

OLD TOWN TYRONE (South) LEGAL DESCRIPTION

Please be advised that the rezoning proposal for the following property is being submitted along with the zoning proposal for the property on the northern frontage of Palmetto Road.

All that tract of land being and lying in Land Lot 140, 7th District, Town of Tyrone, Fayette County, Georgia being more particularly described as follows:

Commencing at the POINT OF COMMENCEMENT; said point being the intersection of Land Lots 140, 141, 148 & 149; Thence South 20°28'55" East, a distance of 603.19 feet to a 1" open top pipe found on the western right-of-way line of Palmetto-Tyrone Road (60' R/W) and the north eastern corner of the tract owned now or formerly by Sandra Stiltner, said point being the TRUE POINT OF BEGINNING for this tract of land; Thence along the western right-of-way line of Palmetto-Tyrone Rd South 42°12'13" East, a distance of 387.49 feet to a point; Thence South 42°21'43" East, a distance of 826.43 feet to a point; Thence leaving the right-of-way of Palmetto-Tyrone Rd and along the northern line of the tract owned now or formerly by Sheryl Lee South 66°41'10" West, a distance of 124.53 feet to a point; Thence South 01°13'33" West, a distance of 84.11 feet to a point; Thence South 01°13'33" West, a distance of 83.90 feet to a point; Thence along the western line of the tract owned now or formerly by Cresencia Smith tract South 01°31'14" West, a distance of 169.54 feet to a 1" rod found; Thence along the western line of the tract owned now or formerly by Margaret Thomas South 01°03'36" West, a distance of 114.14 feet to a 1/2" rebar found; Thence along the northern line of the tract owned now or formerly by the Harlie and June Deyton Estate North 88°45'14" West, a distance of 473.31 feet to a 1/2" rod found; Thence along the western line of the Deyton tract South 01°56'08" West, a distance of 148.15 feet to an axel found; Thence along the northern line of the tract owned now or formerly by K & G Properties, LLC South 87°48'05" West, a distance of 242.68 feet to an 1/2" rebar marked with a yellow plastic cap (Rochester LSF-000484); Thence along the eastern line of the tract owned now or formerly by Jean Frost, and the eastern line of the tract owned now or formerly by Debra Morgan North 00°20'06" East, a distance of 289.31 feet to a 1/2" rod found; Thence along the eastern line of the tract owned now or formerly by Gary and Patricia Vaillancourt North 00°45'47" East, a distance of 199.79 feet to a 1/2" rod found; Thence along the northern line of the Vaillancourt tract North 89°37'29" West, a distance of 187.94 feet to a 1/2" rod found on the eastern right-of-way line of Arrowood Road (60' R/W); Thence North 00°57'00" East, a distance of 949.31 feet to a point; Thence leaving said right-of-way and along the southern line of the tract owned by Sandra Stiltner South 89°03'00" East, a distance of 194.17 feet to a 1/2" rebar set with a yellow plastic cap (Rochester LSF-00484); Thence along the eastern line of the Stiltner tract North 00°57'00" East, a distance of 109.36 feet to a 1" open top pipe, and the TRUE POINT OF BEGINNING for this tract.

Said tract containing 953,390 square feet or 21.887 acres more or less.

Zoning Request

Present zoning: AR

Proposed Zoning: TCMU

Existing and Intermediate Regional Flood Plain

According to Note 6 on the attached Combination Plat:

No Portion of this property is located in a flood hazard zone as per FEMA Insurance Rate Map of 13113C0077E & 13113C0076E Fayette County, Georgia, Effective Date 9/26/2008.

Property Owners and Abutting Landowners

Owners:

Clarendon Place Inc
270 North jeff Davis Drive
Fayetteville, GA 30214

Abutting Property Owners:

LEE SHERYL LYNN
LASITER BARBARA ELAINE
156 PALMETTO ROAD
TYRONE, GA 30290

SMITH CRESENCIA
6187 WARD RD
UNION CITY, GA 30291

THOMAS MARGARET D.
510 BATES ROAD
CONCORD, GA 30206

DEYTON HARLIE ESTATE
DEYTON JUNE M ESTATE
962 SENOIA RD
TYRONE, GA 30290

K & G PROPERTIES LLC
150 HOWELL ROAD
SUITE B
TYRONE, GA 30290

FROST JEAN
210 ARROWOOD RD
TYRONE, GA 30290

MORGAN DEBRA H
200 ARROWOOD DR
TYRONE, GA 30290

VAILLANCOURT GARY E
VAILLANCOURT PATRICIA L
260 ARROWOOD ROAD
TYRONE, GA 30290

STILTNER SANDRA D
430 BRIARWOOD ROAD
TYRONE, GA 30290

Project Analysis

Please be advised that the rezoning proposal, although filed separately, is being submitted along with the zoning proposal for the property on the northern frontage of Palmetto Road.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties

The property is abutted by multiple tracts that are zoned R12, R18, AR, and C1. The majority of properties along Palmetto Road and Arrowood Road are improved with single family houses and typical accessory structures. However, the properties on Howell Road are improved with Offices and are zoned C1. The proposed TCMU development consisting of 45 single-family houses and 26 attached town homes, developed in accordance with the TCMU code, is suitable for this transitional area between downtown and the developed residential properties to the north and east.

The proposed development has a 75' zoning buffer adjacent to the properties along Palmetto Road. The buffering provided in the development mitigates the immediate impact of the proposed use.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties

The proposed development will increase the number of trips onto Palmetto Road. However, multiple access points through the development along with the proposed traffic calming measures allows traffic to be distributed in multiple directions in a safe and efficient manner. Further, the proposed roads and alleys limit the number of curb cuts onto existing streets.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The property was previously 4 parcels. Early in 2023, the Town approved the combination of the property into a single tract on the north side of Palmetto Road. The south side of Palmetto Road is zoned Agricultural Residential (AR). The AR district is not a suitable zoning category adjacent to the Town Center. This district requires lots that are three (3) acres. The property does not have a reasonable economic use as it is currently zoned and is reasonable to zone it to TCMU as similarly situated properties are 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

Transportation impact: According to ITE Trip Generation Manual the average single-family household produces 9.5 trips per day and the average attached town home unit produces 7.4 trips per day. The entire project will produce 620 trips per day. The proposed layout provide access onto Palmetto Road and Arrowood Road. These connections will safely distribute traffic and not have an excessive impact on the transportation facilities. Further, the proposed layout includes land to the Town's proposed traffic circle further alleviating the traffic impact of the development.

School Impact: According to the Fayette County Fact Sheet, the average household in Fayette County has 0.31 school age residents. The project will add less than 22.01 students into the school system.

Utility Impact:

Water – according the to US EPA, the average household uses 300 gallon of water per day. The entire project will use 21,300 gallons per day.

Sewer: The average household consumes 250 gallons of sewer per day. The entire project will consume 17,750 gallons of sewer per day.

E. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan

The Comprehensive Plan designates the subject properties to be In-Town Neighborhoods to provide homes and residents to support the center of Town. The Comprehensive Plan provides that the neighborhoods should be designed by clustering homes and preserving large areas of open space. The proposed project is 21.887 acres and provides for more than 7 acres of preserved open space. Finally, the In-town Neighborhoods described in the Comprehensive Plan provides for a density not to exceed 4 units per acres. The proposed plan provides for less than 3.25 units per acre.

Please be advised that the proposed rezoning is requested along with the proposed zoning on the south side of Palmetto Road. In all the project is 53.06 acres and has more than 22 acres of open space.

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.

There are none.