



PLANNING COMMISSION MEETING

August 24, 2023 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Carl Schouw, Vice Chairman

Jeff Duncan, Commissioner

Phillip Trocquet, Town Planner

Brad Matheny, Commissioner

Scott Bousquet, Commissioner

Patrick Stough, Town Attorney

AGENDA

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

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of Minutes from May 25, 2023
- [2.](#) Approval of Minutes from August 10th, 2023

IV. PUBLIC HEARING

V. NEW BUSINESS

- [3.](#) Consideration to approve a revised final plat from applicant Dennis Bannister to consolidate lots 12 & 13 of Tyrone Acres Subdivision located at property address 150 Meadowview Circle. **Phillip Trocquet, Community Development**

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

**Town of Tyrone
Planning Commission Meeting Minutes
05/25/2023
7:00PM**

Present:

Chairman, David Nebergall
Commission Member, Scott Bousquet
Commission Member, Carl Schouw
Commission Member, Jeff Duncan

Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Absent:

Post 2 - Vacant

I. Call to Order:

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

II. Approval of Agenda:

Commissioner Duncan made a motion to approve the agenda.
Commissioner Schouw seconded the motion. Motion was approved 4-0.

III. Appointment of Vice Chairman

Commissioner Duncan made a motion to nominate Carl Schouw
Commissioner Bousquet seconded the nomination.

Nomination was approved 4-0.

IV. Approval of May 25th, 2023, Minutes

Commissioner Schouw made a motion to approve the minutes with changes as noted by the
Commission members. Commissioner Duncan seconded the motion. Motion carried 4-0.

V. Public Hearing:

1. Consideration of a variance petition from applicant & owner Brett Davenport for 100 Brookfield Court to locate a 6' fence in the front yard facing Tyrone Road. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item and pointed to the map in the packet.

He stated that Applicant and owner Brett Davenport has applied for a variance to construct a 6' fence in the front yard of 100 Brookfield Court towards Tyrone Road. The stated intent for this request is for privacy associated with the soon-to-be constructed multi-use path along Tyrone Road. Staff's determination is that this request does not conflict with the purposes or intent of the zoning ordinance or Comprehensive Plan.

Mr. Trocquet continued that This property lies within the estate residential character area which promotes 1-acre lot single-family development and auxiliary uses. Fences and walls are to be constructed of wood, polyvinyl, or coated aluminum in front yards which is the stated intent of the owner. He then read an impact assessment as outlined in the Town's ordinance:

1. There are extraordinary, exceptional, or peculiar conditions pertaining to the particular piece of land, structure or building in question which are not applicable to other lands, structures or buildings in the same district; It is staff's determination that the recently approved presence of a multi-use path along the Tyrone Rd. frontage of the property constitutes an exceptional and peculiar condition that is not applicable to most other R-18 properties and corner lots, particularly along Tyrone Road.

2. The application of these regulations to a particular piece of property would create a practical difficulty or unnecessary hardship; It is staff's determination that the recent addition of a cart path which was not a preexisting condition of the property would create a practical difficulty in regards to privacy previously enjoyed by the owner.

3. Relief granted would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations; It is staff's determination that relief would not be injurious or detrimental to the public or intent of the regulations. Corner lots are burdened with two frontages which encumbers a higher aesthetic standard on more of the property than a typical lot. 100 Brookfield Ct. has frontage within the Brookfield subdivision off of Brookfield Court, but the Tyrone Road frontage is outside of the neighborhood along a more intense arterial roadway. This circumstance, along with the addition of the multi-use trail, lends itself to a greater need for buffering, landscaping, or fencing to mitigate negative effects associated with the right-of-way. Aesthetically, since the variance is requested along frontage associated with the more intense roadway outside of the neighborhood, the 6' fence would not impair the purposes and intent of the regulations.

4. A literal interpretation of this chapter would deprive the applicant of any rights that others in the same district are afforded; It is staff's determination that a literal interpretation could deprive the owner of privacy enjoyed by others in the same district.

5. The special conditions and circumstances are not a result of any actions of the applicant; The special conditions are a result of the intensity of the roadway and the recently-approved addition of a multi-use path. Neither of which are a result of actions by the owner/applicant.

6. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.

It is staff's determination that this variance will not confer a special privilege as the circumstances are unique to the particular property and situation not as a result of the owners actions. This does not establish a precedent for all R-18 properties.

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition.

