



## TOWN COUNCIL MEETING

June 01, 2023 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

**Linda Howard**, Post 1

**Melissa Hill**, 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 minutes from the Budget Workshop and the regular meeting on May 18, 2023.
2. Approval of a Library Eagle Scout Project for the placement of a picnic table and cornhole board in between the Library and Recreation Center.
3. Approval of tent rentals from Classic Canopies for upcoming events at Shamrock Park for \$2,380.

### VII. PRESENTATIONS

### VIII. PUBLIC HEARINGS

4. FY 2023/2024 Budget Proposal Public Hearing
5. Consideration of a variance petition from applicant and owner Brett Davenport for 100 Brookfield Ct. to increase the allowable front yard fence height from 4' to 6' facing Tyrone Road. **Brandon Perkins, Town Manager**

- [6.](#) Consideration from applicant Scott Moore for the rezoning of a 14.7-acre tract with parcel number 0736074 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Brandon Perkins, Town Manager**
7. Consideration from applicant Hector Almanza for the rezoning of a 1.3-acre tract with parcel number 0736122 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Brandon Perkins, Town Manager**
8. Consideration from applicant Hector Almanza for the rezoning of a 1.43-acre tract with parcel number 0736121 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions).  
**Brandon Perkins, Town Manager**
9. Consideration from applicant Hector Almanza for the rezoning of a 2.57-acre tract with parcel number 0736120 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions).  
**Brandon Perkins, Town Manager**

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

- [10.](#) Consideration of architectural approval from owner East Group Properties for two buildings situated on parcel number 0725-014. **Brandon Perkins, Town Manager**

**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 - BUDGET WORKSHOP

Section VI, Item 1.

## MINUTES

May 18, 2023 at 9:00 AM

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

Mayor Dial and Court Clerk, April Spradlin was absent.

Also present:

Sandy Beach, Finance Manager

Lynda Owens, Recreation Manager

Krista McClenny, Recreation Assistant

Randy Mundy, Police Chief

Phillip Trocquet, Assistant Town Manager

Bridget Smith, Accounting Specialist

Scott Langford, Town Engineer / Public Works Director

Patty Newland, Library Supervisor

Dial Hunter, Planning Commissioner

### I. CALL TO ORDER

### II. INVOCATION

### III. PLEDGE OF ALLEGIANCE

**IV. PUBLIC COMMENTS:** *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

### V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

Voting Yea: Council Member Hill, Council Member Furr.

### VI. NEW BUSINESS

#### 1. FY 2023/24 Budget Workshop - Discussion

Mr. Perkins thanked everyone for being there. He stated that it took an entire team to prepare the budget. He thanked staff for their help. He added that he would indicate slight changes that were made to the budget that morning. He shared that the proposed FY2023-2024 budget was \$17,666,261.05. It was a 43% increase from the current year with an added \$2.64 Million taken from surplus to balance. The Town had a healthy 21.7 months of reserves from last year's budget. He reminded everyone that the policy was to keep 6 months of reserve funds, anything beyond that was titled surplus.

He added that spending down surplus was a good practice, which would leave the Town with a very healthy budget. He stated that \$6.7 Million was carried over from the current budget which also inflated the budget. He explained that \$2 Million of that was for the Pendleton Dam project, which the Town was still in the running for a grant from 2019. If approved a \$1.5 Million burden would be taken from the Town. He explained \$456,500 was for the Castle Lake Dam project which the Town was a passthrough for. If that grant was approved, the Town would be returned that amount. Both dams are approximated at \$2.5 Million that would be coming back to the Town if approved.

Mr. Perkins announced that anytime the term assigned funds were used, it would consist of the \$2.8 Million from the American Rescue Plan Act (ARPA) funding. ARPA funds were received and would be applied to personnel services over two budget cycles. More specifically, it would be used to improve the Town and its operations. He directed everyone to the Assigned Fund Balance Projects tab, otherwise known as ARPA funds.

### **American Rescue Plan Act - ARPA Funds (assigned funds)**

He began with economic development and stated that \$100,000 was placed in the line as a bid match, and the RFQ would be sent out soon. He then moved to Community Development with several downtown projects consisting of additional parking and multi-use path projects to name a few. He moved to government operations which were broken down into Town departments. Each department or grouping of departments received \$140,000. He listed the police department's requests, body cameras, rugged laptops, in-car police radios, patrol Ford F150 pick-up truck, lock-out kits, jump bags (backpacks for officers on the road), rapid ID units, laser units, stinger stop sticks (to prevent vehicle chases). The public works department requested a dump truck, salt spreader, 2 diesel light towers, and other equipment. He listed a few items from the library and recreation departments; improvements to the teen and children's reading areas, a golf cart, Handley field scoreboards, office technology, furniture for the new recreation office (located at 881 Senoia Road), upgrades for programming and a golf cart. He listed that the museum wished to have upgrades, and the court department requested scanning and digitization of records, the Laserfische program, software for open record requests, also an office police radio for emergencies.

He reminded everyone that public works had several projects that would roll over from the current year to the next, totaling \$1.5 Million. These projects included the Crabapple/Senoia intersection improvements, LMIG road projects, Shamrock Pond improvements, culvert and structure replacements, and the Tyrone Road multi-use path project. He added that the cart path was going out for bid very soon. Council Member Furr inquired if the \$390,000 for cart paths included property acquisition. Mr. Perkins stated that he believed that particular project had acquired the required property.

Mr. Perkins noted the request for salary increases totaling \$586,424.16 at 4%, not including police personnel. It also included compensation pay for police officers and bumping the starting pay to \$55,000. This would maintain a competitive starting pay for incoming police officers. He added that collectively, police pay was an annual moving target for all surrounding jurisdictions. Fayette County just increased all salaries by 12%. He added that Tyrone needed to remain competitive.

Last year, the County increased salaries by 20%. Our Lieutenants would be bumped up more, to equal the officers of their rank in surrounding jurisdictions. The \$586,000 would also include an additional accounting specialist and public works specialist as discussed at the planning workshop in March.

### **Other Funds:**

Mr. Perkins informed Council that the budget request for all other funds included Sewer, 2017 SPLOST, 2023 SPLOST, Founders Day, and Confiscated Assets which totaled \$6,086,142.40. He added that the largest expense in that line was the 2017 SPLOST at \$2,680,710.39 which included the completion of the Palmetto/Arrowood/Spencer roundabout and the associated multi-use paths, the Handley Park restroom facility for soccer, the completion of the Redwine Park pickleball project, and the completion of the planned improvements to the 881 Senoia Road recreation offices. He shared that the Town anticipated collecting approximately \$2,070,000 in revenue from the new 2023 SPLOST over the next fiscal year. Planned uses for those funds included road paving and repair, dam repair and maintenance (Pendleton not included), downtown improvements, intersection improvements, multi-use paths, and vehicles.

Council Member Campbell asked if the salary increases included a pension plan. Mr. Perkins shared that the Georgia Municipal Association (GMA) through us a curve ball. He explained that the Town's pension plan was set up in 1980, which may be on file from the state. The Town at that time opted into social security. When this took place, certain stipulations were agreed on as they related to retirement. That's why GMA believes that our retirement percentage was so low at 1.25%. The maximum the Town could raise without opting out of social security would be 1.55%. Many cities do not pay into social security for that reason. Most employees would rather retire with 60% -70% with some social security, than 30% of their salary and maybe social security. He stated that at GMA's and the state's recommendation, staff turned it over to the Town's attorney. Since then, staff reached out to GMA because the Town's attorney admittedly was not an expert in that particular field. Mr. Perkins and Ms. Beach would ask GMA to direct them to an attorney specific to that matter. Mr. Perkins added that the good news was that staff could make adjustments as the fiscal year progressed and any major changes could be made during the following fiscal year. Hopefully, by the end of this calendar year, something would be decided. Most surrounding cities were at 2.00%-2.5% of salary. He gave the example if he retired at 30 years of service, he would only yield 37%-38% of his salary.

### **Revenue:**

Mr. Perkins began with revenue by stating that \$6.8 Million of this budget was carryover, the revenue was accounted for in previous years.

Ms. Beach informed everyone that the County Tax Assessor sent out taxes and Tyrone was assessed with an increase of 10.7% for assessed values. She increased the budget by a conservative 10%. She stated that alcohol taxes were down due to a couple of business closures that normally paid alcohol taxes.

She stated that funds were added to the intergovernmental grant line for three police safety vests, which were \$700 each. The grant would pay 50%. She added that under federal grants for capital projects, funds were placed for the Transportation Improvement Program (TIP), or Local Administered Project (LAP) grants which would actually be the county's grant, however, the county always assists the Town with such projects. Other federal government capital grants would be for the Pendleton and Castle Lake dams. One would pay 75%, the other 65%. She shared that the Livable Centers Initiative (LCI) grant was an 80% grant. If \$200,000 was spent on downtown improvements, the Town would receive \$160,000. The Local Maintenance and Improvement (LMIG) grant was also within the budget for road improvements. She moved on to local government grants and shared that \$18,000 was in the budget from the county for parks and recreation. There was also funding in the budget through the Georgia Interlocal Risk Management Agency (GIRMA). That grant included IT services and the Town could receive \$97,000.

Ms. Beach stated that there was funding under Revenue from election qualifying fees for two Council positions and the Mayor's post. Additional funding was in the budget under Interest Revenues due to the increase in interest rates. She shared that the Town should acquire \$180,000. \$2,000 was under Holiday Revenue based on last year's Business Christmas Tree Farm at Shamrock Park. She stated that other financing sources totaled \$6.8 Million which as Mr. Perkins stated earlier was carried forward. Mr. Perkins stated that the American Tower contract was almost at its end for the tower behind 881 Senoia Road. The attorney was currently working on that lease.

### **Administration:**

Mr. Perkins shared that the administration budget for the next fiscal year was at \$1.9 Million which was an increase from last year's \$1.1 Million due to assigned funds (ARPA) and the salary and benefits increase of 4%. The increase was approximately \$40,000. He moved to Purchased and Contracted Services totaling \$263,280. He stated that funding was in the budget for the upcoming election and that Legal Services had increased since 2019 to \$225 per hour. He added that Mr. Davenport had been our attorney since 2008 and had a lot of institutional knowledge. He stated that Technical Services had increased by \$10,000 for the election, code enforcement, and for an in-house pay study. This would assist with open record requests and information. Mr. Perkins informed Council that a Peachtree City Police hired someone for the study and that he would use the same methodology for our administrative study. Technical Services also included; the Municode meetings module, our IT services, email, web hosting, hardware, computers, and software.

He stated that the Vehicle Maintenance line increased for needed repairs on the Town Manager 2012 Tahoe. He increased Mayor and Council Education and Travel due to two Council incumbents not running for another term and the new folks would require education. He touched on employee travel and education and stated that \$25,000 would come from assigned funding (ARPA). Another \$5,000 would come from assigned funding for clerk training, record training, and masters clerk training. He added that manager training was also accounted for through GMA and ICMA.

He shared that there were assigned funds in the budget for tables for the chambers/courtroom improvements and for a call box for folks that required an officer after hours regarding a case or for safety and convenience. He shared that under Other Supplies, was assigned funds for staff polos to wear for events and travel representation. He stated that there was assigned funding (ARPA) for the sound system/monitor upgrades for the chambers/courtroom.

Council Member Campbell asked about cutting down the center piece of the dais. Mr. Perkins stated that due to the type of material, it would be too expensive and would not be recommended for aesthetics. Council Member Campbell inquired about changing the date on the front of the new Town Hall to reflect the founding day of the town instead of 2020 for the new building. Mr. Perkins shared that he was indifferent, however, most citizens knew that the Town Hall was a new building, so the topic could be revisited. Council Member Hill suggested the placement of signs at the Town's entrance to indicate the founding date of the Town.

Council Member Furr noted that there was no longer funding for holiday decorations. Mr. Perkins stated that the line had been moved to recreation which seemed more appropriate. Mr. Perkins stated that in the past the Fayette County Development Authority required \$27,773 for economic development, which they were no longer requesting. Staff requested that the funding be transferred to the Downtown Development Authority (DDA) in perpetuity for operating expenses and for the development of downtown. He added that \$100,000 of assigned funds were also going to the DDA for the redevelopment of the old firehouse. He shared that under Capital Outlay, and Sites and site improvements, that funding was as a result of an executive session for real estate, if approved.

### **Finance:**

Ms. Beach informed everyone that the Personnel Services, and Regular Employees line changed due to the need for another employee for Finance/HR. Technical services increased due to the online accounting software with cloud services which would allow staff to work from home if needed. They also added funding for new budgeting software which would improve transparency, assist with projects and it would also look nicer on the Town's website. Mr. Perkins explained that finance currently worked from spreadsheets. Next year Mayor and Council would be able to log in and see everything. Reports would still be sent and questions could still be asked, but it would be much simpler. Onboarding had already begun.

Ms. Beach shared that Dues, Fees, and Travel would increase for current staff and the new employee to be able to attend training. Currently, staff kept up with changing laws through online training and updates from the auditors. Office Supplies and Small Equipment would also increase (assigned funds) due to the new employee and the replacement of a 2009 printer.

Council Member Hill asked if anyone had been hired for that position. Ms. Beach stated that staff was waiting until the budget was approved. Council Member Howard asked if the person would be mainly HR.

Ms. Beach shared that hopefully, they would be a good mixture of HR and finance. Mr. Perkins stated that employees were comfortable with Ms. Beach regarding their HR questions, but he would defer to her regarding that. Ms. Beach added that she would take the strengths from herself, Ms. Smith, and the new employee and assign duties in that manner.

#### **Court:**

Mr. Perkins presented for Ms. Spradlin that was tending to her court duties. He noted that there were no major changes, however, there were assigned fund applications worth mentioning. Technical Services were increased for an interpreter, inmate bill, open record software, IT services, MCCI scanning record project, (\$3,200), Laserfische software for \$9,000, and also from assigned funds was an office police radio for \$3,800. He stated that Ms. Spradlin's department was also requesting a web camera for a laptop. Instead of bringing probationers to the jail, they could meet remotely. That would save time and money. Ms. Spradlin also included a 4% increase for the judge (\$1,500 monthly) and solicitor (\$1,300 monthly). Her total budget was \$360,105.85.

#### **Museum:**

Mr. Perkins shared that \$5,000 was placed in the budget from assigned funds for building maintenance. \$10,000 was there in anticipation of foundation repairs which came in a lot lower. A telephone line was requested in the amount of approximately \$300. He noted that Other Supplies had a balance of \$6,221.74. He added that after a discussion, the Museum staff had a better understanding regarding the 501 Friends of the Museum status and what their responsibilities and the Towns were. Based on how you all voted, if the dynamic were to change, it would take another vote from Council. The Museum had a budget of \$16,601.74.

Council Member Howard asked if the electrical issue would be placed in the current budget. Mr. Langford stated that he had called but had no response. Mr. Perkins explained that when a local electrician came to look at the electrical system, staff was told that we would need a new panel box which would be a significant cost. Out of the recent quotes, only one required a panel box, and it did not come from the former electrician. The Town needed to know why the panel box was not included.

