

TYRONE TOWN COUNCIL MEETING - REVISED

MINUTES

May 19, 2022 at 7:00 PM

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Linda Howard, Post 1

Melissa Hill, Post 2

Billy Campbell, Post 3

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

Council Member Howard was absent.

Also present was:

Sandy Beach, Finance Manager

April Spradlin, Court Clerk

Dia Hunter, Planning Commission

Terry West, Police Officer

Tracy Young, Fayette County Development Authority

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.*

V. APPROVAL OF AGENDA

A motion was made to approve the agenda by striking the public hearing item due to the need for unanimous voting, the item will be tabled until June 16, 2022.

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

Voting Yea: Council Member Furr.

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 Sandy Creek Highschool's class of 2023 year-end, open to the public celebration on Saturday, May 21st, at 11:00 a.m. at Shamrock Park.
2. Consideration to approve the Council meeting minutes from May 5, 2022.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

3. Consideration of a master plan document for improvements, including the addition of pickle ball courts, at Redwine Park. **Brandon Perkins, Town Manager**

Mr. Perkins informed Council that the item was part of the 2017 SPOST project list. At the May 5th meeting, Council approved staff to move forward with engineering firm Keck and Wood to develop a multi-phase master plan for improvements at Redwine Park. The first phase of the plan was to include the addition of pickleball courts and a small pavilion. Currently, Council was being asked to review the draft master plan and either approve it or provide feedback and suggest edits. He shared that he provided the plan through email for Council to review. He asked if they had a chance to review and if they had any comments or changes, they would like to make. He displayed a copy for the public in attendance. He shared that he would place the plan on the town's website.

Mr. Perkins added that the original budget in the SPLOST plan was \$350,000, and the current master plan costs \$405,000, which included \$300,000 for phase 1 construction. It also included a 15% surveying and engineering cost of \$45,000, and a 20% contingency of \$60,000, all of which did not include a new small pavilion. That was an additional option for \$75,000. He recapped that for \$405,000, phase 1 would include 8 pickleball courts where the old softball field used to be. Mayor Dial invited two interested gentlemen to the dais to view the plan. A conversation took place at the dais.

A motion was made to approve the master plan as presented.

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

4. Consideration to approve the relocation of the Town's Recreation Staff offices from the Roger Spencer Building at 145 Commerce Drive to the former Town Hall at 881 Senoia Road. **Brandon Perkins, Town Manager**

Mr. Perkins shared that originally, in November of 2020, Council approved moving the Recreation staff from the Roger Spencer building to the former police department located at 945 Senoia Road.

Staff waited for internet connectivity and for sewer connectivity. Both tasks were completed. In the interim, there was an election cycle and more items to consider.

Mr. Perkins stated that it would be prudent to move the Recreation staff to the former administrative offices located at 881 Senoia Road after some cosmetic repairs and ADA restroom upgrades. He shared that it would be a good move with room to grow.

They would be located within the museum building, across from the former Tyrone Elementary School, in hopes that it would open one day. The former recreation building could also be utilized as a part of the downtown plan. He stated that there was funding

in the SPLOST budget for improvements. Staff could utilize the front for offices and the back for meetings and class space or a community room. Council Member Furr shared that if repairs were made it would be a nice space for the recreation staff, they deserved an upgrade.

A motion was made to approve the relocation of Recreation staff from the Roger Spencer Center to the former administrative offices located at 881 Senoia Road.

