



## PLANNING COMMISSION MEETING

July 14, 2022 at 7:00 PM

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950 Senoia Road, Tyrone, GA 30290

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David Nebergall, Chairman

Dia Hunter, Vice Chairman

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](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. May 12th, 2022 Minutes

IV. PUBLIC HEARING

V. NEW BUSINESS

2. Consideration of a lot split final plat from Scanlon Engineering on behalf of Better Way Ministries. **Phillip Trocquet, Asst. Town Manager**

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

**Town of Tyrone  
Planning Commission Meeting Minutes  
May 12<sup>th</sup>, 2022  
7:00 PM**

**Present:**

Chairman, David Nebergall  
Vice-Chairman, Dia Hunter  
Commission Member, Scott Bousquet  
Commission Member, Carl Schouw

Town Attorney, Patrick Stough  
Town Planner, Phillip Trocquet

**Absent:**

Commission Member, Jeff Duncan

**Call to Order:**

Chairman Nebergall called the meeting to order at 7:00 pm. The meeting was also available via YouTube Live.

**Approval of Agenda:**

Vice Chairman Hunter made a motion to approve the agenda. Motion was seconded by Commissioner Bousquet. Motion passed 3-0.

**Approval of Minutes:**

1. Commissioner Schouw made a motion to approve the minutes from April 28<sup>th</sup>, 2022. Motion was seconded by Vice Chairman Hunter. Motion passed 3-0.

**New Business:**

2. Petition from applicant Mark Buckner and Ivo Jansink for a revised final plat of parcel 0728 065. **Phillip Trocquet, Town Planner**

Mr. Trocquet began by stating that applicant Ivo Jansink and Scanlon Engineering had submitted a lot split request for parcel 0728 085. This property was once part of the adjoining subdivision land to the east and was subsequently parceled off after Stonecrest Preserve subdivision was constructed. Given the large amount of floodplain, wetlands, and environmental buffers present on the property, development potential is limited. Given these constraints, staff worked with the surveyor in detail to determine exact stream buffers and potential buildable areas in establishing

the lot division line so that a split would yield two buildable properties. Mr. Trocquet said the applicant might be coming before Planning Commission at a later date with a rezoning petition for one of the lot splits.

Mr. Trocquet continued that the existing zoning was R-20 and the land was currently vacant. He listed the zonings of the surrounding properties. He said that the current lot was 14.62 acres and the applicant was requesting that it be split into a 9.4 acre tract and a 5.2 acre tract. He said that the application was consistent both with the zoning ordinance and the future land use map.

Chairman Nebergall clarified that the split did not change the zoning. He then asked if he decided to rezone one piece of the property to commercial, how that would affect the property itself and the surrounding properties. Mr. Trocquet stated that since the applicant was upfront about his intent on wanting to rezone, staff had already spoken to him about if he did want to move to a commercial zoning classification what those buffers and setbacks would be for that property.

Commissioner Bousquet then asked if there was only one proposed home for the larger tract of land. Mr. Trocquet noted that due to topography and environmental constraints, there was not an opportunity to do more than that on the land. He also reiterated that at this time, the applicant was asking for a split into two R-20 lots, and if he decided to pursue a rezoning on the smaller tract, then that would be at a later date.

Vice Chairman Hunter asked how he would access the properties. Mr. Trocquet said that there was enough room for a driveway that would meet the environmental stipulations and that the applicant had overlaid a 20-foot access easement on that portion so that the other property could also be accessed.

Commissioner Bousquet asked if the applicant was planning on petitioning to split the smaller lot again. Mr. Trocquet said that given the buffers and setbacks, if he wanted to keep it commercial, then it wouldn't be practical for it to be split again. He said that if it was left residential, there was a potential for it to be split again.

Commissioner Bousquet asked about the property to the west. Mr. Trocquet said that the properties have some vacant office space. He noted that Harbinger Marketing had pulled permits to renovate a building in that area. Commissioner Bousquet asked about a potential access point off of that road. Mr. Trocquet said that since it was a private road, that would have to be an arrangement between the two property owners.

Commissioner Schouw made a motion to approve the plat. Seconded by Vice Chairman Hunter. Motion passed 3-0.

### 3. Application for Site Plan and Architectural Approval from applicant Trevor Stubbs for parcel 0726 041. **Phillip Trocquet, Town Planner**

Mr. Trocquet began by stating applicant Trevor Stubbs had submitted an application for site plan approval, landscape plan approval, and architectural approval for parcel 0726 041. Staff had reviewed the proposed site plan and landscape plan for consistency with Town ordinances and

traffic flow. The property was small in accommodating the proposed use, but an extended traffic queue and contribution to the Town's Treebank were incorporated into the design of the site. Although a berm was not shown on the landscape plan, staff had determined the level of landscaping would adequately screen the use and would meet the goals of the Quality Growth Overlay. The architectural façade seemed to meet the 80% premium material requirement of the overlay. He said that staff does recommend that the brick veneer remain a natural red or red/brown brick color in continuity with surrounding building; gray is not a primary color used in buildings along the corridor.

Mr. Trocquet said that the petition was consistent with the Town's Comprehensive Plan and Future Development strategy. The property was within the Commercial Corridor Character area which would allow C-2 zoning and uses therein as well as promote a high standard of architectural and landscaping requirements. He noted that all surrounding properties were also C-2 properties. Staff recommended that the primary color of the structure be red or red/brown brick consistent with all other structures on the corridor. Blue accents could be permitted although earth tones are highly recommended.

Mr., Trocquet said that something of importance to staff was the ability to stack vehicles and the use of a queue lane. He said it would have a double lane and would fit about 24 cars, which is in line with other car washes. However, there would be fewer vacuum stations than normally found at a car wash, creating a bit of a competition for usage of those vacuum stations.

He then pulled up the architectural renderings of the buildings. Though the renderings showed a gray brick, Mr. Trocquet noted that staff recommended a more natural brick color, such as a red brick or red/brown brick. He said that they would confirm with the applicant that the materials are in line with the Town Ordinances and in line with other buildings along the corridor.

Vice Chairman Hunter voiced concerns about the traffic flow entering/exiting the car wash. The representative for the applicant, Dominic Serra, was then asked about traffic and how much time it would take for a car at the back of the car wash line to get all the way through. Mr. Serra noted there would be employees dedicated to helping move traffic along in a timely manner, but he did not have an exact timeframe, since it could be dependent on how much time patrons spent cleaning, vacuuming, etc.

Mr. Trocquet also suggested a “don’t block the box” type of marking along street to help with traffic flow.

Commissioner Schouw asked about the condition of the street towards the rear of the property. Mr. Trocquet said that they were likely going to extend the topcoat from the Goodwill building to their property line.

Vice Chairman Hunter also pointed out a drainage problem along Baron’s court.

Commissioner Bousquet made a motion to approve the site plan. Seconded by Commissioner Schouw. Motion passed 3-0.

Commissioner Bousquet asked about the blue color shown in the renderings. He noted that he would like to see a different shade to better blend with the other buildings.

Mr. Trocquet noted that the blue was probably due to corporate branding, and that in the ordinance there was flexibility in regard to accent colors.

Vice Chairman Hunter made a motion for approval of the architectural plan with the condition that red or red brown brick is used. Commissioner Bousquet seconded. Motion carried 3-0.

#### 4. Approval of Landscape Plan from Applicant Trevor Stubbs for parcel 0726 041. **Phillip Trocquet, Town Planner**

Mr. Trocquet pulled up the landscape plan. He noted that a contribution was going to be made to the tree bank instead of keeping trees on the property due to the constrained size of the lot. He noted that the trees that were left on the property were centered along 74 to help preserve the aesthetic of the corridor.

Commissioner Bousquet asked if there was any room for small trees in between the car wash and the Waffle House next door. Mr. Trocquet said that due to where their stormwater pond was located, that may or may not be an option.

Commissioner Bousquet made a motion to approve the landscape plan. Seconded by Commissioner Schouw. Motion carried 3-0.

### **Staff Comments**

Mr. Trocquet said that he would be sending them a copy of the comprehensive plan for their review. He noted that points to note would be the multi-use trails and slight changes to the future land use map. He said that the Town Council had approved a draft to be sent to the Department of Community Affairs. He said that things can still be altered up until the official adoption of the plan in June.

### **Commission Comments**

Chairman Nebergall brought up his conversation with staff regarding the chairman position and what role it plays in planning commission. Mr. Trocquet said that traditionally the chairman of the planning commission had operated very similarly as the Mayor. They have not made motions, seconded items, or voted. He said that in looking at the ordinances more closely, the chairman of the Planning Commission could make motions and second motions but cannot vote. He said that this is not the case in most communities and that it would be more consistent to have the Chairman vote. Mr. Stough said that the stipulation that the chairman cannot vote was in the code or ordinances, not in the zoning ordinance, which means to make that change, it would simply take a vote from the Mayor and Council.

Commissioner Bousquet asked if there were any cons associated with making a change. He thought it could have a negative impact further down the down if the dynamic of the commission

changed. Mr. Stough said that each member was appointed on the same basis and that Planning Commission was set up with different guidelines than the Mayor and Council. Commissioner Schouw said that he wanted it to go before Council and have it changed. Vice Chairman Hunter and Commissioner Bousquet agreed.

**Adjournment**

Meeting ended at 7:49pm.

Chairman David Nebergall

Phillip Trocquet, Town Planner



PLANNING DATE 07/13/2022
COUNCIL DATE NA

# P&Z STAFF REPORT

Section V, Item 2.

**PREPARED BY:**

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

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 07132022	Scanlon Engineering Services	1866 & 1862 SR-74

**SUMMARY & HISTORY**

Applicant Better Way Ministries on behalf of Scanlon Engineering services has submitted a final plat to split 1862 SR-74 into two separate lots. The Town's technical review committee (TRC) has substantively completed its review of this proposal.

