



PLANNING COMMISSION MEETING

July 25, 2024 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Joram Kiggundu, Commissioner

Jeff Duncan, Commissioner

Phillip Trocquet, Assistant Town Manager

Terry Noble, Commissioner

Brad Matheny, Vice Chairman

Patrick Stough, Town Attorney

AGENDA

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

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. April 25, 2024

IV. PRESENTATIONS & RECOGNITIONS

2. Recognition of Service for Planning Commissioner Scott Bousquet

V. PUBLIC HEARING

VI. NEW BUSINESS

3. Consideration to approve a site plan from applicant Brian Selleck for a 1.46 acre property at address 1500 Senoia Road. **Phillip Trocquet, Community Development**

VII. STAFF COMMENTS

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT



**PLANNING COMMISSION
MEETING MINUTES
April 25, 2024 at 7:00 PM**

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Scott Bousquet, Vice Chairman
Jeff Duncan, Commissioner
Phillip Trocquet, Town Planner

Carl Schouw, Commissioner
Brad Matheny, Commissioner
Patrick Stough, Town Attorney

Absent:

Jeff Duncan, Commissioner

Also Present:

Billy Campbell, Council Member
Gloria Furr, Council Member
Ciara Willis, Assistant Town Clerk

I. CALL TO ORDER

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

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Bousquet, Seconded by Commissioner Noble.

Voting Yea: Chairman Nebergall, Vice-Chairman Matheny.

III. APPROVAL OF MINUTES

1. April 11th, 2024

A motion was made to approve the April 11, 2024 minutes.

Motion made by Vice-Chairman Matheny, Seconded by Commissioner Bousquet.

Voting Yea: Chairman Nebergall, Commissioner Noble.

IV. PUBLIC HEARING

2. Consideration of a rezoning petition from applicant Clarendon Place, LLC to rezone a 32.949-acre tract with parcel number 0738-156 from C-1 (Community Commercial) to TCMU (Town Center Mixed-Use). **Phillip Trocquet, Community Development**

Mr. Trocquet shared that applicant Clarendon Place, LLC, on behalf of owner Brent Holdings, LLC, had applied for the rezoning of two tracts, 165 Palmetto Road and 172 Palmetto Road. He pointed out that there would be separate Public Hearings for parcel numbers 0738-156 and 0738-158, but he would present one staff report for both properties.

He then displayed a picture of parcel number 0738-156 on the screen. He noted that the tax map reflected several parcels, but the property was re-platted into a single 1-acre tract. The property was currently zoned C-1, and the proposed zoning was TCMU (Town Center Mixed-Use), which included 32.9 acres. This property's Future Land Use character area was split between In-Town Neighborhoods and Town Center designations. He stated that the surrounding zoning to the north of the property was Limited Use Residential (LUR), which included the Southampton subdivision. He added that the zoning to the south was Agricultural Residential (AR), R-12, R-18, and C-1. In addition, the zoning to the east was Agricultural Residential (AR), R-12, and R-18, and the zoning to the west was R-12 and R-18.

The petition included a conceptual development plan proposing 100 single-family detached lots and 22 townhome units at 2.3 units/acre total site density split between the two properties. The proposed development plan incorporated the R/W necessary for the Town's roundabout project, which was currently in land acquisition. He added that he would summarize some items related to the proposal, such as the Comprehensive Plan, ordinance compatibility, impact assessment, and staff recommendation.

He stated that these properties fell under the Comprehensive Plan's Town Center and In-Town Neighborhoods designations, encouraging downtown-oriented development patterns and street connections. Town Center emphasized commercial mixes, while In-Town Neighborhoods prioritized residential support for the Town Center. The goal was to create diverse uses connected by walkable pathways. Residential areas should avoid front-loaded garages and prioritize clustering homes to preserve open spaces. In addition, developments should include pedestrian, cyclist, and PTV connections, with traffic calming measures such as street trees integrated into the right-of-way design. The proposed development provided some open spaces, although not centrally planned. Multi-use paths, sidewalks, and street connections had been provided throughout the development, with speed tables proposed as traffic calming measures to support multi-use users on the roadway and path connections out of many cul-de-sacs towards existing and future facilities.

In terms of the Envision Tyrone Downtown Plan and its compatibility, the proposed development did provide the basic mobility framework as outlined in the downtown plan, with connectivity from Arrowood Road to Palmetto Road to Spencer Lane and a future street connection going south towards Senoia Road. This project favored a cul-de-sac design in terms of development.

He stated that some proposed architectural examples met the Comp Plan and the Envision Tyrone Downtown Plan standards. However, other examples reflected street-

facing garages that did not functionally pair with the district's build-to lines. Side-entry and rear-access homes were preferred.

The TCMU district encouraged walkable, mixed-use developments with residential components, subject to Council's approval. This proposal focused solely on residential development, comprising single-family detached lots and townhomes, falling below the maximum density of 4 units/acre at 2.3 units/acre. Lot sizes adhered to Sec. 113-137, with a mandated 75' undisturbed buffer adjoining AR, R-12, and R-18 zoning districts. The development contributed to a connected Town Center network, as the ordinance requires. While cul-de-sacs were discouraged, most included in this plan feature multi-use access points for connectivity to existing and future path facilities.

He continued that the Town Center Overlay aimed to enhance architectural quality, pedestrian-friendly environments, and road connectivity. Requirements included architectural materials like brick, stone, and natural wood siding to reduce garage prominence. While some architectural examples met the criteria, those with front-loaded garages require alternative solutions to align with design standards.

Mr. Trocquet read the impact assessment:

1. **Will the zoning permit suitable uses with surrounding properties?** The surrounding area is predominately residential in nature. The TCMU district aimed to provide uses that are compatible with both residential and light-commercial areas. The development plan specific to this request is residential in nature, which is suitable for surrounding lots.
2. **Will zoning adversely affect adjacent properties?** It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact them, given the implementation of adequate screening, 75' buffering, and architectural standards as required by the TCMU and Town Center Overlay districts.
3. **Does the property have reasonable economic use as currently zoned?** Staff concludes that the northern property currently zoned, C-1 (Community Commercial) did have reasonable economic use as currently zoned as this is considered a higher-intensity zoning classification than TCMU. Staff concludes that the southern property, zoned AR (Agricultural Residential), does not have reasonable economic use as currently zoned given the future land use classification for the area as well as the higher intensity zoning that surrounds it. A market analysis provided confirms this assessment.
4. **Would the proposed zoning overburden existing infrastructure?** The proposed development plan notates a traffic impact of approximately 1,112 trips/day at buildout which would overburden the nearby Palmetto Road intersection at current conditions. The approximate number of trips per day was consistent with single-family residential homes. With the construction of the RAB at this location, it is staff's determination that the development would not affect the LOS of the intersection after the RAB construction. Sewer impact is estimated at 17,000 gpd which the Town currently had capacity to handle. This capacity was at a first-come-first serve basis and will only be reserved upon the approval of a final civil/site plan by Planning Commission.

He then noted that upon the Technical Review Committee review, comments were made regarding future environmental and architectural items that may conflict during the site/civil design process. He stated that the current lot configurations may conflict with runoff reduction standards for implementing best management practices. He added that current lot configurations may conflict with existing riparian buffer and tree protection requirements depending on where structures were sited on 2-3 lots.

He pointed out that staff did not consider adjustments to the layout a feasibility constraint for meeting the above standards. It was recommended that the applicant continue working with staff to develop the appropriate architecture for any lots considered for front-facing garages. He added that staff suggests addressing the above items during the civil/site design phase, as they would have minimal impact on the overall development. He noted that geotechnical or engineering work was not required for conceptual development plans during rezoning.

If the Planning Commission or Council desired to approve this rezoning request, staff recommended the following conditions: 1. The existing structures on 165 Palmetto Road be demolished prior to the issuance of a land disturbance permit. 2. The developer dedicates adjoining R/W of Palmetto Road, Spencer Lane, and Arrowood Road.

Chairman Nebergall invited the applicant to the podium to speak.

The applicant, Richard Ferry of Claredon Place, LLC, approached the podium. He presented a slide showing the location of both properties. The properties were on Palmetto Road's north and south sides, with frontage on Arrowood Road and Spencer Lane.

He noted that the main character of the property was the two existing commercial buildings that had been there since 2005. Mr. Trocquet clarified that they had been constructed since 2007 or 2008. Mr. Ferry then stated that his company acquired the property in 2018 and wanted to rezone the two buildings to meet the current zoning, which was C-1. The primary objective at the time was to get a use out of the property that was adequate for the upgrade cost it would require. He added that a site plan was presented to the Planning Commission and approved.

At that time, the first step was to market the two buildings. He stated that there was only minimal commercial interest in the property. He added that his company realized commercial use was not viable, so they pivoted their plans to reflect residential use. He then stated that the current request to the Planning Commission was to rezone the northern tract from C-1 to TCMU and the southern tract from (AR) to TCMU. He added that TCMU was a logical fit for both properties.

He pointed out that his company looked at the properties' topography. The design plan aimed to include as many TCMU requirements as possible. He noted that several elements, such as runoff reduction, could not be determined at this phase in the zoning process but would be determined as they went through the process. He shared that the design plans were revised after meeting with town staff due to the proposed traffic circle, which caused several lots to be removed from the development plan.

He then shared architectural renderings of townhomes with different characteristics on the screen that were proposed to front Arrowood Road. There were 22 units proposed for this project. He commented on the 1,500 sq. ft. minimum requirement, but some of the units for this development plan would far exceed that requirement. In addition, he displayed several types of single-family homes previously built in other developments to give the Planning Commission an idea of what was planned for this project. He pointed out that the goal was to run a driveway along the side of the homes so the garage entry was on the side or rear of the homes. However, sometimes, that could not be achieved due to many factors, such as topography and easement. If that was not possible, he proposed that garages be recessed or architectural features around the garage doors be created to enhance the homes aesthetically. He noted that he would work with town staff on the architectural requirements.

Chairman Nebergall opened the public hearing for anyone who wished to speak in favor of the item.

Chad Floyd, a long-time Tyrone resident, spoke in support of the development. He expressed that the current site had been an eyesore for many years, and he was glad someone was taking the initiative to improve the property. He added that the proposed project would greatly benefit our community and looked forward to approval.

Chairman Nebergall opened the public hearing for anyone who wished to speak in opposition to the item.

Kelly Stavely stated that the development would be beneficial in dealing with the property's eyesore, but she had reservations regarding its intentions. She expressed concern about whether the homes would be mainly rental properties or owned by property owners. She then added that she would support the project if it were developed as it was proposed.

Gary Chapo, who lives on Arrowood Road, shared that he opposed the project. He mentioned that he had lived in Tyrone since 1986, and the Town needed to tackle sewage and waste issues adequately. He inquired whether a soil or water analysis had been done on the property because body and repair shops were businesses in the late 1980s. He was concerned about how the soil would be remediated before homes were built.

Jennifer Morath, who lives on Palmetto Road, spoke next. She shared that she and her husband were against the proposal. The density that would come from the project would impact the area significantly. She mentioned that many people, including herself, moved to Tyrone because it was quaint but would no longer be if the development was approved. In addition, it would reduce property value and negatively change Tyrone.

Dena Cowan, who lives on Arrowood Road, expressed concerns regarding the proposal to rezone the tracts. Her concerns centered around the community character in the Comp Plan, such as the loss of Tyrone's unique small-town atmosphere, the loss of natural habits, and the loss of Tyrone's high quality of life. She then read several sections from the Comp Plan, which included general questions, housing, and transportation. She

mentioned that the 1,100 potential daily trips would affect traffic on Arrowood Road. She stated that though she had concerns, she welcomed growth and progress but not at the expense of losing our unique and special hometown community.

Andrew Lerner expressed that he and his wife were opposed to the development. He shared that he had 12 years of experience in public safety on the federal, state, and local levels. He added that he worked for the Tyrone Police Department for about two years. Therefore, he did not believe the Town could handle the infrastructure as far as public safety was concerned with a drastic increase in population.

Shenna Morris, who lives on Castlewood Road, spoke next. She shared that her family moved to Tyrone because of its small-town community, which attracted her to the area. She supported some residential developments, but 122 units felt excessive. She emphasized that it was essential to consider the other developments around Tyrone, which would cause additional traffic flow issues.

Melanie Allen, who lives on Arrowood Road, spoke. She shared that she and her husband were long-time Tyrone residents and were raising two children. She noted that Mr. Ferry spoke with her that week regarding the plans for the development. She was concerned about the influx of people moving to the area. She mentioned the forest area in front of her home, which she wanted to keep. She added that her main concern was the townhomes, but she understood that progress was necessary. She then asked why the townhomes could not be built on Palmetto Road instead of Arrowood Road. She requested that the Planning Commission consider that suggestion.

Shawnee Dudley, who lives on Hedgewick Way, spoke next. She shared that her family moved from New York to Fayette County three years ago. She did not understand why the Town wanted that type of infrastructure in a small town neighborhood. She mentioned that the developers would build the neighborhoods but not live there. However, the residents would be left to deal with the residual impacts. She asked the Planning Commission to think about the unintended consequences on the community.

Rebecca Marosy, who lives on Alison Way, opposed the development. She suggested that potential residents be given opportunities to build homes on vacant lots so the Town could have good organic growth. She added that she liked the Town because it was unique. She added that the Town could still grow and progress by being true to its character.

Scott Hanes, who lives on Palmetto Road, spoke next. He shared that he lived in Tyrone for 35 years and raised his family. He noted that he lived in College Park, East Point, and Fairburn and believed the development would increase crime. He expressed that he was upset and did not want to move from Tyrone.

Jane Cruse, who lives on Tyrone Road, approached the podium to speak. She commented that the traffic had increased over many years, making it difficult for her to leave her driveway. She loved Tyrone but did not want that development in the area because of the traffic. She mentioned that the hole at the Palmetto Road/ Spencer intersection must be repaired. She also commented on the Tyrone Post Office.

Ildiko Gossett, who lives on Alison Way, spoke. She shared that she built her home in 2010 and felt Tyrone would be a beautiful place to raise a family. She added that she did not want Tyrone to lose its small-town character and did not like the direction in which it was moving. She did not support the increased traffic that the new development would cause.

Ann Wittenberg, who lives on Lincoln Road outside the Town limits, spoke next. She expressed her concerns regarding current traffic flow issues in the area and the additional traffic with the proposed development. She mentioned that her environmental engineer son-in-law told her nothing should be built on that property because the soil was toxic. She was against the development and hoped the project would not be approved.

Mr. Ferry was given the opportunity for rebuttal time.

Mr. Ferry stated that he would answer some of the questions posed by the citizens.

The first question was whether the properties would be rental-type homes. He stated they would not because his company did not build products for rent. They built fee-simple units to be sold to individuals only.

The next question addressed was about property values. He stated that the units would be costly and in the 500,000-plus range. He noted that when his company built subdivisions, they never saw property values decrease.

He pointed out that residents were the economic drivers of their downtowns. He added that his company could change some elements of their plans. He stated that the townhomes were not his idea. He reiterated his request for rezoning approval based on the current plan.

Chairman Nebergall clarified that they were the Planning Commission, not Council. In addition, they were appointed by Town Council and not elected officials.

Commissioner Noble inquired if the \$500,000 price point was for the townhomes or the single-family homes. Mr. Ferry stated that the townhomes would be less than the homes in the \$400,000 range.

Commissioner Noble pointed out that the TCMU zoning classification detailed mixed commercial and residential use. However, the proposal did not include a mix of commercial and residential use. Mr. Ferry reiterated that there was insufficient interest for commercial use when the property was initially marketed for several months.

Commissioner Noble then asked how the townhomes became part of the plans. Mr. Ferry stated that town staff recommended them, and they were not included in the original plans.

Commissioner Bousquet asked if commercial use could be incorporated into the plans instead of all residential units. Mr. Ferry stated that he found that area unmarketable for commercial use and insisted that he did not see it as a viable commercial property.

Commissioner Noble asked for clarification regarding the entry points for garages. Mr. Trocquet stated that it was mentioned in several places, such as the Comp Plan, Downtown Plan, and Town ordinances, to minimize the impact of garages on the streetscape. That could be done in various ways, such as through rear access, side access, or a recessed garage. Mr. Ferry mentioned that he wanted to minimize front access as much as possible. He added that the vast number of homes built would include a driveway along the side of the property.

Chairman Nebergall raised several concerns regarding this development. He stated that the townhomes should not be built on Arrowood Road and should instead be positioned on Palmetto Road. He added that he did not favor cul-de-sacs because they were overdone in the metro region. In his opinion, that was one of the reasons for the traffic issues, as traffic funneled into one or two main roads. He added that he liked grid patterns because they gave drivers several options to move from point A to point B. He also mentioned that the greenspace should be more centrally located instead of on the outskirts of the development. He noted that he could not support what was currently presented.

Vice-Chairman Matheny inquired if switching the townhomes from their proposed location to the other property would be considered. Mr. Ferry stated that it was an option.

Vice-Chairman Matheny then asked if a soil test had been done or if one would be completed. Mr. Ferry stated that his company dug on the site, but a formal environment study still needed to be completed.

Chairman Nebergall asked staff to answer the question regarding waste on the site from years ago. Mr. Trocquet stated there were historical elements on this property from previous owners. He added that there was an EPD hold on the property many years ago, but it had been lifted. Soil testing on that level would happen during the civil engineering and site plan processes. He noted that environmental remediation would be required before establishing any homes if something came to light. He added that those issues would be resolved during the development process.

Vice-Chairman Matheny asked if there would be any provisions in the HOA to anticipate short-term rentals. Mr. Ferry stated that short-term rental provisions would be a part of the covenant and in the 10-20% range. He added that short-term rentals were not the goal.

Vice-Chairman Matheny asked staff about the possibility of Tyrone Elementary School reopening if the project was approved. Mr. Trocquet stated that the Board of Education was waiting to reopen the school because there were not enough young families in the area. Vice-Chairman Matheny followed up by asking if the developer anticipated the type of demographics that included large or young families for the project. Mr. Ferry could

not definitively respond with accurate numbers. He added that his company was not creating an age-restrictive environment.

Chairman Nebergall commented on traffic at the Tyrone Road/Palmetto Road intersection. Though the planned roundabout would ease traffic at Spencer Lane and Arrowood Road, the other intersection would be affected. Mr. Ferry stated that the railroad was the most significant contributing factor.

Commissioner Noble mentioned that he had a follow-up question for staff. He then asked for clarification on whether the proposal met all of the elements of the Comp Plan. Mr. Trocquet stated that some aspects of the Comp Plan were met, but not all. He added that the proposal was under the density allowance and included multiple-use connections out of the cul-de-sacs. However, improvements could be made based on the Comp Plan and ordinance.

Attorney Stough stated that there would be two separate votes on the zoning petitions.

A motion was made to deny the rezoning petition from applicant Calrendon Place, LLC to rezone a 32.949-acre tract with parcel number 0738-156-from C-1 (Community Commercial) to TCMU (Town Center Mixed-Use).

Motion made by Chairman Nebergall, Seconded by Commissioner Bousquet.

Voting Yea: Commissioner Noble.

Voting Nay: Vice-Chairman Matheny.

3. Consideration of a rezoning petition from applicant Clarendon Place, LLC to rezone a 21.887-acre tract with parcel number 0738-158 from AR (Agricultural Residential) to TCMU (Town Center Mixed-Use). **Phillip Trocquet, Community Development**

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.

A motion was made to deny the rezoning petition from applicant Clarendon Place, LLC to rezone a 21.887-acre tract with parcel number 0738-158 from AR (Agricultural Residential) to TCMU (Town Center Mixed-Use).

Motion made by Commissioner Noble, Seconded by Commissioner Bousquet.

Voting Yea: Chairman Nebergall.

Voting Nay: Vice-Chairman Matheny.

V. NEW BUSINESS

VI. STAFF COMMENTS

Mr. Trocquet announced that a DDA's First Friday event would be on May 3 at Shamrock Park, and everyone was welcome to attend.

VII. COMMISSION COMMENTS

Chairman Nebergall asked for an update on the Tyrone Post Office. Mr. Trocquet stated it was a federal operation, and an estimated completion date was unknown.

Commissioner Bousquet inquired about the Shamrock Park improvement project. Mr. Trocquet stated that Council approved the master plan design of Shamrock Park. He added that the stage and pavilion project would be bid out once the projects next to Shamrock Park were completed.

Chairman Nebergall informed the audience that the Planning Commission made recommendations to Council and the two rezoning petitions would be on Council's May 16 agenda.

Commissioner Noble commented that he was happy to see citizens voice their opinions and concerns about the community.

VIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Bousquet, Seconded by Commissioner Noble.

The meeting adjourned at 8:42 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
1500 Senoia Road	Brian Selleck	072604009	C-2	N/A	Commercial Corridor	North: O-I South: C-2 East: C-2 West:C-1	N/A	1.46

SUMMARY & HISTORY

Applicant Brian Selleck has submitted an application for Site Plan approval for an approximately 10,600 s.f. multi-flex office/highway commercial building. The applicant’s submission includes a parking plan, bioretention area, and building area. The Town’s Technical Review Committee has substantively completed their review with no major outstanding items.

Staff recommends approval of this submission with the condition that all remaining minor 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 **Commercial Corridor** which encourages high quality commercial development with higher architectural considerations particularly for properties near SR-74. This property does not lie within the Quality Growth Overlay.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

The proposal is consistent with the Town’s zoning ordinance and site standards for C-2 zoning. No illegal or non-conforming issues are noted regarding the proposed site plan.

DRAWING TO BE PRINTED TO SCALE ON PAPER SIZE 24"X36" ONLY

PRELIMINARY

PROJECT NAME:

NEW STORAGE / OFFICE BUILDING

PROJECT SCOPE/DESCRIPTION:

NEW BUILDING 1 STORY IN OFFICE AREA
THE FINISHES ARE IN ACCORDANCE WITH NFPA 101 CODE

PROJECT OWNER

Brian Selleck
Boss Construction
1415 Senoia Rd. Suite B
Tyrone, GA 30290

TEL: (770)-652-6996

24 HOUR CONTACT:

Brian Selleck
TEL: (770)-652-6996

PROJECT ADDRESS

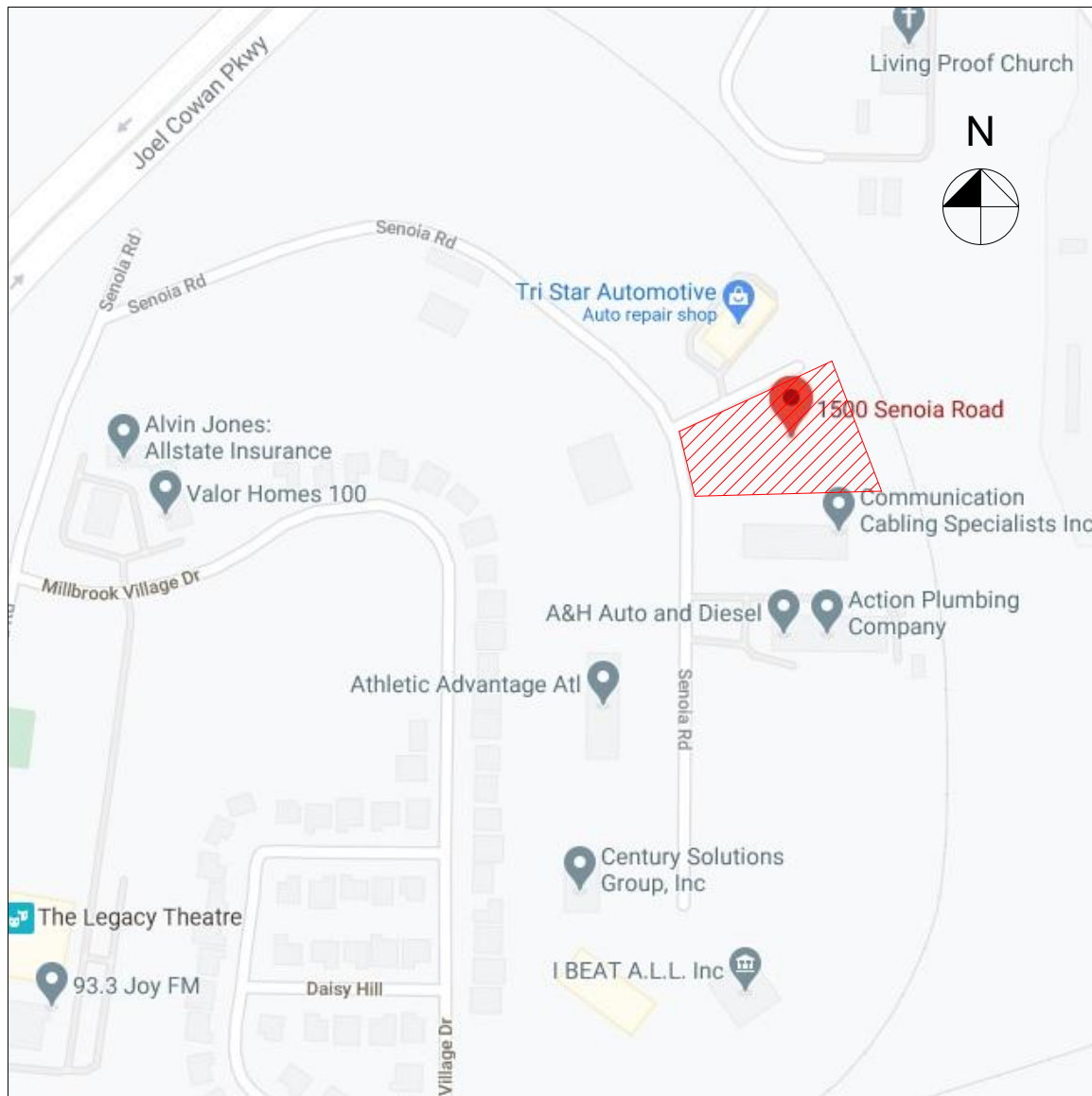
1500 Senoia Rd, Tyrone, GA 30213
Lot 14

ENGINEER:

Vest Engineering Inc.
Stephan Tremblay, PE
227 Sumac Trl, Woodstock, GA 30188

TEL: (404)-218-9579
stephan@vestengineering.com
www.vestengineering.com

VICINITY MAP

VEST
ENGINEERING INC.

227 SUMAC TRL,
WOODSTOCK, GA 30188
404-218-9579
www.vestengineering.com

THIS DRAWING IS AN INSTRUMENT
OF THE ENGINEER'S SERVICE FOR
USE SOLELY WITH RESPECT TO THE
PROJECT SHOWN AND MAY NOT BE
DUPLICATED OR USED WITHOUT
THE CONSENT OF ENGINEER.

ISSUES & REVISIONS

REV.01 7-9-24

Plan Review - Tyrone



GENERAL NOTES

SITE DATA:

EXISTING ZONING:
C-2 HIGHWAY COMMERCIAL DISTRICT

PROPERTY AREA = 63,844 sq ft OR 1.466 ac

TOTAL DISTURBED AREA = 54,685 OR 1.25 ac

LOT COVERAGE:

C-2 MAXIMUM HEIGHT OF STRUCTURE =35 ft / MAXIMUM BUILDING
SIZE FOOTPRINT= 30,000 sq ft :

IMPERVIOUS SURFACES PROPOSED:

OFFICE AREA: 2,292 sq ft
OPEN SHOP AREA: 8,401 sq ft
TOTAL FOOTPRINT BUILDING= 10,693 sq ft<30,000 sq ft OK

INTERIOR STREETS / SIDEWALK= 15,031 sq ft
GRAVEL REAR BUILDING= 6,276 sq ft
TOTAL PROPOSED IMPERVIOUS= 21,307 sq ft

CALCULATE LOT COVERAGE= 32,000 sq ft / 63,844 sq ft =0.50; 50%

CALCULATED OCCUPANT LOAD
(NFPA 101/TABLE 7.3.1.2)

BUSINESS USE: 150 GROSS
STORAGE USE: 300 GROSS

FINISHED INTERIOR AREAS:

OFFICE AREA: 2,292 sq ft/150= 16
OPEN SHOP AREA: 8,401 sq ft/300= 28
TOTAL: 10,693 sq ft = 44 PERSONS

CALCULATED PARKING

ARTICLE VIII. - TRAFFIC AND PARKING REQUIREMENTS, ORDINANCES
TYRONE

Sec. 113-211. - Off-street automobile parking

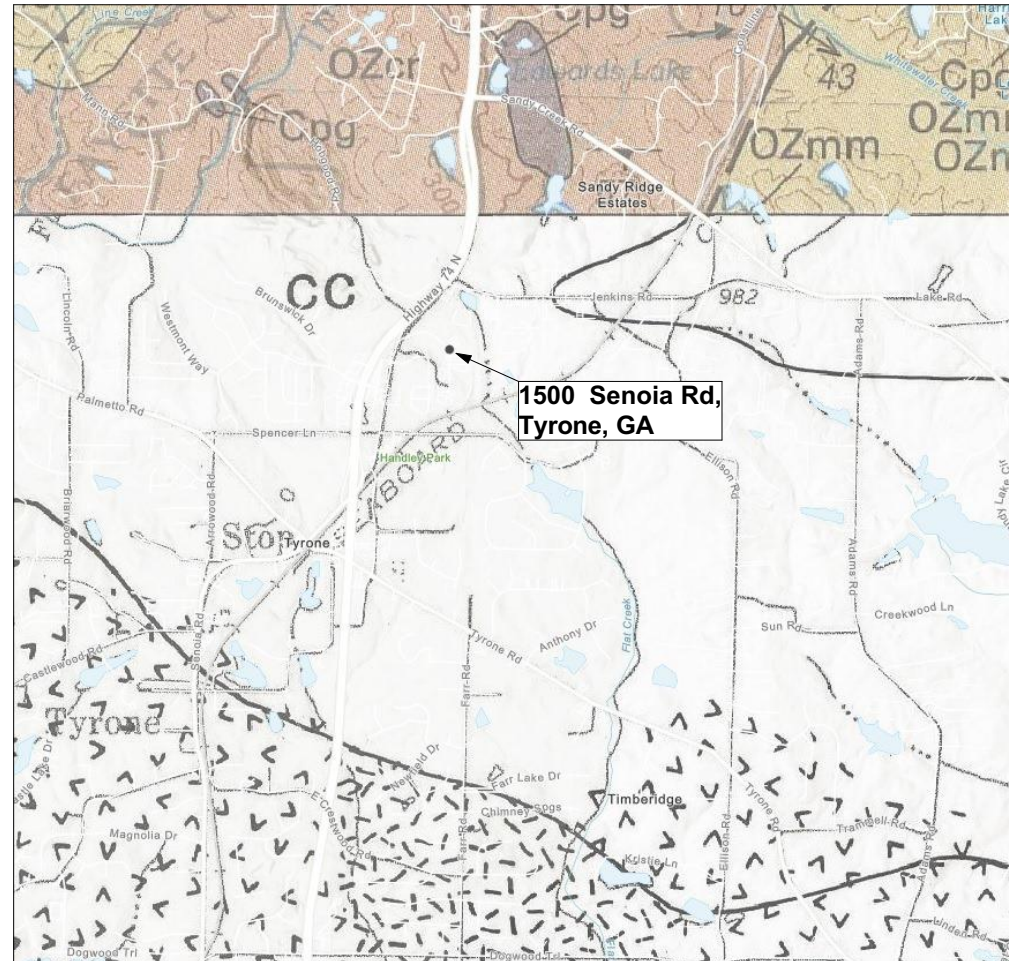
(i)(3) Business, professional offices and clinics. One space per 250 square
feet of gross floor area

(i)(23) Wholesale establishments or other similar uses. One space per 200
square feet of gross floor area devoted to sales or display plus two spaces per
2,000 square feet of gross storage area

OFFICE AREA= 2,292 sq ft/250= 9.17
OPEN SHOP AREA= 8,401 sq ft/2000= 4.20
TOTAL REQUIRED SPACE PARKING= 13.37 = 14

PROVIDED 21 + 1 ADA space= TOTAL 22 spaces

SIGNICANT GROUND-WATER RECHARGE AREAS OF GEORGIA



THE PROPERTY IS NOT LOCATED IN A SIGNICANT GROUND-WATER RECHARGE
AREAS OF GEORGIA BY HIDROLOGIC ATLAS 18.
REFERENCE: <https://ngmdb.usgs.gov/mapview>

CALCULATED CONSUMPTION PER OCCUPANT

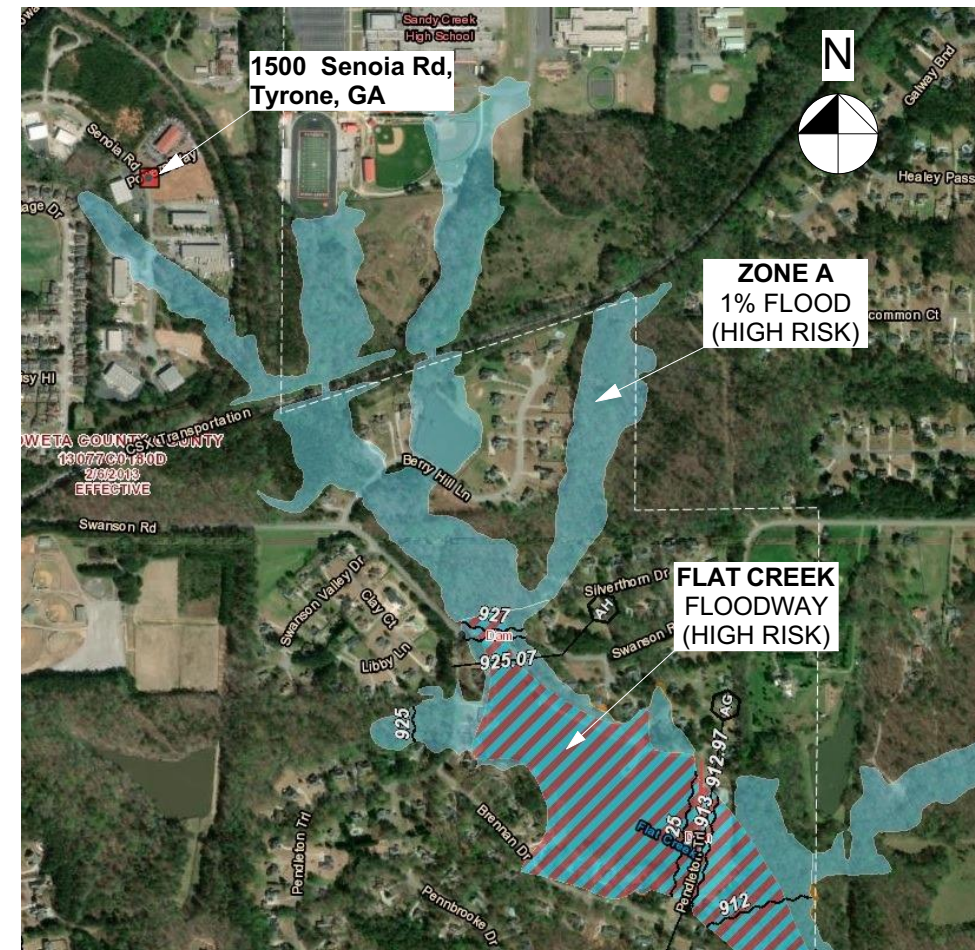
BUSINESS USE: 15 GPD
44 PERSONS X 15 GPD= 720 GPD

CHAPTER 16 ORDINANCES TYRONE
SEC. 16-28 GENERAL PROVISIONS
(h) Design limits on conventional septic tank systems.
MIN. SEPTIC TANK 750 GALLONS

CALCULATED SEPTIC:

ASSUME 1.55 PEAK RATE (VERIFY)
(1.55 x 720) / 3 ft WIDE TRENCH = 372 ft
30% REDUX (CHAMBERS) = 720 * .30 = 216R TRECH + 372 ft OF
RESERVE = 633 ft

FLOOD HAZARD MAP:



FLOOD HAZARD STATEMENT:
THE SITE IS LOCATED WITHIN A ZONE "X" AS DEFINED BY F.I.R.M
COMMUNITY PANEL NUMBER: 13113C0077E, Efective: 9/26/2008
FAYETTE COUNTY, GEORGIA.

DRAINAGE NOTES:

- THIS PARCEL IS PART OF A MASTER DEVELOPMENT THAT WAS DESIGNED, APPROVED AND CONSTRUCTED IN THE PAST.
- THE PREVIOUS MASTER DEVELOPMENT INCLUDED A MASTER DETENTION FACILITY THAT TREATED THE RUNOFF OF THE SITE IN THE FUTURE CONDITIONS.
- DUE TO THE DIFFICULTY OF OBTAINING OLD RECORDS, THE NEIGHBORING TRACTS WERE USED TO PROVIDE AN IMPERVIOUS AREA USED FOR EACH TRACT TO COMPARE WITH THE LOT COVERAGE USED ON THIS PROJECT.

PARCEL 1: PARCEL ID 072604005 LOCATED AT 1510 SENOIA ROAD IS APPROXIMATELY 1.43 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 1.01 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 70% OF THE TOTAL LOT AREA.

PARCEL 2: PARCEL ID 072605008 LOCATED AT 1520 SENOIS ROAD IS APPROXIMATELY 3.33 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 1.82 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 55% OF THE TOTAL AREA.

PARCEL 3: PARCEL ID 072605003 LOCATED AT 1545 SENOIA ROAD IS APPROXIMATELY 1.13 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 0.54 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 48% OF THE TOTAL LOT AREA.

- THIS PROPOSED DEVELOPMENT IS 1.466 ACRES AND PROPOSED IMPERVIOUS AREA OF 0.74 AC. LOT COVERAGE COMPRISES APPROXIMATELY 50% OF TOTAL LOT AREA.

APPLICABLE CODES:

ALL ALTERATIONS AND NEW EQUIPMENT INSTALLATIONS SHALL BE DONE IN CONFORMANCE WITH THE FOLLOWING CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2023), (2024)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)
- National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022), (2023)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
- For information and questions regarding the Life Safety Code (NFPA 101), IFC Georgia Amendments or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

SHEET INDEX:

- COVER SHEET
EXISTING SURVEY FOUR CORNERS SURVEYING
C-1.0 SITE PLAN
C-1.1 GRADING PLAN
C-1.2 BIORETENTION AREA PLAN
C-1.3 BIORETENTION AREA AND DETAILS
C-1.3.1 OVERFLOW STORM DRAIN INLET STANDARD DETAILS (NEW PLAN)
C-1.4 PROPOSED TREE PLAN
C-1.5 TREE PLANTING NOTES & STANDARD DETAILS (TYP.)
ESC-0 SOIL AND VEGETATION PLAN
ESC-1 EROSION & SEDIMENT CONTROL PLAN PHASE #1
ESC-2 EROSION & SEDIMENT CONTROL PLAN PHASE #2
ESC-3 PRE-DEVELOPMENT DRAINAGE AREA
ESC-4 POST-DEVELOPMENT DRAINAGE AREA
ESC-5 EROSION & SEDIMENT CONTROL GENERAL NOTES AND NPDES NOTES
ESC-6 NPDES NOTES AND NPDES CHECKLIST
ESC-7 EROSION & SEDIMENT CONTROL STANDARD DETAILS
ESC-8 EROSION & SEDIMENT CONTROL STANDARD NOTES
ESC-9 SEDIMENT DETENTION POND CALCULATION AND DETAILS

ABBREVIATIONS:

F.V. = FIELD VERIFY
H.P. = HIGH POINT

PROJECT:

New Office Building
1500 Senoia Rd, Tyrone,
Land Lot 116 of the 7th Land District
Fayette County, GA 30213

CONTENTS:

COVER SHEET

DATE:
5-17-24

SHEET No:

