



PLANNING DATE 04/27/2023
COUNCIL DATE NA

STAFF REPORT

TOWN OF TYRONE COMMUNITY DEVELOPMENT

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

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 04272023	Jason Walls	1415 Senoia Road

SUMMARY & HISTORY

Applicant Charlie Heath is requesting site plan approval for a roughly 6,000 square foot commercial structure to be located at 1540 Senoia Road on behalf of the owner, Ken Spivey.

This property has been reviewed by the Town's Technical Review Committee (TRC) with only minor engineering and environmental management comments outstanding.

STAFF DETERMINATION

Staff recommends that this site plan be approved with the condition that any remaining TRC comments be resolved.



MAP SOURCE: FAYETTE COUNTY TAX ASSESSOR

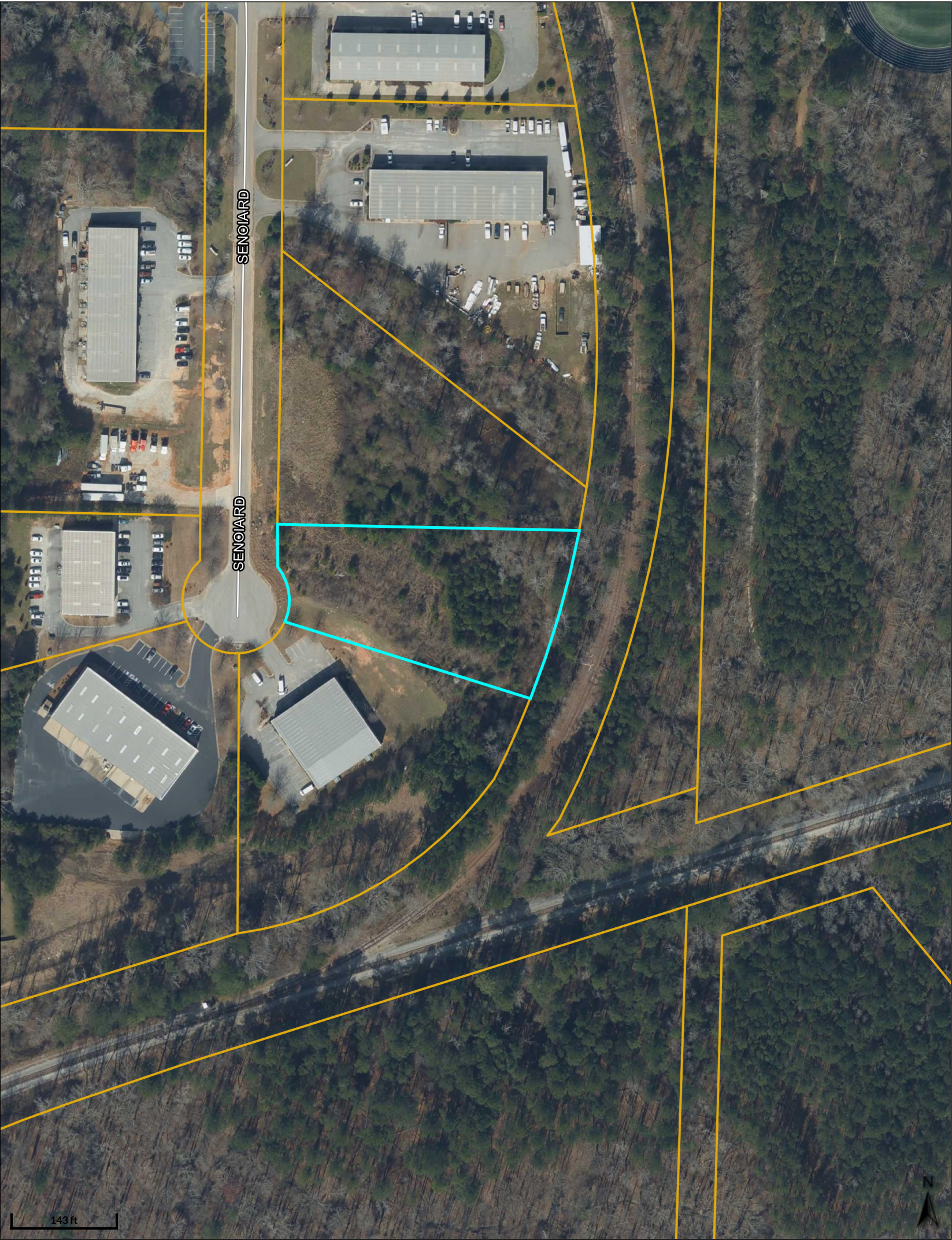
EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
C-2	N/A	Commercial	North: C-2 South: C-2 East: N/A West: C-1	N/A	1.61 acres

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

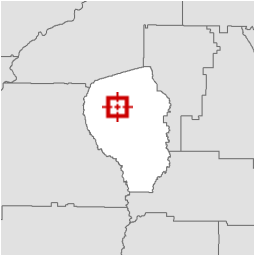
This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Commercial Corridor Character Area which encourages non-residential areas to be screened from view of SR-74. This character area promotes high standards of architecture, landscaping, and sign controls.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

Based on Technical Review Committee and staff reviews, this site plan will be compatible with the Town's Land Development ordinance, tree ordinance, and environmental management ordinances once final minor comments are resolved.



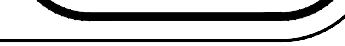
Overview

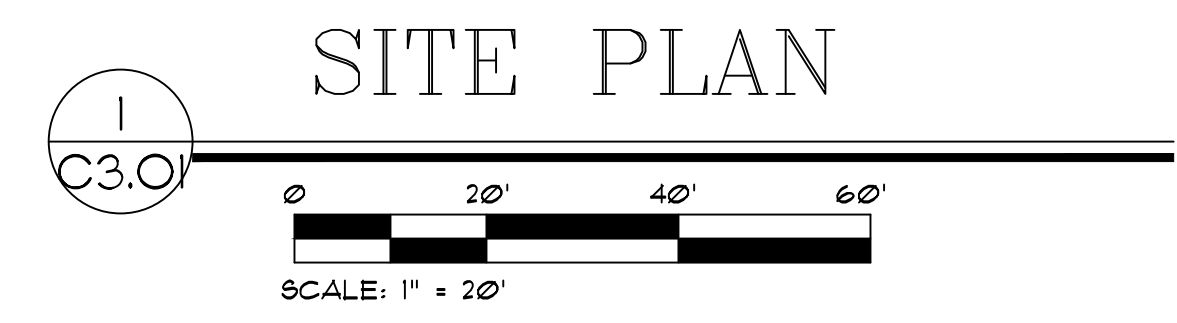


Legend

-  Parcels
-  Roads

Parcel ID	072605006	Alternate ID	n/a	Owner Address	SPIVEY JR KENNETH R
Sec/Twp/Rng	42-8-	Class	C3		SPIVEY SYLVIA T
Property Address	1540 SENOIA RD	Acreage	1.61		2505 PLANTATION POINT LANE
					BIRMINGHAM, AL 35226
District	03				
Brief Tax Description	LOT 10 POWERS COURT POWERS COURT				
	(Note: Not to be used on legal documents)				





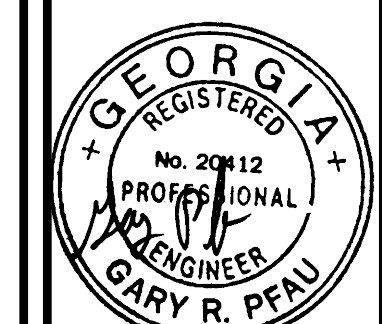
24 HOUR EMERGENCY CONTACT
CHARLIE HEATH
COMMERCIAL BUILD ATLANTA
1025 Rose Creek Dr, ste 620-139 Woodstock,
GA 30189
Phone: 470-495-5249
email: commercialbuildatlanta@gmail.com



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 		Commercial Build Atlanta 1540 Senoia Road Tyrone, Georgia 30290	
SCALE: SEE PLAN		PROJECT NO.:	
DATE: 02-25-2023		DESIGNED BY: G.R.P.	
DRAWING NUMBER C3.1		DRAWN BY: G.R.P. CHECKED BY: G.R.P.	
JOB #		SITE PLAN	

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