



PLANNING DATE 1/26/2023
COUNCIL DATE N/A

# P&Z STAFF REPORT

**PREPARED BY:**  
Phillip Trocquet, Asst. Town Manager | Community Development  
ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 01262023	74 South, LLC – Jason Walls	072604009, 072604010

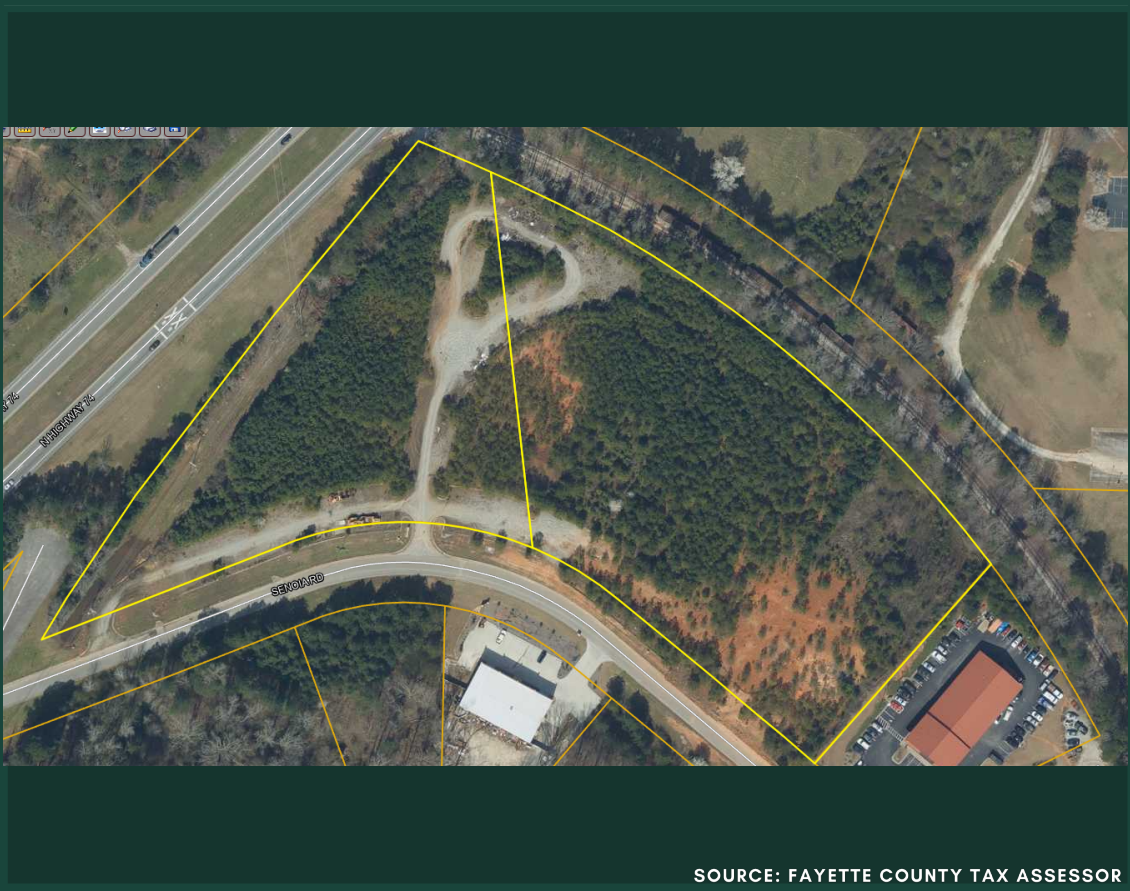
## SUMMARY & HISTORY

Applicant Jason Walls. has submitted an application to replat the subject parcels on behalf of owner, 74 South, LLC.

This re-plat has been initiated for the purposes of consolidating the parcels into a single tract.

## STAFF DETERMINATION

Staff determines that this final plat meets the minimum standards of the Town's ordinance and recommends approval.



