

**TYRONE TOWN COUNCIL
MEETING
MINUTES
September 04, 2025 at 7:00 PM**

Eric Dial, Mayor
Gloria Furr, Mayor Pro Tem, Post 4

Jessica Whelan, Post 1
Manager
Dia Hunter, Post 2
Billy Campbell, Post 3
Attorney

Brandon Perkins, Town

Dee Baker, Town Clerk
Dennis Davenport, Town

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

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.*

Chief Mundy introduced two new Police Officers, Joel Madera from the Riverdale Police Department and Daniel Mercer from Merriwether County. Everyone welcomed them.

Ms. Brenda Houston, who lives on Briarwood Road, spoke regarding the multi-use path on Briarwood Rd. She thanked Mayor and Council for listening to and taking their public comments into consideration from a previous Council meeting. She thanked them for changing the cart path width. She then asked if the Town's contractor would keep up the right-of-way mowing moving forward.

Mr. Mike Server, who lives on Winfair Drive, spoke regarding the poor condition of the Senoia Road railroad crossing. He stated that it was in great need of repair. He then shared that he understood that Congressman Jack had been contacted regarding the Tyrone Post Office. He asked if Senator Ossoff had been contacted due to his interest in the condition of the Palmetto Post Office. He stated that the issue needed to be fixed. Mayor Dial stated that Congressman Jack was told that the post office would open next month.

Mr. William Wynn, who lives on Windchime Way, thanked the Town for handling a rooster/noise code enforcement complaint. He also thanked Mayor Dial for explaining the issue with the post office in detail at the last Council meeting and for reaching out to our congressman.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

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 August 21, 2025, minutes.
2. Approval of The Playlist Cover Band for Founders Day, October 4, 2025, for \$800.00. Attached: Pricing for Playlist and 2 other bands. Playlist contract. Coversheet.
3. Approval of the 6 Feet Back Band contract. Founders Day, October 4, 2025, for \$800.00. Pricing for two other comparable bands included.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

4. Consideration of a rezoning petition from applicant Lindsey Yarborough of parcel 0738-024 at address 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). Phillip Trocquet, Community Development

Mr. Trocquet shared that applicant Christ Church submitted the rezoning application for the purpose of locating a church on the property. The property, including the Town Hall property, once belonged to long-time resident Mr. Harlie Deyton.

The property was currently zoned Agricultural Residential, which was within the Town Center Character Area. This area called for downtown-oriented, primarily commercial uses that supported residential uses.

Mr. Trocquet shared that the site plan process would better indicate the entrance and exit plan for the development. A C-1 zoning category would better suit the use of a church and would not burden the town nor the surrounding properties. He stated that the development would need to adhere to heightened architectural, landscaping, and urban design requirements as it is within the Town Center Overlay district. He recommended the rezoning from AR to C-1.

Mr. Val Aikens shared that he was representing Christ Church, which currently met at Sandy Creek High School. He also introduced Pastor Fallon and Neil Cobalt, a member of the church who was in attendance. He thanked Mayor, Council, and Mr. Trocquet. He asked for approval of the rezoning as presented and shared that they would be willing to adhere to any conditions put in place.

Council Member Campbell clarified that C-1 zoning would simplify the development process. Mr. Trocquet agreed and added that there would be fewer restrictions than AR. Council Member Furr asked Mr. Aikens if there would be a future cemetery on the property. Mr. Aikens said, No. Council Member Hunter asked if there would be a connecting multi-use path on the property. Mr. Trocquet stated that during the site plan process, the Comprehensive Plan and overlay requirements would be discussed. He added that the Planning Commission had voted unanimously to approve. Council Member Whelan inquired about the narrow entrance. Mr. Trocquet stated that the entrance would also be discussed during the site plan process.

Mayor Dial opened the public hearing for anyone who wished to speak in support of the item. No one spoke.

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

A motion was made to approve the rezoning from applicant Lindsey Yarborough of parcel 0738024 at address 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial).

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

5. Consideration of a rezoning petition from the Town of Tyrone of parcel 0738-093 at address 225 Brentwood Road from AR (Agricultural Residential) & R-18 to AR (Agricultural Residential). Phillip Trocquet, Community Development

Mr. Trocquet shared that there were six properties at the end of Brentwood Road, which all accessed the same private easement. Through an effort from the property owners to receive a more accurate plat, it was revealed that many of the properties were non-conforming under zoning classifications and positioned incorrectly in the parcel layer of the County's tax map. The tax map was then corrected, leaving the Town's zoning map out of alignment and with split zoning. The property owner submitted a proposal to bring the parcel into conformity by increasing the lot size from 1 acre to 3 acres, resolving the split-zoning and alignment issues. He added that the plat met the Town's standards and just required the Fire Marshal and Environmental Health approval.

Council Member Furr inquired about the shared driveway into properties. Mr. Trocquet stated that it was a shared driveway and through the platting process, would establish an access easement.

Mayor Dial opened the public hearing for those who wished to speak in support of the item. No one spoke.

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

A motion was made to approve the rezoning of parcel 0738-093 at address 255 Brentwood Road from AR (Agricultural Residential) & R-18 to AR (Agricultural Residential) with the condition that the preliminary plat showing partial resolution of existing non-conformities be adopted and recorded within 90 days of the conclusion of these rezoning hearings.

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

Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

IX. OLD BUSINESS

6. Consideration of revisions to the Parks and Recreation ordinance (Chapter 30) related to facility rentals and special events. Brandon Perkins, Town Manager

Mr. Perkins stated that staff prepared revisions to Chapter 30 of the Parks and Recreation Ordinance as requested by Council. The revisions included new regulations for facility rentals and special events. He stated that changes were made to sections 2-6 of chapter 30, and section 7 was added regarding special events and facility rentals.

Council Member Campbell questioned the designated areas for the use of tobacco products. Mr. Perkins stated that the section had remained in place but that new areas should be designated. Council Member Hunter mentioned that fireworks were strictly prohibited.

Mr. Perkins clarified that the Town could have a fireworks display after the bidding process of a qualified pyrotechnician. Council Member Whelan inquired about the prohibition of alcohol. Mr. Perkins clarified that the use of alcohol was still prohibited in Town parks; however, it was only permitted through a Town-approved special event, per the alcohol ordinance. He added that Council would vote on each approved event that included alcohol.

A motion was made to approve the revisions to Chapter 30 of the Parks and Recreation Ordinance related to facility rentals and special events as noted.

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

7. Consideration to Award the 2025 Category I Upgrades to Lake Pendleton Dam project PW-2021-05 to Piedmont Paving, Incorporated for the amount of \$2,775,624.00. Scott Langford, PE Public Works Director and Town Engineer

Mr. Langford stated that Lake Pendleton Dam was upgraded to a Category I dam in 2018. Bids were accepted this August, and the low and responsible bidder was Piedmont Paving, Inc., for \$2,775,624. The project was originally estimated at \$2.41 million; since then, costs have significantly risen. The estimated cost was now \$2.78 million. The Town applied for and received a GEMA grant. To apply for another could take up to 3 years. The current grant expires on October 1, 2026. Mr. Langford shared that GEMA advised us to move forward with the project; additional costs would need to come from the General Fund.

Council Member Campbell asked if there would be additional costs and if the engineering costs and planning costs were included. Mr. Perkins clarified that the new project cost was \$3.1 million. The \$2.77 million was the construction cost; the difference in cost was the non-construction costs, which included engineering costs, and all other costs not related to construction. Mr. Langford added that all other costs were approximately \$407,000.

A motion was made to award the 2025 Category I upgrades to Lake Pendleton Dam project PW-2021-05 to Piedmont Paving, Inc. for \$2,775,624.

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

X. NEW BUSINESS

- 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.*

Mr. William Wynn spoke again, readdressing his request from a previous meeting for lowering the speed limit along Senoia Road near Dogwood Trail.

XII. STAFF COMMENTS

Mr. Trocquet announced that two Town employees were awarded the Brave Heart award today by the Fayette County Chamber of Commerce. Lt. Eric DeLoose was awarded the Public Safety Award, and Public Works Maintenance Tech II, Cody Kelley was awarded the Public Service Award. He added that the awards were well deserved.

Mr. Perkins announced that the last Downtown Development Authority, First Friday event would be Movie Night in the Park tomorrow night, beginning at 7:00 p.m. He stated that the movie would be Finding Nemo and that there would also be food trucks on site.

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one item of threatened litigation and one real estate item.

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

A motion was made to reconvene.

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

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.

Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

The meeting adjourned at 8:25 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk