

APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
RZ-2024-007 & RZ-2024-008	04/25/2024	05/16/2024

STAFF REPORT

REZONING

ADDRESS	APPLICANT	PARCEL NO.	EX. ZONING	PROPOSED ZONING	ACREAGE	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS
165 Palmetto Road	Clarendon Place LLC	0738-156	C-1 (Community Commercial)	Town Center Mixed Use (TCMU)	32.9	Town Center & In-Town Residential	North: LUR South: AR, R-12, R-18, & C-1 East: AR, R-12, & R-18 West: R-12 & R-18	Northern Property: two 5,000 s.f abandoned commercial buildings
172 Palmetto Road	Clarendon Place LLC	0738-158	AR (Agricultural - Residential)	Town Center Mixed Use (TCMU)	21.9	Town Center		

SUMMARY & HISTORY

Applicant Clarendon Place, LLC, on behalf of owner Brent Holdings, LLC, has applied for the rezoning of two tracts, 165 Palmetto Road & 172 Palmetto Road, from C-1 and AR respectively to TCMU (Town Center Mixed-Use). The petition includes a conceptual development plan proposing 100 single-family detached lots and 22 townhome units at 2.3 units/acre total site density. The proposed development plan incorporates the R/W necessary for the Town’s roundabout project currently in land-acquisition. Two ~5,000 s.f. abandoned commercial buildings sit along the northern tract as part of the “Old Town Tyrone” development that was abandoned in 2008.

COMPREHENSIVE PLAN, DOWNTOWN PLAN, & FUTURE DEVELOPMENT MAP COMPATABILITY

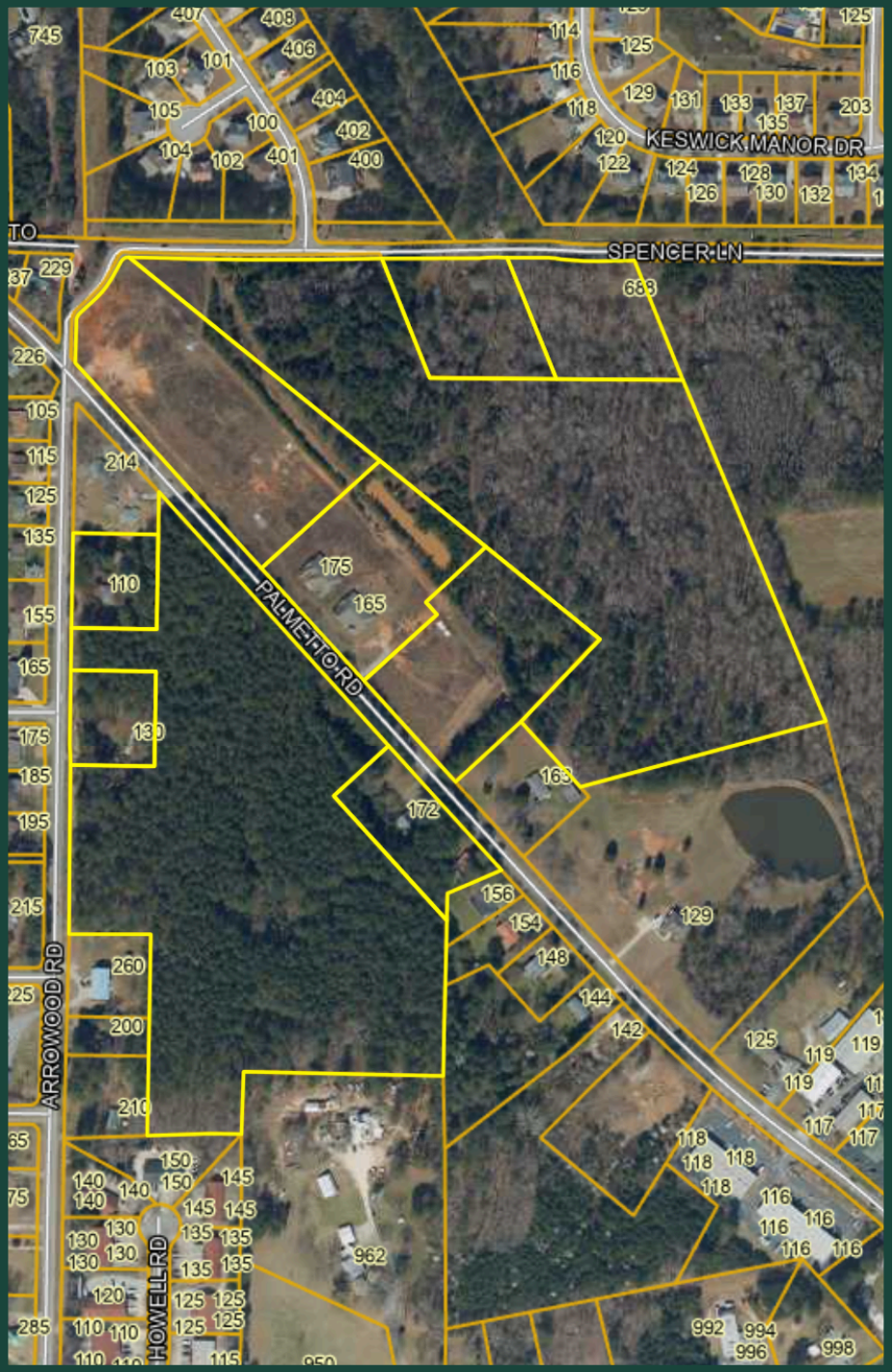
COMP PLAN & FUTURE DEVELOPMENT: These properties fall under the Comprehensive Plan's Town Center and In-Town Neighborhoods designations, encouraging downtown-oriented development patterns and street connections. Town Center emphasizes commercial mixes, while In-Town Neighborhoods prioritize residential support for the Town Center. The goal is to create a diverse mix of uses connected by walkable, gridded pathways. Residential areas should avoid front-loaded garages and prioritize traditional neighborhood development patterns and clustering of homes to preserve open spaces in a centrally planned way. Developments should include pedestrian, cyclist, and PTV connections, along with traffic calming measures and street trees integrated into the right-of-way design. The proposed development provides non-central open spaces and a more suburban design than TND emulating historic areas.

ENVISION TYRONE DOWNTOWN PLAN: The proposed development does provide a basic mobility framework as outlined in the downtown plan with connectivity from Arrowwood to Palmetto to Spencer as well as a future street connection going south towards Senoia Road. Some of the architectural examples provided meet the spirit of the Comp Plan and Downtown Plan, but others reflect street-facing garages which do not functionally pair with the build-to lines of the district. Side-entry and rear-access homes are preferred. Providing central open spaces that houses front to has not been included. Open spaces, not part of buffers, are located to the side or rear of homes.

ORDINANCE COMPATABILITY

TOWN CENTER MIXED-USE: The TCMU district encourages walkable, mixed-use developments with residential components, subject to council approval. This proposal focuses solely on residential development, comprising single-family detached lots and townhomes, falling below the maximum density of 4 units/acre at 2.3 units/acre. Lot sizes adhere to Sec. 113-137, with a mandated 75' undisturbed buffer adjoining AR, R-12, and R-18 zoning districts. The development provides minimum street connections, as required by ordinance. Cul-de-sacs should be avoided to the highest degree possible to avoid a suburban development pattern. 5 exist in this development with three having MU path connections.

TOWN CENTER OVERLAY: The Town Center Overlay aims to enhance architectural quality, pedestrian-friendly environments, and road connectivity. While some architectural examples meet these criteria, those with front-loaded garages and minimal porches require alternative solutions to align with design standards which aim to emulate historic neighborhoods in Tyrone and the region. Some of the architectural examples provided reflect street-facing garages which do not functionally pair with the build-to lines of the district



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STAFF REPORT REZONING

IMPACT ASSESSMENT

1. **Will the zoning permit suitable uses with surrounding properties?** *The surrounding area is predominately residential in nature. The TCMU district aims to provide uses that are compatible with both residential and light-commercial areas. The development plan specific to this request is residential in nature which is suitable for surrounding lots.*
2. **Will zoning adversely affect adjacent properties?** *It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact most owners, given the implementation of adequate screening, 75' buffering, and architectural standards as required by the TCMU and Town Center Overlay districts. Townhome locations off of lower-intensity roads could be considered contextually inappropriate regarding impact.*
3. **Does the property have reasonable economic use as currently zoned?** *Staff concludes that the northern property currently zoned, C-1 (Community Commercial) does have reasonable economic use as currently zoned. Staff concludes that the southern property, zoned AR (Agricultural Residential), does not have reasonable economic use as currently zoned given the future land use classification for the area as well as the higher intensity zoning that surrounds it.*
4. **Would the proposed zoning overburden existing infrastructure?** *The proposed development plan notates a traffic impact of approximately 1,112 trips/day at buildout which would overburden the nearby Palmetto Road intersection at current conditions. With the construction of the RAB at this location, it is staff's determination that the development would not affect the LOS of the intersection after the RAB construction. Sewer impact is estimated at 17,000 gpd which the Town currently has capacity to handle. This capacity is at a first-come-first serve basis and will only be reserved upon the approval of a final civil/site plan by Planning Commission. Water is available via a line extension.*

PLANNING COMMISSION COMMENTS & RECOMMENDATIONS:

Planning Commission noted that the location of Townhomes did not seem contextually appropriate as the higher-intensity uses should front the higher-intensity roadway of Palmetto Road. They noted that the arrangement of the lots, open spaces, and townhomes seemed haphazard and not in keeping with the design standards of the district which is meant to support Traditional Neighborhood Developments that emulate historic in-town neighborhoods of the region as opposed to typical suburban developments. They noted that the TCMU zoning is appropriate, but with no commercial at least fronting Palmetto Road, along with other development plan concerns, the proposed conceptual plan was not appropriate.

Planning Commission recommended denial 4-1 with Mr. Matheny in opposition to the motion to recommend denial.

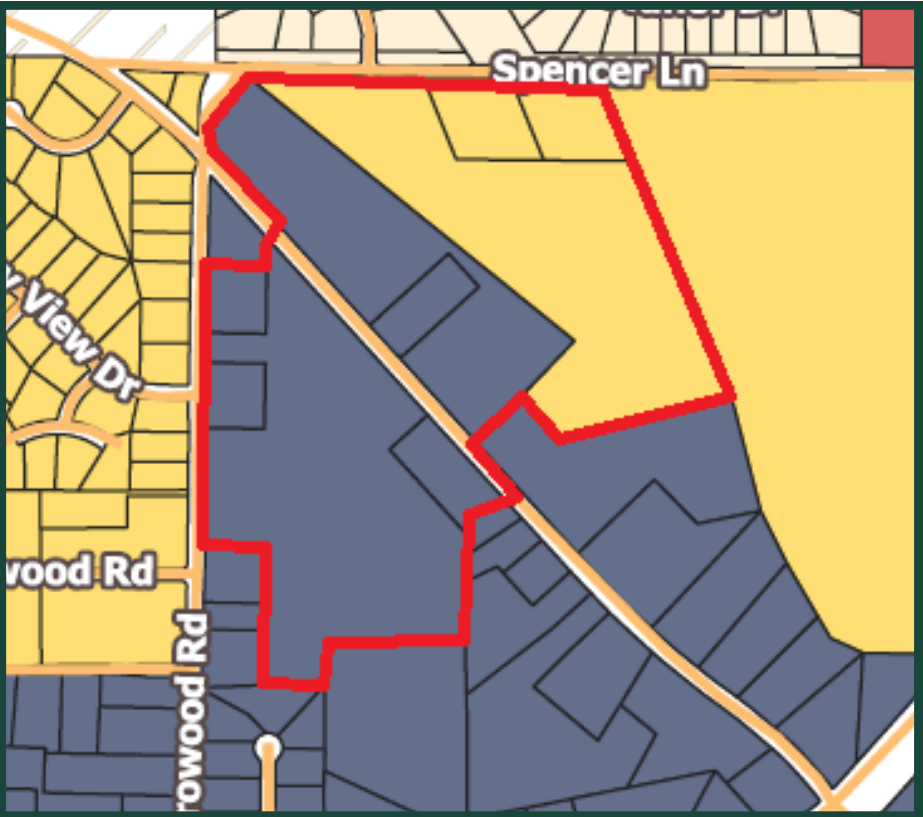
STAFF COMMENTS & DETERMINATIONS:

Upon Technical Review Committee review, comments were made regarding future environmental & architectural items that may potentially be in conflict come site/civil design:

- Current lot configurations may conflict with runoff reduction standards for the purposes of implementing best management practices.
- Current lot configurations may be in conflict with existing riparian buffer and tree protection requirements depending on where structures are sited on 2-3 lots.
- Staff does not consider adjustments to the layout as constituting a feasibility constraint for the purpose of meeting the above standards.
- It is recommended that the applicant should also continue to work with staff on developing appropriate architecture for any lots considered for front-facing garages.

Staff determination is that the base zoning of TCMU is appropriate, however, the development plan falls short of meeting the intent of the comp plan, downtown plan, and architectural ordinances. If council desires to approve this rezoning request, staff recommends the following minimum conditions:

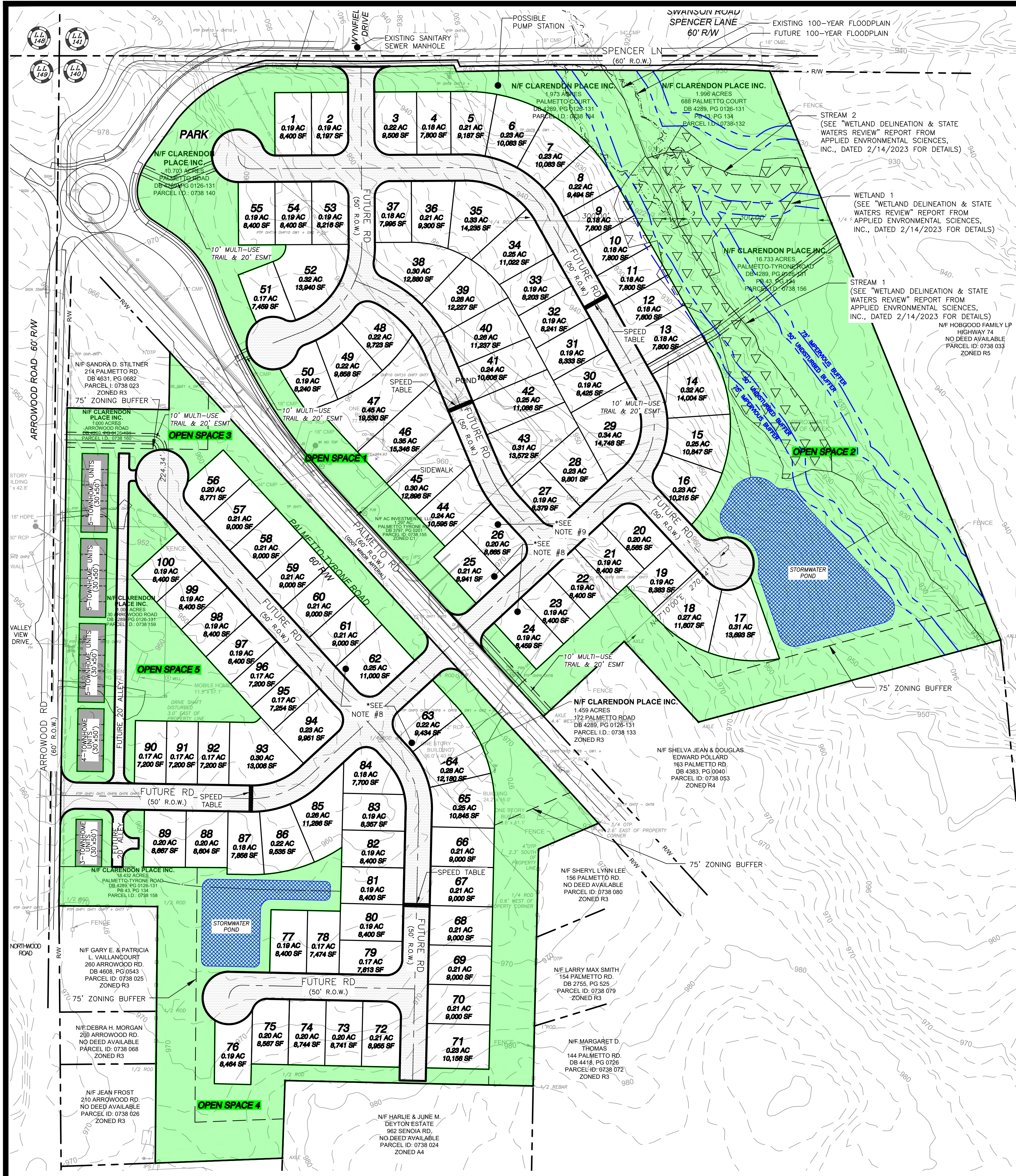
- The existing structures on 165 Palmetto Road be demolished within 90 days of rezoning.
- The developer dedicates adjoining R/W of Palmetto Road, Spencer Lane, and Arrowood Road (not associated with the Roundabout).



Town of Tyrone Future Development Map



Envision Tyrone Town Center Plan



ENVIRONMENTAL PLANNING / MANAGEMENT NOTE:
A BASE FLOOD ELEVATION & A MINIMUM FINISHED FLOOR ELEVATION MUST BE ASSESSED & PROVIDED FOR ALL APPLICABLE LOTS.

SITE DATA TABLE

ZONING (EXISTING)	VARIABLES: C1, AR
ZONING (PROPOSED)	TCMU
FUTURE LAND USE	TOWN CENTER DISTRICT
NUMBER LOTS	100
NUMBER TOWNHOMES	22
ROUNDBOUT ROW AREA	1.79 ACRES
TOTAL SITE AREA	53.06 ACRES
ROW AREA	7.40 ACRES
OPEN SPACE AREA	22.99 ACRES
OPEN SPACE %	43%
TOTAL DENSITY	2.30 UNITS/ACRE

SINGLE FAMILY SUMMARY:

LOT AREA	21.86 ACRES
MIN. LOT AREA	7,200 SF
MIN WIDTH	60 FT
SETBACKS	
FRONT	15 FT
SIDE (STREET)	15 FT
SIDE (YARD)	5 FT
REAR	20 FT
MAX. BLDG. HEIGHT	2 STORIES / 35 FT
MN. BLDG. AREA	1500 SF
MAX. LOT COVERAGE	60% / LOT

TOWNHOME SUMMARY:

MIN. LOT AREA	1,500 SF
MIN WIDTH	20 FT
SETBACKS	
PRIMARY STREET BUILD-TO ZONE	0' MIN / 15' MAX
SIDE (STREET)	0' MIN / 20' MAX
SIDE (INTERIOR)	0' MIN
REAR	0' MIN
REAR (ABUTTING RESID. DISTRICT)	30' MIN
MAX. BLDG. HEIGHT	3 STORIES / 35 FT
MN. BLDG. AREA	1,500 SF
MAX. LOT COVERAGE	70% / LOT

PROJECT CONTACTS

APPLICANT
BRENT HOLDINGS, LLC
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
RICHARD FERRY, 770-461-0478
RFERRY@BRENTHOLDINGS.NET

OWNERS:
CLARENDON PLACE, INC.
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
PHONE 770-461-0478

TYRONE PALMETTO ROAD PROPERTIES, LLC
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
PHONE 770-461-0478

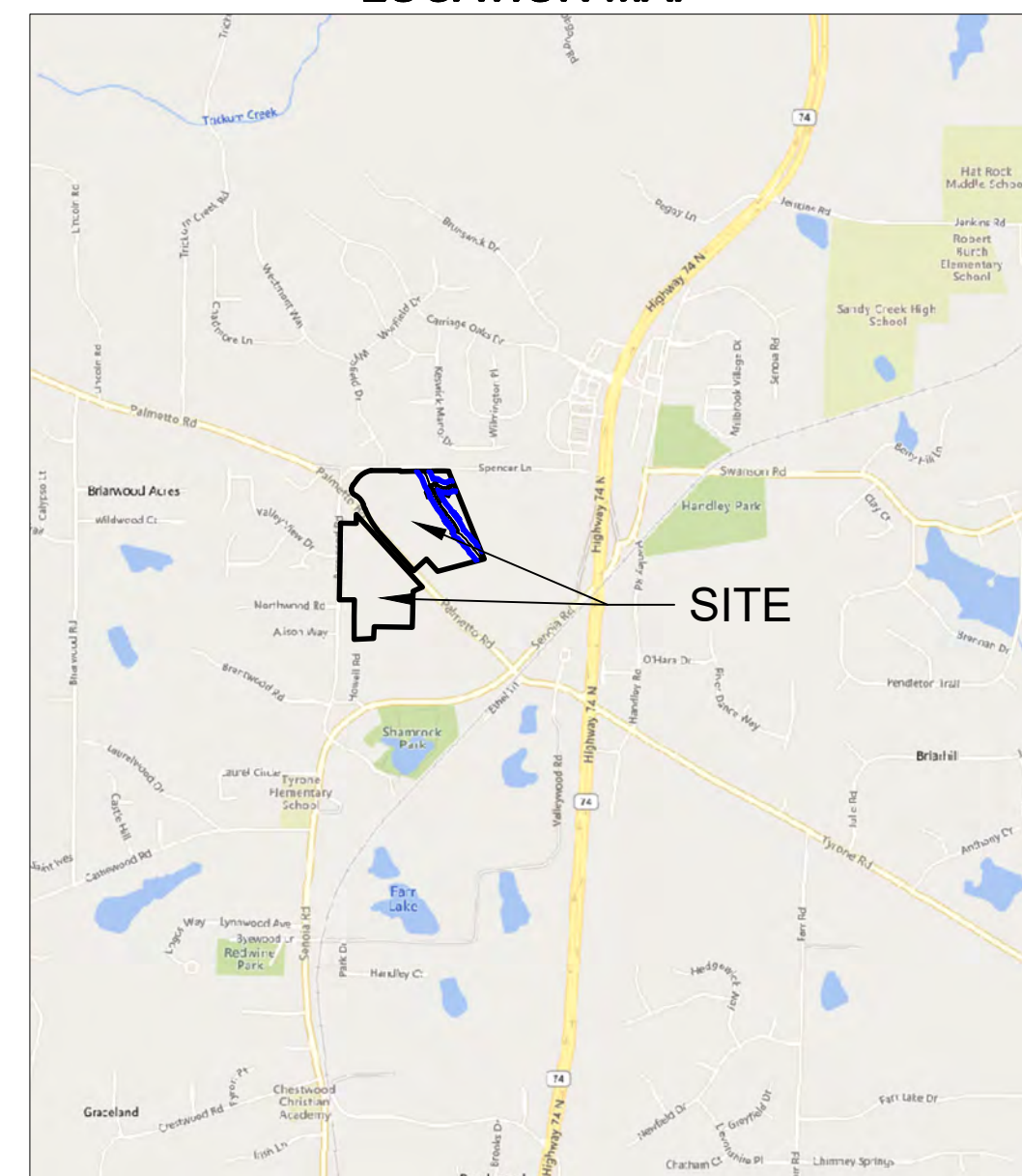
ENGINEER:
ROCHESTER & ASSOCIATES, LLC
286 HIGHWAY 314, SUITE A
FAYETTEVILLE, GA 30214
JOHN SCHNICK, PE 770-716-8123
JRSCHNICK@ROCHESTER-ASSOC.COM

SURVEYOR:
ROCHESTER & ASSOCIATES, LLC
286 HIGHWAY 314, SUITE A
FAYETTEVILLE, GA 30214
BRANDON REGISTER, PLS 770-716-8123
BREGISTER@ROCHESTER-ASSOC.COM

NOTES:

- ALL LOTS WILL FEED INTO A COMMON STORMWATER MANAGEMENT SYSTEM.
- SANITARY SEWER WILL BE PROVIDED BY CONNECTING ALL LOTS TO THE EXISTING MANHOLE ON WEINFIELD STREET.
- WATER SUPPLY WILL BE PROVIDED FROM EXISTING WATER LINE IN ARROWWOOD RD. R.O.W.
- SOILS DATA IS PROVIDED ON THIS SHEET FOR STORMWATER AND FOUNDATION DESIGNS.
- PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA. REFER TO COMMUNITY PANELS NO. 13113C0076E AND 13113C0077E DATED SEPTEMBER 26, 2008.
- TRAFFIC CALMING MEASURES TO BE INSTALLED PER TOWN OF TYRONE'S REQUEST.
- EXISTING ASPHALT TO BE IMPROVED TO MEET THE TOWN OF TYRONE'S DEVELOPMENT STANDARDS.
- PROPOSED DRIVEWAY(S) ON LABELED LOTS SHALL BE LOCATED AS FAR AS PRACTICAL AWAY FROM THE INTERSECTION OF THE FUTURE ROAD(S) & PALMETTO ROAD. FURTHERMORE, PROPOSED DRIVEWAY(S) SHALL BE LOCATED AS CLOSE AS PRACTICAL TO THE ADJACENT LOT LINE.
- PROPOSED LOT IS TO HAVE A SIDE ENTRY DRIVEWAY.

LOCATION MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmB	Appling sandy loam, 2 to 6 percent slopes	6.5	8.3%
AmC	Appling sandy loam, 6 to 10 percent slopes	2.6	3.4%
CeB	Cecil sandy loam, 2 to 6 percent slopes	33.0	42.4%
CeC	Cecil sandy loam, 6 to 10 percent slopes	7.4	9.5%
CIC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	20.9	26.8%
PaE	Pacolet sandy loam, 10 to 25 percent slopes	0.0	0.0%
W	Water	0.9	1.1%
WH	Wehadeke soils, 0 to 2 percent slopes, frequently flooded	6.6	8.4%
Totals for Area of Interest		77.8	100.0%

Rochester & Associates, LLC
286 Highway 314, Suite A, Fayetteville, GA 30214
770.718.0600 p | www.rochester-assoc.com

DEVELOPMENT PLAN FOR:
OLD TOWNE TYRONE PROPERTY REZONING

LAND LOT 140
7TH DISTRICT, TYRONE
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
1	2/7/2024	1	



SHEET	1
OF	1
DATE:	2/7/2024
SCALE:	1" = 100'
JOB NO.:	F218005.BHD
DRAWN BY:	FDE















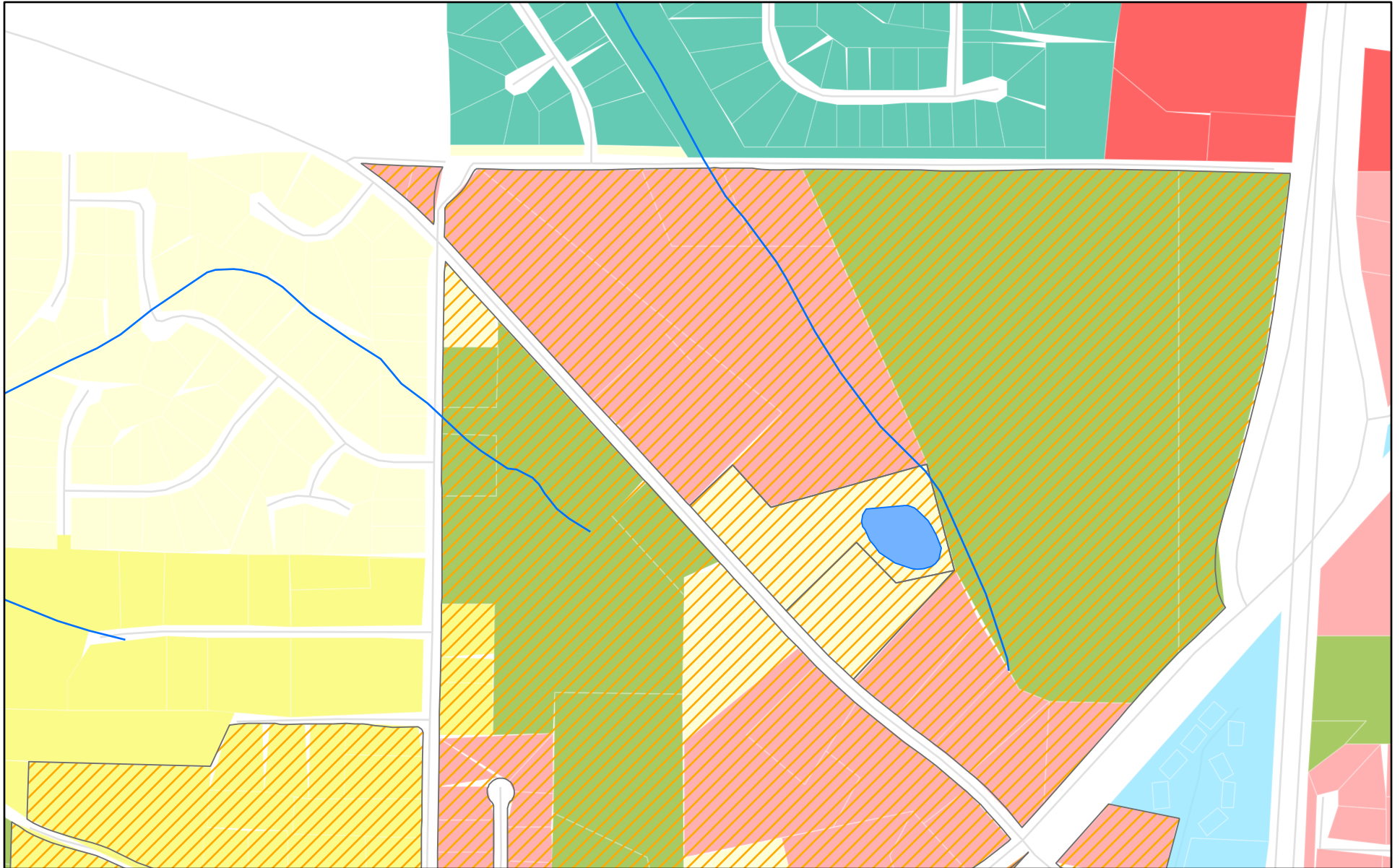


















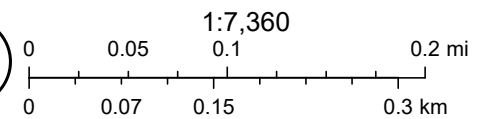


Town of Tyrone Zoning Map



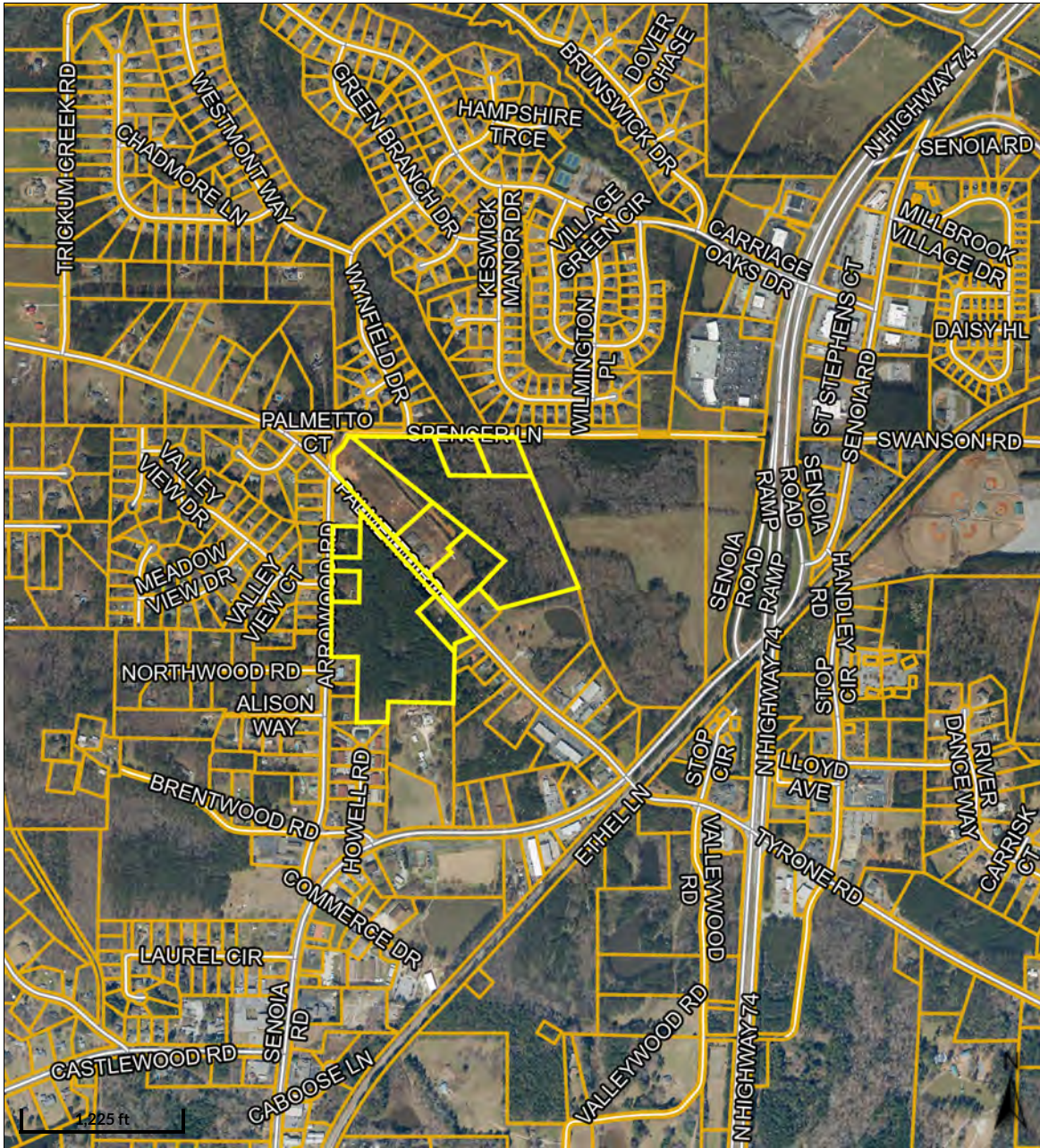
4/19/2024

- | | | |
|---|---|---|
|  Tyrone Online Zoning Map_WFL1 - Ponds and Lakes |  R-18_Residential_1800sf_Min |  TCMU_Town_Center_Mixed_Use |
|  Tyrone Online Zoning Map_WFL1 - Rivers and Streams |  R-12_Residential_1200sf_Min |  C-1_Community_Commercial |
|  Tyrone Online Zoning Map_WFL1 - Town Center Overlay District |  LUR_Limited_Use_Residential |  C-2_Highway_Commercial |
|  AR_Agricultural_Residential |  O-I_Office_Institutional |  Tyrone Online Zoning Map_WFL1 - Roads |

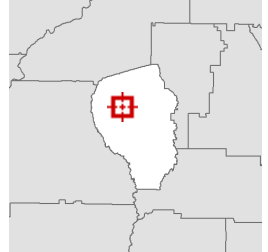


Palmetto Road Rezonings

Town of Tyrone



Overview



Legend

- Parcels
- Roads

Date created: 4/18/2024

Last Data Uploaded: 4/18/2024 6:25:38 AM

Developed by  **Schneider**
GEOSPATIAL

Type: PLAT EFILED
Recorded: 3/28/2023 5:23:00 PM
Fee Amt: \$20.00, Page 1 of 2
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
Participant ID: 4759818338

BK 101 PG 434 - 435

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LEGEND

AIF - ANGLE IRON FOUND
AKA - ALSO KNOWN AS
BC - BACK OF CURB
BL - BUILDING SETBACK LINE
BWF - BARBED WIRE FENCE
C&G - CURB & GUTTER
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GP - GUY POLE
GV - GAS VALVE
GW - GUY WIRE
HW - HEADWALL
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" REBAR)
JB - JUNCTION BOX
LL - LAND LOT
LL - LAND LOT LINE
LP - LIGHT POLE
MH - MANHOLE
MON - MONUMENT
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
-P- - POWER LINE
P/T- - POWER & TELEPHONE LINE
PBX - POWER BOX
PC - PROPERTY CORNER
PL - PROPERTY LINE
PM - POWER METER
POB - POINT OF BEGINNING
PP - POWER POLE
P/LP - POWER & LIGHT POLE
PTLP - POWER, TELEPHONE & LIGHT POLE
PTP - POWER & TELEPHONE POLE
PVC - POLYVINYLCHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
SS - SANITARY SEWER LINE
SSE - SANITARY SEWER EASEMENT
S/W - SIDEWALK
SWCB - SINGLE-WING CATCH BASIN
TBM - TEMPORARY BENCHMARK
TBX - TELEPHONE BOX
TMH - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TPOB - TRUE POINT OF BEGINNING
WI - WEIR INLET
-W- - WATER LINE
WM - WATER METER
WMH - WATER MANHOLE
WV - WATER VALVE

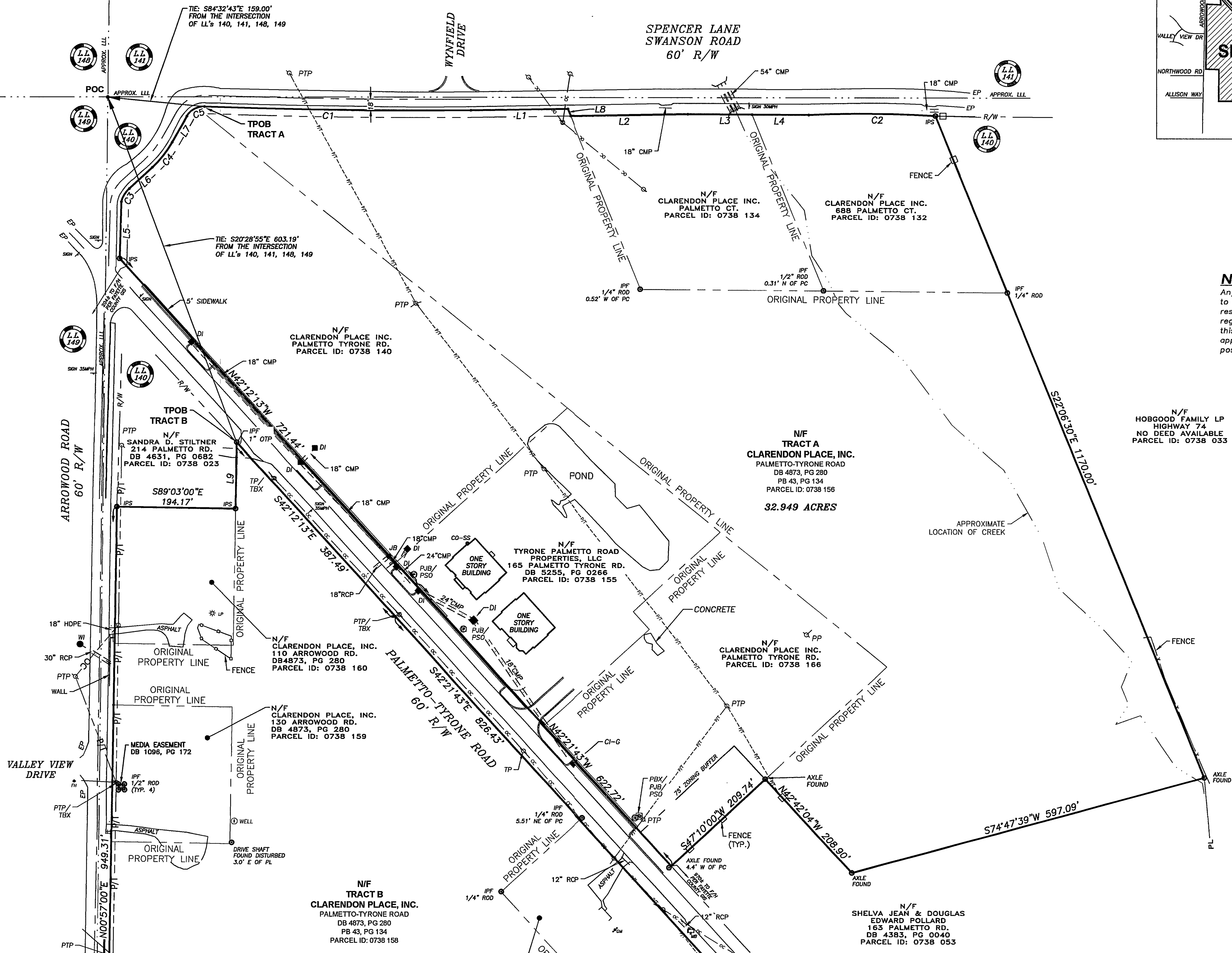
SURVEY NOTES

1. THE FIELD DATA DATED 5/31/18 AND 3/9/20 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,238 FEET.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE (R10) GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
5. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT-OF-WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
6. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAPS OF 13113C0077E & 13113C0076E, TOWN OF TYRONE AND FAYETTE COUNTY, GEORGIA, REVISED DATE 9/26/08.
7. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
9. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
10. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
11. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

FAYETTE COUNTY ENVIRONMENTAL HEALTH:
THIS PROPERTY HAS BEEN REVIEWED AND, IN GENERAL, APPROVED FOR SEPTIC TANK USE.

Shirley Jones 3/24/23
ENVIRONMENTAL HEALTH DATE

FAYETTE COUNTY WATER SYSTEM:
NO PRE EXISTING FAYETTE COUNTY WATER SYSTEM FACILITIES WERE FOUND ON THIS SITE.



SEE SHEET 2

FINAL PLAT APPROVAL:

Scott A. Ray 3/10/23
TOWN ENGINEER DATE

Robert F. Rolader 3/10/23
MAYOR DATE

Robert F. Rolader 3/10/23
OWNER #1 DATE

Don Baker 3/10/23
OWNER #2 DATE
TOWN CLERK DATE

SURVEYORS 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 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.

BRANDON C. REGISTER, PLS #
bregister@rochester-assoc.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2024
www.rochester-assoc.com

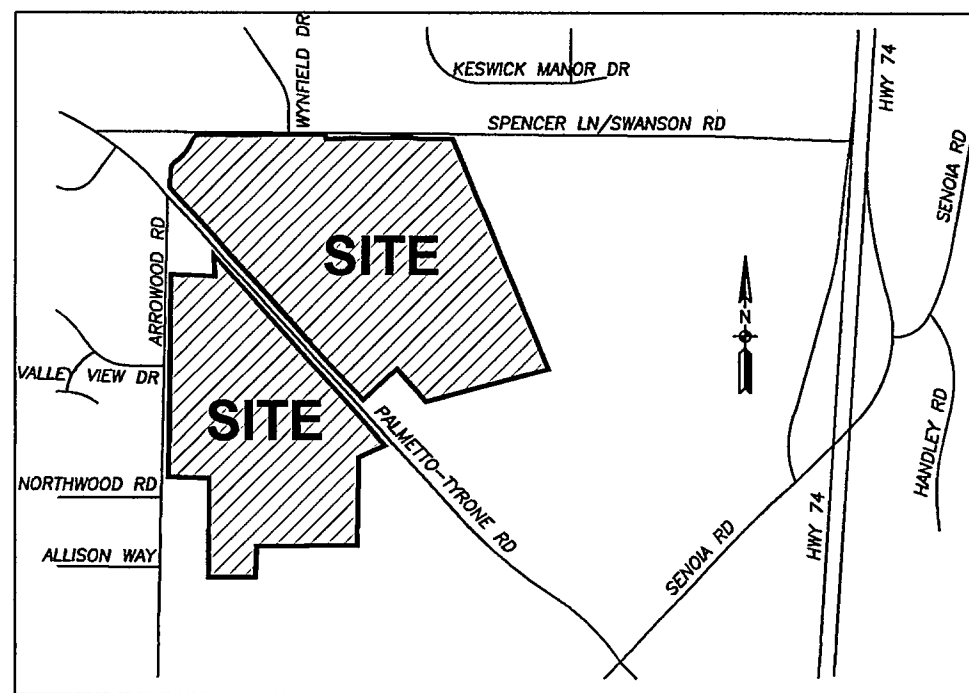
12/16/2022

DATE

NOTE:

Any streams or bodies of water may be subject to State, County, and Local buffers and restrictions. This survey makes no interpretation regarding these buffers or restrictions. Users of this survey are cautioned to consult with the appropriate government authorities concerning possible buffers or restrictions.

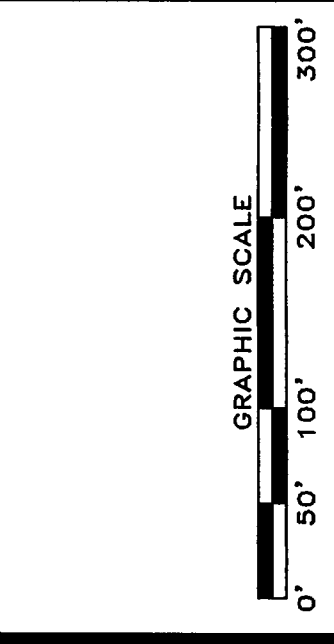
VICINITY MAP
N.T.S.



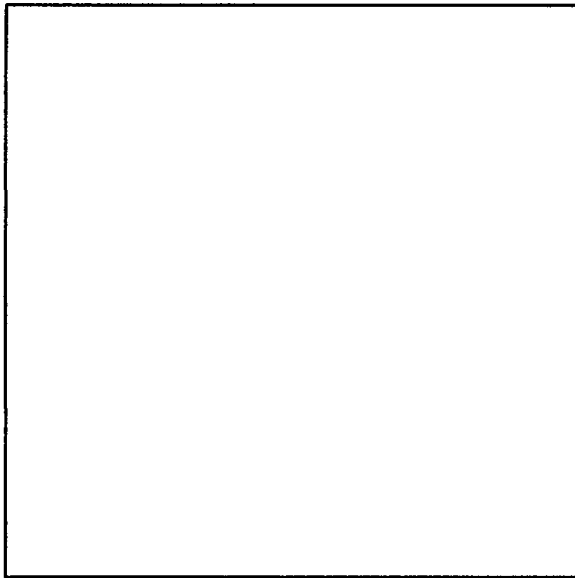
COMBINATION PLAT FOR
**OLD TOWNE
TYRONE PROPERTY**

Rochester and Associates, LLC
286 Highway 314, Suite A, Fayetteville, GA 30214
770.718.0600 p | www.rochester-assoc.com

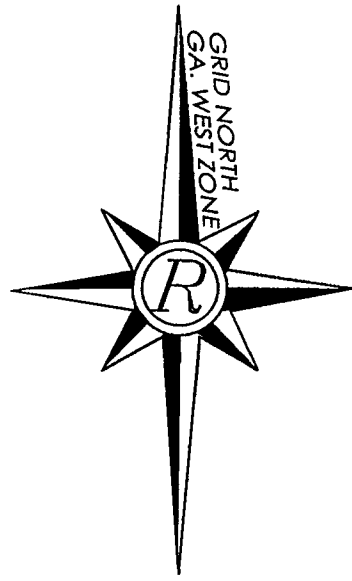
NO.	DATE	DESCRIPTION	REVISIONS



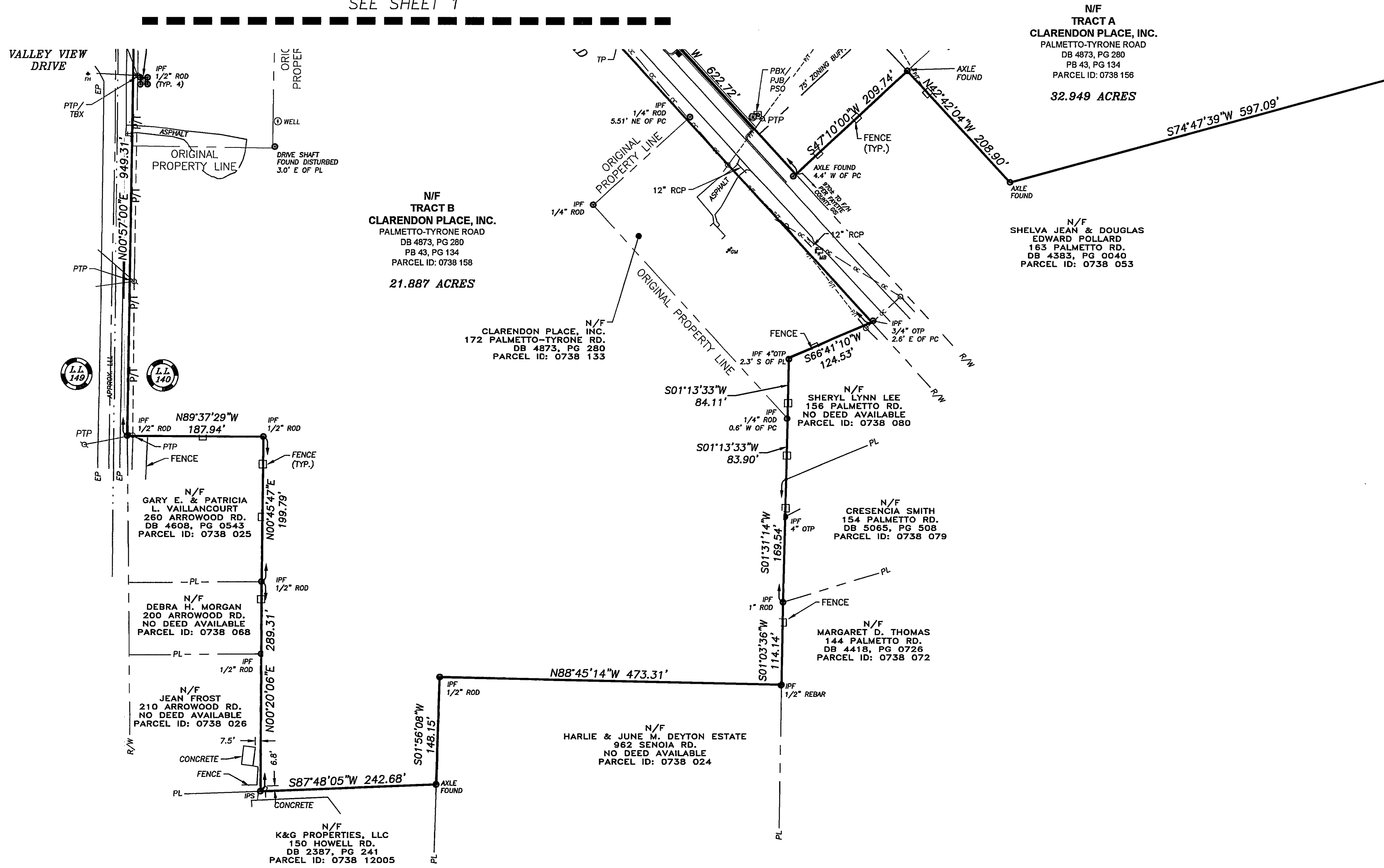
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OF	2
DATE:	11/17/22
SCALE:	1"=100'
JOB NO.:	F218005
DRAWN BY:	LJC
DWG NO.:	T08C0MB



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



SEE SHEET 1



LEGEND

- AIF - ANGLE IRON FOUND
- AKA - ALSO KNOWN AS
- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
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- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" REBAR)
- JB - JUNCTION BOX
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- MH - MANHOLE
- MON - MONUMENT
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- P- - POWER LINE
- P/T- - POWER & TELEPHONE LINE
- PBX - POWER BOX
- PC - PROPERTY CORNER
- PL - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PLP - POWER & LIGHT POLE
- PTLP - POWER, TELEPHONE & LIGHT POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SS- - SANITARY SEWER LINE
- SSE - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- WI - WEIR INLET
- W- - WATER LINE
- WM - WATER METER
- WMH - WATER MANHOLE
- WV - WATER VALVE

Rochester **BCCM**

Rochester and Associates, LLC
286 Highway 314, Suite A, Fayetteville, GA 30214
770.718.0600 P | www.rochester-assoc.com

COMBINATION PLAT FOR
**OLD TOWNE
TYRONE PROPERTY**

LAND LOT 140, 7th DISTRICT
TOWN OF TYRONE
FAYETTE COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION



SHEET	DATE	SCALE	JOB NO.	BY	DWG NO.
2	11/17/22	1:100	F218005	LJG	T08.COMB
OF					
2					

Development Plan

for

Olde Town Tyrone

Residential Development

Please be advised that two applications have been submitted for this project. There are applications for the north side of Palmetto Road and the south side of Palmetto Road.

A. General Location Map:



B. Topography – provided in the Site Plan

C. Flood Map and soils: No Portion of this property is located in a flood hazard zone as per FEMA Insurance Rate Map of 13113C0077E & 13113C0076E Fayette County, Georgia, Effective Date 9/26/2008.



Map Unit Symbol	Map Unit Name	Acres in ACP	Percent of ACP
AFB	Appling sandy loam, 2 to 5 percent slopes	0.0	0.0%
AHC	Appling sandy loam, 6 to 10 percent slopes	2.6	3.4%
CnB	Cecil sandy loam, 2 to 5 percent slopes	33.0	42.4%
CnG	Cecil sandy loam, 6 to 10 percent slopes	7.4	9.5%
CnD	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	23.9	28.6%
PAE	Piedmont sandy loam, 10 to 20 percent slopes	0.0	0.0%
W	Water	0.0	1.1%
WFI	Wetland soils, 0 to 2 percent slopes, frequently flooded	0.0	0.0%
Totals for Acres of Interest		77.8	100.0%

- D. Existing and Proposed Streets – please see conceptual plat submitted with each application. Please be advised that roads that front lots 3-24 and 63-90 will have traffic calming measures such as “offset speed humps” and “speed tables”. According to city staff this will allow for multi-use access on the project street.

The project also provides for multi-use connections from cul-de-sacs to adjacent public roads.

The project provides for the City’s proposed traffic circle on Palmetto Road.

- E. Legal Description:

Clarendon Tract A

Legal Description

All that tract of land being and lying in Land Lot 140, 7th District, Town of Tyrone, Fayette County, Georgia being more particularly described as follows:

Commencing at the POINT OF COMMENCEMENT; said point being the intersection of Land Lots 140, 141, 148 & 149; Thence South 84°32'43" East, a distance of 159.00 feet to a point on the southern right-of-way line of Swanson Road (60' R/W) and the northern line of the tract owned now or formerly by Clarendon Place Inc. and the TRUE POINT OF BEGINNING for this tract of land; Thence 435.72 feet along a curve to the left having a radius of 9868.80 feet and a chord bearing and distance of South 89°14'52" East 435.68 feet to a point; Thence North 89°00'52" East, a distance of 158.61 feet to a point; Thence South 22°06'30" East, a distance of 12.86 feet to a point; Thence North 89°00'52" East, a distance of 192.86 feet to a point; Thence South 89°37'17" East, a distance of 105.04 feet to a point; Thence South 89°37'26" East, a distance of 92.91 feet to a point; Thence 206.90 feet along a curve to the right having a radius of 1920.48 feet and a chord bearing and distance of South 89°38'29" East, 206.80 feet to a 1/2" rebar with a yellow plastic cap (Rochester LSF-000484"); Thence leaving the right-of-way of Swanson Road and along the western line of the tract owned now or formerly by Hobgood Family LP, South 22°06'30" East, a distance of 1170.00 feet to an axel found; Thence along the northern line of the tract owned now or formerly by Douglas and Shelva Pollard, South 74°47'39" West, a distance of 597.09 feet to an axel found; Thence North 42°42'04" West, a distance of 208.90 feet to an axel found; Thence South 47°10'00" West, a distance of 209.74 feet to a point on the eastern right-of-way line of Palmetto-Tyrone Road (60' R/W); Thence along said right-of-way North 42°21'43" West, a distance of 622.72 feet to a point; Thence North 42°12'13" West, a distance of 721.44 feet to a 1/2" rebar with a yellow plastic cap (Rochester LSF-000484") said point being at the intersection of the eastern right-of-way line of Palmetto-Tyrone Road and the eastern right-of-way line of Spencer Lane (60' R/W); Thence along the eastern right-of-way line North 01°38'56" East, a distance of 93.14 feet to a point; Thence 25.90 feet along a curve to the right having a radius of 42.41 feet and a chord bearing and distance of North 31°08'37" East, 25.50 feet to a point; Thence North 47°22'21" East, a distance of 51.21 feet to a point; Thence 52.33 feet along a curve to the left having a radius of 168.05 feet and a chord bearing and distance of North 38°19'39" East, 52.12 feet to a point; Thence North 29°27'58" East, a distance of 48.85 feet to a point; Thence 34.94 feet along a curve to the right having a radius of 32.00 feet and a chord bearing and distance of North 60°44'20" East, 33.23 feet to a point and the POINT OF BEGINNING.

Said tract containing 1,435,281 square feet or 32.949 acres more or less.

Clarendon Tract B

Legal Description

All that tract of land being and lying in Land Lot 140, 7th District, Town of Tyrone, Fayette County, Georgia being more particularly described as follows:

Commencing at the POINT OF COMMENCEMENT; said point being the intersection of Land Lots 140, 141, 148 & 149; Thence South 20°28'55" East, a distance of 603.19 feet to a 1" open top pipe found on the western right-of-way line of Palmetto-Tyrone Road (60' R/W) and the north eastern corner of the tract owned now or formerly by Sandra Stiltner, said point being the TRUE POINT OF BEGINNING for this tract of land; Thence along the western right-of-way line of Palmetto-Tyrone Rd South 42°12'13" East, a distance of 387.49 feet to a point; Thence South 42°21'43" East, a distance of 826.43 feet to a point; Thence leaving the right-of-way of Palmetto-Tyrone Rd and along the northern line of the tract owned now or formerly by Sheryl Lee South 66°41'10" West, a distance of 124.53 feet to a point; Thence South 01°13'33" West, a distance of 84.11 feet to a point; Thence South 01°13'33" West, a distance of 83.90 feet to a point; Thence along the western line of the tract owned now or formerly by Cresencia Smith tract South 01°31'14" West, a distance of 169.54 feet to a 1" rod found; Thence along the western line of the tract owned now or formerly by Margaret Thomas South 01°03'36" West, a distance of 114.14 feet to a 1/2" rebar found; Thence along the northern line of the tract owned now or formerly by the Harlie and June Deyton Estate North 88°45'14" West, a distance of 473.31 feet to a 1/2" rod found; Thence along the western line of the Deyton tract South 01°56'08" West, a distance of 148.15 feet to an axel found; Thence along the northern line of the tract owned now or formerly by K & G Properties, LLC South 87°48'05" West, a distance of 242.68 feet to an 1/2" rebar marked with a yellow plastic cap (Rochester LSF-000484); Thence along the eastern line of the tract owned now or formerly by Jean Frost, and the eastern line of the tract owned now or formerly by Debra Morgan North 00°20'06" East, a distance of 289.31 feet to a 1/2" rod found; Thence along the eastern line of the tract owned now or formerly by Gary and Patricia Vaillancourt North 00°45'47" East, a distance of 199.79 feet to a 1/2" rod found; Thence along the northern line of the Vaillancourt tract North 89°37'29" West, a distance of 187.94 feet to a 1/2" rod found on the eastern right-of-way line of Arrowood Road (60' R/W); Thence North 00°57'00" East, a distance of 949.31 feet to a point; Thence leaving said right-of-way and along the southern line of the tract owned by Sandra Stiltner South 89°03'00" East, a distance of 194.17 feet to a 1/2" rebar set with a yellow plastic cap (Rochester LSF-00484); Thence along the eastern line of the Stiltner tract North 00°57'00" East, a distance of 109.36 feet to a 1" open top pipe, and the TRUE POINT OF BEGINNING for this tract.

Said tract containing 953,390 square feet or 21.887 acres more or less.

- F. Approximately 22% of the property is set aside as open space. The project provides for a common area park adjacent to the proposed traffic circle.

G. The project does not propose any commercial structures.

H.

1. Loading is directly onto interior streets. No building will have vehicular access to an existing street.
2. Economic feasibility report: see attached MarketNSight reports.
3. The project provides access multiple access points to distribute traffic onto Palmetto Road, Arrowood Road and Spencer Lane.

According to FHWA the average household produces 9.5 trips per day. The northern project will produce 542 trips per day. The proposed layout provide access onto Palmetto Road and Spencer Lane. These connections will distribute traffic and not have an excessive impact on the transportation facilities. Further, the proposed layout includes land to the Town's proposed traffic circle further alleviating the traffic impact of the development.

According to ITE Trip Generation Manual the average single-family household produces 9.5 trips per day and the average attached town home unit produces 7.4 trips per day. The southern portion of the project will produce 620 trips per day. The proposed layout provide access onto Palmetto Road and Arrowood Road. These connections will safely distribute traffic and not have an excessive impact on the transportation facilities. Further, the proposed layout includes land to the Town's proposed traffic circle further alleviating the traffic impact of the development.

4. The consulting engineer has provided location for water quality and detention within the project. A full hydraulic study will be completed if the proposed zoning is approved.
5. The proposed project does not unusual circumstances or create special problems that would involve special studies of the wetlands beyond the required delineation previously submitted.
6. Staff requested elevations of the residential units. Those are provided.

Summary of Intent

- a. Statement of the present ownership of all land within the proposed development: Deeds Provided
- b. Explanation of the character of the proposed development:

- 100 Single Family Lots -
- 26 Town homes
- 2.3 units per acrea net
- Minimum Heated Space – 1500 sq. feet
- Minimum Lot Size – 7,200 SF
- Minimum TH Lot Dimension – 1,200 SF
- Minimum SF Lot Width - 60 feet
- Front Setback SF – 15 FT
- Side Street Setback SF – 15 FT
- Side Yard Setback SF – 5 FT
- Rear Yard Set Back SF – 20 FT

c. The proposed project will be developed in two (2) phases. Whether the north side or the south side is first depends on how sewer flows through the development. That will be determined during the development of the civil plans.

d. See attached example of Covenants for HOA.

OLD TOWN TYRONE (South) LEGAL DESCRIPTION

Please be advised that the rezoning proposal for the following property is being submitted along with the zoning proposal for the property on the northern frontage of Palmetto Road.

All that tract of land being and lying in Land Lot 140, 7th District, Town of Tyrone, Fayette County, Georgia being more particularly described as follows:

Commencing at the POINT OF COMMENCEMENT; said point being the intersection of Land Lots 140, 141, 148 & 149; Thence South 20°28'55" East, a distance of 603.19 feet to a 1" open top pipe found on the western right-of-way line of Palmetto-Tyrone Road (60' R/W) and the north eastern corner of the tract owned now or formerly by Sandra Stiltner, said point being the TRUE POINT OF BEGINNING for this tract of land; Thence along the western right-of-way line of Palmetto-Tyrone Rd South 42°12'13" East, a distance of 387.49 feet to a point; Thence South 42°21'43" East, a distance of 826.43 feet to a point; Thence leaving the right-of-way of Palmetto-Tyrone Rd and along the northern line of the tract owned now or formerly by Sheryl Lee South 66°41'10" West, a distance of 124.53 feet to a point; Thence South 01°13'33" West, a distance of 84.11 feet to a point; Thence South 01°13'33" West, a distance of 83.90 feet to a point; Thence along the western line of the tract owned now or formerly by Cresencia Smith tract South 01°31'14" West, a distance of 169.54 feet to a 1" rod found; Thence along the western line of the tract owned now or formerly by Margaret Thomas South 01°03'36" West, a distance of 114.14 feet to a 1/2" rebar found; Thence along the northern line of the tract owned now or formerly by the Harlie and June Deyton Estate North 88°45'14" West, a distance of 473.31 feet to a 1/2" rod found; Thence along the western line of the Deyton tract South 01°56'08" West, a distance of 148.15 feet to an axel found; Thence along the northern line of the tract owned now or formerly by K & G Properties, LLC South 87°48'05" West, a distance of 242.68 feet to an 1/2" rebar marked with a yellow plastic cap (Rochester LSF-000484); Thence along the eastern line of the tract owned now or formerly by Jean Frost, and the eastern line of the tract owned now or formerly by Debra Morgan North 00°20'06" East, a distance of 289.31 feet to a 1/2" rod found; Thence along the eastern line of the tract owned now or formerly by Gary and Patricia Vaillancourt North 00°45'47" East, a distance of 199.79 feet to a 1/2" rod found; Thence along the northern line of the Vaillancourt tract North 89°37'29" West, a distance of 187.94 feet to a 1/2" rod found on the eastern right-of-way line of Arrowood Road (60' R/W); Thence North 00°57'00" East, a distance of 949.31 feet to a point; Thence leaving said right-of-way and along the southern line of the tract owned by Sandra Stiltner South 89°03'00" East, a distance of 194.17 feet to a 1/2" rebar set with a yellow plastic cap (Rochester LSF-00484); Thence along the eastern line of the Stiltner tract North 00°57'00" East, a distance of 109.36 feet to a 1" open top pipe, and the TRUE POINT OF BEGINNING for this tract.

Said tract containing 953,390 square feet or 21.887 acres more or less.

Zoning Request

Present zoning: AR

Proposed Zoning: TCMU

Existing and Intermediate Regional Flood Plain

According to Note 6 on the attached Combination Plat:

No Portion of this property is located in a flood hazard zone as per FEMA Insurance Rate Map of 13113C0077E & 13113C0076E Fayette County, Georgia, Effective Date 9/26/2008.

Property Owners and Abutting Landowners

Owners:

Clarendon Place Inc
270 North jeff Davis Drive
Fayetteville, GA 30214

Abutting Property Owners:

LEE SHERYL LYNN
LASITER BARBARA ELAINE
156 PALMETTO ROAD
TYRONE, GA 30290

SMITH CRESENCIA
6187 WARD RD
UNION CITY, GA 30291

THOMAS MARGARET D.
510 BATES ROAD
CONCORD, GA 30206

DEYTON HARLIE ESTATE
DEYTON JUNE M ESTATE
962 SENOIA RD
TYRONE, GA 30290

K & G PROPERTIES LLC
150 HOWELL ROAD
SUITE B
TYRONE, GA 30290

FROST JEAN
210 ARROWOOD RD
TYRONE, GA 30290

MORGAN DEBRA H
200 ARROWOOD DR
TYRONE, GA 30290

VAILLANCOURT GARY E
VAILLANCOURT PATRICIA L
260 ARROWOOD ROAD
TYRONE, GA 30290

STILTNER SANDRA D
430 BRIARWOOD ROAD
TYRONE, GA 30290

Project Analysis

Please be advised that the rezoning proposal, although filed separately, is being submitted along with the zoning proposal for the property on the northern frontage of Palmetto Road.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties

The property is abutted by multiple tracts that are zoned R12, R18, AR, and C1. The majority of properties along Palmetto Road and Arrowood Road are improved with single family houses and typical accessory structures. However, the properties on Howell Road are improved with Offices and are zoned C1. The proposed TCMU development consisting of 45 single-family houses and 26 attached town homes, developed in accordance with the TCMU code, is suitable for this transitional area between downtown and the developed residential properties to the north and east.

The proposed development has a 75' zoning buffer adjacent to the properties along Palmetto Road. The buffering provided in the development mitigates the immediate impact of the proposed use.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties

The proposed development will increase the number of trips onto Palmetto Road. However, multiple access points through the development along with the proposed traffic calming measures allows traffic to be distributed in multiple directions in a safe and efficient manner. Further, the proposed roads and alleys limit the number of curb cuts onto existing streets.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The property was previously 4 parcels. Early in 2023, the Town approved the combination of the property into a single tract on the north side of Palmetto Road. The south side of Palmetto Road is zoned Agricultural Residential (AR). The AR district is not a suitable zoning category adjacent to the Town Center. This district requires lots that are three (3) acres. The property does not have a reasonable economic use as it is currently zoned and is reasonable to zone it to TCMU as similarly situated properties are 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

Transportation impact: According to ITE Trip Generation Manual the average single-family household produces 9.5 trips per day and the average attached town home unit produces 7.4 trips per day. The entire project will produce 620 trips per day. The proposed layout provide access onto Palmetto Road and Arrowood Road. These connections will safely distribute traffic and not have an excessive impact on the transportation facilities. Further, the proposed layout includes land to the Town's proposed traffic circle further alleviating the traffic impact of the development.

School Impact: According to the Fayette County Fact Sheet, the average household in Fayette County has 0.31 school age residents. The project will add less than 22.01 students into the school system.

Utility Impact:

Water – according the to US EPA, the average household uses 300 gallon of water per day. The entire project will use 21,300 gallons per day.

Sewer: The average household consumes 250 gallons of sewer per day. The entire project will consume 17,750 gallons of sewer per day.

E. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan

The Comprehensive Plan designates the subject properties to be In-Town Neighborhoods to provide homes and residents to support the center of Town. The Comprehensive Plan provides that the neighborhoods should be designed by clustering homes and preserving large areas of open space. The proposed project is 21.887 acres and provides for more than 7 acres of preserved open space. Finally, the In-town Neighborhoods described in the Comprehensive Plan provides for a density not to exceed 4 units per acres. The proposed plan provides for less than 3.25 units per acre.

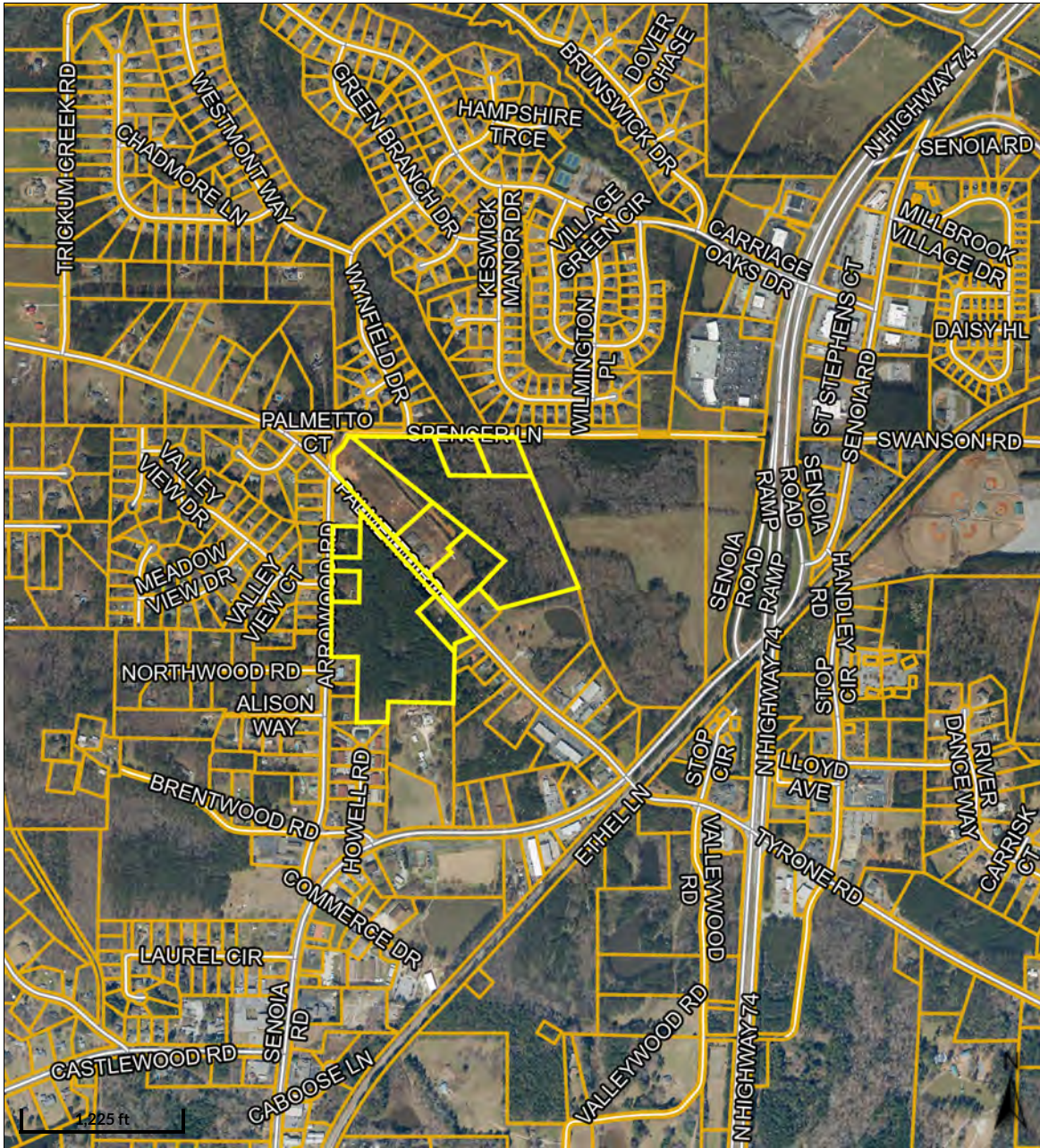
Please be advised that the proposed rezoning is requested along with the proposed zoning on the south side of Palmetto Road. In all the project is 53.06 acres and has more than 22 acres of open space.

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.

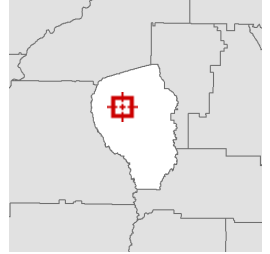
There are none.

Palmetto Road Rezonings

Town of Tyrone



Overview



Legend

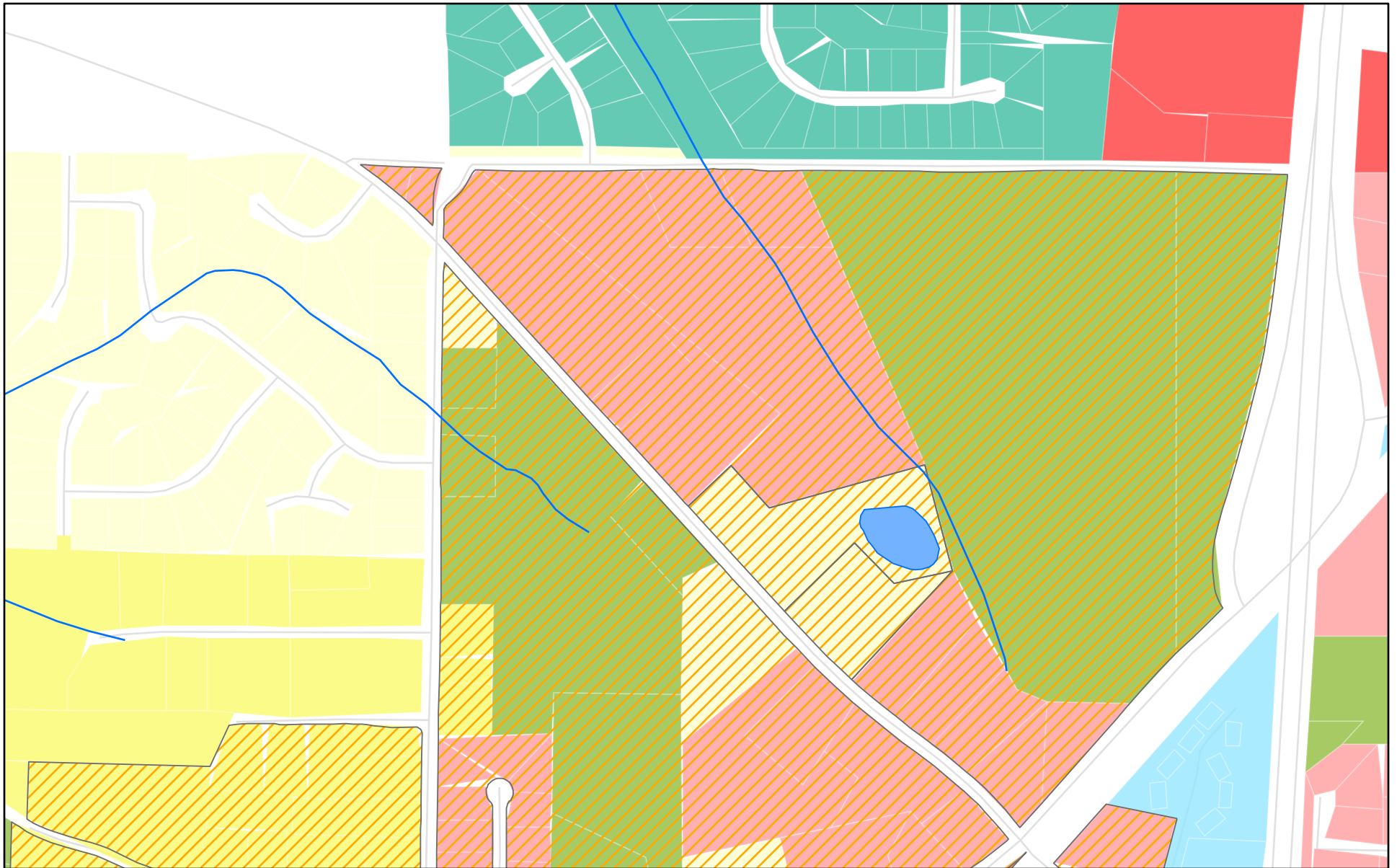
- Parcels
- Roads

Date created: 4/18/2024













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Developed by  **Schneider**
GEOSPATIAL

Town of Tyrone Zoning Map



4/19/2024

- | | | |
|---|---|---|
|  Tyrone Online Zoning Map_WFL1 - Ponds and Lakes |  R-18_Residential_1800sf_Min |  TCMU_Town_Center_Mixed_Use |
|  Tyrone Online Zoning Map_WFL1 - Rivers and Streams |  R-12_Residential_1200sf_Min |  C-1_Community_Commercial |
|  Tyrone Online Zoning Map_WFL1 - Town Center Overlay District |  LUR_Limited_Use_Residential |  C-2_Highway_Commercial |
|  AR_Agricultural_Residential |  O-I_Office_Institutional |  Tyrone Online Zoning Map_WFL1 - Roads |

