

**Tyrone Town Council
Meeting Minutes
November 18, 2021
7:00 P.M.**

Present:

Mayor, Eric Dial

Mayor Pro Tem, Gloria Furr was absent

Council Member, Linda Howard

Council Member, Melissa Hill

Council Member, Billy Campbell

Town Manager, Brandon Perkins

Town Clerk, Dee Baker

Town Planner, Phillip Trocquet

Recreation Assistant, Lynda Owens

Finance Manager, Sandy Beach

Library Supervisor, Patty Newland

Police Chief, Randy Mundy

Mayor Dial called the meeting to order with limited seating and broadcasted on YouTube Live at 7:00 pm, this was followed by the invocation. The public was invited to watch.

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. PUBLIC COMMENTS: *The first public comment period is reserved for non-agenda items. 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.*

Mayor Dial shared that Eagle Scout Candidate, Jacob Dalton was in the audience. He added that he had more people present at this meeting, and he invited him up. Mayor Dial asked if his Troop in particular completed many projects in the Town or do they travel to different areas?

Mr. Dalton shared that the dog park project was initially completed by another Troop.

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He added that his Troop was 210 and they completed projects from several different areas within the County. Mayor Dial presented a certificate of appreciation to Mr. Jacob Dalton, his family was in attendance. Mr. Dalton thanked his sister for the idea and his fellow Scouts for their assistance with improvements at the Dog Park at Fabon Brown Park.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion was made by Council Member Hill. Seconded by Council Member Howard.

Voting Yea: Council Member Campbell

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. Consideration to approve the minutes from the November 4, 2021 meeting.

A motion was made to approve the consent agenda.

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

Voting Yea: Council Member Hill.

At this time during the meeting, there was an issue with the audio system. Mr. Perkins attempted many options; the audio was then muted.

VII. NEW BUSINESS

2. Presentation from POND Co. regarding the Final Draft Livable Center's Initiative Downtown Master Plan. Andrew Kohr, Project Manager | Phillip Trocquet, Town Planner

Mr. Trocquet announced that the POND Representatives were not available to present this evening so he would do the honors of a brief high-overview. He added that they would be back in December. He shared that the Livable Centers Initiative (LCI) was a program from the Atlanta Regional Commission (ARC) which was a state program that matched 80% of master plans or studies for downtown areas. Most cities receive at least one, the Town had never received one, until now. He added that years down the road, the Town could update the scope for the downtown vision and economic plan for the health of the downtown district, so Tyrone could be the best it could be. He then began the presentation with the purpose and goals. He shared that first, the Town needed to define what distinguished it from other communities. Then to engage with the Core Team, landowners, and the public to generate success. The next step would be to create a future development plan that created flexibility but inspired new ideas. Then finally, align zoning regulations and new architectural guidelines to encourage the desired form of growth and consistency throughout downtown.

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Mr. Trocquet shared that the Master Plan consisted of setting up a framework document for the Town's proactive plan for future development. Next came an opportunity to engage the community and a method to identify catalyst projects. He reminded everyone that the plan was a long-term plan. He added that the plan was not a detailed design, nor was it a regulatory document. It was also not the singular vision for the Town with no flexibility. The maps and pin-pointed plans were not dictated, all were flexible plans. He then gave an overview of the Master Plan map. It indicated mobility options, for vehicles, golf carts, biking, and pedestrian walkways along the Senoia Road main corridor. It also gave examples of development types and styles of structures to assist with the downtown growth and long-term vitality of the district.

Mr. Trocquet shared that there was a lot of public engagement during the preparation of the Town Center Plan. He shared that ARC stated that Tyrone had record-breaking numbers of public engagement for a town our size. He then gave pause, and asked Council where they would like to go within the presentation, he asked if anyone had questions. Mayor Dial shared that he would guide Council, the presentation was not Mr. Trocquet's responsibility. Mayor Dial added that when Council had questions, Mr. Trocquet could take everyone, including those in attendance to the slides, and questions could be asked and the public could follow along. He suggested making the presentation a type of workshop since the presenters were not present.

Council Member Campbell asked how the downtown area was determined? Mr. Trocquet stated that downtown areas were usually determined by main corridors, and Senoia Road was the main thoroughfare through downtown. Historically, building age, business activity, and old land-use patterns were identified. He indicated that from the Tyrone/Palmetto/Senoia Road four-way to Crestwood Road was downtown. This was a general indication of downtown. Council Member Campbell asked if sewer would be available for future development downtown? Mr. Trocquet stated that yes, the sewer downtown would prompt growth, and was a big reason for the LCI study. The study would allow the Town to regulate growth in an appropriate manner. Most areas within the downtown area could be served by sewer.

Mayor Dial recognized Tyrone Planning Commissioners, Jeff Duncan and Scott Bousquet that were in attendance. He thanked them for their service to the Town. Council Member Campbell stated that they do a very good job.

Mayor Dial asked to be directed to the Shamrock Park, overview slide. Mayor Dial shared that it was the center of Town. He stated that the Town had invested \$150,000 in new playground equipment. Looking at the plan, there was an older kid's playground and one for younger kids. He added that there was currently a playground for younger children across the lake, near the Library and Recreation Center. Mr. Trocquet asked everyone to keep in mind that the plan was only a concept. It took elements from what we already have. He shared that the project's team consisted of Urban Planners, Landscape Architects' and our citizens. The plan called for a playground within the general area in which the playground was currently located. This was a general overview, moving forward we could make improvements. Mr. Trocquet shared that citizens wanted more activities within the park, making it more active.

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Mayor Dial asked Ms. Newland and Ms. Owens if they saw a lot of activity on the smaller playground? Ms. Owens shared that it was utilized up to fifteen times a day, it was constantly being used.

Council Member Campbell shared his enthusiasm regarding the cart path that would begin on Senoia Road and traverse behind the post office, Shamrock Kitchen, She Craft Co., and the former fire station to Shamrock Park. Mr. Trocquet stated that the path would be feasible due to the Town owning most of the property along that area. This would provide additional connection; it would be an amenity and very good for businesses. Having road frontage and cart path frontage would boost these businesses. Council Member Campbell added that it would also draw the pedestrian and cart travelers away from downtown vehicular traffic.

Mayor Dial stated that according to the Shamrock Park layout, the suggested pavilion and open-air farmer's market were on opposite ends, he asked why. He mentioned that the sun was usually in a particular spot, why not keep both of them together? Mr. Trocquet stated that there were a variety of options for the open area, there should not be an issue combining them. Mayor Dial shared that the term farmer's market may be an overused term, it was popular with the surrounding municipalities, including the term, night market. He added that there were many more uses for the park. Mr. Trocquet stated that one reason a farmer's market was mentioned was that the citizens placed numerous dots on that particular item for potential future use for a portion of the park.

Council Member Hill shared her enthusiasm for landscaping and lighting. She asked if the elements could be added sooner than later? Mr. Trocquet displayed a vision for the Red Door Consignment area and added that the Town would only need to reconfigure the right of way to add additional landscaping. Those projects would be based on priority and funding. He shared the importance of the LCI, as it opened the Town up to new grant monies that could accomplish those types of projects. Monies could also come from the General Fund, SPLOST, or grant funding. By creating parallel parking and more pedestrian walkability, it would give downtown a different feel. Mr. Perkins agreed with the attractive on-street parking and street-scapes and added that the improvements would have a calming effect on traffic. Mr. Trocquet then shared a rendering of improvements made to Commerce Drive regarding landscaping, on-street parking, and a crosswalk connecting the library to the park. He added that Shamrock Park was the Town's main focal point. Once the Town invested in Shamrock Park and improving Commerce Drive, business owners may follow suit, driving the economy. Council Member Campbell shared that if the speed limits would be lowered, golf carts and more pedestrian traffic could utilize those areas. Mr. Trocquet agreed, and added that downtown would then feel like a neighborhood, it was essentially a commercial neighborhood. The look would make vehicles more aware of the speed. Mr. Trocquet then shared the Partners II Pizza/Spezzano's slide.

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He stated that a portion of the large parking lot was in the Town's right-of-way. Streetscaping and a cart path could be added there too, along with a tree canopy. This would add a median from the parking lot to the street, making it safer for pedestrians, and would eliminate box truck parking within the right-of-way. The plan also adds another pedestrian crosswalk, from the shopping center to Kakao Café and additional shopping across Senoia Road.

Mayor Dial turned attention to page 95 of the actual plan, regarding age distribution. He shared that he needed to be cognizant regarding other age ranges besides his own. He needed to be aware while making decisions for the Town. He added that the ages of 18-34 made up 74% of the Town's growth. These folks were moving into Tyrone. Mr. Trocquet stated that the Town was outpacing the County with the 18-24 range by 11%. In the 25-34 range we were outpacing the County by 29%. Mayor Dial stated that he and Council needed to take note of those percentages as they made decisions. Council Member Hill shared that she agreed and initially believed that the Town was greying. Mr. Trocquet shared that the second-highest population in the Town was the 55 or older range. Council Member Campbell asked, how do we keep younger people in Tyrone? He added that people ask him, why should I move to Tyrone, he added that he currently did not have an answer for them. We do not offer a lot of amenities; the playground was a good start. The Town would not survive unless we keep our young people. Mr. Trocquet shared that we need to provide amenities that attract them, and keep them. This was another impetus of the plan; we need to keep downtown vibrant. Council Member Hill echoed Mr. Perkins and Mayor Dial from past meetings, we need to host a monthly Friday Market to bring people to the park, something they could count on. Mr. Trocquet agreed, family events bring families to the park. Mr. Perkins shared that he had been researching the matter and that he believed that through the pandemic, would come a rebirth of downtown. Large employers could keep their employees working from home, along with young people. Folks in turn get tired of staying home, they want to get out, they usually go to coffee shops or parks. This also happened after the second world war, cities were reborn and thrived. He added that younger people could now afford bigger homes than we could at their age. According to the LCI, people want golf cart paths to be able to walk, go to dinner, and shop. Mayor Dial reiterated that the 55 and older crowd was a big part of the population, but they could not ignore the 18-34 age range. Council Member Howard stated that when you become the age of 30, you decide what is important, and Tyrone needed to be what they want. Mayor Dial shared; they need to want to return after college.

Mayor Dial stated that he wished for POND to explain the Psychographic Analysis to Council. Mr. Trocquet explained that it was a portion of the market study that included demographic data based on residential and commercial. The Town was concentrating on the commercial portion. Mayor Dial asked Mr. Trocquet to move toward the Senoia Infill page and then the Catalytic Sites page.

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Mr. Trocquet explained that the infill properties were properties that had the potential for development. They were general sites that were alongside developed or underdeveloped sites. Several sites were indicated along Senoia Road as infill opportunities. He explained that catalytic sites were defined as having better opportunities for development. Those sites were privately or publicly owned such as the Tyrone Museum, fire station or the greenfield site adjacent to the new Town Hall. Those properties could be developed to contribute to the vitality of downtown.

Mayor Dial suggested a workshop regarding ironing out “edge development”. This would allow Council to agree on a category. Mr. Trocquet stated that it would also include a zoning discussion along with permitted uses. Discussions were part of the plan laid out. The plan called for a village-style feel with room for added growth. The Town needs to look at zoning. Mayor Dial stated that some conversations took place around the Town Center Mixed Use (TCMU) zoning. We already had feedback from the public on what they feel comfortable with.

Council Member Howard shared that regarding the Master Plan, she liked that there were a lot of new streets to relieve traffic flow. Mr. Trocquet stated that anytime there were discussions regarding growth, traffic was always a big part of the discussion. The 90% mode of transportation within the Town was an automobile. The Town needed to accommodate biking, and walking as well as golf carts. We need roads that do not cul-de-sac, we need more grids, and plans to disperse traffic. Council Member Campbell shared that GDOT needed to issue access off Highway 74 for the development along Valleywood Road. Mr. Trocquet stated that any new development needed to issue a traffic study.

Council Member Howard asked about a rendering indicating more buildings being built near the museum and the fire station. Mr. Trocquet added that the plan specified that if the Town chose to expand on the museum property that acquisition of a small portion of the adjacent property would make sense. Council Member Campbell asked about setbacks. Mr. Trocquet stated that setbacks were not an issue within the TCMU zoning. The plan suggested expanding parking in the rear and adding to the property, creating a plaza feel with a walkway connecting to the school. This would make the museum a focal point and also add business spaces to the rear of the building. Council Member Howard then moved toward the infill portion and stated that she approved how the consultants suggested the use of the property to the east of Senoia Road. Mr. Trocquet explained that the area was only 1-acre, but large enough for a building. She added that the Town already owned the property, it would be nice to see it developed.

Council Member Campbell inquired about the property on Valleywood Road, across the street from the Operation Mobilization sign. Mr. Trocquet stated that the Town did not own that property, however, it had the potential to be developed.

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Council Member Howard asked about the two currently closed roads along Senoia Road, which was another area for potential. Mr. Trocquet stated that the roads were initially titled 1st and 2nd street. The streets could be reopened and offer entry to potential properties. Council Member Howard stated that there was so much potential for development within that area. Council Member Howard mentioned the access from the museum to the library and recreation center. Mr. Trocquet stated that the plan indicated that it was public pedestrian access.

Council Member Hill shared her enthusiasm regarding the plan for the former fire station, and how that would bring in young people. Mr. Trocquet stated that the economic consultant market analysis stated that the plan for that property would be a “slam dunk” with an instant return on investment for the owner. Council Member Howard noticed the patio that overlooked the park. Mr. Trocquet stated that the view could be the best view in town.

Council Member Howard wanted to discuss the proposed plans for the former firehouse and municipal parking. Mr. Trocquet explained that the long-term vision of the Town according to the citizens and the consultants, placed a lot of emphasis on recreation. He shared that the Shamrock Park, Master Plan proposed that a new recreation facility could be built near the park, leaving one basketball court and placing additional parking in between the former firehouse and the new recreation building. There would be a need for additional parking downtown, in the long-term vision. He added that the Town needed to leverage the firehouse building now, making it as useful as possible. Public input and consultants both agreed to improve the recreation center and parking for downtown.

IX. 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.*

Mrs. Jolana Anderson, who lives on Ridge Road spoke. She stated that she was a volunteer with the Tyrone Museum and she had a woman ask her when Tyrone Elementary School would reopen. Mayor Dial stated that the building belonged to the Fayette County Board of Education, their initial plan was to reopen this past fall, then the fall of 2022. COVID had affected the numbers and currently, there were not enough numbers to fill the open schools. The location was making money for them, we encourage them and reminded them that growth was occurring in our area. It was in their plan to reopen; it just depended on COVID mandates and what the future would bring.

X. STAFF COMMENTS

Mr. Perkins announced that the Tyrone Christmas Tree Lighting would be on Sunday, November 28th from 5:00 pm – 7:00 pm. He added that offices would be closed on Thursday and Friday, November 25th and 26th.

XI. COUNCIL COMMENTS

Council Member Campbell thanked all involved with the Town's annual Veterans Day Program on November 11th. He shared that it was the best attended thus far. He complimented Council Member Howard on the Memorial signs for fallen Tyrone soldiers.

Council Member Howard gave a brief history of each recipient. She stated that Jimmy Williams grew up at Stop, off Handley Road and that his sister still lived in the family house. She added that Mr. Thompson grew up closer to the rock quarry. She added that he was related to Harrell McEachern and he passed in WWII, and Mr. Thompson was killed in the Vietnam War.

XII. EXECUTIVE SESSION

There was no need for Executive Session.

XIII. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.

Voting Yea: Council Member Howard, Council Member Hill.

The meeting adjourned at 8:14 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk

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