

# TYRONE TOWN COUNCIL MEETING - WORKSHOP

## MINUTES

March 06, 2025 at 5:30 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

### 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.*

### 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.*

### VII. PRESENTATIONS

### VIII. PUBLIC HEARINGS

### IX. OLD BUSINESS

1. Discussion regarding phase II revisions of the Town Center Mixed-Use (TCMU) ordinance as it pertains to development standards and permitted residential use types. Phillip Trocquet, Community Development

Mr. Trocquet gave a brief history of the Town Center Mixed-Use (TCMU) ordinance. He stated that the ordinance passed several years ago and last August, Council initiated a Text Amendment pertaining to townhouses as uses.

Townhouses were removed from the ordinance with the understanding that a Phase II amendment would be developed to better define and regulate Town Homes. He added that tonight's discussion would begin Phase II with single-family home use types within the TCMU ordinance.

The discussion encompassed single family homes with larger and smaller lots, cottage courts detached homes, townhouses, and flats over commercial. They discussed lot sizes, square footage, parking, and location. Mr. Trocquet stated that those types of homes within the TCMU (downtown) zoning district were mostly meant for odd-shaped lots.

Council discussed traffic and potential intersection improvements. They also discussed state law as it pertained to the proximity of new development and established development.

The census was to not remove townhouses, only to have them facing inward as part of a development, not facing a main road. Mr. Trocquet reminded Council of the importance of adhering to the public input on the Comprehensive Plan and the LCI regarding downtown. New residential was essential to pay for downtown beautifications and to maintain sewer costs, SPLOST funds were not sustainable as a tax base. It was also part of the planned development for downtown. He asked Council for direction, to either prepare a Phase III portion of the TCMU or to prepare a land use adjustment.

A motion was made to direct staff to pursue performance metrics for the uses provided.

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

Voting Yea: Council Member Whelan, Council Member Hunter

Voting Nay: Council Member Campbell, Council Member Furr.

Mayor Dial broke the tie in favor of the item.

## **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. Josh Thorton, who lives on Castle Lake Court, advocated for more home options in the downtown area.

**XII. STAFF COMMENTS**

**XIII. COUNCIL COMMENTS**

Council Member Hunter thanked Mr. Trocquet for preparing his annual Gumbo for staff.

**XIV. EXECUTIVE SESSION**

**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 6:44 p.m.

By: \_\_\_\_\_  
Eric Dial, Mayor

Attest: \_\_\_\_\_  
Dee Baker, Town Clerk