



## TOWN COUNCIL MEETING - REVISED

**September 04, 2025 at 7:00 PM**

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950 Senoia Road, Tyrone, GA 30290

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**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**

**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 August 21, 2025 minutes.
2. Approval of The Playlist Cover Band for Founders Day, October 4, 2025, for \$800.00. Attached: Pricing for Playlist and 2 other bands. Playlist contract. Coversheet.
3. Approval of 6 Feet Back band contract. Founders Day, October 4, 2025, for \$800.00. Pricing for two other comparable bands included.

### **VII. PRESENTATIONS**

### **VIII. PUBLIC HEARINGS**

4. Consideration of a rezoning petition from applicant Lindsey Yarborough of parcel 0738-024 at address 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). **Phillip Trocquet, Community Development**

5. Consideration of a rezoning petition from the Town of Tyrone of parcel 0738-093 at address 225 Brentwood Road from AR (Agricultural Residential) & R-18 to AR (Agricultural Residential). **Phillip Trocquet, Community Development**

**IX. OLD BUSINESS**

6. Consideration of revisions to the Parks and Recreation ordinance (Chapter 30) related to facility rentals and special events. **Brandon Perkins, Town Manager**
7. Consideration to Award the 2025 Category I Upgrades to Lake Pendleton Dam project PW-2021-05 to Piedmont Paving, Incorporated for the amount of \$2,775,624.00. **Scott Langford, PE Public Works Director and Town Engineer**

**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.*

**XII. STAFF COMMENTS**

**XIII. COUNCIL COMMENTS**

**XIV. EXECUTIVE SESSION**

**XV. ADJOURNMENT**

# TYRONE TOWN COUNCIL MEETING MINUTES August 21, 2025 at 7:00 PM

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**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: Randy Mundy, Police Chief

Sandy Beach, Finance Manager

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.*

Lisa Landsberg, who lives on Windchime Way, spoke regarding golf cart path safety on Castlewood Road. The traffic is too fast, and there is not enough space between the path and road. She also shared her concerns regarding the condition of the signs of a few businesses in the area. She asked that code enforcement take a look.

## **V. APPROVAL OF AGENDA**

A motion was made to approve the agenda.

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.

## **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 August 7, 2025, minutes.
2. 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 Furr, Seconded by Council Member Campbell.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan,  
Council Member Hunter.

## **VII. PRESENTATIONS**

## **VIII. PUBLIC HEARINGS**

## **IX. OLD BUSINESS**

3. Consideration of revisions to the designs of new sections of multi-use paths along E. Crestwood and Briarwood Roads. – Phillip Trocquet, Assistant Town Manager

Mr. Trocquet shared that the Briarwood Road and East Crestwood Road path projects are or would be in property acquisition. Briarwood is slated to be a 12-foot path, and East Crestwood Road a 10-foot path. The item was brought back for discussion due to concerns regarding the width of the path, and property value concerns raised at the August 7<sup>th</sup> meeting. Mr. Trocquet shared a map of the Briarwood Road path. He explained that the Briarwood Path would connect the paved Laurelwood Road to the unpaved section of Laurelwood Road, essentially connecting to downtown.

Council Member Hunter shared his personal research findings and pictures indicating the differences between 8, 10, and 12-foot cart paths and the many obstacles facing the less than 12-foot paths, as they were safer. Council Member Campbell shared that he felt that both areas were more rural and 10-foot paths were sufficient, with less property taken. Council Member Hunter stated that the two paths would not be taking citizen property as it was public property and that the projects were under SPLOST, which was voted by the citizens. Council Member Whelan shared that she agreed with 12-foot paths where appropriate, 10-foot paths were appropriate for Briarwood and East Crestwood. She understood that the County was moving toward initiating 12-foot paths. Golf carts were made to drive on the grass; drivers can go around others. She added that the land in front of homes was perceived as being “a taking”, which legally, it was not.

Mayor Dial pleaded that Council not always lean toward a 10-foot path because the entire County would eventually be constructing only 12-foot paths. Council Member Hunter mentioned that during his outings along the Peachtree City paths, he noted that they had clear and wooded areas for passing that the Town did not. Council Member Furr asked if there would be a curb cut. Mr. Trocquet stated that there would be.

Mr. Trocquet began a discussion regarding the reduction in feet per the change in path width. The consensus was to make a one-foot subtraction on both sides of the road.

Council Member Furr asked if the Town would maintain the right-of-way. Mr. Trocquet stated that the Town would, however, if the homeowner wanted it cut more frequently, they could do that also.



A motion was made to make the Laurelwood Road and E. Crestwood Road cart paths 10 feet wide.

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

4. Discussion regarding the Town of Tyrone Sign Ordinance. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet continued a conversation that was held at the last Council meeting regarding internally lit and digital signage. He also touched on billboards and murals. Currently, the ordinance does not allow digital displays or internally illuminated signage. He added that billboards were explicitly prohibited in the ordinance, which was a legal challenge. He suggested reclassifying them as freestanding signs which have size requirements.

Council Member Campbell questioned the Town's use of murals and added that he was not in favor of digital displays. Mr. Trocquet stated that the Town was exempt as it would be Town property. Mayor Dial shared that the Legacy Theatre inquired if they could have a digital sign. Mr. Trocquet explained that if digital signs were allowed, he would ask that the prohibition on internally lit signs be removed for consistency. Mayor Dial asked why they would be grouped together. Mr. Davenport explained that digital signs were internally lit signs. Their display time needed to be regulated as they were a traffic hazard. Mayor Dial clarified that digital signs need to be addressed and regulated for the sake of safety. Mr. Trocquet stated that additional regulations could also be in place regarding styles and colors.

Council Member Hunter inquired about the approval process. Mr. Trocquet explained that new buildings would normally include signage, and it would be approved by the Planning Commission. Others, staff would issue a permit, and code enforcement would follow up. Council then discussed colors and types of businesses that would apply. Mr. Trocquet shared that usually those types of businesses were assembly uses, such as churches, the Legacy Theatre, or venues such as Glendalough Manor. Council Member Whelan shared that she wished to keep signs externally lit. Council Member Hunter inquired about assembly businesses and various zoning classifications. Mr. Trocquet clarified that the ordinance was set up as residential and commercial.

Council Member Whelan directed the topic to billboards and stated that the Town only had two. Mr. Trocquet stated that they were grandfathered in. Removing the prohibition of billboards and placing them under freestanding signs would allow for only approximately 70 sq. ft.

Council Member Hunter inquired about murals on the sides of businesses. Mr. Trocquet stated that currently, businesses are not allowed to place murals on their property; however, the Town could commission someone to paint a mural on public property.

He added that in theory, a business owner could paint their sign on their street-facing wall if it complied with the ordinance pertaining to wall signs, and it would be regulated the same.

Mr. Trocquet clarified that Council did not wish to change the internally lit, and the mural sections. He would come back with the change to the billboard section, regulating them as freestanding signs.

## NEW BUSINESS

5. Consideration to Award the Shamrock Lake Dam – Outlet Pipe Replacement project number PW-2024-11 to Limitless Concrete in the amount of \$298,225 - Scott Langford, PE Public Works Director & Town Engineer

Mr. Langford explained that the project was to repair the outfall structure at Shamrock Park Lake Dam and would be funded through the General Fund and SPLOST funds. He stated that one to five trees may need to be removed but were not part of the tree removal project. Council Member Campbell asked for the design plans. Mr. Langford stated that he believed that it was brought before Council at a previous meeting. He then explained the construction details. Currently, the pipe goes under the path and into a ditch. The improvements would stop the erosion, and the upper ditch would also be protected.

