



PLANNING DATE N/A
COUNCIL DATE June 1, 2023

STAFF REPORT

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

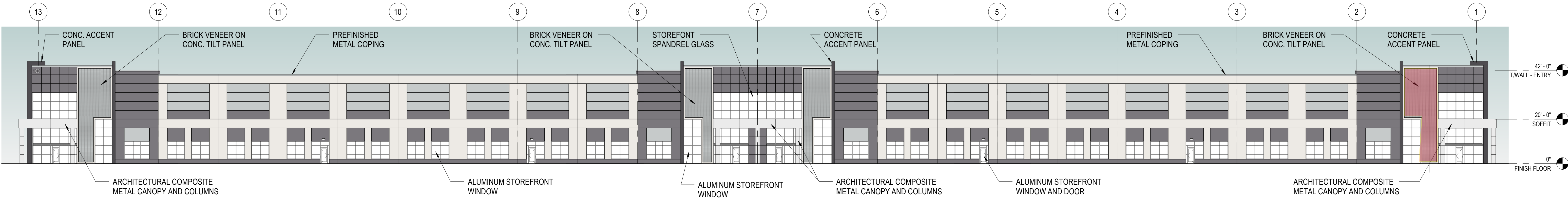
DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
C 06012023	East Group Properties	Parcel 0725-014

SUMMARY & HISTORY	STAFF DETERMINATION	
<p>Applicant East Group Properties, L.P. has submitted architectural approval for 2 buildings on parcel 0725-014. This parcel recently underwent a development plan revision in August of last year and a stream-buffer variance earlier this year. Planning Commission recently approved the conceptual site plan on 05/25/2023.</p> <p>Minutes from the Development Plan approval are attached.</p>	<p>It is staff's determination that the proposed architectural elevations are consistent with what was submitted with the Development Plan in August 2022.</p> <p>The architectural elevations do not meet the Town's Quality Growth Overlay district requirements which stipulate 70% of the facade must consist of a Class A material of glass, brick, brick veneer, or stone.</p> <p>The current proposed facade consists of approximately 24% Glass, 10% Brick Veneer, and 66% EIFS equating to an approximate total of 34% Class A material and 66% Class B.</p>	<p>SOURCE: FAYETTE COUNTY TAX ASSESSOR</p>

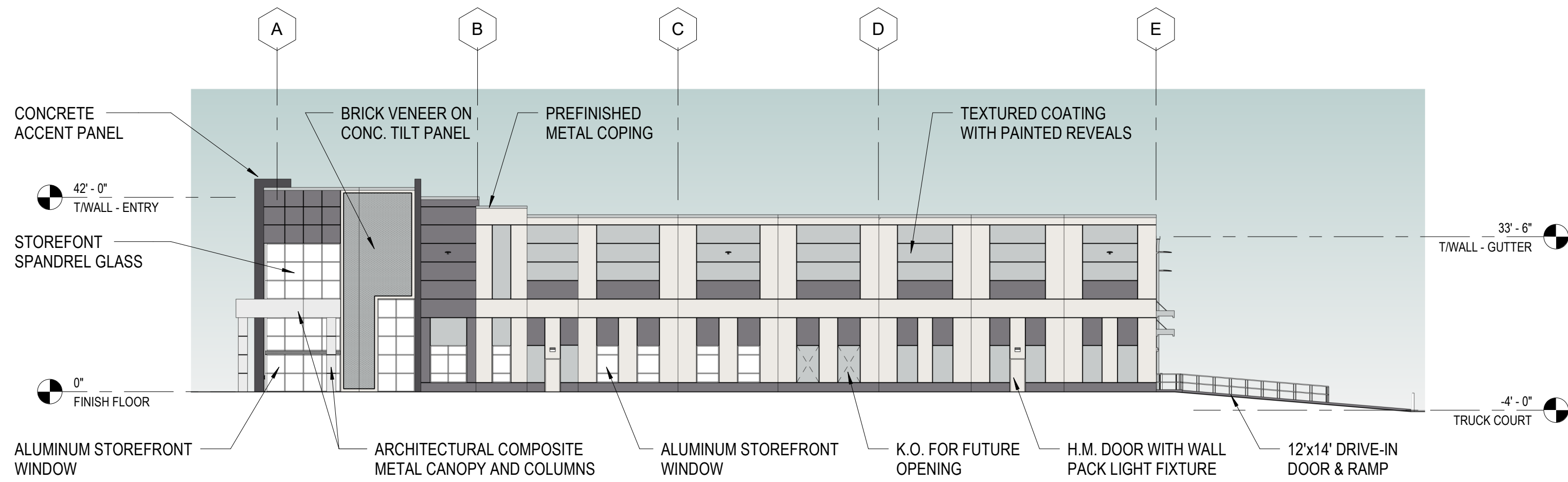
EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
M-1 Planned Industrial Park (PIP)	N/A	Light Industrial	North: CMU South: C-1 East: E-I & AR West: M-2	Abandoned Homes Barn Agricultural Implements	60.889

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY
<p>This petition is largely consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Community Gateway Character area which promotes the development of future medical, entertainment, and other emerging high tech industries as well as business headquarters through high-quality architectural and landscaping standards that protect the scenic nature of the SR-74 corridor. The proposed development plan focuses on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Architectural renderings are consistent with the development plan. If material requirements are adhered to, staff considers such renderings to meet the standard of the ordinance. A cart path constructed to Town Standards has also been reflected in the site plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.</p>

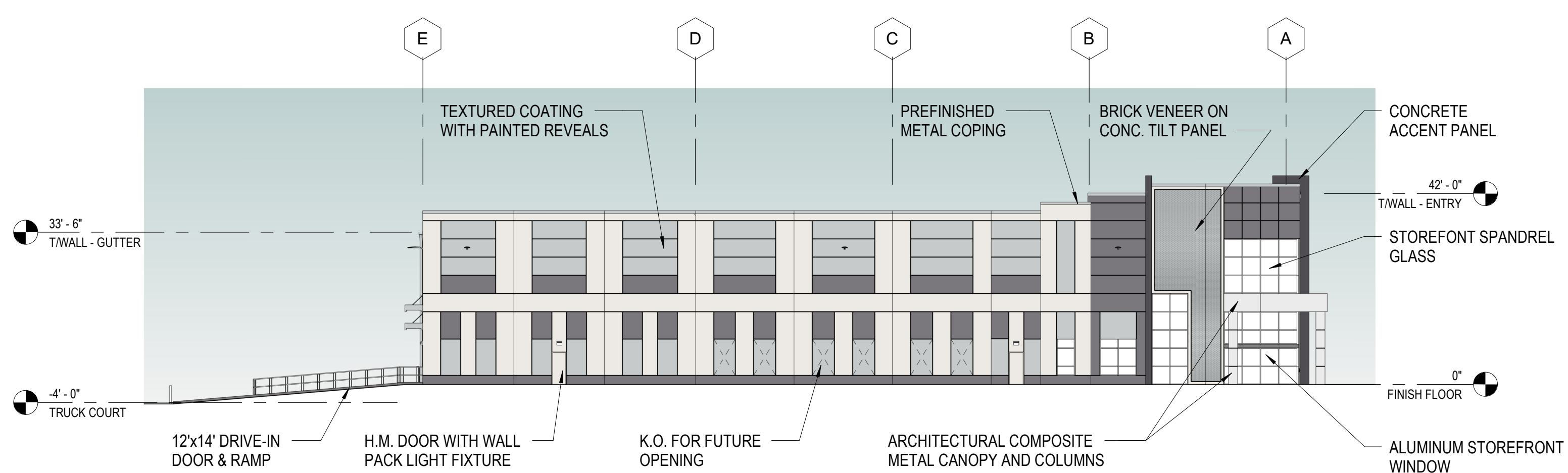
ORDINANCE COMPATABILITY
<p><i>The architectural elevations do not meet the Town's Quality Growth Overlay district requirements which stipulate 70% of the facade must consist of a Class A material of glass, brick, brick veneer, or stone. The current proposed facade consists of approximately 24% Glass, 10% Brick Veneer, and 66% EIFS equating to an approximate total of 34% Class A material and 66% Class B.</i></p> <p><i>Architectural elevations are consistent with what was submitted with the Development Plan. Council approved the development plan with the condition that 'Architectural and landscaping requirements listed in the development plan meet that of Sec. 113-191 (Quality Growth Development District Special Requirements) – specifically finish construction and perimeter berming requirements be adhered to.'</i></p>



1 NORTH ELEVATION - SD
N.T.S.



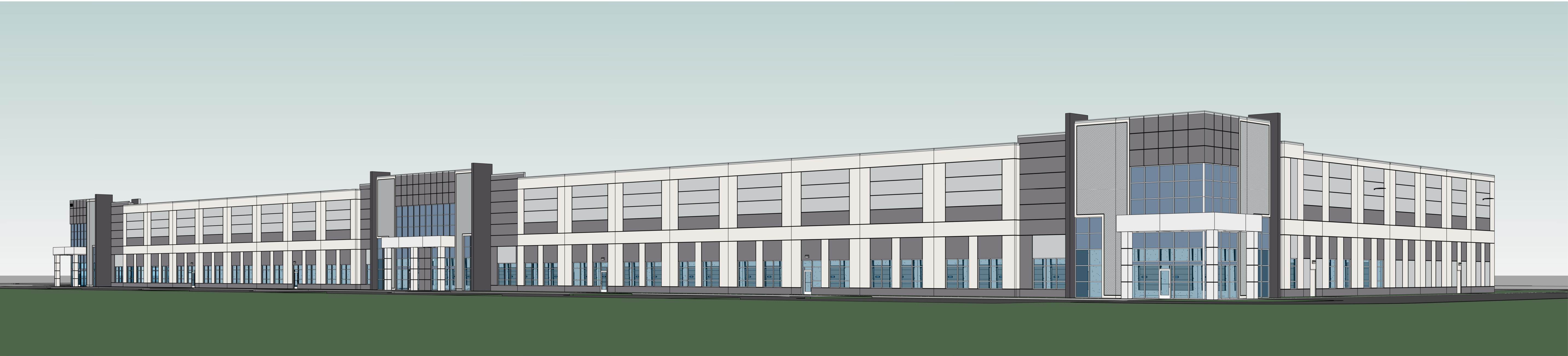
2 WEST ELEVATION - SD
N.T.S.



3 EAST ELEVATION - SD
N.T.S.

PAINT LEGEND

TAG	KEY	COLOR	MANUF.	LOCATION
P-1		SNOW BOUND	SW 7004	FIELD
P-2		GRAY SCREEN	SW 7071	ACCENT
P-3		SPECIAL GRAY	SW 6277	ACCENT
P-4		PERLE NOIR	SW 9154	ACCENT
B-1		505 MONUMENT	METRO BRICK	ACCENT



1
SK-03
NORTHWEST OVERALL
PERSPECTIVE



2
SK-03
NORTHWEST CORNER ENTRY
PERSPECTIVE



3
SK-03
CENTER ENTRY PERSPECTIVE







Gateway Commerce Park

Miami, Florida





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2951 FLOWERS ROAD SOUTH, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT: **EASTGROUP - HIGHWAY 74
BUSINESS TECH PARK**
LAND LOT 110 & 115
7TH DISTRICT
FAYETTE COUNTY, GEORGIA
STATE HIGHWAY 74

REVISIONS:

SITE PLAN - PHASE 1

PROJECT NO.
22-041

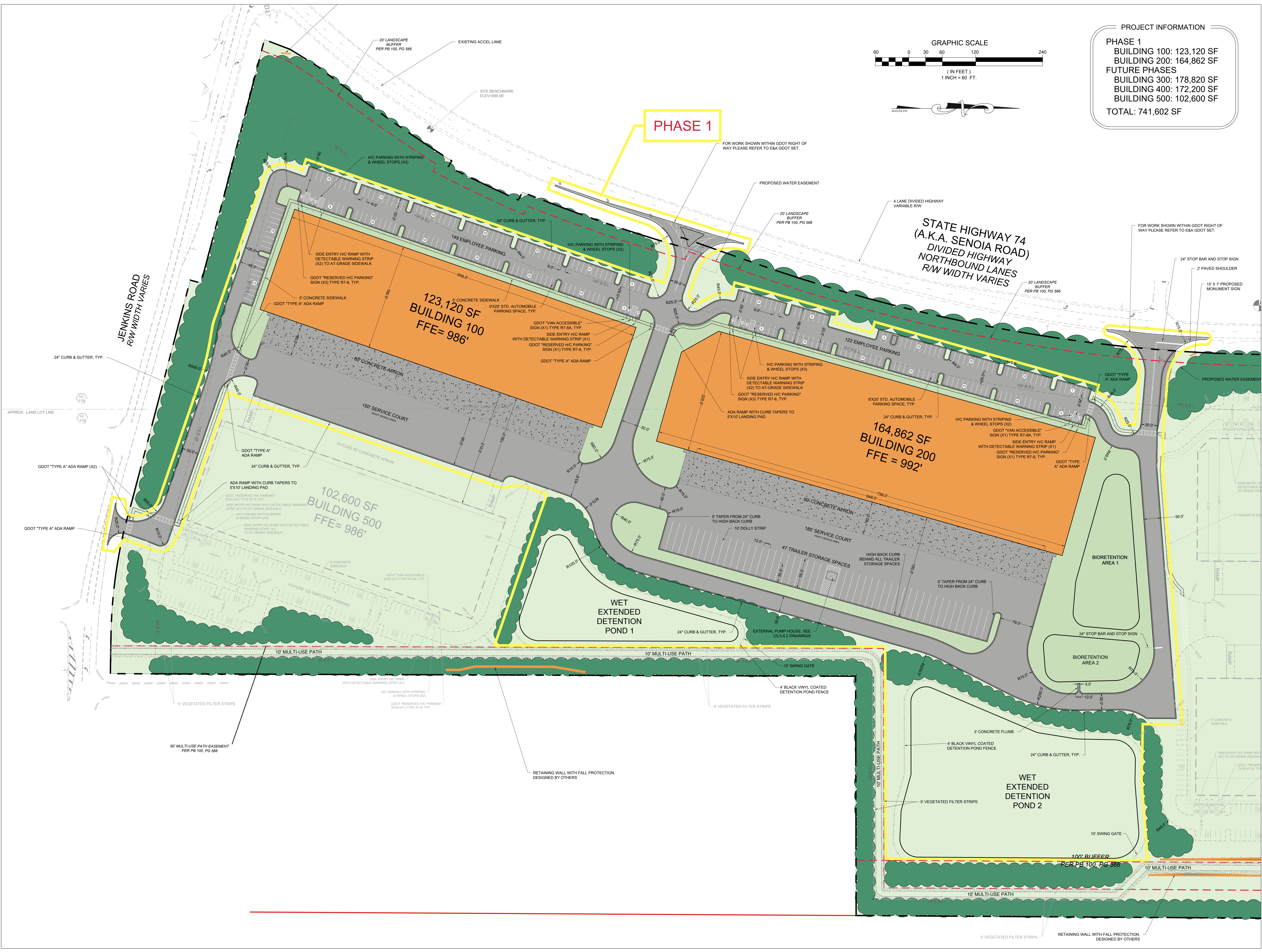
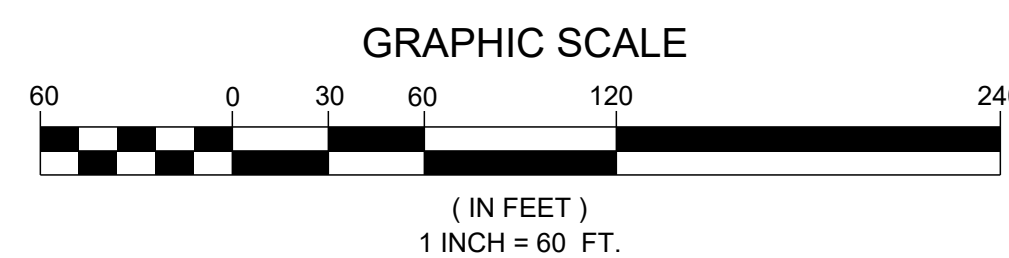
SHEET NO.

M1.1

NOT ISSUED FOR
CONSTRUCTION

PROJECT INFORMATION

PHASE 1
BUILDING 100: 123,120 SF
BUILDING 200: 164,862 SF
FUTURE PHASES
BUILDING 300: 178,820 SF
BUILDING 400: 172,200 SF
BUILDING 500: 102,600 SF
TOTAL: 741,602 SF



BIORETENTION AREA CONSTRUCTED EXAMPLES



TYRONE TOWN COUNCIL MEETING

MINUTES

August 18, 2022 at 7:00 PM

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Linda Howard, Post 1

Melissa Hill, Post 2

Billy Campbell, Post 3

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

Also present was:

Sandy Beach, Finance Manager

Patty Newland, Library Supervisor

Marge Garrett, Librarian

April Spradlin, Court Clerk

Scott Langford, Town Engineer / Public Works Director

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *The first public comment period is reserved for non-agenda items. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Council Member Campbell, Seconded by Council Member Hill.

Voting Yea: Council Member Howard, Council Member Furr.

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Approval of Council minutes from August 4, 2022, and August 10, 2022.
2. Approval to surplus concrete pavers and donate them to the Tyrone Community Garden.
3. Approval to hire Kate Chambers as the Children & Youth Services Librarian.

A motion was made to approve the consent agenda.

Motion made by Council Member Howard, Seconded by Council Member Campbell.
Voting Yea: Council Member Hill, Council Member Furr.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

4. Consideration to hear a revision of a development plan as part of the Light Industrial (M1) Planned Industrial Park (PIP) overlay of parcel 0726-068 from applicant East Group Properties LP on behalf of the owner, Hobgood Family, LP. ***Phillip Trocquet, Community Development***

Mr. Trocquet informed Council of the rezoning. He stated that the property was approximately 60 acres and the surrounding zonings were CMU, C-1, EI, AR, and M-2. The applicant, East Group Properties, L.P. submitted a petition on behalf of the owner, Hobgood Family, L.P. The property was recently rezoned from O-I (Office Institution) to M-1 (Light Industrial) PIP (Planned Industrial Park) with a specific development plan for movie media production studios and ancillary businesses. He added that the property was also associated with Development of Regional Impact (DRI) 2830 which reviewed both the studio development plan and mixed-use development plan for the 43-acre tract to the north.

Mr. Trocquet shared that the petition was generally consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Community Gateway Character area which promoted the development of future medical, entertainment, and other emerging high-tech industries as well as business headquarters through high-quality architectural and landscaping standards that protect the scenic nature of the Hwy 74 corridor. He added that the proposed development plan focused on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Current architectural renderings did not reflect the Town's material requirement but did highlight high architectural standards. If material requirements were adhered to, staff considered such renderings to meet the standard of the Comprehensive Plan. The lower traffic count of the development compared with previous approvals reflects a lower-intensity transportation impact with fewer access points on SR-74. A cart path constructed to Town Standards has also been reflected in the development plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

Mr. Trocquet shared that the proposed development plan suggested appropriate uses for SR-74 and the Community Gateway Character area and surrounding properties if appropriately screened, buffered, and constructed to the architectural guidelines listed in the ordinance. He stated that the proposed development plan had the potential to adversely affect adjacent properties from a traffic perspective, although a traffic study reflecting a lower impact from the previously approved zoning had been submitted. Comments from the Fayette County Board of Education was also acquired with no objection to the proposed development.

Appropriate traffic and transportation improvements had been outlined by the Development of Regional Impact (DRI). He added that staff wished to include those improvements if approved.

Mr. Trocquet stated that it was staff's determination that the property currently had reasonable economic use under the current development plan. He added that given the traffic capacity of SR-74 and Jenkins Rd, it was staff's opinion that if no traffic improvements were constructed, the development could pose an excessive burden on road infrastructure. If the proposed traffic improvements listed in the DRI were implemented, that would address the issue. The proposed development suggested an average of 9,250 GPD sewer and water usage which was not burdensome on the Town's existing sewer or water capacity. Stormwater facilities built to appropriate standards and regulated by a recorded maintenance agreement would be required to ensure a feasible impact on the Town's preexisting stormwater infrastructure.

Mr. Trocquet shared that if Council chose to recommend approval, staff recommended that all transportation improvement comments from the Georgia Regional Transportation Authority's (GRTA) Development of Regional Impact (DRI) findings be implemented for the consideration approval of the property development (page 22 of their packets): He shared that GRTA sighted the need to provide pedestrian connectivity between all buildings and uses. Regarding access, there were three conditions. For Driveway A (Hwy 74), it stated to construct a driveway with one ingress/egress lane entering the site, and one ingress/egress lane exiting the site. He stated that for Driveway B (Hwy 74), construct a right-in/right-out driveway with one ingress lane entering the site, and one egress lane exiting the site. Also, to construct one northbound right-turn lane along Hwy 74 into site driveway B. For Driveway C (Jenkins Road), construct a driveway with one ingress lane entering the site, and one egress lane exiting the site.

Mr. Trocquet stated that it was also recommended to install a southbound right turn lane along Ellison Road, however, that road was outside our jurisdiction. He shared that staff agreed that the development plan was consistent with the Comprehensive Plan and ordinances. If Council chose to approve, staff and Planning Commission was asked to consider the following conditions, architectural landscaping, requirements listed in the development plan meet that of Sec. 113-191 (Quality Growth Development District Special Requirements) - specifically finish construction and perimeter berming requirements, and that all transportation improvement comments mentioned earlier from GRTA's DRI determination.

Mayor Dial opened the public hearing for anyone that wished to speak in favor of the item.

Attorney Rick Lindsey represented the East Group along with Mr. John Coleman and John Rattliff. Mr. Ed Wyatt was representing Hobgood Family LP which was the property owner. Mr. Lindsay stated that the plan would comply with the Comprehensive Plan, the Future Land Use Map, and the gateway entrance requirements of the Town.

He shared that their packets included photos of the East Group's buildings and their architecture throughout the sunbelt states, which would adhere to all required standards. He added that although the item was a rezoning, it was also a revision to the development plan. This development plan would be less intensive than the previously slated movie studios in the same location. Mr. Lindsey stated that their development would have 23% less traffic than the movie studios in the morning hours and 15% less in the evening. He also wanted to clarify that the development was not a distribution center, it was designed for smaller companies. He added that the types of vehicles that would be entering and exiting the property would be panel trucks, vans, and cars, not semi-trucks. The jobs offered should be high-paying quality jobs for the local community which would contribute to the tax base and quality of life. He estimated that over the next 10 years, the development would bring in approximately \$7 Million, with \$1.3 Million distributed to Tyrone. This would estimate \$130,000 in additional annual taxes. Mr. Lindsey stated that they did meet with the Fayette County School Board and that Dr. Paterson and his team were in support of the application. He added that they had gone through the DRI review and received approval from GRETA with conditions that they would adhere to. He also shared that the development went before the Town's Planning Commission twice with their conditions it received unanimous votes both times. Only two individuals came to the meetings wanting more information. He shared his email and phone number if they had any questions. He believed he satisfied their queries. He reiterated that the School Board was in favor and also believed that no one was in opposition of the development that would bring great jobs and generate taxes. It was a nice fit for the community.

Executive Vice President of East Group Properties Mr. John Coleman spoke next. He introduced his team, Wesley Reed (Civil Engineer), and Harrison Forder (Traffic Consultant). He added that Courney was a 30-year resident of Fayette County and was very familiar with the site. He stated that East Group Properties was a publicly traded real estate investment trust on the New York Stock Exchange, under EGP, with ownership within the sunbelt states. Mr. Coleman shared that he had been with EGP for 20 years and lived in Atlanta. He added that if there were ever an issue, Mr. Trocquet could easily reach out to him. He added that their goal was to partner with the Town and for the project to be a win/win for both parties. The property would be unique in that they would be long-time owners for 20 to 50 years. The properties would not be built to sell. They build high-quality business parks and locations. It would include above standard architectural, signage, and landscaping designs. He added that each tenant would have the same signage restrictions in their lease agreements. The park would house technology companies, healthcare, aviation, homebuilder showrooms, movie studio production, and pharmaceutical companies. He restated that they were not a distribution center park. Mr. Coleman then displayed what their parks were and were not. He shared that there would be multi entrances for multi-tenants, with no large parking lots. The target companies would be higher-paying jobs to benefit the community. He stated that there would be five buildings with 30,000-50,000 square feet per tenant. There would be multiple entrances in front of the single-story buildings with high glass frontage, upscale architecture, and landscaping. He added that they had agreed to the required landscape berm along Hwy 74 and the multi-use cart path for the full length of the property. Mr. Coleman then shared interior pictures of spaces in Orlando and Tampa.

There were no further comments in favor of the item.

Mayor Dial opened the public hearing for anyone that wished to speak in opposition to the item. No one spoke.

Mayor Dial then asked Council if they had any questions or concerns.

Council Member Campbell inquired about Exit C within the traffic study pertaining to Jenkins Road. He asked why were arrows pointing toward Ellison Road. He added, how much would the development utilize Sandy Creek, Jenkins, and Ellison Roads? Mr. Forder stated that his firm projected 20% would move out toward Ellison and Sandy Creek Road to the east, and all service vehicles were projected to use Hwy 74.

Mayor Dial shared his appreciation for reaching out to the Board of Education's Superintendent, Dr. Jonathan Patterson. He suggested also reaching out to the new principal at Sandy Creek, Ms. Tosha Oliver, and Mr. Satterfield over facilities. Mr. Lindsey stated that they had met with Mr. Patterson and several of his executive team and offered to partner with Sandy Creek depending on their tenants. A high school program could be applied. We want to partner with the Town and the school system. Mayor Dial inquired about reaching out to Hopewell United Methodist Church. Mr. Lindsey stated that he did not. He met with the school system and the two gentlemen in attendance at the Planning Commission meeting. He assumed that there was no opposition. Mayor Dial asked Mr. Lindsey to state for the record that all conditions would be met. Mr. Trocquet assured him that Mr. Lindsey stated that they did agree to all conditions placed on the development.

Mayor Dial shared that the renderings showed examples of brick and glass, he wished to ensure that standards would be followed. Mr. Lindsey assured him that they would adhere to the Town's architectural standards. Mayor Dial then asked what the plan was for a buffer between Hwy 74 and the front buildings. Mr. Reed shared that a 4-foot berm with plantings on top. He then displayed a cross-sectional view that would block most of the buildings. He added that there would be a parking lot in between the building and the berm which would be 64 feet, including the sidewalk it would be 80 feet. The berm would also continue around the utility poles.

Mayor Dial inquired about the multi-use path. Mr. Trocquet stated that the path was shown to be placed at the rear of the site. Council Member Campbell inquired about signage. Mr. Trocquet stated that they were allowed a monument sign. Mr. Reed added that they would also adhere to the code regarding exterior lighting for the monument sign.

Council Member Campbell inquired about the multi-use path and added that the plan called for 58% impervious surface which would require a detention pond. He added that he agreed with one Planning Commissioner that suggested the rain garden concept. Mr. Reed stated that there would be green space between the two buildings with a bioretention area, similar to the rain garden. This would be where a large portion of the water treatment would occur. The area would also include a detention pond for added treatment.

Council Member Campbell stated that he was concerned about the Boy Scouts use of the lake adjacent to the church property. He added that he would like to ensure its protection. Mr. Reed stated that his team had discussed the importance of the lake and the need to be very diligent. They planned on documenting its current condition and by the project end, it needed to be in the same condition. He added that according to the Georgia Stormwater manual, not only their site was important but they were required to always look downstream at culverts and lakes to not negatively impact stormwater.

Council Member Furr asked why the report stated that the multi-use path would connect to Peachtree City. Mr. Reed shared that the intention was to connect to the adjoining paths in the area when complete. Council Member Campbell stated that he understood it to mean that the River Crest and River Oaks high schoolers could utilize that path to travel to the high school. Mr. Reed stated that during their DRI conversations, it was asked, where should the cart path be placed on the property. It was suggested it be placed in the back where there was less traffic traveling in and out of the property, especially in the mornings. He added that although the placement would be difficult in the rear, it would be much safer. Council Member Furr suggested removing the Peachtree City connection section in the report.

Mayor Dial questioned the entrance and exit off of Hwy 74, adding that it did not seem to have a deceleration lane. Mr. Trocquet referred to Driveway B, as a right in right out, however, Driveway A was a pre-existing median cut. Mr. Reed stated that the GRETA requirement was for Driveway B to have a deceleration lane. Currently, if you take a right off of Jenkins Road, it ends at the site. That lane would be extended and striping would make it very clear. Council Member Campbell asked Mr. Trocquet if Driveway A would allow crossing over Hwy 74. Mr. Trocquet stated that GDOT through the DRI approval for a full motion curb-cut. He added that GDOT could come back later to adjust it to their liking, although they are fond of R-Cuts and J-Turns. Mr. Reed stated that it was a safer turn due to the wide area. Council Member Hill mentioned the left turn on Ellison Road. Mr. Trocquet stated that the turn was in the DRI, however, Ellison Road was not in the Town's jurisdiction.

A motion was made to approve the petition including all conditions as presented.

Motion made by Council Member Campbell, Seconded by Council Member Furr.
Voting Yea: Council Member Howard, Council Member Hill.

IX. OLD BUSINESS

5. Consideration to adopt the 2022 Millage Rate.

Ms. Beach shared that the Town held three public hearings and tonight was for the adoption of the 2022 millage rate. Each August the Town must be set to calculate the Town's share of property taxes which were used for the General Fund expenditures for that year. The proposed 2.889 mills would estimate to provide 15% of the Town's General Fund expenses. She added that staff recommended approval for the 2.889 millage rate for the 15th year in a row.

A motion was made to maintain the 2022 Millage Rate at 2.889 mills.

Motion made by Council Member Campbell, Seconded by Council Member Hill.

Voting Yea: Council Member Furr.

Voting Nay: Council Member Howard.

X. NEW BUSINESS

6. Consideration to Award the 2022 Sidewalk Repairs Millbrook Village, Dublin Downs, and Berry Hill project number PW-2022-10, to the Aabby Group. ***Scott Langford, Town Engineer / Public Works Director***

Mr. Langford shared that the sidewalk project was part of the Town's continued effort to remove trip hazards from the Town's sidewalks. The project was advertised and bids were taken on July 20, 2022. He stated that the low bidder was Aabby Group, Inc. at a base bid plus alternate price totaling \$42,435.31. He added that the bid was within the Public Works budget. He stated that three companies bid on the project with bids totaling \$42,000, \$46,000, and \$50,000. Mr. Langford recommended approval. Council Member Furr asked how long the Aabby Group had been performing that type of work. Mr. Langford stated that at least for the 4 years that he had been employed by the Town. Their work was as good as the former major construction company.

A motion was made to award the 2022 Sidewalk Repairs Millbrook Village, Dublin Downs, and Berry Hill, project number PW-2022-10 to the Aabby Group, Inc., for the fee of \$42,435.31.

Motion made by Council Member Furr, Seconded by Council Member Campbell.

Voting Yea: Council Member Howard, Council Member Hill.

- ## **XI. PUBLIC COMMENTS:** *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

XII. STAFF COMMENTS

Mr. Perkins shared that Tyrone was once again listed by Safewise as the 3rd Safest City in the state. He gave thanks to Lt. Nelson (in audience) and all Tyrone Police for their diligence.

Mr. Perkins announced the last DDA's First Friday event at Shamrock Park on September 2nd. The Vintage Vixens music group would perform along with food trucks and vendors. He invited everyone to come out.

XIII. COUNCIL COMMENTS

Council Member Furr announced to Mr. Langford that the house on the corner of Briarwood Road and Laurelwood Road had new owners and they have finally removed the bushes on the corner which hindered sight for oncoming traffic.

Mayor Dial recognized Planning Commissioner Jeff Duncan, Library Supervisor Patty Newland, and Librarian Marge Garrett and in the audience. He thanked them for their service and the Librarians for working with the Eagle Scout on his project. He also recognized Chrischele Madison who was in charge of the Tyrone Garden adjacent to the former Tyrone Elementary School. She announced from the audience that this year their organization was going to concentrate on food insecurity and shared that if anyone would like to donate any bricks or their time, please do so.

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Furr

Voting Yea: Council Member Howard, Council Member Hill, Council Member Campbell.

The meeting adjourned at 7:50 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk