



Community Development

APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PZ-02272025	February 27th, 2025	N/A

STAFF REPORT REVISED PLAT

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
355 Crestwood Road	Cole Gilley	0737-040	R-18	N/A	Estate Residential	North: E-I South: R-12 East: R-18 & R-12 West: R-12	Existing Home & Accessory Structures	5

SUMMARY & HISTORY

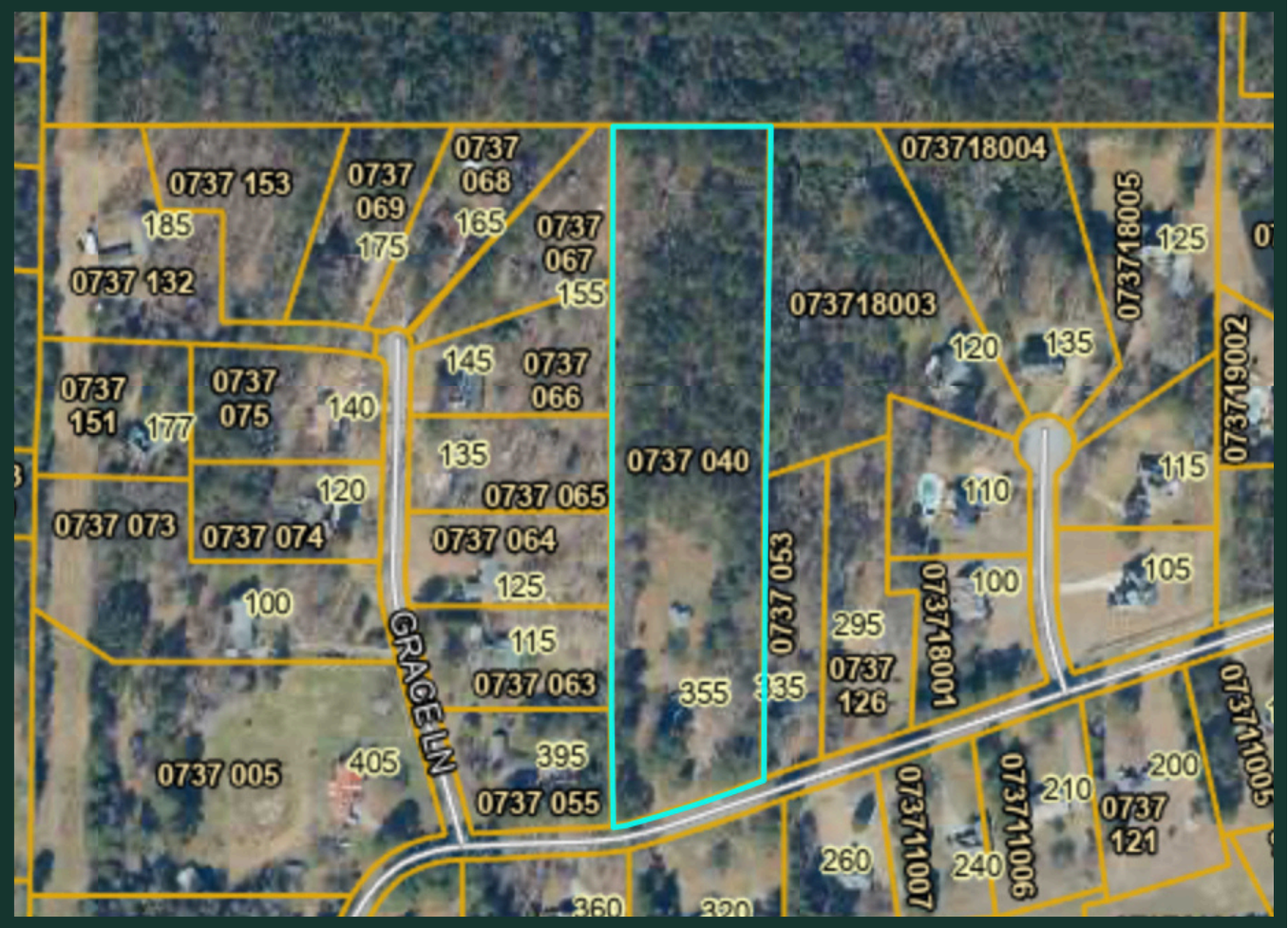
Applicant and owner, Mr. Gilley was granted a rezoning of his property at 355 Crestwood Road from AR-R-18 in September of 2024. Mr. Gilley’s stated intent was to further subdivide the 5-acre lot. Mr. Gilley’s surveyor has prepared this revised plat for staff review and planning commission consideration.

STAFF RECOMMENDATION

Staff recommends conditional approval of the proposed plat with the condition that all setbacks are listed accurately and that all outstanding minor TRC comments are resolved prior to final recording.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

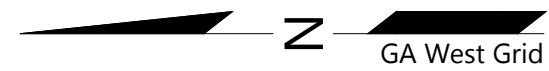
This petition is consistent with the Town’s comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which encourages low density residential development not to exceed 1-unit/acre. This property is currently 5 acres with a proposed 3-lot division with each lot over 1 acre in size.



ZONING ORDINANCE COMPATABILITY

The proposed plat is in conformity with our ordinance regulations for R-18 lots. No more than 2 lots shall share a driveway or easement which is reflected by lot 1 keeping its existing access and a secondary access easement proposed for lots 2 and 3. Said easement does meet minimum width requirements. At the time of staff’s review, the “front setback” for lot 1 is shown as greater than 80'. Subsequent front setbacks for lots 2 and 3 are shown incorrectly as well. All of the reflected setbacks will be required to be shown accurately.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



SITE DATA:
TAX PARCEL ID: 0737 040

TOTAL SITE AREA = 223,714 SF OR 5.136 AC.

PROPOSED SITE DENSITY:
5.135 ACRES / 3 HOMES = 1.71 ACRES/UNIT

SOURCE OF BOUNDARY: DB 5565/434
TOPOGRAPHIC DATA
DATUM: MEAN SEA LEVEL

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP NUMBER 13113C0078E LAST REVISED 9/26/2008

ZONING NOTE:
CITY OF TYRONE, GEORGIA
CURRENT ZONING: R12 - RESIDENTIAL

DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 1.0 ACRE
MIN. LOT WIDTH AT BUILDING LINE: 125 FEET
MAX. BUILDING HEIGHT: 35 FEET
MIN. BUILDING FOOTAGE: 1,200 SF
MAX. LOT COVERAGE: 25%

SETBACKS:
FRONT: 80 FEET (THOROUGHFARE)
SIDE: 55 FEET (RESIDENTIAL STREET)
REAR: 15 FEET
REAR: 30 FEET

OWNER/DEVELOPER:
COLE GILLEY
355 CRESTWOOD DRIVE
TYRONE, GEORGIA 30290
PHONE: (770) 997-0913

MAINTENANCE GUARANTEE:

The undersigned, its successors and assigns, hereby warrants and guarantees to the Town of Tyrone the full and complete maintenance of a certain improvement known as _____ and more particularly shown in Plat Book: _____ Page(s): _____ of Fayette County Records.

This warranty and guarantee is made in accordance with the Tyrone Land Development ordinance. This guarantee includes not only paving but all other appurtenant structure and amenities lying within the right-of-way of said road and in the greenbelt including, but not limited to, all curbing, drainage, pipes, culverts, catch basins, drainage ditches, bike paths, cart paths, pedestrian paths and other public improvements. Utilities owned and operated by a governmental body or public utility company, with the exception of privately owned facilities, shall be the responsibility of said governmental body or public utility company and not the developer.

The developer shall correct and repair or cause to be corrected and repaired all damages to said improvements resulting from any cause whatsoever. In the event the developer fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the Town and all costs and charges billed to and paid by the developer, but this remedy shall not be limited to the Town, and it shall also have any remedies to it as approved by law.

The terms of this Agreement shall be for a period of two (2) years beginning on the date of the written acceptance of said improvements by the Town as evidenced by the final plat approval of said completed improvements.

