



PLANNING COMMISSION MEETING

February 24, 2022 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Dia Hunter, Vice-Chairman

Jeff Duncan, Commissioner

Phillip Trocquet, Town Planner

Carl Schouw, 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 January 27, 2022

IV. PUBLIC HEARING

2. Consideration to hear a revision of a development plan as part of the Light Industrial (M-1) 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, Town Planner**

V. NEW BUSINESS

4. Consideration to approve a revised final plat for 129 and 163 Palmetto Road from applicant Douglas E. Pollard. **Phillip Trocquet, Town Planner**
5. Consideration to approve a Landscape Plan for 1415 Senoia Road from applicant Brian Selleck. **Phillip Trocquet, Town Planner**

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

**Town of Tyrone
Planning Commission Meeting Minutes
January 27th, 2022
7:00 PM**

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Jeff Duncan
Commission Member, Carl Schouw
Commission Member, Scott Bousquet

Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

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

Approval of Minutes:

Commissioner Schouw made a motion to approve the minutes from January 13th, 2022.
Commissioner Bousquet seconded the motion. Motion carried 5-0.

Chairman Nebergall noted that there were no public hearings for this meeting.

New Business:

2. Workshop item to discuss potential changes to Section 113-134 Town Center Architectural Design Considerations. **Phillip Trocquet, Town Planner**

Mr. Trocquet said that the Town had been focusing on the downtown area for the past several years and that the area had been the focus of planning studies. The Downtown Masterplan, Livable Centers Initiative (LCI), and Envision Tyrone were a few of the studies conducted on the area. He said that the LCI highlighted great items and a large section of the LCI recommended ordinance changes in the area. A 2018 Atlanta Regional Commission study recommended some downtown ordinance changes as well. Mr. Trocquet stated he wanted to revise the overlay district to give owners more flexibility downtown. He said that there were a couple of big elements that

incorporated some of the items identified in those studies, and that he incorporated resident and staff input as well.

He said that section 113-134 is called Town Center Architectural Design Considerations. He continued that it would essentially be an overlay district, which is a district that would have superseding conditions and regulations over those already applying to a zoning district. He then put the map up on the screen to show a rough boundary of the area. He noted that section A of the proposed ordinance change had the purpose and intent of the area and merely talked about the reason for the overlay district.

He noted that the section name was in the works to be changed to Town Center District Overlay. The boundary followed two different character areas in the future development map, both the intown residential and the town center district. He said that intown residential was primarily residential and consisted of the supporting neighborhoods. The town center was primarily the commercial district directly off of Senoia Road. The eastern boundary would be HWY 74, with the western boundary being a land lot line of Briarwood Road and then it shifted to another land lot line going up north to Spencer Lane and the town boundary. The south was bounded by East Crestwood and Old Sherman Ave. He said that some of the properties in the area were residential and some are commercial and that the district regulations address both.

Chairman Nebergall asked about the boundary to the north of the town and why that was not included. Mr. Trocquet said that there was not a specific reason why they couldn't be included. He said that those character areas will most likely change with the adoption of the comprehensive plan.

Chairman Nebergall said that if it would be simpler if the boundary lines went straight down instead of shifting. Mr. Trocquet stated districts were typically bound by fixed points, like roads or streams, and that particular area was bounded by Tyrone Road and Senoia Road, but that if it needed to be changed at a later date, it could be.

Commissioner Bousquet asked if the line coming down Senoia Road was a defined boundary. Mr. Trocquet noted that the area was really encompassing the properties to the west of Senoia Road. Commissioner Bousquet asked if there was something in the works for a cart path for that area. Mr. Trocquet stated that with any street in the area, the right-of-way multi-use path would be included when discussing development.

Mr., Trocquet said that there were four areas of focus, streets, building and architecture requirements, site requirements, and lastly, parking. He started with architecture. He said that the intent was to help spur and catalyze growth and development in a way that was not too controlling. He said that other districts have gotten very specific on their architecture requirements, including craftsman columns, but the proposed changes laid out before them were much more foundational.

He said the proposed changes focused on the architectural style, but were flexible, as long as certain requirements were met. He listed out the materials the buildings could be made of, such as brick, brick veneer, natural wood, or cement wood siding. He said that section f was supposed to

be a supplemental ordinance, but it could also replace all of those exterior materials if that's something that they wanted.

He continued reading section f stating that all materials used should be natural in appearance with strong preference given to brick. He said this section was a way to make the section a little more relaxed, but still focused with a particular intent. Builders using this section would require a bit more of a review, but it would also give people more flexibility. Commissioner Duncan asked if section "f" could replace section "a, b, c, and d." Mr. Trocquet stated that it could. He said it gives property owners a little more flexibility and also allows the ordinance to be more "future proof" since new building materials and façade requirements come out all of the time. This section was there is an option for builders and owners, but any proposed building or façade would still have to go through an architectural review.

Vice Chairman Hunter asked if there was any plan to implement some type of maintenance requirement. Commissioner Bousquet asked if that would fall under code enforcement. Mr. Trocquet stated that the buildings would have to decay pretty heavily for it to fall under code enforcement. He added that it could be something that was added to the overlay requirement.

Vice Chairman Hunter added that he did not want to put an unfair burden on property owners. He voiced concern over the accountability aspect of maintaining the properties. Mr. Trocquet noted that brick was frequently listed as the preferred building material because it was considered low maintenance over time. He said that the new Town Hall was supposed to help set the standard for the downtown area. He said that wood could also be removed as an allowable material. The only reason it was currently listed was because of the older homes in the area, and homeowners tend to replace their siding with like-for-like material.

Mr., Trocquet stated that they had had inquiries about buildings with more modern materials, such as buildings made out of shipping containers. He said that he had been telling them that as long as the container met building code, then there would be no other reason they couldn't construct it other than the architectural requirements. All commissioners noted that they liked section f over the others.

Mr. Trocquet stated that section two was a leftover requirement, which said that no building shall be made out of more than two materials. He said he took out the part that allowed for other materials on accessory buildings, as he thought that accessory structures should match the material of the main building. Vice Chairman Hunter said he did not agree with that. Commissioner Duncan agreed with the Vice Chairman.

Vice Chairman asked if there was an architectural review committee. Mr. Trocquet noted that there was not one, and the only developments that would have to get approval in regard to architectural design currently would be those along HWY 74, which have to have a certificate of appropriateness. He said that a committee could be created, but that would involve a lot more regulations. Commissioner Bousquet stated that he liked the idea of the Downtown Development Authority (DDA) having input on the issue. Mr. Trocquet stated that he could put in similar language to what was already in the ordinance for HWY 74 and have either Planning Commission

or Town Council approve it. He continued that he did not think it overburdened the planning commission to add it to their load.

Mr. Trocquet then moved to the colors section. No commissioners had comments on this section.

He then moved to the entrance section. He said that section a said that the sidewalk needed to connect to the covered part of the building. He noted that section b required buildings to have some type of covered main entry. Chairman Nebergall added that these requirements added to the atmosphere and made it feel more like a downtown area.

Mr. Trocquet then moved on to item five, windows. He stated that windows should be used at regular intervals for architectural relief. Commissioner Schouw asked if that left it open for builders to make the windows look any way they wanted. Mr. Trocquet said that sections b and d would address that concern. Commissioner Bousquet noted that if the regulations were too stringent, then there would not be any variety in the downtown area.

Mr. Trocquet then moved down to section d, building and site requirements. Number one talked about massing. He said it was a standard requirement, but it did limit the builders' choices. Vice Chairman Hunter pointed out examples of why that section was not always appropriate and he thought it did not leave room for flexibility. He asked if they could make it more flexible and leave room for exceptions.

Mr. Trocquet then moved on to the roof section. Mr. Trocquet said they added a line stating that rooming membrane systems are permitted for flat roof only. He noted that there was also a section for pitted roof walls. He added that they replaced the line "material that has the same visual appearance" with "similar material that is in harmony with surrounding buildings" and that dark roofing materials were preferred. Commissioner Schouw asked about green roofs. Mr. Trocquet said that there was nothing written regarding those.

He said that they tried to avoid using language as "have a preference for" in these ordinances. He noted that something could be put in addressing specific types of roofing. Commissioner Duncan asked if solar panels on roofs were addressed. Mr. Trocquet said that those would most likely be considered rooftop equipment, which should be shielded from view. Vice Chairman Hunter said he thought those would not be roofing equipment, but rather considered a roofing material. Mr. Trocquet then moved to section e, which stated that rooftop-mounted equipment should be physically screened from the road and/or sidewalk. He said this clarified that it would be considered rooftop-mounted equipment.

Mr. Trocquet then moved back to sections b and c. He said that b previously stipulated that all single-story buildings needed to have a pitched roof. He said he took that part out and put in a provision that stated that there could be a flat roof on a single-story building, but it did have to have a parapet wall.

Commissioner Duncan asked if there was a standard height requirement for the parapet wall. Mr. Trocquet said that it would need to wrap around the corner and that if any rooftop equipment were being screened, the wall should be at a height that is as high or higher than the rooftop equipment.

Vice Chairman Hunter asked if there could be a two-story building with a parapet wall and it still be under the height requirements. Mr. Trocquet said that the overlay conditions would allow buildings to be up to 40 feet in height but not to exceed 3 stories. This gave enough architectural flexibility for builders to do what they need. He said that occasionally buildings with lobbies will want 15-foot ceilings and still want two floors above that. It was meant to be a flexibility item in regard to architecture.

Vice Chairman Hunter asked about possibility of a builder adding a basement and whether that would count as a story or not. Mr. Trocquet said it would depend on how the word “story” was defined, but he did not think something like that would be approved.

Commissioner Bousquet asked about the factory finished sheet metal in part two. Mr. Trocquet said that the ordinance said that dark materials were preferred, leaving room for a tin roof type of look. He said it would be more so for architectural roofing accents than guidelines for an entire roof. Chairman Nebergall pointed out the phrase that says it must be in harmony with the surrounding buildings and that he thought it would be enough of a factor to not approve unliked materials.

Mr. Trocquet then moved on loading docks and dumpsters. He said the part where they needed to be screened from any open space or sidewalk area with a dumpster pad enclosure was left in. He asked if the commissioners thought that a dumpster pad enclosure needed to be a requirement. Mr. Trocquet said he thought a dumpster pad enclosure should only be required if it was visible from the road. Commissioner Bousquet said that he would not want to see that type of thing at all. Chairman Nebergall pointed out that ordinance was concerning the downtown area of the Town, and they needed to put their best foot forward. Vice Chairman Hunter asked about shared dumpster space. He said his relative shared a dumpster with five other surrounding businesses. Mr. Trocquet said that might be something that would be allowed, especially since the town already allowed shared parking.

Mr. Trocquet then moved on to the requirements for exterior storage. He mentioned that a lot of towns have completely banned exterior storage, but that this was not the route that he had taken. He had put in provisions for exterior storage. He pointed out that most of the businesses that the area would attract would not utilize exterior storage anyways, due to the nature of the businesses. Vice Chairman Hunter said he thought that was fine, but had questions about exterior storages for the properties located close to the park. Mr. Trocquet said that it would still be required to be screen from view. Vice Chairman Hunter then asked about the buildings that face the park. Mr. Trocquet suggested that the language from the loading dock section stating that it should be screened from any public open space for sidewalk area also be applied to this section.

Mr. Trocquet read the next part stating that exterior storage should not apply to seasonal displays or advertisement of goods during business hours. He explained that this was meant to help businesses who needed items placed outside temporarily to assist their business. He noted that he would further define the terms.

Commissioner Bousquet asked about items blocking sidewalks or in the right-of-way. Mr. Trocquet confirmed that that would be covered in other areas of code enforcement and other parts of the ordinance.

Mr. Trocquet moved to section e and f, parking and street requirements. He pulled up street typologies on the screen. He explained that this section talked about street design, sidewalk placement, tree placement, etc.