#### **Parks & Recreation:**

Ms. Owens began with Legal Services and stated that it had increased because each contract/agreement needed to be reviewed by legal. Mr. Perkins interjected and shared that legal did review every purchase agreement and contract which was costly. Mr. Perkins shared that the Town's attorney shared that Tyrone was one of the only clients that asked for every single agreement to be reviewed. He stated that moving forward we need to assess what level of risk we are willing to take on purchases. If the purchase only had a purchase agreement, that may not require attorney services. He explained that a \$2,000 purchase could turn into a \$3,500 purchase. He added that there needed to be a conversation regarding thresholds for non-contact purchases.

Ms. Owens shared that within the assigned funds were approximately \$10,000 which would be for updated technology for the new recreation offices located at 881 Senoia Road. It would also include a TV and projector, along with new phones. Special Program Services increased due to the Spring Market and an extended Christmas program. Under Equipment repair and maintenance was \$9,000 for the repair of the Shamrock Lake fountain. Mr. Langford stated that ground maintenance increased a little for Aabby Group, Inc. and for mulch. Ms. Owens stated that the bulk of the increase to park maintenance was through assigned funds for the basketball/tennis court resurfacing. Funding was placed in the budget under the rental of equipment and vehicles for tower lights, canopies, and a stage in the fall for Founders Day. She shared that Special Program supplies increased for an ice rink for Christmas, a merry-go-round, Christmas fireworks, and the Christmas tree farm. She also mentioned that her department was going to initiate a contest for downtown citizens and businesses for their decorations at Christmas time. There was also funding available for Senoia Road businesses to purchase lights for downtown décor during Christmas. She shared that holiday decorations increased for swags over Senoia Road and an arch over the Shamrock Park bridge. Small Equipment increased partially through assigned funds for office upgrades at the new recreation office space. Other supplies had increased for the pickleball program and for a Santa chair.

Council Member Howard inquired about the use of a bench for Santa. Ms. Owens stated that a backdrop could be created around a bench for Santa. Ms. Owens stated that the Vehicle line had increased for the purchase of a 6-person golf cart for recreation, library, and any other staff that may need it. Mr. Perkins informed Council that purchasing a golf cart it would eliminate the rentals and that it would be used for events for the transport of citizens, staff, and equipment. Ms. Owens added that when the recreation staff moved to the new location there would be a lot of back and forth from 881 to the recreation center. Council Member Campbell asked for the cost. Ms. Owens stated that was a 6-seater electric cart with a charger on the high end for \$20,000. We may be able to get one for less. Mr. Perkins added that the cost was based on a quote but that the cart would go out for bid if approved within the budget.

Ms. Owens shared that \$16,426 was placed in the furniture and fixtures budget from assigned funds for lighting, desks, a small conference table, chairs, a foosball table, games for seniors, a table and chairs for a small breakroom, and shelving. Mr. Perkins stated that if the old conference table was not damaged during the pipe burst, it may be used.

Council Member Hill mentioned the extension of Edison lights downtown. Mr. Trocquet mentioned that staff was currently working on the streetscape project and that lighting may play a part a little later. Mr. Perkins added that lighting would be a part of the streetscape plan and that if the addition of trees were part of that plan, lights could also go around the trees. Overhead in some areas would also be an option. Council Member Furr stated that Edison lights could be expensive. Ms. McClenny shared that she was doing research through Home Depot and that if the lights were bought in bulk, it would lower the cost by up to 30%. She was also going to ask Home Depot if they would be an event sponsor which could add more discount to the cost.

Ms. Beach noted that the transfer from line of \$23,627.27 was extra funding required for Founders Day. Ms. Owens mentioned that they had acquired almost \$20,000 in sponsorships.

Council Member Furr inquired about the tower lights. Mr. Perkins clarified that staff was requesting two sets of tower lights. Ms. Owens stated that two sets were normally rented, however, for Founders Day and Christmas, six were required for safety. Mr. Perkins added that two should be sufficient for most events and public works and public safety could utilize them if needed. Having our own would cut the cost in the long run. Ms. Owens stated that they would pay for themselves very quickly. Mr. Perkins added that over time staff could add more. Mr. Trocquet stated that with the newly approved SPLOST, there may be funding for lighting for the park upgrades.

### **Founders Day:**

Ms. Owens moved on to the Founders Day budget and shared that Legal Services increased by \$1,000, however, after the previous conversation the increase may not be needed. The Special Program Services line increased greatly for fireworks (\$10,000), the Ferris Wheel for Christmas (\$12,000), a four-game trailer, and a merry-go-round. One of these could be cut if needed. Under Special Program Supplies were funding for parade candy, awards, décor, and t-shirts for Founders Day.

Council Member Campbell asked if the Grand Marshall was confirmed. Ms. Owens informed everyone that Mr. and Mrs. Gaddy had been chosen to be the Grand Marshalls this year and that they would ride in their own vehicle.

A motion was made to break for five minutes.

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

The meeting reconvened at 10:43 am.

### **Planning & Zoning:**

Mr. Trocquet began with the regular employee's line and stated that he added funding for overtime for Ms. Pierce. He stated that she would begin attending the Planning Commission meetings. He shared that the Building Inspector Services would remain the same and that the Technical Services line was reduced. That line was for matching grant funds and included some assigned funding (ARPA). He stated that there was additional funding in the vehicle and gas lines for maintenance on the Ford Explorer. The travel and Education lines increased for training for him and Ms. Pierce. He shared that \$10,000 was placed in the Capital Outlay Equipment line from assigned funding for the purchase of a new plotter with a 5-year warranty. That would be less expensive than the current lease. The Intergovernmental line increased due to Fayette County Tax Assessor's upgrade to their ariel mapping system. The county municipalities contribute to the system and many Town departments use the system on a daily basis.

## **Library:**

Ms. Newland began with the special program services. She stated that in the past the Friends of the Tyrone Public Library funded a majority of their summer-paid performances. This year, they were donating \$600 for paid performances. The line increased by \$2,000 due to the average cost of performers was \$400. She stated that under Capital Outlay, was funding for a golf cart, which would include a battery, maintenance, and upkeep. She shared that Travel, Education and Training increased for staff participation in the upcoming conference in Athens. In the past, staff had received most of their training through free webinars. Ms. Newland stated that she increased the Book purchase line due to the ever-increasing cost for printed materials. She reminded everyone that the library also received grants for the purchase of books and downloads for the virtual library. She shared that the Small Equipment line had increased with a bulk coming from assigned funds for the refurbishment of the juvenile and records section. The funding would also include shipping costs. She offered the Museum or another department an older desk and copier from the library that was still in good shape. She shared that her department was requesting an increase of \$52,618.97 which included assigned funds.

## **Public Safety:**

Chief Mundy thanked Mr. Perkins for explaining what the police department was planning regarding salary increases for the officers and lieutenants. He shared that in February when Mr. Perkins reached out to departments regarding the assigned funds, the Chief asked everyone to submit what was needed. Under Vehicles, two F-150's were requested along with all required equipment. Also requested was a replacement vehicle for Detective Morris. He reminded everyone that during COVID, no vehicles were purchased. Through assigned funds, one of the F-150's could be purchased to get the department caught up. Also under assigned funding would be replacement stop sticks to thwart speed chases, a couple of laser units for traffic control, and jump bags for officers to house tactical gear, and small equipment. They were also requesting lock-out kits for citizens that lock themselves out of their vehicles. He stated that it would also include rifle control grips, digital cameras for officers, none lethal shotguns, an active shooter shield, flares, an infrared camera, jump boxes for dead batteries in vehicles, rechargeable flashlights, and tint meters for auto tint. He shared that he always placed funding in the budget for damaged and replacement equipment. Chief Mundy shared that Lt. Nelson had requested a simulator screen hoist, to raise the screen from the ground. Of the Small Equipment budget, \$12,364.26 was from assigned funds. He added that body cameras would come from the equipment line. Mr. Perkins shared that the original body cameras were purchased in 2016. Chief Mundy stated that purchasing new body cameras through assigned funding for each officer, would ensure that they would last longer, would be more efficient, and would also ensure a three-year warranty in addition to the one year. He shared that staff was also requesting Dell rugged laptops for the patrol cars, along with new car radios for him, Major Brock, and two detectives.

Chief Mundy stated that Lt. Nelson suggested purchasing new shotguns. Mr. Perkins clarified that those particular shotguns were purchased second-hand in 2010.

Chief Mundy also mentioned that along with the simulator hoist, padding for the floor and walls were needed for training and maneuvering for the simulator. He stated that from most of the requests, \$66,757.08 would be funded with assigned funding. He informed Council that from February to May, after receiving quotes, the cost had increased due to inflation.

Council Member Campbell asked if the shotguns would have any value once surplused since they were previously maintained and used by our officers. Mr. Perkins stated that through a dealer they would be sold and the officer would have an opportunity to purchase them first.

Council Member Hill inquired about the least lethal shotguns. Chief Mundy explained that the guns would hold rubber pellets or pepper balls. They come with socks in bright colors to distinguish between lethal and non-lethal.

Council Member Furr asked if her car would not crank at the Kedron Kroger, what jurisdiction would come. Chief Mundy shared that Peachtree City would. The Tyrone officers would service Tyrone. He reminded everyone of the jump kits and lock-out kits that were on the budget list.

### **Public Works:**

Mr. Langford stated that costs had increased across the board. He shared that the regular employee line had increased in preparation of hiring a new engineering specialist. He then moved to Roads and Paving. Last year was \$1.5 Million and this year was \$2.3 Million. He added that \$140,000 of TIP funding was carried over to the next fiscal year with \$125,000 of LIMIG as part of the project. Also, part of that increase was signage and flashing lights for the improvements at the Rockwood/Crabapple/Senoia Road intersection. He reminded everyone that road paving and resurfacing were discussed at the planning workshop in March. These roads consisted of Strawberry Lane, Laurel Lake Road, Ridge Road, Laurelwood Drive, Foxford Run, East Crestwood, Huntingdon Court, Huntingdon Court, and Tyrone Road near Ethel Lane. He reminded everyone of the increase in costs. He moved to Building Maintenance and informed everyone of the insurance claim on the admin. section of 881 Senoia Road for \$110,000 which was part of the difference and \$15,000 was for gutters around the museum. He stated that the new recreation offices had funding carried over and \$60,000 was placed in the budget for upgrades to the library such as paint, and flooring and the HVAC contract amount had been increased as well.

Mr. Langford moved to the Stormwater Maintenance line and shared that \$421,000 was carried over for culverts and the Shamrock Pond repairs (\$143,000). The stormwater project would be bid out this year, however, the project would not begin until the following fiscal year. He explained that when revenue calculations were tallied, the carry-forward funding was actually funds that had not been spent in the previous year, which was not included within the revenue numbers.

Mr. Langford shared that additional funding was placed in the budget for the potential of hiring a janitorial service to clean all Town buildings or to hire someone for the position.

The first quote came back higher than expected. One more quote would be analyzed. Many hours were taken away from our current staff every day to clean the buildings which could be utilized in the field. Staff was still weighing their options and doing research on the matter, we need 1.5 persons. Inmate and labor services were also researched. Mr. Trocquet added that also through research, our guys spent 55-65 hours on janitorial services a week. Hiring a full-time person could be less expensive than hiring a service. Council Member Campbell stated that it sounded like we would be better off hiring someone. Mr. Trocquet added that along with either hiring staff or contracted service it would cut down on the current overtime for our current staff, leaving them more flexibility.

Council Member Hill inquired about contracted labor, then hiring that person. Mr. Trocquet and Perkins stated that it was within their contacts that hiring their staff was not allowed over a certain period and would be unacceptable. Mr. Perkins reiterated that the Town could save up to \$60,000 by hiring someone for janitorial and maintenance, the buildings would have more additional cleaning and it would free the public works staff to work on other projects. It would also free up time for management when something broke or when buildings needed to be opened for contractors or pest control. He added that between now and the public hearing more research would be completed.

Mr. Langford moved to Small Equipment. That line increased for the need of new computers which also included assigned funds. He stated that under Capital Outlay gateway signage and streetscaping increased, \$200,000 was from assigned funds and carried forward funds. He shared that the buildings line included the pole barn, and the garage at 881 Senoia Road which included insurance claim, assigned funds and carried forward funds.

Mr. Langford shared that the cart path line had \$780,000 carried forward. The Pendleton Dam project had \$2 Million carried forward. The Equipment line had \$80,000 of assigned funds which included a salt spreader, tower lights, and the difference for the tractor and skid steer. In the vehicle line was \$90,000 of assigned funds for the dump truck and Other Funds for the supplies for the truck.

Council Member Campbell inquired about the increase in the Uniforms line. Mr. Langford stated that each employee received a certain amount for boots, pants, and shirts, the police do the same. As an example, if the employee required more shirts after their budget, they would need to purchase their own. He added that they cleaned their uniforms themselves and they were not allowed to wear any of those items outside of work, according to the IRS.

### **Sewer Fund:**

Mr. Langford informed Council that the first increase was under the Sewer line Repair and Maintenance line. The increase was due to an increase in the contract which was currently being negotiated, however, basically, the amount was the same as last year including carryover.

He stated that under Supplies and Sewer Fees was an increase from Fulton County for the upgrades to the Camp Creek Waste Water facility from \$90,000 to \$100,000 for the ultraviolet disinfectant chamber. The Town's portion of the service is 1.667%. The project is a \$4.1 Million project and the Town had already made a couple of payments.

Mr. Langford reminded everyone that Council Member Campbell at the Planning Workshop, requested research regarding the condition of the current pump station liners. Funding was in the Capital Outlay, Infrastructure line for the study. He added that there was a Southampton manhole project that was within the budget as a carry-over project which would go out for bid soon. The equipment line was carried over for the jet vac which had not yet arrived totaling \$60,000.

### **Federal & State Confiscated Assets:**

Chief Mundy stated that not much had changed, this was the line where the officer's vests came from which were partially paid with matching grants.

### **2017 SPLOST**

Mr. Perkins informed everyone that the end of the 6-year collection for the 2017 SPLOST would be June 30, 2023, and the Town collected more than anticipated. Staff would be continuously working on those projects for at least two more years which was normal. There was no official time frame required for their completion. He added that under Capital Outlay was \$2.4 Million, the bulk being the Palmetto/Arrowood/Spencer roundabout (\$900,000) along with cart path and culvert improvements, and Handley Park improvements (\$314,000) and the pickleball court (\$177,500). He added that under Debt Services \$210,000 was in part the GTIB loans. The expense total for the 2017 SPLOST was \$2.68 Million.

Council Member Howard inquired about the loan balance. Ms. Beach shared that there was a two-year delay until the Town received the money. If paid until the loan runs out it would still be \$902,000 for both. Council Member Howard asked what year would they be paid out. Ms. Beach stated that it would be quite a few years more on the 15-year loans. After SPLOST funds run out, payments would then come from the general fund.

### **2023 SPLOST:**

Mr. Perkins shared that Fayette County voters passed the 2023 SPLOST. Over the next six years, Tyrone anticipates receiving over \$13.5 Million in revenue. This fiscal year staff anticipated collecting approximately \$2.7 Million with \$180,000 for road services and repair, dam repairs (Adams Lake dam), and a small portion for Shamrock Lake repairs. He added that \$1.6 Million was for downtown improvements, intersection improvements, equipment, vehicles, cart paths, culverts, and park improvements and upgrades. One major focal point for the new SPLOST was to add a stage to Shamrock Park. The overall planned expenses for the 2023 SPLOST this year was \$1.24 Million. The remainder would build over several years.

