



## PLANNING COMMISSION MEETING

April 11, 2024 at 7:00 PM

---

950 Senoia Road, Tyrone, GA 30290

---

David Nebergall, Chairman

Scott Bousquet, Commissioner  
Jeff Duncan, Commissioner  
Phillip Trocquet, Asst. 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](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.](#) March 14th, 2024
- [2.](#) February 22nd, 2024

#### IV. PUBLIC HEARING

#### V. NEW BUSINESS

- [3.](#) Consideration to approve a revised final plat from applicant 74-South LLC to combine two lots at property address 1400 Senoia Road. **Phillip Trocquet, Community Development**
- [4.](#) Consideration to approve a revised final plat from applicant Tyler Childs for a lot split at property address 275 Briarwood Road. **Phillip Trocquet, Community Development**

#### VI. STAFF COMMENTS

#### VII. COMMISSION COMMENTS

#### VIII. ADJOURNMENT



**PLANNING COMMISSION  
MEETING MINUTES  
March 14, 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

**Terry Noble**, Commissioner  
**Brad Matheny**, Vice-Chairman  
**Patrick Stough**, Town Attorney

Also Present:  
Devon Boullion, Environmental Specialist

**I. CALL TO ORDER**

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

**II. APPROVAL OF AGENDA**

Commissioner Duncan made a motion to approve the agenda. Commissioner Bousquet seconded. The motion was approved 5-0.

**III. APPROVAL OF MINUTES**

1. *February 2nd, 2024*

Commissioner Bousquet made a motion to table the minutes to the next Planning Commission meeting. Commissioner Noble seconded. The motion was approved 5-0.

**IV. PUBLIC HEARING**

2. *Consideration to recommend approval of a text amendment to section 113-211 of Article VIII of the Zoning Ordinance off-street automobile parking. Phillip Trocquet, Community Development*

Mr. Trocquet explained that the Town had an application for data center use, and a text amendment was necessary. He shared that those facilities were coming to Georgia, and we needed to be proactive. The Town's parking ordinance did not have provisions for many use types. Staff researched parking space requirements based on the low traffic counts and on-site activity of data centers. He added that he gathered information from other areas in the country, such as Richmond, VA and Wyoming, where data centers were more concentrated. Staff recommended approval of the text amendment.

He read the added verbiage, (7) *Data Processing Center. One space per 4,000 square feet of gross office, server, equipment, and storage area.*

The change was similar to warehouse uses. This was the ratio because those types of uses had low employment numbers and daily trip counts.

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 item. No one spoke. He then closed the public hearing.

Commissioner Nobel clarified that the “*per employee*” verbiage in their packet was not applicable. Mr. Trocquet stated that he was correct. He added that some adjustments were made because additional data was found that supported the information presented. Upon further research, he found a more straightforward way to bundle those requirements. Commissioner Nobel reiterated that the per-employee count regarding parking spaces was not applicable. Mr. Trocquet replied that was correct.

Commissioner Bousquet expressed concern about the number of parking spaces. Mr. Trocquet noted that the ordinance change was not drafted for a particular applicant, and the calculation of parking spaces should be sufficient. He added that the parking spaces were worded as a minimum. If the developer wished to have more spaces, they could. The current application would have approximately 200 parking spaces with 60 on-site employees.

Commissioner Duncan made a motion to approve the text amendment to section 113-211 of Article VIII of the Zoning Ordinance off-street automobile parking. Commissioner Noble seconded the motion. Motion was approved 5-0.

## V. NEW BUSINESS

### 3. *Consideration to approve a Landscape Plan submission from applicant East Group Properties, LP. Phillip Trocquet, Community Development | Devon Bouillon, Environmental Management*

Mr. Trocquet introduced Devon Bouillon, the Town’s Environmental Specialist, who reviews the environmental aspects of the applications. He also shared that the applicant, East Group Properties, LP, was present to answer any questions. He reported to staff that he received the final site plan approval in May 2023 for the proposed “Greenway Commerce Park” at the corner of Jenkins Road and SR-74. He added that the approved site plan reflected five (5) multi-tenant buildings to be built across 3 phases. Phase 1’s Landscape Plan was included in this packet and has been reviewed by Planning and Environmental Management staff for compliance with the Town Code of Ordinances and Comprehensive Plan.

He added that the Comprehensive Plan called for natural buffers and high standards of landscaping with an emphasis on well-designed bioretention areas and a focus on

specimen tree preservation to the highest degree possible. The applicant had implemented two bioretention areas that incorporate GI/LID practices as well as enhanced vegetative filter strips along the multi-use-trail to treat stormwater runoff. Ponds had been landscaped with river rock and planted aquatic benches to filter water prior to being discharged into downstream creeks and streams.

He continued that the proposed landscape plan meets the SR-74 Quality Growth District special requirements, which call for a 50' planted buffer fronting SR-74 that utilizes earthen berms, understory, and overstory trees. The earthen berm shall be a minimum of 4' in height as submitted per the approved development plan. This submission had preserved approximately 17 specimen trees, 450 non-specimen trees, and included over 560 trees to be re-planted on site. Over double the number of specimen trees were being preserved from initial submission. Green Infrastructure & Low-Impact Development (GILID) measures were implemented in all of the retention areas, with two full bioretention areas to be constructed. Staff recommended approval of the landscape plan.

He then displayed the tree preservation areas on the screen. The gray areas were where trees would be removed, and the green areas were intended to be preserved. He noted that specimen trees were located in preserved areas. In addition, he gave a brief overview of the landscape plan and architectural renderings. The landscape plan included bioretention areas and two large stormwater ponds. A berm would screen the parking area in accordance with the ordinance standards.

John Ratliff with East Group Properties, LP, approached the podium. He noted that it had been a long process over the last few years, but he enjoyed working with the Town. He added that his company was a long-term owner and would be part of the community for a long time. East Group Properties, LP, had a firm conviction in the property and was projected to invest approximately 90 million.

He then discussed the Greenway Commerce Park in depth. The project consisted of five buildings and a 740,000-s.f. Business Technology Park. The goal was to attract small business tenants around 40,000-80,000 s.f., not large distribution users. He noted that his company had received positive feedback from brokers and prospects in the market.

He shared that Johanna Patrick, the civil engineer, and Adam Kirk, the landscape architect, were also present to answer questions.

Commissioner Nobel asked for clarification regarding the type of tenants occupying the buildings. Mr. Ratliff noted that the company had 60 million s.f. of total building space across the country and roughly 1,700 tenants. Each tenant averages around 50,000 s.f. of space. Greenway Commerce would be a spec development, and it would be hard to say who the tenants would be. He mentioned some of the tenants in his projects included granite, pharmaceutical, and supply companies.

Commissioner Nobel then inquired about the occupancy rate of the company's buildings. Mr. Ratliff stated that based on their 60 million s.f. of space in about 600 buildings, they were 98% leased. He added that the lease terms agreements were generally 5-7 years.

Commissioner Bousquet inquired about the landscape at the corner of Jenkins Road and SR-74. Mr. Kirk approached the podium and shared that the entire corner would be preserved. He also detailed the type of plants selected for that area.

Commissioner Duncan asked what a tree protection fence was. Mr. Kirk responded that it was an orange netted fence used as a visual cue to notify contractors of preserved trees and root zones in a specific area. Once the site was completed, the fences would be removed.

Commissioner Nobel asked Mr. Trocquet to point out on the screen where the entrance would be located on SR-74. Two entrances were proposed on SR-74: one at the existing medium cut and one about 500 feet south of that location. GDOT required an R-Cut and J-Turn to be installed on SR-74, which preserves north and south traffic flow. He queried if there would be an entrance on Jenkins Road, and Mr. Trocquet responded in the affirmative.

Commissioner Duncan asked the applicant about their experience with bioretention ponds. Mr. Kirk shared that he was well-versed in that area and that most of his projects included bioretention ponds. Commissioner Duncan then asked about the maintenance after they were installed. He noted that he selected river rock over mulch for the bioretention ponds because it reduced maintenance upkeep. Mr. Boullion added that they would also be aesthetically beautiful.

Commissioner Nobel posed a question regarding traffic in that area. Mr. Ratliff stated a traffic study was done and traffic flow issues should be minimal. Mr. Trocquet added that the curb cut on Jenkins Road was shifted north and should not directly interfere with the school traffic.

Commissioner Duncan made a motion to approve the Landscape Plan submission from applicant East Group Properties, LP. Commissioner Bousquet seconded the motion. Motion was approved 5-0.

**VI. STAFF COMMENTS**

Mr. Trocquet shared that the Steering Committee had its final meeting, and the final design renderings of Shamrock Park were posted on the wall. He added that it would go before Council for approval at the April 4 meeting and then be bid out. Chairman Nebergall inquired about the estimated completion date. Mr. Trocquet anticipated that the entire project would be completed within five years. The pavilion's construction, which was the priority, would be completed within 12-18 months.

He also mentioned the LCI for the downtown area. He welcomed the opportunity if a commissioner wanted to serve on the committee.

**VII. COMMISSION COMMENTS**

Commissioner Duncan asked when the data center development would go before Council for approval. Mr. Trocquet stated that a public hearing would be held on March 21, and the final vote would occur on March 28.

Chairman Nebergall asked if there was an update on the Tyrone Post Office. Mr. Trocquet mentioned that it was still being repaired.

Commissioner Duncan asked if the East Group landscape plan would go before Council at the next meeting. Mr. Trocquet stated it would not because landscape plans only went before the Planning Commission for approval.

**VIII. ADJOURNMENT**

Commissioner Bousquet made a motion to adjourn. Meeting adjourned at 7:39 p.m.



**PLANNING COMMISSION  
MEETING**  
**February 22, 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

**Terry Noble**, Commissioner  
**Brad Matheny**, Commissioner  
**Patrick Stough**, Town Attorney

**I. CALL TO ORDER**

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

**II. APPROVAL OF AGENDA**

Commissioner Duncan made a motion to approve the agenda. Commissioner Noble seconded the motion. Motion carried 5-0.

**III. APPROVAL OF MINUTES**

1. *Approval of Minutes from December 14th, 2023*

Commissioner Bousquet made a motion to approve the minutes. Commissioner Matheny seconded the motion. Motion carried 5-0.

**IV. APPOINTMENTS**

2. *Appointment of a Chairman to the Tyrone Planning Commission*

Commissioner Duncan nominated Commissioner Nebergall as chairman. No other nominations were made.

Commissioner Noble made a motion to close nominations, Commissioner Bousquet seconded. Motion carried 5-0.

A vote was made to appoint Mr. Nebergall as Chairman. Vote carried 4-0, with Mr. Nebergall abstaining.

3. *Appointment of a Vice-Chairman to the Tyrone Planning Commission*

Commissioner Duncan nominated Mr. Brad Matheny as vice-chairman. No other nominations were made.

Chairman Nebergall made a motion to close nominations, Commissioner Duncan seconded. Motion carried 5-0.

A vote was made to appoint Mr. Matheny as Vice-Chairman. Vote carried 5-0.

**V. PUBLIC HEARING**

- 4. *Consideration to recommend approval of a text amendment to section 113-211 of Article VIII of the Zoning Ordinance regarding off-street automobile parking requirements. **Phillip Trocquet, Community Development***

Staff requested that this item be tabled to the next regularly scheduled planning commission meeting to resolve any outstanding legal conflicts that may be present in the current language.

Commissioner Bousquet made a motion to table the item to the next planning commission meeting on March 14<sup>th</sup>, 2024. Commissioner Noble seconded the motion. Motion carried 5-0.

- 4. *Consideration to recommend approval of a text amendment to section 113-190 of Article VII of the Zoning Ordinance regarding conditions for hotels. **Phillip Trocquet, Community Development***

Mr. Trocquet presented the item. He stated that Recent revisions to the conditions section for hotels have been requested by Council to be re-visited to be made more clear and better accomplish the Town’s goals for development. He continued that the Town of Tyrone currently allows hotels as conditional uses in our C-1, C-2, CMU, and TCMU zoning classifications which provide places of public accommodation. Such conditions are aimed at ensuring that hotels are compatible with surrounding uses and will not impede the normal and orderly development of surrounding property. These conditions are also aimed at preventing hotels from becoming transitional residences, which blur the lines between commercial and high-density residential uses. The Town wishes to promote guest stays that are compatible with the Town’s comprehensive plan, quality standards, tourism goals, and economic development goals. The Town has found the proposed provisions strike a balance between these goals and the demand from businesses and the community. These provisions are designed to accommodate longer-term business travelers, families in the process of locating a new residence or awaiting a remodel, and similar individuals while also preventing such guests from becoming permanent residents in accommodations meant for temporary stays, which would be inconsistent with Town’s planning, zoning, tourism, and economic development goals.

Mr. Trocquet stated the text amendment would revise condition ‘i’ in section 113-190 (43) to read: *“No hotel under these provisions shall have more than 30% of guestrooms which have facilities for the preparation of food by guests to include cooktop stoves, ovens, convection ovens, or ranges. This excludes mini-fridges and microwaves. All guestrooms which have such facilities shall have a minimum of four-hundred square feet (400 s.f.) of floor area. For any such guestrooms designed for occupancy of more than (2) guests, a minimum of five-hundred-and-fifty square feet (550 s.f.) of floor area shall be required.”*

Chairman Nebergall opened the public hearing for any in favor of the text amendment. No one spoke. Chairman Nebergall closed the public hearing for any in favor and opened



the hearing for those in opposition. No one spoke. Chairman Nebergall closed the public hearing for those in opposition.

Commissioner Bousquet asked where the standards that were presented were derived from. Mr. Trocquet responded that the standards were derived from similar conditions on hotels in other Georgia municipalities such as Alpharetta.

Commissioner Noble commented that this text amendment and the others present on the agenda were meant to clarify the Town's regulations on hotels to include extended-stay hotels. Mr. Trocquet confirmed that was the case, particularly that extended-stay hotels are included in the base definition for hotels in general, so additional language defining them differently was confusing. Mr. Trocquet stated that the purpose of these text amendment was to strike closer to Town Council's intention for the development standards of such facilities.

Commissioner Duncan made a motion to approve the text amendment. Commissioner Noble seconded the motion. Motion carried 5-0.

5. Consideration to recommend approval of a text amendment to section 113-2 of Article I of the Zoning Ordinance to modify definitions for "hotels" and "extended-stay hotels." **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item and stated that staff has concluded that since "extended-stay hotels" are included in the definition of "hotels," and both have the same conditions, that the definition for "extended-stay hotels" should be removed.

Chairman Nebergall opened the public hearing for any in favor of the text amendment. No one spoke. Chairman Nebergall closed the public hearing for any in favor and opened the hearing for those in opposition.

Mr. Carl Jackson of 115 Kettering Trace spoke. Mr. Jackson stated that the discussion seemed unclear and was inquiring whether extended-stay hotels were intended to be excluded from the ordinance considerations all together? Chairman Nebergall stated that the intention of the ordinances were not to exclude extended-stay hotels, but rather place parameters around all hotels to include extended-stay hotels that offer negative impact protections of nearby residential properties. Mr. Jackson asked what the protections were regarding hotels. Mr. Stough advised that back-and-forth questions and answers be addressed after the meeting or as commentary during the commission comments section of the item.

Ms. Janis Shelton of 125 Waltham Way spoke. Ms. Shelton noted that she had a concern that if there was no ability to answer citizen questions by the commission, that it did not make sense as it could influence the vote. She continued that she thought up to 30% of rooms with cooktop equipment seemed too high. She also thought that the elimination of extended stay hotels as a specific use would confuse residents in that they would not be aware if a regular hotel or extended-stay hotel was being proposed for any particular development.

Mr. Bernie Costan of 615 Westbourne Drive spoke. He stated that he agreed with Ms. Shelton and feared that he felt it opened the ordinance up to extended-stay hotels being constructed more easily.

Chairman Nebergall closed the public hearing for those in opposition.

Chairman Nebergall stated that he believed there was some misunderstanding as to the purpose of these text amendments by residents and asked Mr. Trocquet to clarify by reading the definition of hotels and by going through the conditions for hotels, including the condition proposed at the meeting tonight.

Mr. Trocquet read the definition for hotels: *“Hotel. A Facility with more than three rooms in which lodging, along with, customary lodging facilities and services, such as meeting rooms, restaurants, maid service, and fitness centers, are provided for transient guests for stays of less than 30 days and offered to the public for compensation.”* Mr. Trocquet noted that since extended-stay hotels are listed in the definitions section of ‘hotels’ that there was no need for a separate definition.

Chairman Nebergall requested that Mr. Trocquet review the existing ordinance conditions for hotels in order to answer inquiries regarding what impact protections were in place for adjoining residents. Mr. Trocquet read the ordinance as follows:

- a. *Minimum lot size – 3acres;*
- b. *A minimum of a 100’ buffer shall separate the development from residential or AR zoning districts;*
- c. *Exterior lighting shall be designed to be completely downward facing and shielded to prevent light spillage onto neighboring residential or mixed-use properties;*
- d. *Service entrances, loading docks, and garbage collection areas shall not be located adjacent to residential property lines and shall be screened with landscaping or architectural features;*
- e. *Windows, balconies, and rooftop amenities such as pools or lounges facing any residential district shall be designed to be screened from direct line of sight into neighboring residential properties. A line of sight study may be required;*
- f. *Hotels shall be required to provide main access to all guest rooms through a lobby of at least one thousand (1,000) square feet;*
- g. *All guest rooms shall be accessed through an interior hallway and shall not have direct access to the exterior of the building unless required by fire safety regulations.*
- h. *Outside storage or long-term parking of over 24 hours of heavy equipment or construction or related equipment shall be prohibited;*
- i. *No business shall be allowed to operate from a guest room within a hotel;*
- j. *If within 300’ of residentially-zoned properties, hotels shall implement noise-control measures, such as soundproofing assembly areas, and soundproofing or restrictions on outdoor assembly activities during the hours of 9:00 p.m. to 8:00 a.m.;*

- k. *No guest rooms shall be utilized for continuous occupancy by a single guest beyond 30 days and only one such stay may occur during any given 60-day period; and*
- l. *No hotel under these provisions shall have more than 30% of guestrooms which have facilities for the preparation of food by guests to include cooktop stoves, ovens, convection ovens, or ranges. This excludes mini-fridges and microwaves. All guestrooms which have such facilities shall have a minimum of four-hundred square feet (400 s.f.) of floor area. For any such guestrooms designed for occupancy of more than (2) guests, a minimum of five-hundred-and-fifty square feet (550 s.f.) of floor area shall be required”*

Mr. Trocquet noted that most of the conditions were applied when adjacent to a residentially zoned property.

Commissioner Duncan stated that this was discussed in relationship to extended-stays typically having kitchens and cook-tops which was the regulatory mechanism at play in the text amendments. Mr. Trocquet responded that the Town cannot outright ban extended-stay hotels which is not the intention of any of these ordinances. The intention of the ordinances was to regulate all hotels, extended-stay included, in a way that met the spirit and intention of the Town’s development and quality standards.

Commissioner Bousquet noted that he believed these conditions provided better regulatory items to address hotels in the quality standard the community was looking for.

Commissioner Noble stated that for clarity, these conditions would need to be applied to any facility that considered itself a hotel including such facilities that would consider themselves extended-stay hotels.

Chairman Nebergall stated that these ordinances were meant to place quality controls on hotels, but not to ban them. Mr. Stough responded that similar to other uses such as adult businesses, which the Town’s ordinances restrict severely, a legitimate governmental purpose must be ascertained in placing the conditions. He noted that in the case of adult businesses, many jurisdictions performed a number of studies in response to the effects of such businesses and established a legitimate governmental authority on their regulation to the degree they are. He continued that he did not see where the Town has such reasons to prohibit a particular hotel.

Chairman Nebergall made a motion to recommend approval of the text amendment. Commissioner Duncan seconded the motion. Motion carried 5-0.

6. Consideration to recommend approval of an annexation and rezoning petition from applicant Fayette County Development Authority of a 70-acre tract with parcel number 0904-008 from AR (Unincorporated) to BTP (Tyrone Incorporated). **Phillip Trocquet, Community Development**

Mr. Trocquet noted that is staff report would be for the remaining five public hearings, but that he was available to answer questions on each of the items. He continued that the Fayette County Development Authority has put forward the annexation of two

properties, 2044 SR-74 and 1940 SR-74, as well as the rezoning of three additional properties: 2008, 1980, and 1960 SR-74. All properties have been petitioned to be rezoned BTP (Business Technology Park) with a proposed conceptual development plan consisting of two (2) 252,300 s.f. data processing centers. Due to the square footage, this proposal has triggered a Development of Regional Impact (DRI) which is currently under review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). The methodology documentation for this DRI have been included and outline total number of trips at 500 ADT with an approximate 60 gross trips at the AM Peak hour and 50 gross trips at the PM peak hour. This low trip generation has qualified the project for an expedited DRI review which will be complete before the Town Council hearings for these items. Staff recommends approval of the annexations and Rezoning with the following conditions: 1) The project incorporate any major DRI recommendations. 2) All properties be replatted to be combined within 180 days of council approval.

Mr. Trocquet stated that the petition is consistent with the Town's Comprehensive Plan and future development map. The Future Land Use designation for this property is Community Gateway which encourages BTP zoning north of the Jenkins Rd. intersection. The development strategy aims to limit access points along SR-74 and encourage traffic flow on the corridor. Developments shall "be identified by the development community as high-value properties that can contribute to the Town's local economy. . . consistent with the Fayette County Development Authority's standards." The project, as proposed, conserves a major percentage of the overall land area of the combined site and incorporates an internal connection from Thompson Road to Kirkley road satisfying both the conservation and traffic management strategies in the Comp Plan.

Mr. Trocquet read the impact assessment from the staff report:

1. *Will the zoning permit suitable uses with surrounding properties? The development plan is appropriate for SR-74 and the Community Gateway area, requiring proper screening, buffering, and adherence to architectural guidelines.*
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, buffering, and architectural standards from the BTP and Quality Growth Overlay districts.*
3. *Does the property have reasonable economic use as currently zoned? Staff concludes that, under the current zoning and considering Future Land Use designations, the properties lack reasonable economic use.*
4. *Would the proposed zoning overburden existing infrastructure? While the zoning could affect infrastructure, the town's traffic management requirements and planning processes are designed to mitigate such impacts. The development is expected to have lower traffic impacts than anticipated and will be supported by existing utilities.*

Chairman Nebergall opened the public hearing for those in favor of the rezoning.

Mrs. Niki Vanderslice of the Fayette County Development Authority approached the podium and greeted the Commissioners. She began by acknowledging the community's directives regarding the future land use plan that has been in place for over a decade.

This plan specifically called for the property in question to be zoned as BTP. The property is located west of 74 and north of Kirkley Road. She pointed out that the current zoning allows for significant traffic. If the property is not zoned to BTP, it could potentially become a distribution center, such as a last-mile distribution center for a company like Amazon. This would involve trucks coming in to drop off packages and then other trucks taking them from the distribution point to homes, leading to increased traffic. Mrs. Vanderslice also mentioned that the two unincorporated pieces of land have been on the market for more than ten years. The Development Authority became involved in this project because they understood what Tyrone wanted with the BTP zoning. She shared some information about Tyrone's tax digest, which is 90% residential. This means that the majority of the budget is borne by the citizens of Tyrone. The proposed project would help balance the tax digest. For every dollar that a resident pays in taxes, they utilize \$1.30 worth of services. However, for every dollar that a commercial and industrial user pays in taxes, they use 70 cents in services. The proposed project would provide a boost to the tax digest with a very low impact, less than many other options even as it is currently zoned. Mrs. Vanderslice concluded by saying that the property will be utilizing approximately 25% of the acreage, leaving much of the land undisturbed. The wetlands have buffers set back from them, so a significant portion will be preserved. She expressed her willingness to answer any further questions on the topic.

Mr. Ed Wyatt of 362 Lees Mill Road approached the podium. He began by stating that he represents the Hobgood family, which owns the northernmost 70-acre tract of land. The family partnership has been in existence for about 30 years, and he has been the family representative for that entire time. The family, now into its third and sometimes fourth generation, consists of about 50 members. As interests are passed down to their children and get split, the average ownership interest is about 2%. He mentioned that they have been marketing this land for decades. Many people have shown interest, sometimes even putting it under contract. However, the intended use for the land often wasn't what the town of Tyrone wanted. He pointed out that the proposed use would result in an unbelievably small amount of traffic. Mr. Wyatt asserted that this is by far the least burdensome use he has seen in 25 years. He mentioned that at peak times, there would be about 60 cars for a development of this size, and 50 cars at other peak times. He believes this is a wonderful use for the community as it will bring in tax dollars without burdening the school system or congesting the roads with trucks and other traffic. He concluded by asking for favorable consideration and thanked everyone for their time. He also invited anyone else who would like to speak in favor of the proposal to do so.

Mr. Bernie Coston of 615 Westbourne Drive approached the podium. He expressed that while he is generally in favor of the proposed development, he has some concerns due to its proximity to his residence in River Oaks Phase One, which is adjacent to the proposed data center site. He has lived in his current residence for 20 years and has observed changes in traffic patterns over time. He noted that the intersection of River Oaks and Kirkley Road has been a point of concern. Initially, it was possible to make a left turn by crossing over into the median. However, as traffic volume increased, the solution was to prohibit left turns. Instead, drivers would have to make a right turn out of Westbourne, go down the road, make a U-turn, and then come back. Mr. Coston expressed concern

that the new facility might increase the burden on people coming out of River Oaks, as well as those coming off of Sandy Creek who would also have to make that U-turn. He suggested that installing intersections with traffic lights might help control the traffic more effectively. Despite the projected number of cars coming in and out of the new facility, he believes there will still be a constant flow of traffic and potential congestion. He urged for these issues to be considered and addressed.

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

Commissioner Duncan asked Mrs. Vanderslice about the power and water consumption of these facilities, particularly water. Mrs. Vanderslice stated that all power and water needs were shown to be available for the project. Commissioner Duncan then asked about the QTS data center of SR-54 in Fayetteville. Mrs. Vanderslice noted that the QTS project was much larger with 16 buildings part of the development plan. This project consisted of 2 buildings at a much smaller square footage for each. Mrs. Vanderslice also noted the property taxes being paid by QTS is nearly \$2.2 million in 2024 with just construction happening on the site. She noted that citizens inquired how they could offset taxes and stated that these projects will positively impact the tax digest in a way that makes it easier for cities to not increase the millage rate.

Commissioner Duncan asked about the property usage. Mrs. Vanderslice stated that the proposed development plan only occupies 25% of the land with the remaining land being left as open and undeveloped space. She noted that the entrances would be secured.

Commissioner Bousquet asked if there were any additional environmental concerns the Town should be aware of. Mrs. Vanderslice noted that the data center was trying to utilize resources in the most efficient way possible and that the small percentage of occupied land was one of their efforts to mitigate impact.

Commissioner Noble asked about the M-1 zoned land and its development and impact potential. Mrs. Vanderslice stated that the M-1 zoning is light industrial which is a higher intensity zoning classification than BTP. Mr. Trocquet stated that BTP has more regulatory control than BTP and is favored over M-1 Light Industrial due to the higher regulatory standards. Mrs. Vanderslice stated that their pursuit of BTP zoning is more restrictive than M-1, so for that property, they were requesting a down-zoning.

Commissioner Bousquet asked about the previous applicant for the small 5-acre M-1 parcel. Mr. Trocquet responded that the previous owner of that property was Georgia Specialty Metals Supply company and that they found a preexisting space in Shamrock Industrial Park which was preferable to building new on this property the Development Authority has since acquired that tract.

Commissioner Duncan made a motion to approve the annexation of the tract. Commissioner Bousquet seconded the motion. Motion carried 5-0.

Commissioner Matheny made a motion to approve the rezoning with staff conditions. Commissioner Duncan seconded the motion. Motion carried 5-0.

7. Consideration to recommend approval of an annexation and rezoning petition from applicant Fayette County Development Authority of a 27.8-acre tract with parcel number 0725-027 from AR (Unincorporated) to BTP (Tyrone Incorporated). **Phillip Trocquet, Community Development**

Mr. Trocquet referenced his staff report from the previous item.

Chairman Nebergall opened the public hearing for any in favor of the petition.

Ms. Janis Shelton stated that she wished to echo the traffic concerns of needing to U-turn at Kirkley Road and felt it was dangerous. She asked that something be taken into consideration for this intersection, but that she was supportive of the project.

Mr. Carl Jackson of 115 Kettering Trace spoke and stated that he had a concern for how long the proposed developer would occupy the structure and did not want the Town to be left with a stranded asset.

Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for those in opposition to the petition.

Mr. Onyeka Ndubusi of 175 Holly Park Lane spoke. His concern was regarding traffic along SR-74 at Kirkley Road.

Chairman Nebergall closed the public hearing for those in opposition.

Mrs. Niki Vanderslice responded to traffic concerns and noted that the secondary entrance along Kirkley Road would not be heavily used and it was her understanding that most traffic would come in and out of the Thomson Road intersection along SR-74.

Mr. Trocquet noted that the Development of Regional Impact (DRI) preliminary findings was that an R-CUT would be required at the Thomson Road intersection. This was the GDOT standard for intersection upgrades along SR-74 in order to preserve traffic flows. Mr. Trocquet noted that the entrance along Kirkley Road was a requirement of the ordinance.

Commissioner Bousquet asked about the GDOT requirements for a deceleration lane. Mr. Trocquet stated that GDOT had not yet issued a requirement for that curb cut as that would occur during the site-planning process. The same would go for the Kirkley Road curb cut, but that deceleration lanes are typically part of the requirements.

Commissioner Duncan made a motion to recommend approval of the annexation. Commissioner Matheny seconded the motion. Motion carried 5-0.

Commissioner Bousquet made a motion to recommend approval of the rezoning with staff conditions. Commissioner Noble seconded the motion. Motion carried 5-0.

8. Consideration to recommend approval of a rezoning petition from applicant Fayette County Development Authority of a 37.6-acre tract with parcel number 0725-005 from OI & M-1 (Office Institutional & Light Industrial) to BTP (Business Technology Park). **Phillip Trocquet, Community Development**

Mr. Trocquet referenced his previous staff report.

Chairman Nebergall opened the public hearing for any in favor of the petition. No one spoke.

Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for those in opposition to the petition.

Stephanie Angelrie of 182 Thomson Road. She spoke in opposition of the R-CUT designs and noted that she had seen individuals use it incorrectly. She noted that she felt more comfortable making a left across SR-74 and that she did not like the other intersections like at Kirkley Road and Sandy Creek Road.

Chairman Nebergall closed the public hearing for those in opposition.

Mr. Trocquet noted that GDOT controlled the right-of-way and intersections along SR-74 and noted that those R-CUT treatments were standard practice of GDOT and have been pre-planned as part of the SR-74 Gateway Coalition Plan that was developed by the County and cities. Mr. Trocquet noted that GDOT has stated these intersections improve traffic flow north and south along the corridor and have improved safety statistics.

Chairman Nebergall stated that the Town does not have a lot of control over SR-74 design and encouraged citizens to write to their local representatives if they have concerns.

Commissioner Matheny made a motion to recommend approval of the rezoning with staff conditions. Commissioner Noble seconded the motion. Motion carried 5-0.

9. Consideration to recommend approval of a rezoning petition from applicant Fayette County Development Authority of a 5.1-acre tract with parcel number 0725-035 from M-1 (Light Industrial) to BTP (Business Technology Park). **Phillip Trocquet, Community Development**

Mr. Trocquet referenced his previous staff report and pulled an image of the property up on the screen.

Chairman Nebergall opened the public hearing for any in favor of the petition. No one spoke.

Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for those in opposition to the petition. No one spoke

Chairman Nebergall closed the public hearing for those in opposition.



Commissioner Duncan made a motion to approve the rezoning with staff conditions. Commissioner Noble seconded the motion. Motion carried 5-0.

**10. Consideration to recommend approval of a rezoning petition from applicant Fayette County Development Authority of a 5-acre tract with parcel number 0725-036 from OI (Office Institutional) to BTP (Business Technology Park). Phillip Trocquet, Community Development**

Mr. Trocquet referenced his previous staff report and pulled an image of the property up on the screen.

Chairman Nebergall opened the public hearing for any in favor of the petition.

Mrs. Vanderslice noted that the broker of this property had written a letter of support.

Chairman Nebergall closed the public hearing for those in favor and opened the public hearing for those in opposition to the petition. No one spoke

Chairman Nebergall closed the public hearing for those in opposition.

Commissioner Noble asked what would happen with the existing church on the property. Mrs. Vanderslice noted that the congregation had found another facility in Tyrone that better suited their needs and that the building will not remain going forward.

Commissioner Matheny made a motion to approve the rezoning with staff conditions. Commissioner Bousquet seconded the motion. Motion carried 5-0.

**VI. NEW BUSINESS**

**VII. STAFF COMMENTS**

Mr. Trocquet gave an update on the Shamrock Park redesign and LCI plan as well as the project status of Tyrone Road Multi-Use Path and Phase I downtown streetscaping.

**VIII. COMMISSION COMMENTS**

Commissioner Duncan inquired about the post office. Mr. Trocquet stated that they have a permit, but he does not have a time-frame.

Commissioner Noble expressed his appreciation for the Fayette County Development Authority and for the members of the community being present and active.

**IX. ADJOURNMENT**

Commissioner Duncan made a motion to adjourn. Motion carried 5-0. Meeting adjourned at 8:37pm.



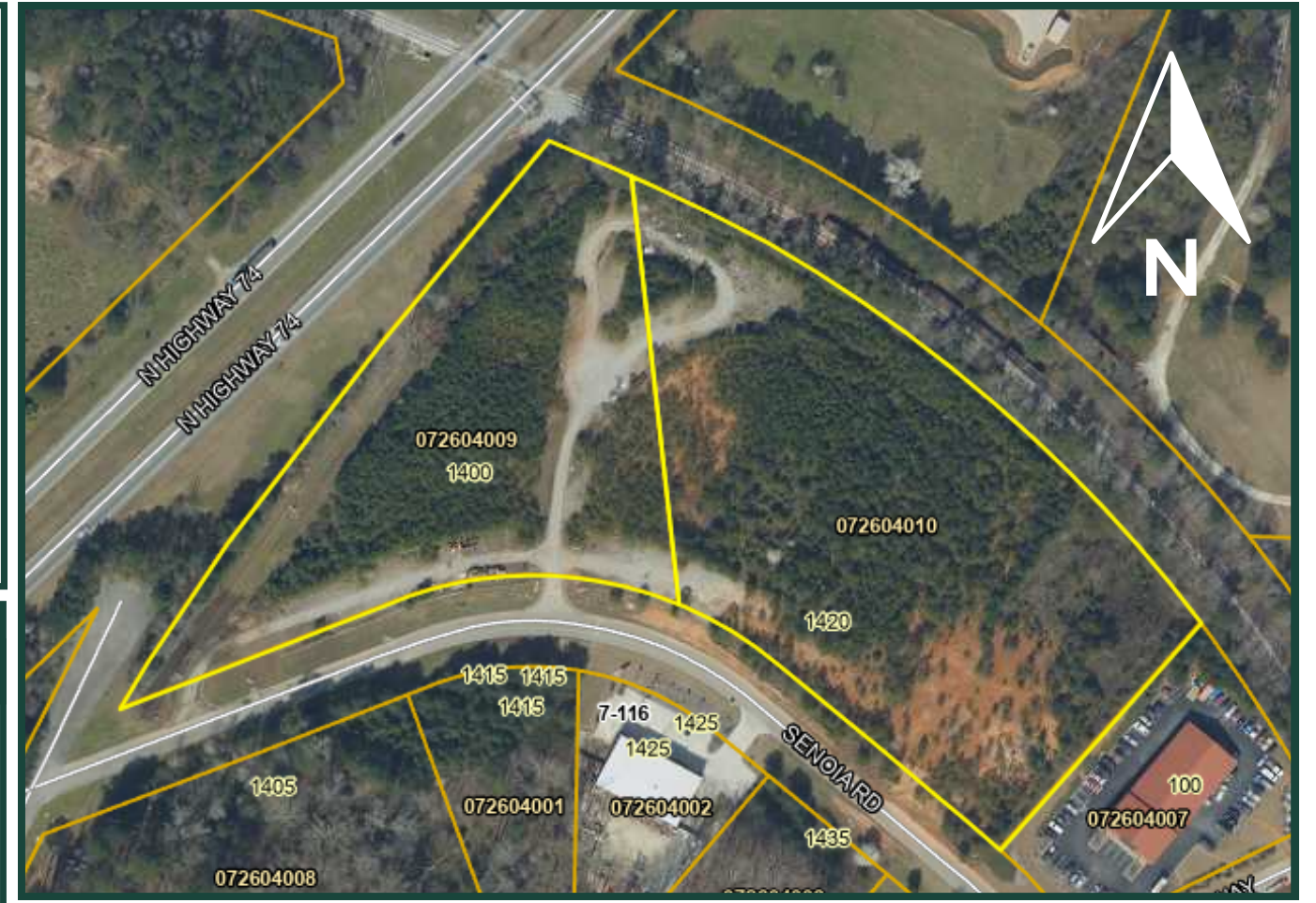
APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 04112024	April 11, 2024	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
1400 Senoia Road	74-South LLC	072604009	C-2	N/A	Commercial Corridor	North: C-1 South: C-2 East: C-1 & O-I West: M-2	N/A	9.45

**SUMMARY & HISTORY**

Applicant 74-South LLC has applied for a revised final plat of 1400 Senoia Road with the stated intent of combining the lot and including a sanitary sewer easement to be dedicated to the Town.

The submission is in compliance with the Town’s ordinance and comp plan. Staff recommends approval with the condition that any remaining TRC (Technical Review Committee) 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 architecture along SR-74 that is screened with appropriate landscaping.

**ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT**

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

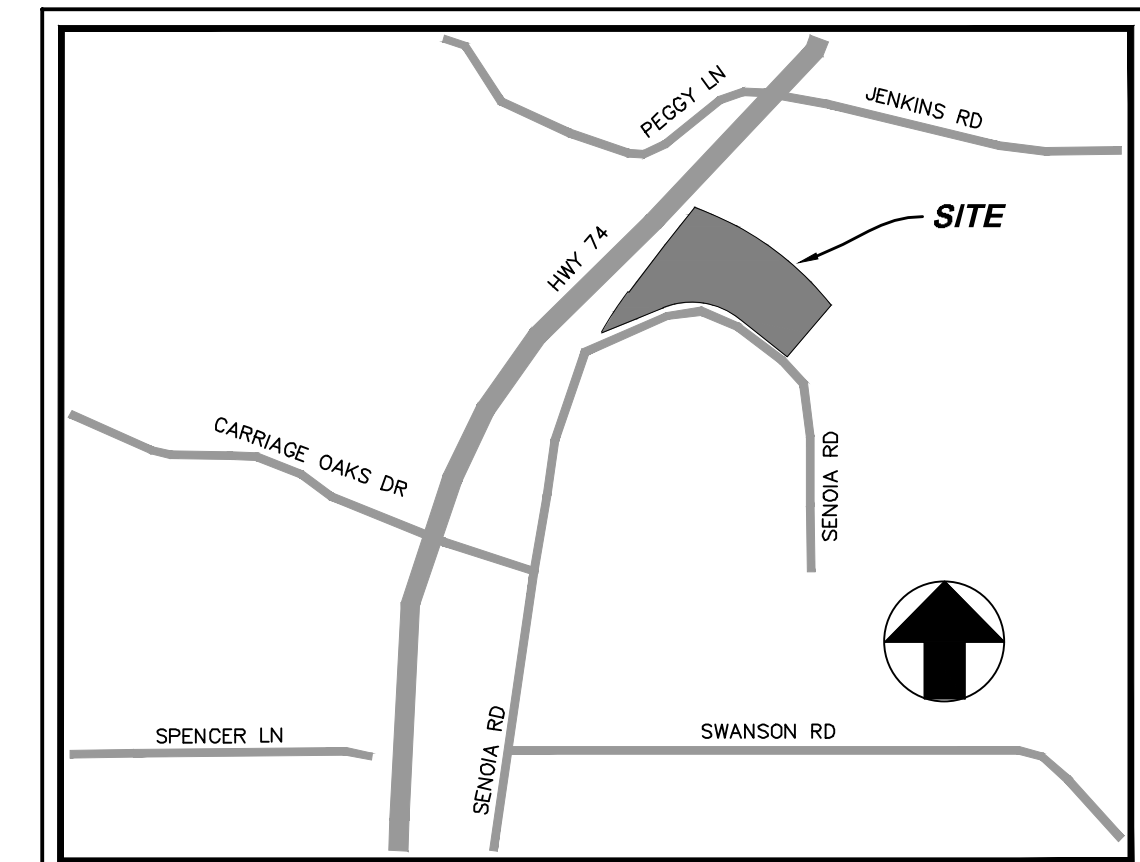
Drawn by:	Check by:	Date:
11/28/22	11/28/22	
1633.2101	1633.2101	

Project #:	Design by:	Review by:	Date:
1633.2101	ILS	ILS	1/3/24
			1/25/23
			11/29/22
			10/24/22

Rev:	Description	Date
1	ISSUED FOR APPROVAL	10/24/22
2	REVISED TO PLAT INTO SINGLE PARCEL	11/29/22
3	PER REVIEW COMMENTS	1/3/24
4	PER REVIEW COMMENTS	1/3/24

REVISED FINAL PLAT TO COMBINE LOT 16 AND LOT 17 FOR 74 SOUTH, LLC.  
 (TAX PARCEL ID NO'S 0726 04 009 AND 0726 04 010)  
 LAND LOT 116 OF THE 7TH DISTRICT, CITY OF TYRONE, FAYETTE COUNTY, GEORGIA

LARRY J SEABOLT, PLS GA 2135  
 INTEGRATED SCIENCE & ENGINEERING LSF000136  
 DATE 1/4/24



**VICINITY MAP**  
 NOT TO SCALE

**PROPERTY OWNER/ADDRESS**

OWNER: 74 SOUTH LLC.  
 O/O ISLAND INVESTORS, LLC.  
 OWNER ADDRESS: 350 ALLISON DR. NE  
 ATLANTA, GA 30342  
 PROPERTY ADDRESS: 1400 SENOIA ROAD  
 TYRONE, GA  
 EXISTING ZONING: C2

**SURVEY NOTES**

- FIELD WORK PERFORMED: 12/06/21 DATE OF PLAT PREPARATION: 12/10/21, EQUIPMENT UTILIZED: LEICA TS12 P 3"
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 123,145 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO EXCEED ONE FOOT IN 100,000 FEET.
- RECORD TITLE:  
 DB 5541 PGS 563-566  
 DB 5474 PGS 150-155  
 PB 42 PGS 8-10  
 PB 45 PGS 67-71  
 PB 101 PG 374

**FINAL PLAT APPROVAL**

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.

TOWN ENGINEER	DATE
MAYOR	DATE
(OWNER)	DATE
TOWN CLERK	DATE

**SURVEYOR CERTIFICATION**

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 intend 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. INTEGRATED SCIENCE & ENGINEERING LSF000136, EXP. 6/30/2024

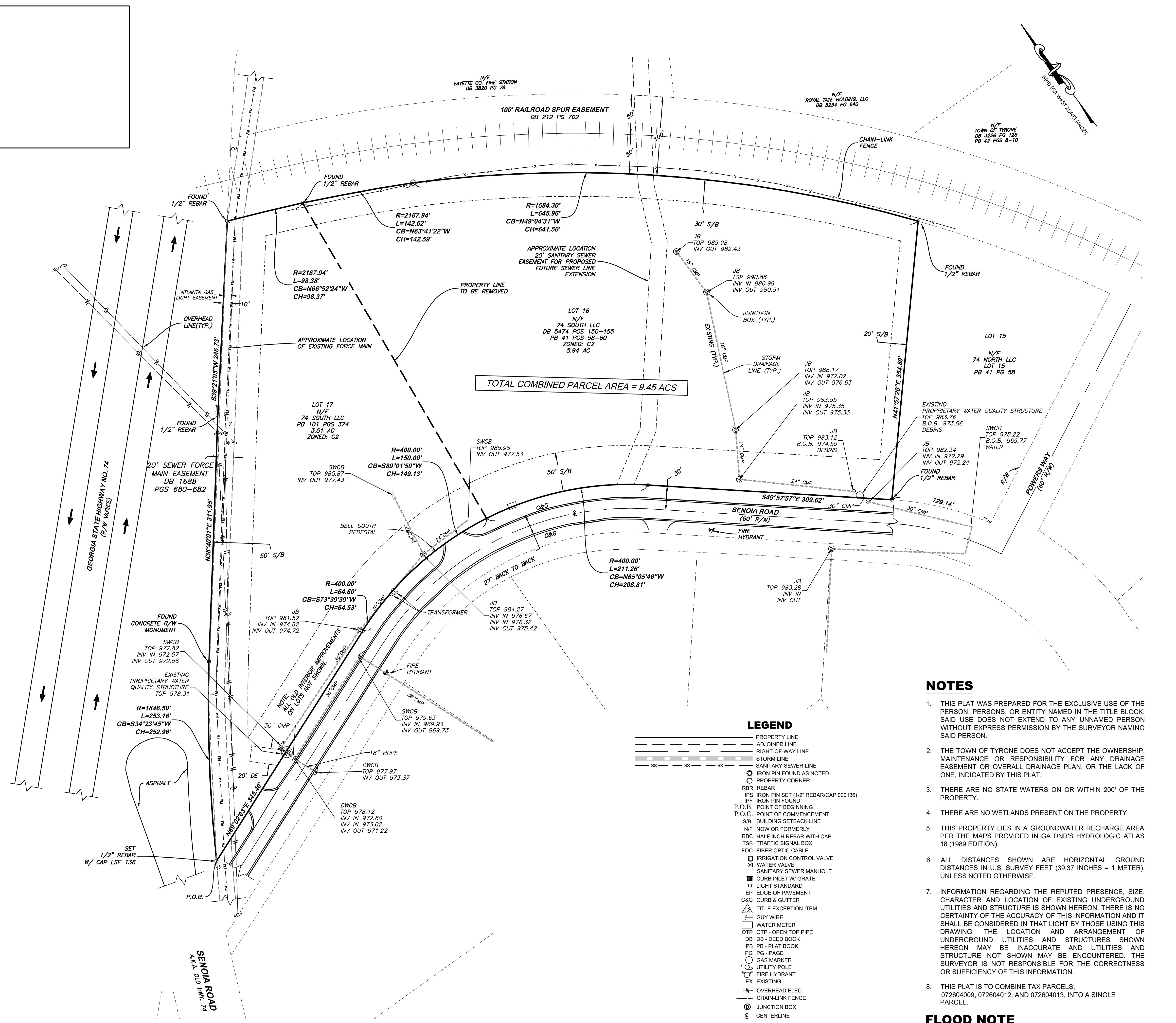
*Larry J Seabolt*  
 LARRY J SEABOLT, PLS GA 2135  
 INTEGRATED SCIENCE & ENGINEERING LSF000136  
 DATE 1/4/24



**FINAL SURVEYORS CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACUTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN: THIS PLAT CONFORMS TO ALL REQUIREMENTS OF GEORGIA PLAT ACT.

*Larry J Seabolt*  
 LARRY J SEABOLT, PLS GA 2135  
 INTEGRATED SCIENCE & ENGINEERING LSF000136 (EXP. 06/30/2024)  
 DATE 1/4/24



**LEGEND**

- PROPERTY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- STORM LINE
- SANITARY SEWER LINE
- IRON PIN FOUND AS NOTED
- PROPERTY CORNER
- RBR REBAR
- IPS IRON PIN SET (1/2" REBAR/CAP 000136)
- IPF IRON PIN FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SB BUILDING SETBACK LINE
- N/E NOW OR FORMERLY
- RBC HALF INCH REBAR WITH CAP
- TSB TRAFFIC SIGNAL BOX
- FOC FIBER OPTIC CABLE
- IRRIGATION CONTROL VALVE
- W WATER VALVE
- SANITARY SEWER MANHOLE
- CURB INLET W/ GRATE
- ⊗ LIGHT STANDARD
- EP EDGE OF PAVEMENT
- CB CURB & GUTTER
- △ TITLE EXCEPTION ITEM
- ← GUY WIRE
- WATER METER
- OTF - OPEN TOP PIPE
- DB DB - DEED BOOK
- PB PB - PLAT BOOK
- PG PG - PAGE
- GAS MARKER
- UTILITY POLE
- FIRE HYDRANT
- EXISTING
- OVERHEAD ELEC.
- CHAIN-LINK FENCE
- JUNCTION BOX
- CENTERLINE

**NOTE:**  
 SOME SYMBOLS MAY NOT BE PRESENT ON ALL DRAWINGS.

**NOTES**

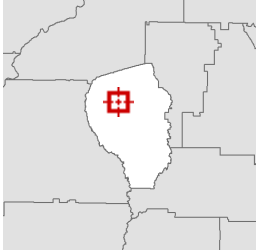
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
- THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.
- THERE ARE NO STATE WATERS ON OR WITHIN 200' OF THE PROPERTY.
- THERE ARE NO WETLANDS PRESENT ON THE PROPERTY
- THIS PROPERTY LIES IN A GROUNDWATER RECHARGE AREA PER THE MAPS PROVIDED IN GA DNR'S HYDROLOGIC ATLAS 18 (1989 EDITION).
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
- THIS PLAT IS TO COMBINE TAX PARCELS: 072604009, 072604012, AND 072604013, INTO A SINGLE PARCEL.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13113C0077E PANEL 231, MAP REVISED SEPTEMBER 26, 2008.



### Overview



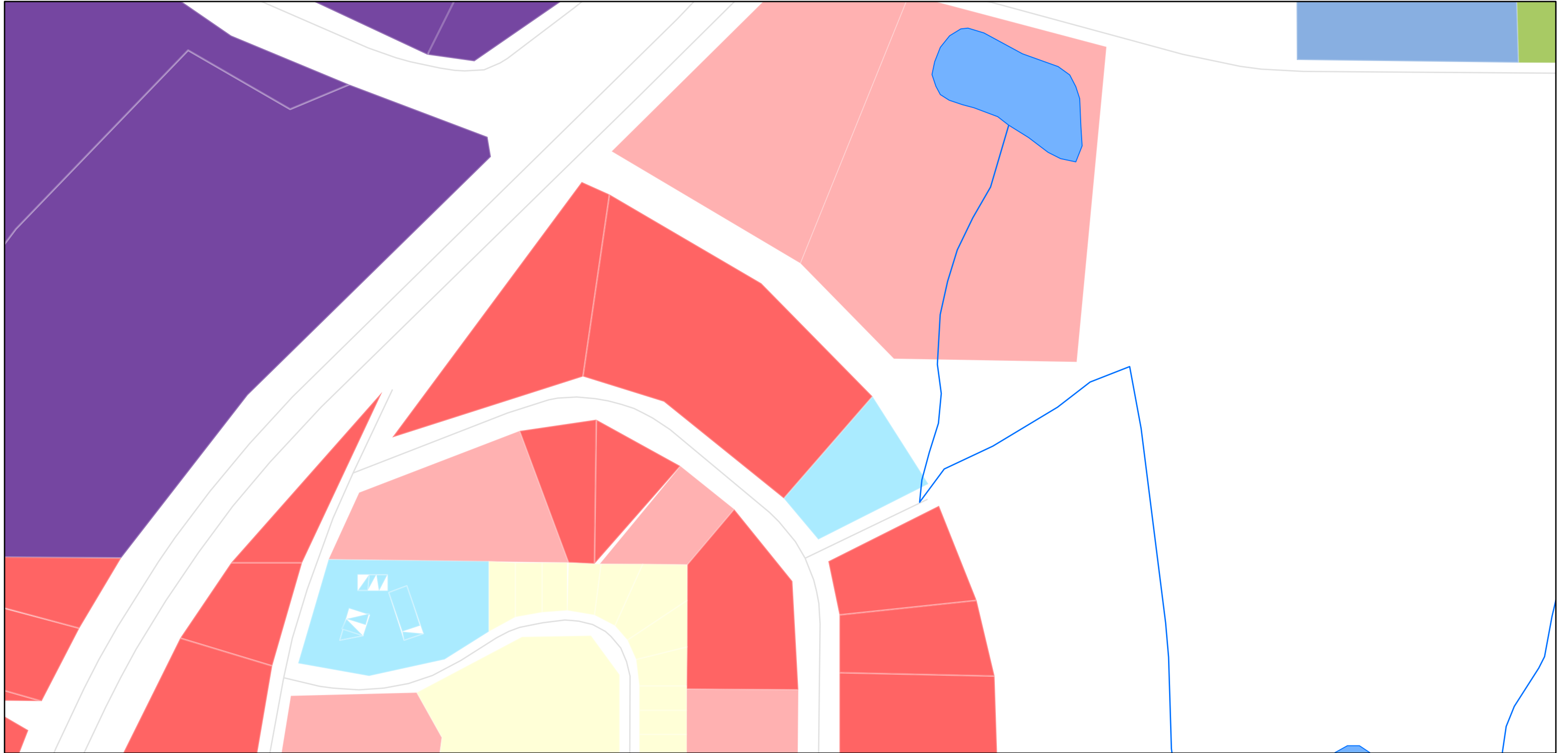
### Legend

- Parcels
- Land Lots
- Roads

Date created: 4/9/2024  
Last Data Uploaded: 4/9/2024 6:11:32 AM

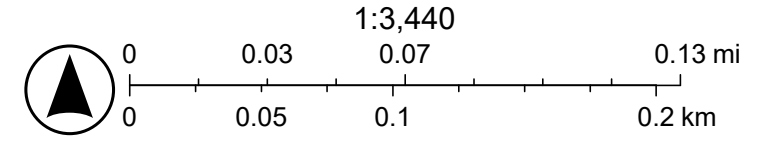
Developed by Schneider  
GEOSPATIAL

# Town of Tyrone Zoning Map



4/10/2024

- Tyrone Online Zoning Map\_WFL1 - Ponds and Lakes
- Tyrone Online Zoning Map\_WFL1 - Rivers and Streams
- AR\_Agricultural\_Residential
- R-12\_Residential\_1200sf\_Min
- E-I\_Educational\_Institutional
- O-I\_Office\_Institutional
- C-1\_Community\_Commercial
- C-2\_Highway\_Commercial
- M-2\_Heavy\_Industrial
- Tyrone Online Zoning Map\_WFL1 - Roads





APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 04112024	April 11, 2024	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
275 Briarwood Road	Tyler Childs	0738-015	AR	N/A	Estate Residential	<b>North:</b> R-12 <b>South:</b> AR <b>East:</b> AR <b>West:</b> R-12	Existing Home & Accessory Structures	22.9

**SUMMARY & HISTORY**

Applicant Tyler Childs has applied for a revised final plat of 275 Briarwood Road with the stated intent of splitting the lot in order to build an additional single-family dwelling on the new lot.

The submission is in compliance with the Town's ordinance and comp plan. Staff recommends approval.



**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 encourages low density residential development not to exceed 1-unit/acre. This property is currently 22.9 acres with the new lot to be created at 3 acres.

**ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT**

This petition is consistent with the Town's zoning ordinance. the minimum lot size for AR is 3-acres. the 50' setbacks still leave sufficient buildable space for the intended single-family structure to be built on the property.

PREPARED BY:

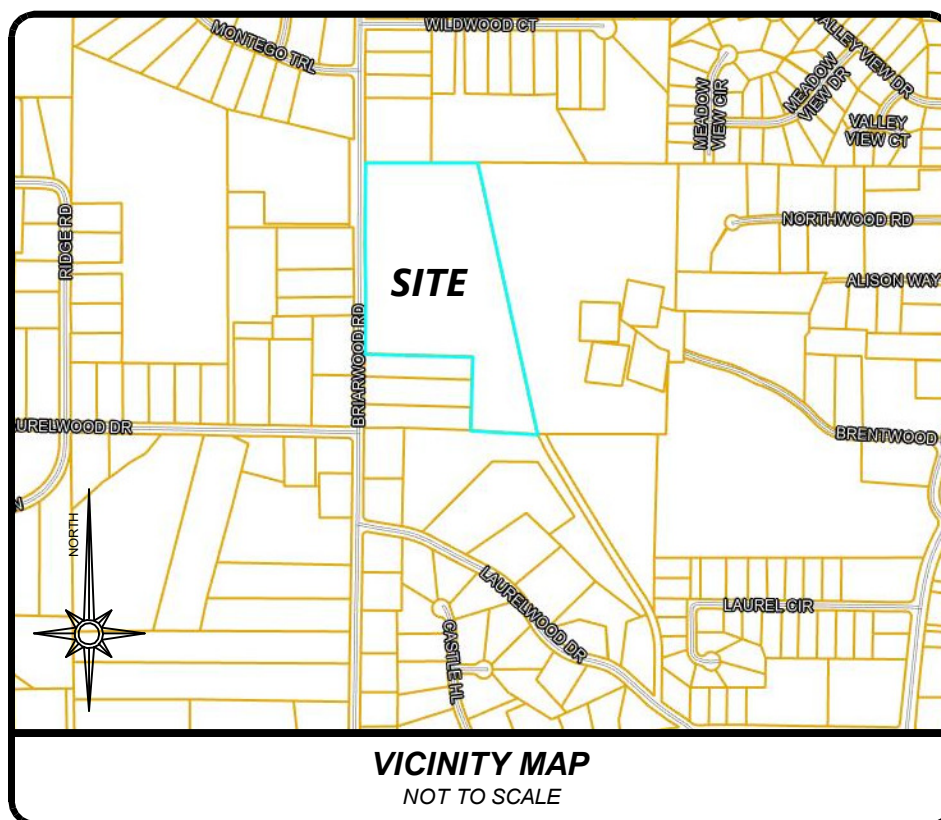
**W. LUKE SUTTLES, RLS**

780 RAYMOND SHEDDAN AVE.  
NEWNAN, GA 30265  
(678) 378-5881

# PRELIMINARY PLAT FOR TYLER CHILDS

LAND LOT 149 - 7th DISTRICT  
FAYETTE COUNTY - GEORGIA  
CITY OF TYRONE  
TP# 0738 015

**OWNER/SU** Section V, Item 4.  
TYLER CHILDS  
275 BRIARWOOD RROAD  
TYRONE, GA 30290  
770-584-2442



**VICINITY MAP**  
NOT TO SCALE

**APPROVED FOR DEVELOPMENT:**

\_\_\_\_\_  
FAYETTE COUNTY HEALTH DEPARTMENT DATE

**FINAL PLAT APPROVAL:**

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

\_\_\_\_\_  
MAYOR DATE

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

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

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL:**

ALL REQUIREMENTS OF THE TYRONE LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED BY THE MAYOR AND TOWN COUNCIL.

\_\_\_\_\_  
TOWN ENGINEER No. DATE

**CERTIFICATE OF DESIGN:**

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS, AND OTHER PLANNED FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

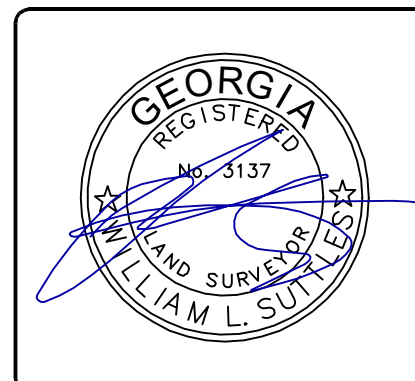
\_\_\_\_\_  
REGISTERED LAND SURVEYOR No. 3137 DATE 1/24/2024

**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

\_\_\_\_\_  
REGISTERED LAND SURVEYOR No. 3137 DATE 1/24/2024



**CLOSURE STATEMENT:**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 598,641 FEET.

APPROXIMATELY 40% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT.

APPROXIMATELY 60% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE eGPS CHC M7 GPS SYSTEM.

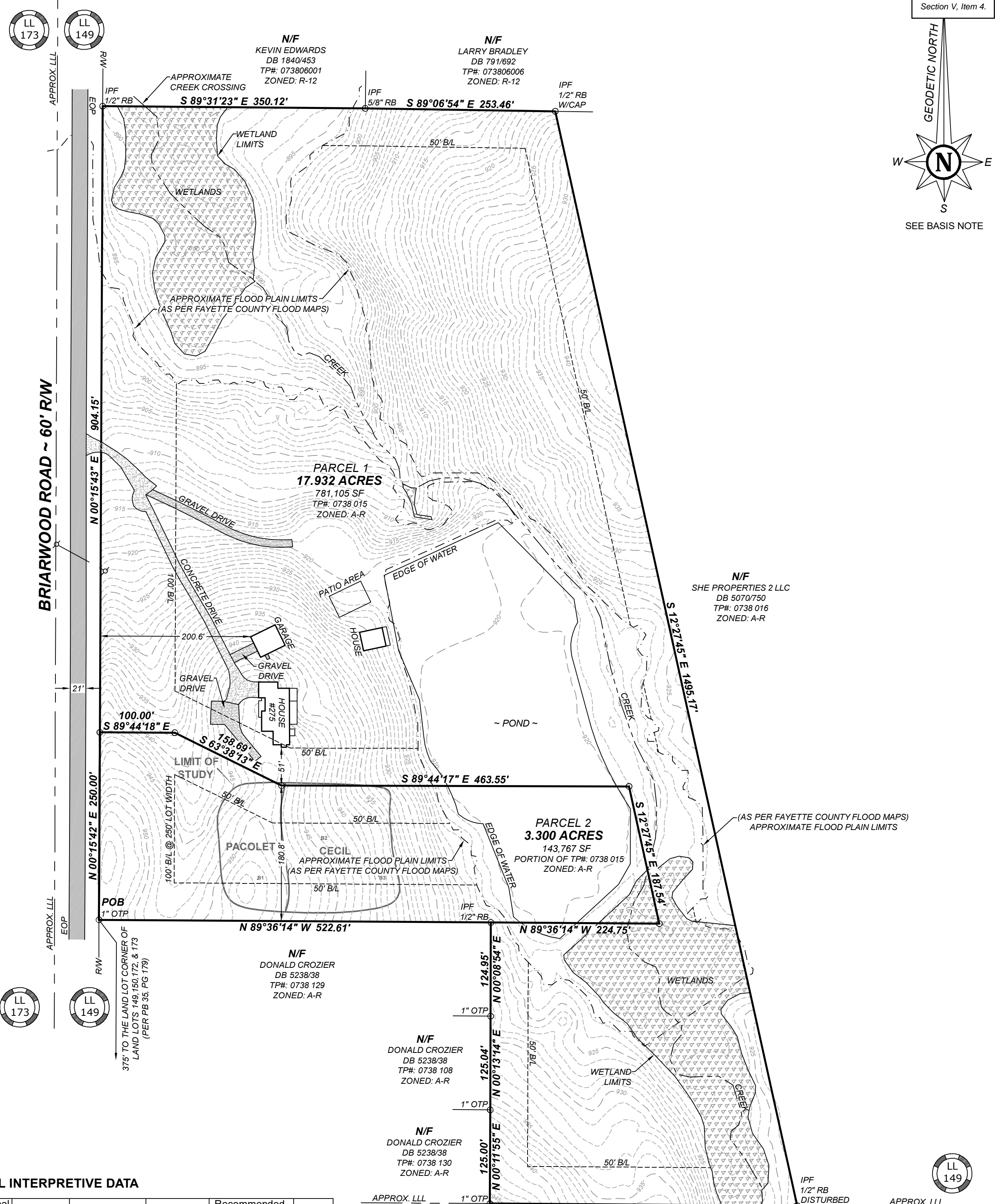
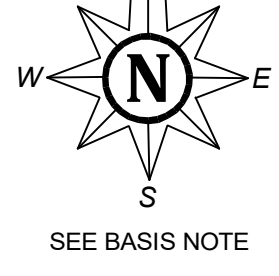
CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING THE eGPS CHC M7 GPS IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, ATLANTA.

**NOTES:**

1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA. WEST COORDINATE SYSTEM.
2. REFERENCE: PLAT BOOK 35, PAGE 179 OF FAYETTE COUNTY RECORDS.
3. THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP No. 13113C0076E, DATED 9/26/2008.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THE LAST DAY OF FIELD WORK WAS 10/19/2021.
7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
10. CURRENT ZONING ORDINANCE IS A-R AS PER THE CITY OF TYRONE ZONING MAPS.
11. THERE ARE WETLANDS ON THE SUBJECT PARCEL. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS PROPERTY, PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, DATED 12/4/2023, PROJECT # 23106. TOPOGRAPHY, WETLAND, AND CREEK LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.

DATE: 1/24/2024	ISSUE		
SCALE:	No.	DESCRIPTION	DATE
ACREAGE:			
CITY: TYRONE			
DRAWN: MWR			
CHECKED: WLS			
SHEET #: 1 of 2			
PROJECT: CHILDS_PP			

LEGEND	
P/L	= PROPERTY LINE
EOP	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
IPF	= IRON PIN FOUND
RB	= REINFORCING BAR
OTP	= OPEN TOP PIPE
N/F	= NOW OR FORMERLY
LLL	= LAND LOT LINE
DB	= DEED BOOK
PB	= PLAT BOOK
POB	= POINT OF BEGINNING
⊙	= POWER POLE



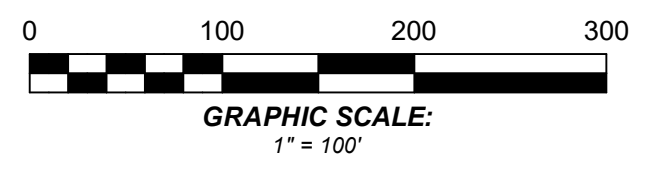
**SOIL INTERPRETIVE DATA**

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Cecil	>72	>72	2-10	30-48	60	----	A1
Pacolet	>72	>72	2-4	24-48	45	----	A1

**SOIL SUITABILITY CODE LEGEND**

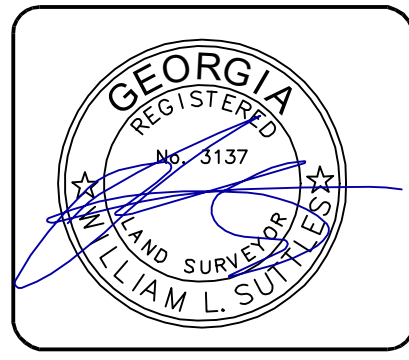
A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

**SOIL MAP LEGEND**  
 — Soil Boundary  
 ⓑ1 Soil Boring



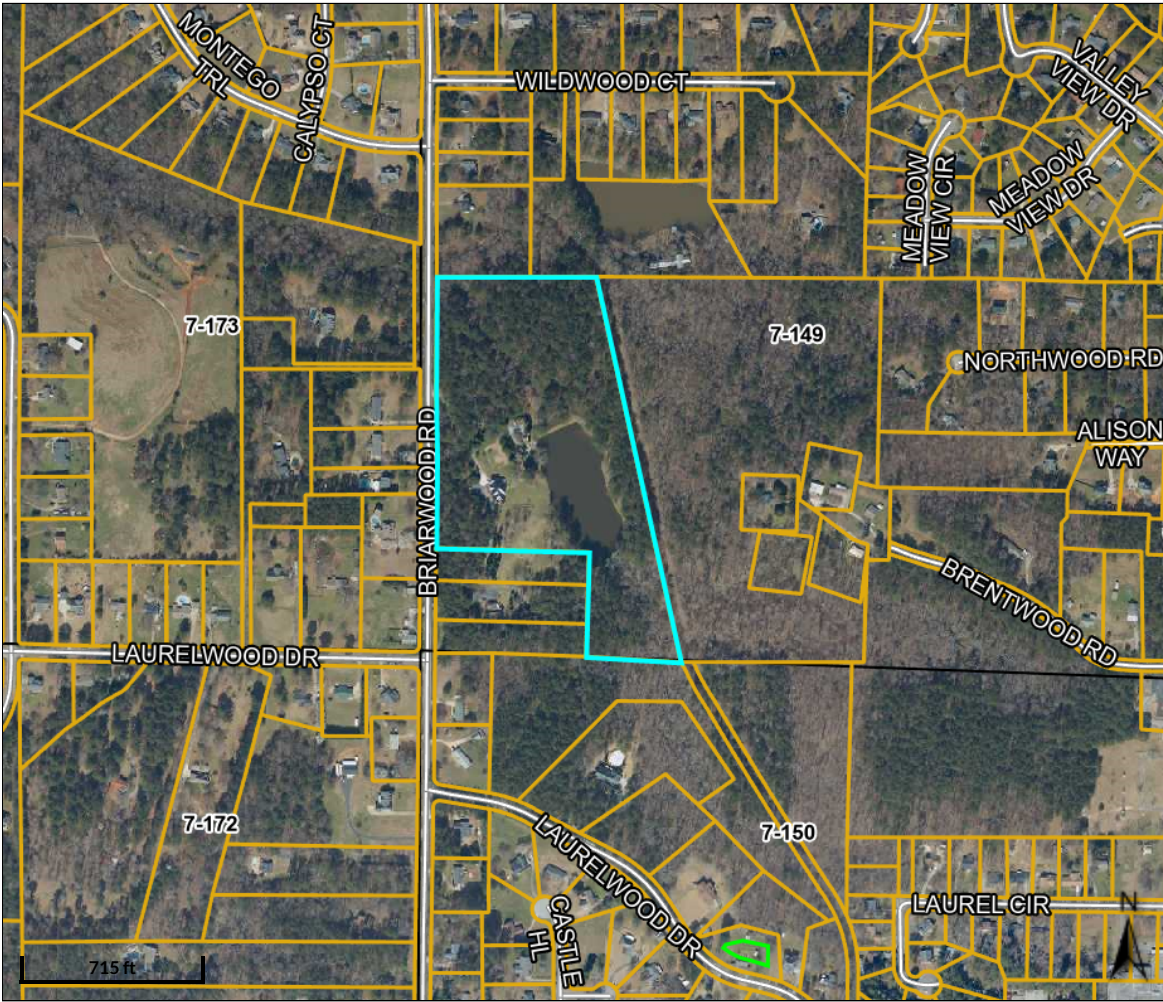
DATE:	ISSUE
1/24/2024	No. DESCRIPTION DATE
SCALE: 1" = 100'	
ACREAGE: AS SHOWN	
CITY: TYRONE	
DRAWN: MWR	
CHECKED: WLS	
SHEET #: 2 of 2	
PROJECT: CHILDS_PP	

PRELIMINARY PLAT FOR:  
**TYLER CHILDS**  
 LAND LOT 149 - 7th DISTRICT  
 FAYETTE COUNTY - GEORGIA  
 CITY OF TYRONE

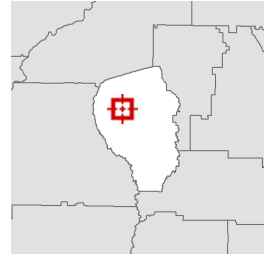


PREPARED BY:  
**W. LUKE SUTTLES, RLS**  
 780 RAYMOND SHEDDAN AVE.  
 NEWNAN, GA 30265  
 (678) 378-5881





**Overview**



**Legend**

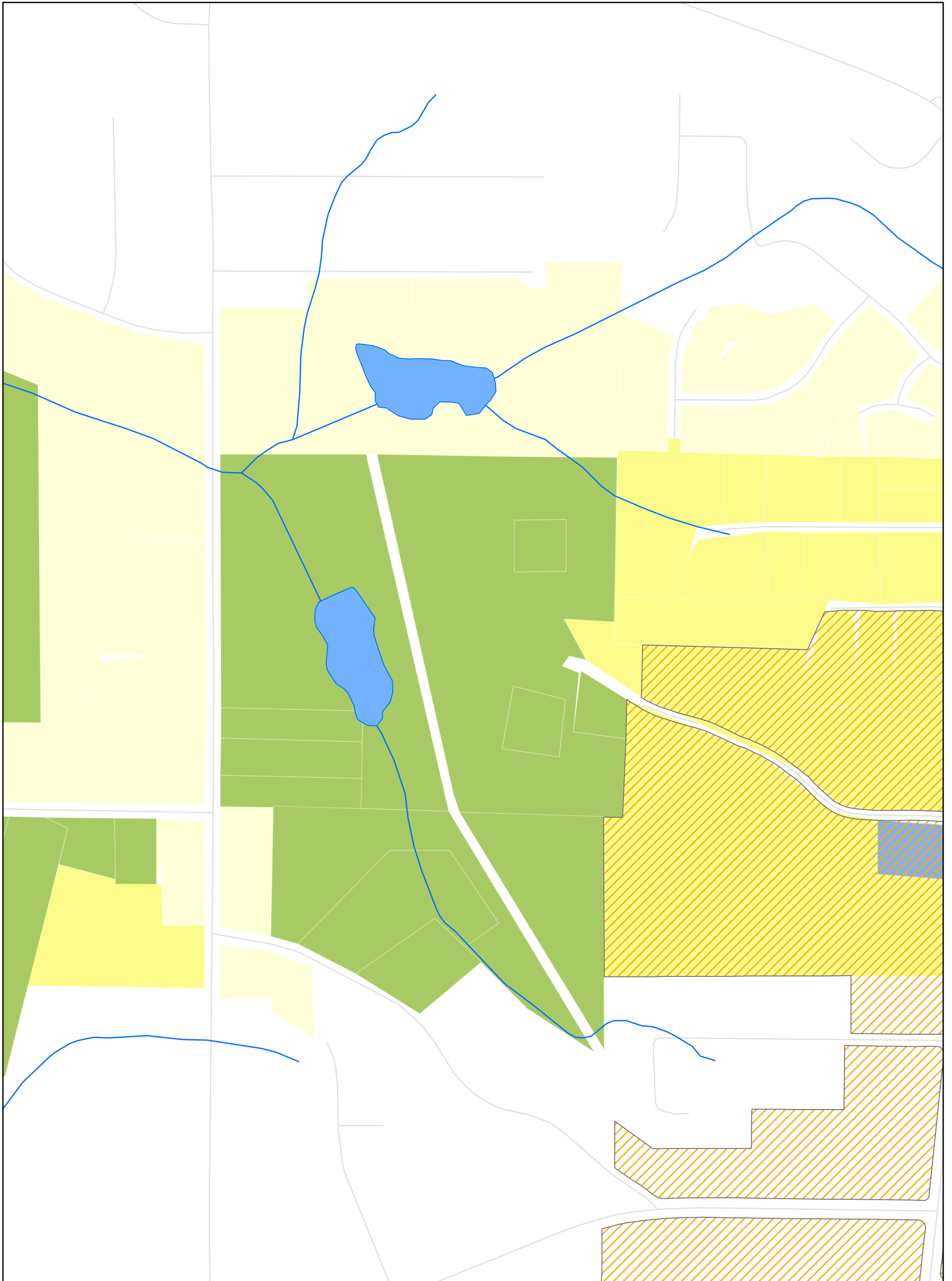
- Parcels
- Land Lots
- Roads

<b>Parcel ID</b>	0738 015	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	CHILDS TYLER R
<b>Sec/Twp/Rng</b>	0-0-	<b>Class</b>	A4		275 BRIARWOOD ROAD
<b>Property Address</b>	275 BRIARWOOD RD	<b>Acreage</b>	22.9		TYRONE, GA 30290
<b>District</b>	03				
<b>Brief Tax Description</b>	22.9 275 BRIARWOOD RD				
	(Note: Not to be used on legal documents)				









Date created: 4/9/2024  
Last Data Uploaded: 4/9/2024 6:11:32 AM

Developed by  **Schneider**  
GEOSPATIAL

# Town of Tyrone Zoning Map



4/10/2024

-  Tyrone Online Zoning Map\_WFL1 - Ponds and Lakes
-  Tyrone Online Zoning Map\_WFL1 - Rivers and Streams
-  Tyrone Online Zoning Map\_WFL1 - Town Center Overlay District
-  AR\_Agricultural\_Residential
-  R-18\_Residential\_1800sf\_Min
-  R-12\_Residential\_1200sf\_Min
-  E-I\_Educational\_Institutional
-  Tyrone Online Zoning Map\_WFL1 - Roads