Commissioner Duncan asked about the section in 1C about 90-degree parking. He did not think that 90-degree parking should be allowed on Senoia Road. Chairman Nebergall pointed out that this would also include residential areas as well. Mr. Trocquet suggested that he add a phrase restricting 90-degree parking to only residential areas. Vice Chairman Hunter asked if the speed limit would be tied to the type of parking allowed. Chairman Nebergall voiced safety concerns with 90-degree parking in the commercial area.

Mr. Trocquet then moved on to other types of parking. He said that the ordinance required for one golf cart/bike space per every twenty automobile spaces at a minimum. Commissioner Bousquet asked if all of the road typologies shown on the screen were acceptable. Mr. Trocquet said that they were, but that which type used would depend on the site plan of the building. He said that there would be a standard model that would be encouraged and commonly used.

Vice Chairman Hunter asked if when the density of the town increased, was there any thought to multi-level parking in the heart of the Town. Mr. Trocquet said it would be a Town decision. He added that one of the things they were looking to do as a town was to remove the burden of a property owner putting parking on their own site, because especially in the downtown area, the parking requirements could take up a sizeable portion of a lot. He would like to switch it to putting parking on public property, like a parking bank. There, a property owner would pay a fee for the parking spaces they would normally have, and then the Town would take that money and build parking on public property nearby.

Vice Chairman Hunter was concerned about the influx of traffic as more homes were built in the area. Commissioner Bousquet inquired about the maximum number of spots that could be currently put on public property. Mr. Trocquet said that Integrated Traffic engineers (ITE) has a number ascribed to parking. He said that they would use those numbers and the geometry of the roads to figure out the max amount of parking that was feasible. He said that they could potentially put up to 200 parking spots on Town owned property. He explained that with the parking bank, it would allow more parking while also not counting on taxpayer dollars to fund it.

Mr. Trocquet then moved to section 3 on detached and attached garages. He said that some towns required all garage entries to be in the back of the building. He said that with the proposed ordinance, the garage door would have to have a decorative door, and it could not be the main architectural feature. Detached garages should also match and complement the style of the main structure. He pointed out the problems that front loaded lots tended to present when it came to cars stacking up. He said that they could more clearly define in the ordinance that garages should not face the street. Vice Chairman Hunter asked about “granny suites” or “mother-in-law suites.” Mr.

Trocquet said they that are allowed, but they could not be leased out for gain and could be no larger than 700 square feet.

Mr. Trocquet said that there was a provision stating that properties next to a park must provide a multi-use patio connection garden or other adequate design element. He then moved on to street and sidewalk area requirements. He said that streets were highly discouraged from having cul-de-sacs in the downtown area and that there should be high connectivity between roads. This would also allow for traffic dispersion and increased walkability for pedestrians. He said that would be the number one way to allow for a lesser traffic impact. He said that currently because the streets were not as interconnected, the traffic load the intersections could handle was much lower. He said this idea was reinforced in other areas of the ordinance as well.

Mr. Trocquet then moved to the revised C-1 downtown commercial development standards. He explained that as it currently stood, there was an 80-foot setback required on those properties. He said this ordinance would apply to those located within the Town Center District. He noted that C-1 commercial had expanded beyond the downtown area, but he only wanted to change the ordinance for those within the downtown area. The proposed change would include a lot size minimum of 7,000 square feet instead of 1 acre, with the maximum building size being 15,000 square feet. Front yard setbacks would be changed to a maximum of 15 feet from the property line. Side setbacks would be 5 and rear setbacks would be 30, with parking required to be in the rear of the buildings. He said that current buildings would be grandfathered in, but that with any building improvements, they would be encouraged to become compliant.

Commissioner Bousquet asked Mr. Trocquet to clarify the front setback requirement. Mr. Trocquet reexplained the proposed change, and then added that it would give property owners flexibility. Commissioner Schouw was concerned with the variability of buildings being different lengths from the road/sidewalk. Mr. Trocquet said he could put in something saying that the setback should almost match or exactly match their neighbor's setback line. Vice Chairman Hunter disagreed and brought up other examples where differing setbacks in the same area worked.

Vice Chairman Hunter asked about nonconforming buildings in the area. Mr. Trocquet said that there was not anything in the zoning ordinance about bringing those properties into compliance, but that other cities did have them, and that could be added.

Vice Chairman Hunter mentioned the façade of the existing structures. He thought there should be a grant or funding from the town to help those business owners meeting the new standards.

Mr. Trocquet asked if porches, verandas, decks, patios, courtyards should be included as part of the building for setback purposes. He added that unless it was over about 20 feet, most people would not notice the difference.

Staff Comments

Commissioner Bousquet asked if there were any updates on the rebuilding of the Red Door building. Mr. Trocquet said that the owner of the building was wanting to rebuild quickly.

Vice Chairman Hunter added that he heard that the Papa John's in town is part of a pilot program to deliver pizzas via drone. Mr. Trocquet noted that the town could not regulate heavier than the FAA. Commissioner Bousquet asked if we could regulate the launch of drones from town property. Mr. Trocquet noted that that was a possibility.

Commission Comments

No commissioner comments.

Adjournment

Vice Chairman Hunter. Meeting ended at 8:44PM.

Chairman David Nebergall

Phillip Trocquet, Town Planner



| |
|-----------------------------|
| PLANNING DATE 02/24/2022 |
| COUNCIL DATE TBD |

P&Z STAFF REPORT

PREPARED BY:

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

Section IV, Item 3.

| DOCKET/APPLICATION # | APPLICANT | ADDRESS/PARCEL # |
|----------------------|-----------------------|------------------|
| RZ-2022-001 | East Group Properties | Parcel 0725-014 |

SUMMARY & HISTORY

Applicant East Group Properties, L.P. has 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. 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.

The applicant's expressed intent is 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. The proposed development also shows the inclusion of a multi-use path to be constructed along the rear property line for further connectivity to northern subdivisions. The proposed development plan reflects 5 such buildings ranging from 102,600 s.f. to 178,200 s.f. A traffic study, rough architectural examples, and visual line of site rendering is included with this development plan.

STAFF DETERMINATION

Staff determines this development plan revision to be generally consistent with the Town's Comp Plan & ordinance. If Planning Commission chooses to recommend approval, staff recommends 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. Confirmation from ARC be obtained that no Development of Regional Impact (DRI) review will be required before Council.
3. Confirmation from Fayette County Board of Education that potential school conflicts have been addressed before Council.
4. Confirmation from GDOT that access along SR-74 can be granted similarly to the previous approved plan.
5. Confirmation of estimated sewerage usage and connectivity point.



| EXISTING ZONING | PROPOSED ZONING | EXISTING LAND USE | SURROUNDING ZONING | SITE IMPROVEMENTS | PROPERTY ACREAGE |
|--|--|-------------------|---|--|------------------|
| M-1 Planned Industrial Park (PIP) Movie Media Productions | M-1 Planned Industrial Park (PIP) Business/Tech. Park | Light Industrial | North: CMU South: C-1 East: E-I & AR West: M-2 | Abandoned Homes Barn Agricultural Implements | 60.889 |

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is generally 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 and highlights high-quality architectural standards. The lower traffic count of this development compared with previous approvals reflects a lower-intensity transportation impact with fewer access points on SR-74. A cart path constructed to Town Standards has also been reflected in the development plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

ZONING ORDINANCE COMPATABILITY & 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 not yet been acquired at the writing of this staff report; however, a lower traffic impact than what was previously approved is an improved condition for the FCBOE.
3. **Does the property have reasonable economic use as currently zoned?** Yes, the property has 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 as well as the Town's sewer capacity, it is staff's opinion that the proposed use would not be excessively burdensome on preexisting infrastructure.

EASTGROUP

P R O P E R T I E S



TOWN OF TYRONE BUSINESS TECH PARK & STUDIO



BUILDING DESIGN AND USE

- **Technology Park and Studio**
- **Office areas will range from 10% to 80% of the space**
- **The front elevations are single-story, high-quality office buildings with service courts in the rear**
- **These elevations will have glass across the front for the office and showroom areas**
- **Service courts are screened using landscaping**
- **Buildings will be built on a spec basis so the exact use will be known when space is leased**
- **Buildings are designed with multiple entries for flexibility, allowing us to target smaller tenants**
- **The average tenant size in our national portfolio is 30,000 SF**
- **Low traffic generation compared to other uses**



COMMUNITY IMPACT

- **EastGroup is a long-term owner and will not sell the buildings**
- **Our business parks attract tenants in a variety of industries such as Technology, Studio, Aviation, Bio-Medical, Home Builders and Pharmaceutical fulfillment centers with high paying jobs**
- **The business park will feature quality architectural design with uniform signage and enhanced landscaping**
- **Spaces will include office areas and/or showrooms along the front of the buildings facing Highway 74 and Jenkins Road**
- **Traffic to the park is not all at peak hours which minimizes local congestion**
- **Our business parks support the local economy and labor force by creating and maintaining jobs through construction, operation and maintenance**
- **Leasing our facilities to these types of companies will bring significant economic development, tax revenue, and job creation**
- **EastGroup will work closely with the local Economic Development Authority to bring job opportunities to the local community (projected at 2,000 - 3,000 new jobs)**
- **Annual property taxes would help fund local schools, roadways, emergency services, libraries and other local needs**

EASTGROUP

PROPERTIES

TENANT SNAPSHOT

GEORGIA, FLORIDA AND NORTH CAROLINA

Retail

- Tesla
- Best Buy
- Coca-Cola
- Nike
- Wayfair
- Fanatics

Pharmaceutical / Medical

- Prime Therapeutics
- Walgreens
- Aetna Specialty Pharmacy
- CarePlus Health Plans



Food Service

- Premier Beverage
- The ICEE Company
- Madrona Foods
- Heritage Food
- Propac
- Masipack

Technical Services

- Level 3
- Peak 10
- AT&T Services
- Evolve Media Group
- Toshiba
- UDT



Tradeshow

- Freeman Expositions
- Artistic Entertainment Services
- Skyline Displays
- Hollywood Rentals
- PSAV
- AVmedia

Entertainment

- Universal Studios
- Oceaneering International
- Dynamic Attractions
- Norwegian Cruise Line