After the termination of said two (2) year period the Town shall be responsible to the citizens of Tyrone for the maintenance of said improvements as provided by law. Provided, however, any damages which occurred prior to the end of said two (2) year period and which still are un-repaired at the termination of said period shall remain the responsibility of the developer (written notice of said damages must be given prior to the two (2) year period ends.

IN WITNESS WHEREOF, the developer has caused this agreement to be executed by its duly authorized officers this ____ day of _____, 20__.

By: _____ Title: _____

CERTIFICATE OF DEDICATION, STATE OF GEORGIA, COUNTY OF FAYETTE:

The owner of the land shown on this plat acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, does hereby convey in fee simple to the Town of Tyrone, Georgia, and further dedicated to the use of the public forever all streets and right-of-way shown hereon, alleys, cart paths, greenbelts and public places hereon shown plat except those easements designated on plat as other utility company's easements and privately owned easements.

In consideration of the approval of this final plat and other valuable considerations. The owner does hereby agree to hold the Town of Tyrone, Georgia, harmless from any and all monetary liabilities which may arise from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, to include, but not limited to, the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges outside or within the proposed right-of-way shown, resulting from any and all causes other than by an act of the Town of Tyrone, Georgia.

And further, the owner warrants that it owns fee simple title to the property shown hereon and agrees that the Town of Tyrone shall not be liable to the undersigned or subsequent owners in title for any claim of damages resulting from negligence in exercising engineering.

Techniques and due caution in the construction of cross drains extension, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers and any other matter whatsoever on private property, any and all monetary liability occurring under this paragraph shall be the liability of the owner. The owner further warrants that it has the right to convey said land according to this plat and does hereby bind itself and the owners.

Subsequent in title to defend the covenants and agreements set out.

IN WITNESS THEREOF, I have hereunto set by hand and affixed my seal this ____ day of _____, 20__.

Owner: _____

Notary Public, State of Georgia: _____

(SEAL)

THE TOWN OF TYRONE, GEORGIA

By: _____ Mayor

Attest: _____ Town Clerk

APPROVAL BY DEPARMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA:

This plat has been reviewed by a representative of Fayette County Health Department and based on soils information, the lay of the land, etc., this land appears suitable for the installation of septic tanks and field drains. However, each lot will have to be inspected to determine the location of structure, style of structure, etc. before a final approval and individual septic system permit can be issued.

Environmental Health Specialist _____

Date _____

FINAL PLAT APPROVALS:

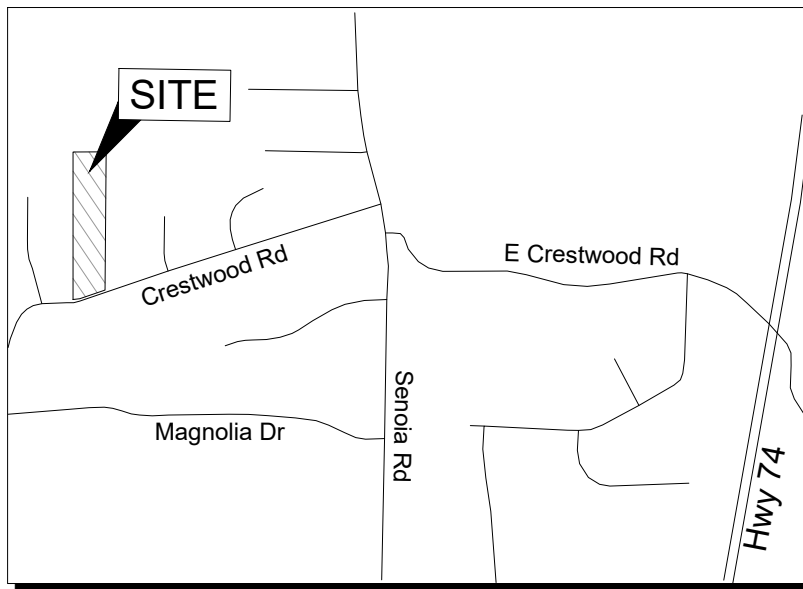
This complies with Zoning Regulations, the Land Development Ordinance, and all other regulations governing the Land Development for the Town of Tyrone.

Town Engineer _____ Date _____

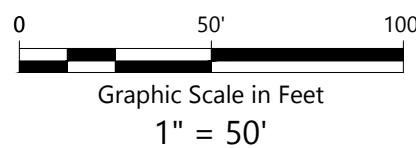
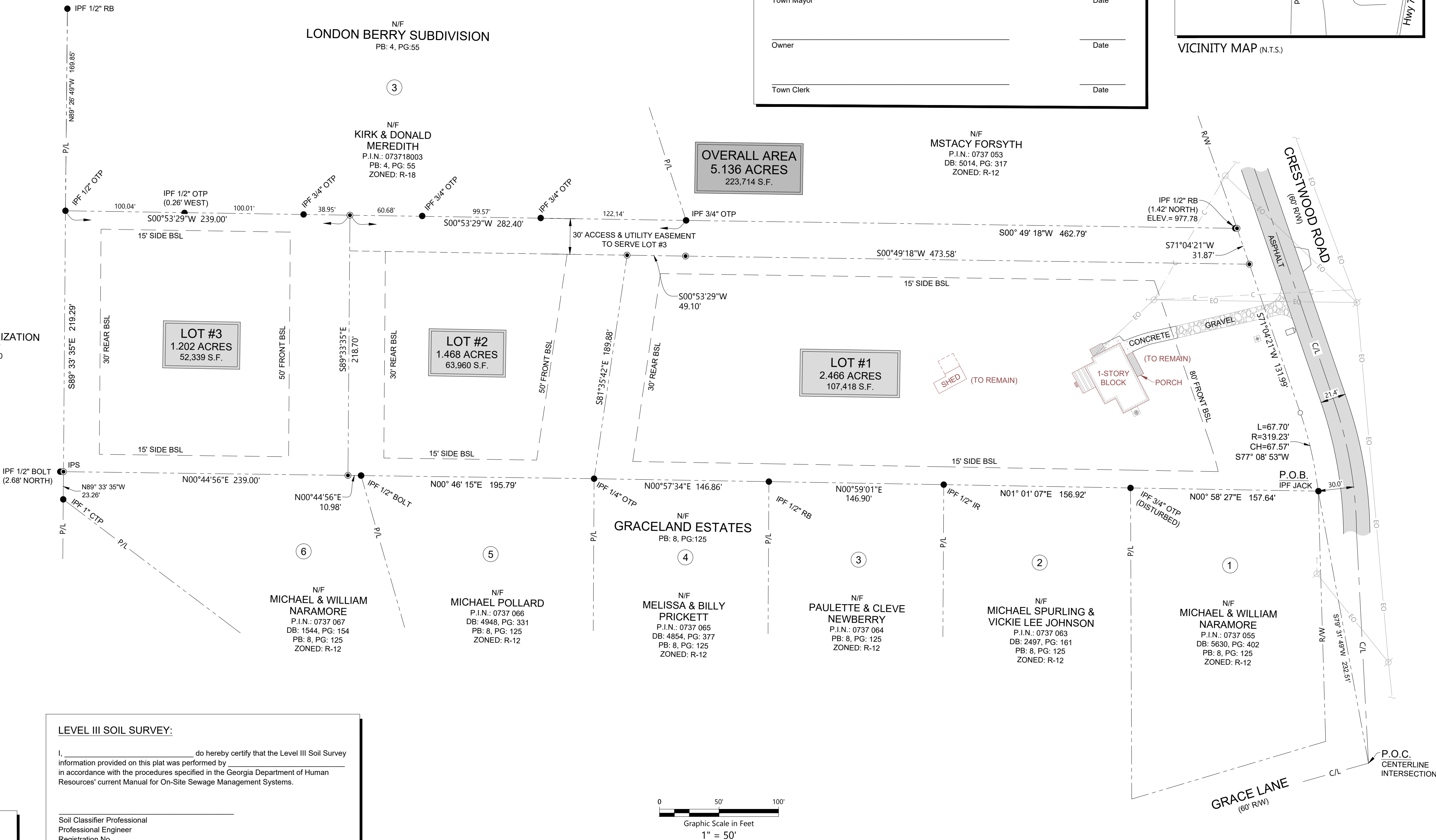
Town Mayor _____ Date _____

Owner _____ Date _____

Town Clerk _____ Date _____



VICINITY MAP (N.T.S.)



LEVEL III SOIL SURVEY:

I, _____ do hereby certify that the Level III Soil Survey information provided on this plat was performed by _____ in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Soil Classifier Professional
Professional Engineer
Registration No. _____
Registration Number/License Numbers _____

Company Address & Telephone _____

SURVEYOR'S CERTIFICATION

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

I hereby certify that the design and layout of the proposed lots, blocks, streets, and other planned features included in this proposed Preliminary Plat have been prepared by me or under my direct supervision.

Brian Douglas 12/11/24
BRIAN DOUGLAS, GA RLS #3373 DATE



SURVEYOR:
BRIAN DOUGLAS, GA RPLS # 3373
315 BURKE CIRCLE
MCDONOUGH, GEORGIA 30253
PHONE: (678) 641-7633

LINE TYPE(S):

EO _____ ELECTRIC OVERHEAD LINE
C _____ OVERHEAD COMMUNICATION LINE

LEGEND

- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- CALCULATED POINT
- WATER METER
- UTILITY POLE
- AIR CONDITIONER UNIT
- MAILBOX

ABBREVIATIONS

BSL BUILDING SETBACK LINE
CTP CRIMP TOP PIPE
DB DEED BOOK
ELEV. ELEVATION
L.L. LAND LOT
N/F NOW OR FORMERLY
N.T.S. NOT TO SCALE
-OHE- OVERHEAD ELECTRIC
OTP OPEN TOP PIPE
PB PLAT BOOK
PG PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.I.N. PARCEL IDENTIFICATION NUMBER
P/L PROPERTY LINE
RB REBAR
R/W RIGHT OF WAY
S.F. SQUARE FEET

SURVEY NOTES:

- PLAT CLOSURE: 1 FOOT IN 203,595 FEET
- EQUIPMENT USED: CARLSON BRK7 GPS RECEIVER (BASE & ROVER RTK)
- FIELD POSITIONAL TOLERANCE: 0.18' PER REDUNDANT MEASUREMENTS
- FIELD DATA HAS NOT BEEN ADJUSTED
- COMBINATION/SCALE FACTOR: 0.9998825828
- BASIS OF BEARINGS: GRID NORTH, GEORGIA WEST ZON (NAD83)
- FLOOD ZONE: NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP NO. 13113C0078E, REVISED 9/26/2008
- DATE OF FIELD SURVEY: 11/15/2024
- FIELD SURVEY BY: SCORPIO
- UTILITY NOTE: BEFORE DIGGING IN THIS AREA, CALL UTILITY LOCATORS AT 811 TO REQUEST GROUND MARKINGS OF UNDERGROUND UTILITIES.
- EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND
- THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS OBSERVED ON THIS PROPERTY
- THERE ARE NO STATE WATERS ON THIS SITE
- THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THIS PROPERTY
- PER THE NATIONAL WETLANDS INVENTORY THIS SITE DOES NOT CONTAIN WETLANDS. ANY JURISDICTIONAL WETLANDS ON THE SITE ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WETLAND AREAS WITHOUT PROPER AUTHORIZATION

DATE REVISION

MINOR FINAL PLAT:

THE PINES

PREPARED FOR:
CLAY GILLEY

PROJECT LOCATION:
LAND LOT(S): 151 | DISTRICT: 7th 7
CITY OF TYRONE | FAYETTE COUNTY | GEORGIA
FEBRUARY 17, 2025



PROFESSIONAL SEAL:



GSWCC LEVEL II NUMBER 88319

PLS PROJECT #: 24-A59
DRAWN BY: BJD
CHECKED BY: BJD
SHEET SIZE: 24"x36" (arch D)

SHEET NUMBER	TOTAL SHEETS
1	1