT	UNDERSTORY	3 x 0.4 = 1.2	3 x 2.5 = 7.5
	NH	9	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL	B4B	MIN 8' HT	UNDERSTORY	9 x 0.4 = 3.6	9 x 2.5 = 22.5
	QC	2	QUERCUS COCCINEA	SCARLET OAK	2" CAL	B4B	MIN 8' HT	OVERSTORY	2 x 0.4 = 0.8	2 x 5 = 10
	TD2	5	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL	B4B	MIN 8' HT	OVERSTORY	5 x .4 = 2.0	5 x 5 = 25
<b>GROUND COVERS</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>	<b>CONTAINER</b>	<b>REMARKS</b>		<b>TOTAL RDU: 11.2</b>	<b>TOTAL POINTS 104.5</b>
	AE	44	AZALEA ENCORE TM	ENCORE AZALEA	3 GAL	POT	MIN 18" HT			44 POINTS
	GO	16	GARDENIA JASMINOIDES 'LEETWO' TM	SCENTAMAZING GARDENIA	3 GAL	POT	MIN 18" HT			16 POINTS
	IN	20	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL	POT	MIN 18" HT			20 POINTS
	IL	8	ITEA VIRGINICA 'LITTLE HENRY' TM	VIRGINIA SWEETGUM	3 GAL	POT	MIN 18" HT			8 POINTS
	NP	11	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	3 GAL	POT	MIN 18" HT			11 POINTS
	RA	23	RHAPHIOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL	POT	MIN 18" HT			23 POINTS
										<b>TOTAL SHRUB POINTS: 128</b>
										<b>8100 / 500 = 11 POINTS</b>
										<b>TOTAL POINTS: 249.5</b>

TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. CALL THE TOWN ENGINEER AT 706.481.4038 FOR AN INSPECTION.

TREE PROTECTION SHALL BE ENFORCED ACCORDING TO STANDARDS ESTABLISHED IN ARTICLE V OF THE TOWN OF TYRONE LAND DEVELOPMENT ORDINANCE.

COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE TOWN ENGINEER AT 706.481.4038 FOR AN INSPECTION.

WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE TREE REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE TOWN ENGINEER AT 706.481.4038 FOR AN INSPECTION.

WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL PLATTED LOTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