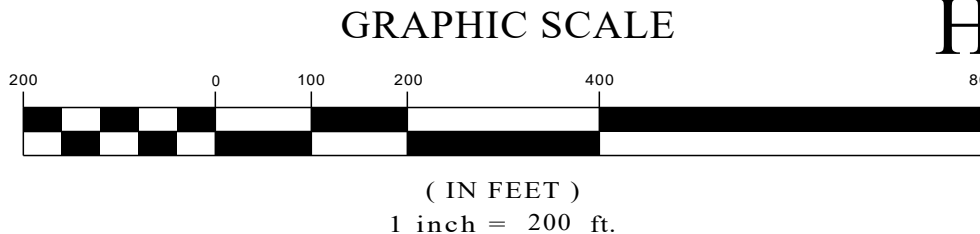
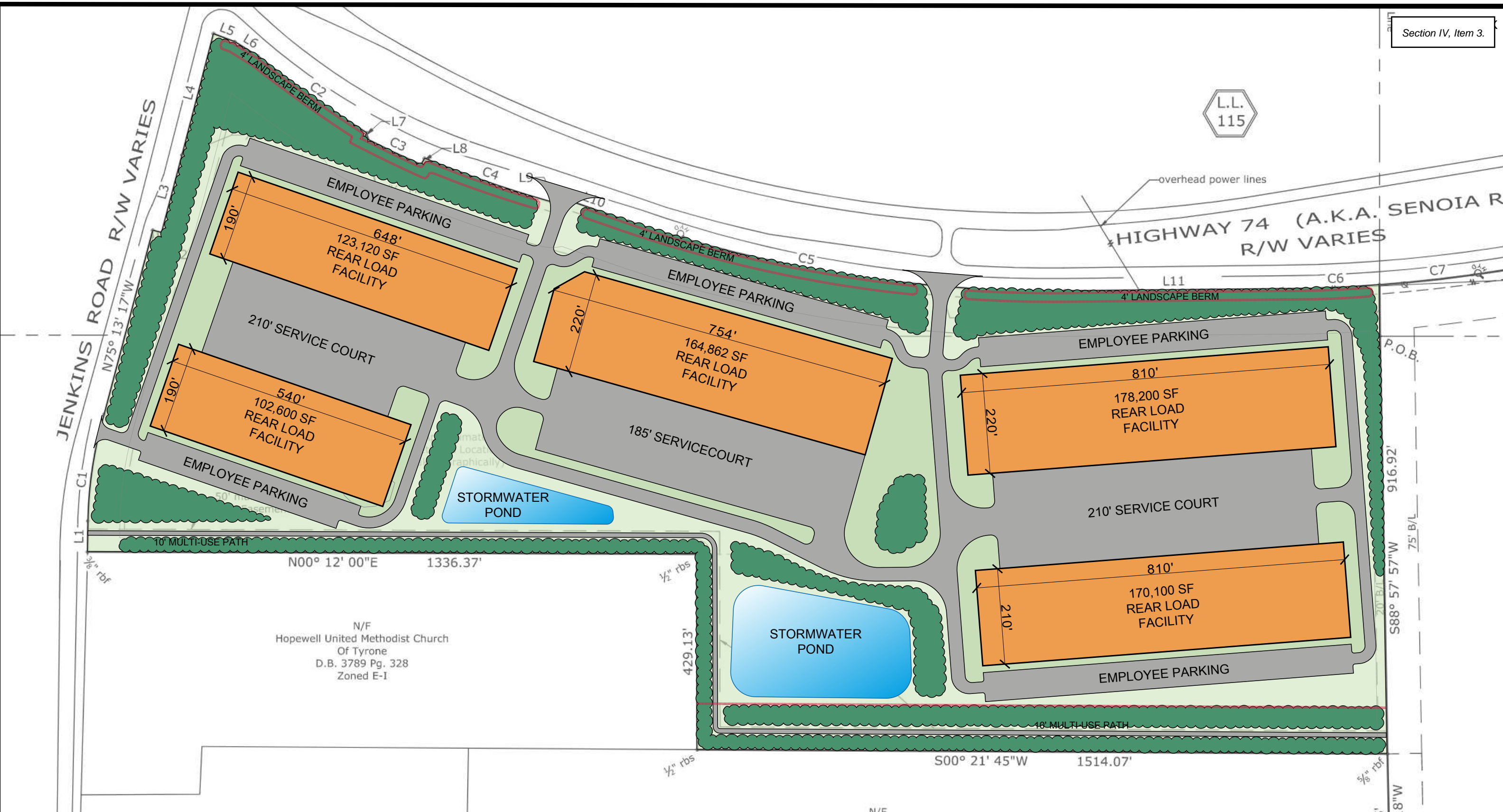


Home Builders

- The Home Depot
- Lowe's
- Toll Brothers
- The Ryland Group

Aviation Related

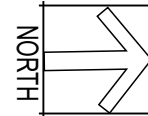
- Lockheed Martin
- Comtech
- USPS
- FedEx
- UPS



HIGHWAY 74 - OPTION 2

TYRONE, GA

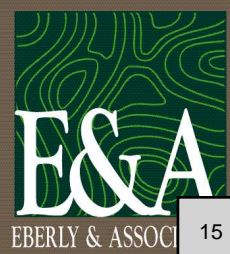
1/27/2022



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LAND PLANNING
CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE



| | Who EastGroup <u>IS</u> : | Who EastGroup <u>IS NOT</u> : |
|-----------------------------|---|---|
| Purpose: | Office/studio/showroom/production area in the front with service courts in the back to support business operations | Warehousing and long-term storage with frequent in/out shipments; excessive trailer storage areas |
| Front Elevation: | High-quality, architecturally-focused buildings with storefront glass along front; multiple entries; above code-minimum landscaping | Very little glass due to low office percentage; predominantly dock doors with outside trailer storage |
| Building Size: | 100,000 SF to 180,000 SF | 400,000 square feet to 1,000,000 square feet |
| Office %: | As high as 80%, as low as 10% | 1% to 5% |
| # of Tenants: | 3 to 6 tenants per building is typical | 1 (single tenant logistics companies are typical) |
| Typical Tenant Size: | 30,000 square feet to 50,000 square feet | +200,000 square feet |
| Tenants/Users: | Technology, aviation, pharmaceutical companies, home builder showrooms, retail fulfillment, studio space | Large warehousers and distributors focused on storing and moving inventory |
| Traffic Generation: | Mostly automobiles and panel trucks with occasional tractor trailers; far lower traffic generator compared to Office, Bulk Warehouse, or Retail users | 18-wheeler / tractor trailers; frequent deliveries; high-quantities of Sprinter vans for deliveries |

What EastGroup IS:



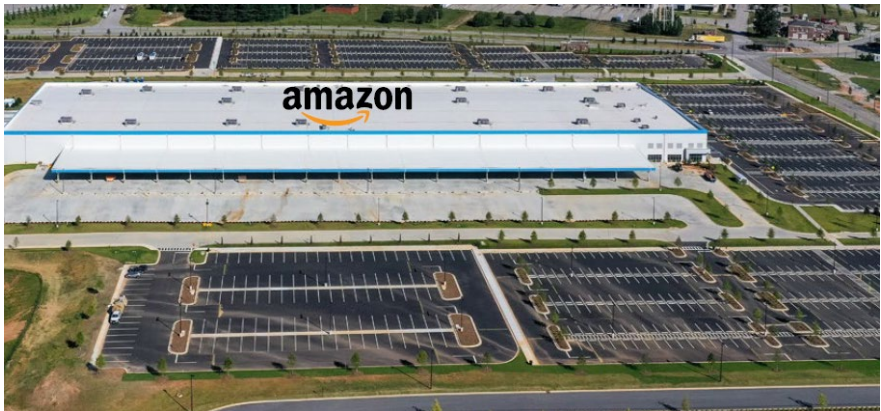
What EastGroup IS NOT:



What EastGroup IS:



What EastGroup IS NOT:





Gateway Commerce Park
Miami, Florida





Horizon Commerce Park

Orlando, Florida





Steele Creek Commerce Park

Charlotte, North Carolina



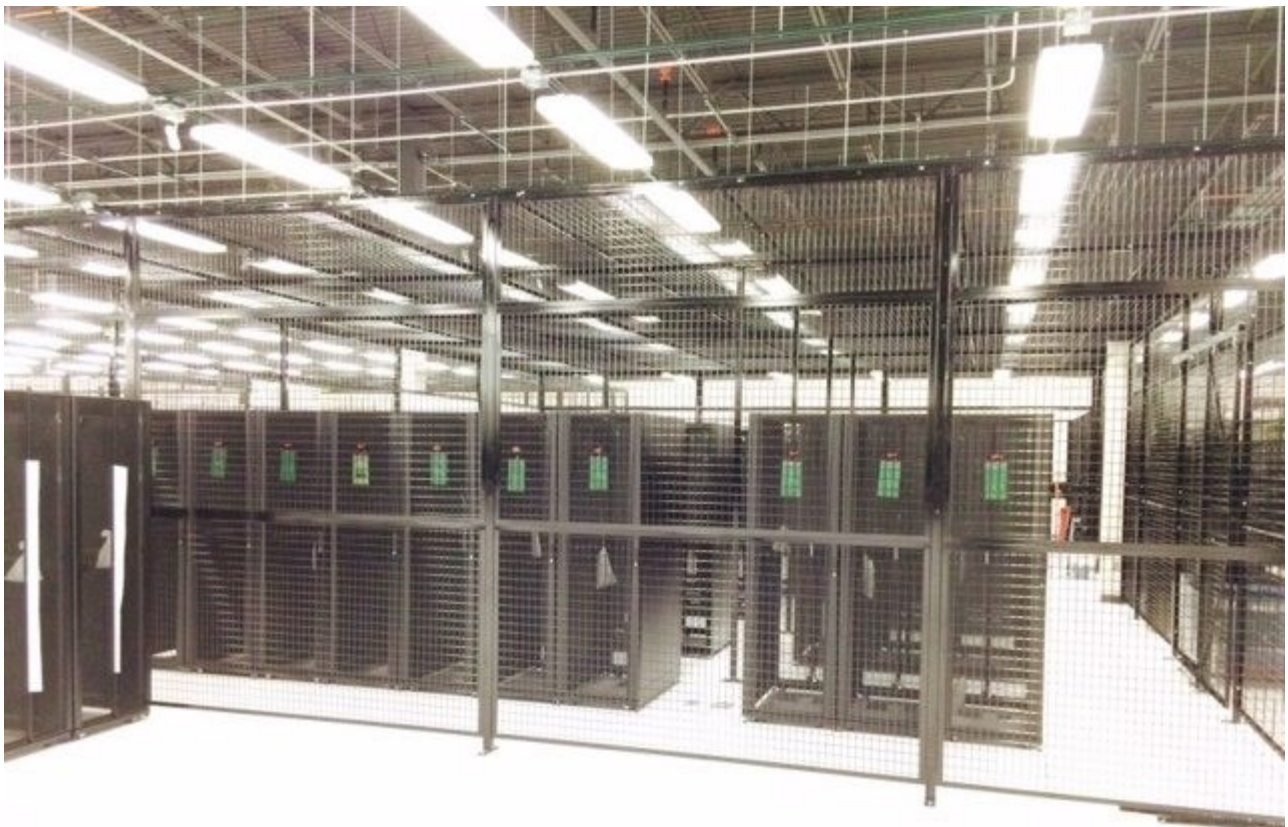


Home Builders





Data Center





Pharmaceuticals





Medical Technology





Creative Studio Space for Norwegian Cruise Lines



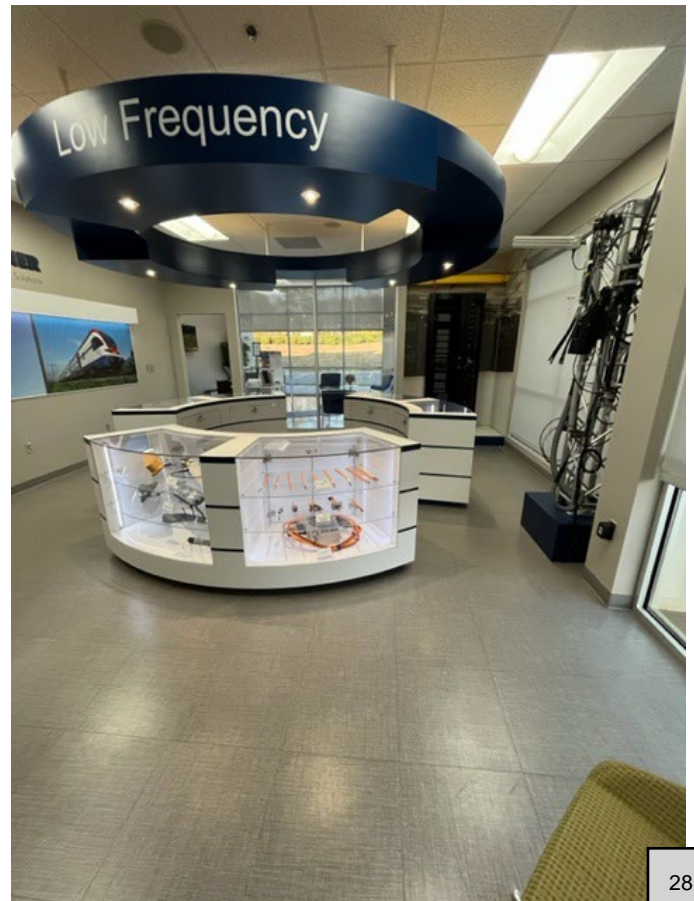


Universal Studios and Disney World Vendors





Other Business Users



HOBGOOD BUSINESS TECHNOLOGY PARK & STUDIO

60.9 acres, Light Industrial (M-1)

February 9, 2022

Executive Summary:

EastGroup Properties is under contract on 60.9 acres located along the east side of Highway 74 between Sandy Creek Road and Jenkins Road. The subject property is currently zoned M-1 with a Planned Industrial District (PID) overlay. The existing PID places a limitation whereby tenants and end-users shall be related to the movie production industry. EastGroup is pleased to present the following opportunity to the Town of Tyrone and its local businesses to benefit from a 5-building, 740,000 square foot business technology park and studio. We expect to attract mostly smaller tenants (30,000 to 60,000 square feet) in industries such as technology, health care, aviation, movie production, homebuilder showrooms, and others. With this application, we are requesting a development plan amendment that would allow for a broader range of industries to lease space in the proposed business park. In summary, the proposed development plan (i) maintains the property's current M-1 zoning, (ii) is in line with the Town of Tyrone's Comprehensive Land Use Plan, (iii) produces less traffic than the prior development plan (traffic study comparison included herein), and (iv) benefits the Town of Tyrone and its citizens by providing a much-needed business park that will attract and keep companies and their employees in town limits.

Description of Ownership and Zoning:

The property is currently owned by Hobgood Family, LP and is under contract for acquisition by EastGroup Properties. EastGroup Properties, Inc. is a publicly traded (NYSE: EGP) real estate investment trust (REIT) focused on the development, acquisition, and operation of multi-tenant business parks. EastGroup has a regional office in Atlanta and owns 51 million square feet located across the Sunbelt. As stated above, the subject property is currently zoned M-1 with a Planned Industrial District (PID) overlay district. The development plan proposed herein maintains the current M-1 zoning.

It is also important to point out that EastGroup Properties is a long-term owner. As a REIT we do not sell properties after developing them like most real estate developers. It is expected that we would own this property for decades, and as such, we become true stakeholders within the communities in which we develop. One outcome of this long-term ownership view is that we invest heavily in quality construction materials, superior architectural standards, and well above code-minimum landscaping.

Proposed Development:

EastGroup proposes to develop on a spec basis a business technology park with five (5) buildings totaling approximately 740,000 square feet. The buildings are constructed with tilt-up, cast in place concrete panels that will contain architectural reveals and attractive paint schemes for visual enhancement. The front elevations will show extensive storefront glass and above-code minimum landscaping. The business park will feature a mixture of business types. Across EastGroup's portfolio, the typical tenant is between 30,000 and 60,000 square feet. The front elevations are single-story with glass across the front of the office and showroom areas. The buildings will be designed with multiple entries since we will typically have multiple tenants per building. We expect to serve companies in the following industries: technology, health care, aviation, movie production, homebuilder showrooms, and others. Service courts will be in the rear and will be screened using landscaping.

EastGroup has engaged Eberly & Associates to assist with the design of the park layout. EastGroup Properties is committed to ensuring that the project maintains the aesthetic standard which Tyrone's residents demand and deserve. This project's design is an intentional blending of quality, innovative design concepts with the natural beauty of Tyrone.

Environmental Stewardship:

The overall Project will be developed with substantial green space incorporated into the overall design. The frontage of the property along Jenkins Road and Highway 74 will be meticulously landscaped and bermed to maintain the natural elements and character of the area. Stormwater management ponds and enhanced swales will provide bio- filtration and attenuation of surface runoff. The facilities and surrounding landscape will be designed

to incorporate indigenous materials. Energy efficient construction methods will be implemented.

Ingress and Egress:

The Project will have two points of vehicular access on Highway 74, with one being the main entrance that will front Highway 74. A secondary ingress will be fronting Jenkins Road, a minor arterial road.

Parking:

The vehicle circulation and parking plan/layout is based on the engineer's design experience and comparative analysis of permanent parking constructed for similar projects. The project is expected to include approximately 700 parking spaces, which will allow for automotive parking and an additional parking area that will accommodate service trucks as necessary.

Operations:

The business park will consist of a variety of industries. At no time are the operations associated with the park anticipated to cause unnecessary traffic congestion along Jenkins Road or Highway 74. Furthermore, all operations shall strictly comply with all applicable public safety standards and the life safety code, including, but not limited to, building capacity restrictions. All operations will be designed to, and shall comply with, Fayette County and Tyrone ordinances and all other applicable local, state, or federal regulations, and procedures will be in place to ensure a safe and healthy environment for the people working on site.

Traffic Study:

Kimley-Horn and Associates, Inc., a third-party, professional traffic consultant, studied the proposed development and reported that this project "is expected to generate less daily traffic, and significantly less peak hour traffic" than the previously approved plan. The presence of internal traffic circulation, available parking, and staggered arrival and departure times of employees located at the park will act to reduce the traffic impact. Our business parks are one of the lowest traffic generators of any commercial use. The number of cars is typically double the number of service vehicles, and

the service vehicles will typically have a high percentage of panel truck (UPS and FedEx) for local deliveries. The chart below compares the traffic study from the 2018 Approved Movie Studio to EastGroup's proposed development.

Summary of Kimley-Horn's Traffic Study

2018 Approved Movie Studio vs 2022 Proposed Tech Park & Studio

| Project Name | Square Feet | Daily Traffic | AM Peak Hour | PM Peak Hour |
|---|-------------|---------------|--------------|--------------|
| 2018 Approved Movie Studio | 462,500 | 1,240 | 148 | 136 |
| 2022 EastGroup's Tech Park & Studio | 738,882 | 1,212 | 114 | 116 |
| Percent Change in Traffic | | -2% | -23% | -15% |
| Source: Kimley Horn's traffic report and memo dated 1/10/22 for DRI review by Atlanta Regional Commission (ARC) | | | | |

TAKEAWAYS:

1. EastGroup's proposed site plan generates less traffic than the approved movie studio site plan.
2. EastGroup's proposed site plan creates 23% less AM Peak Hour traffic and 15% less PM Peak Hour traffic than the approved movie studio site plan.
3. Prior to the movie studio, the zoning was Office-Institutional (O-I). An office park of similar size would generate six times the traffic (1,212 daily trips versus 7,394 daily trips).

Demand and Market Overview:

There is currently a significant lack of flex space in the Fayette County submarket to support Fayette's rapidly growing industries. As such, Fayette County's current vacancy rate is below 2% of like kind product. The tenant mix that we consistently see in the Atlanta South market looking for space are 1) film production companies and film support 2) technology companies needing both office and warehouse space under one roof, 3) pharmaceutical companies needing lab, pharmacy, and warehouse space under one roof, 4) aviation companies that would typically locate to Hartsfield, but prefer to be closer to their labor and executive base in Fayette county, and 5) local companies that need the ability to grow their businesses. This development would serve as a local "relief valve" for existing industries in Fayette County that desperately need additional space to expand operations. Currently, if an existing industry in Fayette needs 20,000 to 50,000 square feet, they would have no choice but to expand into a neighboring county.

Proposed Development Schedule:

EastGroup's improvements will be constructed through a process that is generally phased as follows:

Approval Phase: Prepare and submit required documents for local Governmental Authority approvals for the Project, including all permitting and zoning requirements.

Site Grading and Infrastructure Phase: This phase will include site grading, the installation of site utilities, sewer system, and stormwater management system, as well as the construction of the access roads.

Construction Phase: This phase will likely take place over two to four years and will consist of constructing on a spec basis the business tech park and studio, together with the parking areas, berm, multi-use path, and landscaping.

Community Impact:

EastGroup's business parks attract tenants in a variety of industries that will create local jobs for the residents of Tyrone in many different industries, including the technology industry, health care industry, aviation industry, movie/production industry, retail and commercial services, and other professional services. EastGroup will also support the local economy by creating and maintaining jobs through the construction, operation, and maintenance of the 740,000 square foot business park. In total this project is expected to create 2,000 – 3,000 jobs (i.e. construction, tenant employees, supporting businesses, etc.).

Additionally, annual property taxes would help fund local schools, roadways, emergency services, libraries, and other local needs. This project is expected to generate \$7 million in property taxes over a 10-year period with \$1.3 million allocated to the Town of Tyrone. Leasing our facilities to top-tier companies will bring significant economic development, tax revenue, and job creation to the Town of Tyrone.

Tyrone Comprehensive Plan:

The Hobgood Family and EastGroup Properties believe that the proposed 740,000 square foot business tech park and studio development is in conformity with the policy and intent of Comprehensive Land Use Plan for the Town of Tyrone. The property is located within the "Hwy 74

Community Gateway”, which states that M-1 zoning is an “appropriate zoning classification” for the area. The Plan states that the Community Gateway “will be planned with the highest-quality architectural and landscape standards”, which we believe is demonstrated in the numerous photos provided as part of this application. The Plan also describes the Community Gateway as an area regarded as a “prime location for future medical, entertainment, and other emerging high-tech industries”, which fits well with EastGroup’s current portfolio of tenants described in the supplemental materials with this application.



Rezoning Request Application

Section IV, Item 3.

Petition#:

Applicant & Property Owner Information

Applicant Name: John Ratliff Email: john.ratliff@eastgroup.net
Applicant Address: 3495 Piedmont Road NE, Building 11, Suite 350 Phone: (404) 301 2670
Company Name: EastGroup Properties, L.P.

Property
Owner Name: Hobgood Family LP Email: edwyatt@greenoilco.com
Property
Owner Address: P.O. Box 881, Fairburn, GA 30213 Phone: (770) 964 6125

Property Details

Property
Address: Undeveloped land at Hwy 74 and Jenkins Road, Fayette County, GA, Parcel No. 0725 014 Lot# 110 & 115; 7th District

Reason Requesting Rezoning:

This is a request for a development plan approval on property that is currently zoned M-1 PIP.

Current Zoning of Property: M-1 PID Proposed Zoning of Property: M-1 PID revised

Parcel #: 0725 014 Total Number of Acres to be Rezoned: 60.889

Present Use of Subject Property: Undeveloped

Proposed Use of Subject Property: 5 building, 740,000 SF Business Tech Park & Studio

Land Use Plan Designation: _____

Name & Type of Access Road: Hwy 74 and Jenkins Road

Location of Nearest Water Line: _____

(This Area to be Completed by Staff)

☐ Application Insufficient due to lack of: _____

☐ Application & all required supporting documentation is sufficient and complete.

By Staff _____ Date _____

Received from _____ a check in the amount of \$ _____

Date of Planning Commission Hearing: _____ Date of Town Council Hearing: _____



Conflict of Interest in Zoning Actions

Application Form

(Please Complete for each Property Owner)

Petition#:

The undersigned, making application for rezoning, variance, or special exception, has complied with the Official Code of Georgia Section 36-64 A01, et seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Edward C. Wyatt, Pres. Hobgood Family, LP
 Signature of Property Owner Type or Print Name and Title
 Edward C. Wyatt, President

Signature of Owner's Attorney or Representative

Type or Print Name and Title

K. P. Smith
 Signature of Notary Public

2-9-22
 Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Tyrone Planning Commission or member of the Tyrone Town Council?

☐ YES

☒ NO

Edward C. Wyatt
 Signature of Applicant

If the answer is yes, please complete the following section:

| Name and Official Position of Government Official | Contributions (List all which aggregate to \$250.00 or more) | Date Contribution was made (Within last 2 years) |
|---|--|--|
| | | |
| | | |
| | | |
| | | |

Attach additional sheets if necessary to disclose or describe all contributions



Conflict of Interest in Zoning Actions Application Form

(Please Complete for each Property Owner)

Section IV, Item 3.

Petition#:

The undersigned, making application for rezoning, variance, or special exception, has compiled with the Official Code of Georgia Section 36-64 A01, et seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Property Owner

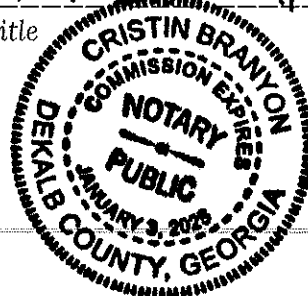
Type or Print Name and Title

Signature of Owner's Attorney or Representative

Type or Print Name and Title

Signature of Notary Public

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Tyrone Planning Commission or member of the Tyrone Town Council?

☐ YES

☒ NO

Signature of Applicant

If the answer is yes, please complete the following section:

| Name and Official Position of Government Official | Contributions (List all which aggregate to \$250.00 or more) | Date Contribution was made (Within last 2 years) |
|---|--|--|
| N/A | — | N/A |
| N/A | — | N/A |
| N/A | — | N/A |
| N/A | — | N/A |

Attach additional sheets if necessary to disclose or describe all contributions



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:

Hobgood Family, L.P.

(Please Print Names)

Property Tax Identification Number(s) of Subject Property: _____

(I am) (We are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in the Land Lot(s) _____ of the _____ 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 _____ to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning, which may be imposed by the Board.

(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 Fayette County in order to process this application.

Charles C. Wyatt, President Hobgood L.P., Inc
Signature of Property Owner 1
P.O. BOX 127 (OR)
41 DODD STREET, FAIRBURN, GA. 30213
Address

[Signature]
Signature of Notary Public
2-9-22
Date



Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date



Rezoning Request Checklist

Section IV, Item 3.

Petition#:

Map amendment application. A map amendment (rezoning) application shall include the following:

- ☒ A legal description of the tract to be rezoned.
- ☒ Three (3) copies of a plat, drawn to scale, showing north arrow, land lot and district, dimensions, acreage and location of the tract prepared by an architect, engineer, landscape architect, or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat.
- ☒ The present and proposed zoning district for the tract. *N/A*
- ☐ Existing and intermediate regional flood plain and structures.
- ☒ The names and addresses of the owners of the land and their agents, if any, and abutting land owners.
- ☒ A written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:
 - ☒ a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
 - ☒ b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties;
 - ☒ c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 - ☒ d. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
 - ☒ e. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan; and
 - ☒ f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- ☒ Disclosures. The applicant shall file all disclosures required by the Conflict of Interest in Zoning Actions Act, O.C.G.A. Title 36, Chapter 67 A.
- ☒ One (1) original and eight (8) copies of completed application form. *PDF submitted; copies can be delivered if needed*



Rezoning Request

Additional Information

Petitions to the Town of Tyrone Planning Commission and Town Council requesting a revision to the official Zoning Map must be filed by the property owner(s) or by the authorized agent of the property owner(s). Rezoning requests require a total of two (2) public hearings: one by the Planning Commission (4th Thursday of each month) and another public hearing by the Town Council (1st Thursday of the following month). Public Hearings are held at the Tyrone Town Hall Council Chambers at 7:00 p.m.

Application Fees

| Fees | Acreage |
|----------------|------------|
| 0-5 Acres | \$500.00 |
| 5-10 Acres | \$1,000.00 |
| 10-20 Acres | \$1,500.00 |
| 20-100 Acres | \$2,000.00 |
| Over 100 Acres | \$2,500.00 |

Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant PRIOR to placement of the legal advertisement for said public hearing request (at least 15 days before the scheduled Planning Commission public hearing)

Quality Growth District Overlay

The Quality Growth Development District requirements are applicable of any structure or portion thereof within 870' feet off the right of way of SR 74. Every application for the construction of a new building or structure and alterations or additions to existing structures shall be accompanied by drawings signed by the engineer, architect, or appropriate professional which clearly shows the following:

- Exterior elevations drawn to scale with color rendering. ✓
- Proposed colors, materials, and textures for structures.
- Location of all exterior utility facilities including any roof units. N/A
- Proposed sign and location including size, color, and material.
- Line of sight study from State Route 74

The Quality Growth and Development District requirements can be found in the Town of Tyrone's Zoning Ordinance Under Section 7-2.

Links

Town Zoning Ordinance:

https://www.municode.com/library/ga/tyrone/codes/code_of_ordinances

Town of Tyrone Planning & Zoning:

<http://tyrone.org/departments/planning-and-zoning/>

Contact

Phillip Trocquet (Planning & Zoning Coordinator)

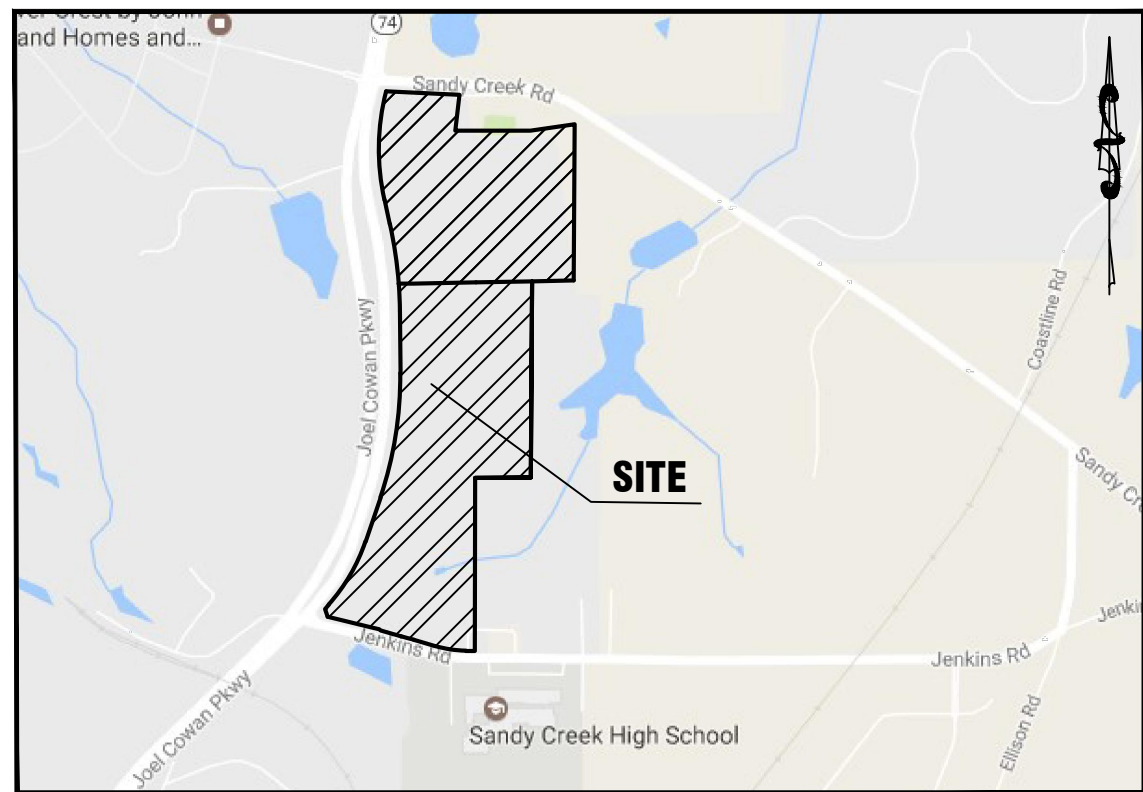
Phone: (770) 487-4038 Extension 108

Fax: (770) 487-4529

Email: ptrocquet@tyrone.org

Legal Description

All that tract or parcel of land lying and being in Land Lots 110 and 115 of the 7th District of Fayette County, Georgia, and being more particularly described as Tract 8 containing 60.889 acres as shown on that certain plat recorded in Plat Book 100, Page 566, Fayette County records, which plat is incorporated herein by reference.

VICINITY MAP
NOT TO SCALE

Surveyor's Certificate:

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.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel. The registered land surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the state board of registration for professional engineers and land surveyors and the Georgia superior court clerks' cooperative authority. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

BY: GA R.L.S. Ronald T. Godwin License NO. 2696 Date 05/13/2020

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: _____

Town Clerk: _____ Date: _____

Approved by Department of Public Health, Fayette County, Georgia

Environmental Health Specialist _____ Date _____

THE TOWN OF TYRONE, GEORGIA

By: _____ Mayor

Attest: _____ Town Clerk

Note:
No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.

This survey does not constitute a title search by surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown were not supplied to this office.

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.

Legend

OTP=Open Top Pipe
RBF=Rebar Found
R/S=Rebar Set
R/W=Right of Way
IPF= Iron Pin Found
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
G=Gas Valve
W=Water Meter
U=Utility Pole
D=Drop Inlet
F=Fire Hydrant
L=Light Pole
X=Fence
M=Drainage Manhole
OHE=Over Head Electric Line

GENERAL NOTES:

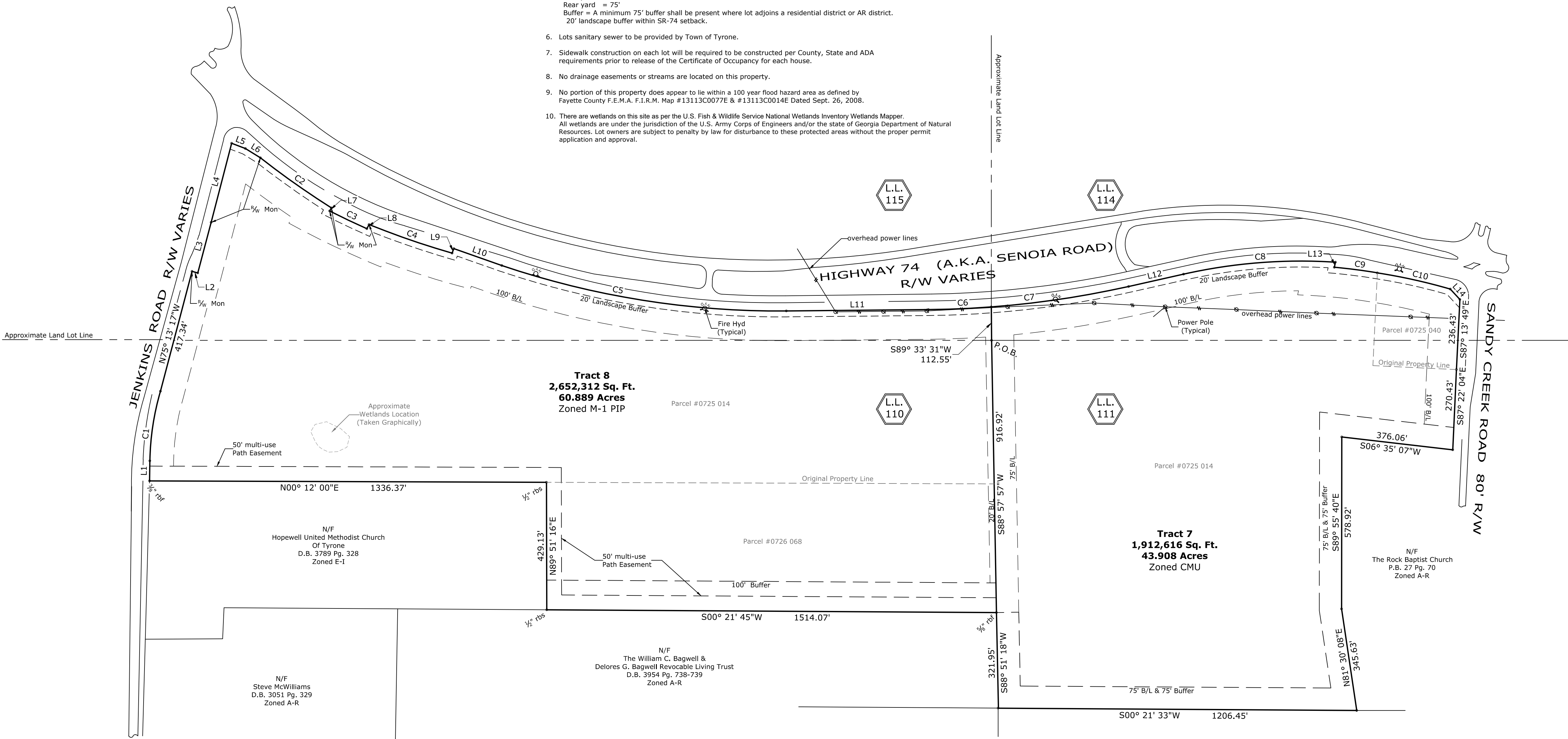
- Owner/Developer:
Hobgood Family, LP
P.O. Box 881
Fairburn, GA 30213
Phone (770) 964-6125
- Closure Data:
Field closure=N/A
Angle point error=N/A
Equipment used=N/A
Adjustment method=N/A
Plat closure=1" in 100,000+
- Tax parcel ID# 0725 014, #0725 040, #0726 068
- Zoned: M-1 PIP, & CMU
- Dimensional requirements:

M-1 PIP
Front yard = 100' from Major
Side yard = 80' Minor thoroughfare
Rear yard = 20'
Buffer = A minimum 100' buffer shall be present where lot adjoins a residential district or AR district.
20' landscape buffer within SR-74 setback.

CMU
Front yard = 100'
Side yard = 75'
Rear yard = 75'
Buffer = A minimum 75' buffer shall be present where lot adjoins a residential district or AR district.
20' landscape buffer within SR-74 setback.

- Lots sanitary sewer to be provided by Town of Tyrone.
- Sidewalk construction on each lot will be required to be constructed per County, State and ADA requirements prior to release of the Certificate of Occupancy for each house.
- No drainage easements or streams are located on this property.
- No portion of this property does appear to lie within a 100 year flood hazard area as defined by Fayette County F.E.M.A. F.I.R.M. Map #13113C0077E & #13113C0014E Dated Sept. 26, 2008.
- There are 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.

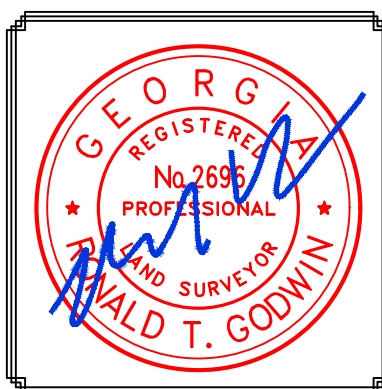
- Lots water service to be provided by Fayette County Water Department.
- Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American Datum of 1983 (NAD83)
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88)
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- Property consisting of Parcels #0725 014 and #0725 040 (proposed CMU zoning) shall not be developed prior to recording and submittal of Restrictive Covenants to Town of Tyrone.
- Reference for the adoption dates of the development plans of each tract:
 - Tract 8 (M-1 PIP): July 20th, 2017
 - Tract 7 (CMU): September 5th, 2019



| Line # | Direction | Length |
|--------|---------------|---------|
| L1 | N89° 03' 55"W | 67.72' |
| L2 | N14° 41' 24"E | 20.00' |
| L3 | N75° 11' 39"W | 175.86' |
| L4 | N75° 30' 38"W | 275.06' |
| L5 | N20° 44' 00"E | 49.62' |
| L6 | N31° 48' 11"E | 59.48' |
| L7 | S60° 54' 28"E | 12.14' |

| Line # | Direction | Length |
|--------|---------------|---------|
| L8 | N63° 02' 04"W | 15.82' |
| L9 | N69° 20' 06"W | 16.42' |
| L10 | N19° 22' 02"E | 171.48' |
| L11 | N00° 32' 36"W | 477.81' |
| L12 | N12° 37' 28"W | 189.63' |
| L13 | S77° 10' 37"E | 17.84' |
| L14 | N47° 10' 01"E | 47.55' |

| Curve # | Length | Radius | Bearing | Chord |
|---------|---------|----------|---------------|---------|
| C1 | 237.71' | 882.28' | N81° 20' 49"W | 236.99' |
| C2 | 292.55' | 3010.39' | N35° 10' 32"E | 292.43' |
| C3 | 138.89' | 3029.65' | N25° 22' 47"E | 138.88' |
| C4 | 295.89' | 2999.14' | N19° 03' 37"E | 295.77' |
| C5 | 974.57' | 2904.79' | N09° 04' 06"E | 970.01' |
| C6 | 212.44' | 3225.22' | N02° 25' 49"W | 212.40' |
| C7 | 467.60' | 3225.22' | N08° 28' 15"W | 467.19' |
| C8 | 514.89' | 1791.42' | N04° 30' 39"W | 513.12' |
| C9 | 146.22' | 1951.60' | N07° 21' 54"E | 146.19' |
| C10 | 251.48' | 1951.60' | N12° 30' 53"E | 251.31' |



Prepared For: **Hobgood Family, LP**

Subdivision: L.M. HOBGOOD ESTATE

Tract: 1, 7 & 8 P.B.00 ~ PG.00

Land Lot: 110, 111, 114 & 115 District: 7th

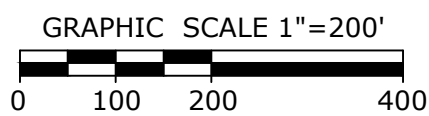
County: Fayette, GA F.W.P.D.: 07/10/18

Scale: 1" = 200' Date: 05/13/2020 Job No: 17-108FP

FOUR CORNERS SURVEYING

P.O. BOX 15
Tyrone, GA 30290

770-560-3910
770-823-9377
FOUR_CORNERS@BELLSOUTH.NET



Note:

The purpose of this drawing is to divide the property into the original configuration for L.M. Hobgood Estate Tracts 7 & 8 by Koons Wood Moore & Shimshick Dated 2-3-89 & 2-1-89 respectively.

Section IV, Item 3.



Rendering



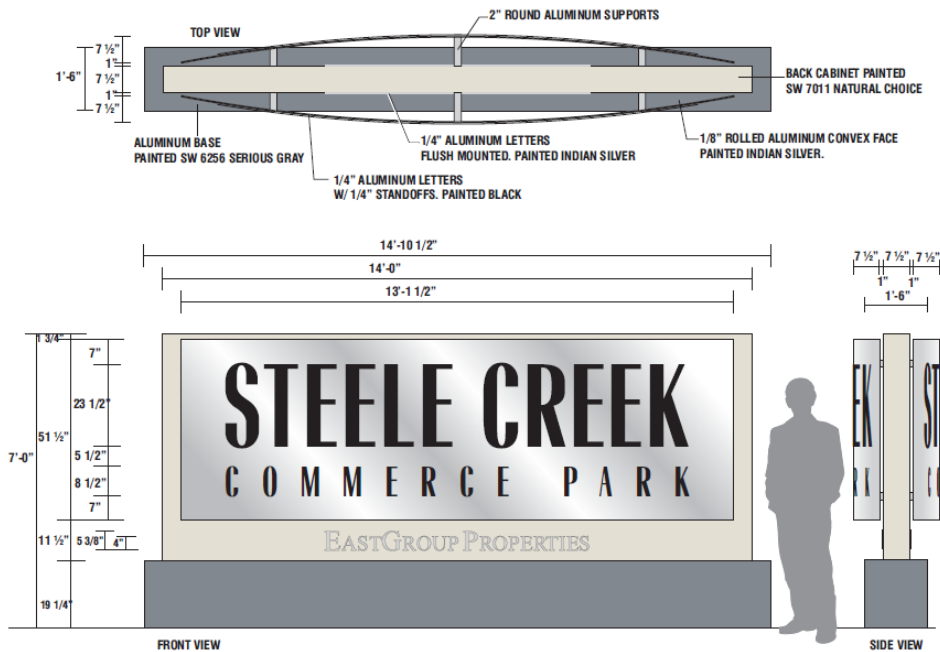
Tilt-up
Concrete
Panels

Intentional, well-
designed landscaping
to enhance curb appeal

Office with partial
storefront glass

Decorative metal
canopies above
office entries

Proposed Signage Examples





| |
|-----------------------------|
| PLANNING DATE 02/24/2022 |
| COUNCIL DATE NA |

| | | |
|----------------------|-----------------|------------------------|
| DOCKET/APPLICATION # | APPLICANT | ADDRESS/PARCEL # |
| PC 02242022 | Douglas Pollard | 163 & 129 Palmetto Rd. |

SUMMARY & HISTORY

Applicant Douglas Pollard is seeking to re-plat parcels 0738-053 and 0738-161 (163 & 129 Palmetto Road). Mr. Pollard's expressed intent is to finalize original plans made in August of last year to parcel off a one-acre tract of 163 Palmetto Road with the remaining acreage being combined with 129 Palmetto Road. Given the non-conforming accessory structures located on the property, Mr. Pollard will need to request conditional approval of the plat contingent upon receiving a setback variance allowing the accessory structures upon the new lot as variances are invalidated when properties are altered.

STAFF DETERMINATION

It is staff's determination that approval the proposed plat should be conditioned upon all TRC comments being resolved and upon a variance being granted to the new lot for structures to be located 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 | Resdiential | North: C-1 & AR South: R-12 East: C-1 West: R-12 | Residential Homes Accessory structures | 9.5 acres |

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

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

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

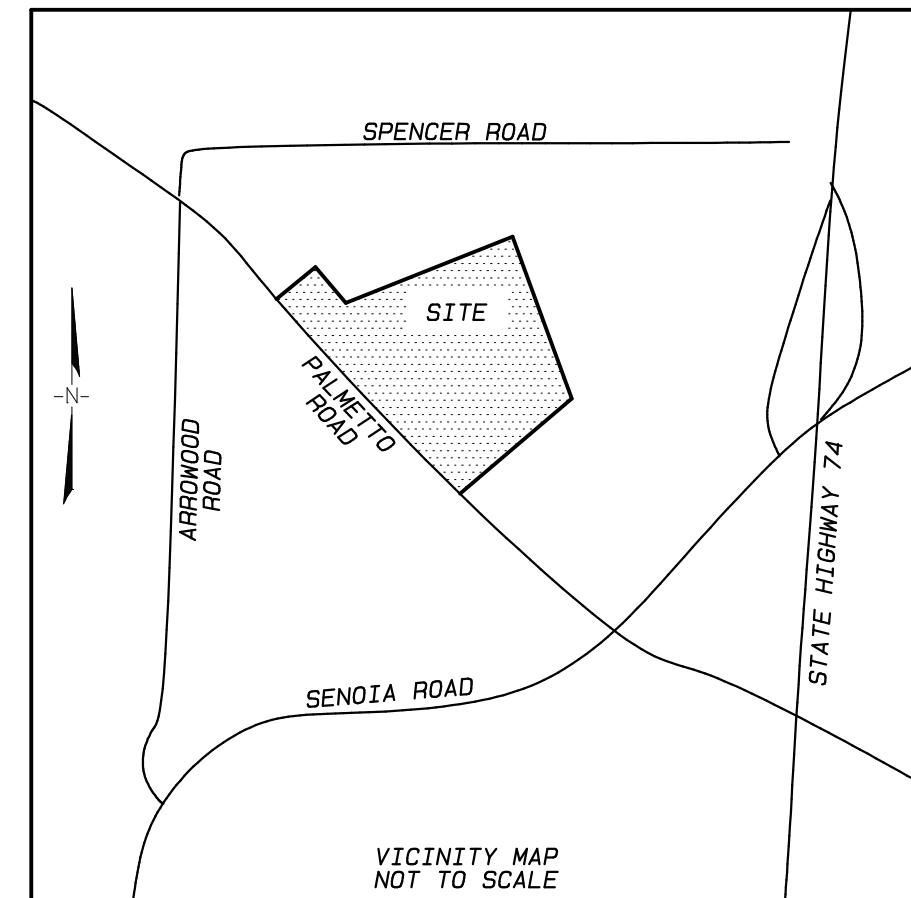
This plat petition is not consistent with the Town's zoning ordinance as the existing accessory structures would transfer from legal non-conforming (granted with a variance in September 2021) to illegal in violation of R-12 setback standards if the plat were approved with no conditions. A variance will be required to bring this petition into conformity with the zoning ordinance.

**REVISED FINAL PLAT OF LOTS 1 AND 2
REFERENCE THE FINAL PLAT OF
MCELWANAY POLLARD ESTATES RECORDED IN
PLAT BOOK 47, PAGES 83-84**

THE PURPOSE OF THIS REVISED FINAL PLAT IS TO SHOW THE NEW ZONING, SHOW THE RECONFIGURATION OF THE BOUNDARY BETWEEN LOTS 1 AND 2, AND TO SHOW THE REAR SETBACK ON LOT 1 AS PER A VARIANCE REQUEST SUBMITTED IN CONJUNCTION WITH OR SOON AFTER THIS PLAT (VARIANCE TO BE APPROVED PRIOR TO TOWN SIGNATURES)

N/F
CLARENDON PLACE, INC.
DEED BOOK 4873, PAGES 280-287
PLAT BOOK 43, PAGE 134
TRACT "F"
ZONED C-1
(PER TYRONE ONLINE ZONING MAP)

N/F
CLARENDON PLACE, INC.
DEED BOOK 4873, PAGES 280-287
PLAT BOOK 43, PAGE 134
TRACT "J"
ZONED C-1
(PER TYRONE ONLINE ZONING MAP)



| ITEM | SQUARE FEET | ACRES |
|------------|-----------------------|----------------|
| LOT 1 | 50,529.6 +/- SQ. FT. | 1.16 +/- ACRES |
| LOT 2 | 365,904.0 +/- SQ. FT. | 8.40 +/- ACRES |
| STREETS | N/A | N/A |
| GREEN BELT | N/A | N/A |
| TOTAL | 416433.6 +/- SQ. FT. | 9.56 +/- ACRES |

CLOSURE DATA
FIELD CLOSURE = 1' : 28,565
ANGLE POINT ERROR = < 5"
EQUIPMENT USED: TOPCON 3005W
ADJUSTMENT METHOD: NONE
PLAT CLOSURE LOT 1 - 1' : 150,572
PLAT CLOSURE LOT 2 - 1' : 593,593

NOTES:

1) PER PLAT BOOK 47, PAGES 83-84, ALL PERMANENT STRUCTURES BUILT IN THE FUTURE SHOULD BE BUILT WITH A MINIMUM FINISHED FLOOR ELEVATION AT LEAST 3' ABOVE THE HIGH POINT OF THE EXISTING LAKE DAM.
2) 50' UNDISTURBED NATURAL BUFFER AND 25' IMPEROUS SETBACK PER TYRONE PLAT BOOK 47, PAGES 83-84 AND SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTION.
3) THIS PROPERTY IS SUBJECT TO ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL BUFFER, SETBACKS, AND RESTRICTIONS (IF ANY).

CURRENT OWNER:
DOUGLAS E. POLLARD PER DEED BOOK 4093, PAGE 198 AND PER DEED BOOK 4383, PAGE 40.
REFERENCE PLAT BOOK 47, PAGES 83-84.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM "CERTIFICATION RELATING TO 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.

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THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

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PREPARED FOR AND AUTHORIZED BY:

DOUG POLLARD

LAND LOT 140, 7TH DISTRICT
FAYETTE COUNTY, GA.

TOWN OF TYRONE

SCALE: 1" = 40'

ORIGINAL DATE OF SURVEY: 02/21/2013

LAST DATE OF FIELD WORK: 01/11/2022

DATE OF DRAWING: 01/12/2022

**W.D. Gray and
Associates, Inc.**

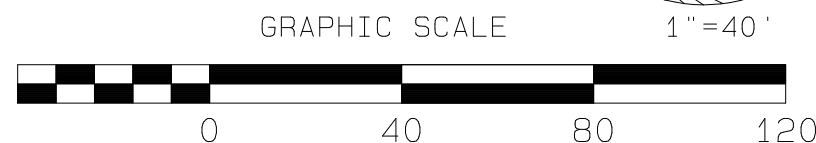
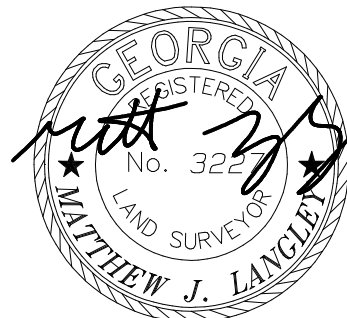
LSF000701

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496



APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
DATE: _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

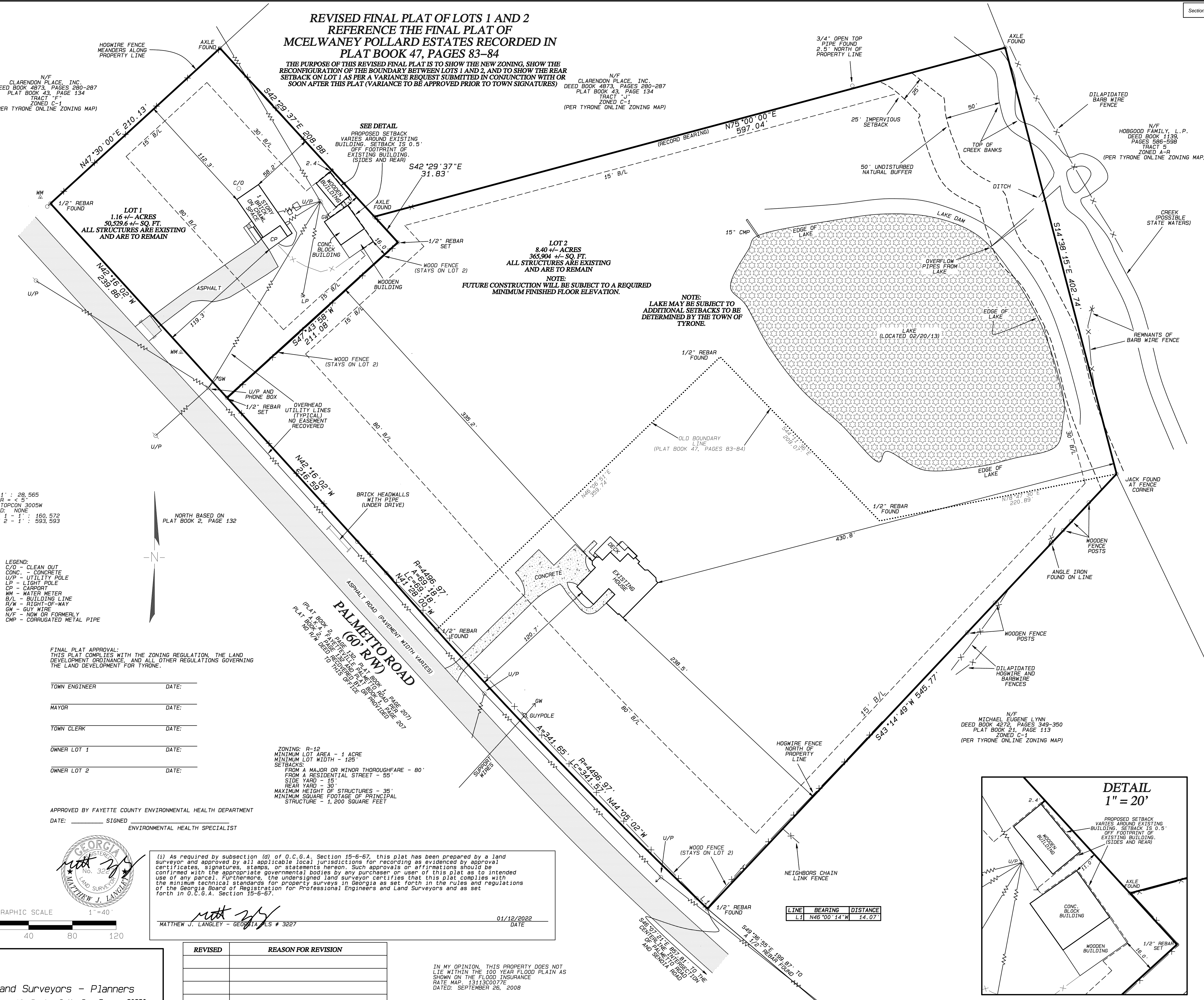
(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed 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.

MATTHEW J. LANGLEY - GEORGIA L.S. # 3227

01/12/2022
DATE

| REVISED | REASON FOR REVISION |
|---------|---------------------|
| | |
| | |
| | |
| | |
| | |

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, 13113C0077E
DATED: SEPTEMBER 26, 2008

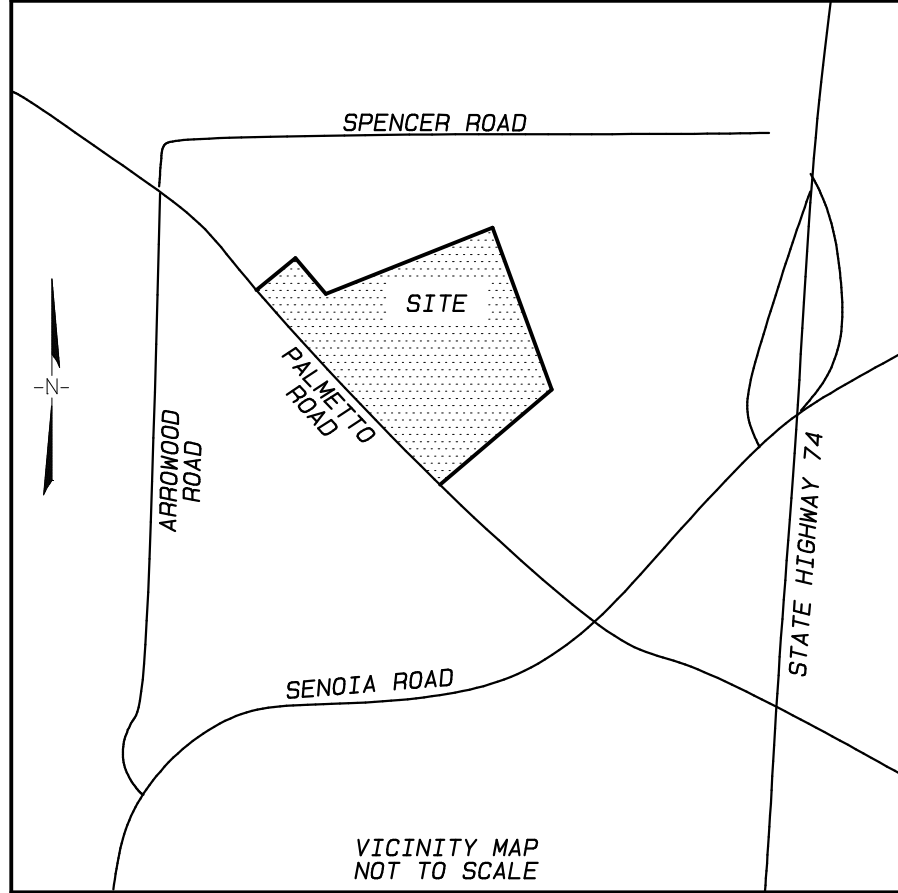


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PREPARED FOR AND AUTHORIZED BY:

DOUG POLLARD

LAND LOT 140, 7TH DISTRICT
FAYETTE COUNTY, GA.

TOWN OF TYRONE

SCALE: 1" = 40'

ORIGINAL DATE OF SURVEY: 02/21/2013

LAST DATE OF FIELD WORK: 01/11/2022

DATE OF DRAWING: 01/12/2022

W.D. Gray and
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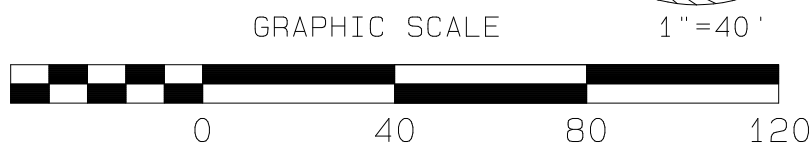
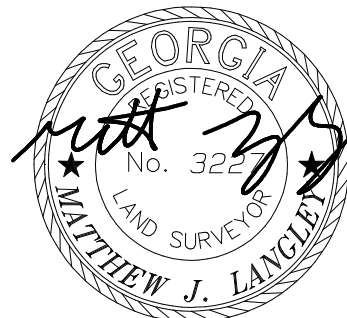
LSF000701

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496



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MATTHEW J. LANGLEY - GEORGIA L.S. # 3227

01/12/2022
DATE

| REVISED | REASON FOR REVISION |
|---------|---------------------|
| | |
| | |
| | |
| | |
| | |

IN MY OPINION, THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD PLAIN AS
SHOWN ON THE FLOOD INSURANCE
RATE MAP, 13113C0077E
DATED: SEPTEMBER 26, 2008

FINAL PLAT APPROVAL:
THIS PLAT COMPLIES WITH THE ZONING REGULATION, THE LAND
DEVELOPMENT ORDINANCE, AND ALL OTHER REGULATIONS GOVERNING
THE LAND DEVELOPMENT FOR TYRONE.

TOWN ENGINEER DATE:

MAYOR DATE:

TOWN CLERK DATE:

OWNER LOT 1 DATE:

OWNER LOT 2 DATE:

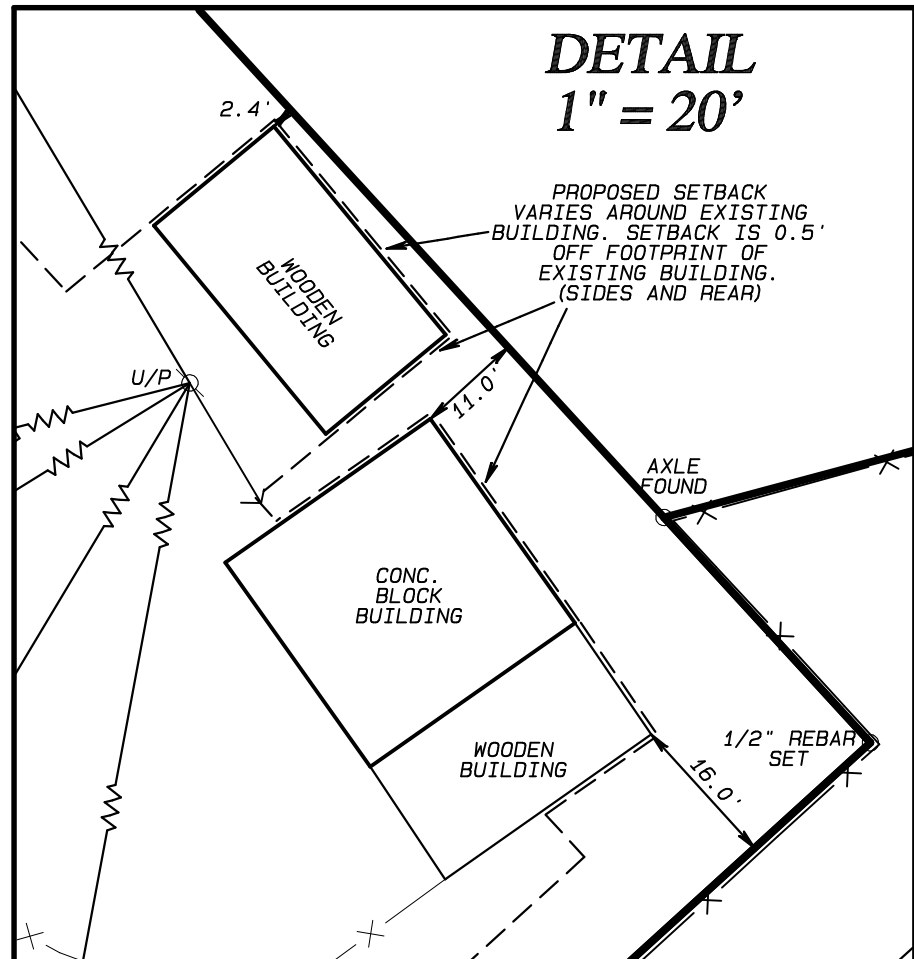
APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE: _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

ZONING: R-12
MINIMUM LOT AREA - 1 ACRE
MINIMUM LOT WIDTH - 125'
SETBACKS:
FROM A MAJOR OR MINOR THOROUGHFARE - 80'
FROM A RESIDENTIAL STREET - 55'
SIDE YARD - 15'
REAR YARD - 30'
MAXIMUM HEIGHT OF STRUCTURES - 35'
MINIMUM SQUARE FOOTAGE OF PRINCIPAL
STRUCTURE - 1,200 SQUARE FEET

Existing 2"
PVC water
main

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N46°00'14"W | 14.07' |





Plan Review Information

Section V, Item 6.

Jurisdiction: Town of Tyrone

Applicant: Douglas Pollard

Contractor:

Plan Review Fees:

Estimated Valuation:

Occupancy: R-3 Residential, one- and two-family

Total Square Footage:

Description of Work:

Building Permit #: 22TYR-FPLAT00001

Jobsite Address: 163 Palmetto Road, Tyrone, GA
30290

Contractor Phone #:

Permit Fees:

Permit Type: Final Plat

Construction Type:

Business Name:

Submittal Name and #: Environmental Management Review #1



Initial Submittal



Resubmittal

Date Received for Review: 01/18/2022

Plan Review Completion Status:



Approved



Approved with Comments



Not Approved - Resubmittal Required

Plans Examiner(s): Devon Boullion, Environmental, dboullion@tyrone.org

Completion Date: 01/24/2022

Plan Review Comments:

Environmental

As this is type of review does not affect development density/ land use, environmental will only review for best practices. Plan review notes below.

1. Please include the 25' minimum state water buffer based off the pond's wrested vegetation. Would prefer that 50' buffer and 25' setback remains off stream.
2. Please note minimum finished floor elevation for each lot (3' above height of dam - can be based off County's topo in this circumstance). Indicate source of MFFE information in plat notes (can clarify existing statement).
3. Please include the following information (statements are standard/ best practice):
 - A note that indicates whether there is or there is not FEMA floodplain on the property per FIRM panel 13113C0077E, from the 9/26/2008 FEMA Flood insurance study.
 - A note to indicate whether or not there are state waters requiring a buffer on or within 200' of the property.
 - A note to indicate whether or not wetlands are present on the property (can reference wetlands inventory shown in County tax map).
 - A note to indicate that this property is located in a groundwater recharge area with the appropriate source cited.



Plan Review Information

Section V, Item 6.

Your plans have been reviewed under code(s) listed above. These plans have only been reviewed for compliance with building codes adopted by this jurisdiction.

If “Resubmittal Required” is checked under Plan Review Completion Status above, a resubmittal of plans addressing the comments is required. Please follow any resubmittal process defined by the jurisdiction.

If “Approved” or “Approved with Comments” is checked under Plan Review Completion Status above, any remaining comments shall be addressed during construction. The commencement of work constitutes acceptance of all items listed herein.

Your plans have been reviewed under code listed above. This addendum shall be made part of the approved plans. All items listed below shall be performed and shall be incorporated into the work.

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Plan Review Information

Section V, Item 6.

Jurisdiction: Town of Tyrone

Applicant: Douglas Pollard

Contractor:

Plan Review Fees:

Estimated Valuation:

Occupancy: R-3 Residential, one- and two-family

Total Square Footage:

Description of Work:

Building Permit #: 22TYR-FPLAT00001

Jobsite Address: 163 Palmetto Road, Tyrone, GA
30290

Contractor Phone #:

Permit Fees:

Permit Type: Final Plat

Construction Type:

Business Name:

Submittal Name and #: DPH Review #1

☒ Initial Submittal

☐ Resubmittal

Date Received for Review: 01/18/2022

Plan Review Completion Status:

☐ Approved

☐ Approved with Comments

☒ Not Approved - Resubmittal Required

Plans Examiner(s): Bonnie Turner, Environmental, bonnie.moss@dph.ga.gov

Completion Date: 01/24/2022

Plan Review Comments:

Environmental

A Level 3 soil report must be submitted to our office for the property identified as Lot 1. There is an existing septic system present for this home. However, further investigation must be done to ensure there is septic replacement area within the proposed new property lines. Additionally, there is no guarantee that the proposed property identified as Lot 2 will be suitable for an onsite septic system. To determine the suitability, applicant for this lot must submit an application to this office prior to building. These items must be submitted with the initial application: the applicable fee, a properly scaled Level 3 soil report that bears the original soil scientist's stamp and signature, a copy of the soil scientist's Certificate of Liability Insurance, a floor plan of the house/building, a site plan sketch, and a signed final plat.



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Section V, Item 6.

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Plan Review Information

Section V, Item 6.

Jurisdiction: Town of Tyrone

Applicant: Douglas Pollard

Contractor:

Plan Review Fees:

Estimated Valuation:

Occupancy: R-3 Residential, one- and two-family

Total Square Footage:

Description of Work:

Submittal Name and #: Water System Review #1



Initial Submittal



Resubmittal

Date Received for Review: 01/18/2022

Plan Review Completion Status:



Approved



Approved with Comments



Not Approved - Resubmittal Required

Plans Examiner(s): Benjamin Martin, Plumbing, bmartin@fayettecountyga.gov

Completion Date: 02/02/2022

Plan Review Comments:

Plumbing

Watermain needs to be added.



Plan Review Information

Section V, Item 6.

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| |
|-----------------------------|
| PLANNING DATE 02/24/2022 |
| COUNCIL DATE NA |

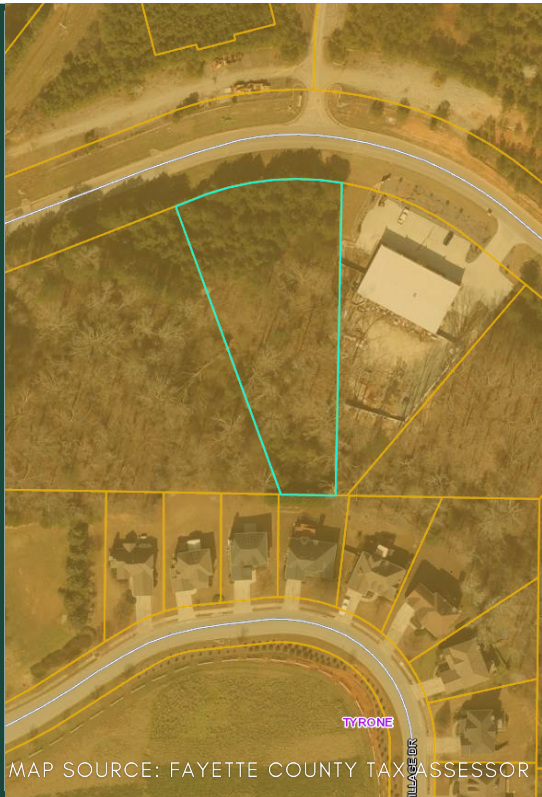
| | | |
|----------------------|-------------|------------------|
| DOCKET/APPLICATION # | APPLICANT | ADDRESS/PARCEL # |
| PC 02242022 | Jason Walls | 1415 Senoia Road |

SUMMARY & HISTORY

Applicant Brian Selleck is seeking approval for a landscape plan at 1415 Senoia Road.

STAFF DETERMINATION

Staff determines this Landscape Plan to be consistent with the Town's zoning ordinance.



| EXISTING ZONING | PROPOSED ZONING | EXISTING LAND USE | SURROUNDING ZONING | SITE IMPROVEMENTS | PROPERTY ACREAGE |
|-----------------|-----------------|-------------------|---|---|------------------|
| C-2 | N/A | Commercial | North: C-2 South: R-12 East: C-2 West: C-1 | Commercial Structure (Under Construction) | 1.2 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 Commercial Corridor Character Area which encourages non-residential areas to be screened from view. This character area promotes high standards of architecture, landscaping, and sign controls.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

Based on Technical Review Committee and staff reviews, this landscape plan is compatible with the Town's Land Development ordinance, tree ordinance, and environmental management ordinances.