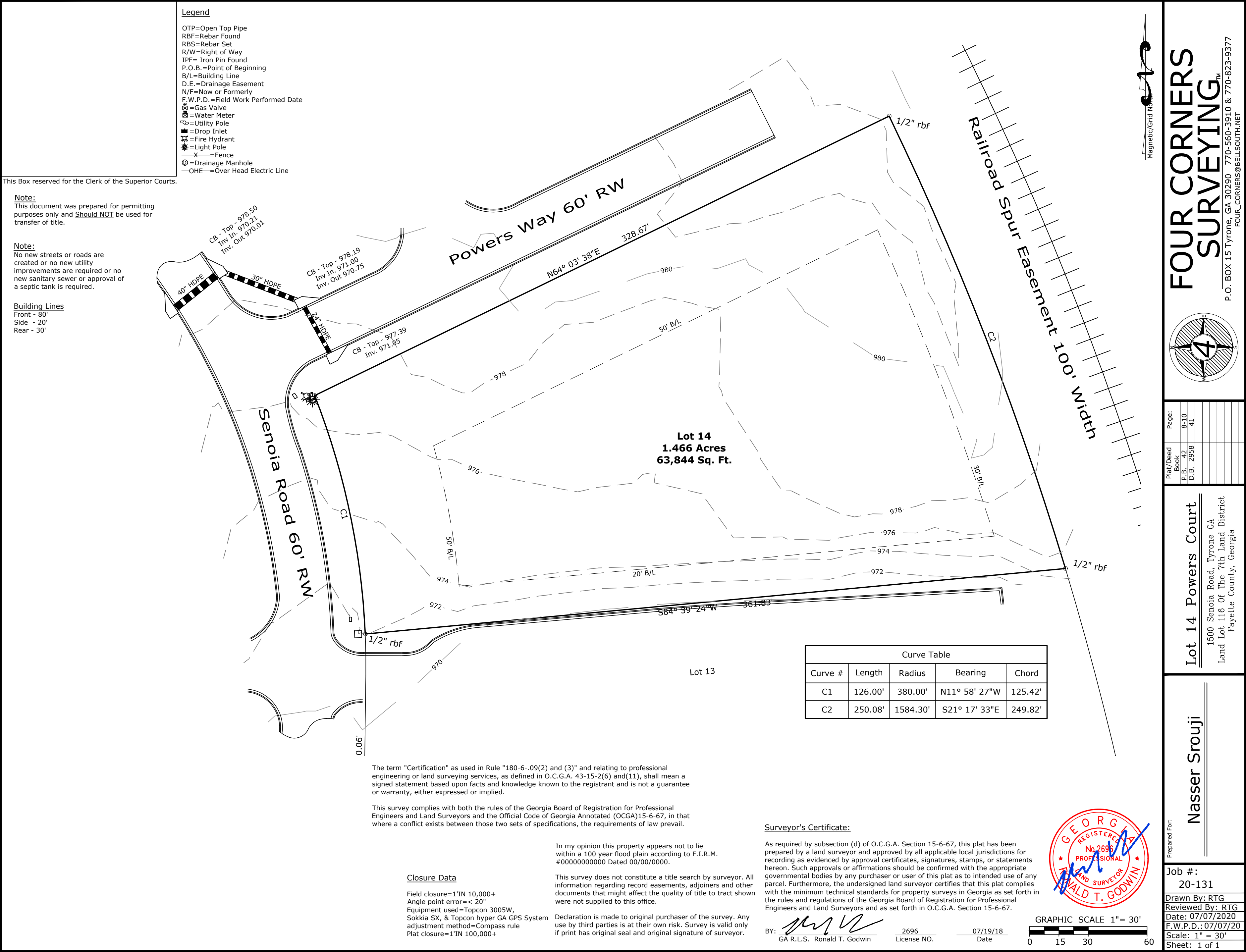
COVER

OF:

SHEETS:

PRELIMINARY

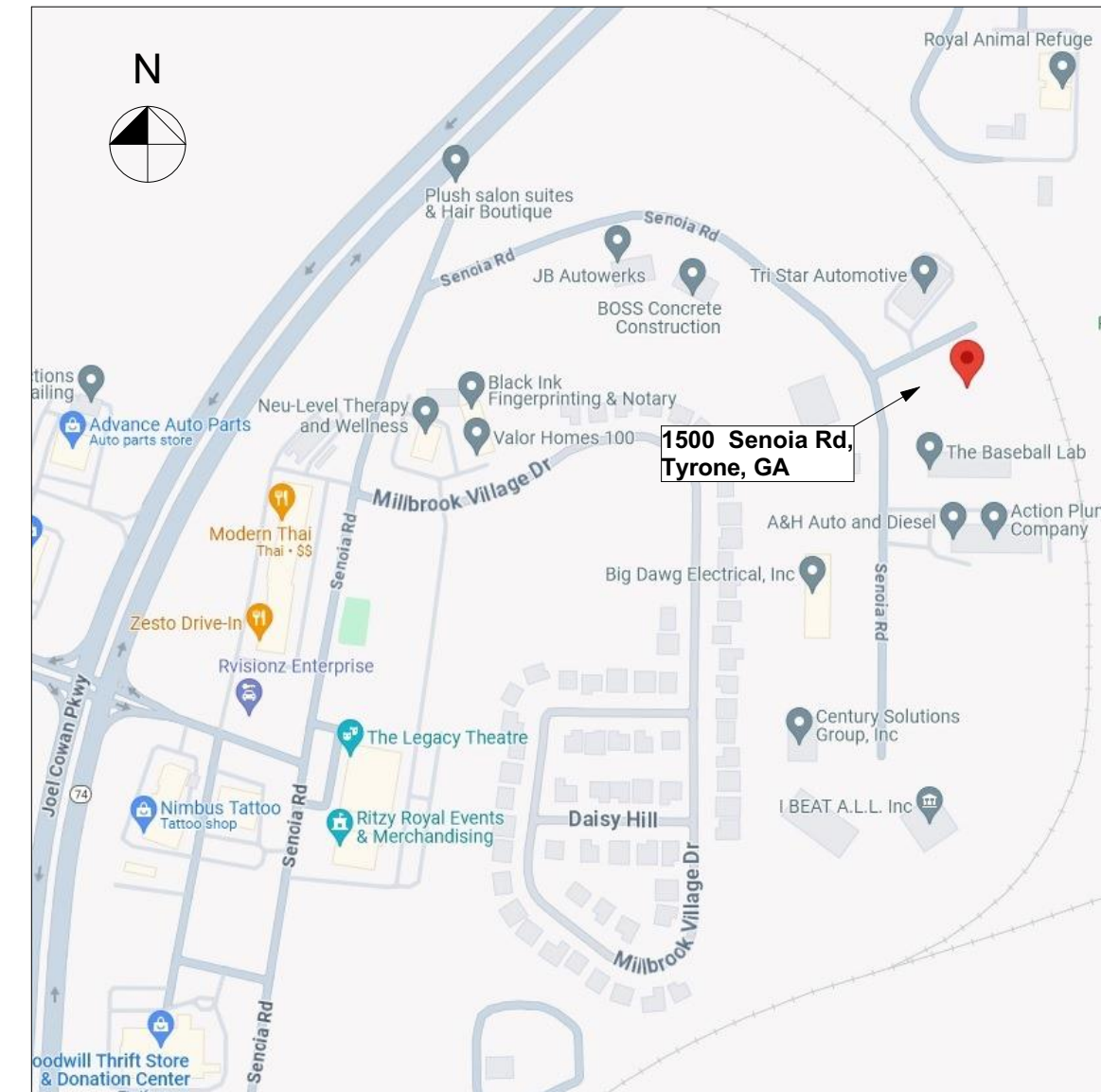
DRAWING TO BE PRINTED TO SCALE ON PAPER SIZE 24"X36" ONLY



DRAWING TO BE PRINTED TO SCALE ON PAPER SIZE 24"X36" ONLY

PRELIMINARY

VICINITY MAP



SITE DATA:

EXISTING ZONING:
C-2 HIGHWAY COMMERCIAL DISTRICT

PROPERTY AREA = 63,844 sq ft OR 1.466 ac

TOTAL DISTURBED AREA = 40,000 OR 0.92 ac

LOT COVERAGE:

C-2 MAXIMUM HEIGHT OF STRUCTURE = 35 ft / MAXIMUM BUILDING
SIZE FOOTPRINT = 30,000 sq ft:

IMPERVIOUS SURFACES PROPOSED:

OFFICE AREA: 2,292 sq ft
OPEN SHOP AREA: 8,401 sq ft
TOTAL FOOTPRINT BUILDING = 10,693 sq ft < 30,000 sq ft OK
INTERIOR STREETS / SIDEWALK = 15,031 sq ft
GRAVEL REAR BUILDING = 6,276 sq ft
TOTAL PROPOSED IMPERVIOUS = 21,307 sq ft

CALCULATE LOT COVERAGE = 32,000 sq ft / 63,844 sq ft = 0.50; 50%

CALCULATED OCCUPANT LOAD
(NFPA 101/TABLE 7.3.1.2)

BUSINESS USE: 150 GROSS
STORAGE USE: 300 GROSS

FINISHED INTERIOR AREAS:

OFFICE AREA: 2,292 sq ft/150 = 16
OPEN SHOP AREA: 8,401 sq ft/300 = 28
TOTAL: 10,693 sq ft = 44 PERSONS

CALCULATED PARKING

ARTICLE VIII. - TRAFFIC AND PARKING REQUIREMENTS, ORDINANCES
TYRONE

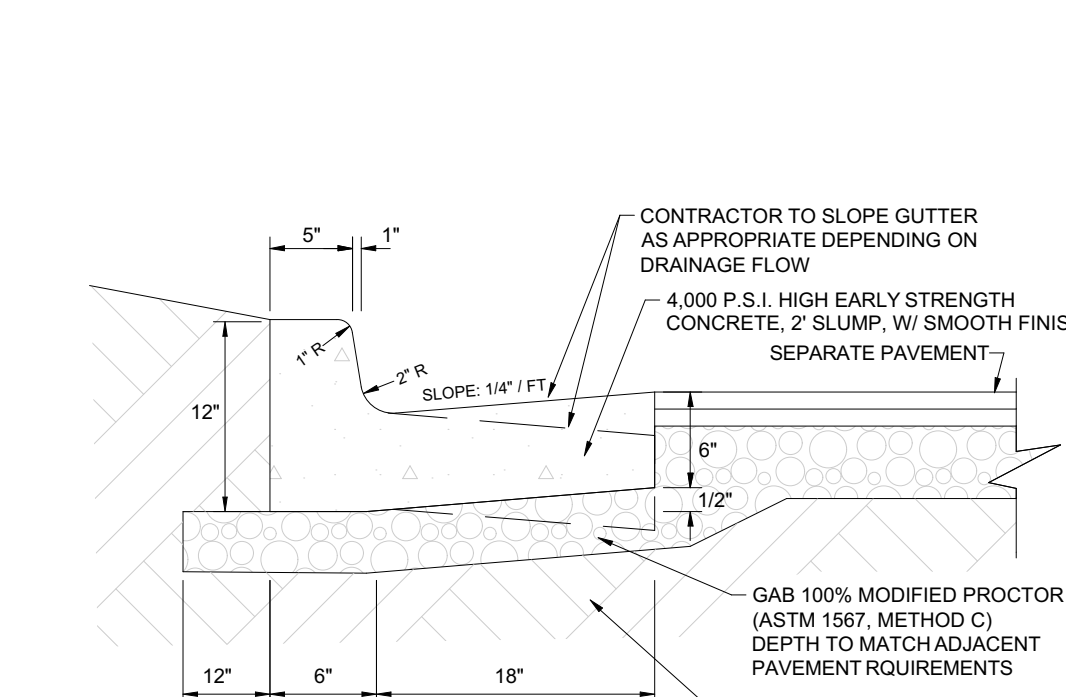
Sec. 113-211. - Off-street automobile parking

(i)(3) Business, professional offices and clinics. One space per 250 square feet of gross floor area

(i)(23) Wholesale establishments or other similar uses. One space per 200 square feet of gross floor area devoted to sales or display plus two spaces per 2,000 square feet of gross storage area

OFFICE AREA = 2,292 sq ft/250 = 9.17
OPEN SHOP AREA = 8,401 sq ft/2000 = 4.20
TOTAL REQUIRED SPACE PARKING = 13.37 = 14

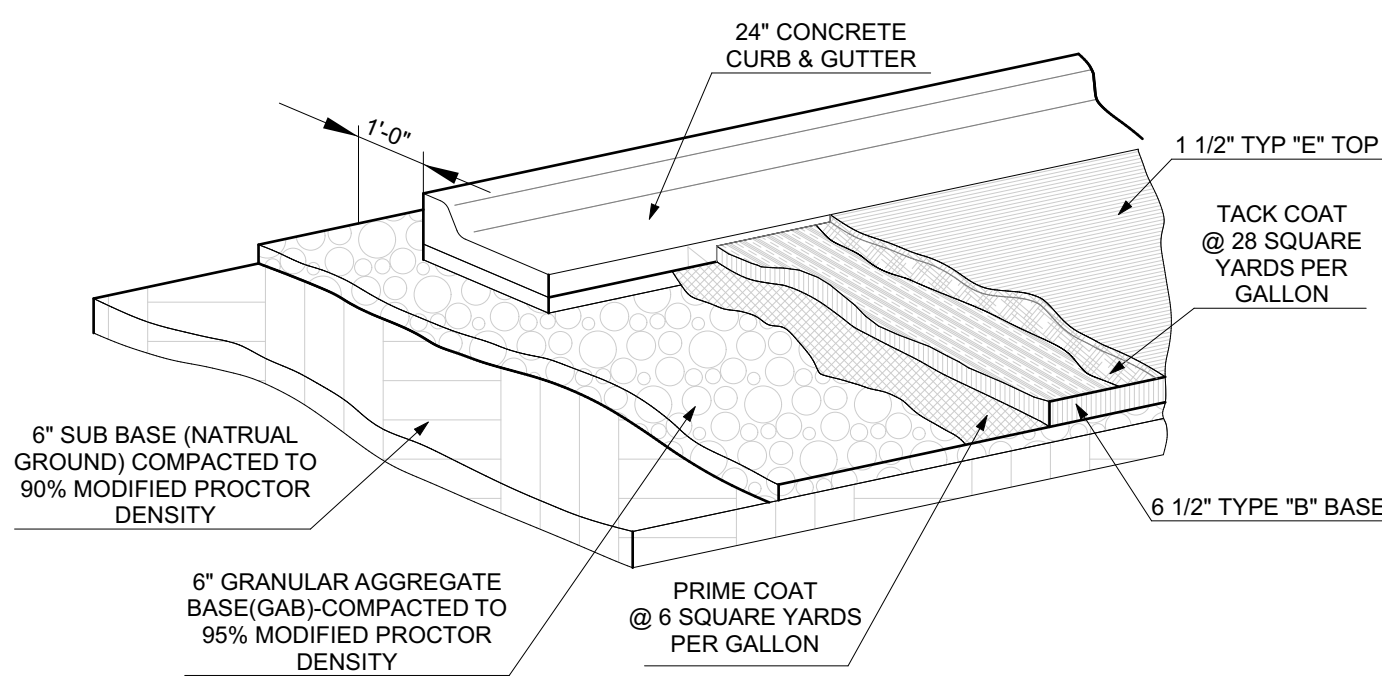
PROVIDED 21 + 1 ADA space = TOTAL 22 spaces



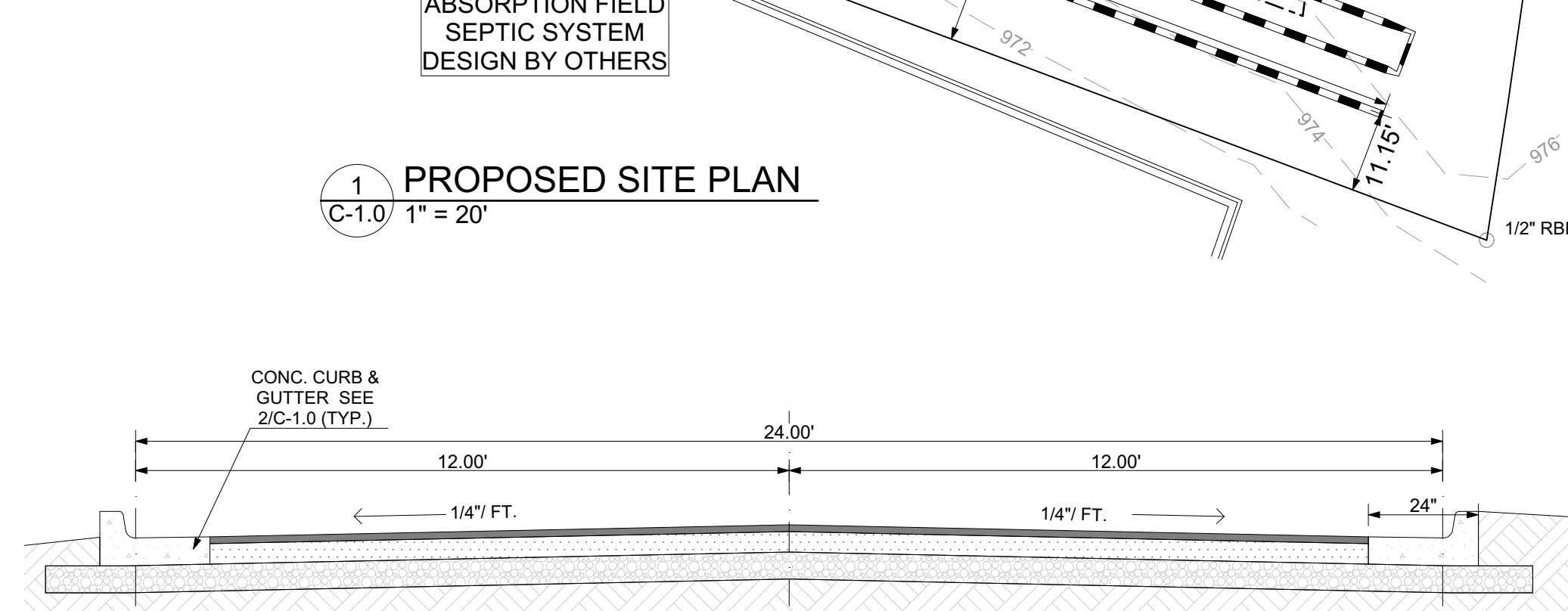
NOTES:

EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS. MAX. DIST BETWEEN CONTROL JOINTS - 25 FT.

COMPACTED SUBGRADE 98% STANDARD PROCTOR DENSITY OF UPPER 12 INCHES



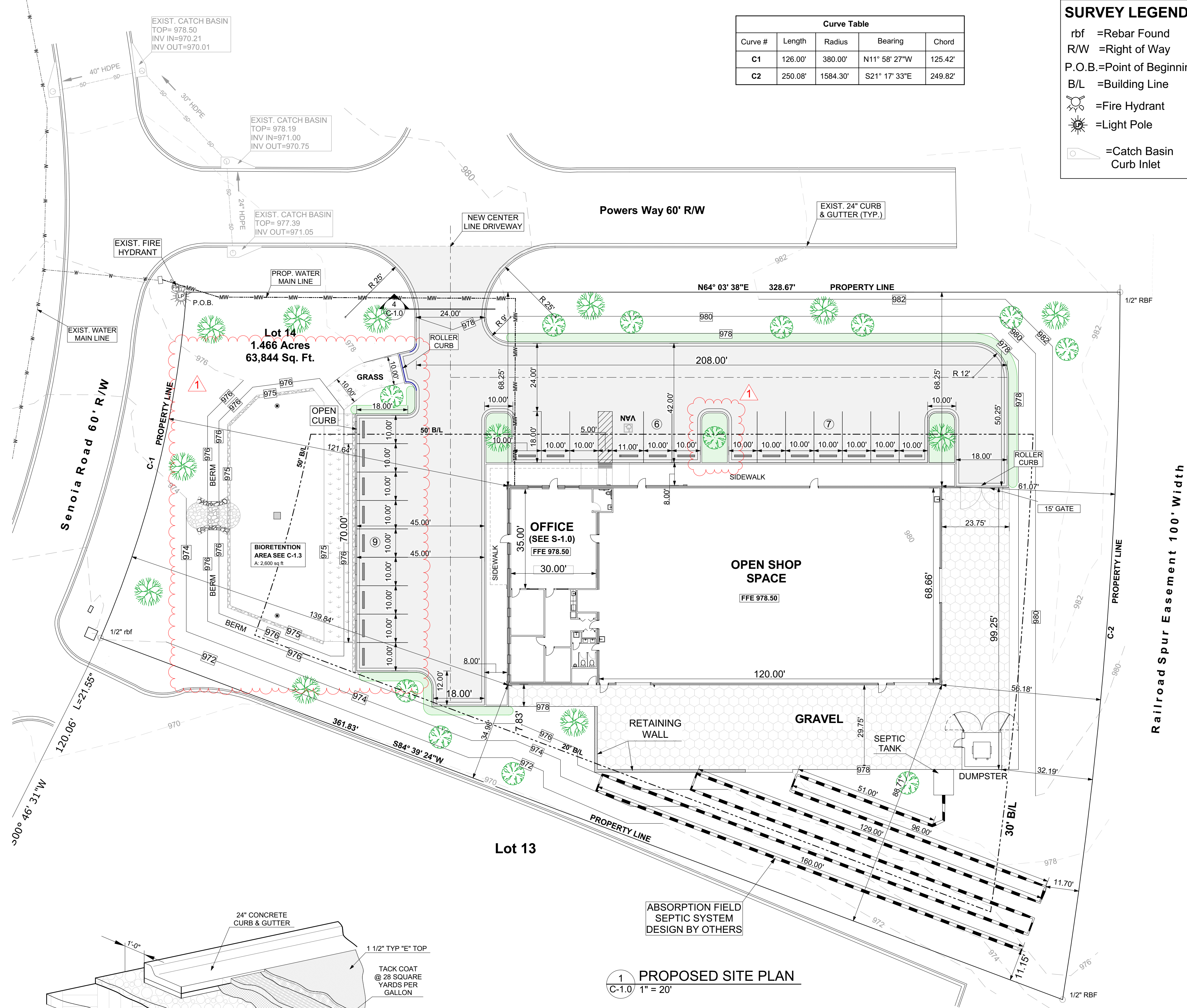
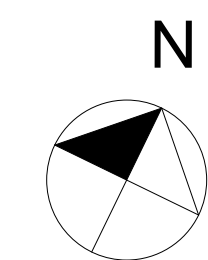
NOTE: ASPHALTIC PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS. ASPHALTIC TYPES AND MIXES SHALL BE GEORGIA DOT APPROVED MIX TYPES.



Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	126.00'	380.00'	N11° 58' 27"W	125.42'
C2	250.08'	1584.30'	S21° 17' 33"E	249.82'

SURVEY LEGEND

rbf =Rebar Found
R/W =Right of Way
P.O.B.=Point of Beginning
B/L =Building Line
=Fire Hydrant
=Light Pole
=Catch Basin
Curb Inlet



Railroad Spur Easement 100' Width

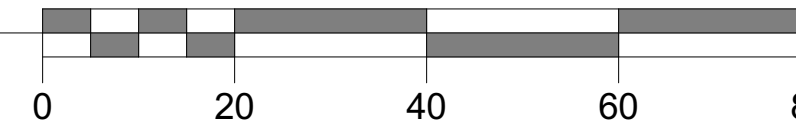
24 Hr CONTACT:
Brian Selleck
PHONE: (770)-652-6996

OWNER:
Brian Selleck
Boss Construction
1415 Senoia Rd, Suite B
Tyrone, GA 30290
PHONE: (770)-652-6996



Know what's below.
Call before you dig.

SCALE: 1" = 20'



VEST
ENGINEERING INC.

227 SUMAC TRL,
WOODSTOCK, GA 30188
404-218-9579
www.vestengineering.com

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USE SOLELY WITH RESPECT TO THE
PROJECT SHOWN AND MAY NOT BE
DUPLICATED OR USED WITHOUT
THE CONSENT OF ENGINEER.

ISSUES & REVISIONS

REV.01 7-9-24
Plan Review - Tyrone

New Office Building
1500 Senoia Rd, Tyrone,
Land Lot 116 of the 7m Land District
Fayette County, GA 30213

PROJECT:

CONTENTS:

PROPOSED
SITE PLAN

DATE:
5-17-24

SHEET No:

C-1.0

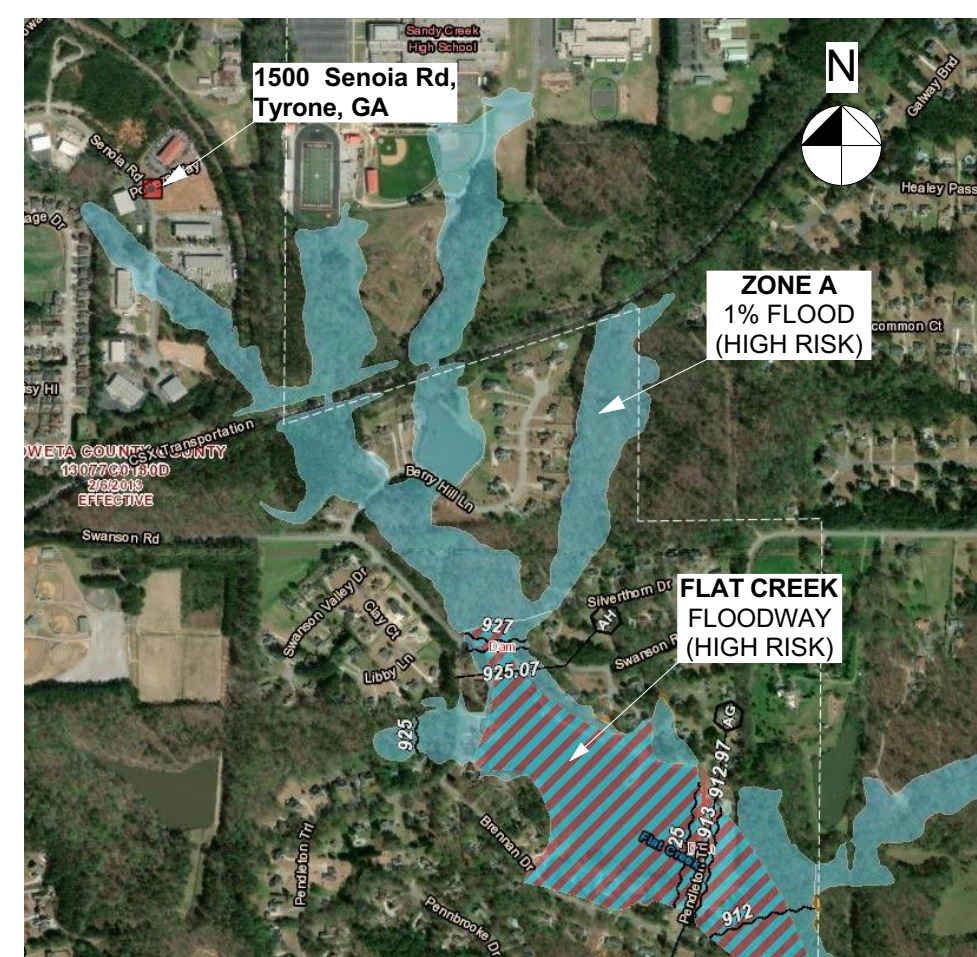
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PRELIMINARY



FLOOD HAZARD STATEMENT:
THE SITE IS LOCATED WITHIN A ZONE "X" AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER: 13113C0077E, EFFECTIVE: 9/26/2008 FAYETTE COUNTY, GEORGIA.

SURVEY LEGEND

r/b = Rebar Found
R/W = Right of Way
P.O.B. = Point of Beginning
B/L = Building Line
= Fire Hydrant
= Light Pole
= Catch Basin
Curb Inlet

LINETYPES:

NEW	EXISTING	
---	---	CONTOUR LINE
---	---	EXIST. STORMWATER PIPE
---	---	SEPTIC SYSTEM PIPES

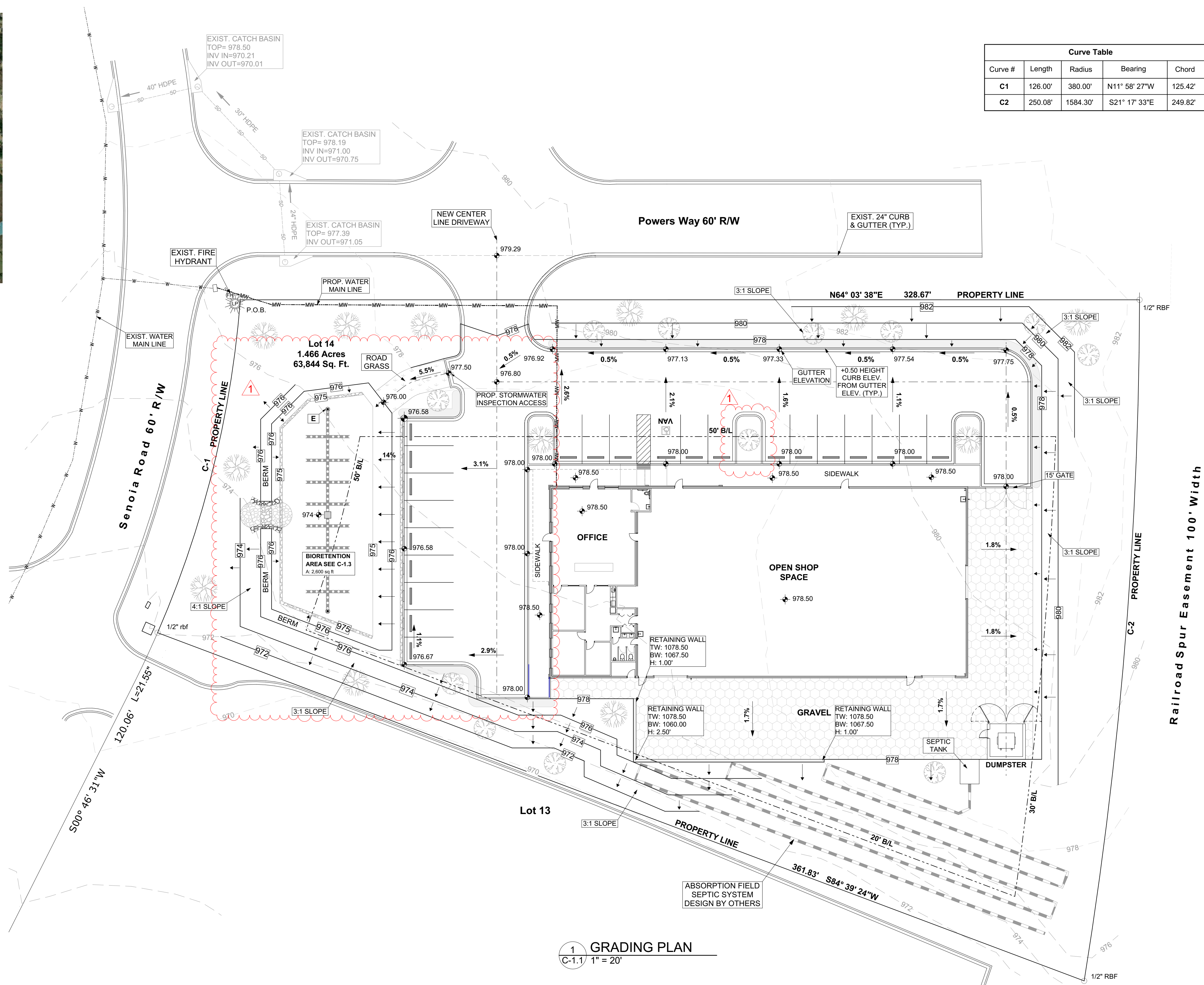
NOTE:

1. PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

2. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NEW SOILS NOTE:

1. COMPACT ALL NEW SOILS @ 95% PROCTOR TEST. COMPACT IN MAXIMUM SOIL LAYER OF 4"-6" THICK BEFORE COMPACTION OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER - PROVIDE ON SITE CONTINUOUS SOIL COMPACTION TESTING BY GEOTECHNICAL ENGINEER FOR EVERY LAYER DURING COMPACTION OPERATIONS



Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	126.00'	380.00'	N11° 58' 27"W	125.42'
C2	250.08'	1584.30'	S21° 17' 33"E	249.82'

1 GRADING PLAN
C-1.1 1" = 20'

24 Hr CONTACT:

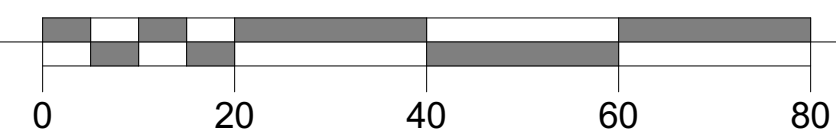
Brian Selleck
PHONE: (770)-652-6996

IMPORTANT NOTES:
1. ALL RETAINING WALLS
2. SEPTIC SYSTEM
WILL BE DESIGNED BY OTHERS



ABBREVIATIONS:
F.V. = FIELD VERIFY
H.P. = HIGH POINT

SCALE: 1" = 20'



PRELIMINARY

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New Office Building
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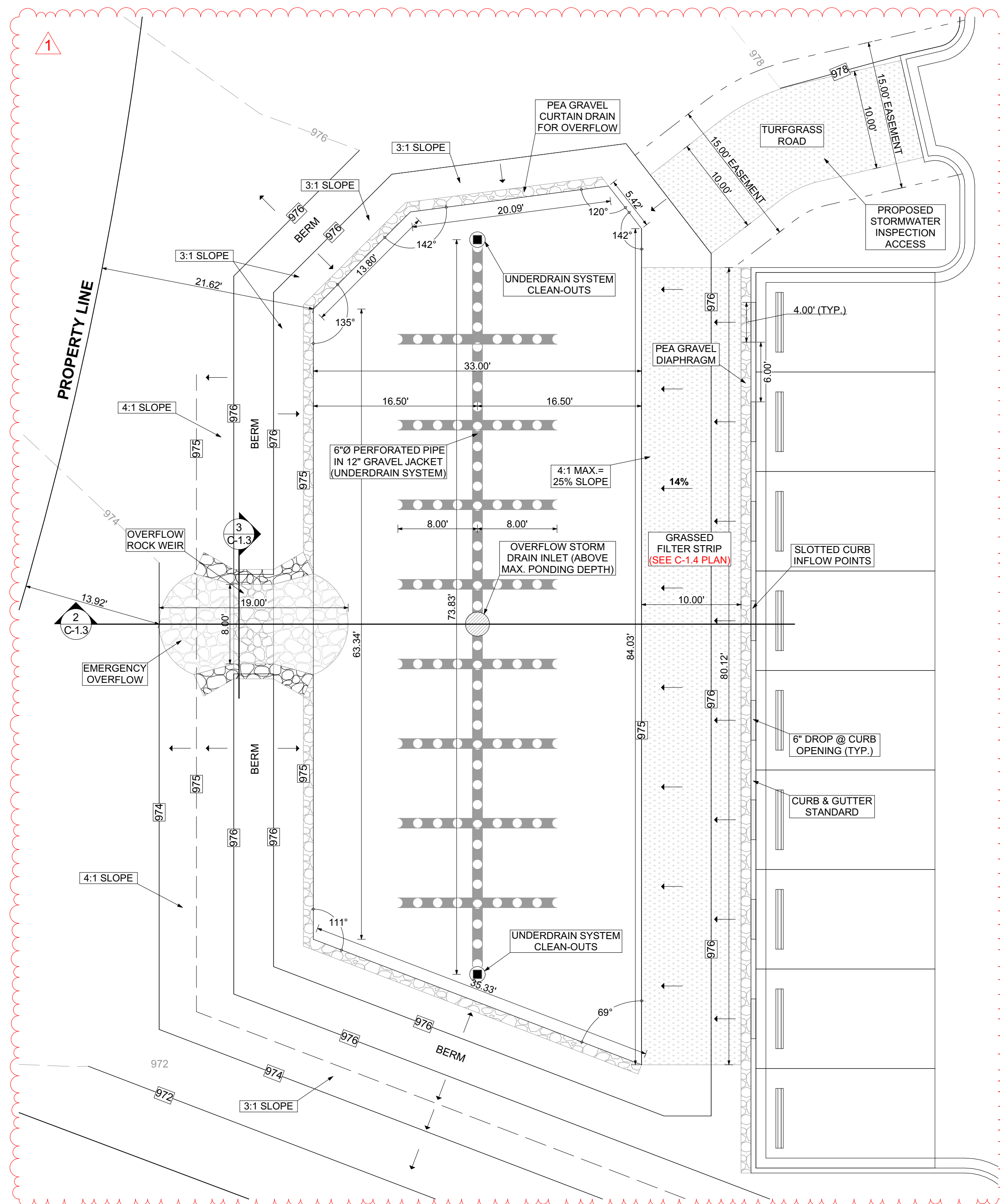
GRADING PLAN

DATE:
5-17-24

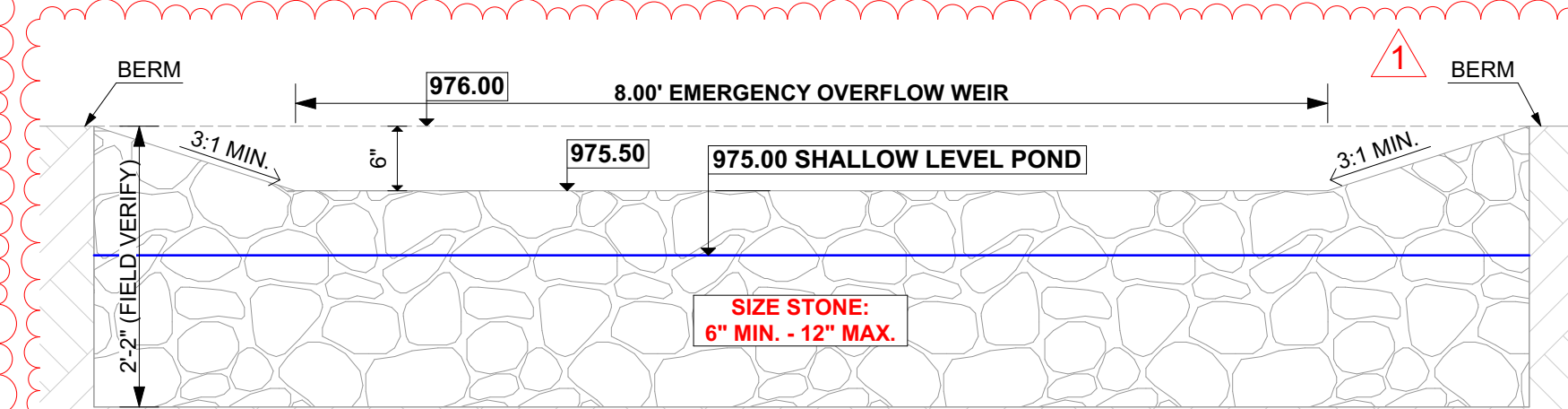
SHEET No:

C-1.1

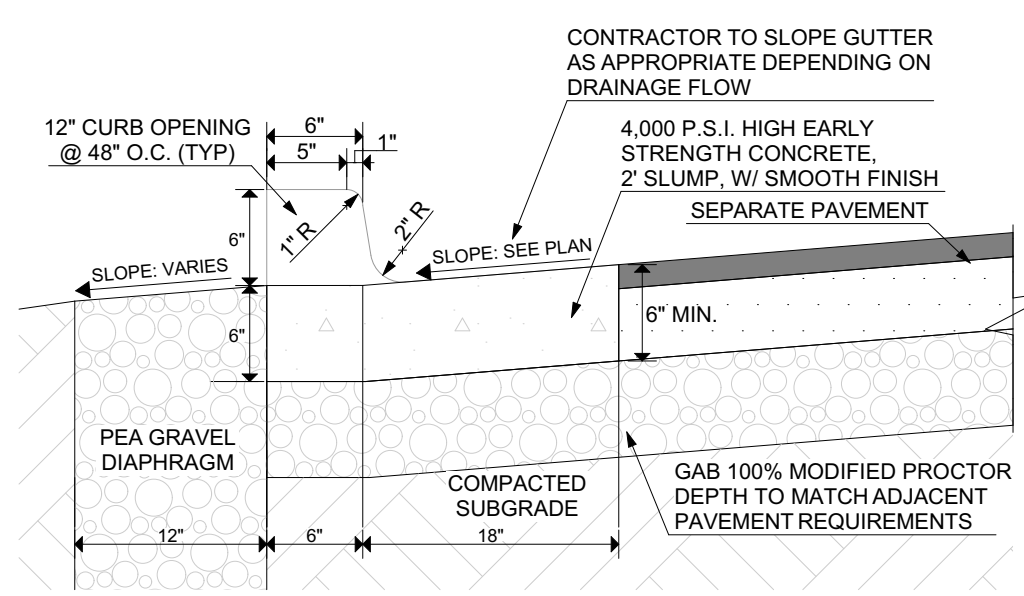
OF: SHEETS:



1 BIORETENTION AREA DETAIL
C-1.3 N.T.S.

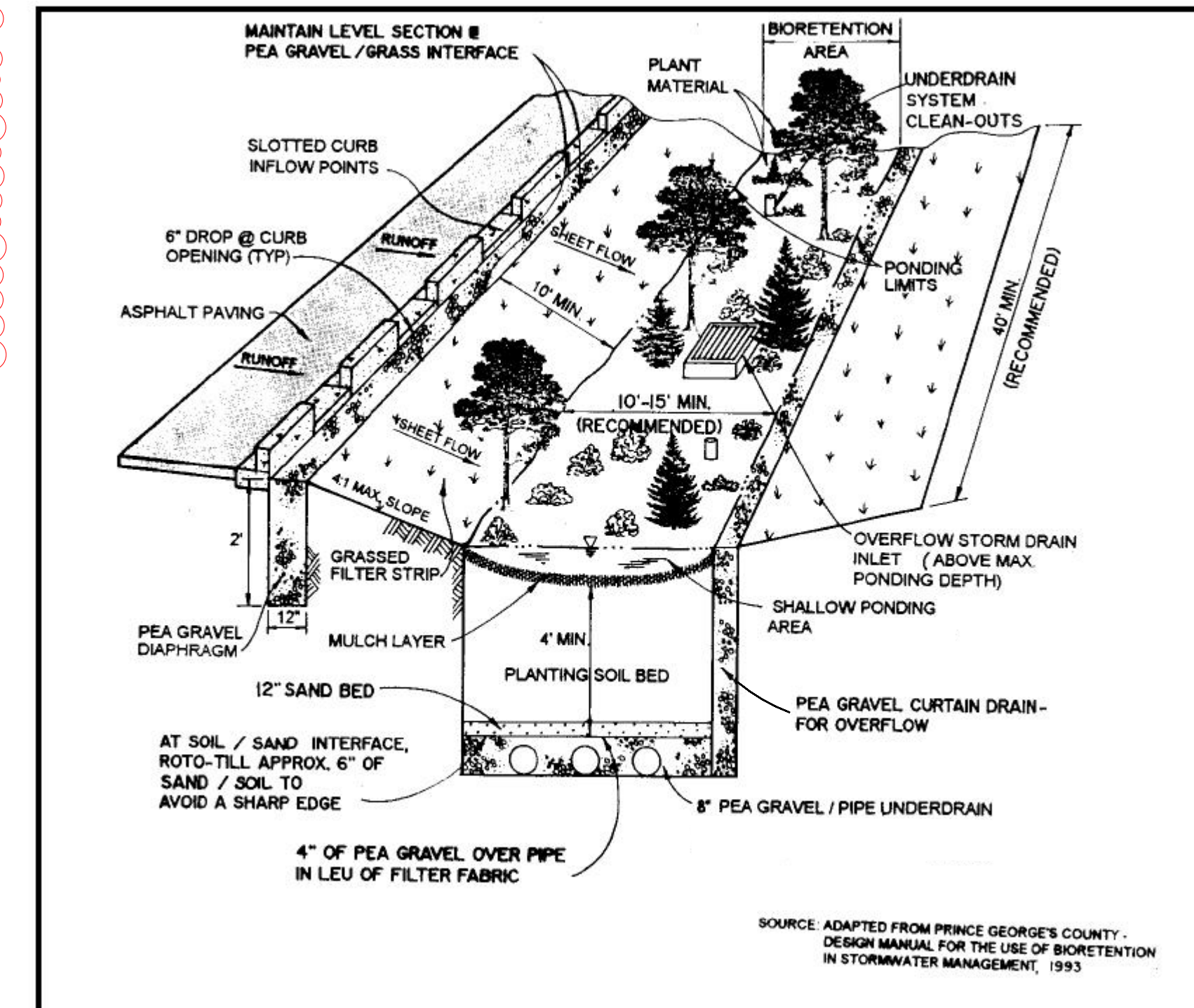


3 X-SECTION ROCK WEIR DETAIL (TYP.)
C-1.3 3/4" = 1'-0"



4
C-1.3

OPEN CURB & GUTTER DETAIL
DRAINAGE TO BIORETENTION
1" = 1'-0"



5	BIORETENTION AREA STANDARD DETAIL (TYP.)
C-1.3	N.T.S.

GREEN INFRASTRUCTURE/LOW IMPACT DEVELOPMENT (GI/LID) EVALUATION

FACILITY NAME:	BIORETENTION	ANALYSIS BY:	Stephan Tremblay P.E.
FACILITY LOCATION:	1500 Senoia Rd, Tyrone, GA	FACILITY TYPE:	BIORETENTION
DATE OF ANALYSIS:	07 / 10 / 2024		

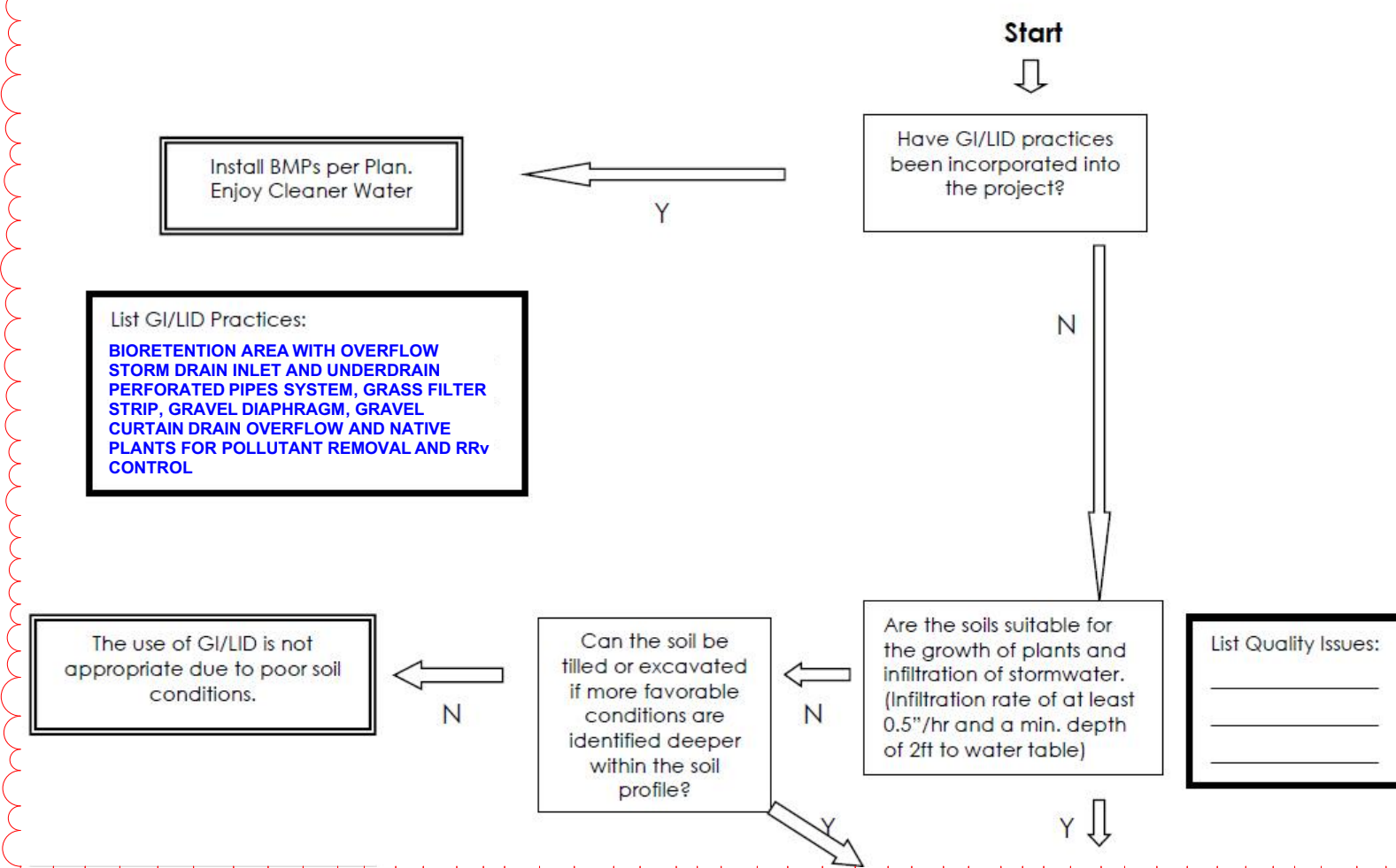


Table 4.3 GI/LID Maintenance Activities

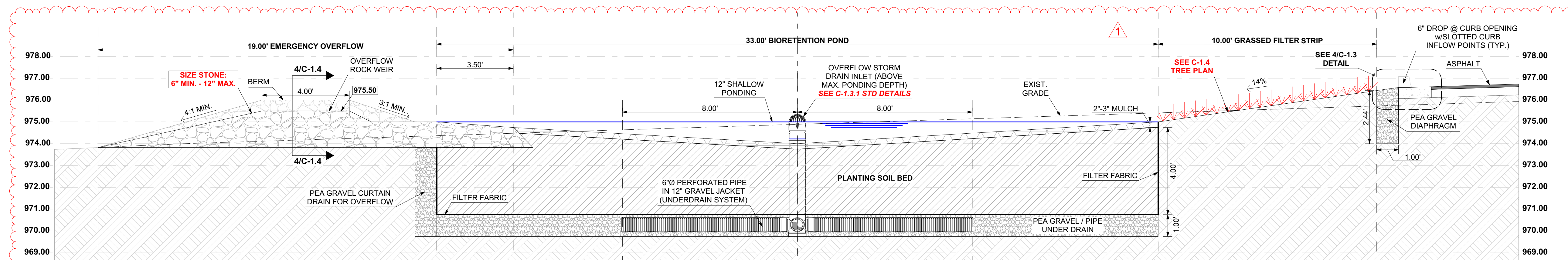
Strategy	Maintenance Activities	Frequency
Bioretention Areas	Remove trash and debris	As needed
	Remove and replace dead or damaged plants	As needed
	Mow area as necessary, ensuring grass clippings are not placed in the practice	As needed
	Observe infiltration rates after rain events. Bioretention areas should have no standing water within 24 hours of a storm event	As needed
	Check for bare areas, exposed roots, and cracks in soil	Semi-annually in spring and fall
	Trim planting material	As needed

Table 4.29-1 Vegetated Filter Strip Sizing Guidance

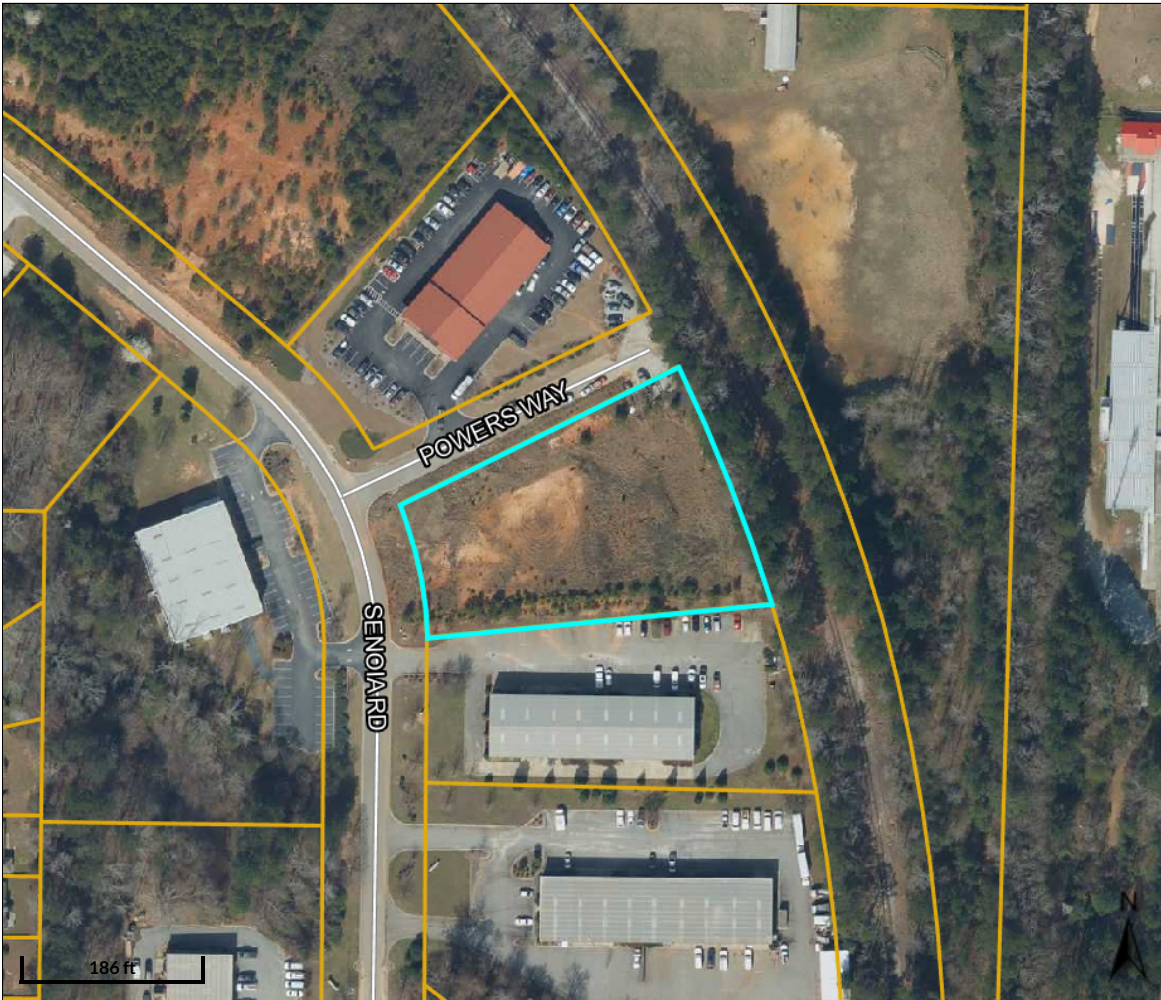
(Source: Clayton and Schueler, 1996)

Parameter	Impervious Areas		Pervious Areas (lawns, etc)	
Maximum inflow approach length (feet)	35	75	75	100
Filter strip minimum length (feet)	15	25	12	18

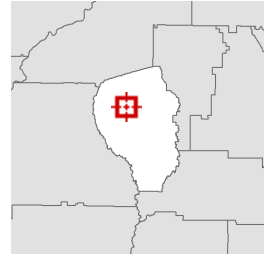
PROVIDED GRASSED FILTER STRIP: 80.12 FT LENGTH



2 X-SECTION BIORETENTION DETAIL (TYP.)
C-1.3 3/8" = 1'-0"



Overview



Legend

- Parcels
- Roads

Parcel ID 072604006
Sec/Twp/Rng 42-8-
Property Address 1500 SENOIA RD

Alternate ID n/a
Class C3
Acreage 1.46

Owner Address SELLECK BRIAN
 1415 SENOIA RD.
 SUITE B
 TYRONE, GA 30290

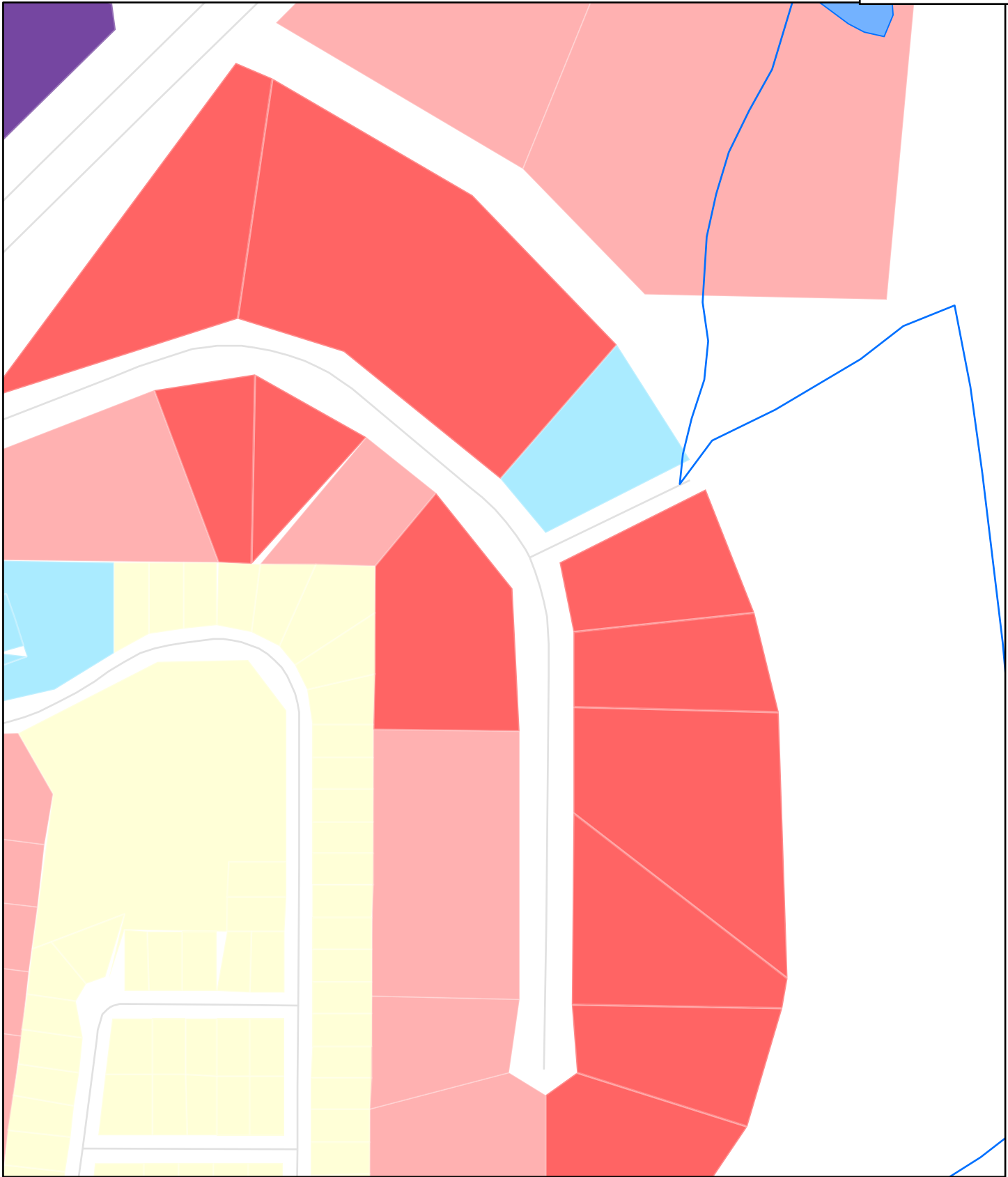
District 03
Brief Tax Description LOT 14 POWERS COURT POWERS COURT
 (Note: Not to be used on legal documents)

Date created: 7/20/2024
 Last Data Uploaded: 7/19/2024 5:15:49 AM

Developed by  **Schneider**
 GEOSPATIAL

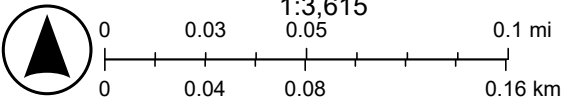
Town of Tyrone Zoning Map

Section VI, Item 3.



7/20/2024

- Tyrone Online Zoning Map_WFL1 - Ponds and Lakes
- Tyrone Online Zoning Map_WFL1 - Rivers and Streams
- R-12_Residential_1200sf_Min
- O-I_Office_Institutional
- C-1_Community_Commercial
- C-2_Highway_Commercial
- M-2_Heavy_Industrial
- Tyrone Online Zoning Map_WFL1 - Roads



Town of Tyrone

Future Development Map

Legend

Character Areas

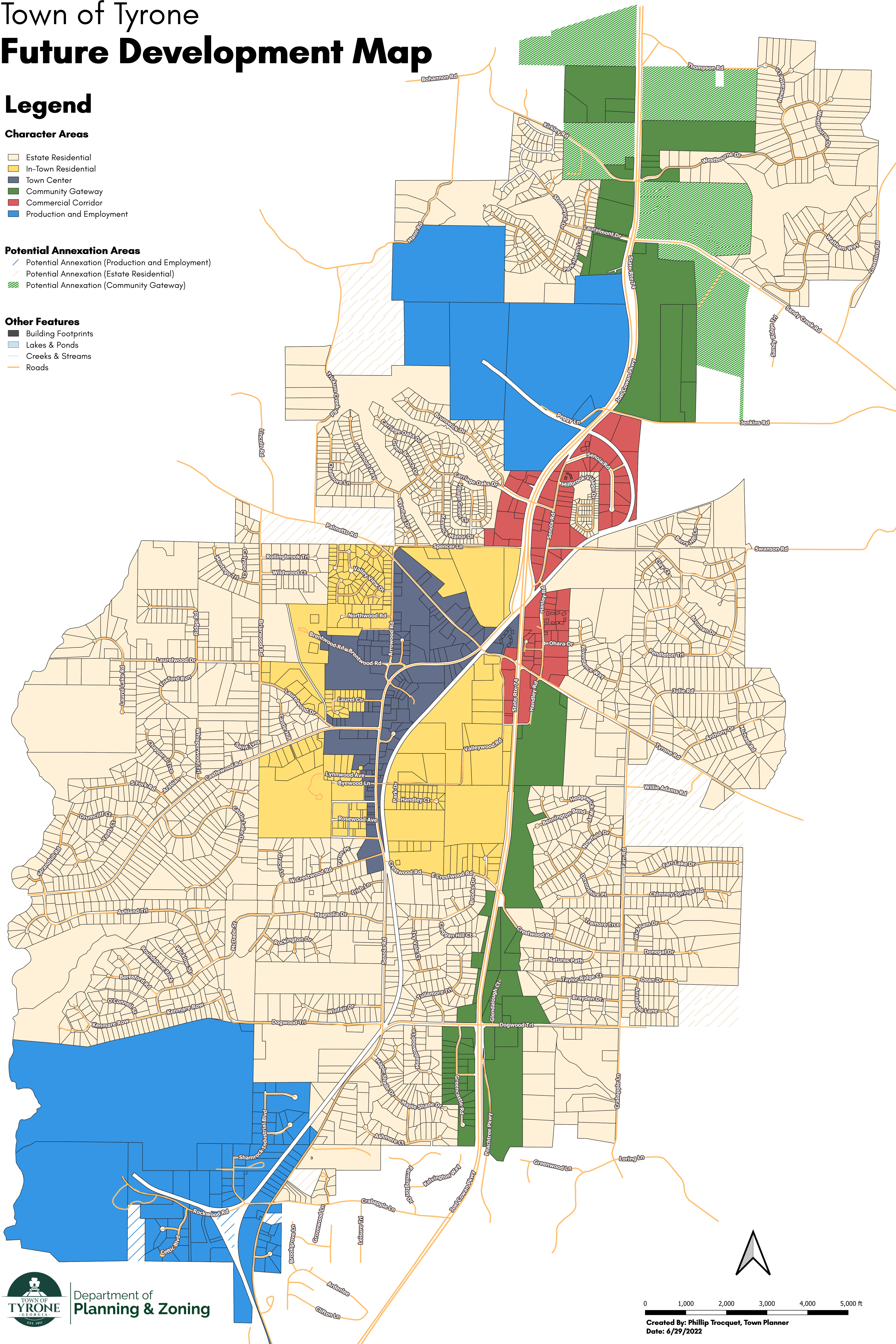
- Estate Residential
- In-Town Residential
- Town Center
- Community Gateway
- Commercial Corridor
- Production and Employment

Potential Annexation Areas

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

Other Features

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



Commercial Corridor

Appropriate Zoning Classifications: SR-74 Quality Growth Overlay, CMU, C-1, C-2, O-I, and Commercial PUD.

Example Representative Development Patterns



Description

Designed with the automobile traveler in mind; the Commercial Corridor is the hub of Tyrone's highway commercial activity and supported largely by tens of thousands of commuters passing through each day. The growth of commercial service providers, point of sale retail shopping, and restaurants will likely happen within the established centers and outparcel developments throughout this district, however, there are tracts of undeveloped land that could easily be used to transition between the Town Center District and areas of Production and Employment.

Development Strategy

Provide a wide buffer along SR 74 to preserve the scenic nature of the highway. Screen commercial areas from view with berms and natural areas. Complete and integrate pedestrian improvements and crosswalks throughout. Connect commercial areas to nearby residential areas. The areas should promote pedestrian comfort, safety, and convenience. Promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds/capacity through access management and intermodal access. Restrict additional curb cuts onto SR 74 unless otherwise permitted by GDOT.

Sec. 113-129. Highway commercial district (C-2).**(a) Permitted uses:**

- (1) All those permitted uses in the C-1 zoning district;
- (2) Aquariums, planetariums, botanical gardens
- (3) Assembly halls;
- (4) Automobile air conditioning equipment, sales and installation;
- (5) Automobile broker;
- (6) Automobile claims adjuster;
- (7) Automobile convenience and gas services;
- (8) Automobile upholstery shops;
- (9) Reserved;
- (10) Bail bonding services;
- (11) Billiard and pool halls;
- (12) Blood banks;
- (13) Body art studios (June 6, 2013);
- (14) Building materials dealers (garage doors, fencing, roofing, storm windows, kitchen, cabinets, wallboard, insulation);
- (15) Building materials establishments;
- (16) Carpet and vinyl flooring stores;
- (17) Catalog, mail order stores;
- (18) Churches and other places of worship;
- (19) Comedy clubs;
- (20) Consumer electronic repair services;
- (21) Drive-in restaurants;
- (22) Dwelling as an accessory structure to be used for security purposes;
- (23) Fast food restaurants;
- (24) Flea markets;
- (25) Flooring stores;
- (26) Funeral homes and funeral chapels, mortuaries, crematoriums;
- (27) Furniture upholstery shops;
- (28) Landscaping services;
- (29) Heating, air conditioning, ventilation supply stores;
- (30) Home appliance repair and related services;
- (31) Home health care services;

-
- (32) Hookah lounges (June 6, 2013);
 - (33) Household and apparel sales and rental;
 - (34) HVAC/plumbing/electrical contractors;
 - (35) Indoor sports and recreation facilities;
 - (36) Medical supply businesses;
 - (37) Musical instrument sales and repair, musical supply sales including records, tapes and compact discs;
 - (38) Natural materials dealers (lime, plaster, sand, gravel, lumber);
 - (39) Nursing homes;
 - (40) Packaging services;
 - (41) Parcel and express services;
 - (42) Playhouses;
 - (43) Plumbing supply stores;
 - (44) Radio and television broadcasting stations (excluding transmission towers);
 - (45) Recording and developing studios;
 - (46) Service agencies;
 - (47) Sign stores—Painting and lettering;
 - (48) Swimming pool supplies, cleaning and maintenance services;
 - (49) Training/rehabilitation services;
 - (50) Upholstery, furniture services; and
 - (51) Water-softening services.
- (b) *Conditional uses (see article VII):*
- (1) Animal hospitals and veterinary clinics;
 - (2) Armored car services;
 - (3) ATMs;
 - (4) Automobile repair;
 - (5) Automobile sales;
 - (6) Automobile service stations;
 - (7) Automotive parking establishments;
 - (8) Bed and breakfasts;
 - (9) Car wash services;
 - (10) Commercial motor vehicle repair;
 - (11) Commercial motor vehicle sales;
 - (12) Farmers' markets;
 - (13) General building contractors;

- (14) Golf cart sales and service;
- (15) Golf or baseball driving ranges;
- (16) Gun shops;
- (17) Health clubs and day spas;
- (18) Hotels (to include motels, lodging houses, inns and extended stay hotels);
- (19) Laundry and dry cleaning establishments including pick-up stations, package plants and coin-operated facilities;
- (20) Marine sales and parts;
- (21) Miniature golf courses;
- (22) Nursing homes (June 6, 2013);
- (23) Outdoor sports facilities and swimming pools;
- (24) Paint, glass and wallpaper stores;
- (25) Par 3 golf courses;
- (26) Plant nurseries;
- (27) Private or parochial schools;
- (28) Public utility facilities;
- (29) Retail automobile parts and tire stores;
- (30) Small engine sales and repair; and
- (31) Tennis courts, clubs and facilities.

(c) *Development standards:*

- (1) Minimum lot area—One acre (May 20,1999);
- (2) Minimum lot width—100 feet (May 20,1999);
- (3) Yard setbacks:
 - a. From a public street—50 feet (May 20,1999);
 - b. Rear yard setbacks—30 feet;
 - c. Side yard setbacks—20 feet;
- (4) Maximum height of structures—40 feet;
- (5) Where a lot adjoins a single-family residential district, a MHP district, or an AR district—75-foot buffer (June 21, 2001);
- (6) Maximum building size—Footprint 30,000 square feet.

(Revised March 1, 2012; June 6, 2013; Ord. No. 2017-03, §§ 1—4, 5-4-2017; Ord. No. 2018-07, § 3, 5-17-2018; Ord. No. 2019-09, § 1, 11-21-2019; Ord. No. 2020-08, § 1, 9-17-2020; Ord. No. 2023-12, §§ 1—3, 11-2-2023)