SOURCE: FAYETTE COUNTY TAX ASSESSOR

EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	PROPERTY ACREAGE
O-I Office-Institutional	C-2 Highway Commercial	Vacant Office-Institutional	North: C-1 South: C-1 & C-2 East: C-2 West: M-2	072604009 – 3.5 Acres 072604010 – 6.3 Acres

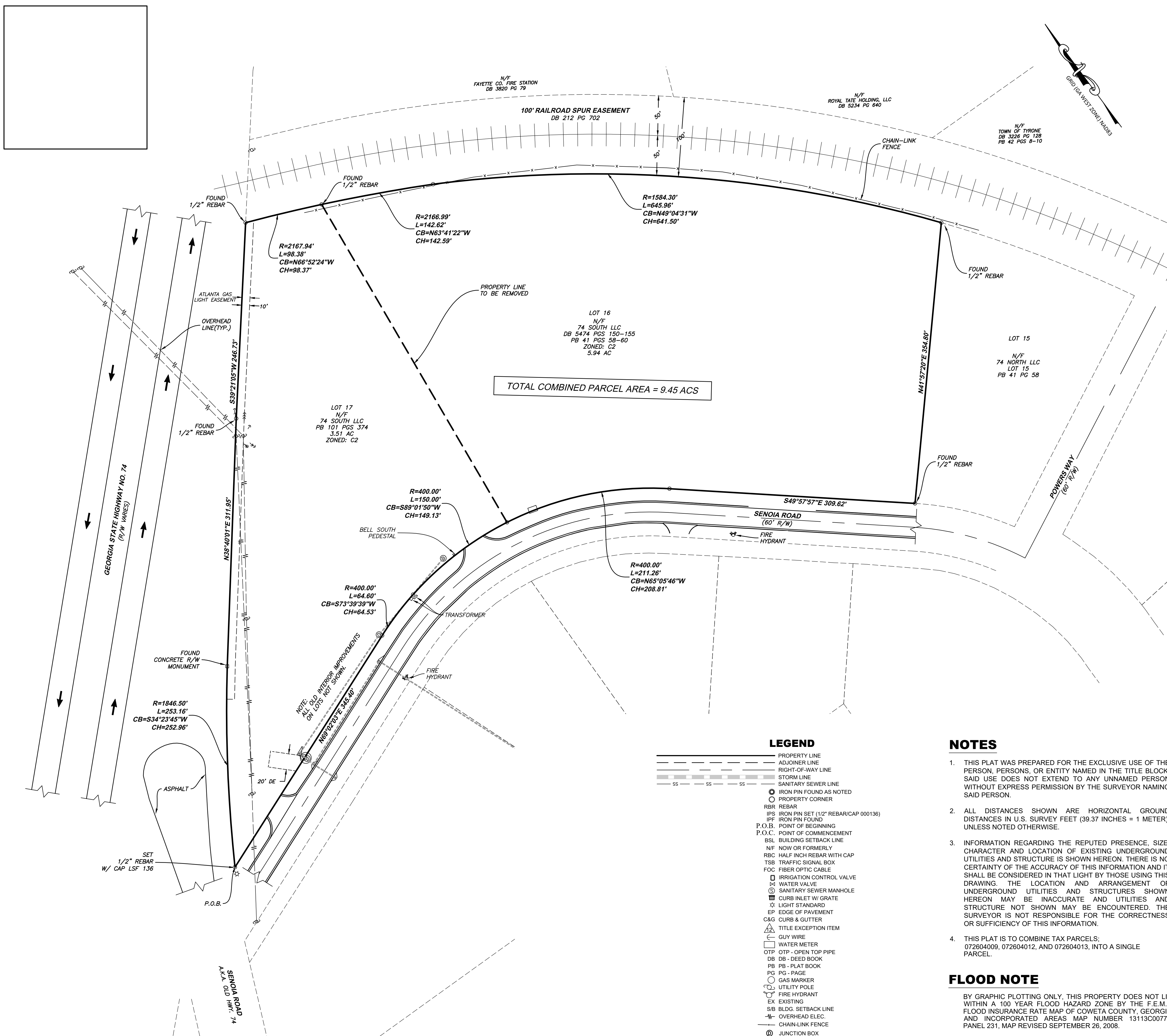
## COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Commercial Corridor Character area which encourages high architectural and landscaping standards. Commercial areas should be screened from the right-of-way and pedestrian connectivity should be accommodated throughout the site and in accord with future path plans. This property lies within the SR-74 Quality Growth Overlay district which requires higher architectural and landscaping provisions for any portion of the site fronting or visible from SR-74.

## ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

This re-plat is compatible with the Town's ordinance for both O-I and C-2 zoning classifications.





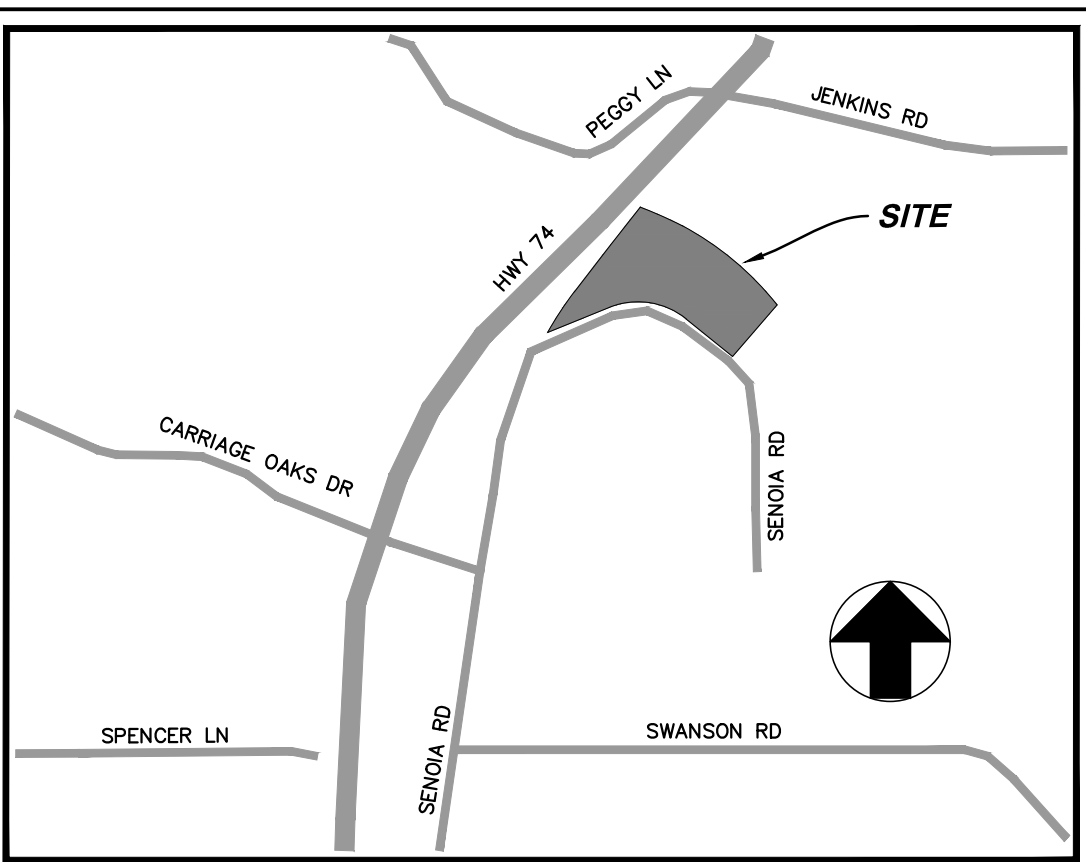
**NOTE:**  
SOME SYMBOLS MAY NOT BE PRESENT ON ALL DRAWINGS.

- LEGEND**
- PROPERTY LINE
  - ADJOINER LINE
  - RIGHT-OF-WAY LINE
  - STORM LINE
  - SANITARY SEWER LINE
  - IRON PIN FOUND AS NOTED
  - PROPERTY CORNER
  - RBR REBAR
  - IPS IRON PIN SET (1/2" REBAR/CAP 000136)
  - IPF IRON PIN FOUND
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - BSL BUILDING SETBACK LINE
  - N/F NOW OR FORMERLY
  - RBC HALF INCH REBAR WITH CAP
  - TSB TRAFFIC SIGNAL BOX
  - FOC FIBER OPTIC CABLE
  - IRRIGATION CONTROL VALVE
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - CURB INLET W/ GRATE
  - LIGHT STANDARD
  - EP EDGE OF PAVEMENT
  - C&G CURB & GUTTER
  - TITLE EXCEPTION ITEM
  - GUY WIRE
  - WATER METER
  - OTP - OPEN TOP PIPE
  - DB - DEED BOOK
  - PB - PLAT BOOK
  - PG - PAGE
  - GAS MARKER
  - UTILITY POLE
  - FIRE HYDRANT
  - EXISTING
  - S/B BLDG. SETBACK LINE
  - OVERHEAD ELEC.
  - CHAIN-LINK FENCE
  - JUNCTION BOX

- NOTES**
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
  - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
  - INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
  - THIS PLAT IS TO COMBINE TAX PARCELS; 072604009, 072604012, AND 072604013, INTO A SINGLE PARCEL.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13113C0077E PANEL 231, MAP REVISED SEPTEMBER 26, 2008.



**VICINITY MAP**  
NOT TO SCALE

**PROPERTY OWNER/ADDRESS**

OWNER: 74 SOUTH LLC.  
OWNER ADDRESS: 350 ALLISON DR. NE  
ATLANTA, GA 30342  
PROPERTY ADDRESS: 1400 SENOIA ROAD  
TYRONE, GA  
EXISTING ZONING: C2

**SURVEY NOTES**

- FIELD WORK PERFORMED: 12/06/21 DATE OF PLAT PREPARATION: 12/10/21, EQUIPMENT UTILIZED: LEICA TS12 P 3"
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 123,145 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO EXCEED ONE FOOT IN 100,000 FEET.
- RECORD TITLE:  
DB 5541 PGS 563-566  
DB 5474 PGS 150-155  
PB 42 PGS 8-10  
PB 45 PGS 67-71  
PB 101 PG 374

**FINAL PLAT APPROVAL**

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.

TOWN ENGINEER	DATE
MAYOR	DATE
(OWNER)	DATE
TOWN CLERK	DATE

**SURVEYOR 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 intend 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. INTEGRATED SCIENCE & ENGINEERING LSF000136, EXP. 6/30/2024

*Larry J Seabolt* 11/28/22  
LARRY J SEABOLT, PLS GA 2135 DATE  
INTEGRATED SCIENCE & ENGINEERING LSF000136



**FINAL SURVEYORS CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACUTAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN: THIS PLAT CONFORMS TO ALL REQUIREMENTS OF GOERGIA PLAT ACT.

*Larry J Seabolt* 11/28/22  
LARRY J SEABOLT, PLS GA 2135 DATE  
INTEGRATED SCIENCE & ENGINEERING LSF000136 (EXP. 06/30/2024)

REVISED FINAL PLAT TO COMBINE LOT 16 AND LOT 17  
(TAX PARCEL ID NO'S 0726 04 009 AND 0726 04 010)  
LAND LOT 116 OF THE 7TH DISTRICT, CITY OF TYRONE, FAYETTE COUNTY, GEORGIA