



## PLANNING COMMISSION MEETING

**August 25, 2022 at 7:00 PM**

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*950 Senoia Road, Tyrone, GA 30290*

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**David Nebergall, Chairman**

**Dia Hunter, Vice Chairman**

**Jeff Duncan, Commissioner**

**Phillip Trocquet, Town Planner**

**Carl Schouw, Commissioner**

**Scott Bousquet, Commissioner**

**Patrick Stough, Town Attorney**

[July](#) 28th, 2022 Minutes

### 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**

**IV. PUBLIC HEARING**

**V. NEW BUSINESS**

- [1.](#) Consideration to approve a site plan for 859 Senoia Road for owner Edgar Townsel. **Phillip Trocquet, Community Development**

**VI. STAFF COMMENTS**

**VII. COMMISSION COMMENTS**

**VIII. ADJOURNMENT**

**Town of Tyrone**  
**Planning Commission Meeting Minutes**  
**July 28<sup>th</sup>, 2022**  
**7:00 PM**

**Present:**

Chairman, David Nebergall

Commission Member, Carl Schouw

Commission Member, Jeff Duncan

Town Attorney, Patrick Stough

Assistant Town Manager, Phillip Trocquet

**Absent:**

Vice-Chairman, Dia Hunter

Commission Member, Scott Bousquet

**Call to Order:**

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

**Approval of Agenda:**

Commissioner Schouw made a motion to approve the agenda. Motion was seconded by Commissioner Duncan. Motion passed 3-0.

**Approval of Minutes:**

1. Commissioner Schouw made a motion to approve the minutes from July 14<sup>th</sup>, 2022 with conditions. Motion was seconded with conditions by Commissioner Duncan. Motion passed 3-0.

## **Public Hearing:**

2. Consideration to hear a revision of a development plan as part of the Light Industrial (M1) Planned Industrial Park (PIP) overlay of parcel 0726-068 from applicant East Group Properties, LP on behalf of the owner, Hobgood Family, LP. **Phillip Trocquet, Community Development**

Mr. Trocquet noted that this plan had originally come before them in February of 2022, but it was withdrawn as there was a need for a DRI (Development of Regional Impact) study. The applicant did complete the DRI and also submitted a full traffic study from Kimley Horn. He said that applicant East Group Properties, L.P. had submitted a petition on behalf of the owner, Hobgood Family, L.P. for a revision of development plan rezoning petition for parcel 0725-014. This parcel was rezoned from O-I to M-1 (Light Industrial) PIP (Planned Industrial Park) with a specific development plan for movie media production studios and ancillary businesses in 2017. This property was also associated with DRI 2830 which reviewed both the studio development plan and mixed-use development plan for the 43 acre tract to the north. He said that the applicant's expressed intent was to revise the approved development plan for studios to a development plan for multi-flex light industrial buildings within a planned technology/business park environment. He said that the proposed development also showed the inclusion of a multi-use path along the rear property line for connectivity to northern subdivisions. The proposed development plan reflected 5 such buildings ranging from 102,600 s.f. to 178,200 s.f. He noted that a Development of Regional Impact analysis, traffic study, rough architectural examples, and visual line of site rendering was included with the development plan.

He continued that the current zoning was M-1 Planned Industrial Park (PIP) for movie studios, with the proposed zoning being M-1 PIP, but with a revised development plan for a business technology park. The existing zoning included Community Mixed use (CMU) to the North, C-1 to the South, E-I and AR to the East, and M-2 to the West. Current site improvements included abandoned homes, a barn, and agricultural implements.

He continued that the petition was generally consistent with the Town's Comprehensive Plan and Future Development strategy. The property was within the Community Gateway Character area which does promote the development of future medical, entertainment, and other emerging high-tech industries as well as business headquarters through high-quality architectural and landscaping standards that protect the scenic nature of the SR-74 corridor. The proposed development plan focused on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Current architectural renderings do not reflect the Town's material requirement, but do highlight high architectural standards. If material requirements are adhered to, staff would consider such renderings to meet the standard of the Comprehensive Plan. The lower traffic count of this development compared with previous approvals reflected a lower-intensity transportation impact with fewer access points on SR-74. A cart path constructed to Town Standards had also been reflected in the development plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

He then read the zoning ordinance compatibility and impact assessment.

1. Will Zoning permit suitable uses with surrounding properties?

The proposed development plan suggests appropriate uses for SR-74 and the Community Gateway Character area and surrounding properties if appropriately screened, buffered, and constructed to the architectural guidelines listed in the ordinance.

2. Will Zoning adversely affect adjacent properties?

The proposed development plan has the potential to adversely affect adjacent properties from a traffic perspective, although a traffic study reflecting a lower impact from the previously approved zoning has been submitted. Comment from the Fayette County Board of Education has been acquired with no objection to the proposed development. Appropriate traffic and transportation improvements have been outlined by the Development of Regional Impact (DRI).

3. Does the property have reasonable economic use as currently zoned?

It is staff's determination that the property does have reasonable economic use under the current development plan.

4. Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?



Given the traffic capacity of SR-74 and Jenkins Rd, it is staff's opinion that if no traffic improvements are constructed, the development could pose an excessive burden on road infrastructure. If the proposed traffic improvements listed in the DRI are implemented, this would address this issue. The proposed development suggests an average 9,250 GPD sewer and water usage which is not burdensome on the Town's existing sewer or water capacity. Stormwater facilities built to appropriate standards and regulated by a recorded maintenance agreement will be required to ensure feasible impact on the Town's preexisting stormwater infrastructure.

He said that staff determined this development plan revision to be generally consistent with the Town's Comp Plan and ordinance. If Planning Commission did choose to recommend approval, staff recommended the following conditions be considered:

1. Architectural and landscaping requirements listed in the development plan meet that of Sec. 113-191 (Quality Growth Development District Special Requirements) - specifically finish construction and perimeter berming requirements.
2. That all transportation improvement comments from GRTA's (Georgia Regional Transportation Authority) DRI determination and the DRI Transportation Analysis within the Town's limits be incorporated with GDOT approval.
3. Any proposed structures/impervious surface areas located within designated environmental buffer zones be prioritized for preservation or conservation come time for site plan and land disturbance approval of such areas.

Chairman Nebergall opened the public hearing for anyone wishing to speak in favor of the change.

Mr. Rick Lindsey approached the podium as a representative of the applicant. He said that they would agree to the three conditions that Mr. Trocquet outlined. He said that the property was owned by the Hobgood family, and that they were seeking a revision to the development plan, but that he does not believe that the current zoning restricting the property to movie studios would be a viable option for the property. He wanted to clarify that they were not asking for large warehousing or a distribution center. He noted that East Group Properties is a REIT (Real

Estate Investment Trust) and that they own their own properties. He listed a few of the Fortune 500 and Fortune 100 companies that East Group works with. Mr. Trocquet displayed photos of other East Group buildings on the screen. Mr. Lindsey said they would adhere to the Town's architectural standards and that they had submitted these photos to demonstrate the quality of buildings that they were planning. He said that they will pay special attention to landscaping and berming as well. He then referenced the GRTA study showing that there would be less traffic than the currently approved PIP plan. He also emphasized that the jobs created would be quality jobs and that the buildings would not be used as a distribution center. He said that they had met with the Fayette County School Board about the project, and that they were supportive of the project. He said that the proposed project fits with the Town's comprehensive plan and the ordinances that are in place.

Mr. John Coleman of East Group Properties then approached the podium. He wanted to note that he is stationed locally, so if there were any issues he could and would be on site quickly. He emphasized that they would be a long-term owner of the building and wanted to be partners with the Town. He said that they focus on the architecture and signage pretty heavily. He then pointed out the differences in their architectural style versus the typical warehouse architecture. He said that each building will also have electric vehicle charging stations. He said they have agreed to the GRTA conditions and that the level of service at the intersections that would be impacted would not experience a decreasing level of service.

He said that they would comply with all governmental regulations in regards to stream buffers and other environmental regulations. He said as soon as the project receives the appropriate permits, then they were planning to start building, most likely in two separate phases.

Mr. Ed Wyatt approached the podium. He said he represented the Hobgood family. He said that what was on the inside mattered more to him than what mattered on the outside, and that East Group properties was the perfect buyer for this property. He said that the Hobgood family still owned the 40 plus acres to the north of this property and would be proud to have the development as a neighbor.

Chairman Nebergall closed that portion of the public hearing and opened the public hearing for anyone wishing to speak in opposition to the project. No one spoke. Chairman Nebergall then closed that portion of the public hearing.

Commissioner Duncan asked about the buffer between this property and the property to the north. Mr. Trocquet said that the property to the north was technically a commercial zoning classification, and the buffer requirements were different than if it adjoined residential. There were still buffer and setback requirements, but that berms, plantings, etc, could be used to address. Those would be addressed during the site planning process. Commissioner Duncan asked about a cart path on the eastern side of the property. Mr. Trocquet said that the plat actually noted an easement, so there was a dedicated easement for a multi-use trail already on the property. Mr. Trocquet confirmed that the applicant would construct the multi-use path and it would most likely be constructed along with the phases of the project. He said that the Town's comprehensive plan put an emphasis on this type of connectivity as developments come to the HWY 74 corridor.

Commissioner Duncan brought up rain gardens. He said it was a natural area and would take up less space than a retention pond. He wanted the applicant to consider them.

Commissioner Schouw asked about the truck traffic. Mr. Trocquet said that the primary route for trucks would be a ride in-ride out via HWY 74. Mr. Trocquet said that there was a median cut at the center of the development that would be upgraded for that purpose. Chairman Nebergall said he was concerned about the increase in traffic in the area. Mr. Trocquet said that the main reason for preserving the median cut in that area was to prevent large trucks from turning left onto Jenkins Road and interfering with school traffic. Chairman Nebergall asked about potential road improvements to the surrounding intersections. Mr. Trocquet said a right-hand turn lane was recommended for Jenkins Road and that acceleration lanes would be recommended in other areas as well.

Chairman Nebergall reiterated his concern for traffic and trucks crossing that intersection. He then asked if there would be any connectivity between that land and the property to the north

once it was developed. Mr. Trocquet said that they would encourage inter-parcel connectivity. Mr. Trocquet also noted that the town was in regular communication with GDOT and would address any issues should they come up in the future.

Commissioner Bousquet asked in what order they were planning to construct the buildings. Mr. Coleman approached the podium and said that they were planning to build in two phases and would start with the two buildings fronting HWY 74.

Chairman Nebergall asked about the lake on the property. Mr. Trocquet said that it would be a staff requirement that any water detention or retention facility be maintained and function appropriately.

Commissioner Schouw made a motion to recommend approval. Seconded by Commissioner Duncan. Motion passed 3-0.

### **Staff Comments**

No staff comments.

### **Commission Comments**

No commission comments.

### **Adjournment**

Meeting ended at 7:46pm.

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Chairman David Nebergall

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Phillip Trocquet, Asst. Town Manager



PLANNING DATE 08/25/2022
COUNCIL DATE NA

# P&Z STAFF REPORT

Section V, Item 1.

PREPARED BY:

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

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 08252022	Edgar Townsel	859 Senoia Road

### SUMMARY & HISTORY

Mr. Edgar Townsel has submitted an application for site plan approval for 859 Senoia Road. Mr. Townsel's property was involved in a fire back in January in which the entire building was burned down. As such, Mr. Townsel is applying to reconstruct his building with minor modifications.

Being a preexisting construction and rebuild as a result of a fire and that no more than 5,000 s.f. of impervious surface is proposed, town ordinances do not require full stormwater management standards. The previous building was situated with Town Right of Way by approximately 5 feet. Mr. Townsel is proposing that this structure be shifted out of the Right of Way.

TRC members have issued approval of this site plan. Staff recommends approval of this site plan with the condition that any remaining minor TRC comments be resolved.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
C-1	N/A	Commercial	North: C-1 South: C-1 East: C-1 West: AR	N/A	.93 acres

### COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Town Center Character area which promotes street-facing commercial and mixed use. Mr. Townsel plans to reconstruct his previous building as close to what was originally there as possible which provided on-street walkable retail to this area. The new reconstruction will need to comply with the Town's new architectural and design guidelines.

### ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

Based on Technical Review Committee and staff reviews, this site plan and landscape plan are compatible with Town ordinances. Staff will be reviewing architectural plans for consistency with Town ordinances with their construction submittal. All architecture must comply with current standards.

AFTER RECORDING RETURN TO:

J. SAMUEL BECK  
 LAWSON & BECK, LLC  
 1125 COMMERCE DRIVE, SUITE 300  
 PEACHTREE CITY, GEORGIA 30269

Section V, Item 1.

Doc ID: 010521480002 Type: QCD  
 Recorded: 11/13/2018 at 09:35:00 AM  
 Fee Amt: \$12.00 Page 1 of 2  
 Transfer Tax: \$0.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 4810 PG 157-158

Space above to be used for recording purposes.

**QUITCLAIM DEED**

\*\*\*Draw Deed Only\*\*\*

STATE OF GEORGIA  
 COUNTY OF FAYETTE

**THIS INDENTURE**, made this 6<sup>TH</sup> day of November, 2018, by, between, and among **EDGAR TOWNSEL**, as party of the first part, hereinafter referred to as the "Grantor," and **859 SENOIA ROAD, LLC**, as party of the second part, hereinafter referred to as the "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the adequacy, receipt, and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee the following described property, to wit:


**See Exhibit "A" attached hereto and incorporated herein by reference.**

**TO HAVE AND TO HOLD** the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

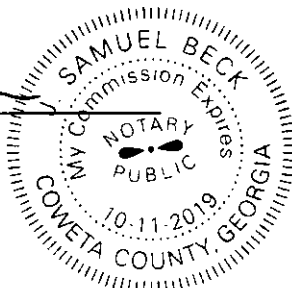
**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:

  
 Unofficial Witness

  
 Edgar Townsel

  
 Notary Public



**EXHIBIT "A"****Legal Description****TRACT 1:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 7<sup>TH</sup> DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 74 (60 FOOT RIGHT OF WAY) 625.80 FEET NORTHERLY, AS MEASURED ALONG SAID RIGHT OF WAY FROM THE CORNER FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE CENTER LINE OF VALLEY WOOD ROAD (ALSO KNOWN AS BYWOOD LANE); RUNNING THENCE NORTHERLY, ALONG THE EASTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 74, 135.30 FEET TO AN IRON PIN, RUNNING THENCE NORTH 86 DEGREES 51 MINUTES EAST 164.50 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 01 DEGREES 28 MINUTES EAST 102.70 FEET TO AN IRON PIN RUNNING THENCE SOUTH 75 DEGREES 11 MINUTES 30 SECONDS WEST 174.50 FEET TO AN IRON PIN LOCATED ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 74 AND THE POINT OF BEGINNING. SAID PROPERTY BEING IMPROVED HAVING A BRICK WAREHOUSE LOCATED THEREON, ALL AS SHOWN ON PLAT OF SURVEY FOR ROBERT W. STEED, DATED MARCH 27, 1984, PREPARED BY STEED & BOYD, LAND SURVEYORS.**

**TRACT 2:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 7<sup>TH</sup> DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 74 (60 FOOT RIGHT OF WAY) 761.10 FEET NORTHERLY, AS MEASURED ALONG THE EASTERLY RIGHT OF WAY STATE HIGHWAY 74 FROM THE CORNER FORMED BY THE INTERSECTION OF SAID RIGHT OF WAY WITH THE CENTER LINE OF VALLEY WOOD ROAD (ALSO KNOWN AS BYWOOD LANE), RUNNING THENCE NORTHERLY, ALONG THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 74, AND FOLLOWING THE CURVATURE THEREOF, 252.30 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 85 DEGREES 42 MINUTES EAST 179.00 FEET TO AN IRON PIN, RUNNING THENCE SOUTH 12 DEGREES 57 MINUTES WEST 148.00 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 01 DEGREES 28 MINUTES EAST 85.00 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 86 DEGREES 51 MINUTES WEST 164.50 FEET TO AN IRON PIN LOCATED ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 74 AND THE POINT OF BEGINNING. SAID PROPERTY BEING IMPROVED HAVING A METAL WAREHOUSE THEREON, ALL AS SHOWN ON PLAT OF SURVEY FOR ROBERT W. STEED, DATED MARCH 27, 1984, PREPARED BY STEED & BOYD, LAND SURVEYORS.**



GENERAL NOTES:

3. ALL WORK SHALL COMPLY WITH CITY OF TYRONE AND FAYETTE COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE CONTRACTOR IS TO VERIFY ALL PERMITS ARE OBTAINED AND ARE READILY AVAILABLE PRIOR TO COMMENCEMENT OF ANY WORK DONE BY THE AGENCY BY WHICH THE REMOVAL OF SUCH STRUCTURE OR UTILITY IS AFFECTED.
3. THIS PROJECT WILL BE PRIVATELY FUNDED.
4. TOTAL AREA - 0.93 ACRES.
5. TOTAL DISTURBED AREA - 0.025 ACRES
6. PARCEL(S) 0738 001 IS ZONED C-3
7. ANY REVISIONS TO THE PLANS AFTER THE INITIAL SUBMITTAL, OTHER THAN THE RESPONSE TO THE PLAN REVIEW COMMENTS, WILL BE INDICATED AS REVISIONS AND SUBMITTED WITH A WRITTEN EXPLANATION OF THE REVISIONS AND THE REASONS THEREFORE.
8. ANY VARIATIONS FROM THE PERMITTED PLANS, CHANGES IN DESIGN RESULTING FROM FIELD CONDITIONS, OR SUBSTITUTION OF CONSTRUCTION MATERIALS ARE TO BE REVIEWED AND APPROVED BY THE RESPONSIBLE DESIGN ENGINEER AND CITY OF TYRONE / FAYETTE COUNTY.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES THAT WILL NOT BE DEMOLISHED.
10. IF ANY EXISTING CONDITIONS WERE NOT ACCOUNTED FOR DURING THE DESIGN PROCESS GRADING CAN BE MINIMALLY ADJUSTED IN THE FIELD AFTER CONFIRMING SUCH CHANGES WITH THE ENGINEER AND WITH THE APPROPRIATE CITY/COUNTY.
11. CONTRACTOR SHALL PROVIDE DETAILED PLANS FOR AN APPROVED SITE THAT MEETS LOCAL PERMITTING REQUIREMENTS AT WHICH WASTE SOIL WILL BE DISPOSED, AS WELL AS A DETAILED PLAN FOR ROUTE TO BE USED FOR HAULING PURPOSES.
12. THE DESIGN PROFESSIONAL DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE EXISTING UTILITY INFORMATION IS CORRECT, ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE FIELD LOCATION AND PROTECTION OF ALL OVERHEAD AND SUBSURFACE LINES AND FACILITIES WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE EXCAVATION, DEMOLITION OR UTILITY WORK.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INSTALLATION OF ANY PROPOSED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AS WELL AS WITH THE DESIGN ENGINEER/ ARCHITECT.
14. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
15. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
16. CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.
17. ANY CONSTRUCTION BEYOND THE PROPERTY LINES, ONTO ADJACENT PRIVATE PROPERTY, REQUIRES ADJACENT PROPERTY OWNER PERMISSION AND NECESSARY EASEMENTS PRIOR TO PERFORMING ANY WORK. THE CONTRACTOR IS TO VERIFY OWNER HAS OBTAINED SUCH EASEMENTS AND PERMISSIONS PRIOR TO DISTURBING ANY OFF-SITE PROPERTY.

TOTAL SITE AREA = 0.93 AC.  
DISTURBANCE AREA = 0.025 AC.

FLOOD NOTE:

AS SHOWN ON FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA PANEL  
NUMBER: 13113C0076E EFFECTIVE DATE : 09/26/2008  
THIS PROPOSED SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA

## STATE WATER NOTE:

THERE ARE NO STATE WATERS LOCATED WITHIN 200' OF THE PROPOSED LIMITS OF DISTURBANCE

## WETLANDS NOTE:

BASED UPON FIELD INSPECTION AND OBSERVATIONS OF THE PROPERTY, AND SUPPORTED BY THE NATIONAL WETLANDS INVENTORY MAPPING, PRODUCED BY THE U.S. DEPARTMENT OF THE INTERIOR/ FISH AND WILDLIFE SERVICE, THERE ARE NOT WETLANDS CONTAINED WITHIN THE PROJECT LIMITS OF THIS SITE.



# SITE PLAN / PARKING EXHIBIT FOR *TOWNSEL PROPERTY*

859 SENOIA RD.  
TYRONE, GA 30290



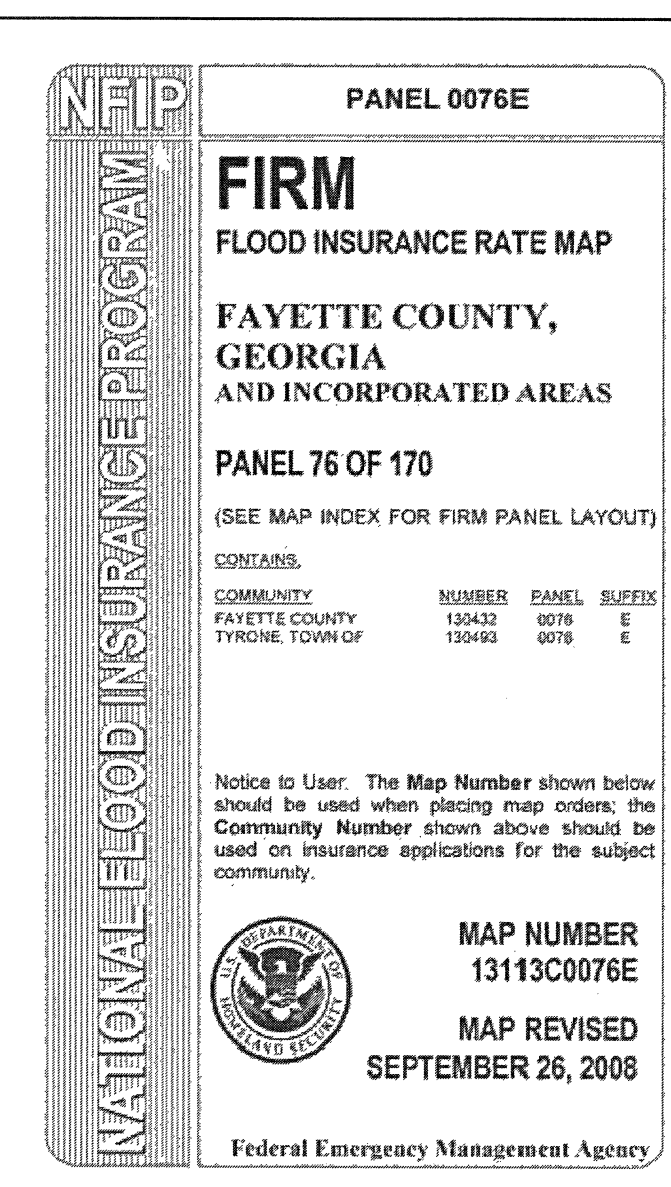
--VICINITY MAP--

NTS



--FEMA FIRM MAP--

NTS



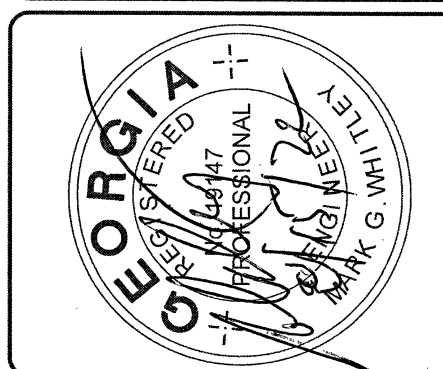
**NOTE:**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

### CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GSWCC  
MARK G. WHITLEY, PE  
000001036  
LEVEL IA CERTIFIED PERSONNEL  
LEVEL IB CERTIFIED INSPECTOR  
LEVEL II CERTIFIED DESIGN PROF.



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**WHITLEY ENGINEERING**PROJECT  
MANAGEMENT

MANAGEMENT  
STREET N.

30228

HAMPTON, GA 30228  
TEL: (770) 946 0256

REV.	DATE:	DESCRIPTION:
-1	07/20/2022	CITY COMMENTS
-2	08/15/2022	CITY COMMENTS

☒ Not Released For Construction

CITY OF TYRONE		FAYETTE COUNTY	
TOWNSEL PROPERTY			
LAND LOT(S)	COVER	SCALE: N.T.S.	DATE 07/11/2022
OLD SENOIA RD. @ CAROUSE LN			

THESE DRAWINGS ARE THE PROPERTY OF WHITLEY ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED AND OR INCORPORATED INTO ANOTHER WORK FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL

OWNER / DEVELOPER

859 SENOIA RD.LLC.  
859 SENOIA RD.  
TYRONE, GEORGIA 30290  
24 HOUR CONTACT  
EDGAR TOWNSEL  
770-480-4666  
LTOWNSEL2 @ GMAIL.COM

SHEET  
C1.0



**STORMWATER MANAGEMENT NOTE:**

- PER TOWN OF TYRONE'S STORMWATER MANAGEMENT ORDINANCE, WHICH HAS ADOPTED THE GEORGIA STORMWATER MANAGEMENT MANUAL (GA BLUE BOOK) STANDARDS, THE ORDINANCE APPLIES TO "[R]EVELOPMENT THAT INCLUDES THE CREATION , ADDITION, OR REPLACEMENT OF 5,000 SQUARE FEET OR MORE OF IMPERVIOUS COVER, OR THAT INVOLVES OTHER LAND DEVELOPMENT ACTIVITY OF ONE ACRE OF MORE."
- TOTAL IMPERVIOUS AREA ADDED: 1,150 SQ. FT.
- TOTAL IMPERVIOUS AREA ADDED IS LESS THAN 5,000 SQ. FT. THEREFORE A STORMWATER MANAGEMENT PLAN IS NOT REQUIRED. FUTURE PERMIT APPLICATIONS FOR THIS PROPERTY WILL TAKE INTO ACCOUNT THE CUMULATIVE, PERMITTED CREATIONS, ADDITIONS, OR IMPROVEMENTS OF IMPERVIOUS SURFACES ON THE PROPERTY.

GROUNDWATER RECHARGE AREA NOTE:

THIS PROPERTY IS LOCATED IN A SIGNIFICANT  
GROUNDWATER RECHARGE AREA PER THE GA DNR  
HYDROLOGIC ATLAS 18 (1989 EDITION)

## IMPERVIOUS AREA PERCENTAGE :

- TOTAL SITE AREA: 0.93 ACRES
- IMPERVIOUS AREA: 0.82 ACRES
- PERVIOUS AREA: 0.11 ACRES
  
- TOTAL SITE IMPERVIOUS PERCENTAGE : 88.2%

PARKING CALCULATIONS:

- SHOPPING CENTERS: FIVE AND ONE-HALF SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
- BUSINESS, PROFESSIONAL OFFICES AND CLINICS: ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA
- BUILDING SQUARE FOOTAGE: SHOPPING CENTER = 7,218 SQ. FT.  
BUSINESS = 4,482 SQ. FT.
- PARKING REQUIRED FOR SHOPPING CENTER:  $7,218 / 1,000 = 7.21 \times 5.5 = 39.6 = 39 \text{ SPACES}$
- PARKING REQUIRED FOR BUSINESS:  $4,482 / 250 = 17.92 = 18 \text{ SPACE}$
- TOTAL PARKING REQUIRED = 57 SPACES
- TOTAL PARKING REQUIRED WITH 20% REDUCTION VARIANCE: 46 SPACES

PARKING PROVIDED:

- EXISTING SPACES: 34 SPACES
- ADDITIONAL PARKING PROVIDED: 12 SPACES
- TOTAL PARKING PROVIDED: 46 SPACES

PROPERTY SETBACKS:

- SENOIA RD. SETBACK: 0'-15' MAXIMUM
- CABOOSE LANE SETBACK: 0'-15' MAXIMUM
- SIDE YARD SETBACK : 5'

PROJECT NARRATIVE:

THE OVERALL PURPOSE OF THIS PROJECT IS TO RE-BUILD THE RED DOOR CONSIGNMENT SHOP THAT WAS DESTROYED IN A FIRE. THE NEW BUILDING WILL BE THE SAME SIZE AS THE ORIGINAL AND SHALL RE-USE THE EXISTING FOUNDATION AS THE BUILDING LOCATION. THIS SITE PLAN IS PROVIDED TO SHOW THAT ADEQUATE PARKING WILL BE PROVIDED AND MINIMAL LAND DISTURBANCE IS NEED TO COMPLETE THIS PROJECT.

## SEPTIC SYSTEM NOTE :

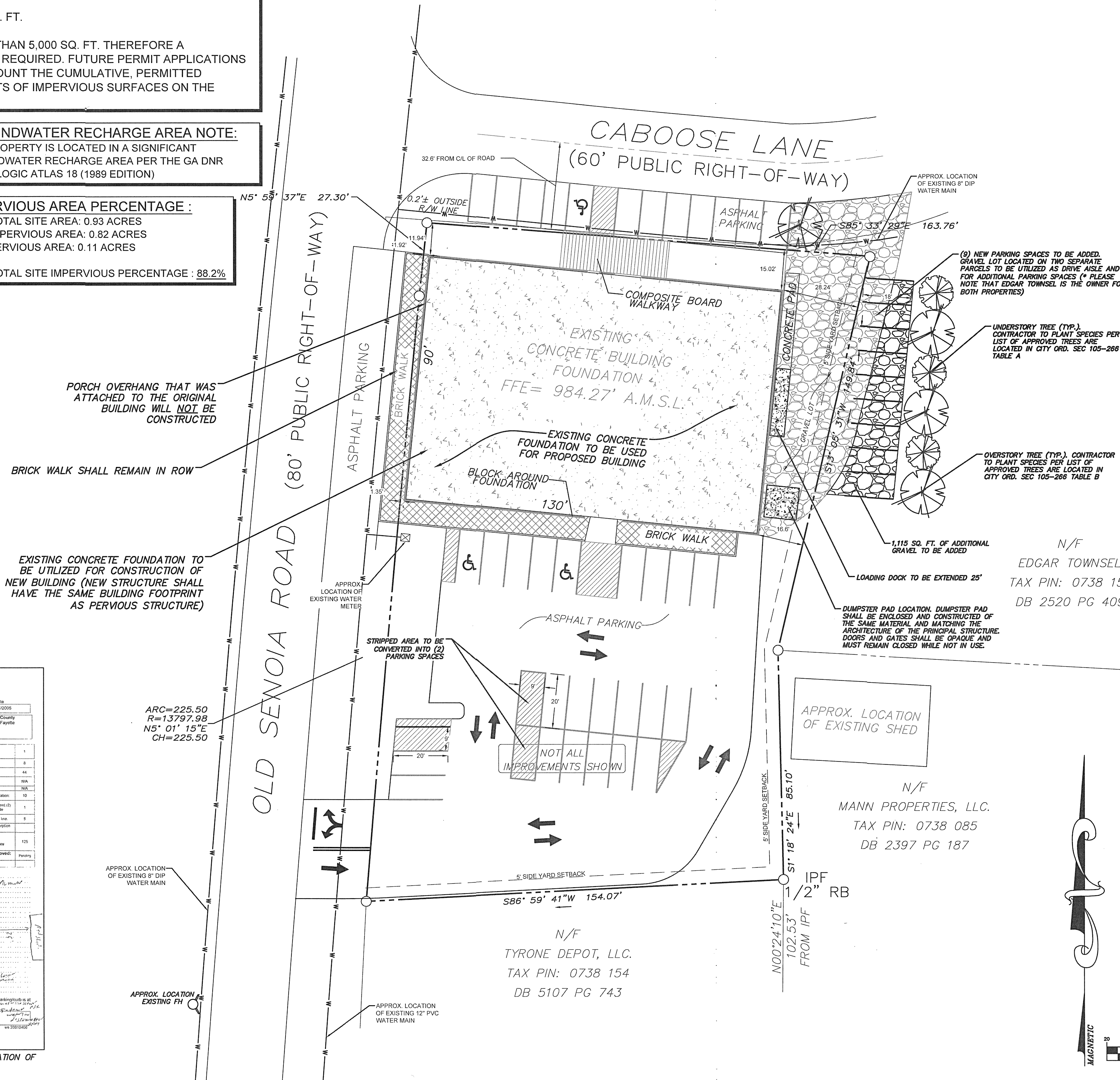
THE CURRENT SEPTIC SYSTEM IS GOOD WORKING ORDER AND WILL NOT BE MODIFIED DURING THE BUILDING CONSTRUCTION DUE TO FACT THAT THE SAME SIZE BUILDING WITH THE SAME USE AS THE ORIGINAL BUILDING IS BEING CONSTRUCTED.

#### LANDSCAPING NOTES:

- TREES SELECTED SHALL MEET MINIMUM CALIPER REQUIREMENTS FOR EVERY 1,000 SQUARE FEET OF PERMANENTLY DISTURBED AREA AS OUTLINED IN SEC. 105-194. (C) AND (D).
- AN APPROVED LANDSCAPE PLAN MUST BE IMPLEMENTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, OR THE DEVELOPER MAY CHOOSE TO PROVIDE THE TOWN CLERK WITH A PERFORMANCE BOND OR OTHER ACCEPTABLE SECURITY IN AN AMOUNT EQUAL TO 110 PERCENT OF THE TOWN'S ESTIMATED COST OF THE REQUIRED IMPROVEMENTS WHICH HAVE NOT BEEN INSTALLED OR ARE NOT INSTALLED IN A SATISFACTORY MANNER.
- UPON POSTING THIS BOND OR SECURITY, THE DEVELOPER SHALL HAVE A ONE-YEAR PERIOD IN WHICH TO COMPLETE THE REQUIRED IMPROVEMENTS IN A SATISFACTORY MANNER, OR THE BOND OR OTHER SECURITY SHALL BE FORFEITED AND REVOKED, AND THE TOWN SHALL THEN TAKE WHATEVER ACTION IS NECESSARY TO HAVE THE DEVELOPER COMPLETE THE REQUIRED IMPROVEMENTS AS SOON AS POSSIBLE THEREAFTER.

DPH SEPTIC INSPECTION REPORT[illegible]

NOTE: THIS REPORT IS PROVIDED TO SHOWN THE LOCATION OF  
THE EXISTING SEPTIC FIELD



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WHITLEY ENGINEERING

INC.  
DESIGN NPDES PROJECT MANAGEMENT  
38 E. MAIN STREET N.  
HAMPTON, GA 30228  
TEL: (770)946-0256

REV.	DATE:	DESCRIPTION:
-1	07/20/2022	CITY COMMENTS
-2	08/15/2022	CITY COMMENTS

☒ Not Released For Construction  
☐ Released For Construction

CITY OF TYRONE		FAVETTE COUNTY	
TOWNSEL PROPERTY			
LAND LOT(S)		OLD SENOIA RD @ CABOOSE LN	
EXISTING CONDITIONS / PARKING EXHIBIT		SCALE: 1" = 20'	DATE 07/11/2022





# Property Owner Consent & Agent Authorization Form

(Application requires authorization by ALL property owners of a subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

859 Senoia Road, LLC

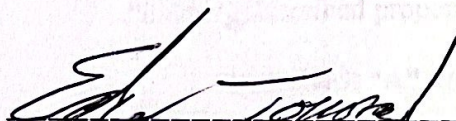
(Please Print Names)

Property Tax Identification Number(s) of Subject Property: 0738 001

(I am) (We are) the sole owner(s) of the above-referenced property requested to be re-platted. Subject property is located in the Land Lot(s) 150 of the 4th District, and (if applicable to more than one land district) Land Lot(s) District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Whitley Engineering to act as (my) (our) Agent in this matter.

(I) (We) certify that all of the information filed with this application including written statements or showing made in an paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by the Town of Tyrone in order to process this application.

  
Signature of Property Owner 1

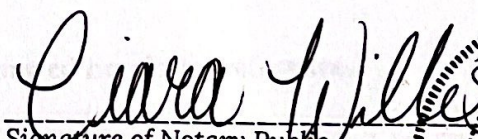
381 Dogwood Trl, Tyrone, GA 30290  
Address

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

  
Signature of Notary Public

07/05/2022  
Date



Signature of Notary Public

Date

Signature of Notary Public

Date