



PLANNING DATE 07/13/2022
COUNCIL DATE NA

P&Z STAFF REPORT

PREPARED BY:

Phillip Trocquet, Asst. Town Manager
ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 07132022	Scanlon Engineering Services	1866 & 1862 SR-74

SUMMARY & HISTORY

Applicant Better Way Ministries on behalf of Scanlon Engineering services has submitted a final plat to split 1862 SR-74 into two separate lots. The Town's technical review committee (TRC) has substantively completed its review of this proposal.

STAFF DETERMINATION

It is staff's determination that the proposed plat be approved with the following conditions:

- 1.Any outstanding minor TRC comments be resolved.
- 2.Any non-conforming structures be demolished before official signing and recording of the plat.



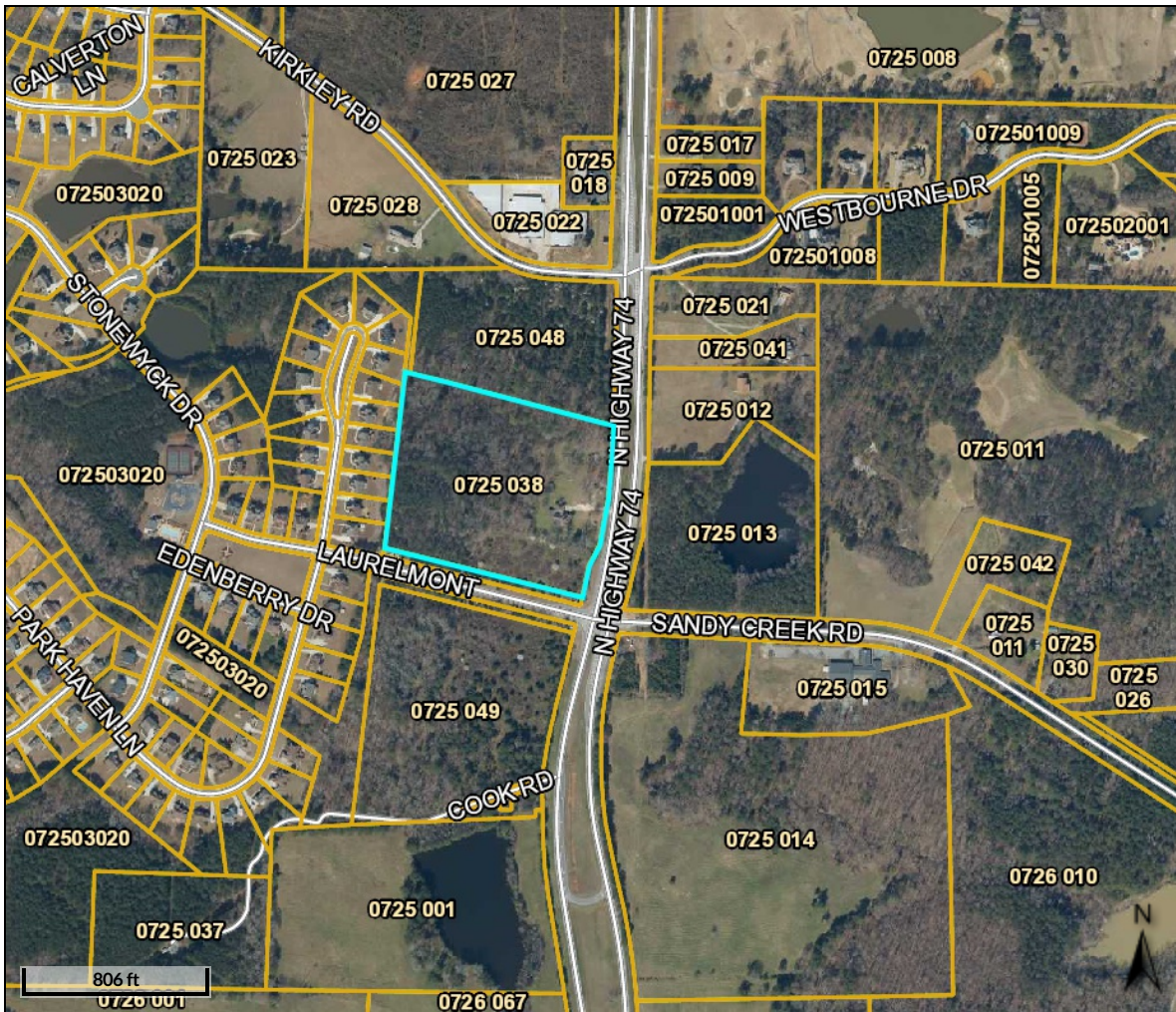
EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
AR	N/A	Residential	North: O-I South: O-I East: Unincorporated West: DR	Residential Homes Accessory structures	15 Acres

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

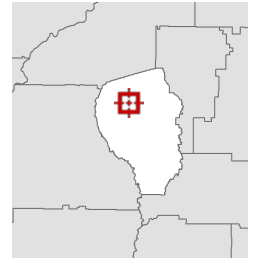
The proposed lot configuration is consistent with the Future Development Map which places this property within the Community Gateway Character area which encourages high traffic management, architectural, and landscaping standards. Staff has received GDOT preliminary approval of a curb cut along SR-74 which was requested as part of a previous review. Such preliminary approval satisfies staff's concerns regarding access management.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

This plat is consistent with the Town's zoning and subdivision regulations.



Overview



Legend

- Parcels
- Addresses
- Roads

Parcel ID	0725 038	Alternate ID	00003203	Owner Address	A BETTER WAY MINISTRIES INC
Sec/Twp/Rng	00000-000-	Class	R4		320 DIVIDEND DRIVE
Property Address	1862 HIGHWAY 74 N	Acreage	15		PEACHTREE CITY, GA 30269
District	03				
Brief Tax Description	15 ACRES HWY 74				

(Note: Not to be used on legal documents)

Date created: 7/13/2022

Last Data Uploaded: 7/13/2022 6:04:35 AM

Developed by  Schneider
GEOSPATIAL

Town of Tyrone Zoning Map

**Tyrone Online Zoning
Map_WFL1 - Highway 74
Overlay District**



**Tyrone Online Zoning
Map_WFL1 - Roads**



**Tyrone Online Zoning
Map_WFL1 - Zoning
Districts**



A-R



CR-2



CR-3



R-20



R-18



R-12



DR



RMF



M-H-P



O-S



Updated 02/2021

300ft

Coweta County, Maxar

THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

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 (O.C.G.A.) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- WIRE FENCE LINE
- CHAINLINK FENCE LINE
- CREEK LINE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- PROPERTY LINE
- ADJACENT LOT LINE
- LAND LOT & COUNTY LINE
- ASPHALT AREA
- CONCRETE AREA
- STONE AREA

