



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Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant PRIOR to placement of the legal advertisement for said public hearing request (at least 15 days before the scheduled Planning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



Rezoning Request Application

Petition#:

Applicant & Property Owner Information

Applicant Name: Randall A. Wright Email: randy@islandinv.com
Applicant Address: 350 Allison Dr NE, Atlanta, GA 30342 Phone: (404) 316-1101
Company Name: Island Investors LLC

Property Powers Court Medical Park LLC, by TPB ASSET RECOVERY, LLC, Its Sole Member
Owner Name: attn: Chris Elsevier Email: Chris.Elsevier@piedmont.bank
Property
Owner Address: 5100 Peachtree Parkway, Peachtree Corners GA 30092 Phone: (770) 709-5206

Property Details

Property
Address: 1400 Senoia Rd, Tyrone, GA, 30290 Lot#

Reason Requesting Rezoning:

To build a commercial business park in accordance with the Commercial Corridor designation of the Future Land Use Plan.

Current Zoning of Property: O-I Proposed Zoning of Property: C-2

Parcel #: 07-260-4010 (6.32 ac); 07-260-4009 (2.57 ac) Total Number of Acres to be Rezoned: 8.89
07-260-4013 (pad)

Present Use of Subject Property: Vacant

Proposed Use of Subject Property: Office/warehouse commercial business park

Land Use Plan Designation: Commercial Corridor

Name & Type of Access Road: Senoia Rd, two- lane county highway

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:



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:

Powers Court Medical Park LLC, by TPB ASSET RECOVERY, LLC, Its Sole Member (Please Print Names)

Property Tax Identification Number(s) of Subject Property: 07-260-4010 (6.32 ac); 07-260-4009 (2.57 ac); 07-260-4013 (pad)

(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) see description 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 Randy Wright, Blake Barnett 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.

Signature of Property Owner 1

5100 Peachtree Parkway, Peachtree Corners, GA 30092
Address

Signature of Notary Public

11/22/21
Date



Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

Signature of Notary Public

Date



Petition for Rezoning

Petition#:

Name: Randall A. Wright Email: randy@islandinv.com

Petition Number: _____

Address: 350 Allison Dr NE, Atlanta, GA 30342 Phone#: 404-316-1101

PETITION FOR REZONING CERTAIN PROPERTY IN THE INCORPORATED AREA OF TYRONE, GEORGIA.

Randall Wright/Christopher Blake Barnett affirms that he/she is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) O-I Zoning District. He/She respectfully petitions the Town to rezone the property from its present classification and tenders herewith the sum of \$ \$1,000.00 to cover all expenses of the public hearing. He/She petitions the above named to change its classification to C-2

This property includes (Check one of the following):

- ☒ See attached legal description on recorded Warranty Deed for subject property
- ☐ Legal Description for subject property is as follows:

By: Randall Wright
Owner/Agent

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____.

PUBLIC HEARING to be held by the Town of Tyrone Planning Commission on the _____ day of _____, _____ at 7:00 p.m.

PUBLIC HEARING to be held by the Tyrone Town Council on the _____ day of _____, _____ at 7:00 p.m.

NOTARY PUBLIC

RAW
APPLICANT'S SIGNATURE



Agreement to Dedicate Property for Future Right-of-Way (ROW)

Petition#:

I/We, Powers Court Medical Park LLC said
property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to
the Town of Tyrone, _____ feet of right-of-way along _____
as measured from the centerline of the road. Based on the Future Thoroughfare Plan Map streets in the
Town of Tyrone require a minimum street width as specified below:

- Local Street (Minor Thoroughfare) 60 foot ROW (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80 foot ROW (40' measured from each side of centerline)
- Arterial Street (Major Thoroughfare) 100 foot ROW (50' measured from each side of road centerline)

Sworn and subscribed before me this _____ day of _____, 20_____.

Signature of Property Owner 1

SIGN HERE

Signature of Notary Public

Address

Date

Signature of Property Owner 2

SIGN HERE

Signature of Notary Public

Address

Date

Signature of Property Owner 3

SIGN HERE

Signature of Notary Public

Address

Date



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 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

Christopher S. Elsevier, Authorized Signatory
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)

Attach additional sheets if necessary to disclose or describe all contributions



Rezoning Request Checklist

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.
- ☐ 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.