### **Tree Fund:**

Mr. Langford explained that the tree fund would bring in more revenue than expenses with a balance of \$26, 500. He added that the fund would be utilized for street-scape downtown, and would acquire more from large forthcoming developments.

Mr. Perkins wrapped the meeting up by stating that the budget had big numbers, it was a healthy budget with aggressive projects. He added that staff was accomplishing as much as they could expeditiously, however, with a small team and a \$20 Million budget (including SPLOST, ARPA, and other funding) unforeseen issues may arise on occasion. He wanted the public to know that staff was working hard and that government had constraints, unlike the private sector. We are completing quality projects with taxpayer money. He shared with Council that if they had questions between now and the public hearing to reach out to staff. Staff would also reach back regarding any news on janitorial services, we could also hold a workshop in June regarding this topic. The goal was to hold the public hearing for the first meeting in June and the adoption for the second meeting in June.

Council Member Furr shared her concern regarding the previous administration's discussion regarding obtaining Fayette County's permission to build anything within Shamrock Park. Her concern was with the future stage located at the park. Mr. Perkins clarified that when the county transferred the park to the Town, there was an agreement that the space would always be recreational use. The sides of the stage would have pergola wings and could be used for vendors or a farmer's market. Per her request, he would reach out to the county.

Council Member Howard asked for clarification on the location of the stage. Mr. Perkins stated that the current placement was for the audience to face the lake. You would still be able to see through the stage as it backed against the lake, the location was mostly from the sun position.

Council Member Howard asked for an update on the 881 Senoia Road, recreation offices remodel. Mr. Perkins stated that Mr. Langford was working on the design, however, staff was now waiting on the insurance company to return with a claim amount to proceed. If the Town received more money from the claim, the design could be adjusted. Mr. Perkins added that after discussing plans with Ms. Owens and Ms. McClenny he believes that everyone would be impressed with what they have planned for the future.

Council Member Campbell thanked management and all department heads for working together for the extensive impressive presentation. Mr. Perkins agreed and shared that the budget was one of the most important tasks that staff had to tackle and that Council had to review and approve, he thanked everyone.

**VII. 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.*

**VIII. COUNCIL COMMENTS**

**IX. EXECUTIVE SESSION**

**X. ADJOURNMENT**

A motion was made to adjourn.  
The meeting adjourned at 11:58 pm.

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

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

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

# TYRONE TOWN COUNCIL MEETING

Section VI, Item 1.

## MINUTES

May 18, 2023 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

Mayor Dial was absent.

Also present:

Sandy Beach, Finance Manager

Devon Boullion, Environmental Specialist

Scott Langford, Town Engineer / Public Works Director

Dia Hunter, Planning Commissioner

### I. CALL TO ORDER

### II. INVOCATION

### III. PLEDGE OF ALLEGIANCE

### IV. PUBLIC COMMENTS: *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

### V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

Voting Yea: Council Member Hill, 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. Approval of the May 4, 2023 minutes.

A motion was made to approve the consent agenda.

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

Voting Yea: Council Member Hill, Council Member Furr.

## VII. PRESENTATIONS

2. Recognition of Sandy Creek High School interns from the SCHS Work-Based Learning Program. **Phillip Trocquet, Assistant Town Manager**

Sandy Creek High School Interns were recognized by Mr. Trocquet. Fayette County Board of Education's Coordinator of Work-Based Learning Melody Duncan was in attendance supporting the students, along with parents. Mr. Trocquet recognized, Vince Phan, Brooke Lloyd, Kaila Hudson, and Ryan Lewis for the impressive programs and work with the Town Engineer, Environmental Specialist, Recreation Manager, and Library Supervisor. Mr. Trocquet was also impressed with their maturity beyond their years and great attitudes. Pictures were taken with staff and Council. Mr. Perkins thanked Environmental Specialist, Ms. Devon Boullion for taking the lead, and spearheading the program.

## VIII. PUBLIC HEARINGS

3. Consideration of a variance petition from applicant Brett Davenport for parcel 072710005 to increase a front-yard fence height facing Tyrone Road from 4 feet to 6 feet. **To be tabled**

Mr. Trocquet shared that there was no quorum from the Planning Commission for the following public hearing items. The item would be heard at the June 1, 2023, Council meeting.

4. Consideration from applicant Scott Moore for the rezoning of a 14.7-acre tract with parcel number 0736074 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **To be tabled**

Mr. Trocquet shared that the item would be heard at the June 1, 2023, Council meeting.

5. Consideration from applicant Hector Almanza for the rezoning of a 1.3-acre tract with parcel number 0736122 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **To be tabled**

Mr. Trocquet shared that the item would be heard at the June 1, 2023, Council meeting.

6. Consideration from applicant Hector Almanza for the rezoning of a 1.43-acre tract with parcel number 0736121 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions). **To be tabled**

Mr. Trocquet shared that the item would be heard at the June 1, 2023, Council meeting.

7. Consideration from applicant Hector Almanza for the rezoning of a 2.57-acre tract with parcel number 0736120 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions). **To be tabled**

Mr. Trocquet shared that the item would be heard at the June 1, 2023, Council meeting.

## IX. OLD BUSINESS

## X. NEW BUSINESS

8. Consideration to approve a standard street light design for application in the Town Center District. **Phillip Trocquet, Community Development**

Mr. Trocquet informed Council that staff had been working on the downtown LCI street-scaping project with lighting. He asked for their feedback on street lighting. He gave them three examples. The first was the Classical Downward Light with a Single Arm, which was estimated at \$3,121.00, and the second was the Single Decorative Acorn Light, estimated at \$2,300. The third was a Classical Downward Light Single Arm with a Bishop Hook Mount which was estimated at \$3,000.00. He added that the first option included an outlet at the top for Christmas lights. The Acorn style was less expensive and Coweta Fayette EMC already had them in stock, however, an outlet was not included.

The discussion covered style, temperature (tone), functionality, and luminosity. Mr. Trocquet stated that the project would begin with the Arrowood/Palmetto/Spencer roundabout. Approximately four were needed at the roundabout and four more were needed en route to Wynfield Drive. He added that the more lights purchased in bulk, the less expensive the cost. Mr. Trocquet also added that moving forward, any new subdivisions would be required to install the same lights that were in the downtown area which was from Palmetto Road to Crestwood Road on Senoia Road. A couple of Council Members were partial to the Acorn style.

A discussion also took place regarding the cage that accompanied the Acorn-style of light and the potential of the styles of lights yellowing in the future. Planning Commissioner Dia Hunter expressed to the audience the downfalls of the Acorn style light. In the future, they would require more maintenance due to bugs nesting within the cages. Council Member Furr inquired about the coordination with EMC for their underground utility projects. Mr. Trocquet stated that he would coordinate with them.

Council Members inquired about the first style. Mr. Trocquet stated that the particular style was located all throughout the Trillith Village. The importance of an outlet was also mentioned for the annual Christmas lights downtown. Mr. Langford also mentioned the possibility of the Acorn style light shining into homes at night. An inquiry was made for the future of the old lights. Mr. Trocquet stated that they would be replacement lights for subdivisions.

A motion was made to approve the Classical Downward Light for downtown lighting with single traditional light.

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

- 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.*

Jessica Whelan thanked those that put on the Museum's second anniversary program with a wonderful car show.

**XII. STAFF COMMENTS**

Mr. Langford announced that next week was Public Works week and if anyone came in contact with their staff to give them a thumbs-up for a great job.

**XIII. COUNCIL COMMENTS**

Council Member Howard thanked Mr. Langford for the prompt removal of the storm-damaged garage at 881 Senoia Road. She also announced the Museum's Car Wash fund-raising event being held on Sunday, May 21<sup>st</sup> from 2:00 pm – 4:00 pm. She then thanked everyone for a great Museum Anniversary event.

**XIV. EXECUTIVE SESSION**

A motion was made to move into Executive Session to approve the Executive Session minutes from May 4, 2023, and for one real estate item.

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

A motion was made to reconvene.

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

A motion was made to approve the minutes from May 4, 2023.

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

**XV. ADJOURNMENT**

A motion was made to adjourn.

The meeting adjourned at 7:45 pm.

Motion made by Council Member Campbell.

Voting Yea: Council Member Howard, Council Member Hill, Council Member Furr.

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

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



# COUNCIL ITEM AGENDA REQUEST FORM

**Department:** Library

**Meeting Date:** June 1, 2023

**Staff Contact:** Patty Newland

**Agenda Section:** Consent

## Staff Report:

### Item Description:

Request approval for Eagle Scout project

**Background/History:** Jacob Weissflog is requesting permission to work with the library to provide (1) picnic table and (2) corn hole games as his Eagle Scout project.

### Findings/Current Activity:

Is this a budgeted item?     No     If so, include budget line number: -  
\_\_\_\_\_

**Actions/Options/Recommendations:** Patty Newland recommends approval for project



# COUNCIL ITEM AGENDA REQUEST FORM

**Department:**

**Meeting Date:** June 1, 2023.

**Staff Contact:** Lynda Owens

**Agenda Section:**

## Staff Report:

**Item Description:** Canopy rentals

**Background/History:**

Rentals for special events.

**Findings/Current Activity:**

Waiting Approval

**Is this a budgeted item?** yes If so, include budget line number: 230-62-52.2320

**Actions/Options/Recommendations:**



Done

Retake

### *Classic Canopies*

**APPENDIX 1**

P.O. Box 2130

Nashville City, GA 30269

(770) 631-1058

## CONTACT

| Proposal Date | Event Date |
|---------------|------------|
| 3/8/23        |            |

|  |          |               |              |
|--|----------|---------------|--------------|
| TOWN OF TYRONE   |          | SHAMROCK PARK |              |
| KATHA McLENNAN 714-814-4295  |          |               |              |
| TERMS  | DELIVERY | REMOVAL       | EVENT        |
| CASH ON DELIVERY   |          |               | FIRST FRIDAY |
| EVENT DATES  |          |               |              |
| MAY 5, 2023  | \$340    | CANCELED      |              |
| JUNE 8, 2023   | \$340    |               |              |
| JULY 7, 2023   | \$340    |               |              |
| AUGUST 4, 2023   | \$340    |               |              |
| OCTOBER 10 & 17, 2023  | \$680    |               |              |
| NOVEMBER 26, 2023  | \$340    |               |              |
| EACH EVENT WILL REQUIRE A 20' X 30' CANOPY ON 10 LEGS WITH EXCEPTION FOR OCTOBER WILL GET 2 - 20' X 30' CANOPIES |          |               |              |
| TOTAL DUE UPON DELIVERY OF EACH EVENT  |          |               |              |
| THANK YOU FOR THE BUSINESS!  |          |               |              |
| CHAD DYER 678-714-5593   |          |               |              |
| Chad Dyer  |          |               |              |
| ALL EQUIPMENT DELIVERED, SET UP, & TAKE DOWN   |          |               |              |
| SUBTOTAL   |          | 2,380         |              |
| TAX  |          | 0             |              |
| TOTAL DUE  |          | 2,380         |              |
| PAID   |          | X             |              |



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** June 1, 2023

**Agenda Item Type:** Public Hearing

**Staff Contact:** Sandy Beach

---

### STAFF REPORT

**AGENDA ITEM:**

FY 2023/2024 Budget Proposal Public Hearing

**BACKGROUND:**

Consideration of the fiscal year 2023/2024 budget proposal.

**FUNDING:**

General Fund, SPLOST, Sewer, Reserves, Grants, and all other appropriate funds.

**STAFF RECOMMENDATION:**

This is a public hearing only. No other action is required at this time.

**ATTACHMENTS:**

A copy of the budget is attached.

**PREVIOUS DISCUSSIONS:**

This item was discussed on the May 18, 2023 budget workshop and recommendations were adjusted prior to this version of the budget.



|                             |
|-----------------------------|
| PLANNING DATE<br>05/25/2023 |
| COUNCIL DATE<br>06/01/2023  |

# VARIANCE STAFF REPORT

Section VIII, Item 5.

## PREPARED BY:

Phillip Trocquet, Town Planner  
ptrocquet@tyrone.org | (770) 881-8322

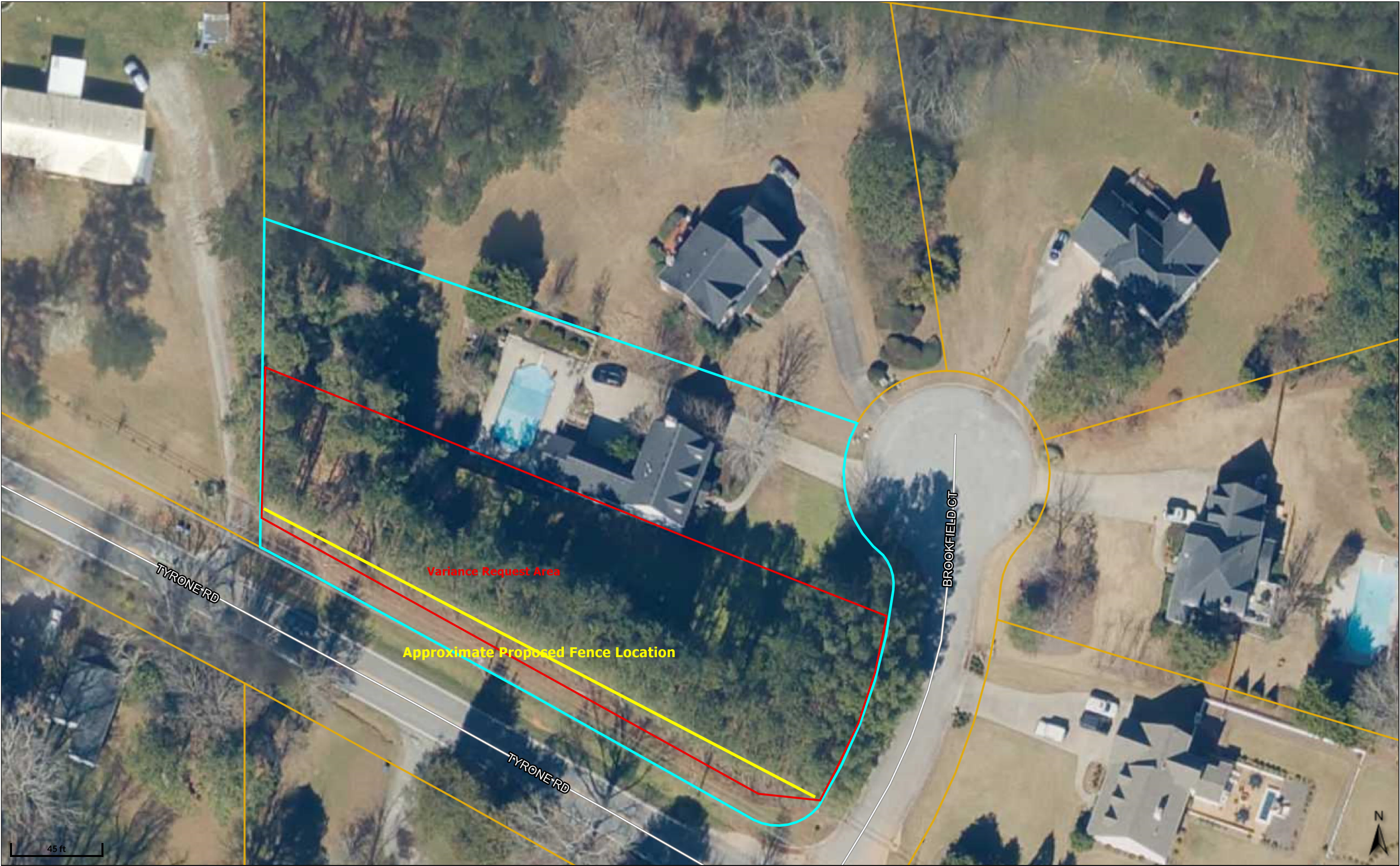
| DOCKET/APPLICATION # | APPLICANT       | ADDRESS/PARCEL #     |
|----------------------|-----------------|----------------------|
| 23TYR-VAR00001       | Brett Davenport | 100 Brookfield Court |

