



PLANNING COMMISSION MEETING

September 24, 2026 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Brad Matheny, Vice-Chairman

Joram Kiggundu, Commissioner

Phillip Trocquet, Assistant Town Manager

Patrick Stough, Town Attorney

Terry Noble, Commissioner

Jeff Duncan, Commissioner

Ciara Willis, Assistant Town Clerk

AGENDA

The meeting can be accessed live at https://www.youtube.com/@tyrone_GA. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (brandon.perkins@tyronega.gov).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. May 28, 2026

IV. PUBLIC HEARING

2. Consideration of a rezoning request from applicant Hobgood Family LP of an approximately 9.3-acre property with parcel number 0727068 at property address 983 Tyrone Road from O-I (Office Institutional) to R-18. **Phillip Trocquet, Assistant Town Manager**

V. NEW BUSINESS

3. Consideration of a final plat from applicant Jerry Crozier for 155 Briarwood Road. **Phillip Trocquet, Assistant Town Manager**

4. Consideration of an Architectural Approval from applicant Richard Spears on behalf of owner Brandon Eyre for 822 Senoia Road. **Phillip Trocquet, Assistant Town Manager**

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

TYRONE PLANNING COMMISSION MEETING

Section III, Item 1.

MINUTES

May 28, 2026 at 7:00 PM

David Nebergall, Chairman

Brad Matheny, Vice-Chairman
Joram Kiggundu, Commissioner
Phillip Trocquet, Assistant Town Manager
Patrick Stough, Town Attorney

Terry Noble, Commissioner
Jeff Duncan, Commissioner
Ciara Willis, Assistant Town Clerk

Absent,
Ciara Willis, Assistant Town Clerk

Also Present:
Billy Campbell, Mayor Pro Tem

I. CALL TO ORDER

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

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Duncan, Commissioner Kiggundu.

III. APPROVAL OF MINUTES

1. April 23, 2026

The April 23, 2026, meeting minutes would be considered for approval at the next meeting.

IV. PUBLIC HEARING

2. Public hearing to brief the community on the Town's Comprehensive Growth and Development Plan update process. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet stated that the Town updates its Comprehensive Plan every five years. He explained that the Georgia Planning Act requires municipalities to prepare, adopt, maintain, and implement a Comprehensive Plan compliant with minimum standards established by the Georgia Department of Community Affairs (DCA). He stated that the plan was required for the Town's Qualified Local Government status, which supports eligibility for state funding, road paving assistance, state aid, and MS4 certification related to local stormwater and environmental oversight.

Mr. Trocquet stated that the last Comprehensive Plan update occurred in 2022 and that the Qualified Local Government deadline was June 30, 2027. He emphasized that June 30, 2027, was the adoption deadline, not a submittal deadline, meaning that materials

must be submitted to the Department of Community Affairs and the Atlanta Regional Commission well before that date. The Comprehensive Plan would address community goals, needs, and opportunities, community work program, broadband services element, land use, and transportation elements, which were required under DCA standards. He noted that 12 members would participate in the Steering Committee.

Mr. Troquet then stated that a draft plan would likely be completed approximately four months before the deadline. The purpose of the public hearing was to open the planning process, brief the community on the process used to develop the plan, and identify opportunities for public participation. He stated that a similar public hearing would occur at the Town Council meeting the following week.

No Commission vote was required. Staff recommended continuing and proceeding with the development of the Comprehensive Plan.

Chairman Nebergall opened the public hearing for anyone who wished to speak on the subject of the Comprehensive Plan.

Ms. Stacy Warrior-Williams, who lives in the Southampton Subdivision, stated that she had been a Tyrone resident for eight years. She added that she was interested in more family-friendly ideas, restaurants, and things to bring the Town together.

Chairman Nebergall closed the public hearing and asked for commissioners' comments or questions.

Commissioner Kiggundu inquired about the number of applicants for the Steering Committee. Mr. Troquet stated that the Town has a process in place to dwindle that number down to 12, and the current number of applications was consistent with the past.

Commissioner Noble asked Mr. Troquet how he decided on the number 12 for the Steering Committee. Mr. Troquet stated that the actual number was between 10 and 12 to assist with collaborative discussions.

V. NEW BUSINESS

3. Consideration to approve a plat with conditions for a 2.62-acre property with parcel number 0736-011 at property address 541 Senoia Road from applicant Ashley Dickie. **Phillip Troquet, Assistant Town Manager**

Mr. Troquet reported that Ashley Engler had submitted a preliminary plat seeking approval to split the 2.635-acre parcel at 541 Senoia Road into two lots. Lot 1, consisting of 1.592 acres, would retain the existing single-family residence. Lot 2, consisting of 1.043 acres, was proposed as a flag lot with access from Senoia Road. He noted that the surveyor of record was W.D. Gray and Associates, Inc., and the property was zoned R-12.

Mr. Troquet noted that two conditions had to be resolved before the plat could be recorded. First, an existing barn on the property did not comply with the setback and

property line requirements for the newly created lot and would need to be removed. Second, the existing residence on Lot 1 encroached 23.2 feet into the required 80-foot front building line along Senoia Road, which was designated a minor thoroughfare under R-12 standards. The applicant had submitted a variance request limited to the home's current exterior footprint. The preliminary plat also noted that no future additions to the home could extend farther into the 80-foot building line in any direction.

A motion was made to recommend approval of a plat with conditions for a 2.62-acre property with parcel number 0736-011 at property address 541 Senoia Road.

Motion made by Commissioner Duncan, Seconded by Commissioner Kiggundu.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Duncan, Commissioner Kiggundu.

VI. STAFF COMMENTS

Mr. Trocquet shared that the Town was continuing work on the Comprehensive Plan and making progress on related items.

VII. COMMISSION COMMENTS

Chairman Nebergall inquired about the status of the Tyrone Post Office. Mr. Trocquet stated that it was expected to reopen on Monday, June 1.

Commissioner Kiggundu inquired about the completion date of the roundabout project. Mr. Trocquet stated that the contract was scheduled to end in September. He added that the punch list items were expected to be completed within the following two months.

Commissioner Noble asked for an update on the Eastgroup project. Mr. Trocquet stated that the Town was awaiting a few remaining punch list items and that the buildings were expected to be occupied by multiple tenants.

Commissioner Duncan requested an update on the grassing of the shoulder along Dogwood Trail. Mr. Trocquet stated that staff had followed up with the County to determine whether the contract remained valid.

VIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Commissioner Duncan.
Voting Yea: Chairman Nebergall, Vice-Chairman Matheny, Commissioner Noble,
Commissioner Duncan, Commissioner Kiggundu.

The meeting adjourned at 7: 38 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk

STAFF REPORT | REZONING

Parcel 0727-068 | 983 Tyrone Rd. Rezoning

 **Phillip Trocquet**
Asst. Town Manager

9/18/2026 · 2 min read

Application #	Planning Commission Date	Town Council Date
RZ-2026-003	09/24/2026	10/15/2026

Application Details

Address	Owner	Parcel #
983 Tyrone Road	Hobgood Family LP	0727-068
Zoning	Proposed Zoning	Future Land Use
O-I (Office-Institutional)	R-18 (1-Acre Single- Family 1,800 s.f. min home size)	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: R-18, South: AR, East: R-18 , West, O-I	None	9.375

Fayette County QPublic

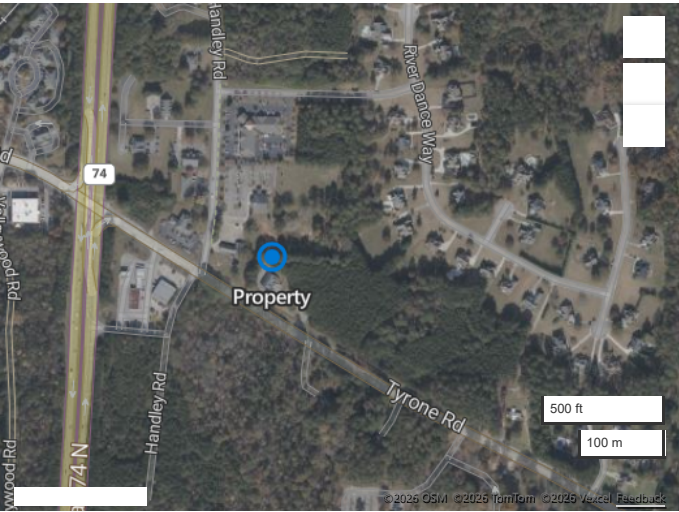
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

983 Tyrone Road

Property
983 Tyrone Road, Tyrone, GA 30290



Changes saved.

Summary & History

Section IV, Item 2.

The Hobgood Family has historically owned this piece of property with the existing zoning being Office Institutional for potential medical or professional office. The property due west is zoned O-I and lies within the Commercial Corridor character area.

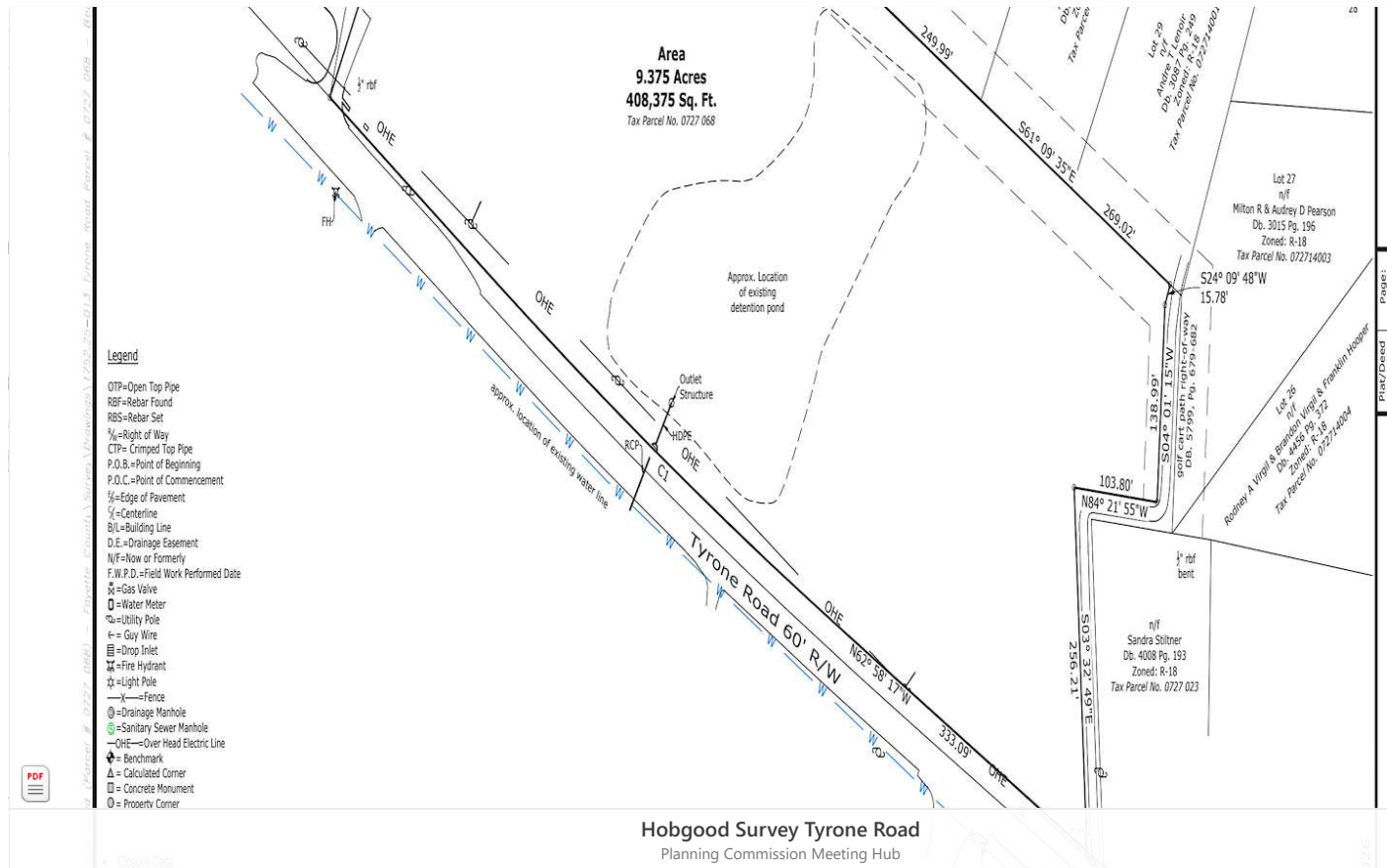
Comprehensive Plan & Future Development Map Compatibility

This property lies within the Estate Residential character area which encourages low-density single family homes on 1-acre lots.

A downzoning to R-18 is more compatible with this character area than O-I which is a commercial zoning classification.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



2 of 3

Ordinance Compatibility & Impact Assessment

- **Will the zoning permit suitable uses with surrounding properties?** It is staff's determination that this zoning will permit suitable uses with surrounding properties. Office-Institutional developments exist to the west. Staff recommends a condition of incorporating the necessary 75' buffer between residential and commercial properties to align the compatibility between uses and abate the negative impact on the adjoining property to the west.
- **Will zoning adversely affect adjacent properties?** It is determined that the proposed zoning with the condition of incorporating the necessary 75' buffer between commercial and residential properties will not adversely affect adjacent properties. It should be noted that without this buffer, the O-I properties to the west would be burdened by the required 75' buffer development requirement. As such a rezoning of this property to R-18 would create an irregular development condition with these properties. It is permitted that this zoning buffer be absorbed onto the residential property as it would run with the land and meet this ordinance requirement in a way that does not create an illegal zoning or development condition.
- **Does the property have reasonable economic use as currently zoned?** As zoned, the property does have reasonable economic use, but it is an unusually shaped and positioned property for O-I in this area. R-18 allows for this property to be utilized in a more flexible manner for residential purposes.
- **Would the proposed zoning overburden** development intensity of R-18 is lower than O-I and would impact existing infrastructure less.

Changes saved.

A condition that this property incorporate a 75' buffer along its western boundary as shown by the accompanying site plan be incorporated for consideration of zoning change.

Staff Recommendation

- Staff recommends approval of the rezoning with the following conditions:
- That the property establish a 75' buffer along the western boundary line as shown in the accompanying site plan.
 - A revised plat reflecting this buffer shall be prepared and recorded.

Planning Commission Recommendation



^ Supporting Documents & Resources

Dynamic Town Zoning Map

Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.

 Changes saved.



Town of Tyrone Zoning Map

Document Downloads ▾

⌵ Edit in grid view ⌵ Export to Excel ⌵ Sync + Create or upload

☰ All Documents

⌵ Gallery

+ Add view

☰

W

X

P

PDF

⌵ Details

📄 Name ▾	🕒 Modified ⓘ ▾	👤 Modified By ▾
📁 2025 Planning Commission Meetings	April 4, 2025	Phillip Trocquet
📁 2026 Planning Commission Meetings	March 6	Phillip Trocquet
📁 Town Planning Documents	April 9, 2025	Phillip Trocquet

See full library

✔ Changes saved.

STAFF REPORT | REVISED PLAT

155 Briarwood Final Plat

 Phillip Trocquet
Asst. Town Manager

9/18/2026 · 1 min read

Application #	Planning Commission Date	Town Council Date
26TYR-FPLAT-00003	09/24/2026	N/A

Application Details

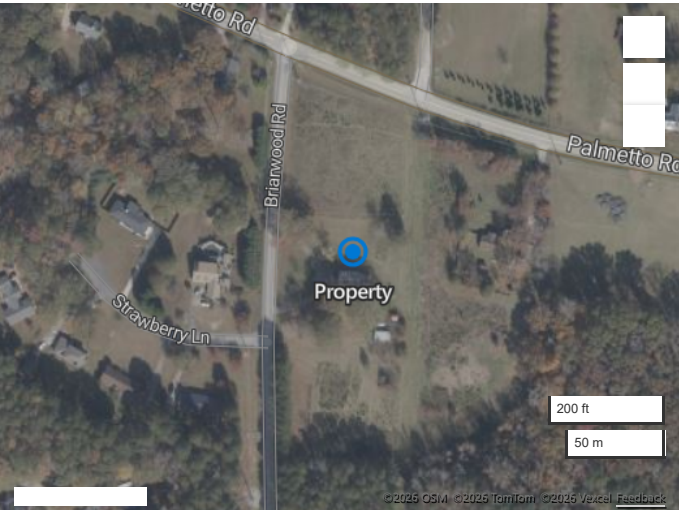
Address	Owner	Parcel #
155 Briarwood Road	Accent Property Solutions, LLC	0739 023
Zoning	Proposed Zoning	Future Land Use
R-12	N/A	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: Unincorporated AR, South: R-12, East: Unincorporated, West, R-12	Existing Home	4.6

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map

155 Briarwood Road

Property
155 Briarwood Road, Tyrone, GA 30290





Fayette County Tax Map

Summary & History

The applicant has submitted a plat to divide the existing 4.6-acre tract into 4 individual properties. This property was annexed and rezoned by Town Council on April 2nd, 2026 to R-12 zoning which matches the surrounding residential properties in the area.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Estate Residential Character area which encourages low-density single-family residential development on one-acre lots. The proposed lot split is consistent with this character area and with surrounding residential properties similarly positioned and built.

