



PLANNING DATE 02/24/2022
COUNCIL DATE NA

P&Z STAFF REPORT

PREPARED BY:

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

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 02242022	Douglas Pollard	163 & 129 Palmetto Rd.

SUMMARY & HISTORY

Applicant Douglas Pollard is seeking to re-plat parcels 0738-053 and 0738-161 (163 & 129 Palmetto Road). Mr. Pollard's expressed intent is to finalize original plans made in August of last year to parcel off a one-acre tract of 163 Palmetto Road with the remaining acreage being combined with 129 Palmetto Road. Given the non-conforming accessory structures located on the property, Mr. Pollard will need to request conditional approval of the plat contingent upon receiving a setback variance allowing the accessory structures upon the new lot as variances are invalidated when properties are altered.

STAFF DETERMINATION

It is staff's determination that approval the proposed plat should be conditioned upon all TRC comments being resolved and upon a variance being granted to the new lot for structures to be located within the setback.



MAP SOURCE: FAYETTE COUNTY TAX ASSESSOR

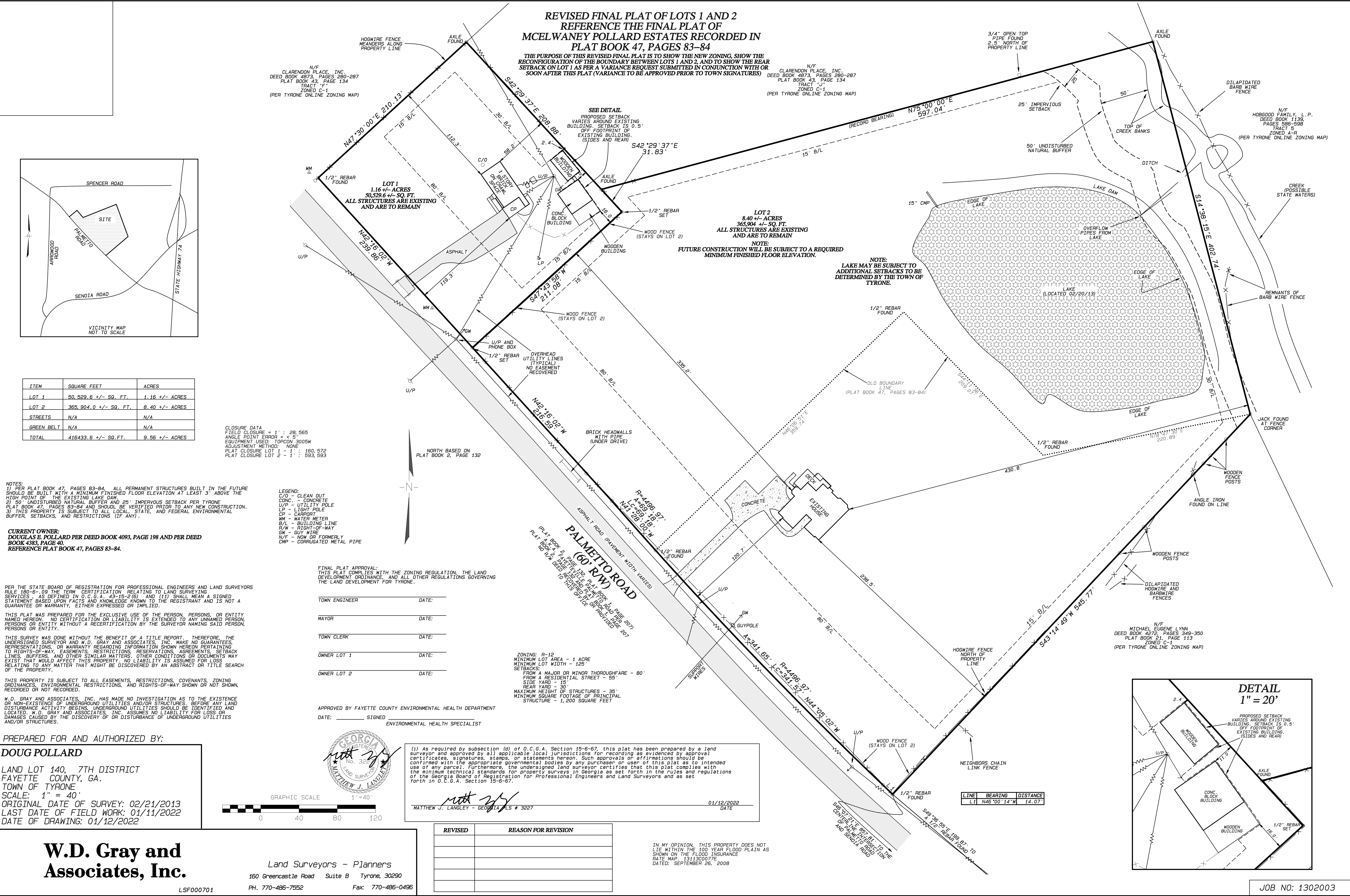
EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
R-12	N/A	Residential	North: C-1 & AR South: R-12 East: C-1 West: R-12	Residential Homes Accessory structures	9.5 acres

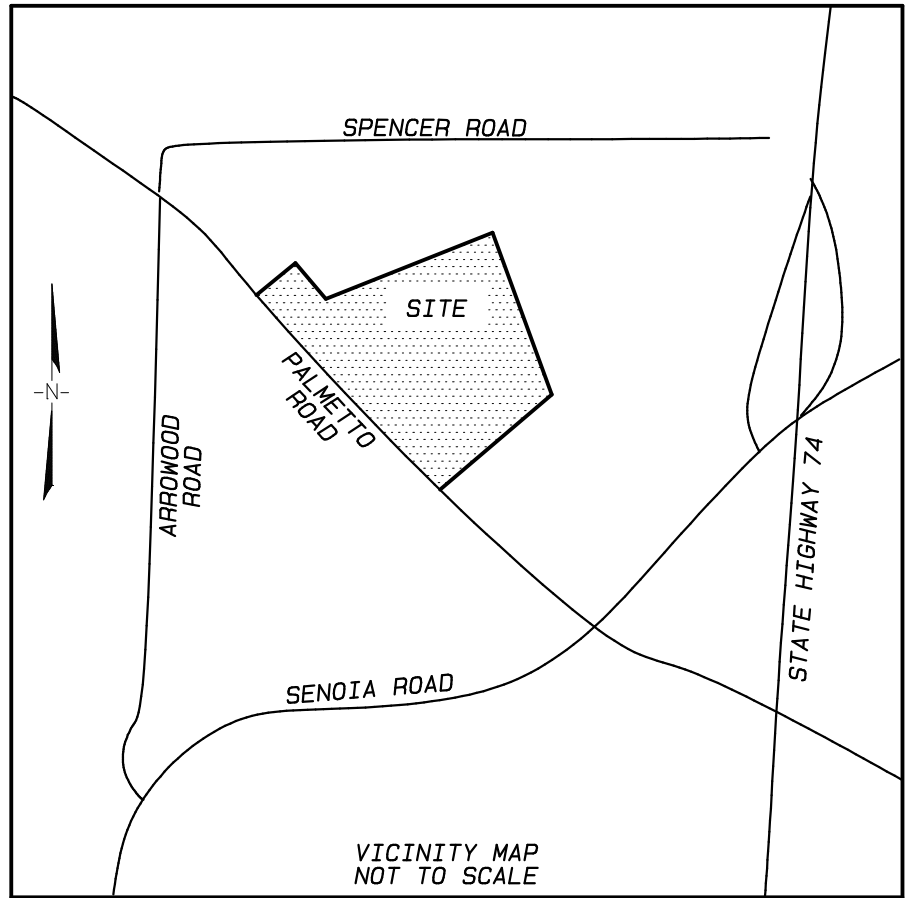
COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

The proposed lot configuration is consistent with the Future Development Map.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

This plat petition is not consistent with the Town's zoning ordinance as the existing accessory structures would transfer from legal non-conforming (granted with a variance in September 2021) to illegal in violation of R-12 setback standards if the plat were approved with no conditions. A variance will be required to bring this petition into conformity with the zoning ordinance.





ITEM	SQUARE FEET	ACRES
LOT 1	50,529.6 +/- SQ. FT.	1.16 +/- ACRES
LOT 2	365,904.0 +/- SQ. FT.	8.40 +/- ACRES
STREETS	N/A	N/A
GREEN BELT	N/A	N/A
TOTAL	416433.6 +/- SQ. FT.	9.56 +/- ACRES

CLOSURE DATA
FIELD CLOSURE = 1' : 28,565
ANGLE POINT ERROR = < 5"
EQUIPMENT USED: TOPCON 3005W
ADJUSTMENT METHOD: NONE
PLAT CLOSURE LOT 1 - 1' : 150,572
PLAT CLOSURE LOT 2 - 1' : 593,593

NOTES:
1) PER PLAT BOOK 47, PAGES 83-84, ALL PERMANENT STRUCTURES BUILT IN THE FUTURE SHOULD BE BUILT WITH A MINIMUM FINISHED FLOOR ELEVATION AT LEAST 3' ABOVE THE HIGH POINT OF THE EXISTING LAKE DAM.
2) 50' UNDISTURBED NATURAL BUFFER AND 25' IMPEROUS SETBACK PER TYRONE PLAT BOOK 47, PAGES 83-84 AND SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTION.
3) THIS PROPERTY IS SUBJECT TO ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL BUFFER, SETBACKS, AND RESTRICTIONS (IF ANY).

CURRENT OWNER:
DOUGLAS E. POLLARD PER DEED BOOK 4093, PAGE 198 AND PER DEED BOOK 4383, PAGE 40.
REFERENCE PLAT BOOK 47, PAGES 83-84.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM "CERTIFICATION RELATING TO 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 PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

PREPARED FOR AND AUTHORIZED BY:

DOUG POLLARD

LAND LOT 140, 7TH DISTRICT
FAYETTE COUNTY, GA.

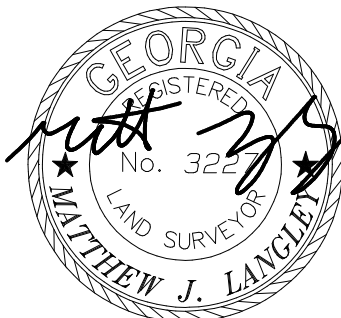
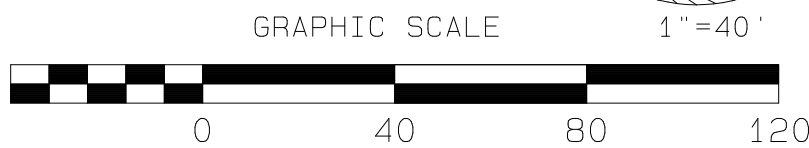
TOWN OF TYRONE

SCALE: 1" = 40'

ORIGINAL DATE OF SURVEY: 02/21/2013

LAST DATE OF FIELD WORK: 01/11/2022

DATE OF DRAWING: 01/12/2022



(I) 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.

MATTHEW J. LANGLEY - GEORGIA P.E. # 3227

01/12/2022
DATE

REVISED	REASON FOR REVISION

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, 13113C0077E
DATED: SEPTEMBER 26, 2008

W.D. Gray and
Associates, Inc.

LSF000701

Land Surveyors - Planners
160 Greencastle Road Suite B Tyrone, 30290
PH. 770-486-7552 Fax: 770-486-0496

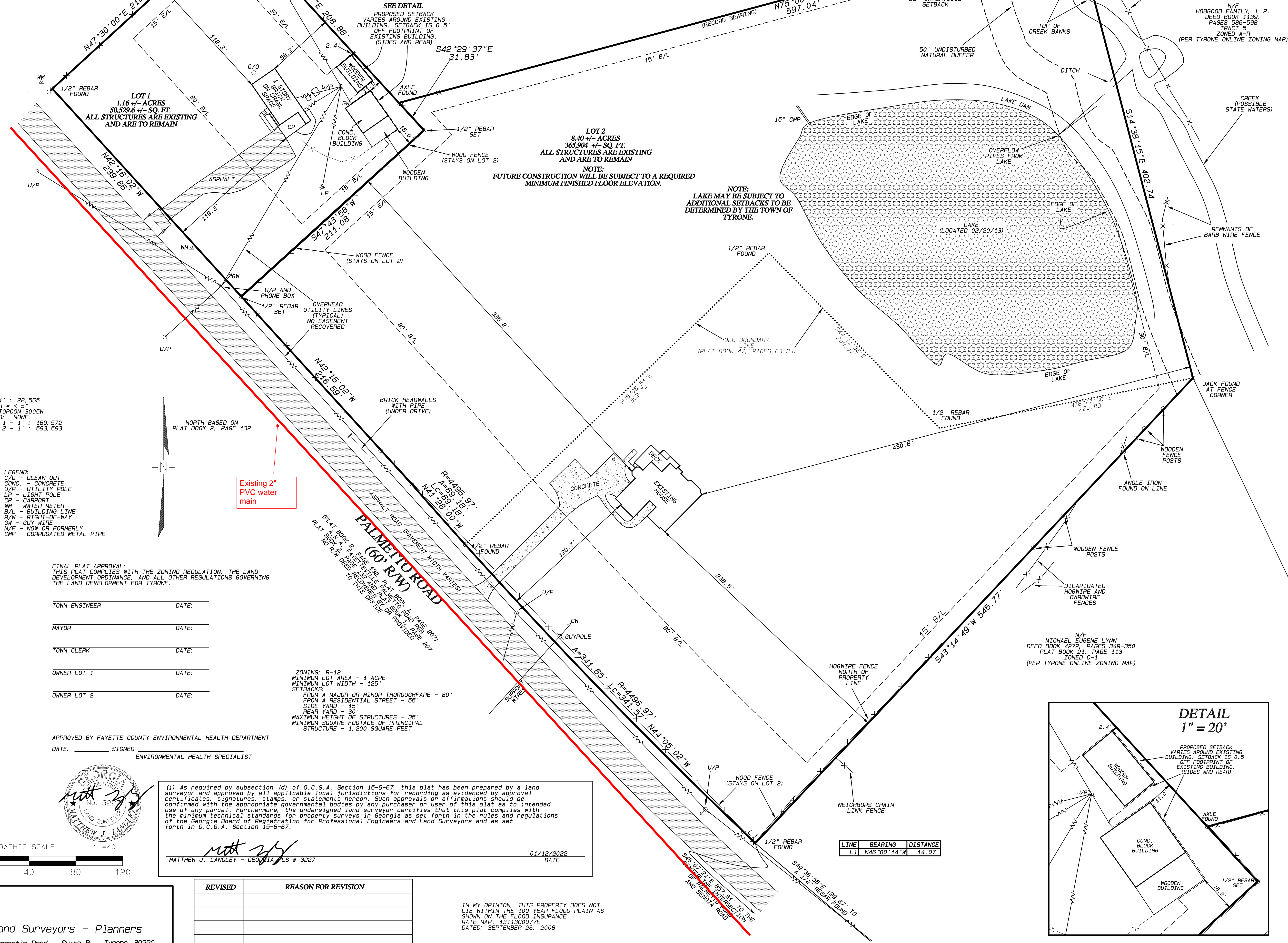
REVISED FINAL PLAT OF LOTS 1 AND 2 REFERENCE THE FINAL PLAT OF MCELWANAY POLLARD ESTATES RECORDED IN PLAT BOOK 47, PAGES 83-84

THE PURPOSE OF THIS REVISED FINAL PLAT IS TO SHOW THE NEW ZONING, SHOW THE RECONFIGURATION OF THE BOUNDARY BETWEEN LOTS 1 AND 2, AND TO SHOW THE REAR SETBACK ON LOT 1 AS PER A VARIANCE REQUEST SUBMITTED IN CONJUNCTION WITH OR SOON AFTER THIS PLAT (VARIANCE TO BE APPROVED PRIOR TO TOWN SIGNATURES)

N/F
CLARENDON PLACE, INC.
DEED BOOK 4873, PAGES 280-287
PLAT BOOK 43, PAGE 134
TRACT "F"
ZONED C-1
(PER TYRONE ONLINE ZONING MAP)

N/F
CLARENDON PLACE, INC.
DEED BOOK 4873, PAGES 280-287
PLAT BOOK 43, PAGE 134
TRACT "J"
ZONED C-1
(PER TYRONE ONLINE ZONING MAP)

N/F
HOBGOOD FAMILY, L.P.
DEED BOOK 1159,
PAGES 586-588
TRACT 5
ZONED A-R
(PER TYRONE ONLINE ZONING MAP)



LEGEND:
C/O - CLEAN OUT
CONC. - CONCRETE
U/P - UTILITY POLE
LP - LIGHT POLE
CP - CARPORT
WM - WATER METER
B/L - BUILDING LINE
R/W - RIGHT-OF-WAY
GW - GUY WIRE
N/F - NOW OR FORMERLY
CMP - CORRUGATED METAL PIPE

FINAL PLAT APPROVAL:
THIS PLAT COMPLIES WITH THE ZONING REGULATION, THE LAND DEVELOPMENT ORDINANCE, AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR TYRONE.

TOWN ENGINEER DATE:

MAYOR DATE:

TOWN CLERK DATE:

OWNER LOT 1 DATE:

OWNER LOT 2 DATE:

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE: _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

ZONING: R-12
MINIMUM LOT AREA - 1 ACRE
MINIMUM LOT WIDTH - 125'
SETBACKS:
FROM A MAJOR OR MINOR THOROUGHFARE - 80'
FROM A RESIDENTIAL STREET - 55'
SIDE YARD - 15'
REAR YARD - 30'
MAXIMUM HEIGHT OF STRUCTURES - 35'
MINIMUM SQUARE FOOTAGE OF PRINCIPAL STRUCTURE - 1,200 SQUARE FEET

LINE	BEARING	DISTANCE
L1	N46°00'14"W	14.07'

JOB NO: 1302003



Plan Review Information

Jurisdiction: Town of Tyrone

Applicant: Douglas Pollard

Contractor:

Plan Review Fees:

Estimated Valuation:

Occupancy: R-3 Residential, one- and two-family

Total Square Footage:

Description of Work:

Building Permit #: 22TYR-FPLAT00001

Jobsite Address: 163 Palmetto Road, Tyrone, GA
30290

Contractor Phone #:

Permit Fees:

Permit Type: Final Plat

Construction Type:

Business Name:

Submittal Name and #: Environmental Management Review #1



Initial Submittal



Resubmittal

Date Received for Review: 01/18/2022

Plan Review Completion Status:



Approved



Approved with Comments



Not Approved - Resubmittal Required

Plans Examiner(s): Devon Boullion, Environmental, dboullion@tyrone.org

Completion Date: 01/24/2022

Plan Review Comments:

Environmental

As this is type of review does not affect development density/ land use, environmental will only review for best practices. Plan review notes below.

1. Please include the 25' minimum state water buffer based off the pond's wrested vegetation. Would prefer that 50' buffer and 25' setback remains off stream.
2. Please note minimum finished floor elevation for each lot (3' above height of dam - can be based off County's topo in this circumstance). Indicate source of MFFE information in plat notes (can clarify existing statement).
3. Please include the following information (statements are standard/ best practice):
 - A note that indicates whether there is or there is not FEMA floodplain on the property per FIRM panel 13113C0077E, from the 9/26/2008 FEMA Flood insurance study.
 - A note to indicate whether or not there are state waters requiring a buffer on or within 200' of the property.
 - A note to indicate whether or not wetlands are present on the property (can reference wetlands inventory shown in County tax map).
 - A note to indicate that this property is located in a groundwater recharge area with the appropriate source cited.



Plan Review Information

Your plans have been reviewed under code(s) listed above. These plans have only been reviewed for compliance with building codes adopted by this jurisdiction.

If “Resubmittal Required” is checked under Plan Review Completion Status above, a resubmittal of plans addressing the comments is required. Please follow any resubmittal process defined by the jurisdiction.

If “Approved” or “Approved with Comments” is checked under Plan Review Completion Status above, any remaining comments shall be addressed during construction. The commencement of work constitutes acceptance of all items listed herein.

Your plans have been reviewed under code listed above. This addendum shall be made part of the approved plans. All items listed below shall be performed and shall be incorporated into the work.

These plans have only been reviewed for compliance with building codes adopted by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not a part of this plan review. This addendum is to be signed by the builder/owner and returned to our office. The signing of this addendum is an agreement that you will comply with all items listed herein. The commencement of work constitutes acceptance of all items listed herein. A signed copy of the addendum needs to be in the building department office and on site for inspections before inspections can be scheduled.



Plan Review Information

Jurisdiction: Town of Tyrone

Applicant: Douglas Pollard

Contractor:

Plan Review Fees:

Estimated Valuation:

Occupancy: R-3 Residential, one- and two-family

Total Square Footage:

Description of Work:

Submittal Name and #: DPH Review #1



Initial Submittal



Resubmittal

Date Received for Review: 01/18/2022

Plan Review Completion Status:



Approved



Approved with Comments



Not Approved - Resubmittal Required

Plans Examiner(s): Bonnie Turner, Environmental, bonnie.moss@dph.ga.gov

Completion Date: 01/24/2022

Plan Review Comments:

Environmental

A Level 3 soil report must be submitted to our office for the property identified as Lot 1. There is an existing septic system present for this home. However, further investigation must be done to ensure there is septic replacement area within the proposed new property lines. Additionally, there is no guarantee that the proposed property identified as Lot 2 will be suitable for an onsite septic system. To determine the suitability, applicant for this lot must submit an application to this office prior to building. These items must be submitted with the initial application: the applicable fee, a properly scaled Level 3 soil report that bears the original soil scientist's stamp and signature, a copy of the soil scientist's Certificate of Liability Insurance, a floor plan of the house/building, a site plan sketch, and a signed final plat.



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Plan Review Information

Jurisdiction: Town of Tyrone

Applicant: Douglas Pollard

Contractor:

Plan Review Fees:

Estimated Valuation:

Occupancy: R-3 Residential, one- and two-family

Total Square Footage:

Description of Work:

Submittal Name and #: Water System Review #1



Initial Submittal



Resubmittal

Date Received for Review: 01/18/2022

Plan Review Completion Status:



Approved



Approved with Comments



Not Approved - Resubmittal Required

Plans Examiner(s): Benjamin Martin, Plumbing, bmartin@fayettecountyga.gov

Completion Date: 02/02/2022

Plan Review Comments:

Plumbing

Watermain needs to be added.



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