| SUMMARY & HISTORY  | STAFF DETERMINATION  |  |
|--|--|--|
| Applicant and owner Brett Davenport has applied for a variance to increase the fence height from 4' - 6' in the front yard of 100 Brookfield Court towards Tyrone Road. The stated intent for this request is for privacy associated with the soon-to-be constructed multi-use path along Tyrone Road. | <p>Staff's determination is that this request does not conflict with the purposes or intent of the zoning ordinance or Comprehensive Plan. Please see compatibility and impact assessment below for further details and analysis.</p> <p><b>PLANNING COMMISSION</b></p> <p>Planning Commission recommended approval.</p> |  |

| EXISTING ZONING | PROPOSED ZONING | EXISTING LAND USE         | SURROUNDING ZONING   | SITE IMPROVEMENTS    | PROPERTY ACREAGE |
|-----------------|-----------------|---------------------------|--|----------------------|------------------|
| R-18            | NA              | Residential Single-Family | <b>North:</b> R-18<br><b>South:</b> AR<br><b>East:</b> R-18<br><b>West:</b> R-18 | Home & Swimming Pool | 1.2 Acre         |

| COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY   |
|---|
| This property lies within the estate residential character area which promotes 1-acre lot single-family development and auxiliary uses. Fences and walls are to be constructed of wood, polyvinyl, or coated aluminum in front yards which is the stated intent of the owner. |

| ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT  |
|---|
| <p><b>1. There are extraordinary, exceptional, or peculiar conditions pertaining to the particular piece of land, structure or building in question which are not applicable to other lands, structures or buildings in the same district;</b><br/><i>It is staff's determination that the recently approved presence of a multi-use path along the Tyrone Rd. frontage of the property constitutes an exceptional and peculiar condition that is not applicable to most other R-18 properties and corner lots, particularly along Tyrone Road.</i></p> <p><b>2. The application of these regulations to a particular piece of property would create a practical difficulty or unnecessary hardship;</b><br/><i>It is staff's determination that the recent addition of a cart path which was not a preexisting condition of the property would create a practical difficulty in regards to privacy previously enjoyed by the owner.</i></p> <p><b>3. Relief granted would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations;</b><br/><i>It is staff's determination that relief would not be injurious or detrimental to the public or intent of the regulations. Corner lots are burdened with two frontages which encumbers a higher aesthetic standard on more of the property than a typical lot. 100 Brookfield Ct. has frontage within the Brookfield subdivision off of Brookfield Court, but the Tyrone Road frontage is outside of the neighborhood along a more intense arterial roadway. This circumstance, along with the addition of the multi-use trail, lends itself to a greater need for buffering, landscaping, or fencing to mitigate negative effects associated with the right-of-way. Aesthetically, since the variance is requested along frontage associated with the more intense roadway outside of the neighborhood, the 6' fence would not impair the purposes and intent of the regulations.</i></p> <p><b>4. A literal interpretation of this chapter would deprive the applicant of any rights that others in the same district are afforded;</b><br/><i>It is staff's determination that a literal interpretation could deprive the owner of privacy enjoyed by others in the same district.</i></p> <p><b>5. The special conditions and circumstances are not a result of any actions of the applicant; and</b><br/><i>The special conditions are a result of the intensity of the roadway and the recently-approved addition of a multi-use path. Neither of which are a result of actions by the owner/applicant.</i></p> <p><b>6. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.</b><br/><i>It is staff's determination that this variance will not confer a special privilege as the circumstances are unique to the particular property and situation not as a result of the owners actions. This does not establish a precedent for all R-18 properties.</i></p> |



- Legend
- Parcels
  - Roads





|                             |
|-----------------------------|
| PLANNING DATE<br>05/25/2023 |
| COUNCIL DATE<br>06/01/2023  |

REZONING STAFF REP

Section VIII, Item 6.

**Prepared:**  
Phillip Trocquet, Asst. Town Manager | Community Development  
ptrocquet@tyrone.org, (770) 881-8322

| DOCKET/APPLICATION #         | APPLICANT                    | ADDRESS/PARCEL #                         |
|------------------------------|------------------------------|--|
| RZ-2023-001, 002, 003, & 004 | Miguel Almanza & Scott Moore | Shamrock Industrial Blvd. & McCarthy Ct. |

### SUMMARY & HISTORY

Applicants Miguel Almanza and Scott Moore have petitioned to rezone the properties consisting of Phase 8 of Shamrock Industrial Park, approximately 20 acres total, from M-2 Conditional to M-2. On July 20, 2000 Town Council placed conditions on the property then owned by Mr. Howard Guthrie. These conditions are outlined in the zoning assessment below with a major condition being the establishment of secondary ingress/egress for the industrial park.

On May 6, 2021, Town council directed the owners of Phase 8 to petition the remaining owners of the industrial park as to their interest in contributing towards the cost of establishing an emergency ingress/egress entrance into the industrial park. Remaining owners unanimously responded that they were unwilling to assist.

In 2022, access easements and land was granted to the Town on the south end of the industrial park and in April of this year, Council directed staff to include the construction costs of building a secondary emergency access road in the 2023-2024 budget with the goal of completing the access road within that fiscal year.

### STAFF & PLANNING COMMISSION RECOMMENDATION

It is staff's determination that this petition is consistent with the Towns future development strategy in the comprehensive plan as well as the zoning ordinance. If Planning Commission and Council wish to rezone, staff recommends that **original conditions 5 & 6** (prohibiting uses that predominately manufacture, process, store, or produce hazardous chemicals or substances) stay in place. This would also include industrial washes, incinerators, emission towers, landfills/trash storage, fertilizer manufacturers and fat processing/rendering facilities. This is in keeping with limiting high-risk activities.

Planning Commission recommended approval with staff conditions.

| EXISTING ZONING                     | PROPOSED ZONING | EXISTING LAND USE | SURROUNDING ZONING   | PROPERTY ACREAGE  |
|-------------------------------------|-----------------|-------------------|--|---|
| M-2<br>Conditional (See Assessment) | M-2             | Vacant Industrial | <b>North:</b> AR<br><b>South:</b> M-2<br><b>East:</b> AR<br><b>West:</b> M-2 | 0736074 - 14.7 Acres<br>0736122 - 1.3 Acres<br>0736121 - 1.43 Acres<br>0736120 - 2.57 Acres |

### COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Production & Employment Character area which encourages industrial and manufacturing facilities with sensitivity to environmental concerns and economic development expansion.

### ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

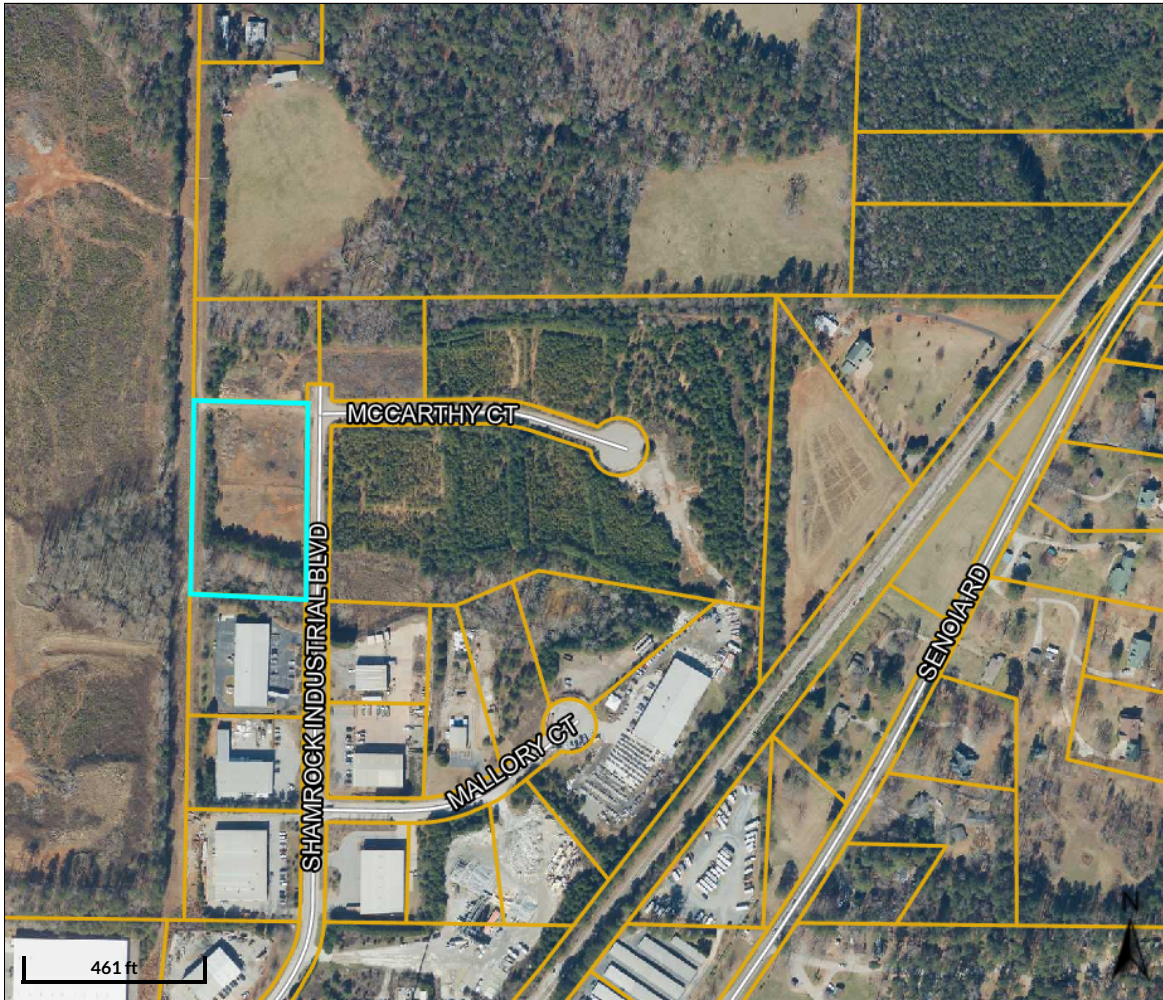
**The Conditions placed upon these properties in 2000 were as follows:**

- Establishing a secondary entrance into the park, with the stipulation that access be limited to emergency vehicles only, and enforced by leaving the roadway unpaved, chained and locked, or otherwise secured;
- Maintaining the 100' buffer along the adjoining agricultural - residential property;
- Submission of a landscape plan for the required buffer;
- All lighting impacting the properties to the north being directed downward and onto the property;
- Prohibition of the installation of telecommunication towers;
- Restricting the use of the property to exclude the following permitted uses:
  - Sewage or wastewater treatment plants;
  - Heavy manufacturing establishments;
  - Use as a landfill or the permanent or temporary storage of any trash, waste, or sanitation products;
  - Manufacture of fertilizer or fat processing [rendering];
  - Production or storage of any hazardous chemicals or substances;
  - Emission towers or incinerators; and
  - Industrial washes.

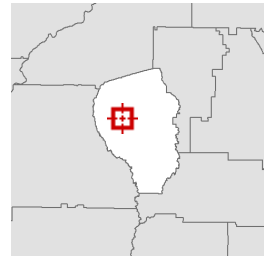
Conditions 2, 3, and 4 are already standard requirements of the Town's Code of ordinances and do not need to be re-established for the properties.

Given the history and unique conditions of this property, keeping conditions 5 and 6 would be most appropriate regarding the impact to adjoining property owners and the Industrial Park as a whole.

- Will Zoning permit suitable uses with surrounding properties?** *Yes, this property has been planned, platted, and designed for M-2 uses for many years with similar uses surrounding it.*
- Will Zoning adversely affect adjacent properties?** *The proposed zoning is intended to be buffered adjoining residential as was the case with the previous zoning. Limiting hazardous uses will further reduce the adverse affect of surrounding properties.*
- Does the property have reasonable economic use as currently zoned?** *No, the current zoning does not permit construction as conditioned.*
- Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** *It is staff's determination that with the construction of an emergency ingress/egress entrance on the south end of the industrial park as well as the continued limitation of uses not to include Hazardous Material handling/storage would not result in uses that would be excessively burdensome on existing infrastructure. The remainder of roads within Phase 8 would require minor repair and a top-coat upon the Town Engineer's discretion.*



Overview



Legend

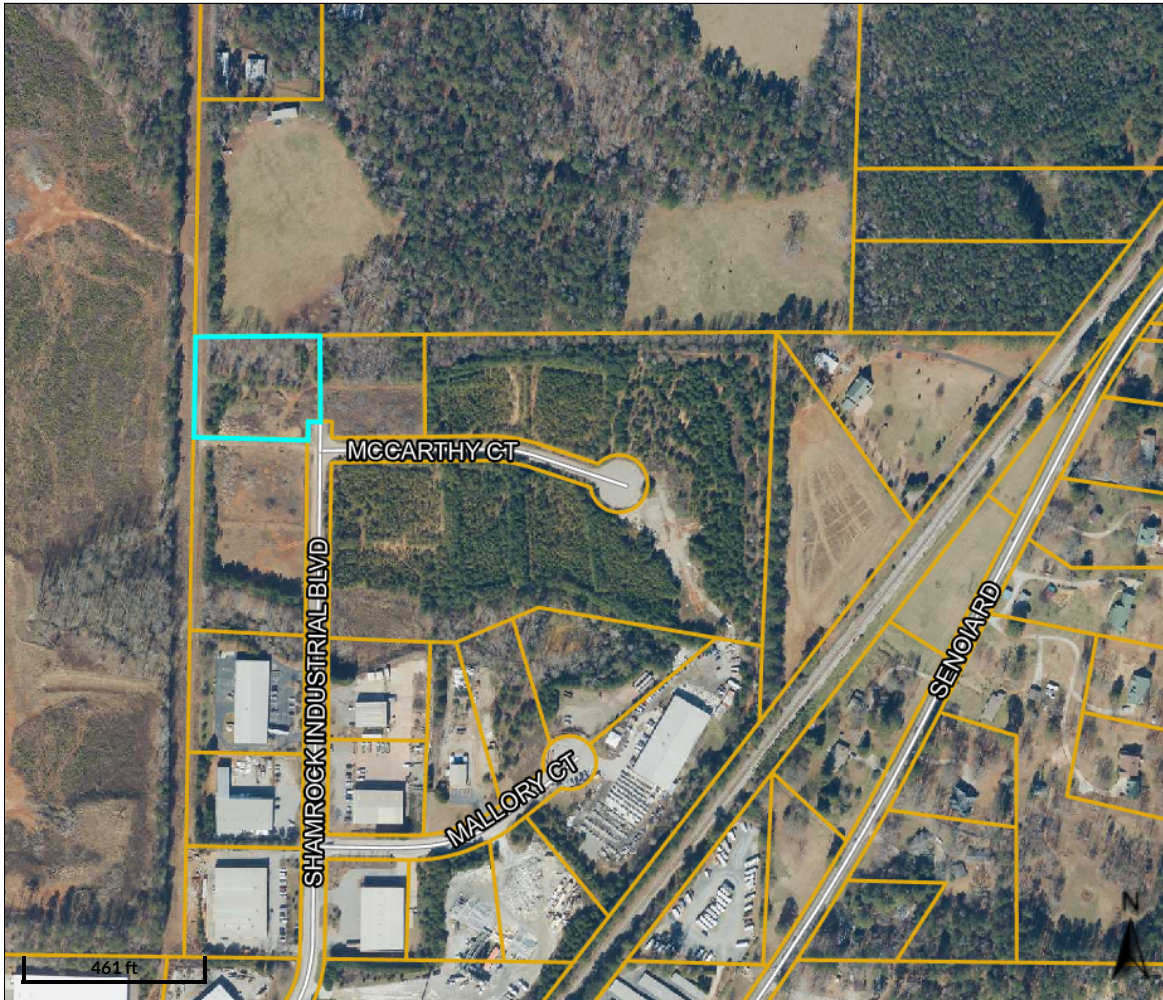
- Parcels
- Roads

|                              |   |                     |          |                      |                        |
|------------------------------|---|---------------------|----------|----------------------|------------------------|
| <b>Parcel ID</b>             | 0736 120                                  | <b>Alternate ID</b> | 00006785 | <b>Owner Address</b> | PAREDES MIGUEL ALMANZA |
| <b>Sec/Twp/Rng</b>           | 47-90-                                    | <b>Class</b>        | I4       |                      | 205 SHAMROCK IND BLVD  |
| <b>Property Address</b>      | SHAMROCK INDUSTRIAL BLVD                  | <b>Acreage</b>      | 2.57     |                      | TYRONE, GA 30290       |
| <b>District</b>              | 03  |                     |          |                      |                        |
| <b>Brief Tax Description</b> | LOT 1 SHAMROCK IND PARK PHASE 8           |                     |          |                      |                        |
|                              | (Note: Not to be used on legal documents) |                     |          |                      |                        |

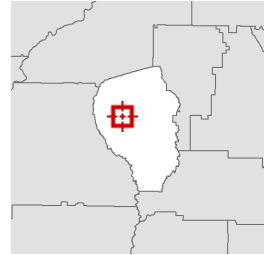
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Developed by  **Schneider**  
GEOSPATIAL



Overview



Legend

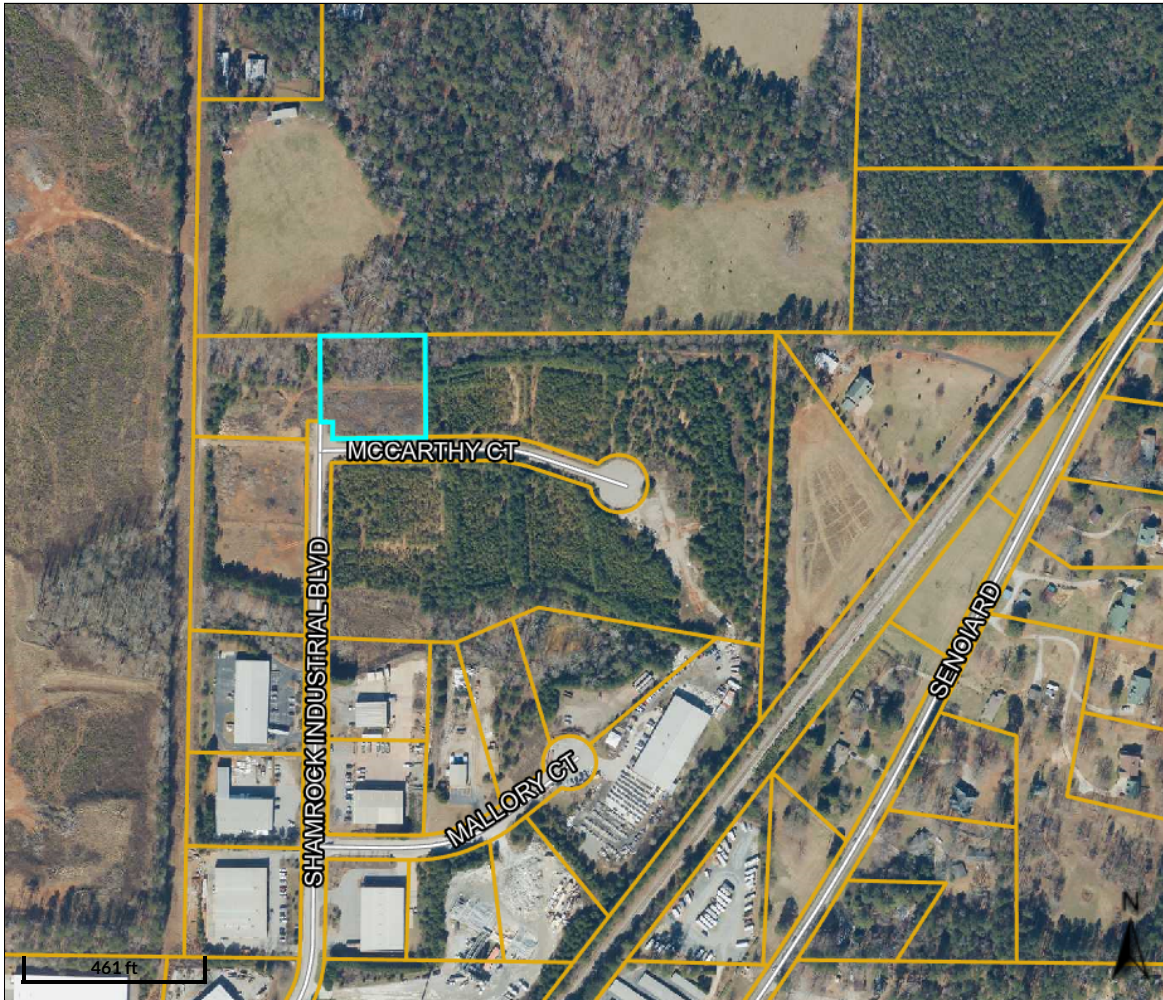
- Parcels
- Roads

|                              |   |                     |          |                      |                        |
|------------------------------|---|---------------------|----------|----------------------|------------------------|
| <b>Parcel ID</b>             | 0736 121                                  | <b>Alternate ID</b> | 00006786 | <b>Owner Address</b> | PAREDES MIGUEL ALMANZA |
| <b>Sec/Twp/Rng</b>           | 47-90-                                    | <b>Class</b>        | I4       |                      | 145 DEAN DR            |
| <b>Property Address</b>      | SHAMROCK INDUSTRIAL BLVD                  | <b>Acreage</b>      | 1.43     |                      | TYRONE, GA 30290       |
| <b>District</b>              | 03  |                     |          |                      |                        |
| <b>Brief Tax Description</b> | LOT 2 SHAMROCK IND PARK PHASE 8           |                     |          |                      |                        |
|                              | (Note: Not to be used on legal documents) |                     |          |                      |                        |

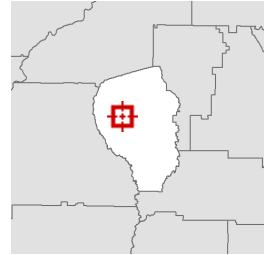
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Developed by  **Schneider**  
GEOSPATIAL



Overview



Legend

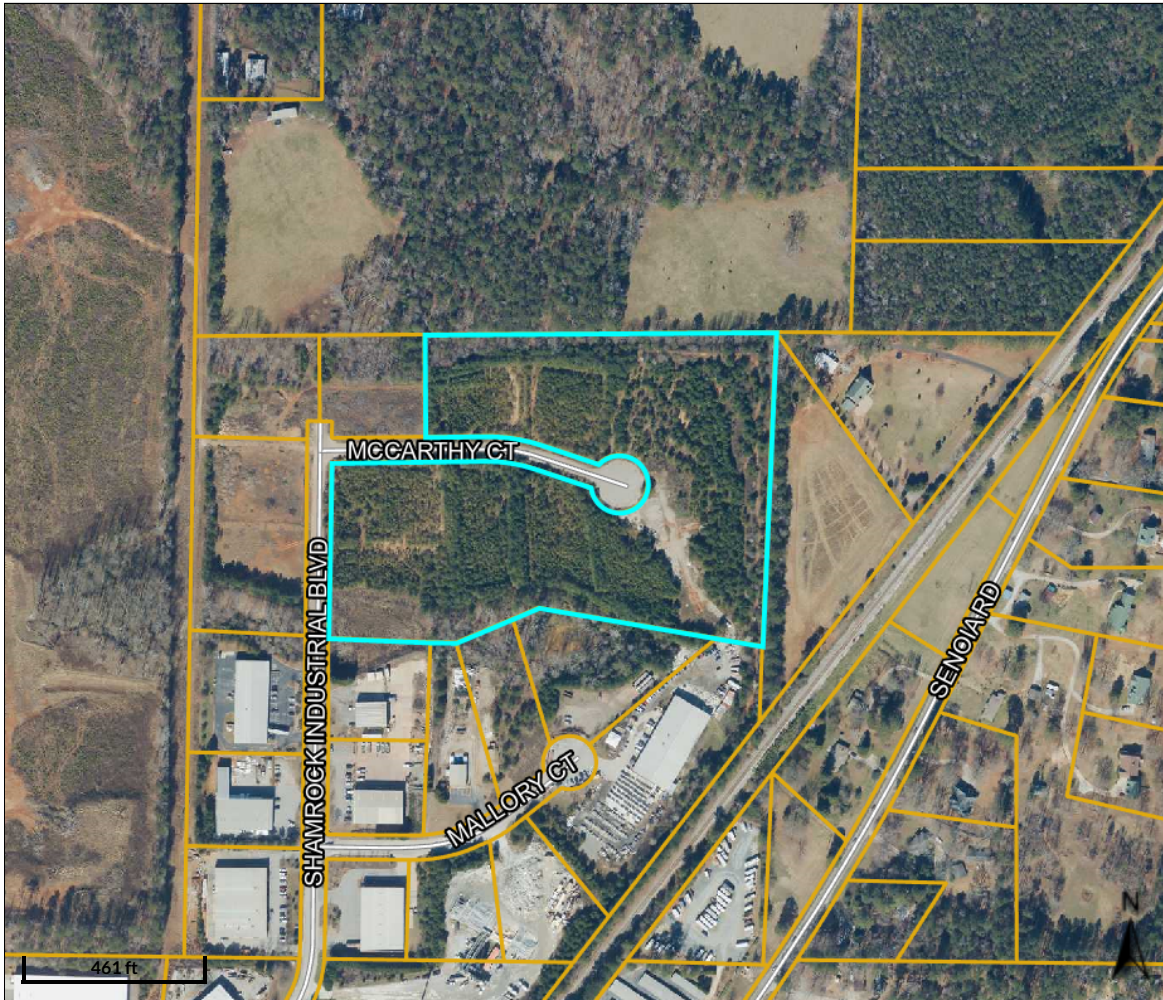
- Parcels
- Roads

|                              |   |                     |          |                      |                        |
|------------------------------|---|---------------------|----------|----------------------|------------------------|
| <b>Parcel ID</b>             | 0736 122                                  | <b>Alternate ID</b> | 00006787 | <b>Owner Address</b> | PAREDES MIGUEL ALMANZA |
| <b>Sec/Twp/Rng</b>           | 47-90-                                    | <b>Class</b>        | I4       |                      | 101 MILL CREEK DR      |
| <b>Property Address</b>      | MCCARTHY CT                               | <b>Acreage</b>      | 1.37     |                      | NEWNAN, GA 30265       |
| <b>District</b>              | 03  |                     |          |                      |                        |
| <b>Brief Tax Description</b> | LOT 3 SHAMROCK IND PARK PHASE 8           |                     |          |                      |                        |
|                              | (Note: Not to be used on legal documents) |                     |          |                      |                        |

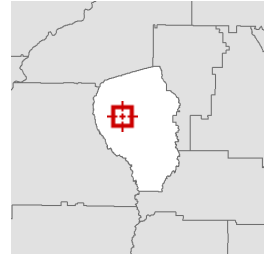
Date created: 5/23/2023

Last Data Uploaded: 5/23/2023 7:08:17 AM

Developed by  **Schneider**  
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

|                              |   |                     |      |                      |                  |
|------------------------------|---|---------------------|------|----------------------|------------------|
| <b>Parcel ID</b>             | 0736 074                                  | <b>Alternate ID</b> | n/a  | <b>Owner Address</b> | MOORE JERRY S    |
| <b>Sec/Twp/Rng</b>           | 47-90-                                    | <b>Class</b>        | I4   |                      | 325 BOY SCOUT RD |
| <b>Property Address</b>      | SHAMROCK INDUSTRIAL BLVD                  | <b>Acreage</b>      | 14.7 |                      | NEWNAN, GA 30263 |
| <b>District</b>              | 03  |                     |      |                      |                  |
| <b>Brief Tax Description</b> | LOT 4 SHAMROCK IND PARK PHASE 8           |                     |      |                      |                  |
|                              | (Note: Not to be used on legal documents) |                     |      |                      |                  |

Date created: 5/23/2023

Last Data Uploaded: 5/23/2023 7:08:17 AM

Developed by  **Schneider**  
GEOSPATIAL

# Town of Tyrone Official Zoning Map




Adopted: \_\_\_\_\_ | Mayor, Eric Dial: \_\_\_\_\_ | Attest. Town Clerk: \_\_\_\_\_

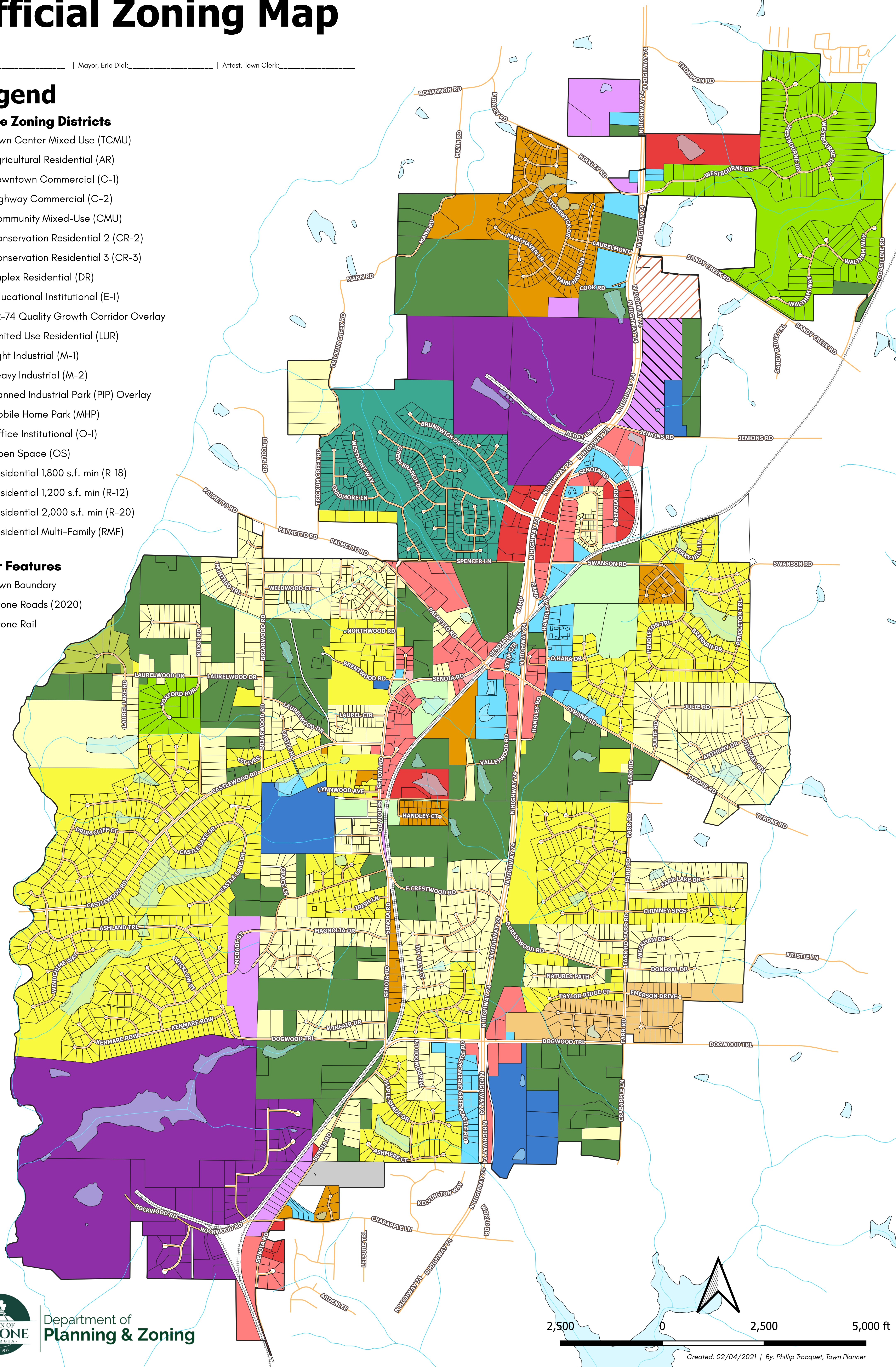
## Legend

## Tyrone Zoning Districts

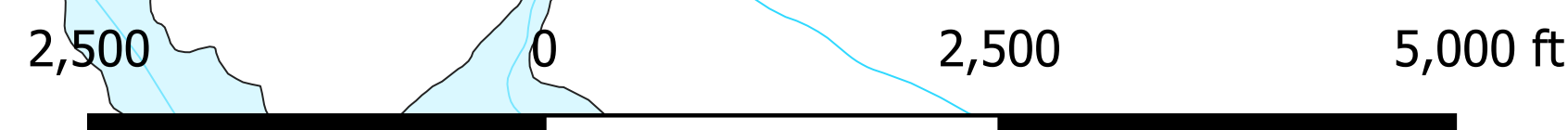
- 
- Town Center Mixed Use (TCMU)
  - Agricultural Residential (AR)
  - Downtown Commercial (C-1)
  - Highway Commercial (C-2)
  - Community Mixed-Use (CMU)
  - Conservation Residential 2 (CR-2)
  - Conservation Residential 3 (CR-3)
  - Duplex Residential (DR)
  - Educational Institutional (E-1)
  - SR-74 Quality Growth Corridor Overlay
  - Limited Use Residential (LUR)
  - Light Industrial (M-1)
  - Heavy Industrial (M-2)
  - Planned Industrial Park (PIP) Overlay
  - Mobile Home Park (MHP)
  - Office Institutional (O-I)
  - Open Space (OS)
  - Residential 1,800 s.f. min (R-18)
  - Residential 1,200 s.f. min (R-12)
  - Residential 2,000 s.f. min (R-20)
  - Residential Multi-Family (RMF)

## Other Features

-  Town Boundary  
 Tyrone Roads (2020)  
 Tyrone Rail



Department of  
**Planning & Zoning**



Created: 02/04/2021 | By: Phillip Trocquet, Town Planner

# Town of Tyrone

## Future Development Map

### Legend

#### Character Areas

- Estate Residential
- In-Town Residential
- Town Center
- Community Gateway
- Commercial Corridor
- Production and Employment

#### Potential Annexation Areas

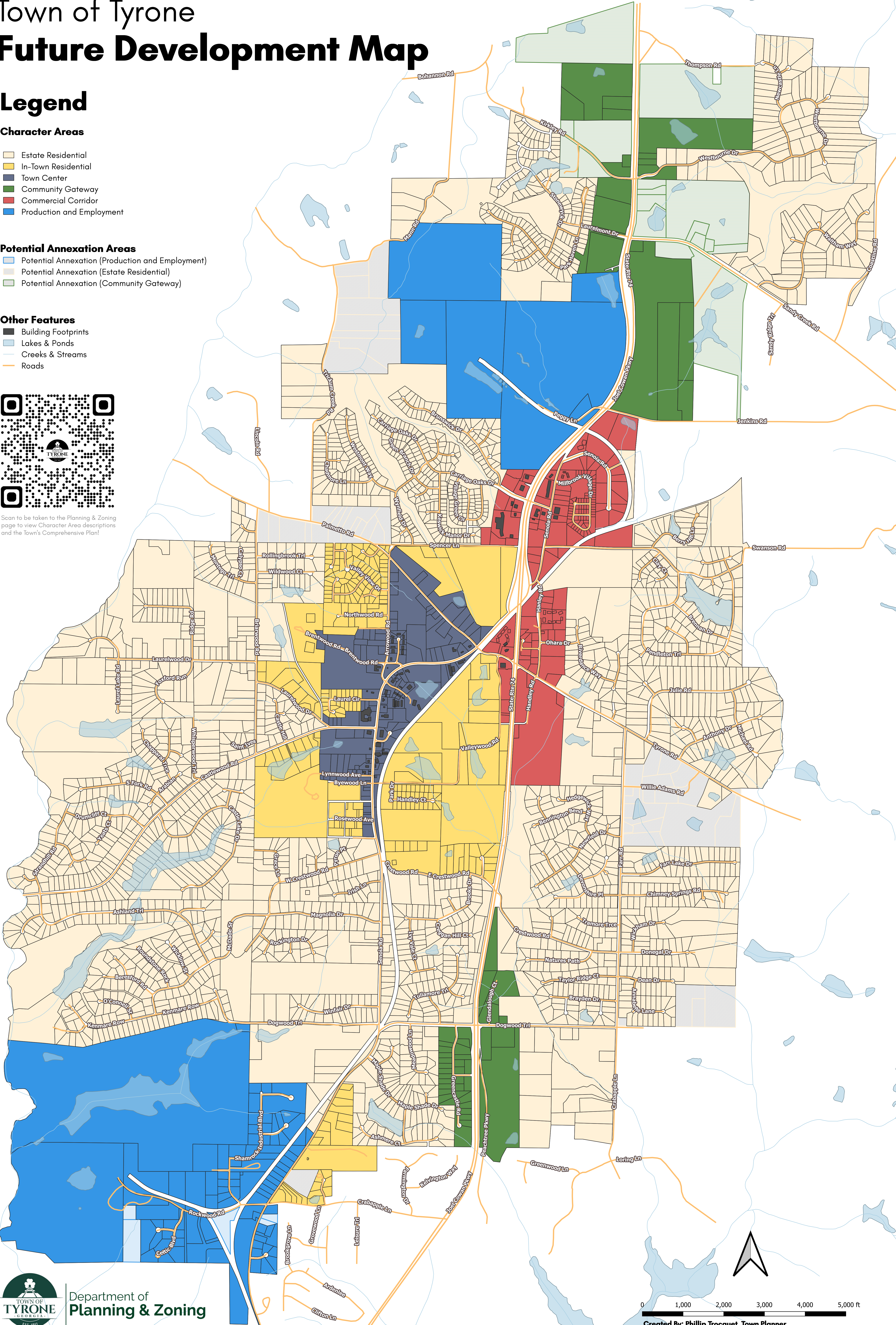
- Potential Annexation (Production and Employment)
- Potential Annexation (Estate Residential)
- Potential Annexation (Community Gateway)

#### Other Features

- Building Footprints
- Lakes & Ponds
- Creeks & Streams
- Roads



Scan to be taken to the Planning & Zoning page to view Character Area descriptions and the Town's Comprehensive Plan!



**MINUTES  
TYRONE COUNCIL MEETING  
JULY 20, 2000**

The Tyrone Town Council held their regularly scheduled meeting on Thursday, July 20, 2000 at Town Hall. Mayor Lee called the meeting to order at 7:30 PM.

**PRESENT:** Mayor Lee, Council members Lisa Richardson, Ray Bogenschutz, and Paul Letourneau; Town Manager Barry Amos, Town Attorney Brad Sears and Town Clerk Valerie Fowler. Councilman Ronnie Cannon was not in attendance.

Mr. Amos gave the invocation followed by the Pledge of Allegiance.

**PUBLIC COMMENTS** – None

**PUBLIC HEARING ON FAYETTE COUNTY JAIL AND FIRE IMPACT FEE PROGRAM** – Mr. Amos presented an overview of the County's revised impact fee program and expressed his concern regarding the equitability of the user fees. Mr. Amos stated no additional information had been received upon the basis or rational utilized for the various weighting of businesses. He stated he felt he would be remiss if he recommended moving forward prior to something truly equitable being formulated. Mr. Amos recommended continuing this item pending receipt of additional data. Councilman Letourneau stated he had a real problem with the weighting of a number of the businesses. He stated he wished to see office development in Tyrone, and this would discourage that type of development. Councilman Letourneau stated he was also concerned about the 3% administrative fee, which will go to the county, however Tyrone would be handling the administrative function of collecting the fees. He stated that Tyrone should be compensated for this, rather than the County. Mr. Amos stated the debt service for the jail was included in the current budget, and suggested the county make a commitment as to what would happen with the additional funds; i.e., reduction in taxes, acceleration of bond pay-off ; etc. Councilman Bogenschutz stated he saw no relief for the citizens. Councilman Letourneau also expressed concern the possibility of challenge to the county fees and the effect such a challenge might have on Tyrone's current impact fees. Councilwoman Richardson asked why the fees could not be negotiated along the same lines as the LOST distributions. There appearing to be more questions generated by the latest proposal, and with no answers forthcoming, **motion was made by Councilman Bogenschutz to continue this item to the August 17<sup>th</sup> meeting. This motion was seconded by Councilman Richardson and was unanimously approved.**

**PUBLIC HEARING ON LAND USE MAP AMENDMENT AND REZONING REQUESTED BY HOWARD GUTHRIE** – Mr. Amos stated the petitioner wished to amend the land use map from 1.1 (Agricultural – Residential) to 3.2 (Heavy Industrial) and to rezone approximately 40 acres adjacent to the Railroad, Florida Rock, and Shamrock Industrial Park from AR (Agricultural – Residential) to M-2 (Heavy Manufacturing). Mr. Amos stated that Mr. Guthrie wished to expand the industrial park

by inclusion of the subject property. Speaking in favor was the applicant Howard Guthrie, who stated that he had purchased the property from an adjoining property owner several years ago, with the intent of expansion of the industrial park. Councilman Letourneau questioned the proximity of residential. Mr. Guthrie stated it was fairly isolated back there and Mr. Amos interjected the distance was approximately the depth of the property. Mr. Amos stated that Florida Rock has two lakes and Mr. Slaton, the adjoining property owner from which Mr. Guthrie purchased the subject property, also had a lake in the northeast which flows generally in a southwestward direction, which forms a natural barrier which cannot be developed. He stated that would serve as a natural buffer between an industrial and non-industrial use. No one was present to speak in opposition. Mr. Amos presented the staff reports and read into the record the conditions upon which the Planning Commission had recommended approval. Those conditions are enumerated as follows: (1) establishing a secondary entrance into the park, with the stipulation that access be limited to emergency vehicles only, and enforced by leaving the roadway unpaved, chained and locked, or otherwise secured; (2) maintaining the 100' buffer along the adjoining agricultural – residential property; (3) submission of a landscape plan for the required buffer; (4) all lighting impacting the properties to the north being directed downward and onto the property; (5) prohibition of the installation of telecommunication towers; (6) restricting the use of the property to exclude the following permitted uses: (a) sewage or wastewater treatment plants; (b) heavy manufacturing establishments; (c) use as a landfill or the permanent or temporary storage of any trash, waste, or sanitation products; (d) manufacture of fertilizer or fat processing [rendering]; (e) production or storage of any hazardous chemicals or substances; (f) emission towers or incinerators; and (g) industrial washes. Councilman Letourneau asked Mr. Guthrie if he was agreeable to these conditions. Mr. Guthrie stated that he was, and did not see he would have a problem with any of the stated restrictions. **Motion was made by Councilman Bogenschutz to amend the land use map from 1.1 to 3.2. This motion was seconded by Councilman Letourneau and unanimously approved. Motion to rezone the subject property from AR to M-2 with the stipulations as above stated was made by Councilwoman Richardson, seconded by Councilman Bogenschutz and was unanimously approved.**

**PUBLIC HEARING ON VARIANCE REQUEST SUBMITTED BY TOMMY O. DAVIS FOR PROPERTY LOCATED AT 1918 HIGHWAY 74 NORTH** – Motion was made by Councilman Letourneau to continue this item to the August 17th meeting. This motion was seconded by Councilwoman Richardson and was unanimously approved.

**ADOPTION OF CONSENT AGENDA** – Item approved – Minutes of the 07/06/00 meeting

**PUBLIC COMMENTS** – None

**COUNCIL COMMENTS** – None

**STAFF COMMENTS** – Mr. Amos stated that paving of the Castlewood Road multi-use path would begin the following week. He also stated that the State Secretary of Transportation was seeking a TEA project nearing completion for a ribbon cutting ceremony. Mr. Amos stated he had offered the Town’s Castlewood path. He also reported grading had begun on the new park and anticipated completion within three weeks.

There being no further business, motion to adjourn was made by Councilman Bogenschutz, seconded by Councilman Letourneau and was unanimously approved. 7:58 PM.

---

Valerie C. Fowler




|                              |
|------------------------------|
| PLANNING DATE<br>N/A         |
| COUNCIL DATE<br>June 1, 2023 |

# STAFF REPORT

Section X, Item 10.

**PREPARED BY:**  
Phillip Trocquet, Asst. Town Manager | Community Development  
ptrocquet@tyrone.org | (770) 881-8322

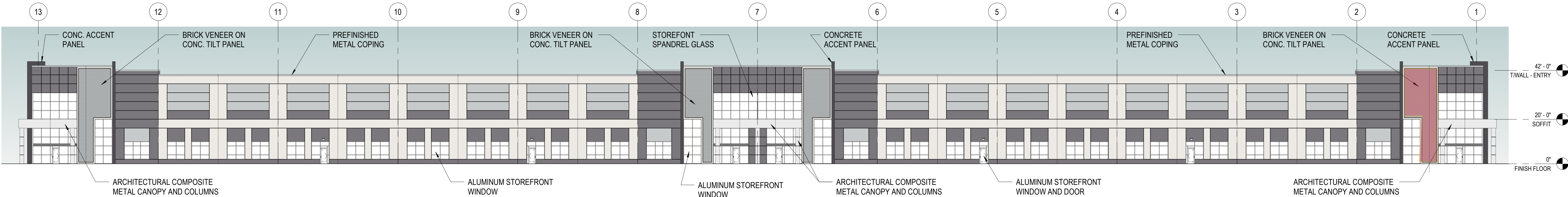
| DOCKET/APPLICATION # | APPLICANT             | ADDRESS/PARCEL # |
|----------------------|-----------------------|------------------|
| C 06012023           | East Group Properties | Parcel 0725-014  |

| SUMMARY & HISTORY   | STAFF DETERMINATION   |  |
|---|---|--|
| <p>Applicant East Group Properties, L.P. has submitted architectural approval for 2 buildings on parcel 0725-014. This parcel recently underwent a development plan revision in August of last year and a stream-buffer variance earlier this year. Planning Commission recently approved the conceptual site plan on 05/25/2023.</p> <p>Minutes from the Development Plan approval are attached.</p> | <p>It is staff's determination that the proposed architectural elevations are consistent with what was submitted with the Development Plan in August 2022.</p> <p>The architectural elevations do not meet the Town's Quality Growth Overlay district requirements which stipulate 70% of the facade must consist of a Class A material of glass, brick, brick veneer, or stone.</p> <p>The current proposed facade consists of approximately 24% Glass, 10% Brick Veneer, and 66% EIFS equating to an approximate total of 34% Class A material and 66% Class B.</p> |  |

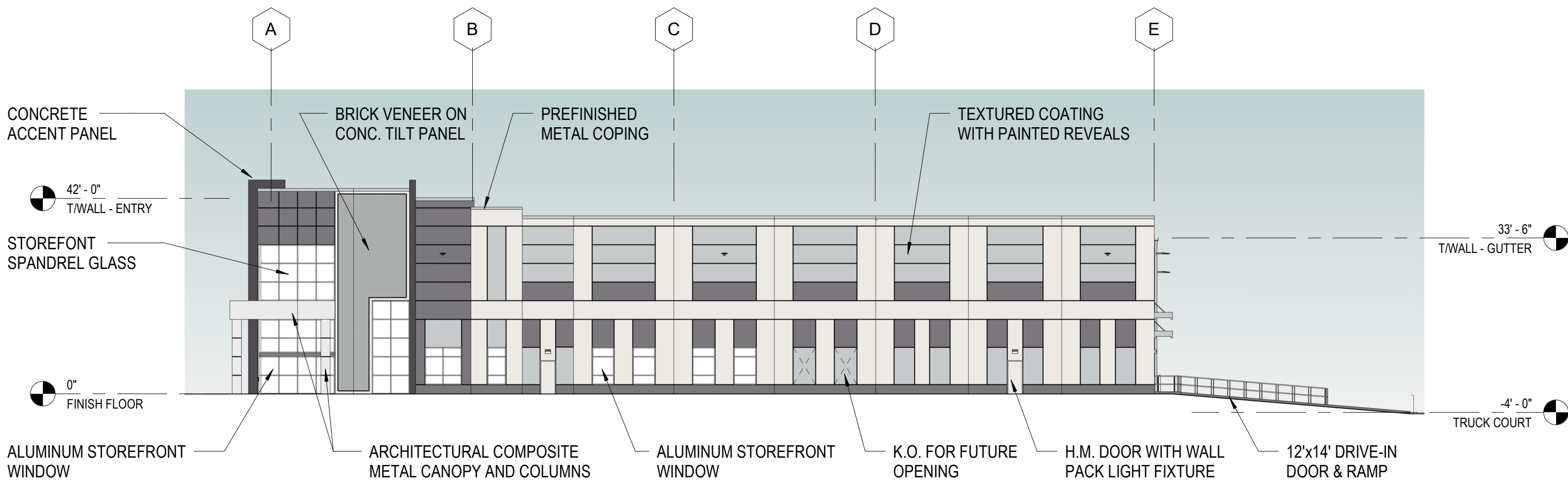
| EXISTING ZONING                   | PROPOSED ZONING | EXISTING LAND USE | SURROUNDING ZONING  | SITE IMPROVEMENTS                                  | PROPERTY ACREAGE |
|-----------------------------------|-----------------|-------------------|---|--|------------------|
| M-1 Planned Industrial Park (PIP) | N/A             | Light Industrial  | <b>North:</b> CMU<br><b>South:</b> C-1<br><b>East:</b> E-I & AR<br><b>West:</b> M-2 | Abandoned Homes<br>Barn<br>Agricultural Implements | 60.889           |

| COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY  |
|--|
| <p>This petition is large consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Community Gateway Character area which promotes the development of future medical, entertainment, and other emerging high tech industries as well as business headquarters through high-quality architectural and landscaping standards that protect the scenic nature of the SR-74 corridor. The proposed development plan focuses on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Architectural renderings are consistent with the development plan. If material requirements are adhered to, staff considers such renderings to meet the standard of the ordinance. A cart path constructed to Town Standards has also been reflected in the site plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.</p> |

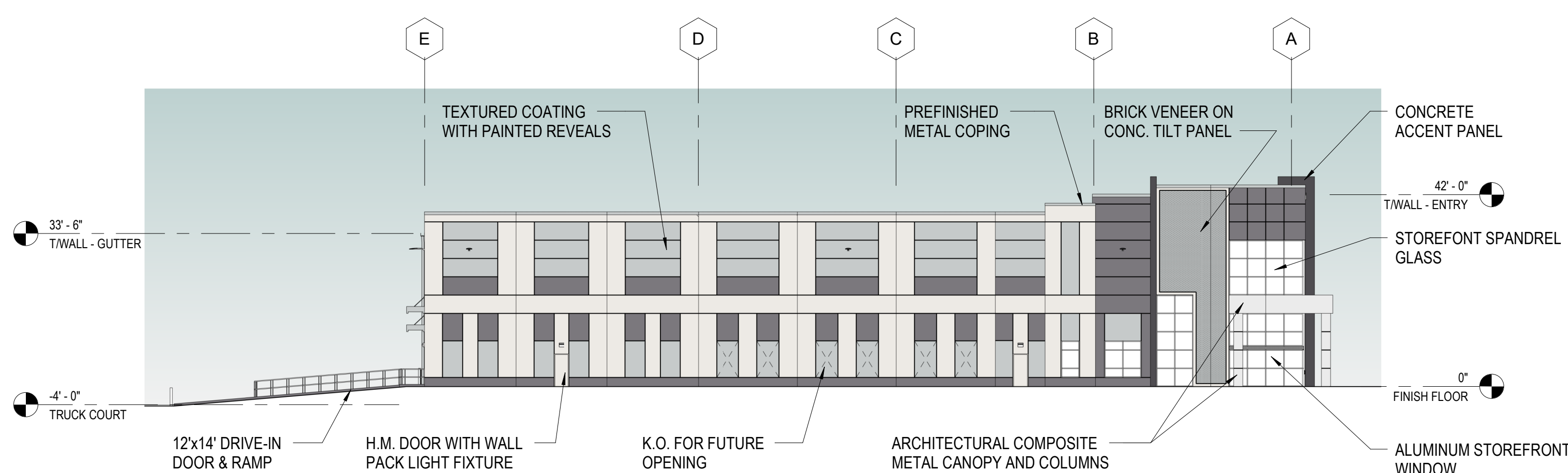
| ORDINANCE COMPATABILITY   |
|---|
| <p><i>The architectural elevations do not meet the Town's Quality Growth Overlay district requirements which stipulate 70% of the facade must consist of a Class A material of glass, brick, brick veneer, or stone. The current proposed facade consists of approximately 24% Glass, 10% Brick Veneer, and 66% EIFS equating to an approximate total of 34% Class A material and 66% Class B.</i></p> <p><i>Architectural elevations are consistent with what was submitted with the Development Plan. Council approved the development plan with the condition that 'Architectural and landscaping requirements listed in the development plan meet that of Sec. 113-191 (Quality Growth Development District Special Requirements) – specifically finish construction and perimeter berming requirements be adhered to.'</i></p> |



1 NORTH ELEVATION - SD  
SK-02 N.T.S.



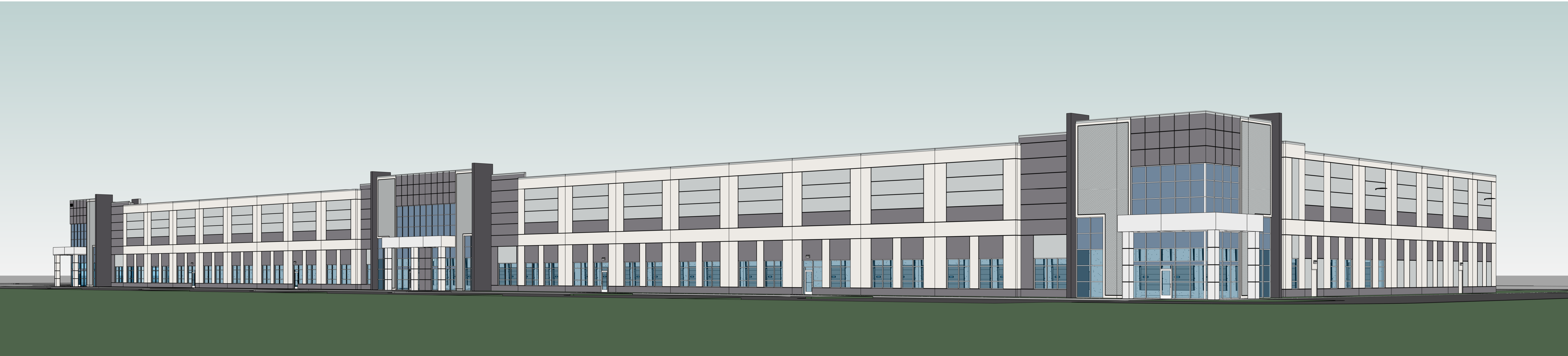
2 WEST ELEVATION - SD  
SK-02 N.T.S.



3 EAST ELEVATION - SD  
SK-02 N.T.S.

PAINT LEGEND

| TAG | KEY | COLOR        | MANUF.      | LOCATION |
|-----|-----|--------------|-------------|----------|
| P-1 |     | SNOW BOUND   | SW 7004     | FIELD    |
| P-2 |     | GRAY SCREEN  | SW 7071     | ACCENT   |
| P-3 |     | SPECIAL GRAY | SW 6277     | ACCENT   |
| P-4 |     | PERLE NOIR   | SW 9154     | ACCENT   |
| B-1 |     | 505 MONUMENT | METRO BRICK | ACCENT   |



1  
SK-03  
NORTHWEST OVERALL  
PERSPECTIVE



2  
SK-03  
NORTHWEST CORNER ENTRY  
PERSPECTIVE



3  
SK-03  
CENTER ENTRY PERSPECTIVE



Entry Perspective  
Development By Mr. Ron Coffey

GREENWAY COMMERCE PARK - BUILDING 100  
Highway 74 Tech Park, Tyrone, Georgia

03 MAR 2023  
2022331.00





Corner Entry Perspective  
Development By Mr. Ron Coffey

GREENWAY COMMERCE PARK - BUILDING 100  
Highway 74 Tech Park, Tyrone, Georgia

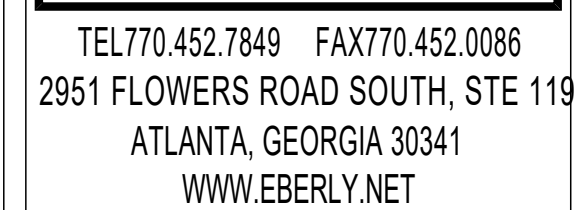
03 MAR 2023  
2022331.00





Gateway Commerce Park  
Miami, Florida





LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

ECT:  
EASTGROUP - HIGHWAY 74  
BUSINESS TECH PARK  
LAND LOT 110 & 115  
7TH DISTRICT  
FAYETTE COUNTY, GEORGIA  
STATE HIGHWAY 74

REVISIONS:

[illegible]

SITE PLAN - PHASE 1

|                  |                       |
|------------------|-----------------------|
| SCALE:           | 1"= 60'               |
| DATE:            | 02/10/2023            |
| DRAWN BY:        | J. PATRICK            |
| PROJECT MANAGER: | JOHANNA PATRICK, P.E. |
| QA/QC CHECK:     | WESLEY REED, P.E.     |

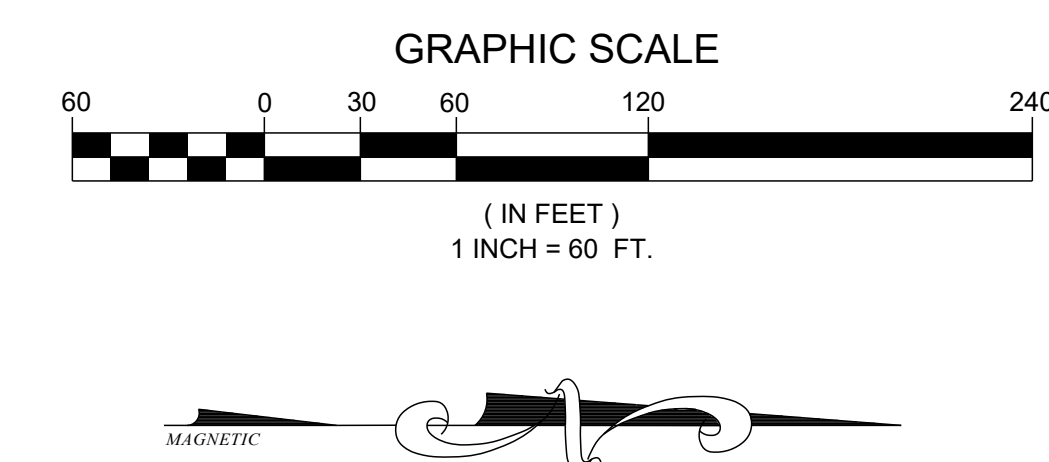
PROJECT NO.

22-041

SHEET NO.

## M1.1

NOT ISSUED FOR  
CONSTRUCTION



## PROJECT INFORMATION

PHASE 1  
BUILDING 100: 123,120 SF  
BUILDING 200: 164,862 SF  
FUTURE PHASES  
BUILDING 300: 178,820 SF  
BUILDING 400: 172,200 SF  
BUILDING 500: 102,600 SF  
TOTAL: 741,602 SF

## BIORETENTION AREA CONSTRUCTED EXAMPLES



# TYRONE TOWN COUNCIL MEETING

Section X, Item 10.

## MINUTES

August 18, 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

Also present was:

Sandy Beach, Finance Manager

Patty Newland, Library Supervisor

Marge Garrett, Librarian

April Spradlin, Court Clerk

Scott Langford, Town Engineer / Public Works Director

### 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.

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

Voting Yea: Council Member Howard, 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. Approval of Council minutes from August 4, 2022, and August 10, 2022.
2. Approval to surplus concrete pavers and donate them to the Tyrone Community Garden.
3. Approval to hire Kate Chambers as the Children & Youth Services Librarian.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

- 4. Consideration to hear a revision of a development plan as part of the Light Industrial (M1) Planned Industrial Park (PIP) overlay of parcel 0726-068 from applicant East Group Properties LP on behalf of the owner, Hobgood Family, LP. ***Phillip Trocquet, Community Development***

Mr. Trocquet informed Council of the rezoning. He stated that the property was approximately 60 acres and the surrounding zonings were CMU, C-1, EI, AR, and M-2. The applicant, East Group Properties, L.P. submitted a petition on behalf of the owner, Hobgood Family, L.P. The property was recently rezoned from O-I (Office Institution) to M-1 (Light Industrial) PIP (Planned Industrial Park) with a specific development plan for movie media production studios and ancillary businesses. He added that the property was also associated with Development of Regional Impact (DRI) 2830 which reviewed both the studio development plan and mixed-use development plan for the 43-acre tract to the north.

Mr. Trocquet shared that the petition was generally consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Community Gateway Character area which promoted the development of future medical, entertainment, and other emerging high-tech industries as well as business headquarters through high-quality architectural and landscaping standards that protect the scenic nature of the Hwy 74 corridor. He added that the proposed development plan focused on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Current architectural renderings did not reflect the Town's material requirement but did highlight high architectural standards. If material requirements were adhered to, staff considered such renderings to meet the standard of the Comprehensive Plan. The lower traffic count of the development compared with previous approvals reflects a lower-intensity transportation impact with fewer access points on SR-74. A cart path constructed to Town Standards has also been reflected in the development plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

Mr. Trocquet shared that the proposed development plan suggested appropriate uses for SR-74 and the Community Gateway Character area and surrounding properties if appropriately screened, buffered, and constructed to the architectural guidelines listed in the ordinance. He stated that the proposed development plan had the potential to adversely affect adjacent properties from a traffic perspective, although a traffic study reflecting a lower impact from the previously approved zoning had been submitted. Comments from the Fayette County Board of Education was also acquired with no objection to the proposed development.

Appropriate traffic and transportation improvements had been outlined by the Development of Regional Impact (DRI). He added that staff wished to include those improvements if approved.

Mr. Trocquet stated that it was staff's determination that the property currently had reasonable economic use under the current development plan. He added that given the traffic capacity of SR-74 and Jenkins Rd, it was staff's opinion that if no traffic improvements were constructed, the development could pose an excessive burden on road infrastructure. If the proposed traffic improvements listed in the DRI were implemented, that would address the issue. The proposed development suggested an average of 9,250 GPD sewer and water usage which was not burdensome on the Town's existing sewer or water capacity. Stormwater facilities built to appropriate standards and regulated by a recorded maintenance agreement would be required to ensure a feasible impact on the Town's preexisting stormwater infrastructure.

Mr. Trocquet shared that if Council chose to recommend approval, staff recommended that all transportation improvement comments from the Georgia Regional Transportation Authority's (GRTA) Development of Regional Impact (DRI) findings be implemented for the consideration approval of the property development (page 22 of their packets): He shared that GRTA sighted the need to provide pedestrian connectivity between all buildings and uses. Regarding access, there were three conditions. For Driveway A (Hwy 74), it stated to construct a driveway with one ingress/egress lane entering the site, and one ingress/egress lane exiting the site. He stated that for Driveway B (Hwy 74), construct a right-in/right-out driveway with one ingress lane entering the site, and one egress lane exiting the site. Also, to construct one northbound right-turn lane along Hwy 74 into site driveway B. For Driveway C (Jenkins Road), construct a driveway with one ingress lane entering the site, and one egress lane exiting the site.

Mr. Trocquet stated that it was also recommended to install a southbound right turn lane along Ellison Road, however, that road was outside our jurisdiction. He shared that staff agreed that the development plan was consistent with the Comprehensive Plan and ordinances. If Council chose to approve, staff and Planning Commission was asked to consider the following conditions, architectural landscaping, requirements listed in the development plan meet that of Sec. 113-191 (Quality Growth Development District Special Requirements) - specifically finish construction and perimeter berming requirements, and that all transportation improvement comments mentioned earlier from GRTA's DRI determination.

Mayor Dial opened the public hearing for anyone that wished to speak in favor of the item.

Attorney Rick Lindsey represented the East Group along with Mr. John Coleman and John Rattliff. Mr. Ed Wyatt was representing Hobgood Family LP which was the property owner. Mr. Lindsay stated that the plan would comply with the Comprehensive Plan, the Future Land Use Map, and the gateway entrance requirements of the Town.

He shared that their packets included photos of the East Group's buildings and their architecture throughout the sunbelt states, which would adhere to all required standards. He added that although the item was a rezoning, it was also a revision to the development plan. This development plan would be less intensive than the previously slated movie studios in the same location. Mr. Lindsey stated that their development would have 23% less traffic than the movie studios in the morning hours and 15% less in the evening. He also wanted to clarify that the development was not a distribution center, it was designed for smaller companies. He added that the types of vehicles that would be entering and exiting the property would be panel trucks, vans, and cars, not semi-trucks. The jobs offered should be high-paying quality jobs for the local community which would contribute to the tax base and quality of life. He estimated that over the next 10 years, the development would bring in approximately \$7 Million, with \$1.3 Million distributed to Tyrone. This would estimate \$130,000 in additional annual taxes. Mr. Lindsey stated that they did meet with the Fayette County School Board and that Dr. Paterson and his team were in support of the application. He added that they had gone through the DRI review and received approval from GRETA with conditions that they would adhere to. He also shared that the development went before the Town's Planning Commission twice with their conditions it received unanimous votes both times. Only two individuals came to the meetings wanting more information. He shared his email and phone number if they had any questions. He believed he satisfied their queries. He reiterated that the School Board was in favor and also believed that no one was in opposition of the development that would bring great jobs and generate taxes. It was a nice fit for the community.

Executive Vice President of East Group Properties Mr. John Coleman spoke next. He introduced his team, Wesley Reed (Civil Engineer), and Harrison Forder (Traffic Consultant). He added that Courney was a 30-year resident of Fayette County and was very familiar with the site. He stated that East Group Properties was a publicly traded real estate investment trust on the New York Stock Exchange, under EGP, with ownership within the sunbelt states. Mr. Coleman shared that he had been with EGP for 20 years and lived in Atlanta. He added that if there were ever an issue, Mr. Trocquet could easily reach out to him. He added that their goal was to partner with the Town and for the project to be a win/win for both parties. The property would be unique in that they would be long-time owners for 20 to 50 years. The properties would not be built to sell. They build high-quality business parks and locations. It would include above standard architectural, signage, and landscaping designs. He added that each tenant would have the same signage restrictions in their lease agreements. The park would house technology companies, healthcare, aviation, homebuilder showrooms, movie studio production, and pharmaceutical companies. He restated that they were not a distribution center park. Mr. Coleman then displayed what their parks were and were not. He shared that there would be multi entrances for multi-tenants, with no large parking lots. The target companies would be higher-paying jobs to benefit the community. He stated that there would be five buildings with 30,000-50,000 square feet per tenant. There would be multiple entrances in front of the single-story buildings with high glass frontage, upscale architecture, and landscaping. He added that they had agreed to the required landscape berm along Hwy 74 and the multi-use cart path for the full length of the property. Mr. Coleman then shared interior pictures of spaces in Orlando and Tampa.

There were no further comments in favor of the item.

Mayor Dial opened the public hearing for anyone that wished to speak in opposition to the item. No one spoke.

Mayor Dial then asked Council if they had any questions or concerns.

Council Member Campbell inquired about Exit C within the traffic study pertaining to Jenkins Road. He asked why were arrows pointing toward Ellison Road. He added, how much would the development utilize Sandy Creek, Jenkins, and Ellison Roads? Mr. Forder stated that his firm projected 20% would move out toward Ellison and Sandy Creek Road to the east, and all service vehicles were projected to use Hwy 74.

Mayor Dial shared his appreciation for reaching out to the Board of Education's Superintendent, Dr. Jonathan Patterson. He suggested also reaching out to the new principal at Sandy Creek, Ms. Tosha Oliver, and Mr. Satterfield over facilities. Mr. Lindsey stated that they had met with Mr. Patterson and several of his executive team and offered to partner with Sandy Creek depending on their tenants. A high school program could be applied. We want to partner with the Town and the school system. Mayor Dial inquired about reaching out to Hopewell United Methodist Church. Mr. Lindsey stated that he did not. He met with the school system and the two gentlemen in attendance at the Planning Commission meeting. He assumed that there was no opposition. Mayor Dial asked Mr. Lindsey to state for the record that all conditions would be met. Mr. Trocquet assured him that Mr. Lindsey stated that they did agree to all conditions placed on the development.

Mayor Dial shared that the renderings showed examples of brick and glass, he wished to ensure that standards would be followed. Mr. Lindsey assured him that they would adhere to the Town's architectural standards. Mayor Dial then asked what the plan was for a buffer between Hwy 74 and the front buildings. Mr. Reed shared that a 4-foot berm with plantings on top. He then displayed a cross-sectional view that would block most of the buildings. He added that there would be a parking lot in between the building and the berm which would be 64 feet, including the sidewalk it would be 80 feet. The berm would also continue around the utility poles.

Mayor Dial inquired about the multi-use path. Mr. Trocquet stated that the path was shown to be placed at the rear of the site. Council Member Campbell inquired about signage. Mr. Trocquet stated that they were allowed a monument sign. Mr. Reed added that they would also adhere to the code regarding exterior lighting for the monument sign.

Council Member Campbell inquired about the multi-use path and added that the plan called for 58% impervious surface which would require a detention pond. He added that he agreed with one Planning Commissioner that suggested the rain garden concept. Mr. Reed stated that there would be green space between the two buildings with a bioretention area, similar to the rain garden. This would be where a large portion of the water treatment would occur. The area would also include a detention pond for added treatment.

Council Member Campbell stated that he was concerned about the Boy Scouts use of the lake adjacent to the church property. He added that he would like to ensure its protection. Mr. Reed stated that his team had discussed the importance of the lake and the need to be very diligent. They planned on documenting its current condition and by the project end, it needed to be in the same condition. He added that according to the Georgia Stormwater manual, not only their site was important but they were required to always look downstream at culverts and lakes to not negatively impact stormwater.

Council Member Furr asked why the report stated that the multi-use path would connect to Peachtree City. Mr. Reed shared that the intention was to connect to the adjoining paths in the area when complete. Council Member Campbell stated that he understood it to mean that the River Crest and River Oaks high schoolers could utilize that path to travel to the high school. Mr. Reed stated that during their DRI conversations, it was asked, where should the cart path be placed on the property. It was suggested it be placed in the back where there was less traffic traveling in and out of the property, especially in the mornings. He added that although the placement would be difficult in the rear, it would be much safer. Council Member Furr suggested removing the Peachtree City connection section in the report.

Mayor Dial questioned the entrance and exit off of Hwy 74, adding that it did not seem to have a deceleration lane. Mr. Trocquet referred to Driveway B, as a right in right out, however, Driveway A was a pre-existing median cut. Mr. Reed stated that the GRETA requirement was for Driveway B to have a deceleration lane. Currently, if you take a right off of Jenkins Road, it ends at the site. That lane would be extended and striping would make it very clear. Council Member Campbell asked Mr. Trocquet if Driveway A would allow crossing over Hwy 74. Mr. Trocquet stated that GDOT through the DRI approval for a full motion curb-cut. He added that GDOT could come back later to adjust it to their liking, although they are fond of R-Cuts and J-Turns. Mr. Reed stated that it was a safer turn due to the wide area. Council Member Hill mentioned the left turn on Ellison Road. Mr. Trocquet stated that the turn was in the DRI, however, Ellison Road was not in the Town's jurisdiction.

A motion was made to approve the petition including all conditions as presented.

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

## **IX. OLD BUSINESS**

### **5. Consideration to adopt the 2022 Millage Rate.**

Ms. Beach shared that the Town held three public hearings and tonight was for the adoption of the 2022 millage rate. Each August the Town must be set to calculate the Town's share of property taxes which were used for the General Fund expenditures for that year. The proposed 2.889 mills would estimate to provide 15% of the Town's General Fund expenses. She added that staff recommended approval for the 2.889 millage rate for the 15<sup>th</sup> year in a row.

A motion was made to maintain the 2022 Millage Rate at 2.889 mills.

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

Voting Yea: Council Member Furr.

Voting Nay: Council Member Howard.

## X. NEW BUSINESS

6. Consideration to Award the 2022 Sidewalk Repairs Millbrook Village, Dublin Downs, and Berry Hill project number PW-2022-10, to the Aabby Group. ***Scott Langford, Town Engineer / Public Works Director***

Mr. Langford shared that the sidewalk project was part of the Town's continued effort to remove trip hazards from the Town's sidewalks. The project was advertised and bids were taken on July 20, 2022. He stated that the low bidder was Aabby Group, Inc. at a base bid plus alternate price totaling \$42,435.31. He added that the bid was within the Public Works budget. He stated that three companies bid on the project with bids totaling \$42,000, \$46,000, and \$50,000. Mr. Langford recommended approval. Council Member Furr asked how long the Aabby Group had been performing that type of work. Mr. Langford stated that at least for the 4 years that he had been employed by the Town. Their work was as good as the former major construction company.

A motion was made to award the 2022 Sidewalk Repairs Millbrook Village, Dublin Downs, and Berry Hill, project number PW-2022-10 to the Aabby Group, Inc., for the fee of \$42,435.31.

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

Voting Yea: Council Member Howard, 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.*

## XII. STAFF COMMENTS

Mr. Perkins shared that Tyrone was once again listed by Safewise as the 3<sup>rd</sup> Safest City in the state. He gave thanks to Lt. Nelson (in audience) and all Tyrone Police for their diligence.

Mr. Perkins announced the last DDA's First Friday event at Shamrock Park on September 2<sup>nd</sup>. The Vintage Vixens music group would perform along with food trucks and vendors. He invited everyone to come out.

## XIII. COUNCIL COMMENTS

Council Member Furr announced to Mr. Langford that the house on the corner of Briarwood Road and Laurelwood Road had new owners and they have finally removed the bushes on the corner which hindered sight for oncoming traffic.

Mayor Dial recognized Planning Commissioner Jeff Duncan, Library Supervisor Patty Newland, and Librarian Marge Garrett and in the audience. He thanked them for their service and the Librarians for working with the Eagle Scout on his project. He also recognized Chrischele Madison who was in charge of the Tyrone Garden adjacent to the former Tyrone Elementary School. She announced from the audience that this year their organization was going to concentrate on food insecurity and shared that if anyone would like to donate any bricks or their time, please do so.

**XIV. EXECUTIVE SESSION**

**XV. ADJOURNMENT**

A motion was made to adjourn.

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

The meeting adjourned at 7:50 pm.

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

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