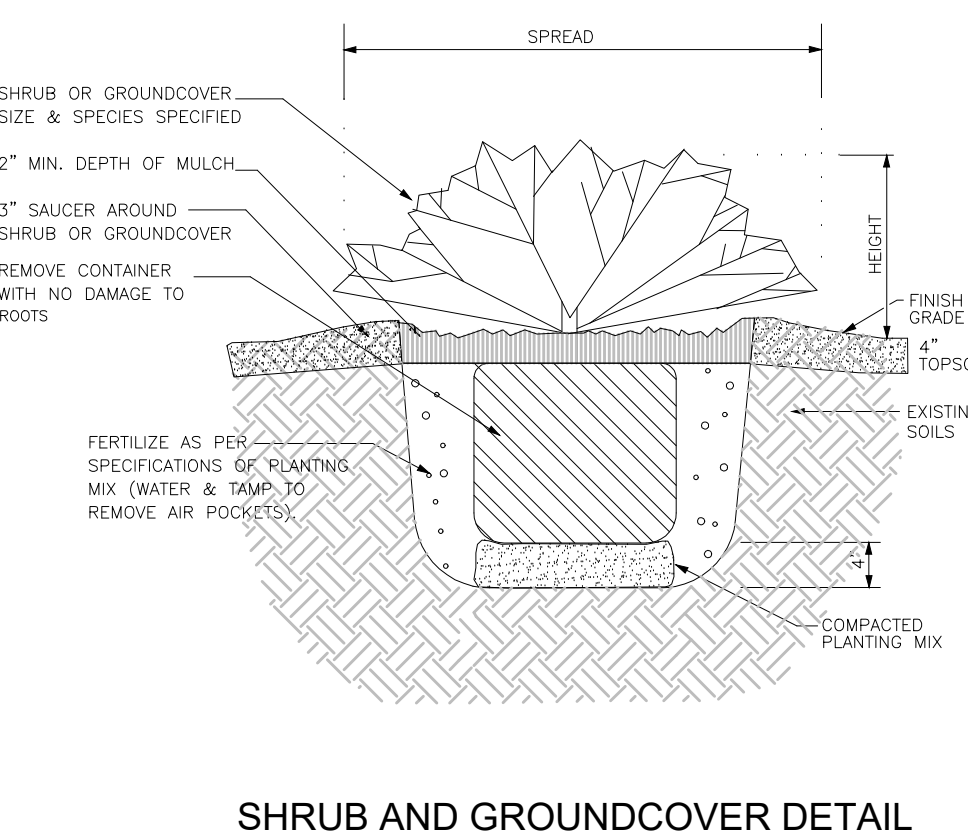
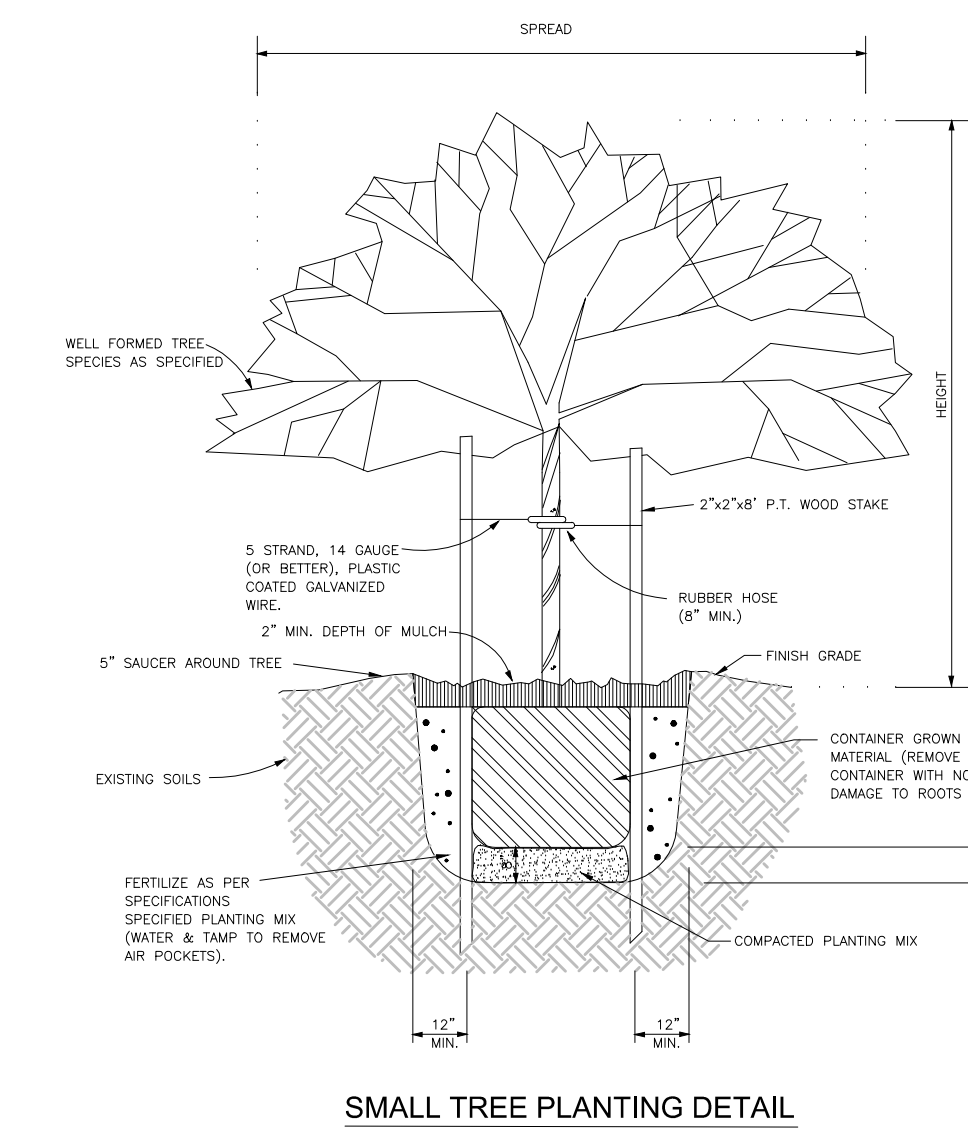
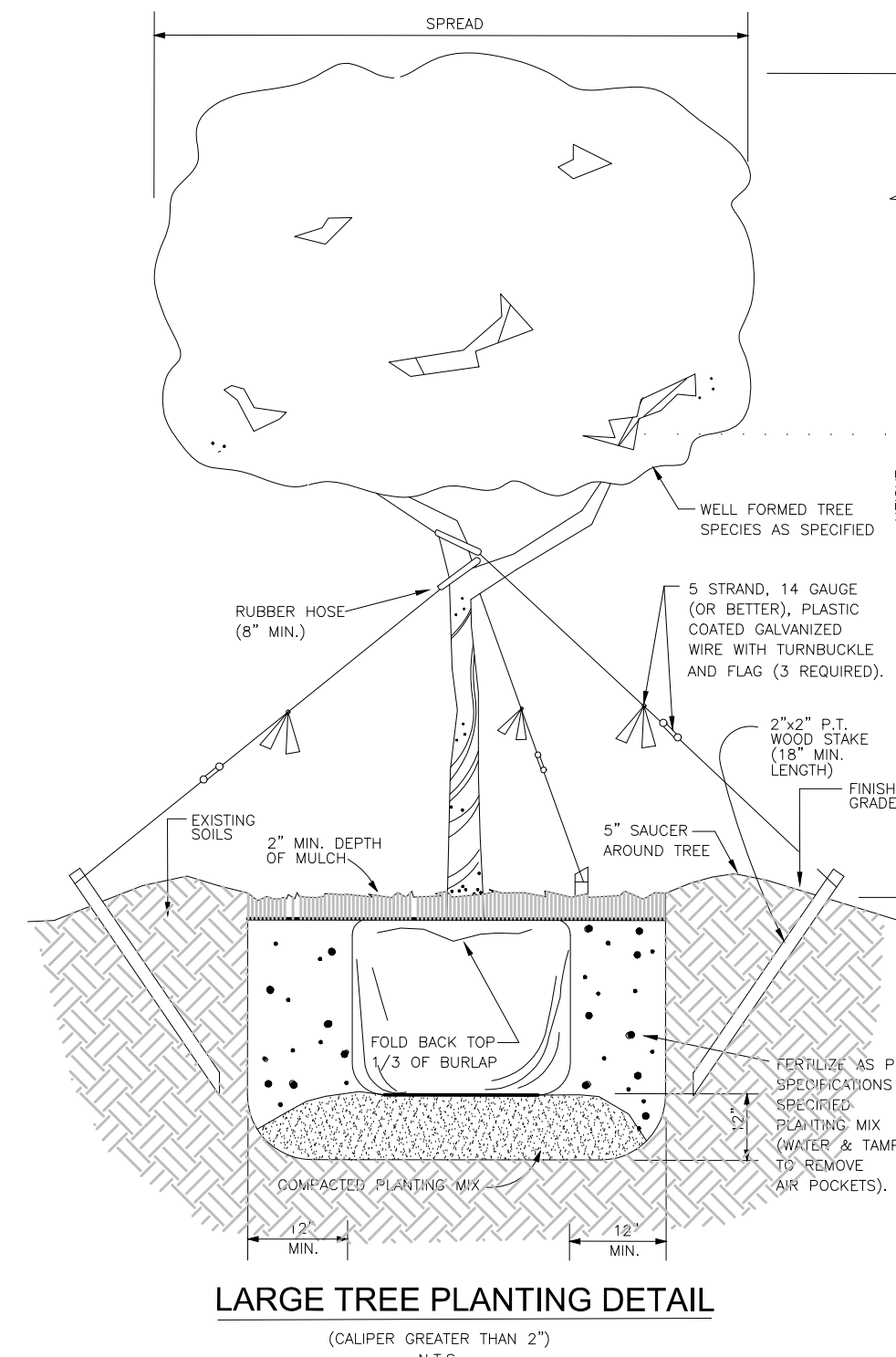
ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSEYMEN.

