

225 Brentwood Road Staff Report



Phillip Trocquet
Asst. Town Manager
8/11/2025 · 3 min read

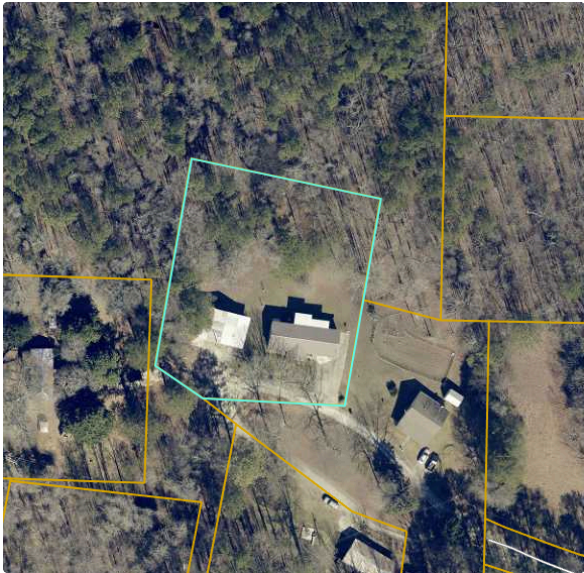
Application #	Planning Commission Date	Town Council Date
RZ-2025-002	08/14/2025	09/04/2025

Application Details

Address	Owner	Parcel #
225 Brentwood Road	Adam She	0738 093
Zoning	Proposed Zoning	Future Land Use
AR & R-18	AR (Agricultural Residential)	In-Town Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR, South: AR, East: R-18 & AR, West: AR	Single-Family Home and Accessory Structure	3

Fayette County QPublic

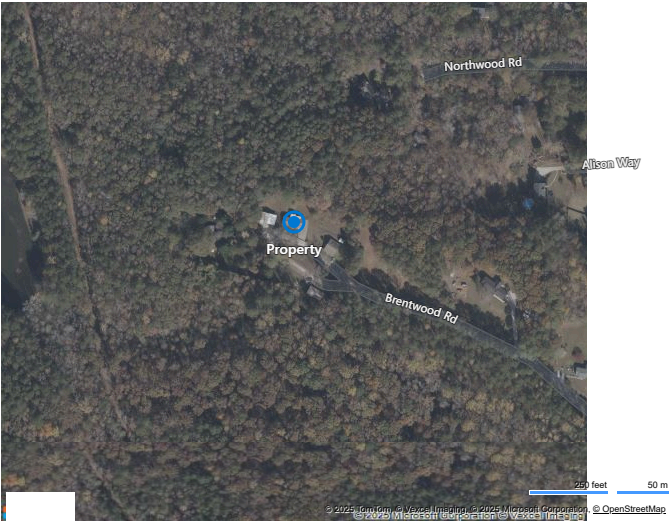
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

Street View Map

Property
225 Brentwood Rd, Tyrone, Georgia 30290, United States



Summary & History

The properties at the terminus of Brentwood Road have a complex history involving multiple revisions aimed at clarifying access and property boundaries. There are six total properties in this area, all of which are accessed via a private easement.

Several years ago, owners undertook an effort to assemble a more accurate plat and meets and bounds descriptions of properties by reviewing the existing deeds of each owner. This effort did not create any new lots but revealed that many of the properties were non-conforming under their respective zoning classifications and positioned incorrectly in the parcel layer of the County's tax map.

Following this effort, the tax map was updated to reflect the corrected parcel boundaries based on this plat. Because the Town's zoning map is based on the tax parcel layer, this update resulted in zoning boundaries no longer aligning with property lines; most notably creating a split-zoned condition at 225 Brentwood Road, which now falls partially in R-18 and partially in AR zoning.

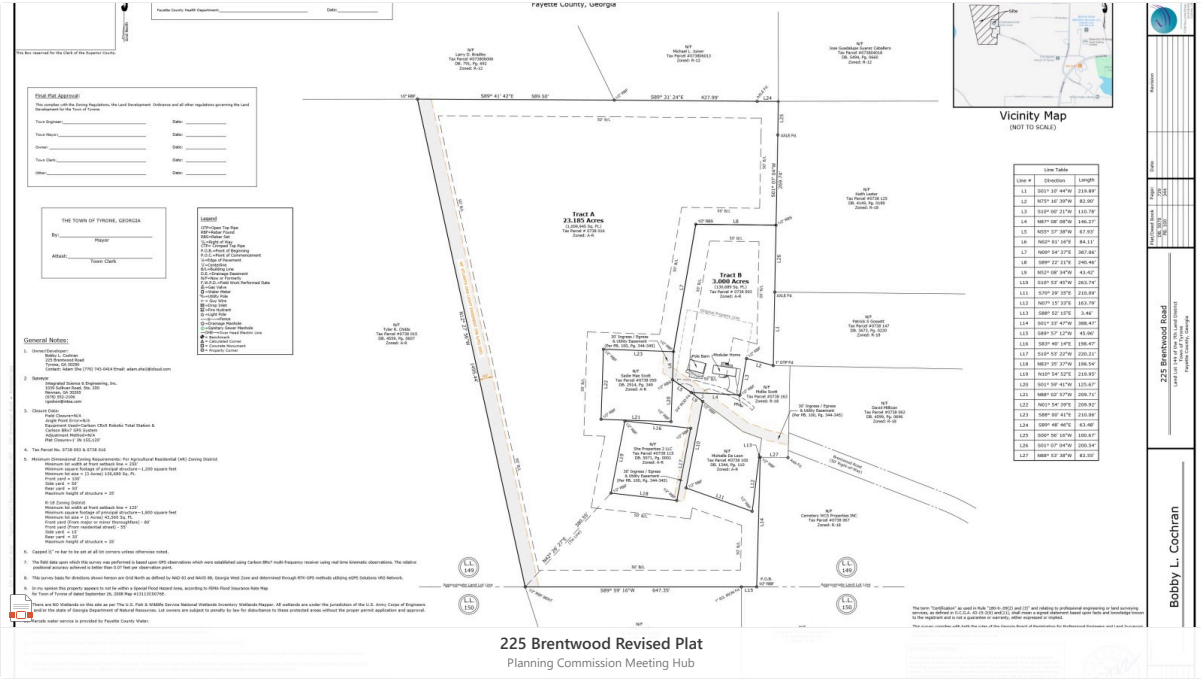
225 Brentwood Road is currently non-conforming under both districts. However, the property owners have submitted a proposal to bring the parcel into greater conformity by revising the plat to increase the lot size from 1 acre to 3 acres.

To resolve the split-zoning issue and better align the parcel with zoning standards, staff recommends a conditional rezoning, subject to the recording of the revised plat included in this report.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the In-town Neighborhoods Character Area which aims to promote developments and zoning classifications that promote the positive aspects of historic downtown communities in Georgia with developments that reflect such goals. This rezoning petition is not directly moving towards the comprehensive plan's goals, but does move an existing non-conforming situation and split zoned property into greater conformity with established standards.

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



Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? The property is surrounded by AR Zoning to the north, south, and west. R-18 exists to the east. With both zoning classifications as residential, this zoning is suitable for surrounding properties.
- Will zoning adversely affect adjacent properties? It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact them.
- Does the property have reasonable economic use as currently zoned? Economic use would be unchanged, but the resolution of a split-zoned property is most appropriate.
- Would the proposed zoning overburden existing infrastructure? No, existing development potential would remain unchanged.

The property will not, as a result of the rezoning and re-plat, be brought into full conformity with the ordinance, but it does move the property towards better conformity regarding lot size, lot width, and minimum housing size amongst other development standards.

Staff Recommendation

Staff recommends approval of the rezoning with the condition that the preliminary plat showing partial resolution of existing non-conformities be adopted and recorded within 90-days of the conclusion of these rezoning hearings.

Supporting Documents & Resources

Dynamic Town Zoning Map

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



Town of Tyrone Zoning Map

Document Downloads

[See all](#)

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

AR

Approximate Existing Property Line

R-12

BRENTWOOD RD



Minor Final Plat of
205 & 225 Brentwood Road

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

Approved for development as shown:

Fayette County Health Department: _____ Date: _____

This Box reserved for the Clerk of the Superior Courts

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.

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

THE TOWN OF TYRONE, GEORGIA

By: _____ Mayor

Attest: _____
Town Clerk

Legend

OTT=Open Top Pipe
 RBF=Rebar Bound
 RBS=Rebar Set
 R/W=Right of Way
 C/P=Crimped Top Pipe
 P.O.B.=Point of Beginning
 P.O.C.=Point of Commencement
 %E=Edge of Pavement
 C/L=Centerline
 B/L=Building Line
 D.E.=Drainage Easement
 N/W.D.=Now or Formerly
 F.W.P.D.=Field Work Performed Date
 G.V.=Gas Valve
 W.M.=Water Meter
 U.=Utility Pole
 G.W.=Guy Wire
 D.=Drop In
 H.F.=Fire Hydrant
 L.P.=Light Pole
 F.=Fence
 D.M.=Drainage Manhole
 S.S.M.=Sanitary Sewer Manhole
 O.H.E.=Over Head Electric Line
 Benchmark
 C.=Calculated Corner
 C.M.=Concrete Monument
 C.=Copper Corner

General Notes:

- Owner/Developer:
Bobby L. Cochran
225 Brentwood Road
Tyrone, GA 30290
Contact: Adam She (770) 743-0414 Email: adam.she1@icloud.com
2. Surveyor:
Integrated Science & Engineering, Inc.
1039 Sullivan Road, Ste. 200
Newnan, GA 30265
(678) 552-2106
rgodwin@intse.com
3. Closure Data:
Field Closure=N/A
Angle Point Error=N/A
Equipment Used=Carlson CRx5 Robotic Total Station &
Carlson BRx7 GPS System
Adjustment Method=N/A
Plat Closure= 1' IN 155,120'
4. Tax Parcel No. 0738 093 & 0738 016
5. Minimum Dimensional Zoning Requirements: For Agricultural Residential (AR) Zoning District
Minimum lot width at front setback line = 250'
Minimum square footage of principal structure—1,200 square feet
Minimum lot size = (3 Acres) 130,680 Sq. Ft.
Front yard = 100'
Side yard = 50'
Rear yard = 50'
Maximum height of structure = 35'

R-18 Zoning District
Minimum lot width at front setback line = 125'
Minimum square footage of principal structure—1,800 square feet
Minimum lot size = (1 Acres) 43,560 Sq. Ft.
Front yard (From major or minor thoroughfare) - 80'
Front yard (From residential street) - 55'
Side yard = 15'
Rear yard = 30'
Maximum height of structure = 35'
6. Capped ½" re-bar to be set at all lot corners unless otherwise noted.
7. The field data upon which this survey was performed is based upon GPS observations which were established using Carlson BRx7 multi-frequency receiver using real time kinematic observations. The relative positional accuracy achieved is better than 0.07 feet per observation point.
8. This survey basis for directions shown hereon are Grid North as defined by NAD 83 and NAVD 86, Georgia West Zone and determined through RTK-GPS methods utilizing eGPS Solutions VRS Network.
9. In my opinion this property appears to not lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Town of Tyrone of dated September 26, 2008 Map #13113C0076E.
10. There are NO Wetlands on this site as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
11. Parcels water service is provided by Fayette County Water.
12. Parcels sanitary sewer to be provided by individual septic tanks and drain field systems.
13. Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American Datum of 1983 (NAD83)
14. 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.
15. This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
16. Integrated Science & Engineering, Inc. has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Integrated Science & Engineering, Inc. assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.
17. There was nothing on adjoiners property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.
18. The purpose of this plat is to expand Tract B (Tax Parcel # 0738 093) into a 2 Acre parcel, receiving land from Tract A (Tax Parcel # 0738 016).
19. The Town of Tyrone does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plat.

Tract A
3.185 Acres
(,009,945 Sq. Ft.)
Parcel # 0738 016
Zoned: A-R

Tract B
3.000 Acres
(130,689 Sq. Ft.)
Tax Parcel # 0738 09
Zoned: A-R

Line Table		
Line #	Direction	Length
L1	S01° 10' 44"W	219.89'
L2	N75° 16' 39"W	82.90'
L3	S10° 00' 21"W	110.78'
L4	N87° 08' 08"W	146.27'
L5	N55° 37' 38"W	67.93'
L6	N02° 01' 16"E	84.11'
L7	N09° 54' 37"E	387.06'
L8	S89° 22' 21"E	240.46'
L9	N52° 08' 34"W	43.42'
L10	S10° 53' 45"W	263.74'
L11	S70° 29' 35"E	210.09'
L12	N07° 15' 33"E	163.79'
L13	S88° 52' 15"E	3.46'
L14	S01° 33' 47"W	388.47'
L15	S89° 57' 12"W	45.96'
L16	S83° 40' 14"E	198.47'
L17	S10° 53' 22"W	220.21'
L18	N83° 35' 37"W	198.54'
L19	N10° 54' 52"E	219.95'
L20	S01° 59' 41"E	125.67'
L21	N88° 02' 57"W	209.71'
L22	N01° 54' 39"E	209.92'
L23	S88° 00' 41"E	210.06'
L24	S89° 48' 46"E	63.48'
L25	S00° 56' 16"W	100.67'
L26	S01° 07' 04"W	200.54'
L27	N88° 53' 38"W	83.55'

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

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

Surveyor's Certificate:

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

BY: GA R.L.S. Ronald T. Godwin 2696 08/01/2025
License NO. Date

Graphic Scale 1"= 100'

