



## PLANNING COMMISSION MEETING MINUTES

**March 14, 2024 at 7:00 PM**

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*950 Senoia Road, Tyrone, GA 30290*

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**David Nebergall**, Chairman

**Scott Bousquet**, Vice Chairman  
**Jeff Duncan**, Commissioner  
**Phillip Trocquet**, Town Planner

**Terry Noble**, Commissioner  
**Brad Matheny**, Vice-Chairman  
**Patrick Stough**, Town Attorney

Also Present:

Devon Boullion, Environmental Specialist

### **I. CALL TO ORDER**

Chairman Nebergall called the meeting to order at 7:00 p.m.

### **II. APPROVAL OF AGENDA**

Commissioner Duncan made a motion to approve the agenda. Commissioner Bousquet seconded. The motion was approved 5-0.

### **III. APPROVAL OF MINUTES**

#### *1. February 2nd, 2024*

Commissioner Bousquet made a motion to table the minutes to the next Planning Commission meeting. Commissioner Noble seconded. The motion was approved 5-0.

### **IV. PUBLIC HEARING**

#### *2. Consideration to recommend approval of a text amendment to section 113-211 of Article VIII of the Zoning Ordinance off-street automobile parking. Phillip Trocquet, Community Development*

Mr. Trocquet explained that the Town had an application for data center use, and a text amendment was necessary. He shared that those facilities were coming to Georgia, and we needed to be proactive. The Town's parking ordinance did not have provisions for many use types. Staff researched parking space requirements based on the low traffic counts and on-site activity of data centers. He added that he gathered information from other areas in the country, such as Richmond, VA and Wyoming, where data centers were more concentrated. Staff recommended approval of the text amendment.

He read the added verbiage, (7) *Data Processing Center. One space per 4,000 square feet of gross office, server, equipment, and storage area.*

The change was similar to warehouse uses. This was the ratio because those types of uses had low employment numbers and daily trip counts.

Chairman Nebergall opened the public hearing for anyone who wished to speak in favor of the item. No one spoke.

Chairman Nebergall opened the public hearing for anyone who wished to speak in opposition to item. No one spoke. He then closed the public hearing.

Commissioner Nobel clarified that the “*per employee*” verbiage in their packet was not applicable. Mr. Trocquet stated that he was correct. He added that some adjustments were made because additional data was found that supported the information presented. Upon further research, he found a more straightforward way to bundle those requirements. Commissioner Nobel reiterated that the per-employee count regarding parking spaces was not applicable. Mr. Trocquet replied that was correct.

Commissioner Bousquet expressed concern about the number of parking spaces. Mr. Trocquet noted that the ordinance change was not drafted for a particular applicant, and the calculation of parking spaces should be sufficient. He added that the parking spaces were worded as a minimum. If the developer wished to have more spaces, they could. The current application would have approximately 200 parking spaces with 60 on-site employees.

Commissioner Duncan made a motion to approve the text amendment to section 113-211 of Article VIII of the Zoning Ordinance off-street automobile parking. Commissioner Noble seconded the motion. Motion was approved 5-0.

## **V. NEW BUSINESS**

3. *Consideration to approve a Landscape Plan submission from applicant East Group Properties, LP. Phillip Trocquet, Community Development | Devon Boullion, Environmental Management*

Mr. Trocquet introduced Devon Boullion, the Town’s Environmental Specialist, who reviews the environmental aspects of the applications. He also shared that the applicant, East Group Properties, LP, was present to answer any questions. He reported to staff that he received the final site plan approval in May 2023 for the proposed “Greenway Commerce Park” at the corner of Jenkins Road and SR-74. He added that the approved site plan reflected five (5) multi-tenant buildings to be built across 3 phases. Phase I’s Landscape Plan was included in this packet and has been reviewed by Planning and Environmental Management staff for compliance with the Town Code of Ordinances and Comprehensive Plan.

He added that the Comprehensive Plan called for natural buffers and high standards of landscaping with an emphasis on well-designed bioretention areas and a focus on

specimen tree preservation to the highest degree possible. The applicant had implemented two bioretention areas that incorporate GI/LID practices as well as enhanced vegetative filter strips along the multi-use-trail to treat stormwater runoff. Ponds had been landscaped with river rock and planted aquatic benches to filter water prior to being discharged into downstream creeks and streams.

He continued that the proposed landscape plan meets the SR-74 Quality Growth District special requirements, which call for a 50' planted buffer fronting SR-74 that utilizes earthen berms, understory, and overstory trees. The earthen berm shall be a minimum of 4' in height as submitted per the approved development plan. This submission had preserved approximately 17 specimen trees, 450 non-specimen trees, and included over 560 trees to be re-planted on site. Over double the number of specimen trees were being preserved from initial submission. Green Infrastructure & Low-Impact Development (GILID) measures were implemented in all of the retention areas, with two full bioretention areas to be constructed. Staff recommended approval of the landscape plan.

He then displayed the tree preservation areas on the screen. The gray areas were where trees would be removed, and the green areas were intended to be preserved. He noted that specimen trees were located in preserved areas. In addition, he gave a brief overview of the landscape plan and architectural renderings. The landscape plan included bioretention areas and two large stormwater ponds. A berm would screen the parking area in accordance with the ordinance standards.

John Ratliff with East Group Properties, LP, approached the podium. He noted that it had been a long process over the last few years, but he enjoyed working with the Town. He added that his company was a long-term owner and would be part of the community for a long time. East Group Properties, LP, had a firm conviction in the property and was projected to invest approximately 90 million.

He then discussed the Greenway Commerce Park in depth. The project consisted of five buildings and a 740,000-s.f. Business Technology Park. The goal was to attract small business tenants around 40,000-80,000 s.f., not large distribution users. He noted that his company had received positive feedback from brokers and prospects in the market.

He shared that Johanna Patrick, the civil engineer, and Adam Kirk, the landscape architect, were also present to answer questions.

Commissioner Nobel asked for clarification regarding the type of tenants occupying the buildings. Mr. Ratliff noted that the company had 60 million s.f. of total building space across the country and roughly 1,700 tenants. Each tenant averages around 50,000 s.f. of space. Greenway Commerce would be a spec development, and it would be hard to say who the tenants would be. He mentioned some of the tenants in his projects included granite, pharmaceutical, and supply companies.

Commissioner Nobel then inquired about the occupancy rate of the company's buildings. Mr. Ratliff stated that based on their 60 million s.f. of space in about 600 buildings, they were 98% leased. He added that the lease terms agreements were generally 5-7 years.

Commissioner Bousquet inquired about the landscape at the corner of Jenkins Road and SR-74. Mr. Kirk approached the podium and shared that the entire corner would be preserved. He also detailed the type of plants selected for that area.

Commissioner Duncan asked what a tree protection fence was. Mr. Kirk responded that it was an orange netted fence used as a visual cue to notify contractors of preserved trees and root zones in a specific area. Once the site was completed, the fences would be removed.

Commissioner Nobel asked Mr. Trocquet to point out on the screen where the entrance would be located on SR-74. Two entrances were proposed on SR-74: one at the existing medium cut and one about 500 feet south of that location. GDOT required an R-Cut and J-Turn to be installed on SR-74, which preserves north and south traffic flow. He queried if there would be an entrance on Jenkins Road, and Mr. Trocquet responded in the affirmative.

Commissioner Duncan asked the applicant about their experience with bioretention ponds. Mr. Kirk shared that he was well-versed in that area and that most of his projects included bioretention ponds. Commissioner Duncan then asked about the maintenance after they were installed. He noted that he selected river rock over mulch for the bioretention ponds because it reduced maintenance upkeep. Mr. Boullion added that they would also be aesthetically beautiful.

Commissioner Nobel posed a question regarding traffic in that area. Mr. Ratliff stated a traffic study was done and traffic flow issues should be minimal. Mr. Trocquet added that the curb cut on Jenkins Road was shifted north and should not directly interfere with the school traffic.

Commissioner Duncan made a motion to approve the Landscape Plan submission from applicant East Group Properties, LP. Commissioner Bousquet seconded the motion. Motion was approved 5-0.

## **VI. STAFF COMMENTS**

Mr. Trocquet shared that the Steering Committee had its final meeting, and the final design renderings of Shamrock Park were posted on the wall. He added that it would go before Council for approval at the April 4 meeting and then be bid out. Chairman Nebergall inquired about the estimated completion date. Mr. Trocquet anticipated that the entire project would be completed within five years. The pavilion's construction, which was the priority, would be completed within 12-18 months.

He also mentioned the LCI for the downtown area. He welcomed the opportunity if a commissioner wanted to serve on the committee.

## **VII. COMMISSION COMMENTS**

Commissioner Duncan asked when the data center development would go before Council for approval. Mr. Trocquet stated that a public hearing would be held on March 21, and the final vote would occur on March 28.

Chairman Nebergall asked if there was an update on the Tyrone Post Office. Mr. Trocquet mentioned that it was still being repaired.

Commissioner Duncan asked if the East Group landscape plan would go before Council at the next meeting. Mr. Trocquet stated it would not because landscape plans only went before the Planning Commission for approval.

## **VIII. ADJOURNMENT**

Commissioner Bousquet made a motion to adjourn. Meeting adjourned at 7:39 p.m.