Ms. Joy Bellue of Brookfield Court approached the podium and asked why 4' was considered normal. Mr. Trocquet responded to her question citing uniformity and aesthetic concerns as the typical basis for those regulations. She cited other fences she thought did not look appropriate with Mr. Trocquet and Commissioner Duncan noted that there could be a separate discussion about the multi-use path.

Commissioner Bousquet asked about the path location, landscaping, and setback of the property about the fence proximity to the path. Mr. Trocquet responded pointing to the map and noting where landscaping areas would potentially be.

Commissioner Duncan made a motion to approve the variance. Commissioner Bousquet seconded the motion. Motion carried 3-2 with Commissioner Schouw in opposition.

2. Consideration from applicant Scott Moore for the rezoning of a 14.7-acre tract with parcel number 0736074 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development**

Mr. Trocquet presented his staff report for all rezoning items on the agenda and stated that applicants Miguel Almanza and Scott Moore have petitioned to rezone the properties consisting of Phase 8 of Shamrock Industrial Park, approximately 20 acres total, from M-2 Conditional to M-2. On July 20, 2000 Town Council placed conditions on the property then owned by Mr. Howard Guthrie. These conditions are outlined in the zoning assessment with a major condition being the establishment of secondary ingress/egress for the industrial park. On May 6, 2021, Town council directed the owners of Phase 8 to petition the remaining owners of the industrial park as to their interest in contributing towards the cost of establishing an emergency ingress/egress entrance into the industrial park. Remaining owners unanimously responded that they were unwilling to assist. In 2022, access easements and land was granted to the Town on the south end of the industrial park and in April of this year, Council directed staff to include the construction costs of building a secondary emergency access road in the 2023-2024 budget with the goal of completing the access road within that fiscal year.

Mr. Trocquet continued that it was staff's determination that this petition is consistent with the Towns future development strategy in the comprehensive plan as well as the zoning ordinance. If Planning Commission and Council wish to rezone, staff recommends that the original conditions of prohibiting uses that predominately manufacture, process, store, or produce hazardous chemicals or substances stay in place. This would also include industrial washes, incinerators, emission towers, landfills/trash storage, fertilizer manufacturers and fat processing/rendering facilities. This is in keeping with limiting high-risk activities.

Mr. Trocquet then read the zoning compatibility analysis and impact assessment:

The Conditions placed upon these properties in 2000 were as follows:

1. Establishing a secondary entrance into the park, with the stipulation that access be limited to emergency vehicles only, and enforced by leaving the roadway unpaved, chained and locked, or otherwise secured;
2. Maintaining the 100' buffer along the adjoining agricultural – residential property;
3. Submission of a landscape plan for the required buffer;
4. All lighting impacting the properties to the north being directed downward and onto the property;
5. Prohibition of the installation of telecommunication towers;
6. Restricting the use of the property to exclude the following permitted uses:
 - a. Sewage or wastewater treatment plants;
 - b. Heavy manufacturing establishments;
 - c. Use as a landfill or the permanent or temporary storage of any trash, waste, or sanitation products;
 - d. Manufacture of fertilizer or fat processing [rendering];
 - e. Production or storage of any hazardous chemicals or substances;
 - f. Emission towers or incinerators; and
 - g. Industrial washes.

Conditions 2, 3, and 4 are already standard requirements of the Town's Code of ordinances and do not need to be re-established for the properties.

Given the history and unique conditions of this property, keeping conditions 5 and 6 would be most appropriate regarding the impact to adjoining property owners and the Industrial Park as a whole.

The impact assessment was as follows:

Will Zoning permit suitable uses with surrounding properties? Yes, this property has been planned, platted, and designed for M- 2 uses for many years with similar uses surrounding it.

Will Zoning adversely affect adjacent properties? The proposed zoning is intended to be buffered adjoining residential as was the case with the previous zoning. Limiting hazardous uses will further reduce the adverse affect of surrounding properties.

Does the property have reasonable economic use as currently zoned? No, the current zoning does not permit construction as conditioned.

Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure? It is staff's determination that with the construction of an emergency ingress/egress entrance on the south end of the industrial park as well as the continued limitation of uses not to include Hazardous Material handling/storage would not result in uses that would be excessively burdensome on existing infrastructure. The remainder of roads within Phase 8 would require minor repair and a top-coat upon the Town Engineer's discretion.

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition. No one spoke.

Commissioner Duncan asked about the secondary emergency access easement location. Mr. Trocquet noted its location on a map.

Commissioner Duncan made a motion to approve with conditions as recommended by staff. Commissioner Schouw seconded the motion. Motion carried 4-0.

3. Consideration from applicant Hector Almanza for the rezoning of a 1.3-acre tract with parcel number 0736122 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development.**

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition. No one spoke.

Commissioner Schouw made a motion to approve with conditions as recommended by staff. Commissioner Bousquet seconded the motion. Motion carried 4-0.

4. Consideration from applicant Hector Almanza for the rezoning of a 1.43-acre tract with parcel number 0736121 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development.**

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition. No one spoke.

Commissioner Bousquet made a motion to approve with conditions as recommended by staff. Commissioner Duncan seconded the motion. Motion carried 4-0.

5. Consideration from applicant Hector Almanza for the rezoning of a 2.57-acre tract with parcel number 0736120 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development**

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition. No one spoke.

Chairman Nebergall made a motion to approve with conditions as recommended by staff. Commissioner Schouw seconded the motion. Motion carried 4-0.

VI. New Business:

6. Consideration of a Site Plan application from owner East Group Properties for a roughly 61-acre tract with parcel number 0725-014. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item stating that applicant East Group Properties, L.P. has submitted a site plan application for parcel 0725-014. This parcel recently underwent a development plan revision in July of last year and a stream-buffer variance earlier this year. Technical Review Committee review has been initiated with minor comments outstanding related to GA EPD required documentation, bond documentation, and final recording of amended easements. The applicant's expressed intent is to pursue site approval for two multi-flex light industrial buildings within their planned technology/business park development. The proposed development also shows the inclusion of a multi-use path along the rear property line for connectivity to northern subdivisions which will be completed before the final construction is complete of that last facility. A bond will be in place for a period of time until final phases enter into construction.

Staff determines this site plan to be consistent with the Town's Comp Plan, ordinance, and zoning. If Planning Commission chooses to recommend approval, staff recommends the following conditions be considered:

1. Land Disturbance permits not be issued until all TRC comments have been resolved.
2. Building construction permits not be issued until all legal easement, stormwater, and bonding documentation has been approved as well as architectural approval by Town Council.
3. Final TRC landscape plan approval not be issued until visual confirmation of screening requirements is established during construction.

Mr. Trocquet continued that this petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Community Gateway character area which promotes 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 focuses on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Architectural renderings are consistent with the development plan. If material requirements are adhered to, staff considers such renderings to meet the standard of the ordinance. A cart path constructed to Town Standards has also been reflected in the site plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

Mr. Trocquet state that upon completion of all legal easement, bonding, and stormwater documentation as well as architectural approval by Town Council, this submittal will be compatible with the Town's code of ordinances. Included in this submittal is an accounting for GILID Green Infrastructure through the use of two bioretention areas in the center of the site and bio-swales on the west end of the site that will capture stormwater runoff for further treatment quality.

Chairman Nebergall and Commissioner Bousquet asked about clarity on access management along SR-74. Mr. Trocquet explained the location of each curb cut and the jurisdiction of GDOT. Commissioner Schouw asked about the type of traffic to go in and out of the development.

Mr. John Coleman from the applicant team presented the item and explained the nature of the development. He continued that East Group was a long-term owner with interests in maintaining the development to a high standard going forward. Chairman Nebergall asked about the access management concerns he had earlier to which Johanna Patrick from the applicant team spoke; she stated that acceleration lane removal was dictated by GDOT due to the accident frequency associated with them. Ms. Patrick also noted the bioretention facilities on the site. Chairman Nebergall noted his frustration with GDOT's policy regarding access management and the removal of acceleration lanes.

Commissioner Duncan asked about the multi-use path. Mr. Trocquet responded that the construction of the path would be the responsibility of East Group.

Commissioner Schouw made a motion to approve the site plan with staff conditions. Commissioner Bousquet seconded the motion. Motion carried 4-0.

VII. Staff Comments

Mr. Trocquet noted the next First Friday Event in Shamrock Park.

VIII. Commission Comments

Chairman Nebergall noted that he would like to place some pressure on GDOT regarding the keeping of the acceleration lane coming out of Jenkins Road. Mr. Trocquet stated that he would make some calls.

Commissioner Schouw asked about the status of the Post Office reopening and DDA updates. Mr. Trocquet stated that they have not received any communication from the USPS and that the DDA would be opening an RFQ process soon for the redevelopment of the Fire Station Downtown.

Commissioner Duncan asked about the status of Pickleball courts to which Mr. Trocquet responded with an update.

IX. Adjournment

Chairman Nebergall made a motion to adjourn. Commissioner Duncan seconded the motion.

The meeting adjourned at 8:07 pm.

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager

**Town of Tyrone
Planning Commission Meeting Minutes
08/10/2023
7:00PM**

Present:

Chairman, David Nebergall
Vice Chairman, Carl Schouw
Commission Member, Jeff Duncan
Commission Member, Scott Bousquet
Commission Member, Brad Matheny

Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Absent:

I. Call to Order:

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

II. Approval of Agenda:

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

III. Approval of May 25th, 2023, Minutes

Vice-Chairman Schouw made a motion to delay approval of the minutes to the Planning Commission's next available meeting. Chairman Nebergall seconded the motion. Motion carried 5-0.

IV. Public Hearing:

V. New Business:

1. *Consideration of a preliminary plat from applicant Richard Ferry on behalf of owner, Brent Holdings, to consolidate parcels 0727062, 0738035, 0738038, 0738146, and 0738037. **Phillip Trocquet, Town Planner***

Mr. Trocquet informed everyone that the re-plat had been initiated for the purposes of consolidating the parcels into a single tract, Parcel A which was approximately 52 acres, west of Valleywood Road, and into a single tract, Parcel B which consisted of two tracts, on the east side of Valleywood Road. A remaining tract, Parcel C is proposed to exist as-is.

Since the properties had various zoning classifications between them, staff was recommending they be approved as a preliminary plat conditioned upon the properties assuming a shared zoning classification for 'Parcel A'. Since the 'Parcel B' properties currently share a zoning classification, they can be consolidated as proposed. He added that it was the applicant's stated intent to eventually seek TCMU zoning which required a contiguous single-zoned parcel in order for a complete application due to the need for a conceptual development plan and plat associated with district requirements.

Mr. Trocquet shared that it was staff's determination that the plat proposal for Parcel A should be approved only with a condition that the properties be re-zoned to a shared zoning classification within 180 days of the meeting and upon final the Technical Review Committee (TRC) comments being resolved. Parcels B and C were recommended for approval conditioned upon final TRC comments being resolved. He added that the petition was consistent with the Town's Comprehensive Plan and Future Development strategy. He stated that the property fell within the Commercial Corridor Character area and also the In-Town Residential Character Area which encouraged high architectural and landscaping standards, the more restrictive requirements of the two would apply.

Mr. Trocquet informed the Commission regarding the zoning ordinance compatibility and impact assessment. He stated that in order for the petition to be fully compatible with the Town's zoning ordinance, all of the land should match in zoning classification. He added that the applicant had submitted a petition that could be consistent with O-I or C-1 development regulations if all properties were matched in zoning. It was for that reason; staff recommended the preliminary plat to be accepted conditioned upon the owner seeking rezoning for each of the properties to a common zoning classification within 180 days.

Chairman Nebergall inquired about the process by which the plats would be presented. Mr. Trocquet shared that it would be two separate plats, one consolidated for tract A and the consolidation for tract B, tract C existing. He added that for tract A, staff recommended for conditions were upon TRC comments being resolved and for rezoning to be a common classification within 180 days. For parcel B, staff recommended approval conditioned upon TRC comments being resolved. Chairman Nebergall indicated concern regarding parcel C being less than one acre. Mr. Trocquet stated that there would be no change to parcel C.

A question was asked regarding the intent of the property. Mr. Trocquet stated that the applicant came to staff a while back and it was then part of a Pulte development. He believed that the applicant wished to create In-Town residential development which would consist of single-family or town-home development. He added that the development would be conditioned on the properties being connected to the downtown area across the railroad tracks.

Commissioner Bousquet asked for clarification regarding the properties that would align with Hwy 74. Mr. Trocquet stated that the applicant was not proposing a rezoning change, they were already zoned community commercial. Mr. Trocquet stated that yes, that would be something

staff would be looking for. They would also need to provide the Town with a traffic analysis. Multiuse connectivity throughout the development along with connectivity to the Town's path would be a requirement.

Commissioner Bouquet inquired about the applicant returning for the rezoning application. Mr. Trocquet stated that they would need to return to the Planning Commissioner two more times for two zoning approvals, along with a final plat approval. Chairman Nebergall clarified that item 2 was only for parcel A.

A motion was made to approve parcel A with the staff conditions. The motion was made by Commissioner Duncan. The motion was seconded by Commissioner Bousquet. The motion was approved 5-0.

3. *Consideration of a preliminary plat from applicant Richard Ferry on behalf of owner, Brent Holdings, to consolidate parcels 0727041 & 0727073. **Phillip Trocquet, Town Planner***

A motion was made to consolidate parcels 07247041 & 0727073. The motion was made by Vice Chairman Schouw. The motion was seconded by Commissioner Bousquet. The motion was approved 5-0

VI. Staff Comments

1. Highway 74 Overlay Council-Requested Update. **Phillip Trocquet, Town Planner**

Mr. Trocquet informed everyone that Council met on the item and requested an amendment to the Highway 74 Quality Growth Overlay District. He added that after approval of recent development, Council wished to look further into the development strategy of business technology parks as it pertained to the architectural and landscaping standards. He stated that currently, the architectural standard of Class A materials was 70% which was not feasible for a lot of those types of developments. 70% of brick, brick veneer, and glass were a hefty requirement for very large buildings. The development that was before Council proposed 30% Class A material and 70% Class B. Council then approached staff regarding the request to change the development standard. He added that before the Commission was the change delineated by structure type. He stated that based on staff's research of a 100,000-square-foot building and below, the recommendation was that there be no less than 70% Class A materials be used. Smaller buildings would be required to adhere to the existing standards of 70% Class A, and 30% Class B materials being used. Construction of buildings over 100,000 square feet the percentages would be flipped to 30% Class A, and 70% Class B materials would be required. He added that the requirements included no long flat walls, there had to be an architectural element every 20 feet. He added that there were also requirements for the screening of HVAC equipment.

He informed the Commissioners that there would be upcoming public hearings on the matter. He added that if they had any additional comments, he would present them to Council.

VII. Commission Comments

Commissioner Duncan commented on the rain garden in front of Town Hall and shared that it looked great, it's how it should look and the weeping willow was a nice touch. He added that future developers, especially the technology park folks should mirror what we have. Mr. Trocquet stated that the technology park would have an acre and more bioretention areas. He thanked Ms. Devon Bouillon for requiring them to meet all of the environmental standards. He added that the developer would also replant and add many trees to that development, along with contributing to the Town's tree bank. Chairman Nebergall asked if they had begun the project. Mr. Trocquet stated that they were waiting on the Environmental Protection Division to release stream credits. Until those credits are released, no work would commence. Vice-Commissioner Schouw asked for more clarity and how often the credits were issued. Mr. Trocquet informed everyone that the Army Corps of Engineers were the regulator and it was mentioned that the credits would be available three months after the beginning of the process, it has been well over that timeframe. He believed that it could be from the fact that Trilith and the new Data Center in Fayetteville purchased more credits than anticipated.

Chairman Nebergall mentioned that there was no cart path near the Dogwood Trail/Senoia Road intersection, he was noticing more and more golf carts traveling on Senoia Road. He asked Mr. Trocquet if there were any future plans for connectivity for paths along that area. Mr. Trocquet stated that the future SPLOST plan indicated a connection in that area, however, the biggest prohibitor would be the CSX railway. He mentioned that another path served the same purpose. Another plan was to connect the Tullamore subdivision to Greencastle Road, which would connect to the Maple Shade cart path system. The plan was to connect the two with a pedestrian/cart crossing on Dogwood Trail. He added that Tullamore also connected to the subdivision to the north, then all the way to Crestwood Road which would be repaved and adding a cart path. He stated that the route would offer a safer railroad crossing. These connectors would be an option while working through the details with CSX, which could take years to iron out if CSX was interested. Chairman Nebergall asked what could be done in the meantime to keep everyone safe on Senoia Road from the car traffic. Mr. Trocquet shared that the police department was very aware of the situation.

Commissioner Duncan inquired about the Tullamore connection regarding that area of the road. Mr. Trocquet stated that the section in mind was an easement that needed to be acquired from the property owners. More research would take place along with communication with the property owners and added that the project would be a 2024 project.

Commissioner Duncan complimented the new Pickleball courts and added that they were first class.

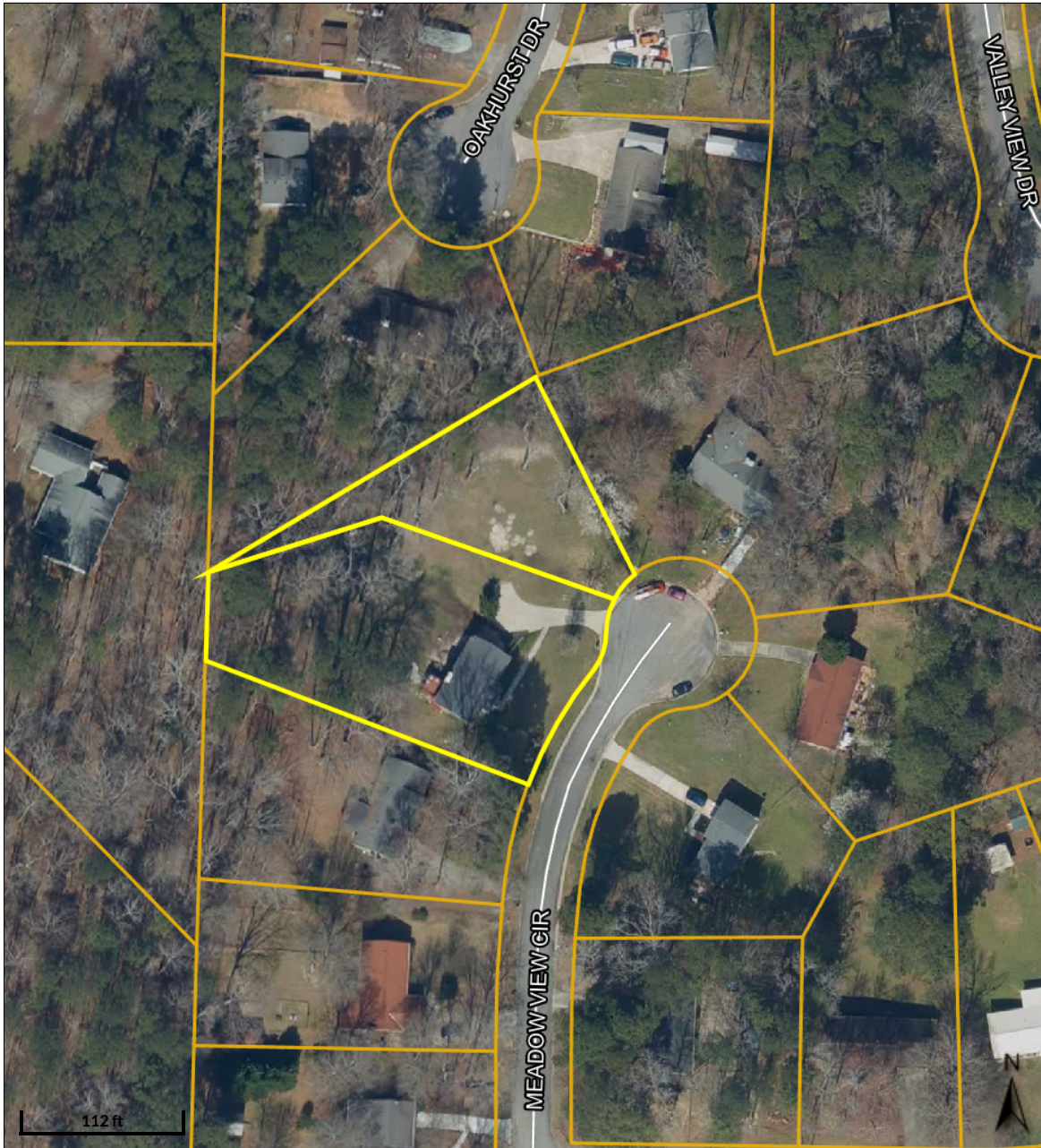
Chairman Nebergall welcomed Mr. Matheny the new Planning Commission Member.

VIII. Adjournment

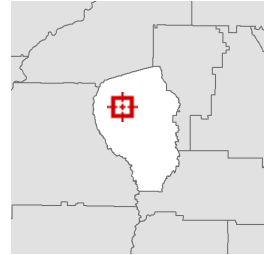
A motion was made to adjourn. Commissioner Duncan made a motion to adjourn. The motion was approved 5-0. The meeting adjourned at 7:26 pm.

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager



Overview



Legend

- Parcels
- Roads

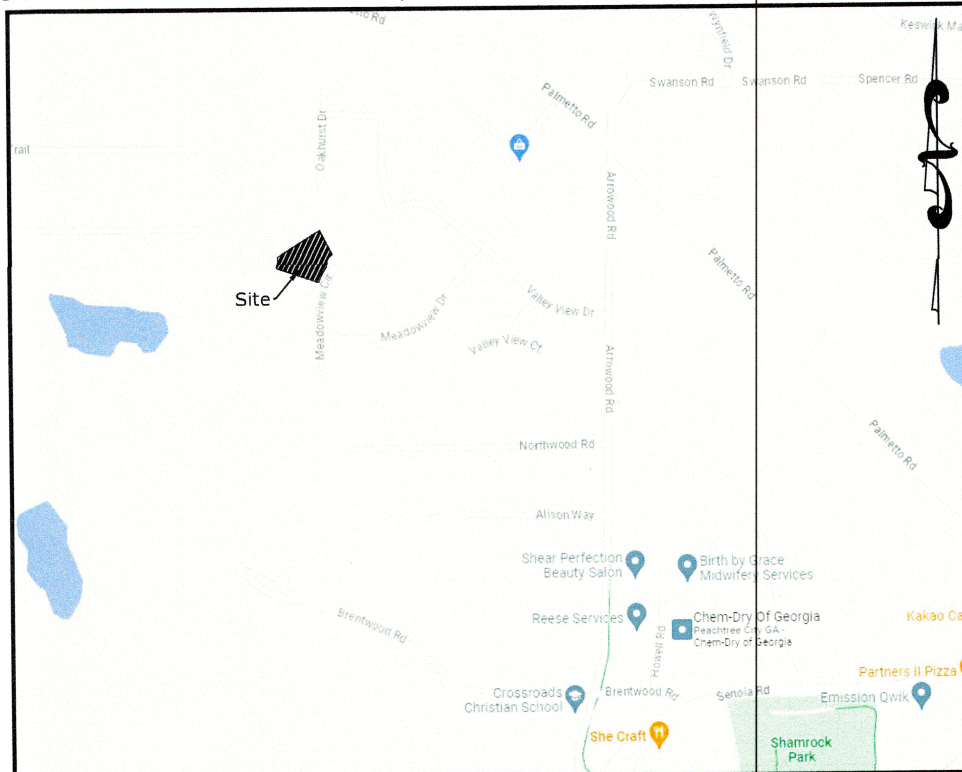
Date created: 8/23/2023
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Developed by  **Schneider**
GEOSPATIAL

Legend

OTP=Open Top Pipe
 RBF=Rebar Found
 RBS=Rebar Set
 %w=Right of Way
 CTP= Crimped Top Pipe
 P.O.B.=Point of Beginning
 B/L=Building Line
 D.E.=Drainage Easement
 N/F=Now or Formerly
 F.W.P.D.=Field Work Performed Date
 ☒=Gas Valve
 ☒=Water Meter
 ☒=Utility Pole
 ☒=Drop Inlet
 ☒=Fire Hydrant
 ☒=Light Pole
 ☒=Fence
 ☒=Drainage Manhole
 ☒=Over Head Electric Line
 ☒= Benchmark

This Box reserved for the Clerk of the Superior Courts.

**Vicinity Map**

(NOT TO SCALE)

General Notes:

- Owner/Developer:**
Dennis A. & Kenneth S. Bannister
150 Meadowview Circle
Tyrone, GA 30290
Contact: Dennis Bannister (404)978-3853
- Surveyor:**
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- Closure Data:**
Field Closure=1" IN 10,000+
Angle Point Error=< 20"
Equipment Used=Topcon 3005W, Sokkia SX, & Carlson BRx7 GPS System
Adjustment Method=Compass Rule
Plat Closure=1" IN 100,000+
- Tax Parcel No. 073804013 & 073804012**
- Minimum Dimensional Zoning Requirements:** For R-12 Zoning district
Minimum lot width at front setback line = 125'
Minimum square footage of principal structure—1,200 square feet
Minimum lot size = (1 Acres) 43,560 Sq. Ft.
Front yard = 80' (Major or Minor Thoroughfare), 55' (Residential Street)
Side yard = 15'
Rear yard = 30'
Maximum height of structure = 35'
Maximum lot coverage = 25%
- Capped ½" re-bar to be set at all lot corners unless otherwise noted.
- In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Tyrone, Town of dated September 26, 2008 Map #13113C0076E.
- There are no Wetlands on this site as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- Lots water service is provided by Fayette County Water.
- Lots sanitary sewer to be provided by individual septic tanks and drain field systems.
- Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American Datum of 1983 (NAD83)
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.
- There was nothing on adjoiners property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.
- The purpose of this plat is to combine Lots 12 & 13 of Tyrone Acres Unit Two

**Minor Revision to the Final Plat of
Tyrone Acres**

(Previously Recorded in Plat Book 10 Pages 82)

Land Lot 149 of the 7th District**Town of Tyrone,
Fayette County, Georgia**

N/F
 Hany M. Shehata
 DB. 5433 Pg. 264-267
 PB. 14 Pg. 124
 Parcel No. 073806014

N/F
 Michael A. & Penny H. Hope
 DB. 903 Pg. 281
 PB. 10 Pg. 82
 Parcel No. 073804011

N/F
 Keith J. Simon, Sr.
 & Linda A. Simon
 DB. 1456 Pg. 236
 PB. 10 Pg. 82
 Parcel No. 073804037

N/F
 David S. & Patricia Corbalis
 DB. 1331 Pg. 553
 PB. 10 Pg. 82
 Parcel No. 073804036

Lot 12 & 13
1.006 Acres
43,804 Sq. Ft.
 Parcel No. 073804012 & 073804013

N/F
 Jim Edward Blackburn
 DB. 4206 Pg. 500
 PB. 10 Pg. 82
 Parcel No. 073804014

Final Plat Approval:

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

Town Engineer: _____ Date: _____
 Town Mayor: _____ Date: _____
 Owner: _____ Date: _____
 Town Clerk: _____ Date: _____

THE TOWN OF TYRONE, GEORGIA

By: _____ Mayor

Attest: _____ Town Clerk

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

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

Surveyor's Certificate:

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

By: _____
GA R.L.S. Ronald T. Godwin

2696
License NO.

08/09/2023
Date

GRAPHIC SCALE 1"= 40'

0 20 40 80



Plat/Deed Book	Page
DB. 4657	706
PB. 10	82

**Lot 12 & 13
Tyrone Acres**

Parcel No. 073804012 & 073804013
 Land Lot 149 of the 7th District
 Fayette County, Georgia

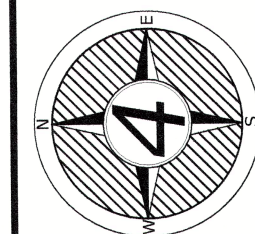
Prepared For:
**Dennis A. Bannister &
Kenneth S. Bannister**

Job #:
 23-136

Drawn By: JCB
 Reviewed By: RTG
 Date: 08/09/2023
 F.W.P.D.: 08/04/23
 Scale: 1" = 40'
 Sheet: 1 of 1

**FOUR CORNERS
SURVEYING™**

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
 FOUR_CORNERS@BELLSOUTH.NET 4CORNERSURVEYING@GMAIL.COM





PLANNING DATE 08/24/2023
COUNCIL DATE NA

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 08242023	Dennis Bannister	150 Meadowview Circle

SUMMARY & HISTORY

Applicant Dennis Bannister has applied for a revised final plat to consolidate lots 12 and 13 of Tyrone Acres located at 150 Meadowview Circle. The plat shows a front setback encroachment of .8' or approximately 9.6". Since the revised plat brings the lot into greater conformity with the ordinance regarding minimum lot size, buildable area, and standard septic safety for R-12 zoning, staff is recommending approval of the plat contingent upon the owner obtaining an administrative variance. This administrative variance has already been preliminarily reviewed and will go into effect immediately upon recording.

STAFF DETERMINATION

It is staff's determination that approval the proposed plat should be conditioned upon all TRC comments being resolved and upon an administrative variance being granted to the new lot for structure to be located 9.6" within the setback.

MAP SOURCE: FAYETTE COUNTY TAX ASSESSOR

EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
R-12	N/A	Residential	North: R-12 South: R-12 East: R-12 West: R-12	Residential Homes	1.006 AC

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

The proposed lot configuration is consistent with the Future Development Map.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

The proposed plat is in greater conformity with existing regulations than existing conditions. The only non-conforming element of the plat is the 9.6" encroachment of the home into the 50' front yard setback. Staff has reviewed the conditions present on the property as well as the intent to bring the property into greater conformity with the Town's ordinances. This does qualify the owner to obtain an administrative variance, which has been preliminarily prepared. If the plat is approved, the administrative variance will go into effect immediately upon recording.