**LANDSCAPE NOTES**

- ALL PLANT BEDS TO BE FINESTRAW 2-3" THICK
- SOD OR HYDROSEED ALL DISTURBED AREAS WITH TIFWAY 419 BERMUDA UNLESS OTHERWISE IDENTIFIED ON PLAN & PERMANENT GRASSING SCHEDULE
- IRRIGATION TO BE INSTALLED PER OWNER REQUEST AND CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALL
- ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR

**TREE DENSITY UNITS**  
REQUIRED 20 UNITS PER ACRE  
PHASED PROJECT THIS PHASE : 1.13 AC  
1.13 x 20 = 23.8 RDU REQUIRED  
EDF = 12.4 (SEE TABLE)  
23.8 - 12.4 = 11.4 RDU  
11.2 RDU PLANTED SEE PLANT SCHEDULE

**LANDSCAPE POINT CALCULATIONS**  
50,000 - 60,000 SF LOT: 140 + 1 PER 200 SF OF PAVED AREA  
PAVED AREA = 21,462 / 200 = 107 POINTS  
140 + 107 = 247 POINTS REQUIRED  
249.5 PROVIDED SEE PLANT SCHEDULE



**LANDSCAPE PLAN**

**REVISIONS**

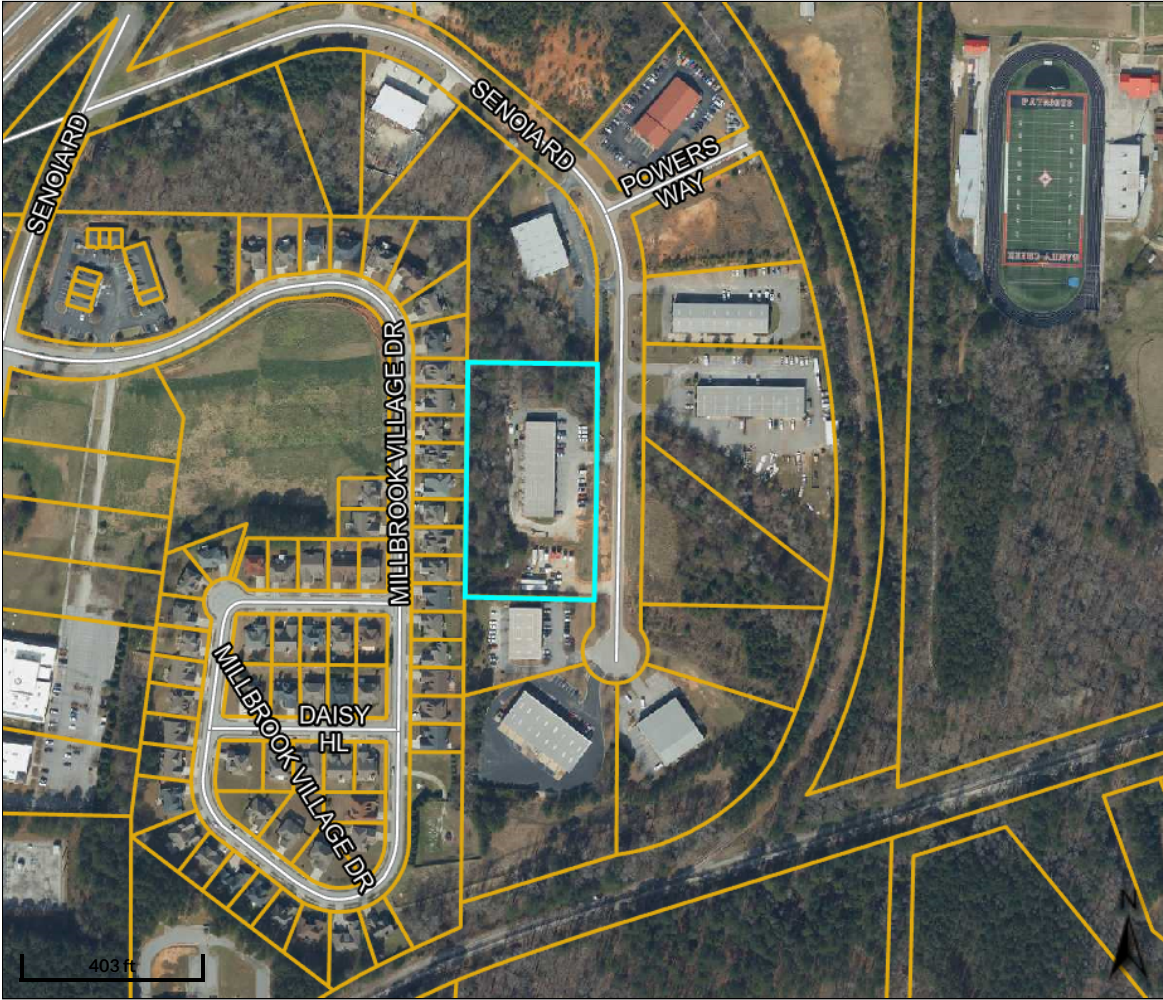
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DRAWN BY:	WRE
REVIEWED BY:	WRE