REFERENCES & NOTES

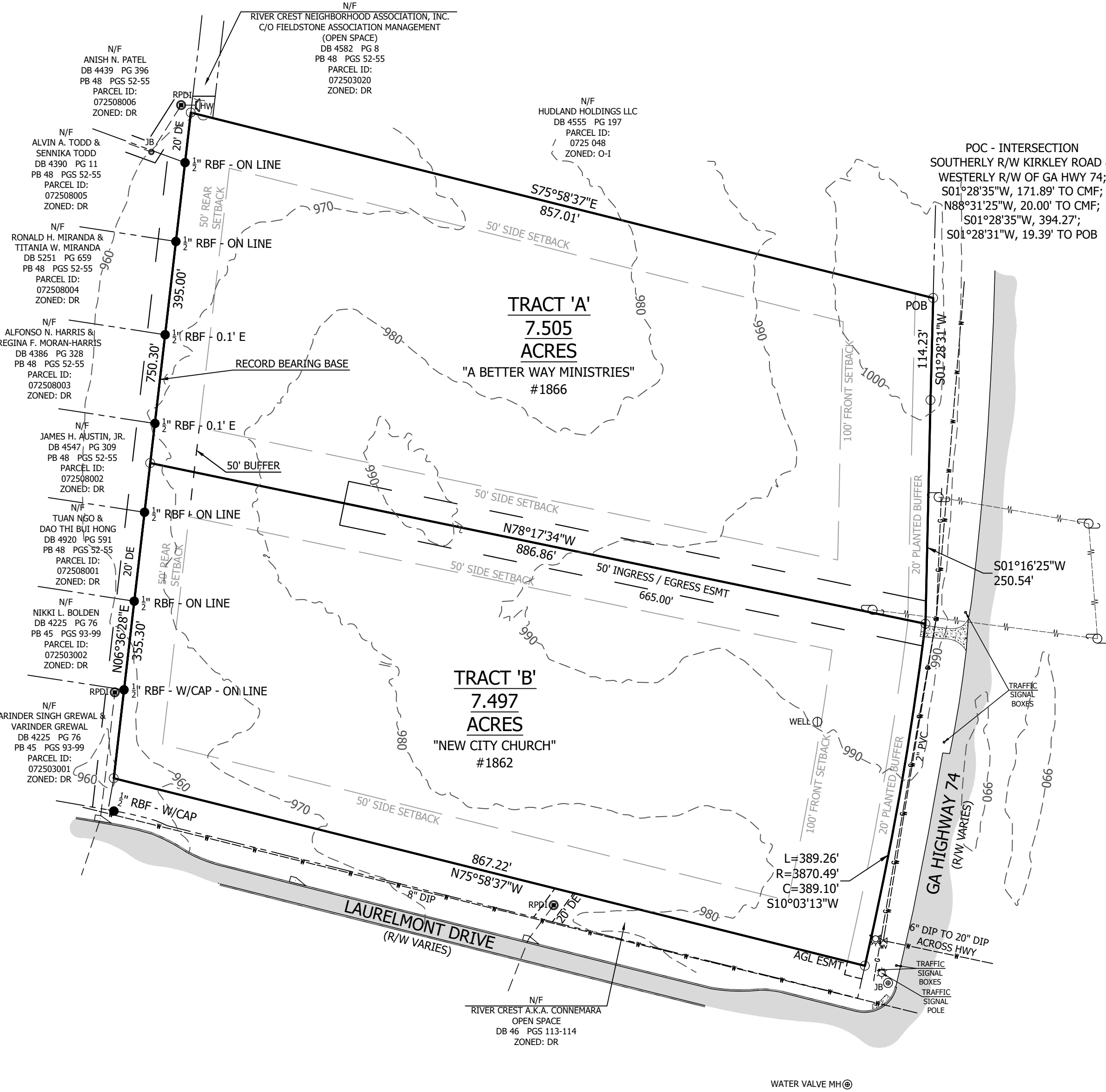
CURRENT OWNER:
A BETTER WAY MINISTRIES, INC.
DEEDS:
DB 5421 PG 721
PARCEL ID: 0725 038