Council Member Hunter and Mr. Langford clarified that the lake would need to be slightly drained, and the path would be temporarily closed for repairs. Council Member Whelan asked if the project was within the budget. Mr. Langford stated that it was. Council Member Campbell asked if the cost included engineering. Mr. Langford stated that it was just for construction.

A motion was made to award the Shamrock Lake Dam outlet replacement project number PW-2024-11 to Limitless Concrete for \$298,225.

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

6. Consideration to Award the Public Works Trailer to the Big Tex Trailer World in McDonough, Georgia, in the amount of \$18,249 for a Big Tex 22PH, Pintle, 25-foot Trailer. - Scott Langford, PE Public Works Director & Town Engineer

Mr. Langford shared that Council approved the budget for the trailer, which had a gross vehicle weight rating of 23,900 pounds and a cargo capacity of 17,800 pounds, which was sufficient.

A motion was made to award the Public Works 25-foot Big Tex 22PH Pintle, trailer to Big Tex Trailer World of McDonough for \$18,249.

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.

**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**

Ms. Baker shared that election qualifying was held Monday through Wednesday this week. She announced that incumbent Billy Campbell had qualified unopposed for Council Post 3 and Ms. Maureen Wheeler had qualified for Council Post 4. She added that the election would be held on November 4th and that the deadline to register to vote would be on October 6th. She also gave a shout-out to the Assistant Town Clerk, Ms. Ciara Willis. Ms. Baker and Mr. Perkins had received a wonderful email from a new business owner who had experienced exceptional customer service from Ms. Willis.

Mayor Dial congratulated both candidates. He also congratulated Council Member Furr for serving on the Council for 20 years.

**XIII. COUNCIL COMMENTS**

Council Member Hunter reminded everyone to always speak into microphones during the meetings. A citizen reached out to inform us that it was difficult to hear at times. Mayor Dial asked staff to reach out to the sound system company. Mr. Trocquet stated that they have reached out to Atlanta Sound Works (ASW). The microphones were set up to remove ambient noise. They were coming to make some adjustments.

Mayor Dial informed everyone again regarding the status of the Federal Post Office located in Tyrone. He has spoken with a congressman many times regarding the issue. Neither Tyrone nor Peachtree City currently has a Postmaster. He asked staff to gather all building inspections and added that inspections were elevated to a rush status. Not only had he received complaints from Tyrone citizens, but the surrounding cities as well. He added that our post office is important to many. The fire occurred in March of 2023; it has been 29 months. This was incompetence and a waste of taxpayers' dollars. He had gained a relationship with the property owner in California, and they didn't understand why it was taking so long. Mayor Dial stated that it is hideous, they should be ashamed of themselves. The congressman received word that it would open in October. He explained that once they have received their certificate of occupancy, they would then have to go through their own inspection process and outfitting. He gave an example that one failed inspection was due to there being no signage indicating male and female restrooms.

It then took months to call for another inspection. They have received their certificate of occupancy. The Federal Post Office reached out to the congressman; the Town has never been contacted. Mayor Dial apologized for their incompetence and their lack of communication.

He apologized that the citizens do not have a post office that they deserve. Tyrone citizens deserve communication, and the Tyrone Council was doing everything it could to move things quickly along. He added that this week, the post office was dedicating the Peachtree City Post Office to a fallen soldier and understood that delay. He added that he requested all correspondence on behalf of a Tyrone citizen per their wish. Council Member Whelan questioned why there were no Postmasters. Mayor Dial stated that the staffing dynamics were unclear. He added that this was a sad situation and offensive and that he did not blame the postal workers; this was no fault of theirs.

Mr. Bob Swenson, who lives on Castlewood Road, spoke regarding the post office flag and how deplorable it was. Mayor Dial thanked Mr. Swenson and added that he had received complaints regarding the flag. It was not the Town's property, and we were not allowed on their property, nor was it our responsibility to replace the flag. He added that Council did not like seeing a tattered flag either, so he also mentioned that to the Congressman. A Tyrone citizen took it upon themselves to change the flag. That is not the way it is supposed to be. This is pathetic. Mayor Dial added that he had notified the newspapers in hopes that his comments would also be in the paper.

#### **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 8:15 p.m.

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

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



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** September 4, 2025

**Agenda Item Type:** Consent Agenda

**Staff Contact:** Lynda Owens

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### STAFF REPORT

**AGENDA ITEM:**

Approval of a contract with The Playlist Cover Band for Founders Day, October 4, 2025, in the amount of \$800.00.

**BACKGROUND:**

The Recreation Department sought quotes from three bands. The Playlist Cover Band was the lowest responsible quote.

**FUNDING:**

Budgeted. Line item# 230-62-52.1350

**STAFF RECOMMENDATION:**

Staff recommends approval of contract.

**ATTACHMENTS:**

Playlist Cover Band contract

**PREVIOUS DISCUSSIONS:**

No previous discussions.

jim tickle<jimmyvt1985@gmail.com>

Lynda Owens

Caution: This email originated from an external sender. Verify the source before opening links or attachments.

The Atlanta Playlist Band will preform for (2) hours of live music on October the 4th 2025 from 1:00-3:00pm. The band will supply all PA gear to play the show listed above, and will remove all PA gear when show is complete. This service will be preformed for the sum of \$800. Make the check payable to Karl Tesch.

On Mon, Aug 25, 2025 at 7:53 PM jim tickle <[jimmyvt1985@gmail.com](mailto:jimmyvt1985@gmail.com)> wrote:  
No was not aware of that. I will do so now.

On Mon, Aug 25, 2025 at 10:33 AM Lynda Owens <[lynda.owens@tyronega.gov](mailto:lynda.owens@tyronega.gov)> wrote:  
Hi Jimmy Have you sent a contract yet? If not, I need it today please.

Thanks,

Lynda

Lynda Owens

Caution: This email originated from an external sender. Verify the source before opening links or attachments.

Ok we can accept and do July 26, 2025  
\$3000 for an awesome show.

We can do October 4th  
\$1800 if that works for you but let me know your budget.

*Ms. L'Tanya*  
*Simply Awesome Entertainment, LLC*  
*aka SAE LIVE Music Events*  
*770.837.7067*

*BAND QUOTE FROM SAE FOR OCTOBER 4, 2025*

Hi Tod. Thank you for checking back with me! Unfortunately, I am in the process of cutting things for the event, as I am going over budget. I will keep their information on hand. Maybe next year's event.

Thank you again.

Best wishes,  
Lynda Owens, Manager  
Town of Tyrone  
Parks and Recreation

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**From:** Tod Elmore <Tod@rcsproductions.com>  
**Sent:** Monday, August 11, 2025 4:05 PM  
**To:** Lynda Owens <lynda.owens@tyronega.gov>  
**Subject:** RE: band - Run Katie Run - Tyrone - OCT 4

Caution: This email originated from an external sender. Verify the source before opening links or attachments.

Lynda – following up on RUN KATIE RUN for OCTOBER 4. Thank you!

**From:** Tod Elmore  
**Sent:** Monday, August 4, 2025 2:31 PM  
**To:** Lynda Owens <lynda.owens@tyronega.gov>  
**Subject:** RE: band - Run Katie Run - Tyrone - OCT 4

Great, thanks!

The band is available, and their fee is \$1,750 if not providing PA.

How long do you need them to play?

They have a ton of originals, but I assume you want mostly covers with a few originals sprinkled in?

**Tod Elmore**  
[RCS Productions](#)  
[RCS Productions Linktree](#)

2312 Peachford Rd Ste A  
Dunwoody, GA 30338  
o. 770-306-9155 | m. 404-822-3520





## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** September 4, 2025

**Agenda Item Type:** Consent Agenda

**Staff Contact:** Lynda Owens

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### STAFF REPORT

**AGENDA ITEM:**

Approval of a contract with 6 Feet Back Band” to perform at Founders Day, October 4, 2025, for the amount of \$800.00.

**BACKGROUND:**

The Recreation Department sought quotes from three bands and 6 Feet Back Band was the lowest responsible quote.

**FUNDING:**

Budgeted. Line Item# 230-62-52.1350

**STAFF RECOMMENDATION:**

Staff recommends approval of this contract.

**ATTACHMENTS:**

6 Feet Back contract.

**PREVIOUS DISCUSSIONS:**

No previous discussions.

### **Music Services Agreement/Invoice**

6 Feet Back Band c/o:  
Joe Serratelli  
169 Portico Place  
Newnan, GA 30265  
404 433 4416

The 5 piece band 6 Feet Back agrees to play music for the town of Tyrone with the following details:

Date: Oct 4, 2025

Location: Shamrock Park, Tyrone

Times: 6:00-8:00pm

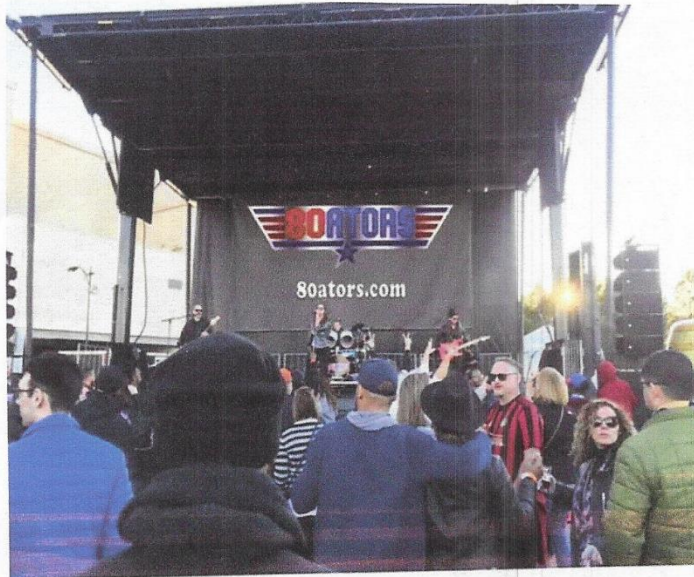
Price: \$800 **(please make check payable to Joe Serratelli)**

Deposit: None required. Payment due upon completion of the event

6 Feet Back will supply its own equipment and will take one 15 minute break during the performance.

Payment Due: \$800

Joseph A. Serratelli  
August 25, 2025



The 80ators Cover Band from Atlanta, GA

Will travel up to 215 miles

Avg 5.0 | 15 Reviews

34 Verified Bookings

Member Since 2014

5 Awards & Badges

Virtual Services Offered

Accepts Online Payment

Starting at \$1,200 per event

<https://www.thebash.com/80s-band/80ators>

Lynda Owens

Caution: This email originated from an external sender. Verify the source before opening links or attachments.

Ok we can accept and do July 26, 2025  
\$3000 for an awesome show.

We can do October 4th  
\$1800 if that works for you but let me know your budget.

*Ms. L'Tanya*  
*Simply Awesome Entertainment, LLC*  
*aka SAE LIVE Music Events*  
*770.837.7067*

*BAND QUOTE FROM SAE FOR OCTOBER 4, 2025*



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** Sept. 4, 2025

**Agenda Item Type:**Public Hearing

**Staff Contact:**Phillip Trocquet

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### STAFF REPORT

**AGENDA ITEM:**

Consideration of a rezoning petition from applicant Lindsey Yarborough of parcel 0738-024 at address 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial).  
Phillip Trocquet, Community Development

**BACKGROUND:** See rezoning Staff Report

**FUNDING:** N/A

**STAFF & Planning Commission RECOMMENDATION:**

Staff recommends approval. Planning Commission unanimously recommended approval.


**ATTACHMENTS:**

Staff Report

**PREVIOUS DISCUSSIONS:**

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# 962 Senoia Road Staff Report

 **Phillip Trocquet**  
Asst. Town Manager  
Published 8/11/2025 · 3 min read

Application #	Planning Commission Date	Town Council Date
RZ-2025-001	08/14/2025	09/04/2025

### Application Details

Address	Owner	Parcel #
962 Senoia Road	Harlie Deyton Estate	0738 024
Zoning	Proposed Zoning	Future Land Use
AR (Agricultural Residential)	C-1 (Community Commercial)	Town Center
Surrounding Zoning	Site Improvements	Acreage
North: TCMU, South: AR, East: C-1, West: C-1 & R-12	Single-Family Home and Barn	6.53

### Fayette County QPublic

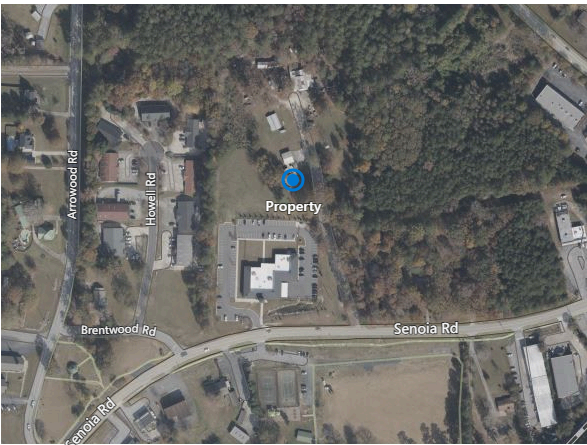
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

### Street View Map

**Property**  
962 Senoia Rd, Tyrone, Georgia 30290, United States



250 feet 50 m  
© 2025 TomTom, © Vexcel Imaging, © 2025 Microsoft Corporation, © OpenStreetMap

### Summary & History

The applicant, Christ Church, has submitted a rezoning petition on behalf of the owner for a rezoning of 962 Senoia Road from AR (Agricultural Residential) to C-1 (Community Commercial). The stated intent of this rezoning is to be able to develop the property consistent with C-1 Development standards for the purposes of locating a church on the property. The property was previously the home of long-time Tyrone resident, Mr. Harlie Deyton. In 2020, the Town purchased approximately 3.14-acres of the main tract for the purposes of locating Town Hall along Senoia Road. The remaining property was left for private purposes with access fronting Senoia Road on the southeast corner of the lot. Upon his passing, the remaining property has been in the custody of his estate.

### Comprehensive Plan & Future Development Map Compatibility

This property lies within the Town's Town Center Character Area which calls for downtown-oriented primarily commercial development that supports residential should be pedestrian-oriented around strong multi-use and vehicular connections to and through developments to connect to one another and to public

This zoning classification is primarily intended for the Town Center Character Area and is compatible with the comprehensive plan's purposes and goals for the property. Design and layout of future development will need to be creatively coordinated with the owner given the 'flag lot' shape of the property which naturally recesses development away from addressing street frontage.

Property Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



1 of 4

Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? Yes, the property is adjoined by C-1 to the east and West as well as Town hall to the south which is a non-residential use. Future development will need to adhere to appropriate buffer requirements adjoining residentially-zoned properties.
- Will zoning adversely affect adjacent properties? It is staff's determination that the proposed zoning will not adversely affect adjoining properties unduly. It is recommended that during site plan approval for future development, a shared access easement be more clearly defined for the curb access on Senoia Road.
- Does the property have reasonable economic use as currently zoned? It is staff's opinion that AR uses do not constitute reasonable economic utility of the property. Being located downtown with most properties zoned as C-1 or TCMU and accessible to sewer, existing and future development intensity is more reasonably achieved with these zoning classifications, not Agricultural Residential.
- Would the proposed zoning overburden existing infrastructure? It is staff's determination that the proposed zoning would not overburden existing infrastructure. Downtown Tyrone is intended to accommodate Community Commercial development and zoning intensity. Development conditions and site plan conditions for C-1 and the Town Center overlay will address impacts as intended.