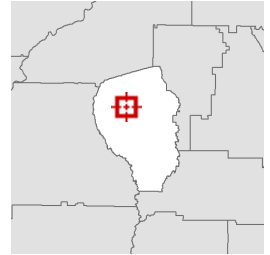


10/10/2023  
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER  
**L100**



Overview



Legend

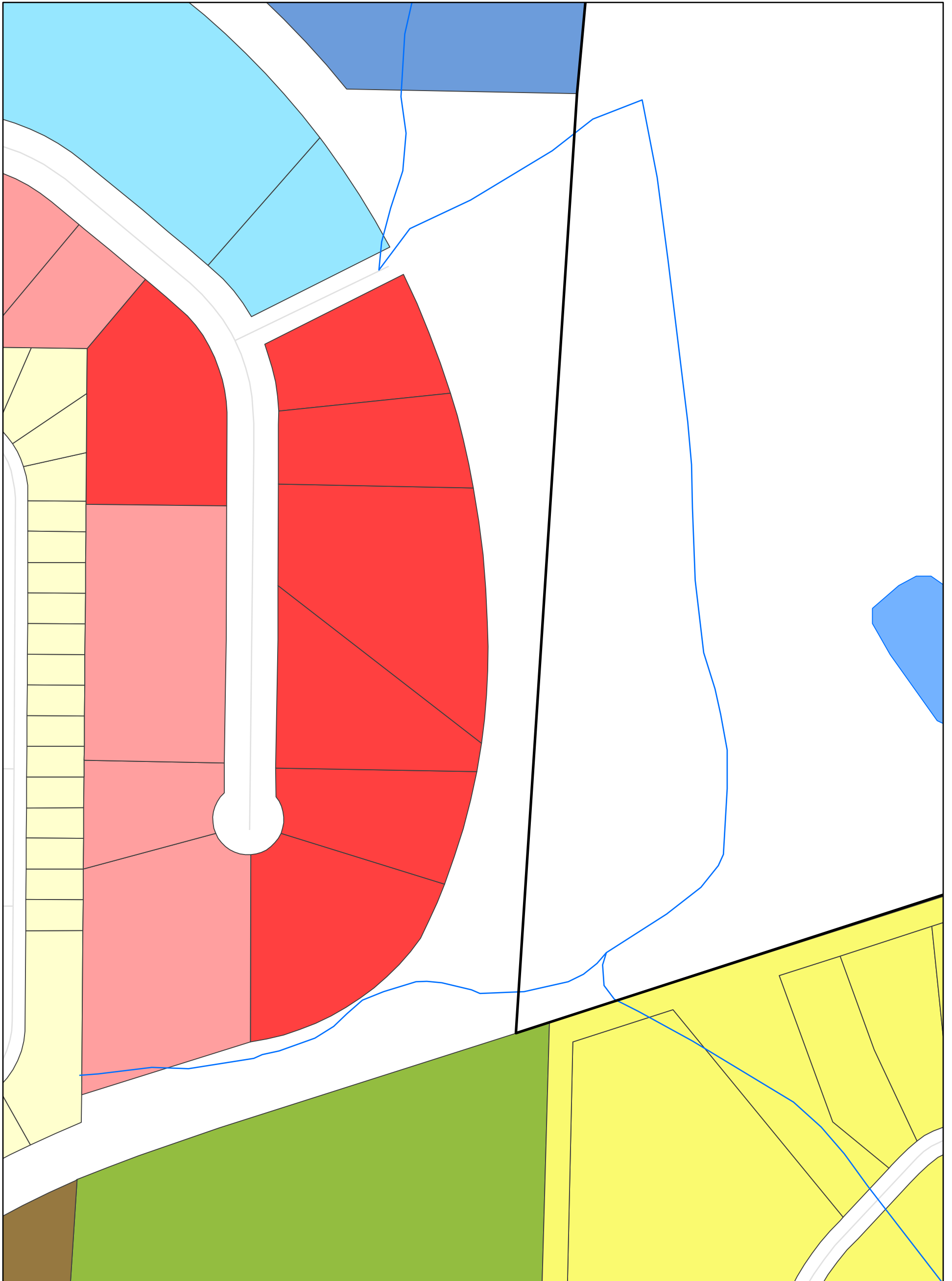
- Parcels
- Roads

Parcel ID	072605001	Alternate ID	00002750	Owner Address	NORTH GEORGIA COMMERCIAL HOLDINGS LLC
Sec/Twp/Rng	42-8-	Class	C3		1525 SENOIA ROAD
Property Address	1525 SENOIA RD	Acreage	3.44		TYRONE, GA 30290
District	03				
Brief Tax Description	LOT 5 POWERS COURT POWERS COURT				
	(Note: Not to be used on legal documents)				

Date created: 12/8/2023  
 Last Data Uploaded: 12/8/2023 5:28:33 AM

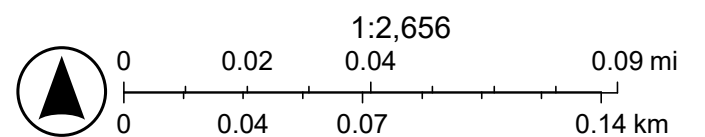
Developed by Schneider  
 GEOSPATIAL

# Town of Tyrone Zoning Map



12/8/2023

- |  |      |
|--|------|
| Tyrone Online Zoning Map_WFL1 - Tyrone Boundary    | R-12 |
| Tyrone Online Zoning Map_WFL1 - Ponds and Lakes    | RMF  |
| Tyrone Online Zoning Map_WFL1 - Rivers and Streams | C-1  |
| Tyrone Online Zoning Map_WFL1 - Roads              | C-2  |
| Tyrone Online Zoning Map_WFL1 - Zoning Districts   |      |
| A-R  | O-I  |
| R-18   | E-I  |





APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 12142023	December 14, 2023	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
McCarthy Ct. & Shamrock Ind. Blvd.	Jerry S. Moore	0736 074	M-2	N/A	Production & Employment	<b>North:</b> C-1 <b>South:</b> C-1 <b>East:</b> C-2 <b>West:</b> R-12	Existing 12,000 Flex Building	14.7 ac

**SUMMARY & HISTORY**

The applicant, Matt Langley, on behalf of the owner, has submitted a revised final plat for parcel 0736-074 to split the tract into 10.2 and 4.5 acre tracts. The expressed intent is to build industrial buildings similar to those found in Shamrock Industrial Park.

This property had a zoning condition in the form of a construction hold placed upon it many years ago. In 2022, Town Council voted to remove said zoning condition thereby opening the property to development.

All TRC members have reviewed the revised plat with minor comments regarding showing topography and providing stormwater details. Staff recommends approval of this plat revision with the condition that all outstanding TRC comments be resolved.



**COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY**

This petition is consistent with the Town's comprehensive plan and future development map. The Future Land Use designation for this property is **Production and Employment** which encourages high quality industrial activity that provides adequate traffic circulation and maneuverability for heavy vehicles while implementing attractive landscaped entrances. Truck docks and waste handling areas for any buildings shall be screened from public view and oriented away from any adjoining residential areas to the degree feasible.

**ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT**

This petition is consistent with the Town's zoning ordinance. The minimum lot areas, setbacks, and buffers proposed match the development standards for M-2 Heavy Industrial Zoning. Staff will work with the owners, and E-911 services to establish addresses for the new lots.

FINAL PLAT APPROVAL:

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR \_\_\_\_\_ DATE 10-24-23

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

FAYETTE COUNTY ENVIRONMENTAL HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

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.

LARRY C. SHIMSHICK  
GA. PLS # 2343

10-18-2023

- NOTES:
- THIS IS A RETRACEMENT AND REVISED FINAL PLAT OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 5168, PAGE 148, AND PLAT BOOK 47, PAGES 90-93, FAYETTE COUNTY, GEORGIA RECORDS.
  - CURRENT OWNER: JERRY S. MOORE PER DEED BOOK 5168, PAGE 148, FAYETTE COUNTY, GEORGIA RECORDS AS OF 12-04-2020.
  - THIS SURVEY WAS AUTHORIZED BY TOM ORYMES, REPRESENTATIVE FOR TOMCO CONSTRUCTION, INC.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - BEARINGS BASED ON GEORGIA STATE PLANE COORDINATES (WEST ZONE).
  - ELEVATIONS BASED ON TOP OF TBM CATCH BASIN AS SHOWN ON SHAMROCK INDUSTRIAL BOULEVARD.
  - THE TOWN OF TYRONE SHOULD BE CONSULTED AS TO RESTRICTIONS IN THE 125' BUFFER.
  - THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR LACK OF ONE, INDICATED BY THIS PLAT.
  - 100 YEAR FLOOD ELEVATIONS ON THE DETENTION PONDS WERE TAKEN FROM PLAT BOOK 38, PAGES 190-192, AND PLAT BOOK 47, PAGES 90-93. W.D. GRAY AND ASSOCIATES, INC. DID NOT PARTICIPATE IN THE ESTABLISHMENT OF THE ELEVATIONS.
  - THE TOP OF THE CATCH BASIN SHOWN WAS USED AS A BENCHMARK FOR THE ELEVATION DATA SHOWN. THIS WAS DONE TO KEEP THE ELEVATION DATA RELATIVE TO PREVIOUS PLATS OF THIS PROPERTY.

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 180,195 ft. and an angular error of 2 seconds per angle point, and is UNADJUSTED. A GEOMAX ZOOM 90 was used to obtain linear and angular measurements. It is my professional opinion, that this plat is true and correct representation of the land plotted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 148,285 feet.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

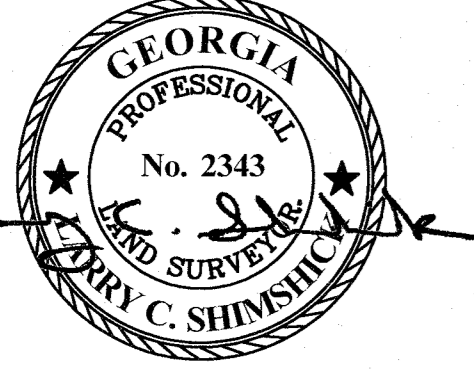
W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTIES REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

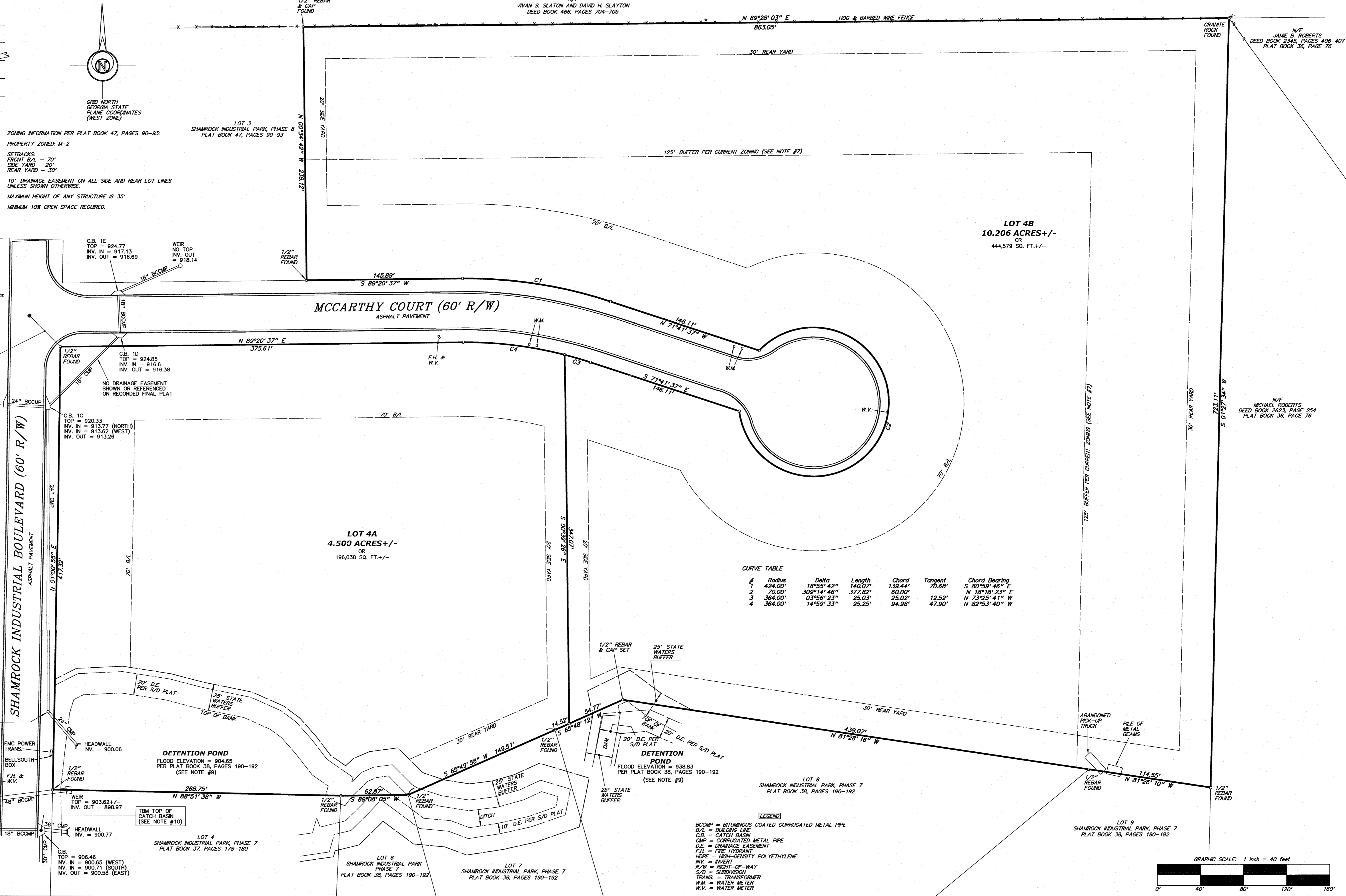
Larry Shimshick, Ga. PLS No. 2343

10-18-2023



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP. Map Number: 1311300078E. Dated: SEPTEMBER 26, 2008

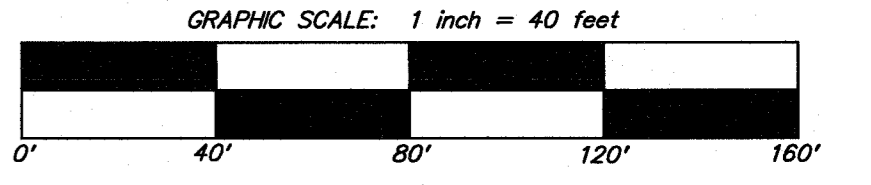


CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	424.00'	18°53'42"	140.07'	138.44'	70.68'	S 80°58'46" E
2	70.00'	309°14'46"	377.82'	60.00'	377.82'	N 18°18'23" E
3	364.00'	03°56'23"	25.03'	25.02'	12.52'	N 73°25'41" W
4	364.00'	14°59'33"	95.25'	94.98'	47.90'	N 82°53'40" W

LEGEND

BCOMP = BITUMINOUS COATED CORRUGATED METAL PIPE  
 B/L = BUILDING LINE  
 C.B. = CATCH BASIN  
 CMP = CORRUGATED METAL PIPE  
 D.E. = DRAINAGE EASEMENT  
 F.H. = FIRE HYDRANT  
 HDPE = HIGH-DENSITY POLYETHYLENE  
 INV. = INVERT  
 R/W = RIGHT-OF-WAY  
 S/D = SUBDIVISION  
 TRANS. = TRANSFORMER  
 W.M. = WATER METER  
 W.V. = WATER VALVE



**W.D. Gray and Associates, Inc.**  
 land surveyors - planners  
 160 GREENCASTLE ROAD SUITE B TYRONE  
 GEORGIA 30290  
 PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR:  
**TOMCO CONSTRUCTION, INC.**

REVISED FINAL PLAT OF LOT 4  
 SHAMROCK INDUSTRIAL PARK, PHASE 8  
 PREVIOUSLY RECORDED IN PLAT BOOK 47, PAGES 90-93

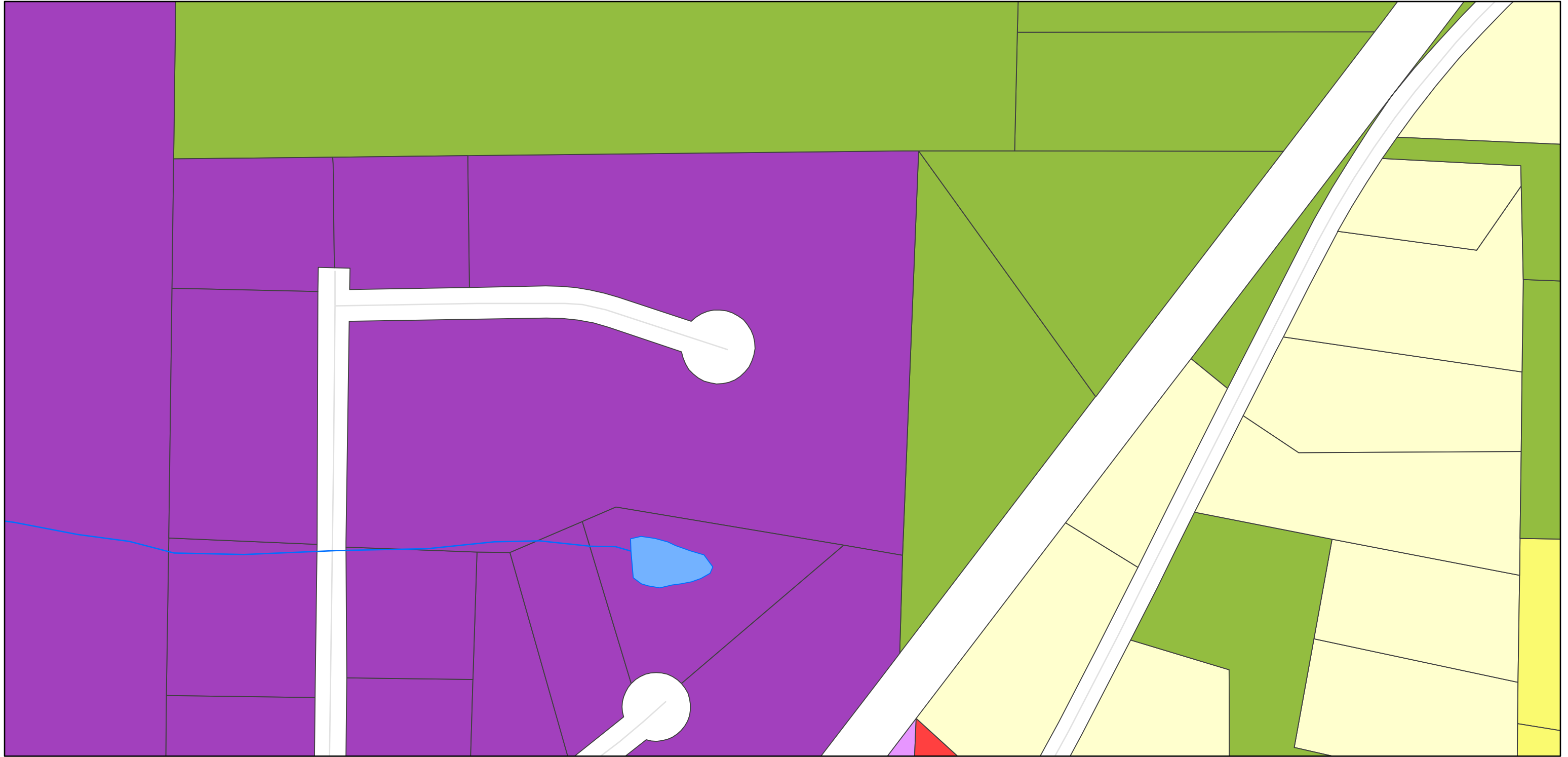
LAND LOT: 153  
 7th DISTRICT  
 TOWN OF TYRONE  
 FAYETTE COUNTY, GA.  
 SCALE: 1" = 40'