NOTES

- SUBDIVIDER:
A BETTER WAY MINISTRIES, INC.
JOHN BARROW
320 DIVIDEND DRIVE
PEACHTREE CITY, GA 30269
PHONE: 770-631-6202
EMAIL: john@abetterwayministries.com
- TAX PARCEL NO. 0725 038
- NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAP 13113C0014E, DATED 9/26/2008.
- ZONING INFORMATION
CURRENT ZONING: A-R (AGRICULTURAL) HWY 74 OVERLAY DISTRICT SETBACKS:
MIN. FRONT YARD: 100' (MAJOR THOROUGHFARE)
MIN. SIDE YARD: 50'
MIN. REAR YARD: 50'
MINIMUM LOT AREA: 3.0 ACRES
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM AREA PRINCIPAL STRUCTURE: 1,200 SF
MINIMUM LOT WIDTH AT BUILDING LINE: 250'
- SETBACKS, BUFFERS, AND DEVELOPMENT REGULATIONS REFLECTED ON THIS PLAT/SURVEY ARE CONSISTENT WITH THE ZONING AND ORDINANCES OF THESE PROPERTIES AT THE TIME OF RECORDING. PROPERTY SETBACKS, BUFFERS, AND DEVELOPMENT REGULATIONS ARE SUBJECT TO CHANGE IF ZONING OR TOWN ORDINANCES PERTAINING TO THESE PROPERTIES ARE AMENDED.
- POTABLE WATER PROVIDED BY FAYETTE COUNTY WATER SYSTEM. WATER CONNECTION WILL BE ALLOWED ON EXISTING 20" DIP WATER MAIN ALONG EAST SIDE OF GA HWY 74 OR 8" DIP WATER MAIN ALONG LAURELMONT DRIVE.
- SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
- NO WETLAND AREAS ARE PRESENT ON THIS SITE PER NATIONAL WETLAND INVENTORY MAP OR FAYETTE COUNTY GIS.
- NO STATE WATERS ARE PRESENT ON THIS SITE.
- 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.
- BOTH PROPERTIES ARE LOCATED IN A SIGNIFICANT GROUNDWATER RECHARGE AREA PER THE GA DNR HYDROLOGIC ATLAS 18 (1989 EDITION).

LOT TABLE

ITEM	SQUARE FEET	ACRES
TRACT 'A'	326,902	7.505
TRACT 'B'	326,555	7.497
STREETS	0	0
GREEN BELT	0	0
TOTAL	653,457	15.002



FINAL PLAT APPROVAL

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

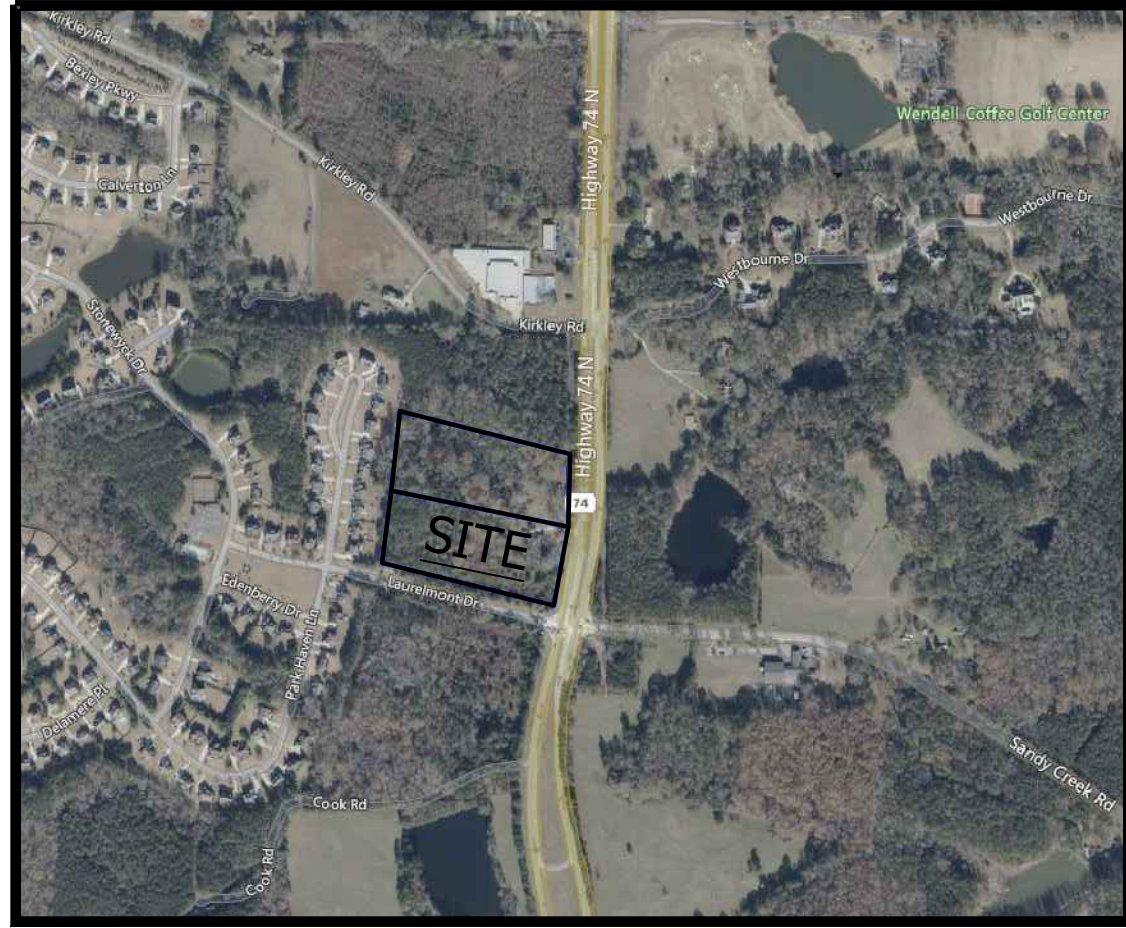
Fayette County Health Department Date
Town Engineer Date
Mayor Date
Town Clerk Date