**STAFF DETERMINATION**

It is staff's determination that the proposed plat be approved with the following conditions:

- 1.Any outstanding minor TRC comments be resolved.
- 2.Any non-conforming structures be demolished before official signing and recording of the plat.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
AR	N/A	Residential	North: O-I South: O-I East: Unincorporated West: DR	Residential Homes Accessory structures	15 Acres

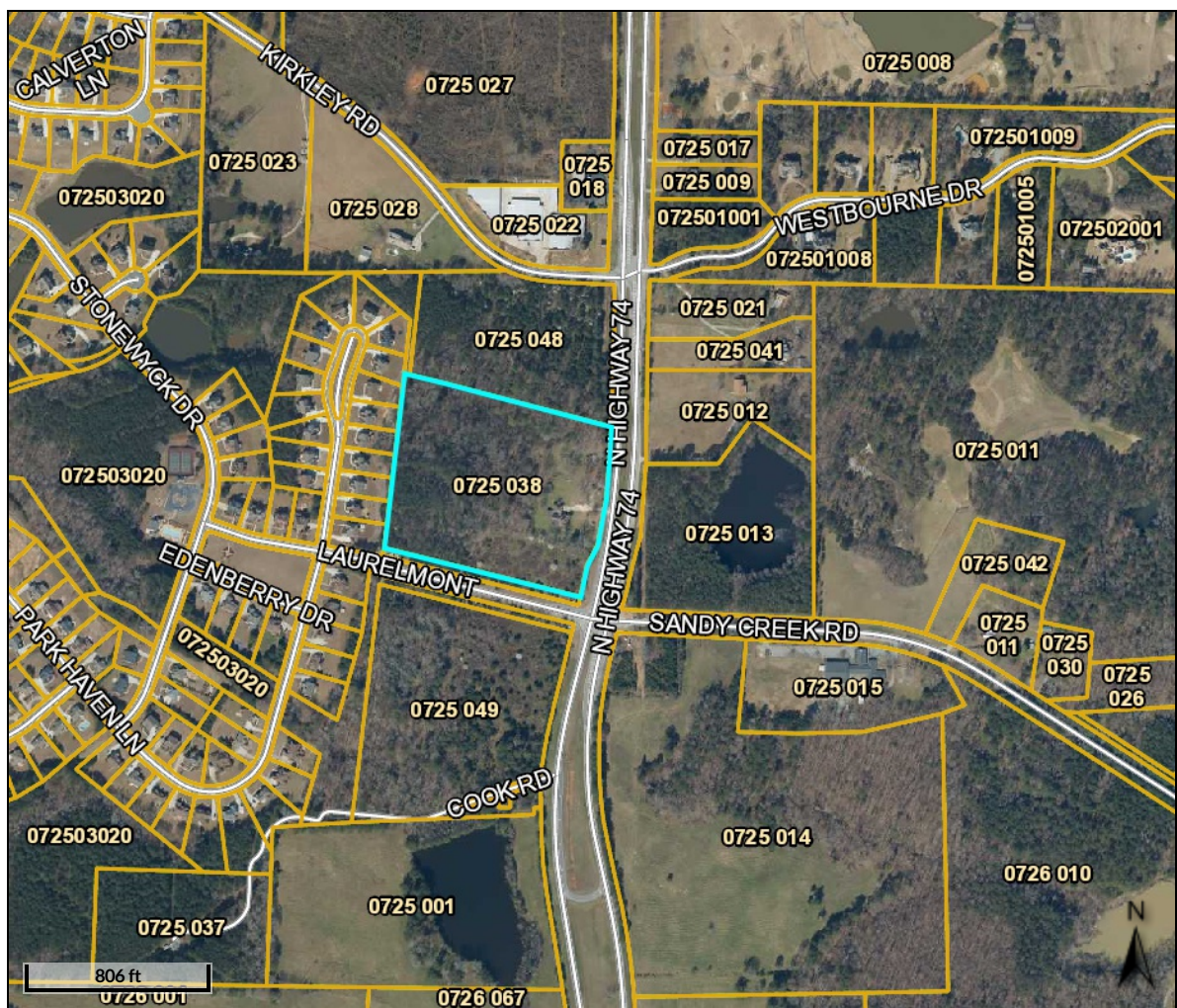
**COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY**

The proposed lot configuration is consistent with the Future Development Map which places this property within the Community Gateway Character area which encourages high traffic management, architectural, and landscaping standards. Staff has received GDOT preliminary approval of a curb cut along SR-74 which was requested as part of a previous review. Such preliminary approval satisfies staff's concerns regarding access management.

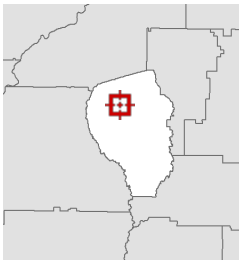
**ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT**

This plat is consistent with the Town's zoning and subdivision regulations.





Overview



Legend

-  Parcels
-  Addresses
-  Roads

Parcel ID	0725 038	Alternate ID	00003203	Owner Address	A BETTER WAY MINISTRIES INC
Sec/Twp/Rng	00000-000-	Class	R4		320 DIVIDEND DRIVE
Property Address	1862 HIGHWAY 74 N	Acreage	15		PEACHTREE CITY, GA 30269
District	03				
Brief Tax Description	15 ACRES HWY 74				

(Note: Not to be used on legal documents)

Date created: 7/13/2022  
Last Data Uploaded: 7/13/2022 6:04:35 AM

Developed by 



# Town of Tyrone Zoning Map

**Tyrone Online Zoning  
Map\_WFL1 - Highway 74  
Overlay District**



**Tyrone Online Zoning  
Map\_WFL1 - Roads**



**Tyrone Online Zoning  
Map\_WFL1 - Zoning  
Districts**



A-R



CR-2



CR-3



R-20



R-18



R-12



DR



RMF



M-H-P



O-S



Updated 02/2021

300ft

Coweta County, Maxar



THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

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 (O.C.G.A.) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

## SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- x—x— WIRE FENCE LINE
- o—o— CHAINLINK FENCE LINE
- · — · — CREEK LINE
- — — — — OVERHEAD POWER LINE
- · — · — GAS LINE
- · — · — WATER LINE
- — — — — PROPERTY LINE
- · — · — ADJACENT LOT LINE
- · — · — LAND LOT & COUNTY LINE
- ASPHALT AREA
- CONCRETE AREA
- STONE AREA

## REFERENCES &amp; NOTES

CURRENT OWNER:  
A BETTER WAY MINISTRIES, INC.

DEEDS:  
DB 5421 PG 721

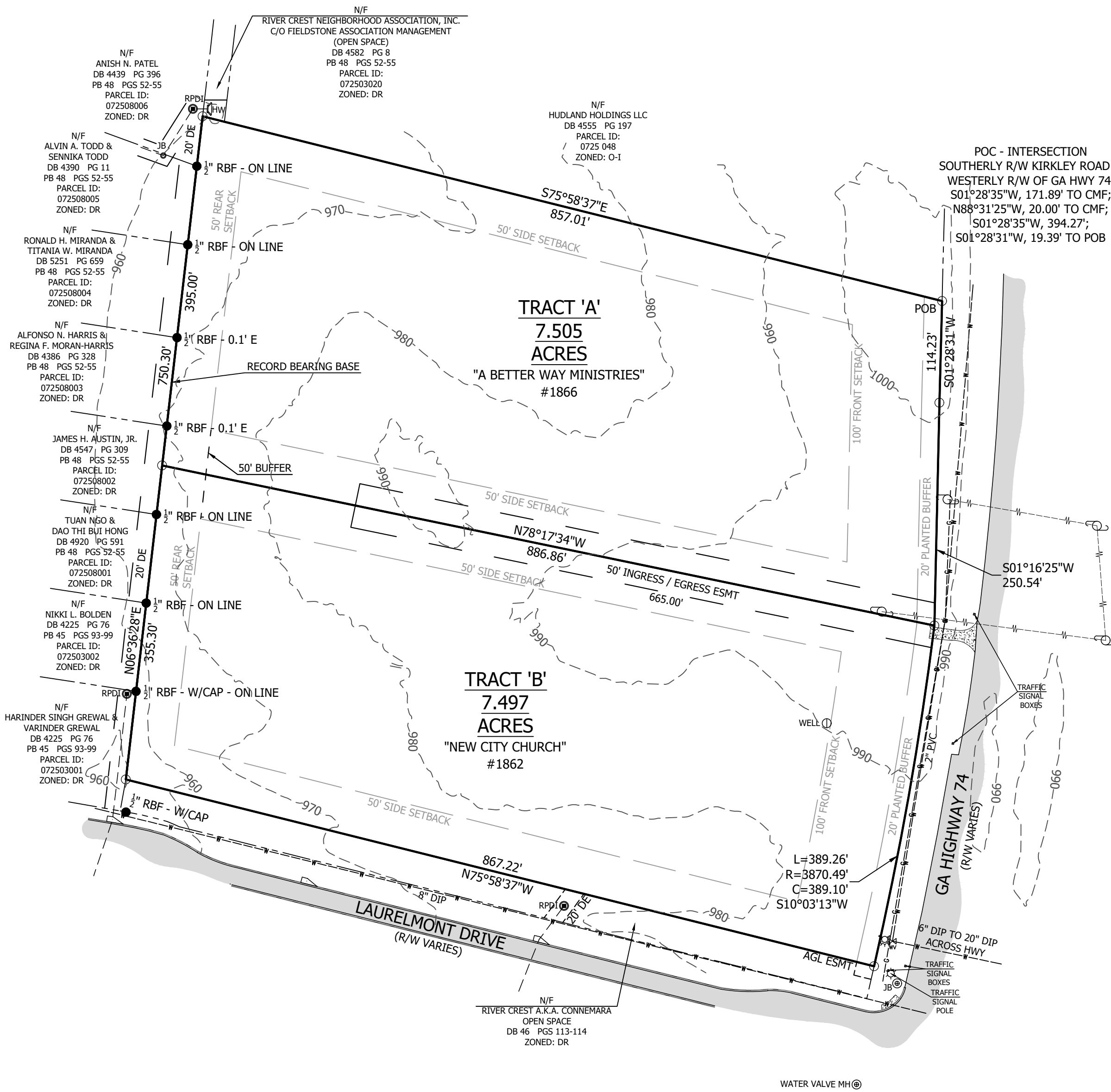
PARCEL ID: 0725 038

## NOTES

- SUBDIVIDER:  
A BETTER WAY MINISTRIES, INC.  
JOHN BARROW  
320 DIVIDEND DRIVE  
PEACHTREE CITY, GA 30269  
PHONE: 770-631-6202  
EMAIL: john@abetterwayministries.com
- TAX PARCEL NO. 0725 038
- NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAP 13113C0014E, DATED 9/26/2008.
- ZONING INFORMATION  
CURRENT ZONING: A-R (AGRICULTURAL) HWY 74 OVERLAY DISTRICT  
SETBACKS:  
MIN. FRONT YARD: 100' (MAJOR THOROUGHFARE)  
MIN. SIDE YARD: 50'  
MIN. REAR YARD: 50'  
MINIMUM LOT AREA: 3.0 ACRES  
MAXIMUM BUILDING HEIGHT: 35'  
MINIMUM AREA PRINCIPAL STRUCTURE: 1,200 SF  
MINIMUM LOT WIDTH AT BUILDING LINE: 250'
- SETBACKS, BUFFERS, AND DEVELOPMENT REGULATIONS REFLECTED ON THIS PLAT/SURVEY ARE CONSISTENT WITH THE ZONING AND ORDINANCES OF THESE PROPERTIES AT THE TIME OF RECORDING. PROPERTY SETBACKS, BUFFERS, AND DEVELOPMENT REGULATIONS ARE SUBJECT TO CHANGE IF ZONING OR TOWN ORDINANCES PERTAINING TO THESE PROPERTIES ARE AMENDED.
- POTABLE WATER PROVIDED BY FAYETTE COUNTY WATER SYSTEM. WATER CONNECTION WILL BE ALLOWED ON EXISTING 20" DIP WATER MAIN ALONG EAST SIDE OF GA HWY 74 OR 8" DIP WATER MAIN ALONG LAURELMONT DRIVE.
- SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
- NO WETLAND AREAS ARE PRESENT ON THIS SITE PER NATIONAL WETLAND INVENTORY MAP OR FAYETTE COUNTY GIS.
- NO STATE WATERS ARE PRESENT ON THIS SITE.
- 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.
- BOTH PROPERTIES ARE LOCATED IN A SIGNIFICANT GROUNDWATER RECHARGE AREA PER THE GA DNR HYDROLOGIC ATLAS 18 (1989 EDITION).

## LOT TABLE

ITEM	SQUARE FEET	ACRES
TRACT 'A'	326,902	7.505
TRACT 'B'	326,555	7.497
STREETS	0	0
GREEN BELT	0	0
TOTAL	653,457	15.002



## VICINITY MAP (NTS)



# SES

ENGINEERING  
PLANNING  
SURVEYING

"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

SCANLON ENGINEERING SERVICES, INC.

221 EAST BANK STREET  
GRiffin, GEORGIA 30223  
PHONE: (678) 967-2051 www.scanloneg.com

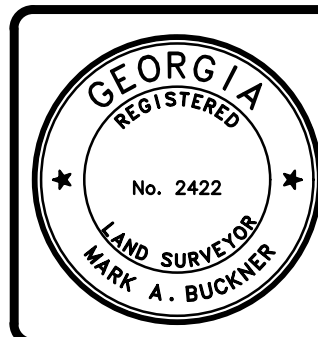
★ L.S.T. 00089 ★

FINAL PLAT FOR

## A BETTER WAY MINISTRIES, INC.

LOCATED IN LAND LOT 114 OF THE 7th DISTRICT,  
TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		



## FINAL PLAT

Review by: MAB	Drawn by: JWS
Project #: S210421474	Date: 1/27/2022

## SHEET TITLE

418D

SHEET # 01 OF 01

## FINAL PLAT APPROVAL

I hereby certify that the design and layout of the proposed lots, blocks, streets, and other planned features included in this Final Plat have been prepared by me or under my direct supervision.

Fayette County Health Department	Date
Town Engineer	Date
Mayor	Date
Town Clerk	Date

## OWNER'S ACKNOWLEDGEMENT

I, the undersigned, certify that as the legal owner of the subject property, I hereby authorize the submittal of this final plat for my property.

Owner 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 Final Plat have been prepared by me or under my direct supervision.

Mark A. Buckner GA RLS 2422 Date

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.

Mark A. Buckner GA RLS 2422 Date



## PLAT CERTIFICATION:

The field data, completed on 12/16/21, upon which this plat is based has a closure precision of one foot in 79,013 feet and an angular error of 03" per angle point and was unadjusted. This plat has been calculated for closure and is found to be accurate within one foot in (Tract 'A') 456,786 feet, (Tract 'B') 552,509 feet.  
The linear and angular measurements shown on this plat were obtained using a Geomax Robotic total station.



**From:** [Joey Scanlon](#)  
**To:** [Mark Buckner](#)  
**Subject:** FW: A Better Way Ministries-GDOT Driveway Permit  
**Date:** Friday, April 29, 2022 2:35:46 PM  
**Attachments:** [image016.png](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[A Better Way 4-29-22.pdf](#)

Sincerely, Joey

Michael J. Scanlon, PE  
Vice President

Scanlon Engineering Services, Inc.  
221 E. Bank Street  
Griffin, Georgia 30223  
Cell Phone - 678-618-3665  
Office Phone - 678-967-2051  
website - [www.scanloneng.com](http://www.scanloneng.com)

**From:** Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>  
**Sent:** Friday, April 29, 2022 1:49 PM  
**To:** Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)>  
**Cc:** Mark Buckner <[mark@scanloneng.com](mailto:mark@scanloneng.com)>; John Barrow <[john@abetterwayministries.com](mailto:john@abetterwayministries.com)>  
**Subject:** RE: A Better Way Ministries-GDOT Driveway Permit

Joey,

The proposed subdivision of property is approved. However when applying for a GDOT encroachment permit a signed joint use driveway agreement will need to be provided for the proposed location of the driveway.

**Stanford Taylor**  
*Traffic Specialist III*



District 3 – Traffic Operations  
115 Transportation Blvd.  
Thomaston GA 30286  
706.646.7592 office

**From:** Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)>  
**Sent:** Friday, April 29, 2022 11:13 AM  
**To:** Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>  
**Cc:** Mark Buckner <[mark@scanloneng.com](mailto:mark@scanloneng.com)>; John Barrow <[john@abetterwayministries.com](mailto:john@abetterwayministries.com)>  
**Subject:** RE: A Better Way Ministries-GDOT Driveway Permit

Stanford

Attached is the proposed plat dividing the property into two tracts. Please let me know if GDOT approves the plat and proposed driveway location

Sincerely, Joey

Michael J. Scanlon, PE  
Vice President

Scanlon Engineering Services, Inc.  
221 E. Bank Street  
Griffin, Georgia 30223  
Cell Phone - 678-618-3665  
Office Phone - 678-967-2051  
website - [www.scanloneng.com](http://www.scanloneng.com)

**From:** Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>  
**Sent:** Friday, April 29, 2022 11:09 AM  
**To:** Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)>  
**Cc:** Mark Buckner <[mark@scanloneng.com](mailto:mark@scanloneng.com)>; John Barrow <[john@abetterwayministries.com](mailto:john@abetterwayministries.com)>  
**Subject:** RE: A Better Way Ministries-GDOT Driveway Permit

Good morning, Joey,

If there is a proposed subdivision of property into two tracts, this subdivision of property will have to be approved by GDOT since the parcel has frontage to a state route. Could you send me a plat with the proposed subdivision of property for approval?

**Stanford Taylor**  
*Traffic Specialist III*



District 3 – Traffic Operations  
115 Transportation Blvd.  
Thomaston GA 30286  
706.646.7592 office

**From:** Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)>  
**Sent:** Friday, April 29, 2022 10:28 AM  
**To:** Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>  
**Cc:** Mark Buckner <[mark@scanloneng.com](mailto:mark@scanloneng.com)>; John Barrow <[john@abetterwayministries.com](mailto:john@abetterwayministries.com)>  
**Subject:** RE: A Better Way Ministries-GDOT Driveway Permit

Stanford:

Good morning!

Thank you for responding to my request for driveway approval. Can you please send me an email stating GDOT will allow a driveway in the location shown on the concept plan? The City of Tyrone requires this so we can divide the property into Tract A & B as shown on the concept plan.

See my responses in red below to your questions.

Sincerely, Joey

Michael J. Scanlon, PE  
Vice President

Scanlon Engineering Services, Inc.

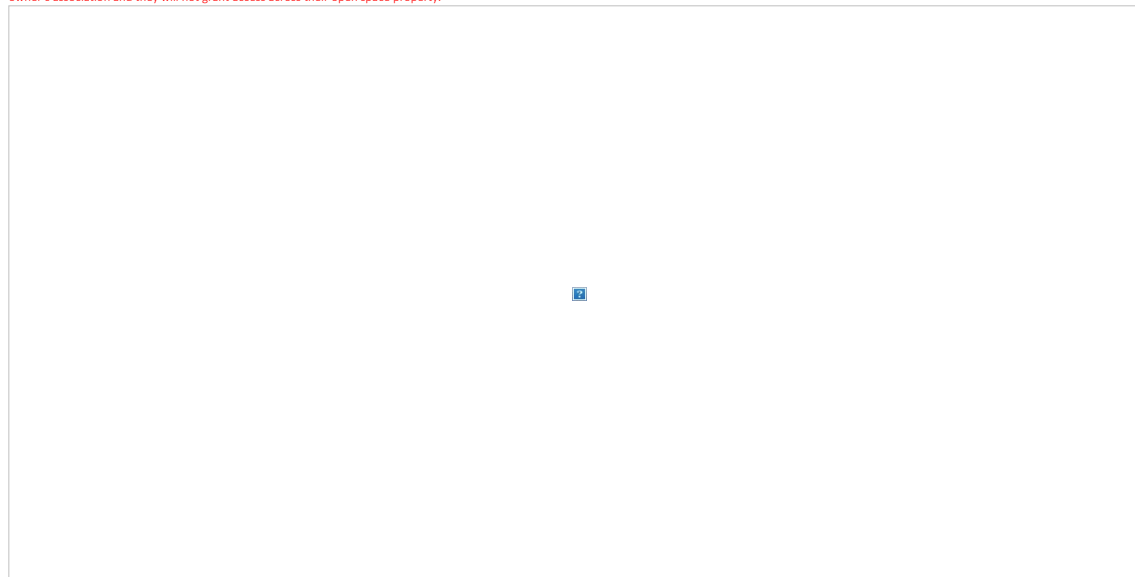
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Griffin, Georgia 30223  
Cell Phone - 678-618-3665  
Office Phone - 678-967-2051  
website - [www.scanloneng.com](http://www.scanloneng.com)

**From:** Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>  
**Sent:** Wednesday, April 13, 2022 11:22 AM  
**To:** Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)>  
**Cc:** Mark Buckner <[mark@scanloneng.com](mailto:mark@scanloneng.com)>; John Barrow <[john@abetterwayministries.com](mailto:john@abetterwayministries.com)>  
**Subject:** RE: A Better Way Ministries-GDOT Driveway Permit

Good afternoon, Joey,

There has been a discussion here in the traffic operations office concerning your conceptual layout for the Better Way Ministries church layout to be located north of the town of Tyrone and the proposed layout is acceptable to GDOT; however there are concerns that maybe you can answer, what will the 30,000 mixed use building be for? **Ministry. Thrift store. Light retail**

Has the option to have an access off of Laurelmont Drive been looked at? **Yes, that would be better but there is a strip of OPEN SPACE (see yellow hi-lite below) between the right of way and the property that is owned by the home the owner's association and they will not grant access across their open space property.**



When designing plans for an encroachment permit, design a right-in/right-out access with a decel lane for the posted speed limit of 55 MPH. **Will do**

If there is still a desire to meet in the field, contact me with a proposed date and time and I will make sure that you are on my calendar. I look forward to working with you on this project. **Currently I don't need to meet, thank you!**

<https://gpas.dot.ga.gov/>

**Stanford Taylor**  
*Traffic Specialist III*



District 3 – Traffic Operations  
115 Transportation Blvd.  
Thomaston GA 30286  
706.646.7592 office

**From:** Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)>  
**Sent:** Friday, April 8, 2022 6:55 PM  
**To:** Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>; Wilkerson, Donald <[dowilkerson@dot.ga.gov](mailto:dowilkerson@dot.ga.gov)>  
**Cc:** Mark Buckner <[mark@scanloneng.com](mailto:mark@scanloneng.com)>; John Barrow <[john@abetterwayministries.com](mailto:john@abetterwayministries.com)>  
**Subject:** RE: A Better Way Ministries-GDOT Driveway Permit

Stanford:

Attached is the concept plan. The proposed driveway is located >350' from the Laurelmont Drive radius return. Please review the driveway and let me know if you have time next Tuesday or Wednesday to meet on-site to make sure this driveway location will work.

Sincerely, Joey

Michael J. Scanlon, PE  
Vice President

Scanlon Engineering Services, Inc.  
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**From:** Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>  
**Sent:** Thursday, March 10, 2022 9:13 AM  
**To:** Wilkerson, Donald <[dowilkerson@dot.ga.gov](mailto:dowilkerson@dot.ga.gov)>; Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)>  
**Cc:** Mark Buckner <[mark@scanloneng.com](mailto:mark@scanloneng.com)>; John Barrow <[john@abetterwayministries.com](mailto:john@abetterwayministries.com)>  
**Subject:** RE: A Better Way Ministries-GDOT Driveway Permit

Joey,

It would be better to have a conceptual layout in hand to determine where your proposed access to SR 74 would be located. That being said from a quick review where this property is located, the proposed access should be located a minimum of 350 feet from the radius return of Laurelmont Drive and the egress of the proposed access, with the length being measured radius return to radius return, also the proposed access should not be located across from the newly constructed GDOT U-turn lane avoiding a potential access conflict (or someone exiting your site and trying illegally to gain access to the U-turn). If a site visit is desired I will not be available until the middle of next week.

Refer to the current edition of the GDOT Encroachment Manual when designing plans for a GDOT encroachment permit.

What will be property be developed into?? if you desire to discuss this review you can contact me at the phone number that is in my signature. I look forward to working with you on this project.

**Stanford Taylor**  
*Traffic Specialist III*

District 3 – Traffic Operations  
115 Transportation Blvd.  
Thomaston GA 30286  
706.646.7592 office

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**From:** Wilkerson, Donald <[dowilkerson@dot.ga.gov](mailto:dowilkerson@dot.ga.gov)>  
**Sent:** Wednesday, March 9, 2022 5:27 PM  
**To:** Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)>  
**Cc:** Mark Buckner <[mark@scanloneng.com](mailto:mark@scanloneng.com)>; John Barrow <[john@abetterwayministries.com](mailto:john@abetterwayministries.com)>; Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>  
**Subject:** Re: A Better Way Ministries-GDOT Driveway Permit

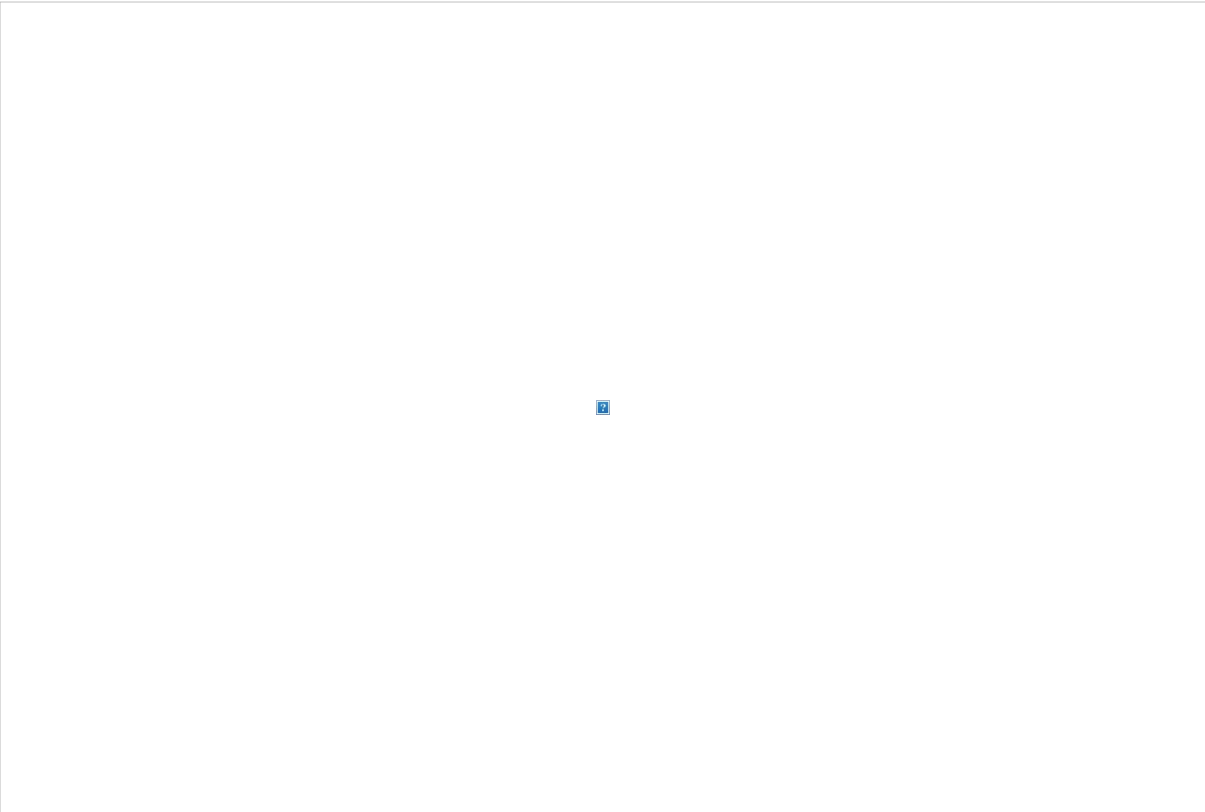
Joey,  
My co worker Stanford Taylor handles that area , I have copied him on this email .

Sent from my iPhone

On Mar 9, 2022, at 5:16 PM, Joey Scanlon <[joey@scanloneng.com](mailto:joey@scanloneng.com)> wrote:

Donald

Hello, I have a project in Tyrone, GA that requires a right in/right out driveway to GA Hwy 74.  
The pink arrow shown on the aerial below is the proposed approximate location for the driveway.  
I would like to meet on-site with you to discuss the driveway location.  
I have not completed a concept plan because I need to determine the driveway location before I do the concept plan.  
Do you have time to meet me next Tuesday (3/15/22) at 10:30 am on-site?



Sincerely, Joey

Michael J. Scanlon, PE  
Vice President

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