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

X. NEW BUSINESS

5. Consideration to approve an Architectural Certificate of Appropriateness for a "Take 5" Car Wash structure fronting SR-74 within the Quality Growth Overlay District at property location 125 St. Stephens Court. **Phillip Trocquet, Town Planner**

Mr. Trocquet informed Council that in part of the Quality Growth Overlay, Mayor and Council shall approve the architectural renderings for new development and a certificate of appropriateness would be issued. The applicant received an approval of the site plan and landscape plan approval at the last Planning Commission meeting along with conditional architectural approval. Mr. Trocquet reviewed the plans for their consistency with the town's ordinance. Being that the parcel was small, the applicant was required to make a donation to the tree-bank in lieu of additional trees. He indicated that there would be heavy landscaping upfront, facing Hwy 74. He shared that the plan was consistent in meeting the 80% premium material requirement. However, a change in brick color was recommended. The applicant's plan indicated a grey-colored brick. Being consistent with surrounding buildings, a red or red/brown brick color was recommended as a condition. Mr. Trocquet shared that the zoning use as a car wash was consistent with the Town's ordinance, the comprehensive plan, and the future development map. Mr. Trocquet displayed a rendering of the façade. He stated that the façade required 80% of the building to be brick. A discussion began regarding the tower.

The applicant's representative was present to answer any questions. He stated that the applicant had agreed to change the brick color to all red for consistency. He stated that the tower was made of metal and did not exceed 20%. He added that the building was 87% brick.

Mayor Dial began a discussion regarding the vacuum stalls. The representative stated that they were covered by a fabric shell for support.

Mr. Trocquet informed Council that the Planning Commission discussed their traffic concerns. After research, staff believed that the 22-25 stacked cars were a sufficient number. Planning Commission also had concerns regarding the blockage of the private road (near Barrons Court) that was adjacent to Goodwill. The representative stated that it should not be an issue, there would be staff on-hand to manage traffic if needed. Staff would also manage the pay stations.

Mr. Trocquet reiterated that large trees and low canopy trees would be concentrated toward the front, near Hwy 74. Due to most of the property being needed for parking and vacuum stalls, any remaining trees that were required were donated to the Town's tree bank.

Council Member Campbell asked for the hours of operation. The representative stated that Monday – Friday they would be open from 7:00 am to 7:00 pm, Saturdays from 9:00 am to 7:00 pm, and Sundays 10:00 am to 6:00 pm. The business would be closed on rainy days.

A motion was made to approve the architectural renderings for Take 5 Car Wash with the recommendation from staff that the primary color of the structure is red or red/brown brick.

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

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. Wesolowski who lives on O’Connell Street wished to thank Council for working toward approval for the pickleball courts. He thanked them for taking into account, his organization’s recommendations. He added that the Fayette Pickleball Club was excited to offer clinics and to expand the program. He appreciated staff’s efforts and SPLOST funding that went into the project.

Mr. Gary Mercer who lives on Dogwood Trail spoke next regarding the pickleball courts. He thanked Mayor and Council and added that Peachtree City was now falling behind in the pickleball race and added, job well done.

XII. STAFF COMMENTS

Mr. Perkins recognized that it was National Police Week. He thanked all Town Officers for keeping the Town one of the “Safest Communities in Georgia”. He recognized Officer West who was in attendance. He thanked all officers and shared his pride and appreciation.

Mr. Perkins also recognized that it was Public Works Week and thanked the Public Works Department. He shared that he could not ask for a better crew.

Mr. Perkins also shared that it was Celebrate Your Elected Officials Day. He stated that Mayor and Council worked very hard at their job and that it was a difficult one. Not everyone got the chance to see their efforts. He added that they should all be celebrated.

XIII. COUNCIL COMMENTS

Council Member Campbell shared that Tuesday was the Budget Workshop, he thanked staff for their hard work that went into creating the annual budget.

Mayor Dial gave a progress report on the Crabapple Lane closure. He stated that he and Council Member Campbell attended the Peachtree City Council meeting Tuesday night. He informed everyone that Peachtree City was going to extend the permanent closure for another six months which was a small victory for our citizens.

Mayor Dial also announced that he recently met with a Verizon representative who would send someone to research the Town’s spotty internet issue.

XIV. EXECUTIVE SESSION

Mr. Davenport shared that there was a need for Executive Session to review the Executive Session minutes from May 5, 2022, and for one (1) item of real estate.

A motion to move into Executive Session was made.

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

A motion to reconvene was made.

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

A motion to approve the Executive Session minutes from May 5, 2022 was made.

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

XV. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7:38 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk