

TYRONE TOWN COUNCIL MEETING

MINUTES

May 21, 2026 at 7:00 PM

Eric Dial, Mayor

Billy Campbell, Mayor Pro Tem, Post 3

Jessica Whelan, Post 1

Dia Hunter, Post 2

Maureen Wheeler, Post 4

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

Also present:

Randy Mundy, Police Chief

Penny Mentch, Corporal

Eric DeLoose, Captain

Tracy Young, Downtown Development Authority (DDA) Chairman

Nathan Reese, DDA Vice-Chairman

Ernie Johnson, DDA Board Member

Absent: Brandon Perkins, Town 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.*

Mayor Dial addressed all attendees. *For at least the last twenty years, Tyrone's elected officials have been told by its citizens through comprehensive plans and other public surveys: We do not want the seventy-four corridor to contain fast food restaurants, gas stations, additional neighborhoods with thousands of daily car trips. Or last mile distribution centers. That message was loud and clear. This input guided the content of our long-term land use plan in establishing this corridor as a community gateway with light industrial and eventually business technology park as appropriate zoning classifications. The proper zoning category for a data center is business technology park that offers stricter protections and more predictability than other zoning classifications. If we establish this long-term land use plan and then deny a rezoning, it's highly likely that if sued, we would have a limited defense, increasing the risk of the expenditure of substantial taxpayer dollars. We raised our hands and swore an oath to the Constitution. To do what is right, not what is popular. I assure you, there are times when we wish it was the latter. We know many of you are very upset about the plans for Microsoft. That's why they had the open house on Tuesday, for them to answer your material questions. While there may be some negative impacts from the development, we're doing everything we can to minimize this through our regulatory authority. There has also been misinformation spread that should be corrected.*

While I don't read social media, I'm told much of it appears there. I love free speech, but please stick to the facts and try to avoid personal attacks. Tyrone is better than that. We make ourselves available to any citizen who has questions or concerns.

He also pointed out that for this disdain that is out there for those who voted to approve the rezoning and the annexation, want to make sure you all know that Ms. Wheeler was not on the council at that time. She's on now, and she comes into group that make themselves available to any citizen. Our public comment period is like it always is; you get three minutes to speak. It is not a question and answer period. We will answer questions after the meeting, or we can answer questions throughout the week. But it's not a time for question answer. It's your time to speak, and let's do our best to keep it civil. Please fill out a form and give that form to our clerk.

Lynn Ortman, owner of Dogtopia of Peachtree City Tyrone. Ms. Ortman introduced her new business, which opened six weeks prior. She noted it provides dog boarding, daycare, and spa services and employs local residents. She also announced she is seeking a co-tenant for an available 3,000-square-foot retail space at her location near Highway 74.

Mollie Larsen, who lives on Kellsworth Way, expressed anger over the March 2024 zoning, stating it was clear the project was a data center despite council claims. She urged council to find ways to make it so painful that Microsoft gives up, suggesting using the Certificate of Appropriateness (COA) process. Her primary concerns include power/water usage, eminent domain, noise, pollution, and health issues. She specifically requested independent, frequent water testing of Trickum Creek at Microsoft's expense and a robust oversight plan. She mentioned residents are consulting environmental attorneys and asked the council to help find procedural errors.

Eric Larsen, who lives on Kellsworth Way, stated that council explicitly told him in March 2024 that they were not approving of a data center. He expressed disappointment over the lack of transparency. He described the impact of related development on Graves Road as a catastrophe and highlighted the negative effects on residents' lives, including eminent domain.

Carrie Klarl, who lives on Mann Road, voiced concerns about the constant, low-level noise and electromagnetic waves from data centers, citing a study recommending a 1.5-mile buffer between data centers and residential areas. She expressed disappointment that the public did not have the chance to question Microsoft before the rezoning and urged the council to consider residents' concerns before issuing any permits or a COA.

Ellie Varela, who lives on Mann Road, focused on the health impacts of chronic exposure to air and sound pollution, noting she lives less than a mile from the site. She recounted that when she asked Microsoft employees about infrasound, they admitted they had not thought of that. She explained that chronic noise exposure elevates stress hormones and can lead to cancer and heart issues.

Fernanda Martinez, who lives on Mann Road, stated that she was an environmental specialist for the State of Georgia, she spoke about the growing anger and confusion from residents about data center impacts. She questioned whether the process was designed to undermine democratic participation and environmental safeguards, asking the council to take more time and conduct more research.

Shayla Raymond, who lives on Swanson Road, stated her property is located between the QTS data center and the proposed Microsoft site. She respectfully asked the council to enact an immediate moratorium on further permitting and approvals until comprehensive, independent studies are completed and publicly reviewed. She also asked for maximum transparency regarding financial incentives, infrastructure costs, and a full long-term cost-benefit analysis.

Dean Darcy, who lives on Calypso Court, shared that he was a 35-year resident. He spoke against rhetoric and gossip that has turned into threats against council members. While not necessarily pro-data center, he cited past town legal battles with developers that the town lost. He argued that Microsoft has deep pockets and is coming and urged residents to work with the council and the company to mitigate impacts, rather than fighting a losing battle.

Mindy Fay Parks, who lives on Sandy Creek Road, raised concerns about the negative effects of data centers, citing an instance in Morgan County, GA, where a Meta data center allegedly contaminated residents' well water. She urged the council to slow down or stop the Microsoft project.

La'Shawn "Shawnee" Dudley, who lives on Hedgewick Way, called for an immediate moratorium on all permitting and construction activity for the data center. She argued that the decision was made too quickly and demanded three independent studies (health impact, infrastructure impact, environmental assessment) be completed and made public before the project proceeds.

Lyn Redwood, who lives on Trickum Creek Road, argued that the premise of large, centralized data centers is becoming technologically outdated. She warned that the Microsoft facility could become a stranded asset. She raised questions for Microsoft regarding power sources, health effects of high-voltage lines, and impacts on the local water supply.

Ann Wittenberg, who lives on Lincoln Road, shared that her son-in-law believes data centers are deadly. She expressed concern for the health and safety of her children and grandchildren and appealed to the council's conscience.

Hannah Schilsky, who lives on Graves Road, shared her negative experience with the QTS/Microsoft data center in Fayetteville, where new high-voltage transmission lines were run through residential properties. She urged a moratorium until companies like Georgia Power are held accountable.

Kylie Hood expressed fear of losing the small-town feel she found in Tyrone due to the data center proposal. She made a personal appeal to the council to remember they represent real people who are overwhelmingly against the project.

Vincent McDougal, who lives on Holly Park Lane, questioned the actions of the Fayette County Development Authority regarding "Project Rita," noting a rapid 30 –60 million land deal. He asked the Town Attorney and council to investigate whether the Development Authority performed its due diligence.

Rebecca Brooks, who lives on Pendleton Trail, questioned the apparent discrepancy between the town restricting her from having chickens while allowing a hyperscale data center. She reiterated the call for a moratorium to allow for research into safety regulations and continuous quality control.

Mary Barcala, who lives on Castle Lake Drive, stated the St. Matthew Catholic Church garden, which provides produce to a food bank, is directly across a stream from the data center site. She raised concerns about how the data center will affect the food, the health of volunteers, and traffic on Kirkley Road.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

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 the May 7, 2026, meeting minutes.
2. Approval of a Girl Scout Silver Award project to install a Little Free Library within the Town's right of way on Farr Lake Drive near Farr Road.
3. Approval of a new Intergovernmental Agreement between Fayette County and the Town regarding inmate services.
4. The Recreation Department is seeking approval for the Simply Awesome Entertainment band contract for the America 250 event on July 4th, 2026.

A motion was made to approve the consent agenda.

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

Mayor Dial recognized Zoe Deminer, Girl Scout Member of Troop 18029, who was in attendance.

VII. PRESENTATIONS

5. A proclamation recognizing 2026 as the 250th Anniversary of the United States of America. - Eric Dial, Mayor

Mayor Dial read the proclamation officially designating the year 2026 as a time to commemorate the 250th anniversary of the United States. The proclamation encourages all residents to observe the milestone through patriotic observances, educational programs, and community events that honor the Nation's history.

6. Presentation of a proclamation in recognition of May 17-23, 2026, as National Public Works Week. Eric Dial, Mayor

Mayor Dial read the proclamation declaring May 17-23, 2026, as National Public Works Week. The proclamation recognizes the town's public works employees for their essential contributions to the town's health, safety, and well-being, highlighting their responsibility for maintaining transportation systems, sewer systems, buildings, parks, and other essential facilities. Council Member Wheeler commended the Public Works department for their responsiveness, citing a recent incident where they promptly removed a deceased deer from a neighborhood entrance after a resident's call. Mr. Langford thanked everyone for their recognition and added that they had a great crew.

VIII. PUBLIC HEARINGS

7. Consideration of a rezoning petition from applicant Richard Spears on behalf of owner Clay Adams of a 5.02-acre tract with parcel number 0728-066 off Dogwood Trail from C-1 (Community Commercial) to R-20 Conditional (1-acre Single-Family, 2,000 s.f. min. home size). Phillip Trocquet, Assistant Town Manager

Mr. Trocquet presented the staff report. The property was previously up-zoned to C1 in 2023. Staff and the Planning Commission recommended approval with the conditions that the applicant establish and record a 75-foot buffer on their property along the boundary with adjacent commercial properties and that the plat be recorded within 90 days. Applicant Clay Adams stated this will be his personal residence, and he intends to combine this parcel with an adjacent one he owns. His architect, Richard Spears, added that the site's topography, floodplain, and wetlands make it unsuitable for commercial use.

Mayor Dial opened the public hearing for anyone who wished to speak in favor 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.

Council Member Campbell asked for clarification on how combining the parcels would affect setbacks. Mr. Trocquet confirmed the required 75-foot buffer would be incorporated into the new plat.

A motion was made to approve the rezoning of a 5.02-acre tract with parcel number 0728-066 off Dogwood Trail from C-1 (Community Commercial) to R-20 Conditional (1-acre Single-Family, 2,000 s.f. min. home size) including the stated conditions.

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

IX. OLD BUSINESS

8. Consideration to approve the plans for the 2024 Emergency Access Road for Shamrock Industrial Park, Project PW-2024-09. Scott Langford, PE- Public Works Director/Town Engineer

Mr. Langford presented the plans for an emergency access road connecting Rockwood Road to an existing easement in the Cresswind subdivision. The road will be an unpaved, 20-foot-wide surface for emergency vehicle use only and is not for public use. The project is funded from the general fund road budget. Council Member Campbell asked about the potential for paving, and Mr. Langford explained they would use an enzyme product, but paving remains an option if issues arise. Peachtree City and the Cresswind HOA have agreed to the access. Council Member Hunter asked about screening for adjacent homes; Mr. Trocquet said the town would work with the community on reasonable requests. Council Member Whelan and Mayor Dial thanked staff for their work on the safety project.

A motion was made to approve the plans for the 2024 Emergency Access Road for Shamrock Industrial Park, Project PW-2024-09.

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

X. NEW BUSINESS

9. Consideration to transfer ownership of Town property located at 969 Senoia Road (parcel ID 0738098) to the Downtown Development Authority. Brandon Perkins, Town Manager

Phillip Trocquet presented the request to convey the property at 969 Senoia Road (the former "Clark property") to the Tyrone Downtown Development Authority. The Town acquired and cleaned the property in 2023. The DDA requested the property to pursue future economic development opportunities.

A motion was made to approve the transfer of ownership of Town property located at 969 Senoia Road (parcel ID 0738098) to the Downtown Development Authority.

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

10. Approval of proposed updates to Sec. 30-7 of the Code of Ordinances pertaining to Special Events and Facility Rentals. Brandon Perkins, Town Manager

Assistant Town Manager Phillip Trocquet reported that ordinance updates from September 2025 limited facility reservations to six months in advance and for no more than four hours, creating unintended consequences. Staff proposed updates to allow reservations up to twelve months in advance and remove the specified time limit for indoor facilities, leaving it to the Recreation Department's discretion.

Council Member Campbell expressed hesitation about an open-ended time limit, but Mr. Trocquet clarified that the "when available" language gives the department flexibility and authority. Recreation Manager Krista McClenny confirmed she had no issues with the changes. It was noted that the ordinance for outdoor facilities already allows exceptions to the time limit.

A motion was made to approve the proposed updates to Sec. 30-7 of the Code of Ordinances pertaining to Special Events and Facility Rentals.

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

- 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.*

Mollie Larsen commended fellow residents for their research. She read from the Business Technology Park (BTP) zoning code, which states the purpose is to create a business park "free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation, or other injurious or noxious conditions." She questioned how a data center could be considered for this zoning classification, given the concerns raised by residents.

La'Shawn Dudley spoke in opposition to the data center, referencing a petition with nearly 1,200 signatures. She criticized the lack of transparency, noting that Microsoft itself announced in March 2026 that it would no longer use NDAs for this purpose, after the town's decision.

Eric Larsen cautioned the council against the data center project, comparing it to Blockbuster Video stores that became obsolete due to rapid technological advances.

Mary Barcala addressed her concerns regarding the property at 969 Senoia Road. She stated that the property, adjacent to Shamrock Park, had been designated for park parking by the Shamrock Park committee and questioned the decision to transfer it to the Downtown Development Authority. Mayor Dial offered to speak with her after the meeting.

Lyn Redwood, referenced an article about data centers being “black swans” and mentioned an expert in quantum computing who is willing to demonstrate how the same data processing can be done on a smaller device. She urged the council to do its due diligence on the rapidly changing technology.

XII. STAFF COMMENTS

Chief Mundy provided an update that Officer Penny Mentch has been promoted to Corporal, and a new police department arrival would be introduced at a future meeting.

Ms. Baker announced that a runoff election will be held on June 16, 2026, at the library. Advanced voting will take place from June 8 to June 12 in town hall, from 9:00 a.m. to 5:00 p.m.

Mr. Langford thanked the council again for their kind words regarding his work.

Ms. McClenny praised the Public Works department for their support. She promoted the weekly farmers market (Tuesdays, 9 AM - 1 PM), the town’s first Fourth of July celebration, and the upcoming Night Market on June 12.

XIII. COUNCIL COMMENTS

Council Member Wheeler thanked the Veterans Committee for their banner program and shared a story of a resident moved by a banner honoring her late son. She noted the purchase period has been extended.

Council Member Campbell thanked everyone for attending and for their input, encouraging more regular public participation in all meetings.

Council Member Hunter congratulated students on the last week of school and promoted the Tuesday farmer’s market.

Council Member Whelan asked the Town Attorney to clarify the legality of the NDA and the process for a moratorium. Mr. Davenport explained that NDAs are typically used by development authorities, and the practice is upheld by courts. He also explained that a moratorium would not typically affect a project where an entity has already started the process and gained vested rights, which would have to be analyzed on a case-by-case basis. She thanked all service members and their families ahead of Memorial Day weekend and reminded residents that the Recreation department is always open to volunteers.

Mayor Dial addressed accusations about transparency by directing the public to the town website, where full agenda packets are available.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one real estate item, one threatened litigation item, and to review the Executive Session minutes from May 7, 2026.

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

A motion was made to reconvene.

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

A motion was made to approve the Executive Session minutes from

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

XV. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 9:44 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk