TYRONE TOWN COUNCIL
MEETING

MINUTES
November 05, 2026 at 7:00 PM

Eric Dial, Mayor
Billy Campbell, Mayor Pro Tem, Post 3

Jessica Whelan, Post 1
Dia Hunter, Post 2
Maureen Wheeler, Post 4

Brandon Perkins, Town Manager
Dee Baker, Town Clerk
Dennis Davenport, Town Attorney

Also present:
Sandy Beach, Finance Manager
Randy Mundy, Police Chief

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *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.*

Mr. Mike Anderson, who lives on Wicklow St., spoke on behalf of Father Valery Akoh, pastor of Saint Matthew Catholic Church, and expressed concerns shared by the pastor and parish community regarding the proposed data center, which would border two sides of church property. Concerns included noise and light pollution, environmental impacts, private wells, utility costs, property values, and future site restoration. He also cited potential impacts on parish attendance, the Family Life Center, community garden, and food pantry. Mr. Anderson requested protective ordinances, a complete environmental impact assessment before permitting, and collaboration with local experts, including TARG. He offered the parish's assistance and requested updates on Council actions.

Isiah Parnell, who lives on Stonewyck Dr., shared that he and his wife had the same concerns regarding the data center. He then shared his concerns regarding the mural on the Tyrone Museum wall, the Town website, and museum brochures, which acknowledge Europeans and Native Americans but omit the early contributions of African Americans and enslaved people who helped build the area's agricultural economy. He cited Little Vine Baptist Church on Handley Road, founded by former slaves and descendants. He asked Council to direct the Town Manager to review and update the official website using respectful, non-pejorative language.

Chris Guerriero, who lives on Calverton Place, thanked Council for the Veterans Day recognition. He reiterated opposition to the data center and urged legal and Council action to stop it. He mentioned outreach involving Father Valery and the Archbishop.

Ellie Varela, who lives on Mann Rd. reiterated opposition to Project Rita, emphasizing effects on residents' livelihoods. She requested a formal status update, transparency, and a concrete timeline for data center-specific ordinances rather than generic presentations.

Carrie Klarl, who lives on Mann Rd. opposed Project Rita and cited concerns about water use, noise, reduced property values, diesel emissions, and the Town's ability to provide adequate oversight. She asked that projected tax revenues and calculations be published on the Town website and to adopt protective standards, including community impact analyses, a ban on evaporative cooling, low-frequency sound limits, decommission plans, and Tier 4 generator requirements.

Jay Horne, a Fairburn resident, reported regional opposition from Fairburn residents who live approximately four miles from the site. He cited uncertainty about effects on water use, the economy, and the environment and requested greater regional inclusion and community buy-in.

Donna Wesley, who lives on Millbrook Village Dr., expressed disappointment about locating a data center in the middle of a residential neighborhood. She asked about Town funds for compliance oversight and requested a firm timeline and concrete protections before construction begins.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda with the removal of number 6 (Night Market).

Motion made by Council Member Hunter. Seconded by Council Member Campbell.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

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 the October 15th, 19th, and 20th 2026, minutes.

2. Approval to revise the Town's 2026 Holiday schedule to add December 21st and 22nd as paid holidays.

   A motion was made to approve the consent agenda.

   Motion made by Council Member Campbell, Seconded by Council Member Whelan.
   Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

VII. PUBLIC HEARINGS

VIII. PRESENTATIONS

IX. OLD BUSINESS

3. Consideration to approve a Resolution requesting the General Assembly to pass local legislation calling for a referendum determining whether to impose a Local Homestead Option Sales Tax (LHOST) for Fayette County. - Brandon Perkins, Town Manager

   Mr. Perkins explained that a similar resolution passed on June 18th during a special legislative session, but legislature did not act on it. Resubmission would prepare the request for the upcoming regular session. The proposed one-cent sales tax would be dedicated to reducing property taxes on homestead properties. Council Member Campbell clarified that if approved, the local sales tax would be 8 cents. Mayor Dial also clarified that if approved, it would go to the General Assembly, and voters would essentially decide the outcome.

   A motion was made to approve a resolution requesting the General Assembly to pass local legislation calling for a referendum determining whether to impose a Local Homestead Option Sales Tax (LHOST).

   Motion made by Council Member Whelan, Seconded by Council Member Campbell. Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

4. Consideration to approve staff to recruit citizen applicants to serve on a council-appointed 50th Founders Day committee. - Brandon Perkins, Town Manager

   Mr. Perkins presented survey feedback from 50 responders about the recent Founders Day event: 32 were from Tyrone, 7 from Fayette County, and 11 were from outside the county. The reviews were mixed. The main complaint was a lack of children's activities and carnival ride issues. He requested authorization to recruit applicants for a Council-appointed committee of approximately 10-12 members, including 1-2 Council members. Council Member Whelan asked for the number of attendees and suggested that ticket numbers could be helpful. They discussed the benefits of a Council-appointed committee, including public meeting notices, official minutes, transparency, and increased community significance. Council Member Wheeler expressed interest in serving, as did Council Member Campbell. Staff proposed posting application forms online and on social media, with the Council making final appointments.

   A motion was made to direct staff to recruit citizen applicants to serve on a council-appointed 50th Founders Day committee.

   Motion made by Council Member Whelan, Seconded by Council Member Hunter. Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

X. NEW BUSINESS

5. Consideration of a revision of the Town's fee schedule to include a day rental rate for indoor facilities of $600.00/day for up to 8 hours. - Brandon Perkins, Town Manager

   Mr. Perkins shared that the Town adopted a facility rental policy and fee schedule in September 2025 that did not include a full-day rate for the Roger Spencer building. A resident recently requested a daily rate. The existing hourly rate was $100, and the existing deposit was $100. Mr. Perkins proposed $600 for up to eight hours based on prior discussions. Council Members Wheeler and Campbell expressed that $600 was too high and suggested $400. Council discussed resident versus nonresident rates. Council Member Hunter shared the need for operating and maintenance costs, the facility's condition, and comparable rental prices and amenities before setting a rate. The conversation continued regarding upkeep and accessibility to Town residents. Council Member Whelan suggested a rate of $500 that could be raised in the future if needed.

   A motion was made to approve a revision of the Town's fee schedule to include a day rental rate for indoor facilities of $500 a day for up to 8 hours.

   Motion made by Council Member Whelan, Seconded by Council Member Hunter.
   Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter.
   Voting Nay: Council Member Wheeler.

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 announced the Veterans Day Celebration at Veterans Memorial Park Pavilion on November 11th at 11:00 a.m.

Mr. Trocquet reported that a noise and lighting ordinance was drafted and sent to legal for review. Those should return for Council's approval in December. He also informed everyone that Microsoft submitted a complete site plan application on Monday. Technical review coordination began with staff reviewers, the county, and a consulting engineering firm. The anticipated first-round review comments are due by December 2, 2026. He anticipated two to three rounds of review comments, with a typical turnaround of 60 to 90 days. He stated that there were questions regarding ordinances. Some types of ordinances cannot go into effect post site plan submission; however, those regarding health, safety, and welfare items can be enacted. After the conceptual and final site plan review would be the land disturbance permit issuance, then the building phase. Other items get applied at that point as well. He added that just because they have a site plan does not mean the current ordinances staff was working on would not be applied, such as noise and light.

Council members asked about cooling systems, noise mitigation, community outreach, impact analyses, and ordinance compliance. Mr. Trocquet stated that Town ordinances require impact analyses, and that water and sewer usage data would be used to evaluate cooling systems, including closed-loop versus evaporative systems. Council also shared concerns regarding whether Microsoft submitted what was initially planned and if surrounding churches and schools would be informed. Mr. Trocquet assured Council that they would receive status updates regarding the submission. He added that the formal site plan, architectural, and landscaping approvals fall under the Planning Commission.

Mr. Trocquet indicated that discussions and public concerns regarding the data center are anticipated to be included as part of the Comprehensive Plan public engagement process. Mr. Trocquet reported that the comprehensive plan for public engagement would involve local homeowners' associations, including Rivercrest HOA. A meeting with the HOA was discussed, subject to HOA board approval to open the meeting to nearby residents. Mr. Perkins shared that no other organizations have reached out to meet with him regarding the data center.

XIII. COUNCIL COMMENTS

Council Member Hunter asked if Tyrone Museum leadership and staff could meet with Mr. Parnell regarding his concerns for an extra layer of richness to our history. Mr. Perkins stated that he would move forward; however, correct information needed to be acquired to get this right. Council Member Hunter also gave a shout-out to Captain DeLoose for his assistance and positive interaction with elementary students.

Council Member Campbell inquired about acquiring exercise equipment at one of our parks; it could be a good Boy Scout Eagle project. Mr. Perkins stated that he would move forward and get back to Council. Council Member Campbell inquired about the Shamrock Industrial Park emergency exit. Mr. Trocquet stated that the project had begun, trees were removed, and gravel was installed. Crews were deconstructing a berm containing unsuitable soil and concrete. They were preparing to bring in infill.

Mayor Dial announced that Fayette County had the highest voter turnout among Georgia's 159 counties at 67%. He also thanked Mr. Bowman and the Public Works crew for placing the crosses at Veterans Memorial Park.

Council Member Whelan asked Mr. Perkins for an update on decommissioning and the closed-loop process for the data center. Mr. Perkins shared that staff would meet with the legal department next week regarding the progress. Council Member Whelan announced that the Veterans Committee was part of the Veterans Day celebration next week and invited everyone. The committee's goal was to obtain a static piece for the park, and they were in the fundraising phase. She added to please contact her or the board chairman with any questions.

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from October 15, 2026, with the amendment to reflect Council Member Hunter's absence.

Motion made by Council Member Hunter, Seconded by Council Member Campbell.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

XV. ADJOURNMENT

A motion was made to adjourn.
Motion was made by Council Member Campbell.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

The meeting adjourned at 8:00 p.m.

By: _____ Attest: _____

Eric Dial, Mayor Dee Baker, Town Clerk