

Town of Tyrone
Planning Commission Meeting Minutes
July 28th, 2022
7:00 PM

Present:

Chairman, David Nebergall

Commission Member, Carl Schouw

Commission Member, Jeff Duncan

Town Attorney, Patrick Stough

Assistant Town Manager, Phillip Trocquet

Absent:

Vice-Chairman, Dia Hunter

Commission Member, Scott Bousquet

Call to Order:

Chairman Nebergall called the meeting to order at 7:00 pm. The meeting was also available via YouTube Live.

Approval of Agenda:

Commissioner Schouw made a motion to approve the agenda. Motion was seconded by Commissioner Duncan. Motion passed 3-0.

Approval of Minutes:

1. Commissioner Schouw made a motion to approve the minutes from July 14th, 2022 with conditions. Motion was seconded with conditions by Commissioner Duncan. Motion passed 3-0.

Public Hearing:

2. 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 Trocquet noted that this plan had originally come before them in February of 2022, but it was withdrawn as there was a need for a DRI (Development of Regional Impact) study. The applicant did complete the DRI and also submitted a full traffic study from Kimley Horn. He said that applicant East Group Properties, L.P. had submitted a petition on behalf of the owner, Hobgood Family, L.P. for a revision of development plan rezoning petition for parcel 0725-014. This parcel was rezoned from O-I to M-1 (Light Industrial) PIP (Planned Industrial Park) with a specific development plan for movie media production studios and ancillary businesses in 2017. This property was also associated with DRI 2830 which reviewed both the studio development plan and mixed-use development plan for the 43 acre tract to the north. He said that the applicant's expressed intent was to revise the approved development plan for studios to a development plan for multi-flex light industrial buildings within a planned technology/business park environment. He said that the proposed development also showed the inclusion of a multi-use path along the rear property line for connectivity to northern subdivisions. The proposed development plan reflected 5 such buildings ranging from 102,600 s.f. to 178,200 s.f. He noted that a Development of Regional Impact analysis, traffic study, rough architectural examples, and visual line of site rendering was included with the development plan.

He continued that the current zoning was M-1 Planned Industrial Park (PIP) for movie studios, with the proposed zoning being M-1 PIP, but with a revised development plan for a business technology park. The existing zoning included Community Mixed use (CMU) to the North, C-1 to the South, E-I and AR to the East, and M-2 to the West. Current site improvements included abandoned homes, a barn, and agricultural implements.

He continued that the petition was generally consistent with the Town's Comprehensive Plan and Future Development strategy. The property was within the Community Gateway Character area which does promote 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 focused on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Current architectural renderings do not reflect the Town's material requirement, but do highlight high architectural standards. If material requirements are adhered to, staff would consider such renderings to meet the standard of the Comprehensive Plan. The lower traffic count of this development compared with previous approvals reflected a lower-intensity transportation impact with fewer access points on SR-74. A cart path constructed to Town Standards had also been reflected in the development plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

He then read the zoning ordinance compatibility and impact assessment.

1. Will Zoning permit suitable uses with surrounding properties?

The proposed development plan suggests 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.

2. Will Zoning adversely affect adjacent properties?

The proposed development plan has the potential to adversely affect adjacent properties from a traffic perspective, although a traffic study reflecting a lower impact from the previously approved zoning has been submitted. Comment from the Fayette County Board of Education has been acquired with no objection to the proposed development. Appropriate traffic and transportation improvements have been outlined by the Development of Regional Impact (DRI).

3. Does the property have reasonable economic use as currently zoned?

It is staff's determination that the property does have reasonable economic use under the current development plan.

4. Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?

Given the traffic capacity of SR-74 and Jenkins Rd, it is staff's opinion that if no traffic improvements are constructed, the development could pose an excessive burden on road infrastructure. If the proposed traffic improvements listed in the DRI are implemented, this would address this issue. The proposed development suggests an average 9,250 GPD sewer and water usage which is not burdensome on the Town's existing sewer or water capacity. Stormwater facilities built to appropriate standards and regulated by a recorded maintenance agreement will be required to ensure feasible impact on the Town's preexisting stormwater infrastructure.

He said that staff determined this development plan revision to be generally consistent with the Town's Comp Plan and ordinance. If Planning Commission did choose to recommend approval, staff recommended the following conditions be considered:

1. 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.
2. That all transportation improvement comments from GRTA's (Georgia Regional Transportation Authority) DRI determination and the DRI Transportation Analysis within the Town's limits be incorporated with GDOT approval.
3. Any proposed structures/impervious surface areas located within designated environmental buffer zones be prioritized for preservation or conservation come time for site plan and land disturbance approval of such areas.

Chairman Nebergall opened the public hearing for anyone wishing to speak in favor of the change.

Mr. Rick Lindsey approached the podium as a representative of the applicant. He said that they would agree to the three conditions that Mr. Trocquet outlined. He said that the property was owned by the Hobgood family, and that they were seeking a revision to the development plan, but that he does not believe that the current zoning restricting the property to movie studios would be a viable option for the property. He wanted to clarify that they were not asking for large warehousing or a distribution center. He noted that East Group Properties is a REIT (Real

Estate Investment Trust) and that they own their own properties. He listed a few of the Fortune 500 and Fortune 100 companies that East Group works with. Mr. Trocquet displayed photos of other East Group buildings on the screen. Mr. Lindsey said they would adhere to the Town's architectural standards and that they had submitted these photos to demonstrate the quality of buildings that they were planning. He said that they will pay special attention to landscaping and berming as well. He then referenced the GRTA study showing that there would be less traffic than the currently approved PIP plan. He also emphasized that the jobs created would be quality jobs and that the buildings would not be used as a distribution center. He said that they had met with the Fayette County School Board about the project, and that they were supportive of the project. He said that the proposed project fits with the Town's comprehensive plan and the ordinances that are in place.

Mr. John Coleman of East Group Properties then approached the podium. He wanted to note that he is stationed locally, so if there were any issues he could and would be on site quickly. He emphasized that they would be a long-term owner of the building and wanted to be partners with the Town. He said that they focus on the architecture and signage pretty heavily. He then pointed out the differences in their architectural style versus the typical warehouse architecture. He said that each building will also have electric vehicle charging stations. He said they have agreed to the GRTA conditions and that the level of service at the intersections that would be impacted would not experience a decreasing level of service.

He said that they would comply with all governmental regulations in regards to stream buffers and other environmental regulations. He said as soon as the project receives the appropriate permits, then they were planning to start building, most likely in two separate phases.

Mr. Ed Wyatt approached the podium. He said he represented the Hobgood family. He said that what was on the inside mattered more to him than what mattered on the outside, and that East Group properties was the perfect buyer for this property. He said that the Hobgood family still owned the 40 plus acres to the north of this property and would be proud to have the development as a neighbor.

Chairman Nebergall closed that portion of the public hearing and opened the public hearing for anyone wishing to speak in opposition to the project. No one spoke. Chairman Nebergall then closed that portion of the public hearing.

Commissioner Duncan asked about the buffer between this property and the property to the north. Mr. Trocquet said that the property to the north was technically a commercial zoning classification, and the buffer requirements were different than if it adjoined residential. There were still buffer and setback requirements, but that berms, plantings, etc, could be used to address. Those would be addressed during the site planning process. Commissioner Duncan asked about a cart path on the eastern side of the property. Mr. Trocquet said that the plat actually noted an easement, so there was a dedicated easement for a multi-use trail already on the property. Mr. Trocquet confirmed that the applicant would construct the multi-use path and it would most likely be constructed along with the phases of the project. He said that the Town's comprehensive plan put an emphasis on this type of connectivity as developments come to the HWY 74 corridor.

Commissioner Duncan brought up rain gardens. He said it was a natural area and would take up less space than a retention pond. He wanted the applicant to consider them.

Commissioner Schouw asked about the truck traffic. Mr. Trocquet said that the primary route for trucks would be a ride in-ride out via HWY 74. Mr. Trocquet said that there was a median cut at the center of the development that would be upgraded for that purpose. Chairman Nebergall said he was concerned about the increase in traffic in the area. Mr. Trocquet said that the main reason for preserving the median cut in that area was to prevent large trucks from turning left onto Jenkins Road and interfering with school traffic. Chairman Nebergall asked about potential road improvements to the surrounding intersections. Mr. Trocquet said a right-hand turn lane was recommended for Jenkins Road and that acceleration lanes would be recommended in other areas as well.

Chairman Nebergall reiterated his concern for traffic and trucks crossing that intersection. He then asked if there would be any connectivity between that land and the property to the north

once it was developed. Mr. Trocquet said that they would encourage inter-parcel connectivity. Mr. Trocquet also noted that the town was in regular communication with GDOT and would address any issues should they come up in the future.

Commissioner Bousquet asked in what order they were planning to construct the buildings. Mr. Coleman approached the podium and said that they were planning to build in two phases and would start with the two buildings fronting HWY 74.

Chairman Nebergall asked about the lake on the property. Mr. Trocquet said that it would be a staff requirement that any water detention or retention facility be maintained and function appropriately.

Commissioner Schouw made a motion to recommend approval. Seconded by Commissioner Duncan. Motion passed 3-0.

Staff Comments

No staff comments.

Commission Comments

No commission comments.

Adjournment

Meeting ended at 7:46pm.

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager