



TOWN COUNCIL MEETING - WORKSHOP

November 06, 2025 at 5:30 PM

950 Senoia Road, Tyrone, GA 30290

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Jessica Whelan, Post 1

Dia Hunter, Post 2

Billy Campbell, Post 3

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

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

V. APPROVAL OF AGENDA

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

1. Review of draft standards for alcohol license provisions for event and performance venues. **Phillip Trocquet, Assistant Town Manager**

2. Review of the Town's Streetscape & Mobility LCI for future Adoption. **Phillip Trocquet, Assistant 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



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council Workshop

Meeting Date: November 6, 2025

Agenda Item Type: New Business

Staff Contact: Phillip Trocquet

STAFF REPORT

AGENDA ITEM:

Review of draft standards for alcohol license provisions for event and performance venues.

BACKGROUND:

At the annual planning workshop in March, Council discussed alcohol special events and event venues. In response, staff prepared modifications to the ordinance in two phases:

Phase One (recently adopted): Focused on catered special events, creating a mechanism for occasional alcohol service at events not integral to the host business.

Phase Two (this discussion): Focuses on event venues, in response to Council's request for a more appropriate framework to address regular alcohol use at such locations.

This second phase is intended to regulate alcohol service at event venues that may currently operate outside the bounds of the ordinance, such as through informal BYOB policies. While these establishments can technically use outside catering services, doing so for every event is cumbersome and not feasible for businesses where events are a regular part of operations.

Many Georgia municipalities have adopted alcohol provisions for event venues and performing arts spaces that strike a balance in allowing controlled service without creating loopholes for bar-only establishments. The intent is to ensure Tyrone's ordinance goals are preserved while offering a practical, enforceable path for legitimate venue operations.

The attached redlined ordinance is provided for workshop discussion. Staff requests Council's direction on whether to proceed with modifications or prepare a resolution for adoption at a future meeting.

FUNDING:

N/A

STAFF RECOMMENDATION:

Discussion and direction requested

ATTACHMENTS:

Redline draft ordinances

PREVIOUS DISCUSSIONS:

March 27, 2025 Annual Planning Workshop:

<https://mccmeetings.blob.core.usgovcloudapi.net/tyronega-pubu/MEET-Minutes-cf6fcc635efe44fdb6a485ba593416cd.pdf>

Section X, Item 1.

Sec. 4-71. License required to sell alcoholic beverages.

- (a) Licenses for the sale of alcoholic beverages shall be issued by the town clerk. The fees for such licenses shall be as set forth annually by the mayor and council. A table of said fees shall be maintained by the town clerk.
- (b) All licenses issued herein shall constitute a mere grant of a privilege to carry on such business during the term of the license subject to all the terms and conditions imposed by this ordinance, the charter, related ordinances, this Code, and the Constitution, laws and regulations of the state and the United States of America applicable to such business.
- (c) All licenses issued under this article shall have printed on the face the following words:

"THIS LICENSE IS A PRIVILEGE AND IS SUBJECT TO BEING REVOKED AND ANNULLED BY THE TOWN COUNCIL OF THE TOWN OF TYRONE AND IS SUBJECT TO LAWS, ORDINANCES AND REGULATIONS HEREAFTER ADOPTED."
- (d) Both the licensee or license representative shall be the authorized and duly constituted agent for service of all notices and processes required to be served on or given hereunder for any action or proceeding or uses of any nature whatsoever permitted under the provisions of the ordinance or under any other provisions of this Code.

(Code 1984, § 2-8-21; Ord. No. 2011-02, § 2, 1-20-2011)

State law reference(s)—Local alcoholic beverage license fees, O.C.G.A. §§ 3-4-50, 3-5-43.

Sec. 4-72. Contents of application for license.

- (a) All persons desiring to obtain a license under this article for the sale of alcoholic beverages shall apply to the town council upon forms to be prepared and provided by the town clerk and shall be considered at a regular meeting of the town council.
 - (1) The location of the proposed business;
 - (2) The nature and character of the proposed business;
 - (3) If the business is to be operated by an individual, the name and address of that individual;
 - (4) If the business is to be operated by a partnership, the name and address of all general partners, the licensee and the license representative;
 - (5) If the business is to be operated by a close corporation, the names and addresses of all officers, directors, stockholders, licensee and license representative;
 - (6) If the business is to be operated by a corporation, other than a close corporation, the name of the corporation, the address of the corporate office, the name and address of the registered agent for service of process for the corporation, and the name and address of the licensee and license representative; and
 - (7) Such other appropriate information as may be required by the town council.
- (b) The truth of the contents of an application for a license shall be sworn to by the licensee and the license representative.
- (c) The licensee shall also file with the clerk a completed state department of revenue alcohol tax and control unit form ATT-17, which has been filed with the state.

- (d) The application, when filed with the town clerk, shall be accompanied by a processing and investigation fee of \$350.00. Such fee shall cover costs of investigating the license applicant and shall be credited against the first annual license fee upon grant of a license. Said processing fee will not be refunded if the requested license is not granted.
- (e) When the license is approved, the license fee must be paid by certified check or cash within 30 days and prior to the issuance of the license.
- (f) If the person applying fails to receive a license from the state, any license fees in excess of the processing and investigative fees paid to the town shall be refunded.
- (g) Only one application form and accompanying documents must be filed for each business premises.
- (h) Applications for event venues/banquet halls shall be required to submit a copy of the facility's rental contract template; applications for performing arts venues shall submit a ticketing/reservations policy and sample ticket.

(Code 1984, § 2-8-22; Ord. No. 2024-06, § 1, 5-16-2024)

Sec. 4-82. Combining retail and retail consumption licenses.

- (a) No premises licensed for the retail sale of alcoholic beverages shall hold a license for, or allow the retail consumption on the premises of alcoholic beverages.
- (b) No retail package license shall be issued for, or in connection with, any restaurant, cafe or eating-place.

(Code 1984, § 2-8-37)

Sec. 4-143. Licenses.

Any type of alcoholic beverage license for consumption on the premises may be granted only to a restaurant, a private club, event venue, performing arts venue, or a hotel/motel as defined under section 4-1.

(Code 1984, § 2-8-70)

State law reference(s)—Licenses for sale of distilled spirits by the drink, O.C.G.A. § 3-4-110.

Sec. 4-144. Sale of food.

In order for an establishment to qualify for a pouring license for distilled spirits, malt beverages or wine for consumption on the premises, only, as a restaurant, private club or restaurant in a hotel, such establishment must have at least 55 percent of its total sales comprised of the sale of food prepared on the premises and nonalcoholic beverages consumed on the premises. For this purpose, if a restaurant makes a minimum charge, cover charge, or admission charge, or any other nonfood or nonalcoholic beverage charge, the amount so charged shall not be counted in computing total sales and shall not be counted as a food or beverage sale.

Event Venues/Banquet Halls and performing arts venues licensed under this chapter are exempt from the 55 percent food requirement above and shall instead comply with Sec. 4-164 of this chapter.

(Code 1984, § 2-8-71)

Sec. 4-150. Reports of sales to be made quarterly; suspension, revocation.

- (a) ~~(a)~~ Licensees shall, within 30 days following the end of each quarter, file with the town clerk a report sworn to by the licensee, setting forth gross sales of the licensee for the quarter, sales of food and nonalcoholic beverages, and sales of alcoholic beverages.
- (b) Event Venue/Banquet Hall and Performing Arts Venues Licensees shall, within 30 days following the end of each quarter, file with the town clerk a report sworn by the licensee, setting forth gross sales of the licensee for the quarter the following:
- a. Rental or ticket revenue.
 - b. Food, concessions, or catering revenue.
 - c. Alcoholic beverage revenue.
- (b) Should the total sales from food and nonalcoholic beverages reported by any licensee for consumption on the premises not exceed those from the sale of all alcoholic beverages as required by this ordinance for any two consecutive reporting periods, the license may be suspended or revoked by the mayor and council after a hearing as provided for in section 4-93.

(Code 1984, § 2-8-77)

Sec. 4-164. Event Venue/Banquet Hall Operational Standards.

- (a) Alcohol sales are only allowed during a bona-fide event held pursuant to a written contract signed in advance and kept on file for a period of 1 year.
- (b) No walk-in or bar-only service to the general public shall be permitted.
- (c) A special event reserved and conducted solely by and for the owner for the primary purpose of revenue generation is prohibited.
- (d) Alcoholic beverage service hours shall mirror Section 4-11; in no case may service exceed fifteen (15) total hours in a calendar day.
- (e) Event venues must derive greater than or equal to 55 percent of annual gross revenue from charges other than alcoholic beverages. Quarterly sales reports required by Section 4-150 shall demonstrate compliance.
- (f) A business employee for the venue must be on site whenever alcohol is served.
- (g) All other distance, age verification, security, and disorderly conduct provisions of this chapter apply.

Sec. 4-165. Performing Arts Venue Operational Standards

- (a) Bona-fide performance: alcohol sales shall only be permitted during a bona-fide, ticketed, or reserved performance or event.
- (b) Service windows: service is limited to no earlier than one (1) hour before the scheduled event or performance and no later than one (1) hour after the performance ends; service may occur during intermissions
- (c) Bar location: alcoholic beverages shall be sold/served only in the lobby or designated concession areas.
- (d) No walk-in or bar-only service to the general public absent a ticket or reservation shall be permitted.
- (e) Performing arts venues must derive greater than or equal to 55 percent of annual gross revenue from charges other than alcoholic beverages. Quarterly sales reports required by section 4-150 shall demonstrate compliance.
- (f) A business employee for the venue must be on site whenever alcohol is served.
- (g) All other distance, age verification, security, and disorderly conduct provisions of this chapter apply.

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Sec. 4-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcohol means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, from whatever source or by whatever process produced.

Alcoholic beverage means all alcohol, distilled spirits, beer, spirituous liquors, malt beverage, wine, or fortified wine as defined in this section.

Brown bag establishment means any restaurant, private club or other establishment providing food or entertainment in the normal course of business, and in which the owners or their agents knowingly allow patrons to bring in and consume the patrons' own alcoholic beverages.

Brown bagging means the act of patrons entering any restaurant, private club, or other establishment providing food or entertainment in the normal course of business and bringing in and consuming the patrons' own alcoholic beverage.

Close corporation means a domestic corporation that does not:

- (1) Have more than five stockholders;
- (2) Have a corporation as a shareholder; or
- (3) Have more than one class of stock.

Distilled spirits or spiritous liquors means any alcoholic beverage obtained by distillation or containing more than 24 percent alcohol by volume including, but not limited to, all fortified wines, whiskey, rum, gin, brandy, vodka, tequila and all other alcoholic beverages of a similar nature and with similar alcoholic content.

Event Venue, to include Banquet Halls, means a fixed, permanent place of business that is designed, marketed and primarily used for pre-booked private or ticketed functions such as weddings, banquets, conferences, reunions, or similar gatherings and is not open to the public except in connection with such events.

Family means includes any person related to the holder of a license within the first degree of consanguinity or affinity as computed according to civil law.

Fortified wine means any alcoholic beverage containing more than 24 percent alcohol by volume made from fruits, berries or grapes either by natural fermentation or by natural fermentation with brandy added. The term "fortified wine" includes, but is not limited to, brandy.

Hotel means every building or other structure kept, used, maintained, advertised and held out to the public to be a place where food is actually served and consumed and sleeping accommodations are offered for adequate pay to travelers and guests, whether transient, permanent or residential. To meet the definition of "hotel" under this chapter, the facility must have 50 or more rooms used for sleeping accommodations of such guests and one or more public dining rooms, with an adequate and sanitary kitchen and a seating capacity of at least 25 persons, where meals are regularly served to such guests. As used in this section, the term "seating" shall mean that no more than 25 percent of such seating shall be at a common table or counter area or shall be other than individual tables or booths designed for seating of at least two individuals. All sleeping accommodations and dining rooms must be conducted in the same building or in separate buildings or structures used in connection therewith that are on the same premises and are a part of the hotel operation. Motels meeting the qualifications set out herein for hotels shall be classified in the same category as hotels. Hotels shall have the privilege of granting franchises for the operation of a restaurant in their premises, and the holder of such franchise shall be eligible for a license under the "hotel" classification. At least 55 percent of the receipts of the dining room or rooms shall come from the sale of food. To be included in the tabulation of receipts for the purpose of this calculation, are all receipts of all

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persons laboring in the dining room, including the services of all independent contractors, performers, servers, entertainers, or other non-employee personnel not to include, however, persons who are called in the dining room from other licensed businesses to perform services, repairs or construction on equipment or building premises. For purposes of this section, the calculations of receipts for alcoholic beverages shall be made pursuant to the scheduling of pricing and the regulations contained therein as required by section 4-147. Receipts for room rentals shall not be included in the calculations.

Individual means a natural person.

Interest in license means an individual is deemed to have an interest in a license if:

- (1) He is the owner of the license.
- (2) He is the co-owner of the license.
- (3) He is a partner in any partnership that owns an interest in a license.
- (4) He is a stockholder holding more than five percent of the stock in any corporation and or is a stockholder in any corporation that has fewer than 25 stockholders, which owns an interest in a license.
- (5) He shares in any income or corpus of any trust fund having any interest in a license to sell at retail.

License representative. If a license representative is required, the license representative shall be a resident of the State of Georgia and a manager of the business who is on the premises on a regular basis.

Lounge/bar means a separate room connected with, a part of, and adjacent to, a restaurant or a room located in hotels as defined herein, and which serves no food. A lounge/bar shall not be permitted to sell or serve alcoholic beverages.

Malt beverage.

- (1) The term "malt beverage" means any alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination of such products in water, containing not more than 14 percent alcohol by volume, and including, but not limited to, ale, porter, brown, stout, lager beer, malt liquor, small beer and strong beer.
- (2) The term "malt beverage" does not include sake, known as Japanese rice wine.

Meal or regular meal.

- (1) The term "meal" or "regular meal" means a meal which is prepared on the premises according to the order of the patron or customer given to a waiter or waitress at the table, booth or counter area where the customer is seated and served by the waiter or waitress at said table, booth or counter area.
- (2) The term "meal" or "regular meal" does not include food served in a specialty shop; nor food served over the counter; nor "short order meals" such as sandwiches, hot dogs or hamburgers; nor prepackaged, individual meals.

Minor means any person under the age of 21 years.

Package means a bottle, can, keg, barrel, or other original consumer container.

Performing Arts Venue means an indoor facility primarily used for live theatrical, musical, dance, cinematic, or other staged artistic performances before a seated audience operated on a ticketed or reserved-admission basis, and not functioning as a bar, restaurant, or nightclub.

Person means any individual, firm, partnership, cooperative, nonprofit membership corporation, joint venture, association, company, corporation, agency, syndicate, estate, trust, business trust, receiver, fiduciary, or

other group or combination acting as a unit, body politic, or political subdivision, whether public, private, or quasi-public.

Premises/outlet means a definite enclosed area or other outside area with controlled ingress and egress wherein spirituous liquors, alcoholic beverages, malt beverages, or wine is sold and consumed, or sold therein by the package to be consumed elsewhere.

Private club.

- (1) The term "private club" means any nonprofit association organized under the laws of the state which:
 - a. Has been in existence at least one year prior to the filing of its application for a license to be issued pursuant to this chapter;
 - b. Has at least 75 regular dues-paying members;
 - c. Owns, hires, or leases a building or space within a building for the reasonable use of its members, which building or space:
 1. Has suitable kitchen and dining room space and equipment; and
 2. Is staffed with a sufficient number of employees for cooking, preparing, and serving meals for its members and guests; and
 - d. Has no member, officer, agent, or employee directly or indirectly receiving, in the form of salary or other compensation, any profits from the sale of alcoholic beverages beyond a fixed salary.
- (2) A private club organized or operated primarily for the selling or serving of alcoholic beverages by the drink shall not be licensed under this chapter, nor permitted to sell or serve such beverages at all. All distance requirements as set forth in this chapter shall apply.

Private residence means a house, dwelling or structure wherein not less than one, nor more than two families reside and shall not include a mobile home court, an apartment house having facilities for housing more than two families, nor a boardinghouse or roominghouse where there are five or more boarders or roomers. Any building occupied as a residence located within an area zoned for business shall not be construed as a private residence.

~~*Restaurant* means any public place kept, used, maintained, advertised and held out to the public as a place where meals are actually and regularly served, but not including short order or quick or fast food shops, such place being provided with adequate and sanitary kitchen and dining room seating of at least 25 persons, having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests. Meals shall be served at least six days a week, with the exception of weeks including holidays, vacations and periods of renovation, and the serving of such meals shall be the principal business conducted, with the serving of distilled spirits, malt beverages and wines to be consumed on the premises as only incidental thereto. As used in this definition, the term "seating" means that no more than 25 percent of such seating shall be at a common table or counter area or shall be other than individual tables or booths designed for seating of at least two individuals. As used in this definition, the term "principal business" shall mean that at least 55 percent of the receipts of such business shall come from the sale of food. "Restaurant" means any public establishment where meals are regularly prepared and served to the public, primarily for on-premises consumption. The establishment must have adequate kitchen facilities and employ sufficient staff to prepare, cook, and serve meals. To qualify as a restaurant under this ordinance, the establishment must derive at least 55% of its revenue from the sale of prepared meals or food. The service of alcoholic beverages shall be incidental to the service of food. To be included in the tabulation of receipts for the purpose of this calculation, are all receipts of all persons laboring on the premises, including the services of all independent contractors, performers, servers, entertainers, or other non-employee personnel not to include, however, persons who are called to the premises from other licensed businesses to perform services, repairs or construction on equipment or building premises. For purposes of this~~

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~~definition, the calculations of receipts for alcoholic beverages shall be made pursuant to the scheduling of pricing and the regulations contained therein as required by section 4-147.~~

Retail consumption dealer means any person who sells alcoholic beverages for consumption on the premises at retail.