OWNER'S ACKNOWLEDGEMENT

I, the undersigned, certify that as the legal owner of the subject property, I hereby authorize the submittal of this final plat for my property.

Owner Date

VICINITY MAP (NTS)



SES

ENGINEERING PLANNING SURVEYING

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

SCANLON ENGINEERING SERVICES, INC.

221 EAST BANK STREET
GRiffin, GEORGIA 30223
PHONE: (678) 967-2051 www.scanloneg.com

★ LST 00089 ★

FINAL PLAT FOR

A BETTER WAY MINISTRIES, INC.

LOCATED IN LAND LOT 114 OF THE 7th DISTRICT,
TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		



FINAL PLAT

Review by: MAB
Project #: S210421474
Drawn by: JWS
Date: 1/27/2022

SHEET TITLE

418D

SHEET # 01 OF 01

From: [Joey Scanlon](#)
To: [Mark Buckner](#)
Subject: FW: A Better Way Ministries-GDOT Driveway Permit
Date: Friday, April 29, 2022 2:35:46 PM
Attachments: [image016.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[A Better Way 4-29-22.pdf](#)

Sincerely, Joey

Michael J. Scanlon, PE
Vice President

Scanlon Engineering Services, Inc.
221 E. Bank Street
Griffin, Georgia 30223
Cell Phone - 678-618-3665
Office Phone - 678-967-2051
website - www.scanloneng.com

From: Taylor, Stanford <stataylor@dot.ga.gov>
Sent: Friday, April 29, 2022 1:49 PM
To: Joey Scanlon <joey@scanloneng.com>
Cc: Mark Buckner <mark@scanloneng.com>; John Barrow <john@abetterwayministries.com>
Subject: RE: A Better Way Ministries-GDOT Driveway Permit

Joey,

The proposed subdivision of property is approved. However when applying for a GDOT encroachment permit a signed joint use driveway agreement will need to be provided for the proposed location of the driveway.

Stanford Taylor
Traffic Specialist III



District 3 – Traffic Operations
115 Transportation Blvd.
Thomaston GA 30286
706.646.7592 office

From: Joey Scanlon <joey@scanloneng.com>
Sent: Friday, April 29, 2022 11:13 AM
To: Taylor, Stanford <stataylor@dot.ga.gov>
Cc: Mark Buckner <mark@scanloneng.com>; John Barrow <john@abetterwayministries.com>
Subject: RE: A Better Way Ministries-GDOT Driveway Permit

Stanford

Attached is the proposed plat dividing the property into two tracts. Please let me know if GDOT approves the plat and proposed driveway location

Sincerely, Joey

Michael J. Scanlon, PE
Vice President

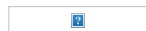
Scanlon Engineering Services, Inc.
221 E. Bank Street
Griffin, Georgia 30223
Cell Phone - 678-618-3665
Office Phone - 678-967-2051
website - www.scanloneng.com

From: Taylor, Stanford <stataylor@dot.ga.gov>
Sent: Friday, April 29, 2022 11:09 AM
To: Joey Scanlon <joey@scanloneng.com>
Cc: Mark Buckner <mark@scanloneng.com>; John Barrow <john@abetterwayministries.com>
Subject: RE: A Better Way Ministries-GDOT Driveway Permit

Good morning, Joey,

If there is a proposed subdivision of property into two tracts, this subdivision of property will have to be approved by GDOT since the parcel has frontage to a state route. Could you send me a plat with the proposed subdivision of property for approval?

Stanford Taylor
Traffic Specialist III



District 3 – Traffic Operations
115 Transportation Blvd.
Thomaston GA 30286
706.646.7592 office

From: Joey Scanlon <joey@scanloneng.com>
Sent: Friday, April 29, 2022 10:28 AM
To: Taylor, Stanford <stataylor@dot.ga.gov>
Cc: Mark Buckner <mark@scanloneng.com>; John Barrow <john@abetterwayministries.com>
Subject: RE: A Better Way Ministries-GDOT Driveway Permit

Stanford:

Good morning!

Thank you for responding to my request for driveway approval. Can you please send me an email stating GDOT will allow a driveway in the location shown on the concept plan? The City of Tyrone requires this so we can divide the property into Tract A & B as shown on the concept plan.

See my responses in red below to your questions.

Sincerely, Joey

Michael J. Scanlon, PE
Vice President

Scanlon Engineering Services, Inc.

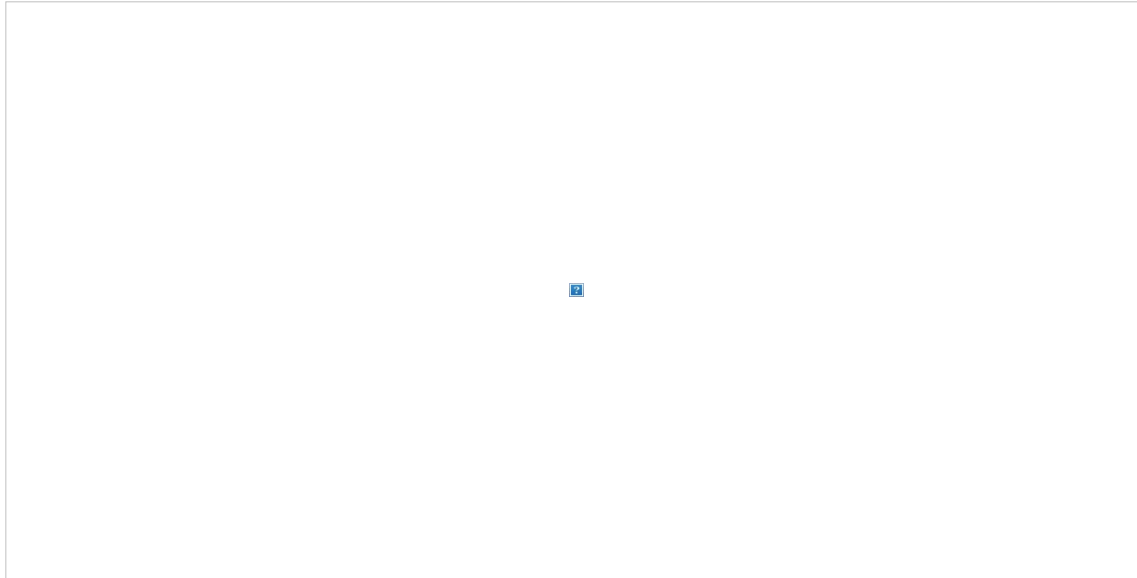
221 E. Bank Street
Griffin, Georgia 30223
Cell Phone - 678-618-3665
Office Phone - 678-967-2051
website - www.scanloneng.com

From: Taylor, Stanford <stataylor@dot.ga.gov>
Sent: Wednesday, April 13, 2022 11:22 AM
To: Joey Scanlon <joey@scanloneng.com>
Cc: Mark Buckner <mark@scanloneng.com>; John Barrow <john@abetterwayministries.com>
Subject: RE: A Better Way Ministries-GDOT Driveway Permit

Good afternoon, Joey,

There has been a discussion here in the traffic operations office concerning your conceptual layout for the Better Way Ministries church layout to be located north of the town of Tyrone and the proposed layout is acceptable to GDOT; however there are concerns that maybe you can answer, what will the 30,000 mixed use building be for? **Ministry. Thrift store. Light retail**

Has the option to have an access off of Laurelmont Drive been looked at? **Yes, that would be better but there is a strip of OPEN SPACE (see yellow hi-lite below) between the right of way and the property that is owned by the home the owner's association and they will not grant access across their open space property.**



When designing plans for an encroachment permit, design a right-in/right-out access with a decel lane for the posted speed limit of 55 MPH. **Will do**

If there is still a desire to meet in the field, contact me with a proposed date and time and I will make sure that you are on my calendar. I look forward to working with you on this project. **Currently I don't need to meet, thank you!**

<https://gps.dot.ga.gov/>

Stanford Taylor
Traffic Specialist III



District 3 – Traffic Operations
115 Transportation Blvd.
Thomaston GA 30286
706.646.7592 office

From: Joey Scanlon <joey@scanloneng.com>
Sent: Friday, April 8, 2022 6:55 PM
To: Taylor, Stanford <stataylor@dot.ga.gov>; Wilkerson, Donald <dowilkerson@dot.ga.gov>
Cc: Mark Buckner <mark@scanloneng.com>; John Barrow <john@abetterwayministries.com>
Subject: RE: A Better Way Ministries-GDOT Driveway Permit

Stanford:

Attached is the concept plan. The proposed driveway is located >350' from the Laurelmont Drive radius return. Please review the driveway and let me know if you have time next Tuesday or Wednesday to meet on-site to make sure this driveway location will work.

Sincerely, Joey

Michael J. Scanlon, PE
Vice President

Scanlon Engineering Services, Inc.
221 E. Bank Street
Griffin, Georgia 30223
Cell Phone - 678-618-3665
Office Phone - 678-967-2051
website - www.scanloneng.com

From: Taylor, Stanford <stataylor@dot.ga.gov>
Sent: Thursday, March 10, 2022 9:13 AM
To: Wilkerson, Donald <dowilkerson@dot.ga.gov>; Joey Scanlon <joey@scanloneng.com>
Cc: Mark Buckner <mark@scanloneng.com>; John Barrow <john@abetterwayministries.com>
Subject: RE: A Better Way Ministries-GDOT Driveway Permit

Joey,

It would be better to have a conceptual layout in hand to determine where your proposed access to SR 74 would be located. That being said from a quick review where this property is located, the proposed access should be located a minimum of 350 feet from the radius return of Laurelmont Drive and the egress of the proposed access, with the length being measured radius return to radius return, also the proposed access should not be located across from the newly constructed GDOT U-turn lane avoiding a potential access conflict (or someone exiting your site and trying illegally to gain access to the U-turn). If a site visit is desired I will not be available until the middle of next week.

Refer to the current edition of the GDOT Encroachment Manual when designing plans for a GDOT encroachment permit.

What will be property be developed into?? if you desire to discuss this review you can contact me at the phone number that is in my signature. I look forward to working with you on this project.

Stanford Taylor
Traffic Specialist III



District 3 – Traffic Operations
115 Transportation Blvd.
Thomaston GA 30286
706.646.7592 office

From: Wilkerson, Donald <dowilkerson@dot.ga.gov>
Sent: Wednesday, March 9, 2022 5:27 PM
To: Joey Scanlon <joey@scanloneng.com>
Cc: Mark Buckner <mark@scanloneng.com>; John Barrow <john@abetterwayministries.com>; Taylor, Stanford <stataylor@dot.ga.gov>
Subject: Re: A Better Way Ministries-GDOT Driveway Permit

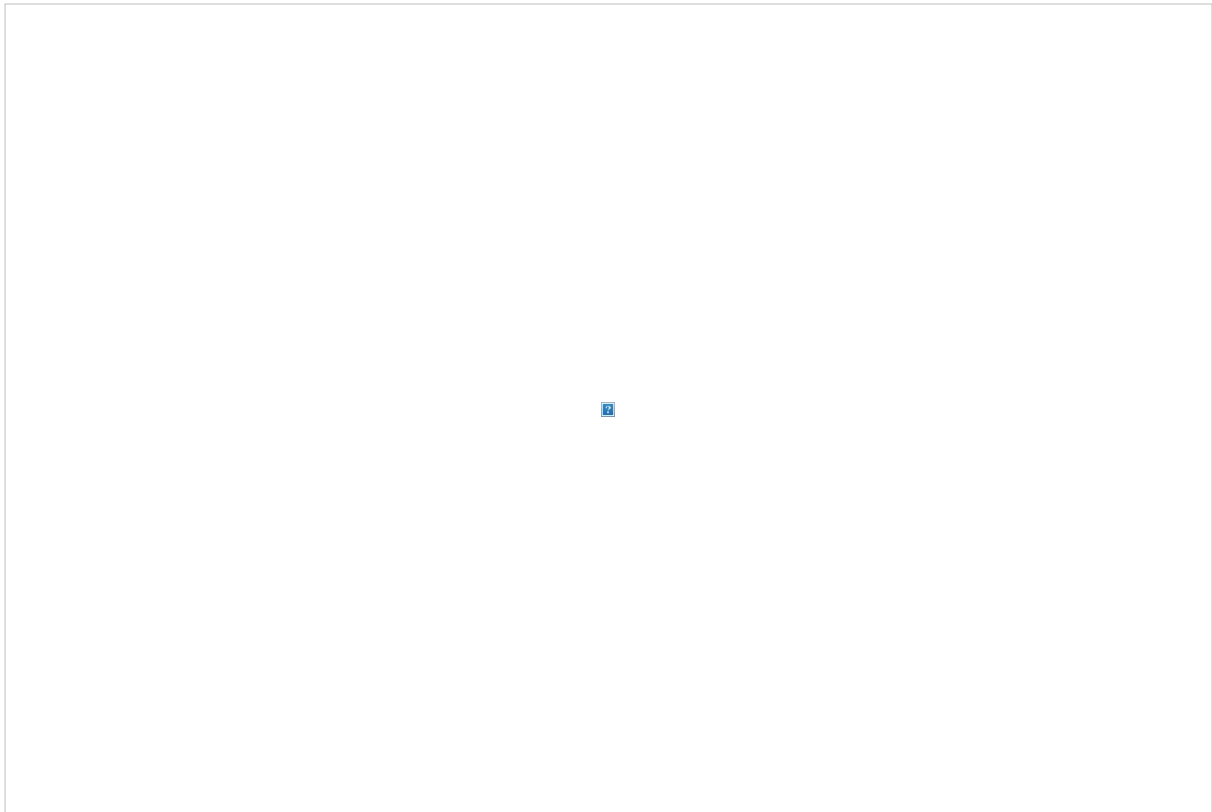
Joey,
My co worker Stanford Taylor handles that area , I have copied him on this email .

Sent from my iPhone

On Mar 9, 2022, at 5:16 PM, Joey Scanlon <joey@scanloneng.com> wrote:

Donald

Hello, I have a project in Tyrone, GA that requires a right in/right out driveway to GA Hwy 74.
The pink arrow shown on the aerial below is the proposed approximate location for the driveway.
I would like to meet on-site with you to discuss the driveway location.
I have not completed a concept plan because I need to determine the driveway location before I do the concept plan.
Do you have time to meet me next Tuesday (3/15/22) at 10:30 am on-site?



Sincerely, Joey

Michael J. Scanlon, PE
Vice President

Scanlon Engineering Services, Inc.
221 E. Bank Street
Griffin, Georgia 30223
Cell Phone - 678-618-3665
Office Phone - 678-967-2051
website - www.scanloneng.com