Site and Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all

AND CORRECTED AND WAS PREPARED FROM AN ACTUAL 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 THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1920

DATE: 5 / 27 / 2026

Other: _____

Approved for development as shown: _____

Fayette County Health Department: _____

Date: _____

Total area
4.672 Acres
203505 S.F.
d.b. 4694 pg. 127

Section V, Item 3.

F.W.P.D.=FIELD WC
L.L.L.=LAND LOT
L.L.L.=LAND LOT LIF
NIF=NOW OR FORA
P.B.=PLAT BOOK
PG.=PAGE
P.O.B.=POINT OF BEGINNING
P.H.=FIRE HYDRANT
R.B.F.=REBAR FOUND
R.B.S.=REBAR SET
R.W.=RIGHT OF WAY
U/P=UTILITY POLE
O/H UTIL.=OVERHEAD

Vima Colindres
d.b. 27
p.b. 30
Zonin

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED ON OBSERVATIONS WHICH WERE MADE USING CHC NAV 88 AND MULTI-FREQUENCY REAL TIME KINEMATIC OBSERVATION. THE SURVEY WAS PERFORMED USING A CHC NAV 88 AND MULTI-FREQUENCY REAL TIME KINEMATIC OBSERVATION. THE SURVEY WAS PERFORMED USING A CHC NAV 88 AND MULTI-FREQUENCY REAL TIME KINEMATIC OBSERVATION.

THIS SURVEY BASIS FOR HEREON ARE GRID NOR 83 AND NAD 88, WEST G DETERMINED THROUGH UTILIZING EGPS SOLUTION.

FIELD CLOSURE = N/A
ANGLE POINT ERROR = CHC NAV BASE
ADJUSTMENT METHOD: PLAT CLOSURE = 1" IN 1"

35' +/-
Approximate
Atlanta Gas
Light Easement

Certification of Rezoning

DATE: April 8th, 2026

Mr. Crozier,

This letter is a certification that on April 2nd, 2026, the Town of Tyrone Council voted unanimously to approve rezoning petition RZ-2026-001 to annex and rezone a 4.67-acre tract with parcel number 0759-025 at property address 155 Briarwood Road from AR (Agricultural Residential - Unincorporated) to R-12 (Residential 1,200 s.f. min). The subsequent property will be subject to the use and development standards of that zoning district as governed by the laws and regulations of Tyrone, Georgia.

Town Council confirmed with the property owner was amenable to R-12 zoning as opposed to the advertised R-18 notice.

Please direct any questions regarding this matter to the Town's Zoning Administrator at (770) 487-4038 | planning@tyronega.gov.

Best Regards,

[Signature]

PDF

155 Briarwood Rd Final Survey, version 3, wo bld 8-27-2026
Planning Commission Meeting Hub

Ordinance Compatibility

Upon TRC review, staff finds that the proposed plat is consistent with the Town's ordinances. Placement of any future curb-cuts, homes and accessory structures will be coordinated at the time of construction and will be required to follow all town ordinances.

Staff Recommendation

Staff recommends approval of the final plat.

Supporting Documents & Resources

Dynamic Town Zoning Map

Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.



Town of Tyrone Zoning Map

Document Downloads ▾

Edit in grid view Export to Excel Sync Create or upload

Name ▾	Modified ⓘ ▾	Modified By ▾
2025 Planning Commission Meetings	April 4, 2025	Phillip Trocquet
2026 Planning Commission Meetings	March 6	Phillip Trocquet
Town Planning Documents	April 9, 2025	Phillip Trocquet

See full library

GENERAL NOTES

1. 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 ON THIS PLAT.
2. THERE IS GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0076E, DATED SEPTEMBER 26, 2008 MAP, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
4. THERE ARE NO STATE WATERS ON THIS PROPERTY.
5. THERE IS NO WETLANDS ON THIS PROPERTY AS PER THE FAYETTE COUNTY GIS MAP.
6. 1/2" RE-BAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

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: _____

Town Mayor: _____

Owner: _____

Town Clerk: _____

Other: _____

Approved for development as shown:

Fayette County
Health Department: _____
Date: _____

Total area
4.672 Acres
203505 S.F.
d.b. 4694 pg. 127

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED. FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL 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 THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA
REGISTERED LAND SURVEYOR NO.1620

DATE 5 / 27 / 2026



Certification of Rezoning

DATE: April 8th, 2026

Mr. Crozier,

This letter is a certification that on April 2nd, 2026, the Town of Tyrone Council voted unanimously to approve rezoning petition RZ-2026-001 to annex and rezone a 4.67-acre tract with parcel number 0739-023 at property address 155 Briarwood Road from AR (Agricultural Residential - Unincorporated) to R-12 (Residential 1,200 s.f. min). The subsequent property will be subject to the use and development standards of that zoning district as governed by the laws and regulations of Tyrone, Georgia.

Town Council confirmed with the property owner was amenable to R-12 zoning as opposed to the advertised R-18 notice.

Please direct any questions regarding this matter to the Town's Zoning Administrator at (770) 487-4038 | planning@tyronega.gov.

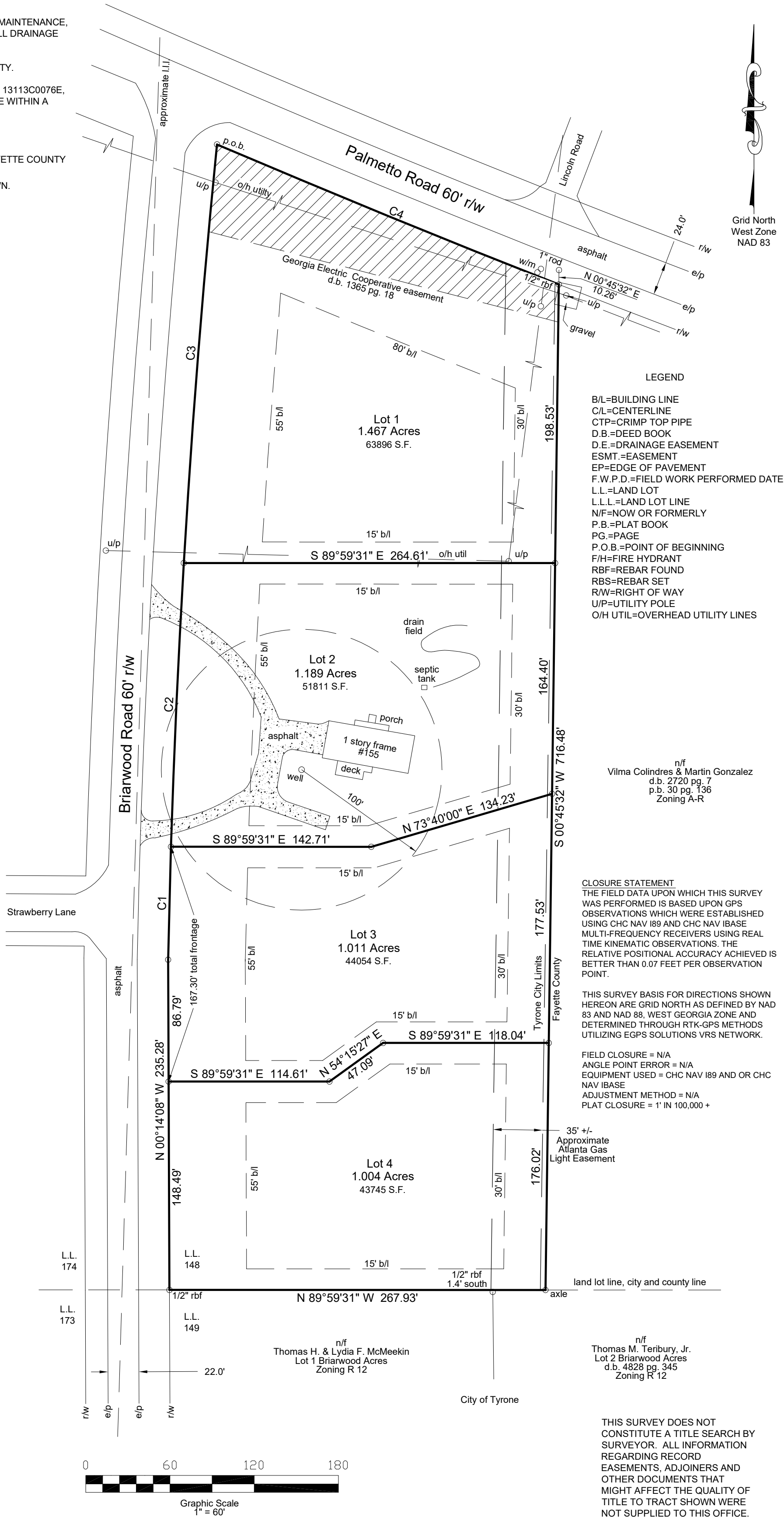
Best Regards,

Phillip Tocquet, Asst. Town Manager | Zoning Administrator

Town of Tyrone | 950 Senoia Rd. Tyrone, GA 30290
Phone: (770) 487-4038 | Fax: (770) 487-4529 | www.tyrone.org

LINE	BEARING	DISTANCE
L1	N 00°45'32" E	54.14'
L2	S 89°59'31" E	20.00'
L3	N 89°59'31" W	20.00'
L4	S 00°45'32" W	27.99'
L5	N 89°59'31" W	20.00'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	80.51'	7295.64'	80.51'	N 01°27'52" E
C2	202.36'	7295.64'	202.35'	N 02°34'30" E
C3	299.20'	7295.64'	299.18'	N 04°32'40" E
C4	263.19'	8828.89'	263.18'	S 67°43'25" E



Job No. SA25-133A

Drawn By: s.a.g. Reviewed By: r.d.g.

Issue Date: 05/27/26

F.W.P.D.: 09/26/25 & 05/29/26

Subdivision plat for:

Jerry Crozier

Property Location

Land Lot 148 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
981 Camp Ground Road Griffin Ga. 30223
678-618-5067
sagaskins55@gmail.com

822 Senoia Road Architectural Approval

 Phillip Trocquet
Asst. Town Manager

9/18/2026 · 2 min read

Application #	Planning Commission Date	Town Council Date
26TYR-ARCH00001	09/24/2026	N/A

Application Details

Address	Owner	Parcel #
822 Senoia Road	Brandon Eyre	073801006
Zoning	Proposed Zoning	Future Land Use
C-1 (Community Commercial)	N/A	Town Center District
Surrounding Zoning	Site Improvements	Acreage
North: R-18, South: R-12, East: C-1, West, R-18	None	0.2

Fayette County QPublic

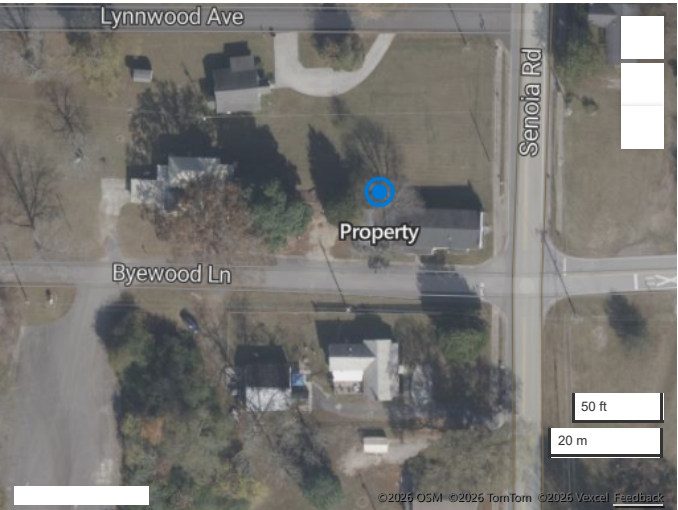
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

822 Senoia Road

Property
822 Senoia Road, Tyrone, GA 30290



✓ Changes saved.

Summary & History

The applicant has submitted an application for an architectural approval and conceptual site plan for an approximately 1500 s.f. commercial building at 822 Senoia Road. The intended use for this building is as an office and health/workout studio.

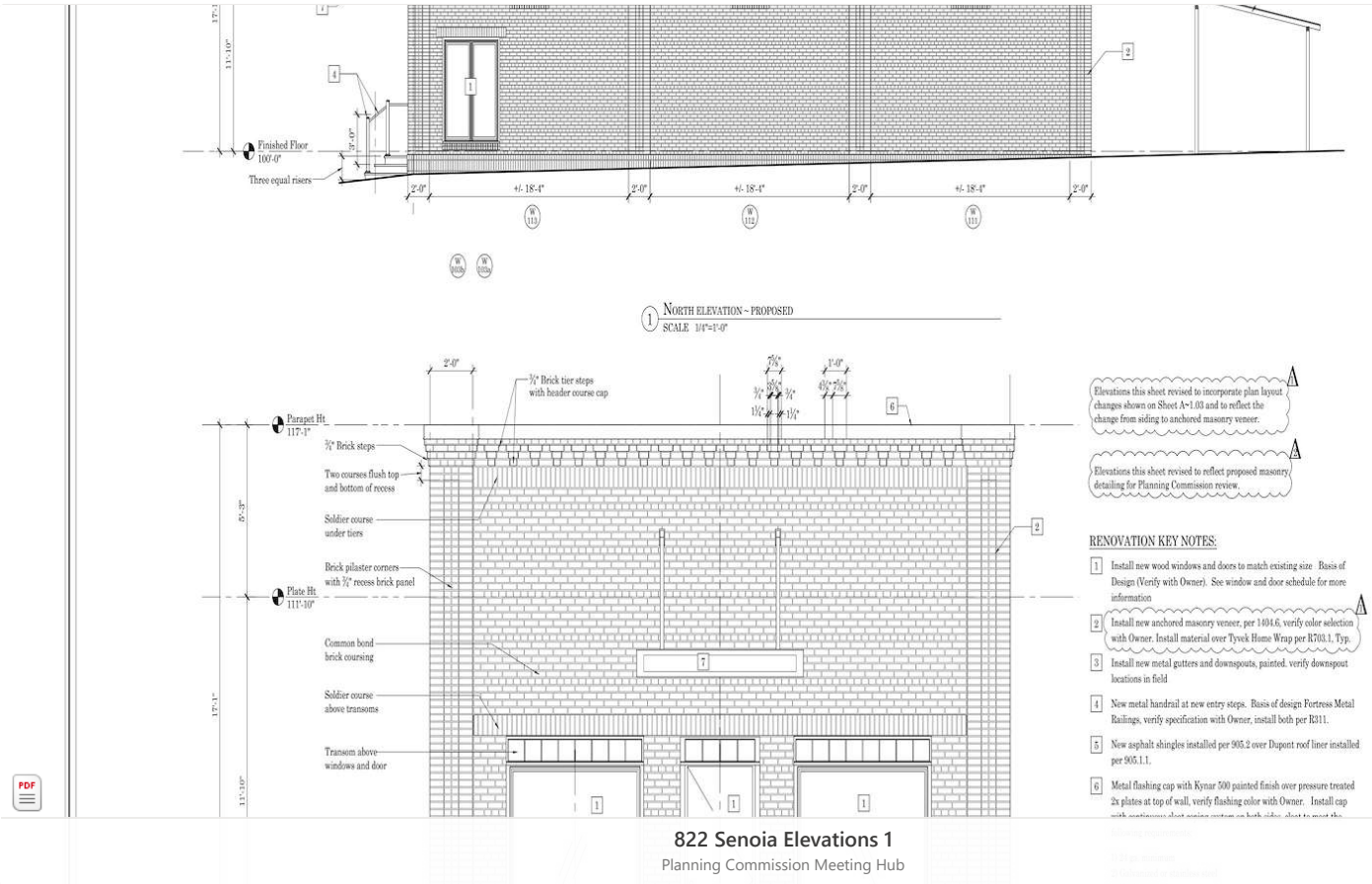
The building is historic and was built prior to 1938 according to records the Town could identify.

Comprehensive Plan & Future Development Map Compatibility

This property is located within the Town Center District (downtown) of Tyrone which encourages walkable mixed-use and commercial development that reflects the historic character of Tyrone and other Georgia downtowns. This proposed architectural modification meets the stated goals and objectives of the Comprehensive Plan and furthers the preservation/improvement of historic structures.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



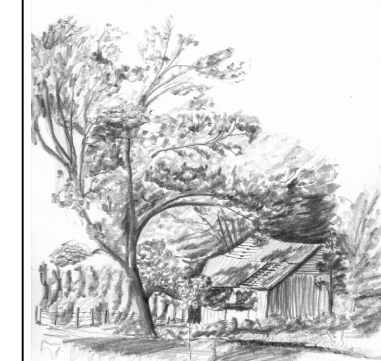
Ordinance Compatibility

Upon review, staff finds that the proposed architectural renderings are consistent with the Town’s Overlay and Architectural Ordinance requirements. The building facade on all sides maintains brick as the principle material which is the preferred material for downtown. The color palette will reflect natural brick colors and coordinating trim which is consistent with other buildings downtown. Architectural relief has been integrated into the brick design to prevent long-flat walls and provide variation and quality. Window placement and size meet the intended standards set forth for fenestration facing the main street and consist of a head, jamb, and sill. Although large covered entryways are strongly encouraged for structures in the Town Center, this historic building is situated too close to the property line to add a large covered entry; previous configurations of the structure had portions of the building porch such as steps located within the right-of-way which is not a condition that should continue. Staff will coordinate with the owner regarding appropriate landscaping along this frontage and the Byewood frontage.

Staff Recommendation

Staff recommends approval of the Architectural Renderings and Concept Plan as submitted.

 Changes saved.



Richard W. Spears
ARCHITECT ~ INC

201 Crestwood Drive
Peachtree City
Georgia 30269
678.833.5403

© 2026 Richard W Spears Architect, Inc.

PROJECT:

**Adaptive reuse of
Existing Building for**

**Reflections
Contracting, LLC**

**822 Senoia Rd
Tyrone, Ga.
30290**

ISSUANCES:

95% Complete Set
2025.08.25

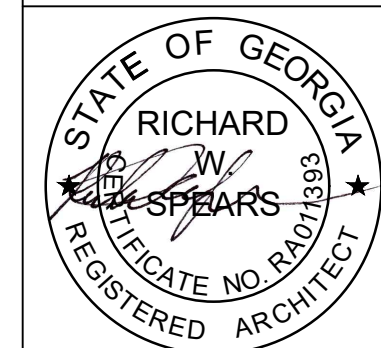
Permit Set
2025.09.09

Revisions
2026.06.12

Planning Commission
Review
2026.09.03

2026.09.04

STAMP:



PROJECT #:

2025.07

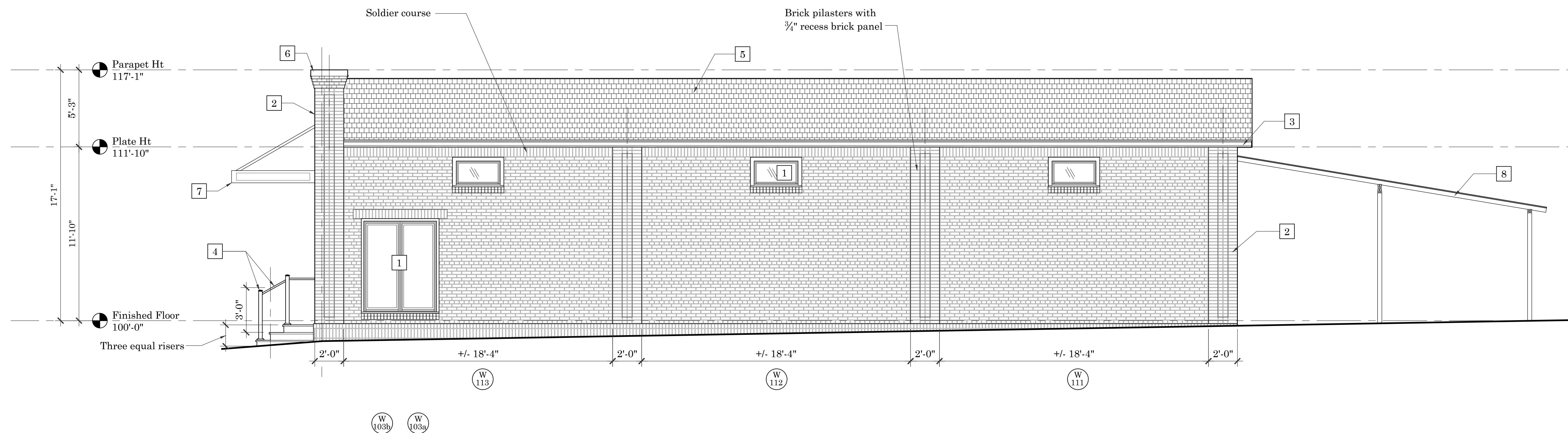
TITLE:

Proposed
Elevations

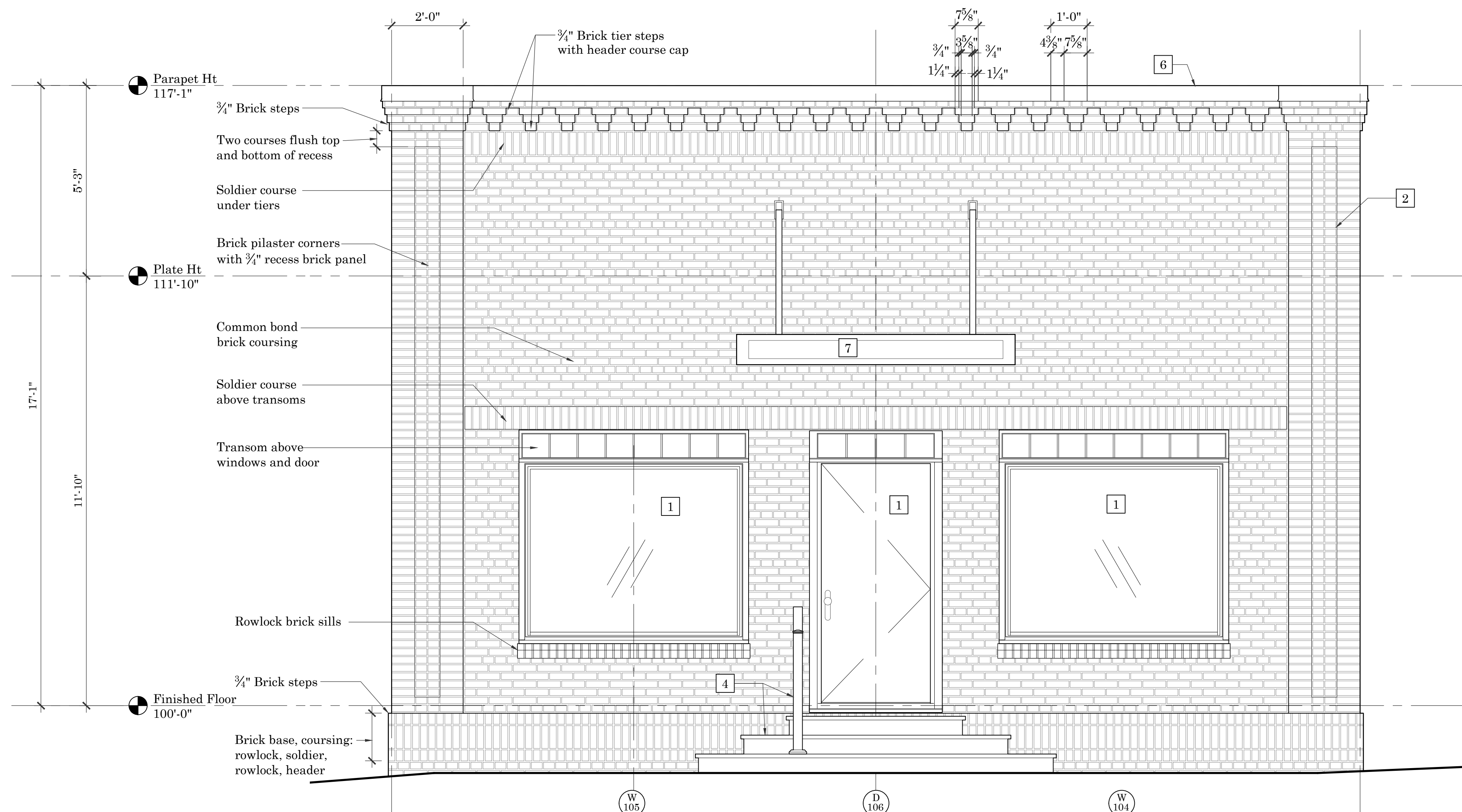
SHEET #:

A-2.03

Released for Construction



1 NORTH ELEVATION ~ PROPOSED
SCALE 1/4"=1'-0"



2 EAST ELEVATION ~ PROPOSED
SCALE 1/2"=1'-0"

Elevations this sheet revised to incorporate plan layout changes shown on Sheet A-1.03 and to reflect the change from siding to anchored masonry veneer.

Elevations this sheet revised to reflect proposed masonry detailing for Planning Commission review.

RENOVATION KEY NOTES:

- 1 Install new wood windows and doors to match existing size Basis of Design (Verify with Owner). See window and door schedule for more information
- 2 Install new anchored masonry veneer, per 1404.6, verify color selection with Owner. Install material over Tyvek Home Wrap per R703.1, Typ.
- 3 Install new metal gutters and downspouts, painted, verify downspout locations in field
- 4 New metal handrail at new entry steps. Basis of design Fortress Metal Railings, verify specification with Owner, install both per R311.
- 5 New asphalt shingles installed per 905.2 over Dupont roof liner installed per 905.1.1.
- 6 Metal flashing cap with Kynar 500 painted finish over pressure treated 2x plates at top of wall, verify flashing color with Owner. Install cap with continuous cleat coping system on both sides, cleat to meet the following requirements:
 - 1) 24 ga. minimum
 - 2) Galvanized or stainless steel
 - 3) FM I-90 rated.
- 7 New Painted metal canopy.
- 8 Reuse and replace existing patio cover. Contractor to field verify existing framing and foundation is adequate for patio cover and if any replacement is required. Any required structural evaluation and/or alterations by Others.



© 2026 Richard W Spears Architect, Inc.

Adaptive reuse of Existing Building for

22 Senoia Rd
Tyrone, Ga.
30290

95% Complete Set
2025.08.25

Revisions 1
2026.06.12

100

100

026 09 04

STAMP:



TE OF GEOR

RICHARD W.

REGISTRATION NO. RA0113

REGISTERED ARCHITECT

PROJECT #:

2025.07

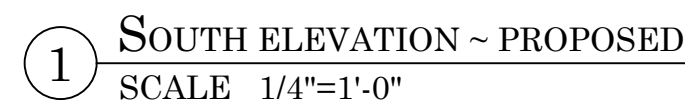
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Proposed

Elevations
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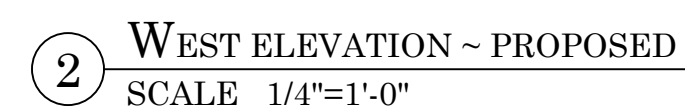
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A-2.04



{ Elevations this sheet revised to reflect proposed masonry
detailing for Planning Commission review. }

- 1 Install new wood windows and doors to match existing size Basis of Design (Verify with Owner). See window and door schedule for more information
- 2 Install new anchored masonry veneer, per 1404.6, verify color selection with Owner. Install material over Tyvek Home Wrap per R703.1, Typ.
- 3 Install new metal gutters and downspouts, painted. verify downspout locations in field
- 4 New metal handrail at new entry steps. Basis of design Fortress Metal Railings, verify specification with Owner, install both per R311.
- 5 New asphalt shingles installed per 905.2 over Dupont roof liner installed per 905.1.1.
- 6 Metal flashing cap with Kynar 500 painted finish over pressure treated 2x plating at top of wall, verify flashing color with Owner. Install cap with continuous cleat coping system on both sides, cleat to meet the following requirements:
 - 1) 24 ga. minimum
 - 2) Galvanized or stainless steel
 - 3) FM I-90 rated.
- 7 Install new decking and trim boards. Verify material specifications and finish with Owner.
- 8 Reuse and replace existing patio cover. Contractor to field verify existing framing and foundation is adequate for patio cover and if any replacement is required. Any required structural evaluation and/or alterations by Others.
- 9 New painted metal awning



Released for Construction