DATE OF SURVEY: 09-21-23 TO 09-25-23  
 DATE OF DRAWING: 10-18-23  
 REVISED:  
 JOB NO. 2309007



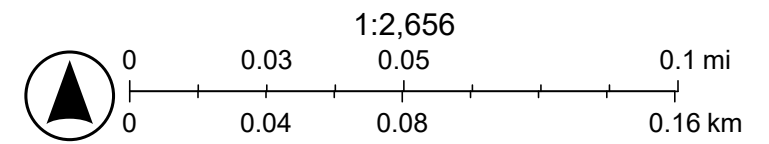
# Town of Tyrone Zoning Map

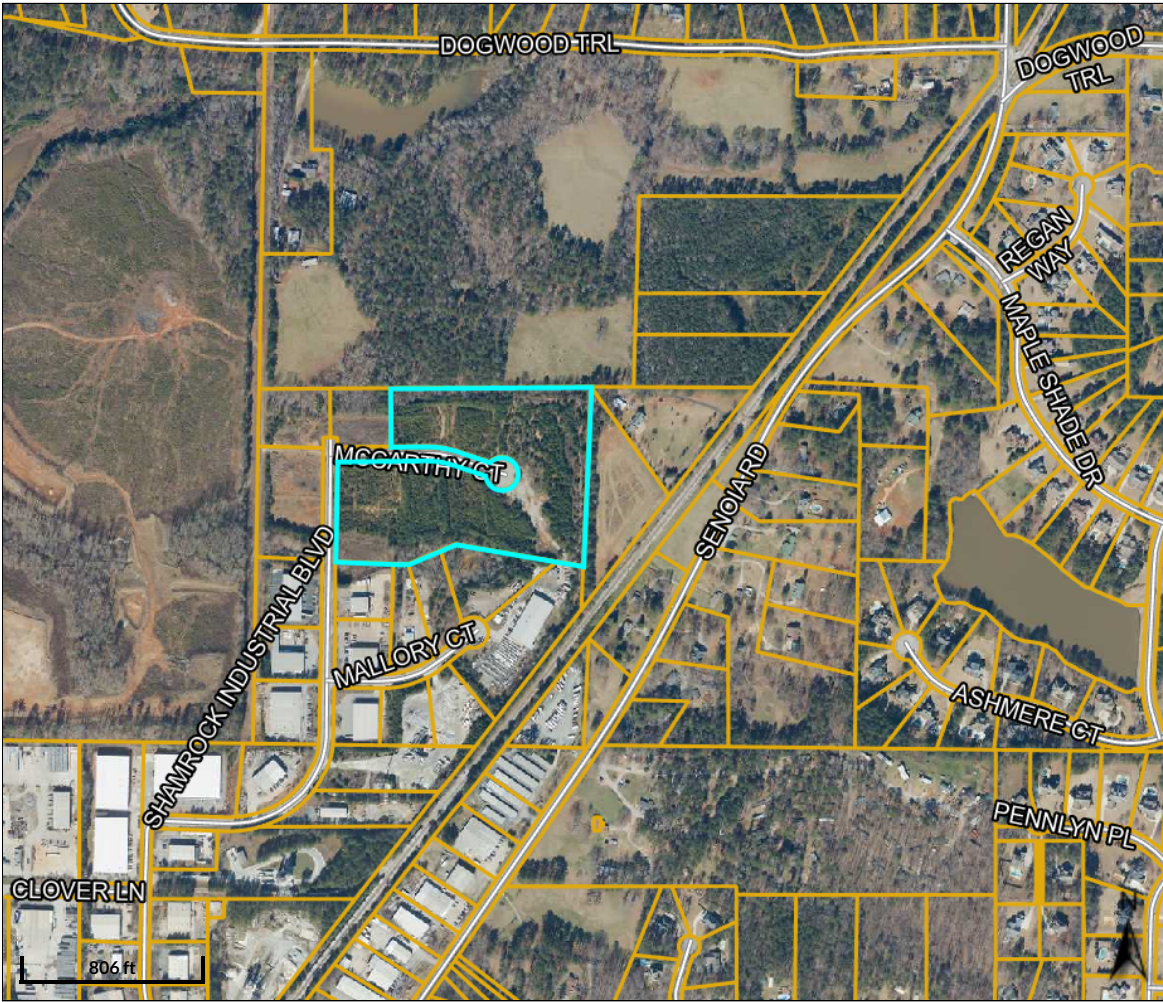
Section VI, Item 4.



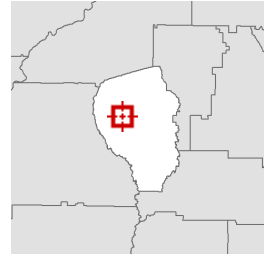
12/8/2023

- Tyrone Online Zoning Map\_WFL1 - Tyrone Boundary
- Tyrone Online Zoning Map\_WFL1 - Ponds and Lakes
- Tyrone Online Zoning Map\_WFL1 - Rivers and Streams
- Tyrone Online Zoning Map\_WFL1 - Roads
- Tyrone Online Zoning Map\_WFL1 - Zoning Districts
- A-R
- R-18
- R-12
- C-2
- M-1
- M-2





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	Acreeage	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: 12/8/2023  
 Last Data Uploaded: 12/8/2023 5:28:33 AM

Developed by Schneider  
GEOSPATIAL