Retail package dealer means any person who sells malt beverages and/or wine in unbroken packages for consumption off the premises at retail. Such sales must be in connection with sales of other products.

Sales by the drink means any person who sells distilled spirits, malt beverages and/or wine for consumption on the premises at retail only to consumers and not for resale.

Wholesale or wholesale dealer means any person who sells alcoholic beverages to other wholesale dealers, to retail package dealers, or to retail consumption dealers.

Wine means any alcoholic beverage containing not more than 24 percent alcohol by volume made from fruits, berries, grapes, or other natural products either by natural fermentation or by natural fermentation with brandy added. The term "wine" includes, but is not limited to, all sparkling wines, champagnes, combinations of such beverages, vermouths, sake, natural wines, rectified wines, and like products. The term "wine" does not include cooking wine mixed with salt or other ingredients so as to render it unfit for human consumption as a beverage. A liquid shall first be deemed to be a wine at that point in the manufacturing process when it conforms to the definition of wine contained in this section.

(Code 1984, § 2-8-2; Ord. No. 2013-06, § 1, 3-7-2013; Ord. No. 2020-02, § 1, 5-21-2020)

State law reference(s)—Similar provisions, O.C.G.A. § 3-1-2.



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council Workshop

Meeting Date: November 6, 2025

Agenda Item Type: New Business

Staff Contact: Phillip Trocquet

STAFF REPORT

AGENDA ITEM:

Review of the Town's Streetscape and Mobility LCI for future Adoption

BACKGROUND:

The Tyrone Streetscape and Mobility LCI builds upon the Town's Comprehensive Plan and 2023 Downtown Plan with a focused emphasis on streetscape design and transportation infrastructure in the Downtown core. The goal is to advance planning and design solutions for Senoia Road, key downtown intersections, and side streets.

Objectives:

1. Identify detailed existing conditions within the downtown right-of-way
2. Improve accessibility and comfort for pedestrians, cyclists, and golf carts
3. Enhance vehicular and pedestrian safety and traffic flow
4. Beautify the Senoia Road corridor as Downtown Tyrone's signature main street
5. Prioritize intersection and parking improvements to inform future capital projects

Additional focus areas include wayfinding and signage, green infrastructure for stormwater management, a street tree and planting strategy, and identification of public art opportunities.

Deliverables:

The LCI provided the Town with detailed survey data for Senoia Road, Commerce Drive, and Arrowood Road which is critical for understanding constraints and engineering realistic right-of-way improvements. With 2023 SPLOST funds already allocated for downtown streetscape improvements, this data enables staff to more precisely scope and phase capital projects.

Funding Alignment:

One of the most important outcomes of this LCI is its role as a prerequisite for accessing regional, state, and federal transportation funding, including:

1. ARC LCI Implementation Funding: Up to \$314 million in transportation funds through 2030 for projects identified in LCI studies
2. Transportation Alternatives Program (TAP): Supports pedestrian and bicycle facilities, streetscapes, and safety improvements via GDOT and FHWA

3. LMIG & Surface Transportation Block Grants: Additional sources for pedestrian and intersection improvements

These funding programs are highly competitive and require applicants to submit adopted planning documents, preliminary engineering concepts, safety and mobility data, public and stakeholder consensus, and policy alignment with local/regional goals.

This LCI study delivers all of these elements and positions the Town favorably for upcoming funding cycles. It has also enabled staff to pursue LAP certification with GDOT, another key prerequisite for receiving transportation grant funding.

FUNDING:

Planning & Zoning Technical Services. This study was \$200,000 with an 80% match from the Atlanta Regional Commission. The Town's incurred cost was \$40,000 and has been fully expended.

STAFF RECOMMENDATION:

Staff recommends preparation of an adoption resolution for the LCI

ATTACHMENTS:

Copy of LCI Document will be made available Link Provided to Download:

[2025.09.02 Tyrone LCI Final Report.pdf](#)

https://tyronega-my.sharepoint.com/:b:/g/personal/phillip_trocquet_tyronega_gov/Ef6T64siMVploGJdw_0E5HgBt-wPyiAiiVFwu7Zmo2qOCg?e=lmKHb7

PREVIOUS DISCUSSIONS:

FY26 Budget workshop.