



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
RZ-2024-009	August 8th, 2024	September 5th, 2024

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
355 Crestwood Road	Cole Gilley	0737-040	AR	R-18	Estate Residential	<b>North:</b> E-1 <b>South:</b> R-12 <b>East:</b> R-18 & R-12 <b>West:</b> R-12	Existing Home & Accessory Structures	5

### SUMMARY & HISTORY

Applicant and owner, Cole Gilley has submitted an application for rezoning of a 5-acre tract at property address 355 Crestwood Rd from AR (Agricultural Residential) to R-18 (1-ac, 1,800 s.f min. residential). The applicant's stated intent for this application is to divide the lot.

The applicant has submitted a conceptual plat as an exhibit. Staff would like to point out that this rezoning does not constitute an approval for the conceptual plat and a separate review process would need to be undertaken to approve any further division of the lot.

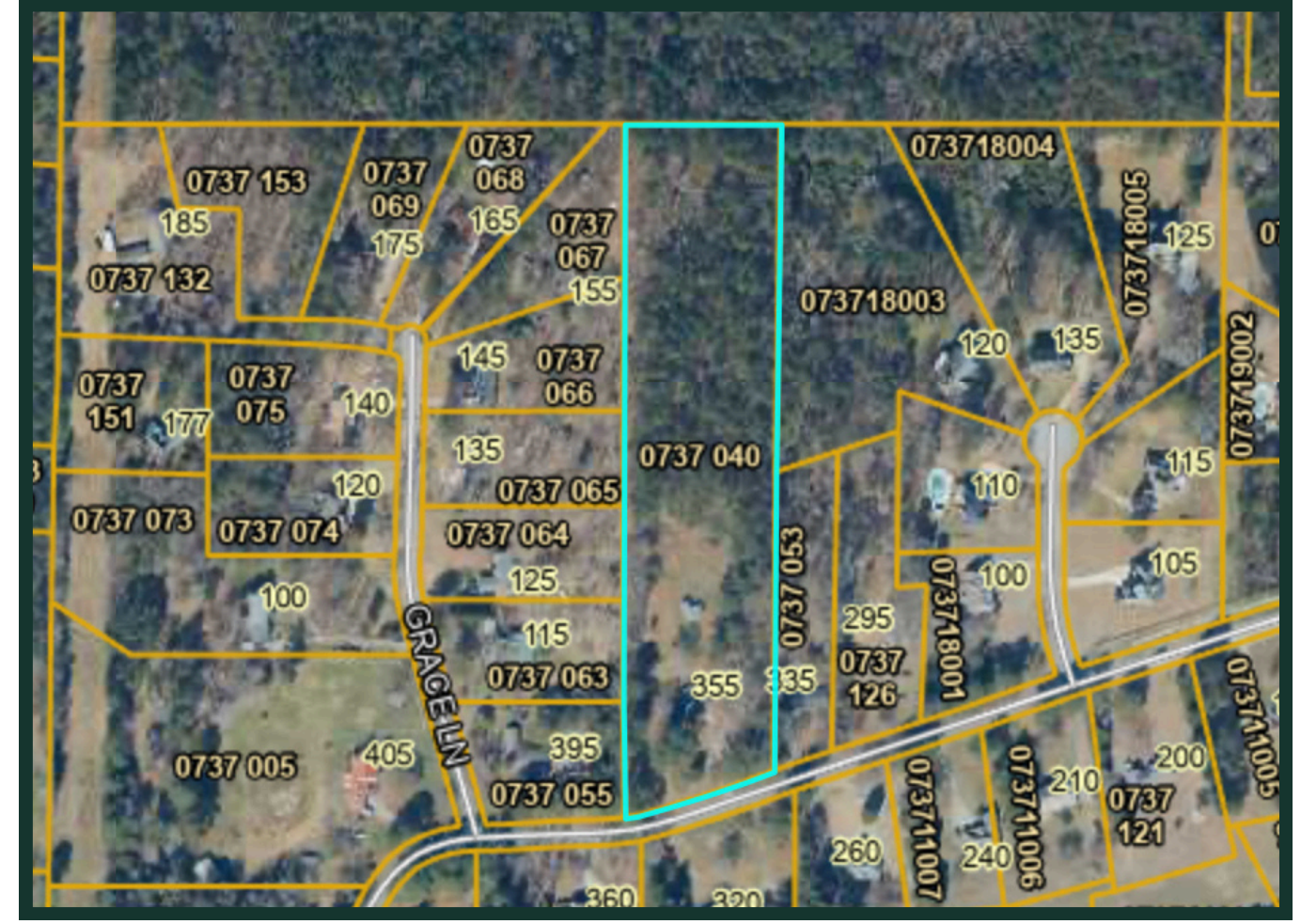
Staff recommends approval of this application.

### PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended unanimous approval of the rezoning.

### COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

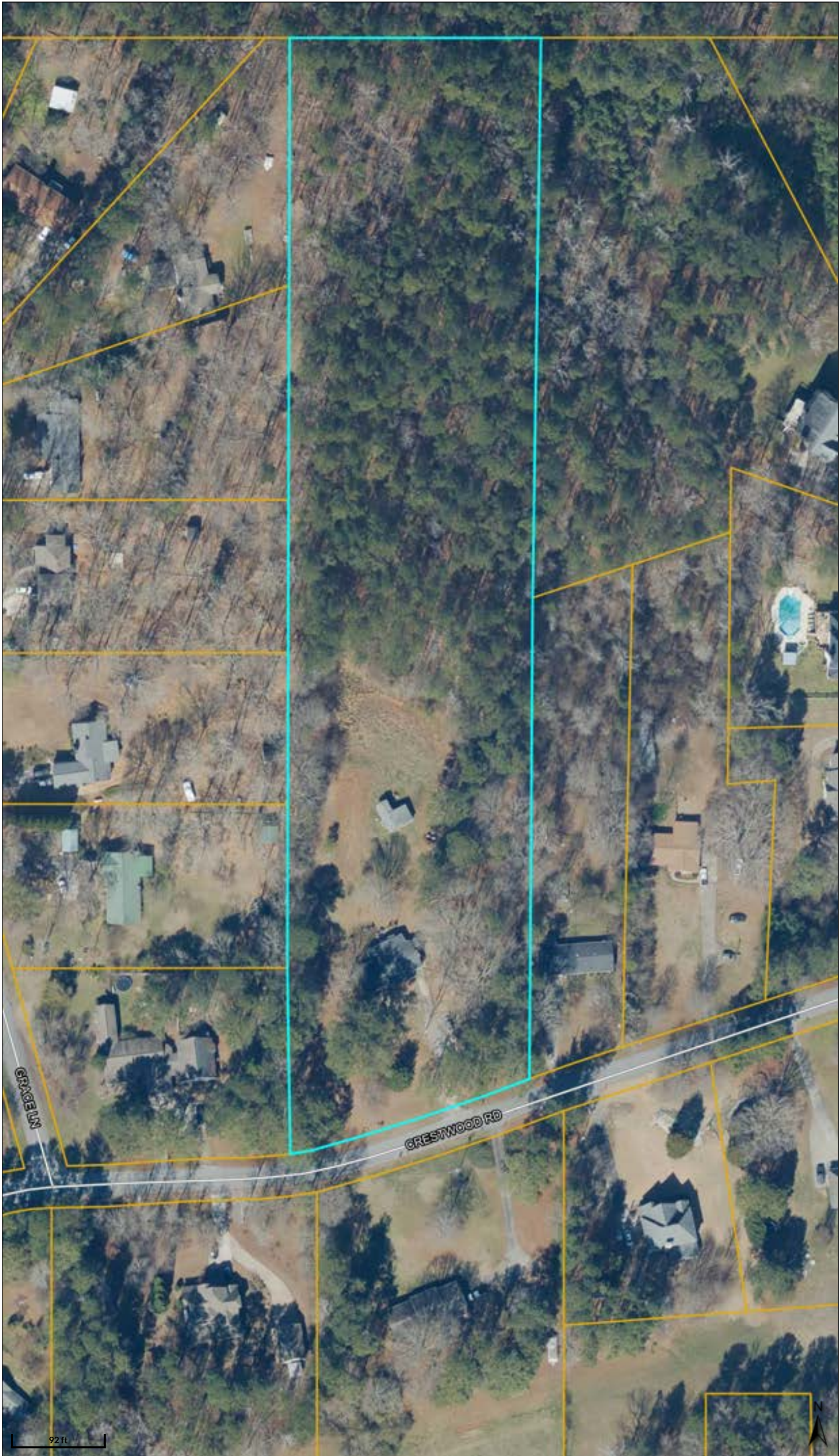
This petition is consistent with the Town's comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which encourages low density residential development not to exceed 1-unit/acre. This property is currently 5 acres. R-18 zoning is permitted in this Future Development character area with an emphasis on conservation style developments where feasible



### ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

- **Will the zoning permit suitable uses with surrounding properties?** Yes, R-18 zoning borders this property with 1-acre single-family zoning to the south, east, and west.
- **Will zoning adversely affect adjacent properties?** No, such single-family zoning already predominantly exists along Crestwood Road.
- **Does the property have reasonable economic use as currently zoned?** It is staff's determination that this property does not have reasonable economic use as currently zoned. Surrounding property is zoned for more typical single-family zoning. Given the narrow width of the lot, agricultural uses would be impractical or impossible to build given distancing requirements.
- **Would the proposed zoning overburden existing infrastructure?** No, the lot would not yield enough homes to warrant an impact on traffic flow. Public water exists along Crestwood Road. Lots would be required to be on septic.

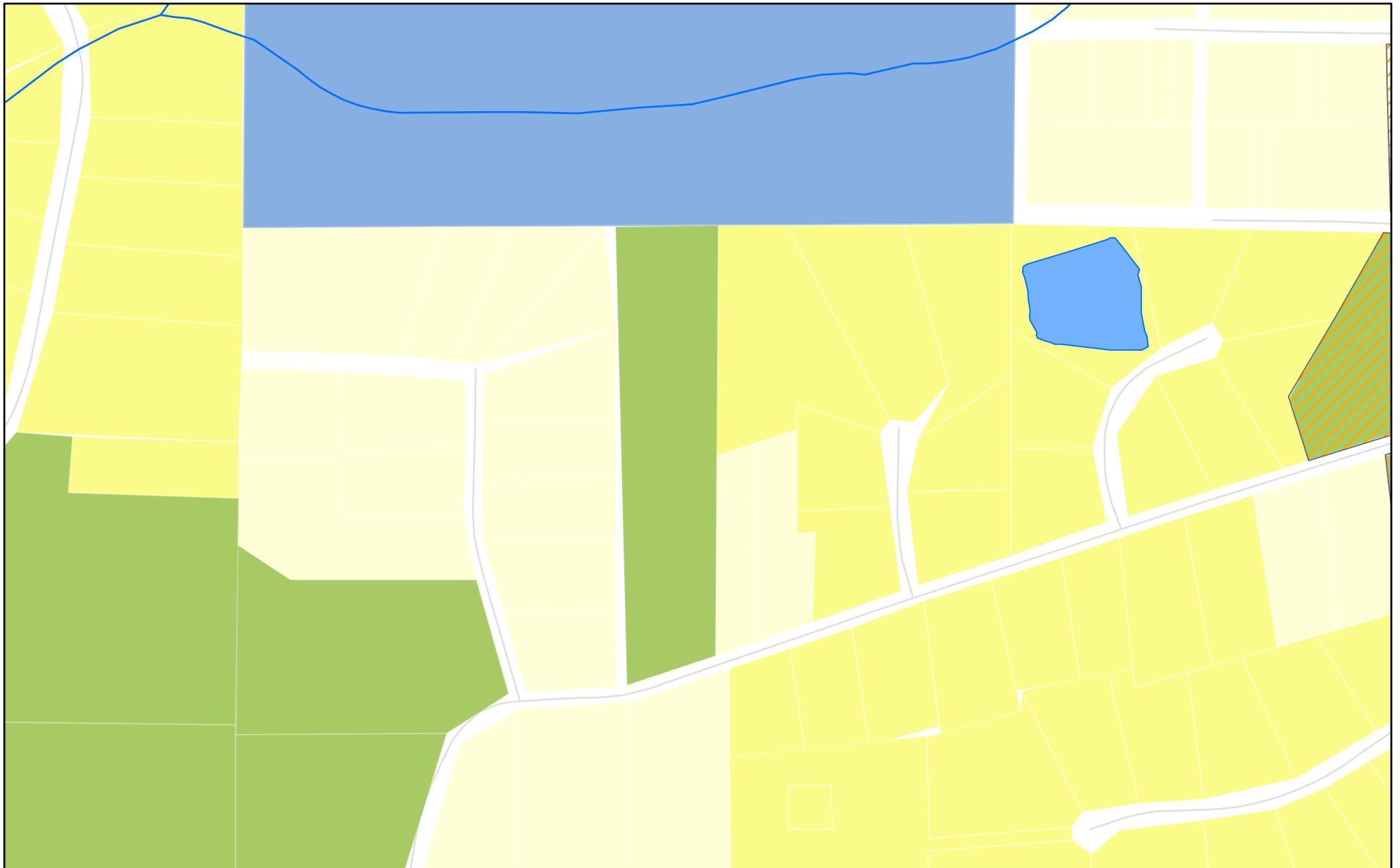
355 Crestwood Road











Legend

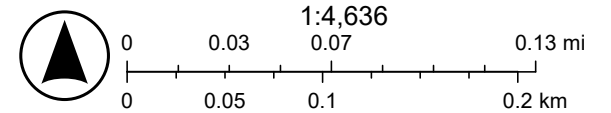
- Parcels
- Roads

# Town of Tyrone Zoning Map



8/3/2024

-  Tyrone Online Zoning Map\_WFL1 - Ponds and Lakes
-  Tyrone Online Zoning Map\_WFL1 - Rivers and Streams
-  Tyrone Online Zoning Map\_WFL1 - Town Center Overlay District
-  AR\_Agricultural\_Residential
-  R-18\_Residential\_1800sf\_Min
-  R-12\_Residential\_1200sf\_Min
-  E-I\_Educational\_Institutional
-  Tyrone Online Zoning Map\_WFL1 - Roads

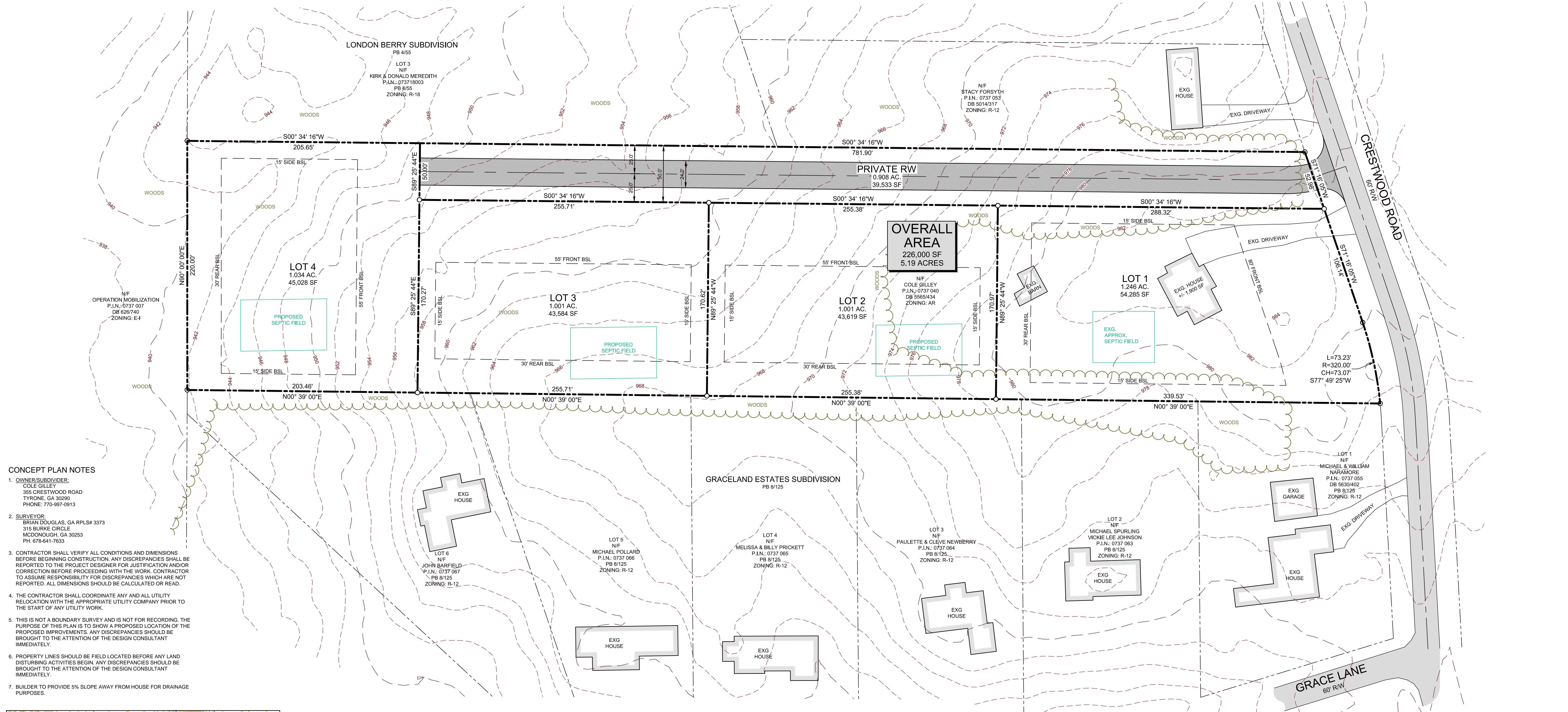
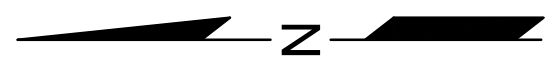


**ZONING NOTE:**  
 CITY OF TYRONE, GEORGIA  
 CURRENT ZONING: AR - AGRICULTURAL RESIDENTIAL  
 PROPOSED ZONING: R-12 RESIDENTIAL 1,200 SF MIN.  
**DIMENSIONAL REQUIREMENTS:**  
 MIN. LOT AREA: 1.0 ACRE  
 MIN. LOT WIDTH AT BUILDING LINE: 125 FEET  
 MAX. BLDG HEIGHT: 35 FEET  
 MIN. BLDG FOOTAGE: 1,200 SF  
 MAX. LOT COVERAGE: 25%

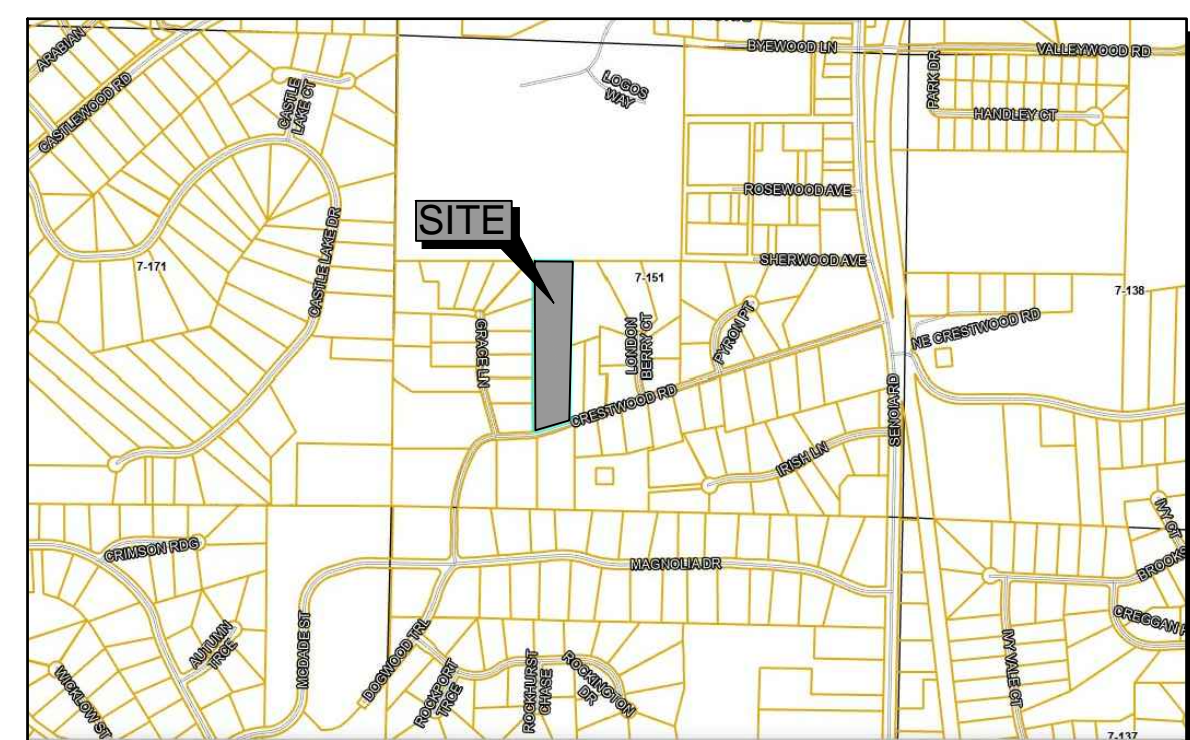
**SITE DATA:**  
 TAX PARCEL ID: 0737 040  
 TOTAL SITE AREA = 226,000 SF OR 5.19 AC.  
 PROPOSED PRIVATE R/W = 39,533 SF OR 0.908 AC.  
 PROPOSED SITE DENSITY:  
 4 HOMES / 4.282 ACRES = 0.93 HOMES/ACRE  
 SOURCE OF BOUNDARY: DB 5565/434  
 SOURCE OF TOPOGRAPHY: NOAA LIDAR  
 TOPOGRAPHIC DATA  
 DATUM: MEAN SEA LEVEL

**SETBACKS:**  
 FRONT: 80 FEET (THOROUGHFARE)  
 55 FEET (RESIDENTIAL STREET)  
 SIDE: 15 FEET  
 REAR: 30 FEET

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP NUMBER 13113C0078E LAST REVISED 9/26/2008.



- CONCEPT PLAN NOTES**
- OWNER/SUBDIVIDER:  
 COLE GILLEY  
 355 CRESTWOOD ROAD  
 TYRONE, GA 30290  
 PHONE: 770-987-0913
  - SURVEYOR:  
 BRIAN DOUGLAS, GA RPLS# 3373  
 315 BURKE CIRCLE  
 MCDONOUGH, GA 30253  
 PH. 678-641-7633
  - CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
  - THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.
  - THIS IS NOT A BOUNDARY SURVEY AND IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOCATION OF THE PROPOSED IMPROVEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN CONSULTANT IMMEDIATELY.
  - PROPERTY LINES SHOULD BE FIELD LOCATED BEFORE ANY LAND DISTURBING ACTIVITIES BEGIN. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN CONSULTANT IMMEDIATELY.
  - BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.



VICINITY MAP (N.T.S.)

**SURVEYOR'S CERTIFICATION OF DESIGN**

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS AND OTHER PLANNED FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAN HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION.

*Brian Douglas*  
 BRIAN DOUGLAS, GA RLS #3373 05/05/2024

**ABBREVIATIONS**

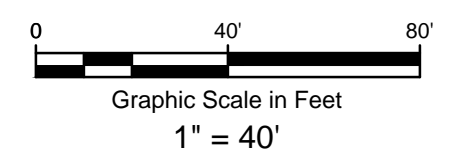
A.K.A.	ALSO KNOWN AS
BSL	BUILDING SETBACK LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DIST.	DISTURBED
LL	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.I.N.	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SF	SQUARE FEET

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL**

ALL REQUIREMENTS OF THE TYRONE LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED BY THE MAYOR AND TOWN COUNCIL.

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THIS CERTIFICATE EXPIRES: \_\_\_\_\_



CONCEPT PLAT PREPARED FOR:  
**CLAY GILLEY**  
**355 CRESTWOOD RD**

PROPERTY LOCATED IN:  
 LAND LOT 151 | 7TH DISTRICT  
 CITY OF TYRONE | FAYETTE COUNTY | GEORGIA

PREPARED BY BRIAN DOUGLAS  
 GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3373  
 315 BURKE CIRCLE | MCDONOUGH | GEORGIA 30253  
 TELEPHONE: 678-641-7633  
 PROJECT #: 24-A59  
 SHEET 1 OF 1