Any future development of the property will need to conform to the Town Center Overlay which requires heightened architectural, landscaping, and urban design requirements.

Staff Recommendation

Staff recommends approval of the rezoning of 962 Senoia Road from AR (Agricultural Residential) to C-1, Community Commercial.

Supporting Documents & Resources

Dynamic Town Zoning Map

Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.







REF  
SCOTT HILLMAN  
AND JOHN C. F. PUGH JR.  
PAGE 2-1

TRACT 2  
NAT  
MARLE C. SEYTON AND  
JANE M. SEYTON  
A PORTION OF THE PROPERTY RECORDED  
IN DEED BOOK 1257, PAGE 582-583

---

TO: DIRECTOR	DATE
FROM: SAC	DATE
SUBJECT:	DATE
TO: CHIEF	DATE

[illegible]

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP, the Number: 13140C0004A & 13140C0005B dated SEPTEMBER 24, 2009.

The field data upon which this survey is based has been computed for eleven by including one point in the field data. It was an opinion of one of the authors that the data point, and in the field data, was used to obtain linear and angular measures. It is the professional opinion of the authors that the data point, and in the field data, was used to obtain linear and angular measures. It is the professional opinion of the authors that the data point, and in the field data, was used to obtain linear and angular measures.

GROUP NAME / num - 0 000

21





9 July 2025

Town of Tyrone  
Attn: Phillip Trocquet  
950 Senoia Road  
Tyrone, Ga 30290

Re: Rezoning Request  
962 Senoia Road, Parcel ID #0738 024

To whom it may concern:

Falcon Design Consultants, LLC is pleased to present this notice of intent to rezone and findings of fact regarding 962 Senoia Road, map parcel 0738 024, land lot 140 of the 7<sup>th</sup> land district.

This proposed rezoning is to reclassify 962 Senoia Road from the current zoning classification of AR to a C1 zoning classification. This change is in alignment with the Town of Tyrone future land use plan as well as the proposed zoning classification being a suggested classification within the Town Center District found within the most recent comprehensive plan update. The proposed use of the property will be a church and will therefore not adversely affect either adjacent residential or commercial properties. The location on an existing collector road will not impact the existing traffic with the minor increase in usage only being on days of service as well as periodic special events that will also adhere to the Town's requirements. While the proposed use of a church is already permitted via a conditional use in the existing AR zoning classification, the conditional use requirement mandating at least 100 feet of street frontage is not feasible with the existing parcel boundaries. Therefore, the request of rezoning classification to C-1, which complies with all of the applicable Town future land use plans and zoning regulations, is necessary.

On behalf of Falcon Design Consultants, we would like to thank the Town of Tyone in advance for its time spent reviewing this application. Please feel free to contact our office with any questions or concerns regarding this narrative.

Sincerely,

J. Brett Hanes  
Director, Building Department & Development Services  
bhanes@fdc-llc.com



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** Sept. 4, 2025

**Agenda Item Type:**Public Hearing

**Staff Contact:**Phillip Trocquet

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### STAFF REPORT

**AGENDA ITEM:**

Consideration of a rezoning petition from the Town of Tyrone of parcel 0738-093 at address 225 Brentwood Road from AR (Agricultural Residential) & R-18 to AR (Agricultural Residential).  
Phillip Trocquet, Community Development

**BACKGROUND:** See rezoning Staff Report

**FUNDING:** N/A

**STAFF & Planning Commission RECOMMENDATION:**

Staff recommends approval with the condition that the proposed revised plat be recorded within 90 Days. Planning Commission unanimously recommended approval with this condition.

**ATTACHMENTS:**


Staff Report

**PREVIOUS DISCUSSIONS:**

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# 225 Brentwood Road Staff Report

 **Phillip Trocquet**  
Asst. Town Manager  
8/11/2025 · 3 min read

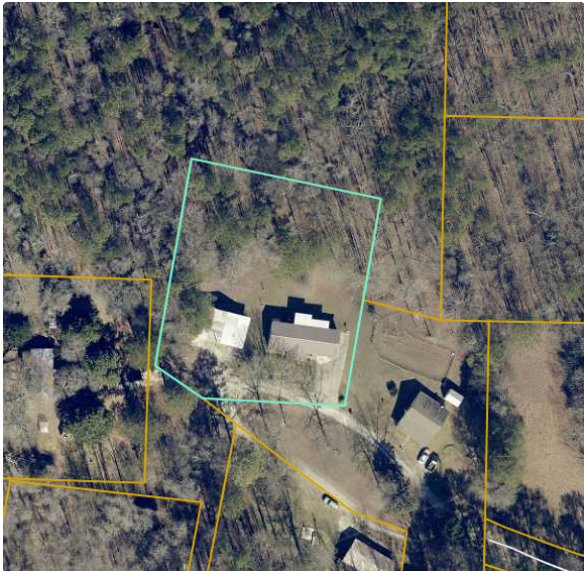
Application #	Planning Commission Date	Town Council Date
RZ-2025-002	08/14/2025	09/04/2025

## Application Details

Address	Owner	Parcel #
225 Brentwood Road	Adam She	0738 093
Zoning	Proposed Zoning	Future Land Use
AR & R-18	AR (Agricultural Residential)	In-Town Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR, South: AR, East: R-18 & AR, West: AR	Single-Family Home and Accessory Structure	3

## Fayette County QPublic

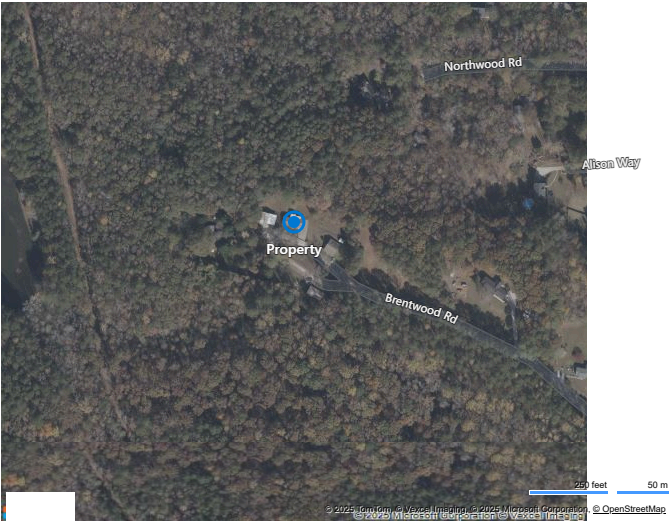
Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

## Street View Map

**Property**  
225 Brentwood Rd, Tyrone, Georgia 30290, United States



## Summary & History

The properties at the terminus of Brentwood Road have a complex history involving multiple revisions aimed at clarifying access and property boundaries. There are six total properties in this area, all of which are accessed via a private easement.

Several years ago, owners undertook an effort to assemble a more accurate plat and meets and bounds descriptions of properties by reviewing the existing deeds of each owner. This effort did not create any new lots but revealed that many of the properties were non-conforming under their respective zoning classifications and positioned incorrectly in the parcel layer of the County's tax map.

Following this effort, the tax map was updated to reflect the corrected parcel boundaries based on this plat. Because the Town's zoning map is based on the tax parcel layer, this update resulted in zoning boundaries no longer aligning with property lines; most notably creating a split-zoned condition at 225 Brentwood Road, which now falls partially in R-18 and partially in AR zoning.

225 Brentwood Road is currently non-conforming under both districts. However, the property owners have submitted a proposal to bring the parcel into compliance by revising the plat to increase the lot size from 1 acre to 3 acres.

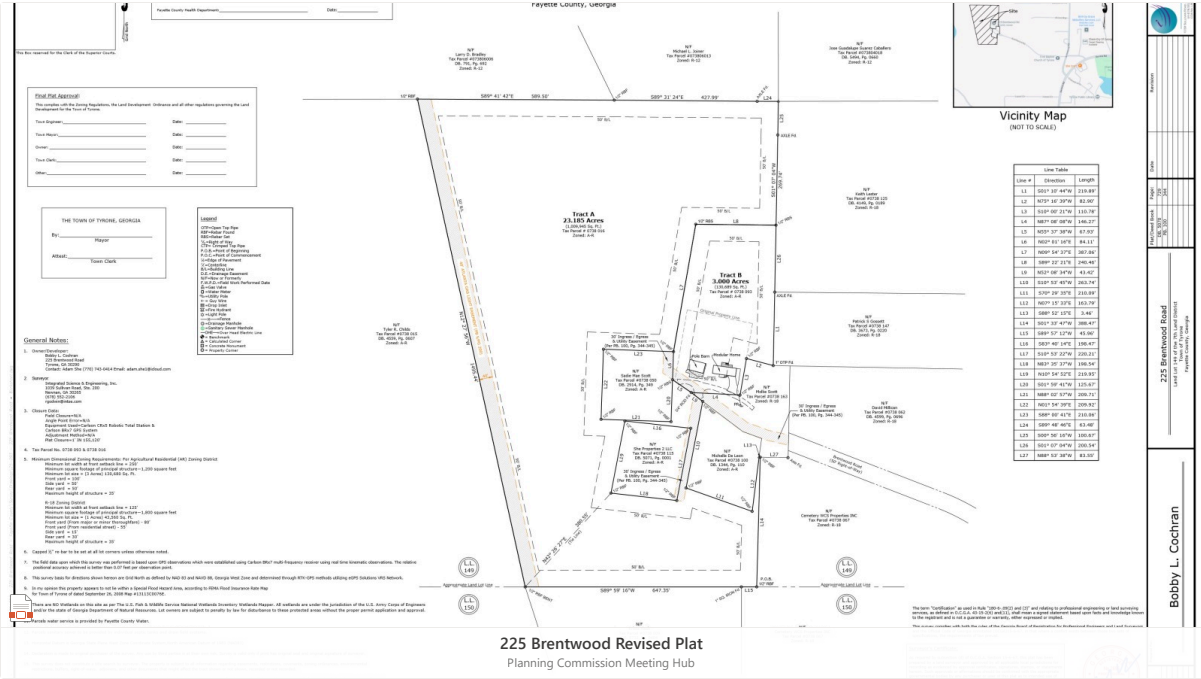
To resolve the split-zoning issue and better align the parcel with zoning standards, staff recommends a conditional rezoning, subject to the recording of the revised plat included in this report.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the In-town Neighborhoods Character Area which aims to promote developments and zoning classifications that promote the positive aspects of historic downtown communities in Georgia with developments that reflect such goals. This rezoning petition is not directly moving towards the comprehensive plan's goals, but does move an existing non-conforming situation and split zoned property into greater conformity with established standards.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



Ordinance Compatibility & Impact Assessment

- Will the zoning permit suitable uses with surrounding properties? The property is surrounded by AR Zoning to the north, south, and west. R-18 exists to the east. With both zoning classifications as residential, this zoning is suitable for surrounding properties.
- Will zoning adversely affect adjacent properties? It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact them.
- Does the property have reasonable economic use as currently zoned? Economic use would be unchanged, but the resolution of a split-zoned property is most appropriate.
- Would the proposed zoning overburden existing infrastructure? No, existing development potential would remain unchanged.

The property will not, as a result of the rezoning and re-plat, be brought into full conformity with the ordinance, but it does move the property towards better conformity regarding lot size, lot width, and minimum housing size amongst other development standards.

Staff Recommendation

Staff recommends approval of the rezoning with the condition that the preliminary plat showing partial resolution of existing non-conformities be adopted and recorded within 90-days of the conclusion of these rezoning hearings.

Supporting Documents & Resources

Dynamic Town Zoning Map

Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.





**AR**

Approximate Existing Property Line

**R-12**









## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** September 4, 2025

**Agenda Item Type:** Old Business

**Staff Contact:** Brandon Perkins, Town Manager

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### STAFF REPORT

**AGENDA ITEM:**

Consideration of revisions to the Parks and Recreation ordinance (Chapter 30) related to facility rentals and special events.

**BACKGROUND:**

Staff was directed to prepare revisions to Chapter 30 of the Town Ordinance, which governs Parks and Recreation, to include new regulations for facility rentals and special events. Staff worked with legal to prepare those revisions and they are included in your packet for review. For your convenience, we are including redline and clean versions.

Please note that a new section – Section 30-7 – was created to specifically address special events and facility rentals and Section 30-6 was revised to accommodate that change. Minor necessary changes were made to Sections 30-2, 30-3, 30-4, and 30-5 as part of this process – all changes are highlighted on the redline version.

**FUNDING:**

None required.

**STAFF RECOMMENDATION:**

Staff recommends approval of this update.

**ATTACHMENTS:**

-Draft update.

**PREVIOUS DISCUSSIONS:**

June 19, 2025

Tyrone, Georgia, Code of Ordinances  
Chapter 30 PARKS AND RECREATION

## Chapter 30 PARKS AND RECREATION

### Sec. 30-1. Establishment; purpose.

The purpose of this chapter is to establish a formal ordinance concerning the use of the parks, recreational areas, recreational facilities, and other town facilities in the town. Facilities owned by or under the control of the town shall be made available to the citizens of the county for their use.

(Code 1984, § 2-6-1)

### Sec. 30-2. Control of parks.

Those facilities located at recreation areas shall be under the control of the town manager or his or her designee.

(Code 1984, § 2-6-2)

### Sec. 30-3. General powers and duties.

The town manager or his or her designee shall establish a calendar for facility reservations. Town-sponsored events shall have priority for the use of these facilities. The town manager or his or her designee shall also enforce the rules and regulation governing the use of the parks, recreational areas and recreational facilities.

(Code 1984, § 2-6-3)

### Sec. 30-4. Fee schedules; facility use agreements.

- (a) ~~The town manager or his designee, with the concurrence of the town council,~~ The town council may establish fee schedules and/or facility use agreements for parks, recreational areas, recreational facilities and other town facilities as deemed necessary. Applications for facility use agreements shall be made at the Tyrone Recreation Center.
- (b) The facility use agreement shall provide for the rental/lease of certain facilities and include, but not necessarily be limited to:
  - (1) The rules, regulations and operating procedures for the facility to be used;
  - (2) The fees and deposits for rental/lease, security and cleanup;
  - (3) The name, address and phone number of the person responsible for the lease;
  - (4) The dates, times, and purpose for the rental/lease including the name of any group using the facility; and
  - (5) A statement by the person responsible for the rental/lease that no activity shall be permitted which can be deemed illegal, immoral or otherwise contrary to the public good.

(Code 1984, § 2-6-4)

### Sec. 30-5. Hours of operation.

No town facility shall be open for use before 7:00 a.m. or remain open after 11:00 p.m. without prior approval of the town council. The hours of operation for each facility shall be posted in a conspicuous location. The town manager or his or her designee may close town facilities during inclement weather or when, in his or her opinion, the use of these facilities would be unsafe, or would result in extraordinary damage to the facilities, or during inclement weather.

(Code 1984, § 2-6-5)

### Sec. 30-6. General Rules-rules and regulations.

- (a) ~~Permits are issued to organizations or individuals to reserve facilities for stipulated times. When the permit is not in effect the facility will be open for public use.~~
- (~~b~~) Town parks and recreation facilities may be reserved in the manner described in Section 30-7. Town programs and activities will have first priority at all facilities.
- (~~c~~) ~~Facilities may be reserved for town-sponsored clinics and classes, tournaments, leagues, private activities or parties where there is no charge for admission; and school-sponsored classes and teams.~~
- (~~d~~) ~~Any sponsoring team must be predominately (50 percent or more) made up of county residents, unless approved by the town council.~~
- (~~e~~) ~~The using organization shall be responsible for field preparations such as lining the field, dragging the field, and other related activities. The town may provide other major maintenance to facilities on request by contacting the town manager or his designee. Special maintenance requests shall be submitted in written form to the town manager or his designee at least three working days prior to date needed.~~
- (~~f~~) ~~No one will be allowed to construct any new facility, paint any facility or make changes in present facilities without written approval of the town. To obtain approval, a written request should be submitted to the town manager or his designee.~~
- (~~g~~) ~~All damages to any facility should be reported to the town manager or his designee, such as light failure, bleacher damage, facility damage, field damage, etc. Also, any injuries to players, coaches, or spectators must be reported within three working days from date of the injury.~~
- (~~h~~) ~~The organization using the park shall be responsible for the conduct of its program participants including coaches, players, and spectators.~~
- (~~h~~) Burning of trash is prohibited in town parks.
- (~~j~~) ~~Alcoholic beverages are prohibited at all town facilities.~~
- (~~k~~) The use of tobacco products is prohibited, except in designated areas, at all town facilities.
- (~~k~~) Fireworks are strictly prohibited.
- (~~m~~) ~~Organizations are responsible for policing litter before, during, and after each event and is responsible for disposing of it properly.~~
- (~~n~~) With the exception of designated parking areas, only official vehicles are authorized unless specifically authorized by the town manager or his or her designee. Violations may result in impounding of vehicles.
- (~~o~~) Only vehicles with visible handicap stickers are permitted to park in designated handicap areas. Violations may result in the impounding of vehicle.

**Commented [BP1]:** This will need to be changed to reflect the Town's new special events ordinance allowing alcohol at Town-sponsored events.

~~(pg)~~ No parking on the side of the road. Violations may result in a parking ticket or cars may be towed.

~~(q)~~ Utility fees may be charged for use of lights or water.

~~(r)~~ All lights will be turned off by 11:00 p.m.

~~(sh)~~ Any town employee, elected official or authorized agent has the authority to require individuals or groups to leave for violations of expressed or implied rules.

~~(t)~~ The town has the right to revoke the permit of any organization violating these policies if the organizations or individuals fail to provide and conduct a program beneficial to the town or if in violation of these rules.

~~(u)~~ No facility may be reserved more than six months in advance.

~~(v)~~ Reservations will be on a first paid basis and the town cannot hold an unpaid reservation.

~~(w)~~ Organizations or individuals can call the Tyrone Recreation Center and check for availability before physically appearing to reserve the facility.

~~(x)~~ Any requests to waive the fees must be approved by the mayor and council. Requests to waive the fees must be submitted in written form at least three weeks before reservation.

~~(y)~~ A deposit will be required for all facilities for which fees are charged.

~~(z)~~ Organizations or individuals will have five working days after the event in which to retrieve any required deposit or it may be forfeited.

~~(aa)~~ Organizations or individuals are required to pay the fees that apply for each facility before use.

~~(bb)~~ Pavilion rental is limited to the number of people that it can safely hold according to the number of parking spaces provided.

~~(cc)~~ The amplification of music is prohibited unless prior approval by the town manager or his or her designee is obtained.

~~(dd)~~ Picnic pavilions at town parks are available for public use on a first-come, first-serve basis, unless the pavilion has already been rented to an individual or organization. This shall include use by groups such as scouts, athletic associations, church groups, school groups, and political parties, as well as use for birthday parties and family reunions.

~~(ee)~~ The facility must be left in a clean and orderly condition. The area must be policed for any trash and disposed of properly in order to have the deposit returned.

~~(ff)~~ Any governmental organization, including public schools, are allowed to reserve the town's parks at no charge; however the town requires these entities to call in advance to reserve these facilities.

~~(gg)~~ The town sports fields may be reserved when not in use by the youth associations holding current facility use agreements with the town.

~~(hh)~~ Organizations or individuals must have a permit displayed that has been issued by the town.

(Code 1984, § 2-6-6; Ord. No. 473, § 1, 7-21-2005; Ord. No. 2010-01, §§ 2—5, 1-21-2010)

### **Sec. 30-7. Special events and facility rentals.**

~~(a)~~ Special Event Permits are required for organizations or individuals wishing to reserve town facilities for stipulated times. When the permit is not in effect, the facility will be open for public use. Special Event Permits shall only be issued to organizations based in Fayette County or individuals that reside in Fayette County. The holder of any Special Event Permit shall ensure compliance with all rules and regulations contained in this chapter; failure to comply with said rules and regulations may result in forfeiture of the

**Commented [BP2]:** See the new Sec. 30-7 below.

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Special Event Permit and may also result in any and all participants being asked to leave the facility. In addition to those rules and regulations contained in Section 30-6 of this chapter, the following rules and regulations shall apply to all special events.

(1) No facility may be reserved more than six months in advance.

(2) No facility may be reserved for more than four hours at a time.

(3) At the time of making any reservation, organizations and individuals must pay a fee as established by a schedule of fees adopted by the town council. Reservations shall be on a first-paid basis and the town shall not hold an unpaid reservation. Government organizations, including public schools, shall be permitted to reserve facilities at no charge; however, these entities must reserve these facilities ahead of time with the town.

(4) Any request to waive rental fees shall be subject to approval by the town council and must be submitted in writing at least four weeks before the reservation. Any events where fees have been waived must be free to attend and open to the public. Commercial activity at such events is prohibited. Organizers of such events shall not charge participants for concessions and shall not engage vendors that will charge participants for concessions.

(5) Unless the town council has waived fees for the event, organizations and individuals must post a deposit at the time of making the reservation. Such deposit will be according to a schedule of fees and charges adopted by the town council. Such deposit may be forfeited in the event of any damage to town facilities or failure to comply with the rules and regulations contained in this chapter. Organizations and individuals shall have five working days after the event to retrieve any required deposit. After said period, such deposit may be forfeited.

(6) The organizer(s) of any special event that is open to the public must provide proof of insurance listing the Town of Tyrone as an additional insured in the amount of \$1,000,000.00.

(7) The organizer(s) of any special event that is open to the public must hire an off-duty Tyrone police officer to provide event security if the event is expected to draw more than 150 people. More than one officer may be required at the discretion of the town manager or his or her designee. Deputies from the Fayette County Sheriff's Office may be hired when Tyrone police officers are not available.

(8) Pavilion rental is limited to the number of people that it can safely hold according to the number of parking spaces provided.

(9) The organizer(s) of any special event shall be responsible for policing the area for trash and litter before, during and after the event and ensuring that it is disposed of properly. Failure to properly dispose of any trash or litter may result in forfeiture of the deposit.

(10) Utility fees may be charged for use of light or water. All lights must be turned off by 11:00 p.m.

(b) Town sports fields may be reserved on a seasonal basis by youth sports leagues. Such reservation shall require an agreement approved and executed by the town council and the organizing league. Failure to comply with the rules and regulations of this chapter or the provisions of such agreement may result in forfeiture of the right to use town facilities. In addition, the following provisions shall apply:

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- (1) Any league making such a reservation shall be composed predominantly (at least 50 percent) of participants residing in Fayette County, unless otherwise approved by the town council.
- (2) Use of town facilities shall be subject to any fees provided for in the agreement pertaining to the reservation. The organizing league shall only require fees from participants as provided in said agreement.
- (3) The organizing league shall be responsible for field preparations such as lining the field, dragging the field, and other related activities or as otherwise provided in the agreement pertaining to the reservation. The town may provide other major maintenance to facilities on request by contacting the town manager or his designee. Special maintenance requests shall be submitted in written form to the town manager or his designee at least three working days prior to date needed.
- (4) No one will be allowed to construct any new facility, paint any facility or make changes in present facilities without written approval of the town, except as otherwise provided in the agreement pertaining to the reservation. To obtain approval, a written request should be submitted to the town manager or his designee.
- (5) All damages to any facility shall be reported to the town manager or his or her designee, such as light failure, bleacher damage, facility damage, field damage, etc. Also, any injuries to players, coaches, or spectators must be reported within three working days from date of the injury.
- (6) The organizing league shall be responsible for the conduct of its program participants including coaches, players, and spectators.
- (7) The organizing league is responsible for policing litter before, during, and after each event and is responsible for disposing of it properly.
- (8) Utility fees may be charged for light and water. All lights must be turned off by 11:00 p.m.
- Special Event Permits will only be issued to organizations or individuals who are based in Fayette County.
- No facility may be reserved more than six months in advance.
- No facility may be reserved for more than four hours at a time.
- Reservations will be on a first paid basis and the town cannot hold an unpaid reservation.
- Any requests to waive the fees must be approved by the mayor and council and must be submitted in written form at least four weeks before reservation.
- Any events where fees have been waived must be free to attend and open to the public.
- (b) Commercial activity is prohibited during events where fees have been waived.
- A deposit will be required for all facilities for which fees are charged.
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- Organizations or individuals are required to pay the fees that apply for each facility before use.

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The organizer(s) of any special events that are open to the public must hire an off duty Tyrone police officer to provide event security if the event is expected to draw more than 150 people. More than one officer may be required if the event is expected to draw more than 150 people. Deputies from the Fayette County Sheriff's Office may be hired when Tyrone police officers are not available.

Pavilion rental is limited to the number of people that it can safely hold according to the number of parking spaces provided.

(c) The town has the right to revoke the permit of any organization violating these policies if the organizations or individuals fail to provide and conduct a program beneficial to the town or if in violation of these rules.

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## Chapter 30

### PARKS AND RECREATION

#### **Sec. 30-1. Establishment; purpose.**

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(Code 1984, § 2-6-1)

#### **Sec. 30-2. Control of parks.**

Those facilities located at recreation areas shall be under the control of the town manager or his or her designee.

(Code 1984, § 2-6-2)

#### **Sec. 30-3. General powers and duties.**

The town manager or his or her designee shall establish a calendar for facility reservations. Town-sponsored events shall have priority for the use of these facilities. The town manager or his or her designee shall also enforce the rules and regulation governing the use of the parks, recreational areas and recreational facilities.

(Code 1984, § 2-6-3)

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- (a) The town council may establish fee schedules and/or facility use agreements for parks, recreational areas, recreational facilities and other town facilities as deemed necessary. Applications for facility use agreements shall be made at the Tyrone Recreation Center.
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**Sec. 30-5. Hours of operation.**

No town facility shall be open for use before 7:00 a.m. or remain open after 11:00 p.m. without prior approval of the town council. The hours of operation for each facility shall be posted in a conspicuous location. The town manager or his or her designee may close town facilities during inclement weather or when, in his or her opinion, the use of these facilities would be unsafe or would result in extraordinary damage to the facilities.

(Code 1984, § 2-6-5)

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- (a) Town parks and recreation facilities may be reserved in the manner described in Section 30-7. Town programs and activities will have first priority at all facilities.
- (b) Burning of trash is prohibited in town parks.
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- (d) Fireworks are strictly prohibited.
- (e) With the exception of designated parking areas, only official vehicles are authorized unless specifically authorized by the town manager or his or her designee. Violations may result in impounding of vehicles.
- (f) Only vehicles with visible handicap stickers are permitted to park in designated handicap areas. Violations may result in the impounding of vehicle.
- (g) No parking on the side of the road. Violations may result in a parking ticket or cars may be towed.
- (h) Any town employee, elected official or authorized agent has the authority to require individuals or groups to leave for violations of expressed or implied rules.
- (i) The amplification of music is prohibited unless prior approval by the town manager or his or her designee is obtained.
- (j) Picnic pavilions at town parks are available for public use on a first-come, first-serve basis, unless the pavilion has already been rented to an individual or organization.

(Code 1984, § 2-6-6; Ord. No. 473, § 1, 7-21-2005; Ord. No. 2010-01, §§ 2—5, 1-21-2010)

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  - (1) No facility may be reserved more than six months in advance.
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(10) Utility fees may be charged for use of light or water. All lights must be turned off by 11:00 p.m.

(b) Town sports fields may be reserved on a seasonal basis by youth sports leagues. Such reservation shall require an agreement approved and executed by the town council and the organizing league. Failure to comply with the rules and regulations of this chapter or the provisions of such agreement may result in forfeiture of the right to use town facilities. In addition, the following provisions shall apply:

(1) Any league making such a reservation shall be composed predominantly (at least 50 percent) of participants residing in Fayette County, unless otherwise approved by the town council.

(2) Use of town facilities shall be subject to any fees provided for in the agreement pertaining to the reservation. The organizing league shall only require fees from participants as provided in said agreement.

(3) The organizing league shall be responsible for field preparations such as lining the field, dragging the field, and other related activities or as otherwise provided in the agreement pertaining to the reservation. The town may provide other major maintenance to facilities on request by contacting the town manager or his designee.

Special maintenance requests shall be submitted in written form to the town manager or his designee at least three working days prior to date needed.

(4) No one will be allowed to construct any new facility, paint any facility or make changes in present facilities without written approval of the town, except as otherwise provided in the agreement pertaining to the reservation. To obtain approval, a written request should be submitted to the town manager or his designee.

(5) All damages to any facility shall be reported to the town manager or his or her designee, such as light failure, bleacher damage, facility damage, field damage, etc. Also, any injuries to players, coaches, or spectators must be reported within three working days from date of the injury.

(6) The organizing league shall be responsible for the conduct of its program participants including coaches, players, and spectators.

(7) The organizing league is responsible for policing litter before, during, and after each event and is responsible for disposing of it properly.

(8) Utility fees may be charged for light and water. All lights must be turned off by 11:00 p.m.

**COUNCIL AGENDA ITEM COVER SHEET****Meeting Type:** Council - Regular**Meeting Date:** September 4, 2025**Agenda Item Type:** Old Business**Staff Contact:** Scott Langford

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**STAFF REPORT****AGENDA ITEM:**

Consideration to Award the 2025 Category I Upgrades to Lake Pendleton Dam project PW-2021-05 to Piedmont Paving, Incorporated for the amount of \$2,775,624.

**BACKGROUND:**

Lake Pendleton Dam (ID# 056-063-04517) is a State Regulated Dam under the Georgia Safe Dams Act. In 2018 it was upgraded to a Category I dam by Georgia Safe Dams (EPD). On August 20, 2025, bids were taken, and the low responsive and responsible bidder was Piedmont Paving, Incorporated. The bid was \$2,775,624. This project originally was estimated at \$2.41M, and we applied for and received a GEMA grant. Over the last few years, costs for construction increased significantly, making the cost \$2.78M. We have already applied for a GEMA grant increase that could take 3 months to 3 years to obtain according to a GEMA official. GEMA advised us to move forward with the project as the grant expires on October 1, 2026. Any cost over the amount of the grant will have to come from the General Fund.

**FUNDING:**

General Fund 100-40-54.1417

**STAFF RECOMMENDATION:**

Staff requests that Council Award 2025 Category I Upgrades to Lake Pendleton Dam project PW-2021-05 to Piedmont Paving, Incorporated for the amount of \$2,775,624.

**ATTACHMENTS:**

Bid Tabulation Form

**PREVIOUS DISCUSSIONS:**

Multiple budget meetings and Council Final Plan Approval



Category I Upgrades to Lake Pendleton Dam FOR THE TOWN OF TYRONE, GA										PIEDMONT PAVING, INC				HELIX GRADING				McLeroy, Inc.				N. GEORGIA CONCRETE							
BID DATE: August 20, 2025										EST. QUANTITY				UNIT				CALCULATED TOTAL PRICE				UNIT PRICE				CALCULATED TOTAL PRICE			
ITEM #										ITEM DESCRIPTION				UNIT				CALCULATED TOTAL PRICE				UNIT PRICE				CALCULATED TOTAL PRICE			
BASE BID																													
1	MOBILIZATION									1	LS		LS	\$	129,844.00		LS	\$	262,014.00		LS	\$	356,800.00						
2	DEMOLITION									1	LS		LS	\$	47,100.00		LS	\$	18,000.00		LS	\$	186,540.00						
3	CLEARING AND GRUBBING									1	LS		LS	\$	33,545.00		LS	\$	3,000.00		LS	\$	38,956.00						
4	TRAFFIC CONTROL & DETOUR									1	LS		LS	\$	17,245.00		LS	\$	8,409.00		LS	\$	26,500.00						
5	DEWATERING SYSTEM & CREEK FLOW MGT									1	LS		LS	\$	36,325.00		LS	\$	73,000.00		LS	\$	277,900.00						
6	UNSATURABLE SUBGRADE MATLS INCL REPL. MATLS									500	CY	\$	112.00	\$	56,000.00		\$	129,000.00		\$	17,500.00								
7	REMOVAL OF EXIST. PRINCIPAL SPILLWAY PIPE									1	LS		LS	\$	9,540.00		LS	\$	49,000.00		\$	35.00							
8	GENERAL EXCAVATION									1	LS		LS	\$	14,046.00		LS	\$	22,000.00		LS	\$	48,960.00						
9	ROCK EXCAVATION ALLOWANCE									1	LS		LS	\$	255,000.00		LS	\$	246,000.00		LS	\$	158,960.00						
10	FILL AND BACKFILL, INCL BORROW, AGGREGATES,ETC									1	LS		LS	\$	10,000.00		LS	\$	10,000.00		LS	\$	10,000.00						
11	PRINCIPAL SPILLWAY INTAKE STRUCTURE									1	LS		LS	\$	79,750.00		LS	\$	10,000.00		LS	\$	352,878.94						
12	INTAKE STRUCTURE ACCESSORIES									1	LS		LS	\$	208,057.00		LS	\$	334,000.00		LS	\$	225,000.00						
13	TRIPLE 8X8 BOX CULVERT INCL WINGWALLS									1	LS		LS	\$	79,294.00		LS	\$	338,000.00		LS	\$	85,650.00						
14	CONC OUTLET APRON & BLOCKS									1	LS		LS	\$	587,350.00		LS	\$	528,000.00		LS	\$	357,730.00						
15	TYP I RIP RAP FOR OUTLET CHANNEL									1100	TN	\$	102.01	\$	112,211.00		\$	18,000.00		\$	85,600.00								
16	EMERG SPILLWAY PIPE TRIPLE 36" RCP W/CRADLE									660	LF	\$	503.00	\$	331,980.00		\$	72,600.00		\$	248,600.00								
17	CONC HEADWALL FOR 36" EMERG SPILLWAY									2	EA	\$	31,100.00	\$	62,200.00		\$	172,260.00		\$	254,100.00								
18	TIE IN AT ROADWAY DRAINAGE STRUCTURE									1	LS		LS	\$	26,387.00		\$	32,600.00		\$	65,800.00								
19	TYP I RIP RAP EMERG SPILLWAY PLUNGE POOL									300	TN		93.20	\$	27,960.00		\$	4,000.00		\$	15,600.00								
20	ROAD REPAIR - GRADED AGG BASE - 8" THK									300	TN	\$	51.31	\$	15,393.00		\$	20,400.00		\$	64,500.00								
21	ROAD REPAIR - ASPH LEVELING									700	TN	\$	135.50	\$	94,850.00		\$	16,500.00		\$	20,400.00								
22	ROAD REPAIR - ASPH BINDER, 19mm, 2" THK									30	TN	\$	168.00	\$	5,040.00		\$	119,000.00		\$	140,000.00								
23	ROAD REPAIR - APSP TOPPING, 12.5mm, 1.5" THK									100	TN	\$	142.00	\$	14,200.00		\$	7,050.00		\$	7,500.00								
24	ROAD REPAIR - 24" CONC CURB & GUTTER									800	LF	\$	26.89	\$	21,512.00		\$	20,000.00		\$	19,000.00								
25	ROAD REPAIR - STRIPING ALLOWANCE									1	LS		LS	\$	3,000.00		\$	25,600.00		\$	22,400.00								
26	ROAD REPAIR - SIGNAGE ALLOWANCE									1	LS		LS	\$	3,000.00		\$	3,000.00		\$	3,000.00								
27	ROAD REPAIR - CONCRETE DRIVEWAY REPAIR									1	LS		LS	\$	2,000.00		\$	2,000.00		\$	2,000.00								
28	PATH REPAIR - APSP TOPPING, 12.5mm, 2" THK									1	LS		LS	\$	16,300.00		\$	5,000.00		\$	36,500.00								
29	WATERLINE REPLACEMENT - STEEL CASING									1	LS		LS	\$	7,340.00		\$	12,000.00		\$	11,590.00								
30	STORM LINE "B" INTERNAL DRAINAGE PIPING, ETC									1	LS		LS	\$	151,000.00		\$	264,000.00		\$	553,026.88								
31	MISC UTILITY REPLACEMENT ALLOWANCE									1	LS		LS	\$	72,038.00		\$	27,600.00		\$	67,400.00								
32	STORM WATER MONITORING ALLOWANCE									1	LS		LS	\$	30,000.00		\$	30,000.00		\$	30,000.00								
33	PERMANENT GRASSING (SOD)									1	LS		LS	\$	12,000.00		\$	12,000.00		\$	12,000.00								
34	LANDSCAPING ALLOWANCE									1	LS		LS	\$	52,261.00		\$	113,000.00		\$	151,200.00								
35	EROSION CONTROL									1	LS		LS	\$	10,000.00		\$	10,000.00		\$	10,000.00								
36	CHAINLINK FENCING AND GATES									1	LS		LS	\$	26,943.00		\$	65,000.00		\$	194,185.00								
37	ALLOWANCE PER SPECIAL CONDITIONS									1	LS		LS	\$	32,890.00		\$	24,800.00		\$	41,310.00								
TOTAL BASE BID										\$	2,775,624.00	\$	3,008,833.00	\$	3,271,799.00	\$	4,360,151.82												

\* Price and Total Corrected per Addendum No. 1  
 \*\* Math Error Corrected