

**TYRONE TOWN COUNCIL
MEETING
MINUTES
September 05, 2024 at 7:00 PM**

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

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

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

Also present:
David Nebergal, Planning Commission Chairman
Terry Noble, Planning Commissioner
Sandy Beach, Finance Manager
Former Council Members Linda Howard and Melissa Hill

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.*

Former Council Member Linda Howard, who lives on Lynnwood Ave. reminded everyone of the Fall Festival at the Tyrone Museum on Saturday from 10:00 a.m. – 2:00 p.m. There will be thirty vendors including homemade ice cream and a S.W.A.T. Bear Cat.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda with the removal of items 10 & 11.

Motion made by Council Member Hunter, Seconded by Council Member Campbell.
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 minutes from August 15, 2024.
2. Approval of Rongo and Friends agreement for October 5, 2024 Founders Day performance not to exceed \$800.00.
3. Consideration to approve Brian Selleck's Stormwater Management Operations and Maintenance Agreement (for the New Office Building located at 1500 Senoia Road).
4. Approval for Christ Church to use Shamrock Park on October 26th and December 22nd for their open to the public Halloween and Christmas worship events.
5. Approval to renew the Crossroads Christian MOU for the use of the Town facilities in the event of an emergency evacuation.

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 Furr, Council Member Whelan,
Council Member Hunter.

VII. PRESENTATIONS

6. Recognition and appreciation for assistance received on August 15, 2024. - Randy Mundy, Chief of Police

Police Chief, Randy Mundy announced that he wished to recognize folks for their assistance with a citizen in a crisis on August 15th. He thanked the Fayette County Fire Department, the Fayette County Sheriff's Department, the Peachtree City Police Department, and several civilian members of the Level Up and Vault Stunt Studios. He was very pleased with the level of cooperation between the Public Safety Agencies and citizens.

Council Member Hunter stated how impressed he was with the spirit of all agencies coming together for that citizen. Chief Mundy recognized all departments in attendance, which included Fayette County Fire/EMC, Fayette County Sherrif, Fayette County E-911, Peachtree City Police, and Tyrone Police. He also recognized the efforts of Vault Stunt Studios for their inflatable safety device. Chief Mundy stated that this across-the-board cooperation happened whenever needed.

VIII. PUBLIC HEARINGS

7. Consideration of a rezoning petition from applicant Clay Gilley for the rezoning of parcel 0737-040 at property address 355 Crestwood Road from Agricultural Residential (AR) to Residential 18 (1,800-min. home size 1-ac. min. lot). Phillip Trocquet, Community Development

Mr. Trocquet stated that applicant Clay Gilley applied to rezone his Agricultural Residential property located at 355 Crestwood Road to Residential 18. He intended to divide the lot into 4 parcels. He added that the request was in line with the Town's comprehensive plan and the future development map. He stated that the Planning Commission recommended approval as did staff.

Council Member Campbell asked what the setbacks were in relation to Grace Lane. Mr. Trocquet stated that they would be between 15-30 feet depending on the configuration. Council Member Furr asked how many lots the applicant planned on dividing. Mr. Trocquet stated that before them there was only a request for three additional lots with one driveway. Planning Commission would need to review the configuration. Tonight was only for the rezoning.

Council Member Whelan inquired about the driveway. Mr. Trocquet explained that if the plan was to develop with a private drive it would be acceptable, if it were an access easement, then only two homes would be allowed to access the drive.

Mayor Dial opened the public hearing for those who wished to speak in favor of the item.

Mr. Clay Gilley spoke on behalf of his son, the applicant. He explained that his son lived in the current home facing Crestwood Road for two years. They were requesting R-18 to build larger homes behind his property which would run approximately \$500,000 to \$600,000.

Mayor Dial opened the public hearing for those who wished to speak in opposition to the item.

Mr. John Newberry, who lives on Grace Lane spoke in opposition to the item. He noted that the signs had last year's date on them but had been changed. He stated that the road was not wide enough, and it would take away their privacy. Tyrone looks like a slum and Council does not care; the new homes would only be for taxpayer money.

Ms. Vickie Spurling, who lives on Grace Lane, spoke in opposition. She has lived in her home for 27 years and has fed the animals. When the homes are built it will destroy that. Their homes were built 20 - 40 years ago and new homes were coming in at \$500, 000 to \$600,000, what did that mean for them?

Mayor Dial gave Mr. Gilley some time to rebut. He understood that change was difficult and respected that they had been there for 20-plus years. They were planning a nice development that was in line with the Town's requirements.

Mayor Dial began a discussion regarding the private road. Mr. Trocquet reiterated that the submission was not being voted on, only the rezoning. The planned development would need to go through the Planning Commission.

However, roads required 20-22 feet to accommodate two-way traffic. Council Member Hunter asked for the setback requirements for R-18. Mr. Trocquet stated that they were 55 ft. for front, 15 ft. for side, and 30 ft. for the rear. Mayor Dial clarified that the Town did not propose the development but that property owners have rights and Council was upholding the law for their rights.

Mr. Trocquet shared that the current homes were approximately 150–200 feet from the property line. Including the additional setbacks, the new homes could be approximately 180-230 feet away. Council Member Hunter asked for an approximate number of daily trips per home. Mr. Trocquet stated that there were 9 trips maximum per home on average in 24 hours.

Mayor Dial inquired about the buffer between the new homes and the Grace Lane homes. Mr. Trocquet stated that during the Planning Commission review, staff could talk to the owner regarding a planted buffer. Mayor Dial wanted to ensure the highest level of privacy was maintained.

Mayor Dial stated that he would break from the norm, he asked Mr. Newberry to return because his hand was raised. Mr. Newberry stated that he believed in freedom of the people, and the people of Tyrone had no freedom. Council already made up their minds. He invited Council to their street to see what the development would do to their property.

Clay Gilley spoke again. He stated that they would be willing to keep the large trees as a buffer.

A motion was made to approve the rezoning of parcel 0737-040 located at 355 Crestwood Road from Agricultural Residential to Residential 18.

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.

IX. OLD BUSINESS

X. NEW BUSINESS

8. Consideration of approving Match Point Tennis to resurface the tennis/basketball courts at Shamrock Park at a cost not exceeding \$33,200.00. - Brandon Perkins, Town Manager

Mr. Perkins stated that the tennis and basketball courts at Shamrock Park were reconstructed in 2012 and required resurfacing. An RFP was issued on July 15, 2024, for the \$30,000 budgeted project. He added that all bids came in over budget. The lowest responsible bidder was Match Point Tennis at \$33,200. He recommended approval of adding \$3,200 from the Administration's unused Other Small Equipment and Services Assigned Funds.

He added that the project would resurface both courts and add new nets for both and the goals would be painted.

Council Member Campbell inquired about the warranty. Mr. Langford stated that it was the standard 1-year warranty. Council Member Whelan asked about the condition of the goals. Mr. Perkins stated that there was a little rust and they needed to be painted.

A motion was made to approve Match Point Tennis to resurface the tennis/basketball courts at Shamrock Park for \$33,200.

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.

9. Consideration to Award the 2024 Carriage Oaks Drive Stream Stabilization REBID project PW-2022-04 to CGS Waterproofing for the fee not to exceed \$105,215.00, Scott Langford, PE - Town Engineer / Public Works Director

Mr. Langford explained that on the corner of Carriage Oaks Drive and Brunswick Drive within the Southampton subdivision, there was a sanitary sewer manhole at the northern top of the streambank. Erosion had occurred on the privately owned stream and the Town initiated a streambank protection project to ensure the integrity of the manhole. The project was initially bid in March but rejected due to a publishing error. It was rebid on August 14, 2024, and the low bidder recommended by Mallett Consulting, Inc. was CGS Waterproofing. Mr. Langford recommended approval to award the project to CSG Waterproofing and funding would come from the Sewer Enterprise Fund.

Council Member Campbell asked if the ditch had been stabilized. Mr. Langford stated that it was private property, but he believed that what the Town proposed would protect the sewer line. He added that Mallett Consulting, Inc. also agreed.

A motion was made to award the 2024 Carriage Oaks Drive Stream Stabilization REBID project PW-2022-04 to CGS Waterproofing for the fee not to exceed \$105,215.

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

- 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. Trocquet brought back a drawing of a potential Veterans Park 12 ft. entryway sign that was discussed at a previous meeting. He suggested adding verbiage such as “gone but not forgotten”. He mentioned several more. Mr. Perkins suggested surveying the local veterans for their feedback.

Ms. Beach shared that the Fayette County Tax Commissioner, Kristie King stated that our tax information should be to us by the end of the month, moving our public hearings to October.

Mr. Perkins thanked Council Members for their input at the first Tyrone 101 Citizen Academy and that it went very well.

Mr. Perkins stated that a local baseball team had approached the Recreation Center to rent the field at Dorthea Redwine Park for practice. They paid their deposit and fees for the remainder of the season. Since then, they have improved the park and field and brought in extra dirt for added safety at no cost to the Town. He added that after speaking with Council Member Campbell, he recommended waiving their fees and deposit for the remainder of the season.

Council Member Campbell made a motion to waive the Young Guns team deposit and fees for the use of the baseball field at Dorthea Redwine Park.

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

Mr. Perkins announced that the First Friday event tomorrow night at Shamrock Park was canceled due to the threat of inclement weather.

XIII. COUNCIL COMMENTS

Mayor Dial recognized Miss Eva Hunter in the audience.

Council Member Campbell thanked Mr. Perkins for a job well done at the first meeting of the Tyrone 101 Citizens Academy. Clerks Baker and Willis also did a good job. Mr. Perkins added that the remainder of the meetings were every Monday from 6:00 p.m. – 8:00 p.m. to October 21st.

Council Member Hunter acknowledged former Council Member Linda Howard, Planning Commissioner Terry Noble, and Planning Chairman David Nebergall.

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from August 15, 2024.

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.

XV. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 8:13 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk